

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

October 2, 2014

A Meeting of the Manistee City Historic District Commission was held on Thursday, October 2, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:05 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, T. Eftaxiadis, Teena Kracht, John Perschbacher, Mary Russell, Thomas R. Smith

Members Absent: Vacancy

Others: Brice Bossardet (River Parc Place LLC), Dr. Kenneth Borenitsch (415 River Street), Mark Fedder (Museum Director) Steve Harold (Museum Curator) and Denise Blakeslee (Planning & Zoning Administrator)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Thomas Smith that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Thomas Smith that the Minutes of the September 4, 2014 Meeting be approved as prepared.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

Request for Design Guidelines, River Parc, 80 Washington Street

Commissioner Eftaxiadis declared a conflict of interest due to a financial interest in the property. He removed himself to the audience.

The Historic District Commission has received a request from the owner of the partially constructed building commonly known as River Parc, 80 Washington Street. The request is for the construction of a partial upper floor addition.

Brice Bossardet, River Parc Place LLC., - Mr. Bossardet is working with the development of the property. The building is a non-contributing building which is blighted. They are proposing the construction of two penthouse units (fourth floor) for financial reasons. They are asking for feedback from the Commission. Renderings of the proposed addition were shown to the Commission. The penthouse would be set back on the south side (12' – 15') on the east and west side (20'- 25') and flush on the center portion of the building on the north side. The brick, windows and doors would match the rest of the building. The Commission was receptive to the idea, but requested that the applicant include a view of all the sides of the building and elevations.

Reschedule November Historic District Commission Meeting

Staff will be attending the Redevelopment Ready Communities Best Practice Training Series on Thursday, November 6, 2014 this conflicts with the November Historic District Commission Meeting.

MOTION by Mary Russell, seconded by Thomas Smith that the November 6, 2014 Historic District Commission meeting be rescheduled to Thursday, November 13, 2014 at 3 pm.

With a roll call vote this motion passed 6 to 0.

- Yes: Perschbacher, Carlson, Eftaxiadis, Russell, Smith, Kracht
- No: None

Schedule Meeting Dates 2015

The Manistee City Historic District Commission generally holds their regular business meetings on the first Thursday of each month. These meetings are held in Council Chambers, City Hall, 70 Maple Street, Manistee Michigan at 3:00 pm. Staff has prepared a list of meeting dates for 2015 for the Commissions consideration.

MOTION by Thomas Smith, seconded by John Perschbacher that the Historic District Commission meetings for 2015 be scheduled as follows:

January 8, 2015*	February 5, 2015	March 5, 2015	April 2, 2015
May 7, 2015	June 4, 2015	July 2, 2015	August 6, 2015
September 3, 2015	October 1, 2015	November 5, 2015	December 3, 2015

*Changed due to holiday

With a roll call vote this motion passed 6 to 0.

- Yes: Carlson, Perschbacher, Eftaxiadis, Smith, Russell, Kracht
- No: None

OLD BUSINESS

John Smith, 435 River Street – Icehouse

A letter was sent to Mr. Smith to contact the Historic District Commission about the status of the “Ice House” located on the rear of the building (Water Street). The Commission discussed the issue.

MOTION by T. Eftaxiadis, seconded by Thomas Smith that a Certified Letter or Notice of Correction be prepared and reviewed by the City Attorney giving Mr. Smith a reasonable amount of time to secure the permits needed and remove the Ice House or a citation will be issued.

With a roll call vote this motion passed 6 to 0.

Yes: Russell, Eftaxiadis, Smith, Perschbacher, Carlson, Kracht

No: None

Permit Review

Joe Mathewson, 339 River Street – Corbels

On November 7, 2013 the Commission discussed with Mr. Mathewson that the corbels on his building had not been reinstalled as originally placed (13 corbels instead of 14 corbels). At that time Mr. Mathewson said he would place fourteen (14) corbels as originally located on the building and will patch nail holes and seams as needed. The permit cannot be closed out until the corbels are correctly installed.

MOTION by Dave Carlson, seconded by T. Eftaxiadis that a letter be sent to Mr. Mathewson informing him that the corbels need to be installed correctly for the permit to be closed out.

With a roll call vote this motion passed 6 to 0.

Yes: Carlson, Perschbacher, Eftaxiadis, Smith, Russell, Kracht

No: None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Dr. Kenneth Borenitsch, 415 River Street – Dr. Borenitsch just purchased the building at 415 River Street. He brought in historical photos and discussed his plans to renovate the storefront. He is asking to install a window system that is similar to the original windows shown in the photo. A new door will be installed in the middle that provides access to the upstairs apartment. They would remove the corbels and reduce the height of the lower cornice to allow for the installation of transom windows, similar to the appearance of the original portico. The two existing entry doors will remain, be painted to match the new windows, and higher transom windows will be installed above to match the proposed new windows. He would also like to install a “Lyric” sign that matches the original in the photos.

The Commission discussed the project and it was suggested that the mullion between the windows be 4" or 5" to closer match the historical appearance in the photos.

Brice Bossardet, River Parc Place LLC. – Their designer sent over renderings of how the building would look from the other sides. The Commission reviewed and discussed the design. An application will be needed that includes the renderings and elevations for the Commission to review.

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Administrator – The City of Manistee has a Planned Unit Development for Harbor Village which is located outside of the Historic District. When the developer was proposing a new building design that the Historic Overlay Commission review and approve the design. When the Historic District Commission was established it replaced the Historic Overlay Commission. A request will be coming before the commission for design approval for a new building proposed at Harbor Village.

MEMBERS DISCUSSION

Commissioner Eftaxiadis informed the Commission that a new Historic Architect has been hired. Her name is Deborah Johnson. This service is available through the DDA, applicants need to contact Patrick Kay. He also spoke about Black Locust Trees.

The Next meeting of the Historic District Commission will be on Thursday, November 13, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by T. Eftaxiadis, seconded by Mary Russell that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:30 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary