

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

June 10, 2014

A Meeting of the Manistee City Historic District Commission was held on Tuesday, June 10, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan. This meeting was rescheduled from June 5, 2013 due to a lack of quorum.

Meeting was called to order at 3:02 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, ~~T. Eftaxiadis~~, Teena Kracht, John Perschbacher, Mary Russell,

Members Absent: T. Eftaxiadis (excused), two vacancies

Others: Roger Hall (Manistee Restoration), Patrick Kay (Main Street/DDA Director), Mark Fedder (Museum Director) and Denise Blakeslee (Planning & Zoning Administrator)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Dave Carlson that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Dave Carlson that the Minutes of the April 3, 2014 Meeting be approved.

With a voice vote this motion passed unanimously.

No Quorum at the May 1, 2014 Meeting.

NEW BUSINESS:

HDC-2014-06 Big Fish, 391 & 393 River Street – Reinstallation of second story entrance

A request has been received from Big Fish, 391& 393 River Street for a Certificate of Appropriateness for the installation of an entrance to gain access to the second story of building from River Street as documented by historical photos of the building. Existing glass display window will be removed, to accommodate the reinstallation of brick a pier (8 – 10 inches) and a six panel door.

Mark Fedder, Museum Director - spoke to the Commission about the historical photos that show the location of the stairway. This stairway is needed to provide access to the second floor of the building.

Roger Hall, Manistee Restoration – Mr. Hall will be doing the work on the building and spoke to the commission about the project. At this time they are only installing a door to provide access to the second floor of the building. The interior wall is being removed and they plan to reuse these bricks and match them if needed. They will match the existing mortar. If room is available a transom window will be installed to fit over the door. The existing front façade that was installed in the past will not be disturbed.

Commissioners discussed the project and the style door they would like to see installed.

MOTION by John Perschbacher, seconded by Mary Russell that the Historic District Commission approve the request from Big Fish, 391& 393 River Street for a Certificate of Appropriateness for the installation of an entrance to gain access to the second story of building from River Street as documented by historical photos of the building, using either a four panel or five panel vertical door with a small transom window above.

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

Yes: Carlson, Perschbacher, Russell, Kracht

No: None

HDC-2014-07 Alex Doucett’s, 385 River Street – Façade Improvements

A request has been received from Alex Doucett’s, 385 River Street for a Certificate of Appropriateness to cover existing brick with wood panel bulkheads to give back the historical look underneath display windows. Replacing single pane glass with double pane on left display, painting soffit in entryway and sealing upper façade to stop leakage.

Roger Hall, Manistee Restoration – Mr. Hall is also working on this project. Discussion with the Commission about the type of panel being proposed and the existing brick. The plan is to go over the existing brick with an embossed panel, similar to the Mathewson Building with a ledge. He spoke of replacing the single pane window with a double pane window, painting the soffit and sealing the upper façade.

MOTION by Mary Russell, seconded by Dave Carlson that the Historic District Commission approve the request from Alex Doucett's, 385 River Street for a Certificate of Appropriateness to cover existing brick with wood panel bulkheads to give back the historical look underneath display windows; the brick sill will be removed and replaced with a wood ledge to be painted; replacement of single pane glass with double pane on left display window, painting soffit in entryway and sealing upper façade to stop leakage.

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

Yes: Perschbacher, Russell, Carlson, Kracht
No: None

OLD BUSINESS

Letter to local Realtor Brokers

The Commission worked on the information they want to include in a letter that will be sent to Local Realtor Brokers. Attachments will include a map of the district, Secretary of the Interior Standards for Rehabilitation and the Historic District Commission brochure.

The Commission felt the letter was ready to be sent with the proposed changes.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director – Issued the following permits:

Approved Signage for NU 2 U Resale Shop, 353 River Street. *Issued Permit #HDC-2014-01*

Approved Signage for Happy Owl Bookshop, 360 River Street. *Issued Permit #HDC-2014-02*

Approved Routine Repair and Maintenance for Briny Inn, 50 Filer Street for the removal of six storm windows, reconstruct existing window sills and jambs, construct new storm windows using existing glass. Paint, seal and install with new storm window latches. *Issued Permit #HDC-2014-03*

Approved Signage for Swanky Good Goods, 363 River Street. *Issued Permit #HDC-2014-04*

Approved Routine Repair and Maintenance for John Smith, 435 River Street for the Installation of an aesthetic insert constructed to look like the design for the Oak Street Entrance as prepared by Kelly Larsen dated 4/2010 sheet A2. That replaces the existing OSB/Tar Paper covering that had deteriorated. *Issued Permit #HDC-2014-05*

Approved Routine Repair & Maintenance for Jim Mathews, 334 River Street to tuck point brick work lower half of the building where needed. Type “N” Mortar to be used (nominal compression strength approx. 750). *Issued Permit HDC-2014-08*

Approved Routine Repair & Maintenance for the Ramsdell Theatre, 101 Maple Street for the installation of second hand rail for fire escape as required by the Fire Department to meet Code requirements. Simple metal pipe/painted black (match existing) and repaint ball room fire escape door to match existing. *Issued Permit HDC-2014-09*

Closed the following Permits:

Permit #HDC13-009 for the Briny Inn for the replacement of these six windows had expired and has been cancelled per the applicant’s request.

312 River Street, Signage for Blue Fish Restaurant

340 River Street, Robert Lapp, Painting

347 River Street, Paula Rozmarek & Jeff Gordon, Tuck Pointing

355 River Street, Signage for NU 2 U Resale Shop

391 River Street, Mike Duffy/Swanky, Painting

400 River Street, Signage for Big Fish

425 River Street, Manistee County Historical Museum, two permits for Routine Repair & Maintenance including Painting

431 River Street, Shari Wild, Painting

75 Oak Street, Quarterstone Holdings LLC, Three permits for Routine Repair & Maintenance including painting

Staff Asked the Commission if they wanted to close out permit HDC12002 395 River Street, Jim Pawlowski. All of the work has been completed except for the removal of the entryway carpet. The permit expired on April 5, 2013. The museum director could approve the removal of the carpet to reveal the existing tile under Routine Repair and Maintenance.

The Commission authorized closing out the permit.

Denise Blakeslee, Planning & Zoning Administrator – Spoke to the Commission about the Redevelopment Ready Communities Program and asked members to attend the presentation at the July 1, 2014 Council Meeting.

Patrick Kay, DDA/Main Street Director – Spoke to the Commission about changes in the Façade Grant Program. The program will not be limited to \$5,000 per project, a new scoring system is being developed, deadline for submission will be April 1. They are working on a new website.

MEMBERS DISCUSSION

Dave Carlson spoke of good comments he received from visitors to the community.

The Next meeting of the Historic District Commission will be on Thursday, July 10, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by John Perschbacher, seconded by Mary Russell that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:50 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary