

# **HISTORIC DISTRICT COMMISSION**

Council Chambers, City Hall  
70 Maple Street  
Manistee, MI 49660

## **MEETING MINUTES**

June 2, 2011

A Meeting of the Manistee City Historic District Commission was held on Thursday, June 2, 2011 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:04 p.m. by Chair Kracht.

### **ROLL CALL:**

**Members Present:** Maria DeRee, Teena Kracht, Nathaniel Neider, John Perschbacher

**Members Absent:** Dave Carlson, T. Eftaxiadis (excused), Vacancy

**Others:** Jeff Gordon (347 & 411 River Street), Jon Rose (Community Development), Mark Fedder (Manistee County Historical Museum) Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

### **APPROVAL OF AGENDA:**

MOTION by Maria DeRee, seconded by Nathaniel Neider that the Agenda for the June 2, 2011 Meeting be approved.

With a voice vote this motion passed unanimously.

### **APPROVAL OF MINUTES:**

MOTION by John Perschbacher, seconded by Maria DeRee that the Minutes of the May 5, 2011 Meeting be approved as written.

With a voice vote this motion passed unanimously.

### **NEW BUSINESS:**

**Jeff Gordon & Paula Rozmiarek, 411 River Street** - Requests were received from Jeff Gordon and Paula Rozmiarek, 411 River Street for the following:

**Amend Permit HDC-2010-18:** Request to place brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48").

MOTION by John Perschbacher, seconded by Maria DeRee to approve the request to amend permit HDC-2010-18 by allowing the placement of brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48") as submitted with request.

With a roll call vote this motion passed 4 to 0.

Yes: Perschbacher, DeRee, Neider, Kracht

No: None

**HDC-2011-05 Upper Story Window Replacement:** Request to replace the windows in the upper front of the building as submitted with application HDC-2011-05.

Mr. Gordon said he was trying to find a manufacturer for a full arch upper sash window.

MOTION by Maria DeRee, seconded by John Perschbacher to approve the request to replace the windows in the upper front of the building as submitted with application HDC-2011-05; with the option to use a full arch upper sash if available. .

With a roll call vote this motion passed 4 to 0.

Yes: Neider, Perschbacher, DeRee, Kracht

No: None

**HDC-2011-06 Ledge Reconstruction:** Request to remove existing non-historical ledge and reconstruct a new ledge to match the documented historical ledge as submitted with application HDC-2011-06.

Reviewed Historical Photo of building and elements that were on the original ledge.

MOTION by John Perschbacher, seconded by Nathaniel Neider to approve the request to remove existing non-historical ledge and reconstruct a new ledge to match the documented historical ledge as submitted with application HDC-2011-06.

With a roll call vote this motion passed 4 to 0.

Yes: Neider, Perschbacher, DeRee, Kracht

No: None

**HDC-2011-07 Storefront Reconstruction:** Request to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front (paint and stain) as submitted with application HDC-2011-07.

Mr. Gordon clarified that the transom windows will be lower than shown in the Board of Commerce Photo. They will be as depicted in the Historical Postcard.

MOTION by John Perschbacher, seconded by Maria DeRee to approve the request to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front as submitted with application HDC-2011-07; Museum Director will have final approval for paint colors (no stark white).

With a roll call vote this motion passed 4 to 0.

Yes: DeRee, Neider, Perschbacher, Kracht

No: None

**HDC-2011-08 Storefront Entrance:** Request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors (paint and stain) as submitted with application HDC-2011-08.

Mr. Gordon showed a photo of the proposed door it has a large glass with a single panel at the bottom. He is trying to find double doors to fit in the opening.

Jon Rose noted that ADA requires that doors be 36 inches. Mr. Gordon could apply for an Exemption from the State if he wants.

MOTION by Maria DeRee, seconded by Nathaniel Neider to approve the request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors with the option to use either a double or single door as submitted with application HDC-2011-08; Museum Director will have final approval for paint colors (no stark white).

With a roll call vote this motion passed 4 to 0.

Yes: Neider, Perschbacher, DeRee, Kracht

No: None

**Request for one year extension for all outstanding permits:**

**HDC-2009-15 - Rebuild deck on Rear of Building - Expires 7-9-11:** Rebuild deck on Rear of Building to be similar in size with final approval by the Museum Director (deck to be finished with pigmented finish within one year of completion).

**HDC-2010-15 – Remove/replace Windows East Side of Building - Expires 8-5-11:** Remove bay windows on east side of building and replace with commercial grade windows.

**HDC-2010-16 – Replace Rear upper level windows - Expires 8-5-11:** Replace the upper level windows on the rear of the building with Anderson double hung windows.

**HDC-2010-17 – Install new door East side of Building - Expires 9-2-11:** Install a new wood door on the east side of the building.

MOTION by Nathaniel Neider, seconded by Maria DeRee to approve the request for a one year extension for all outstanding permits.

With a roll call vote this motion passed 4 to 0.

Yes: DeRee, Perschbacher, Neider, Kracht

No: None

Mr. Gordon asked if the Commission could issue a Certificate of Compliance for the work completed on Permit PHDC09015 East Elevation:

Remove the cornice from the upper portion of the building and re-seal the roof.

Replace any missing bricks with those of similar color and size. Following Historic Preservation Brief #2 – Re-pointing Mortar Joints in Historic Masonry Buildings

Remove the lower cornice that currently runs along the East side of the Building.

The roof will be edged by a pre-painted steel back with either a brown or low-luster copper color.

MOTION by Maria DeRee, seconded by Nathaniel Neider to authorize the issuance of a Certificate of Compliance for the work that has been completed on the East Side of the Building Permit PHDC09015.

With a roll call vote this motion passed 4 to 0.

Yes: DeRee, Perschbacher, Neider, Kracht

No: None

**Paula Rozmiarek & Jeff Gordon, 347 River Street** - Requests were received from Paula Rozmiarek and Jeff Gordon, 347 River Street for the following:

**HDC-2011-09 Storefront Entrance:** Request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished) as submitted with application HDC-2011-09.

Mr. Gordon did not have a photo of the door that was proposed. But it is similar to the door for the building at 411 River Street except that the glass will be larger and there will not be a wood panel on the bottom.

MOTION by Maria DeRee, seconded by John Perschbacher to approve the Request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished) as submitted with application HDC-2011-09.

With a roll call vote this motion passed 4 to 0.

Yes: Perschbacher, DeRee, Neider, Kracht

No: None

**Request for one year extension for all outstanding permits:**

**HDC-2008-32 - Ledge Reconstruction - Expired 10-2-09** – Ledge reconstruction on front of building

**HDC-2009-14 - Reconstruction of Storefront - Expires 7/10/10**– Remove red planks from exterior, remove cement tiles, reconstruct the window frames.

**HDC-2010-17 - Window Replacement - Expires 9/7/10** – Upper Story Window Replacement

MOTION by Nathaniel Neider, seconded by John Perschbacher to approve the request for a one year extension for permit HDC-2008-32 (Ledge Reconstruction) from today, and a one year extension for the two remaining permits.

With a roll call vote this motion passed 4 to 0.

Yes: Carlson, Perschbacher, DeRee, Eftaxiadis, Neider, Kracht

No: None

Mr. Gordon spoke about the building at 347/349 River Street and how the storefront at 349 River Street has glass block front from the 1950's. He has a photo that predates the updates that were made to the

building. He asked the commission their opinion on renovations to the side of the building with the Glass block storefront. Consensus was to have the building renovated to its original design. The Glass Block is not iconic. The Commission noted that the Glass Storefront was in the best condition of the three storefronts.

### **HDC-2011-City of Manistee, Ramsdell Theatre, 101 Maple Street – Air Conditioner Screening**

On March 1, 2011 the City of Manistee requested Design Guidelines for the Air Conditioning Units at the Ramsdell Theatre. The City is asking if the commission would accept board and batten style screening (with a roof to prevent ice damage) for the Ground Air Conditioning Units as recommended at the March meeting.

The application did not include a drawing of how the proposed Air Conditioner Screening would look. The Commission will allow the installation of the AC units but the applicant will need to bring back a drawing of the proposed screening and roof. Consensus was that Board and Batten style screening would be approvable.

Chair Kracht noted that snow and ice falls of the building onto the sidewalk in the winter and expressed her concerns about safety for pedestrians.

### **OLD BUSINESS**

None

### **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA**

None

### **CORRESPONDENCE**

A letter was received from EBI Consulting with a Invitation to Comment on the property at 81 Oak Street (Ameritech) which includes a 149 foot self-supporting lattice tower and ground level support equipment. While the property is not in the Historic District it is adjacent to the District. The Commission felt the tower was detrimental to the district and a letter should be sent. A letter will be drafted for Chair Kracht to sign.

**STAFF REPORTS**

Mark Fedder – Play Clothes, 345 River Street - Mark Fedder approved Signage for the building at 345 River Street as submitted with application **This was issued Permit PHDC110004**

The Next meeting of the Historic District Commission will be on Thursday, July, 7, 2011 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

**ADJOURNMENT:**

MOTION by John Perschbacher, seconded by Maria DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:47 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary