

# HISTORIC DISTRICT COMMISSION

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

## EMERGENCY MEETING MINUTES

August 14, 2015

An Emergency Meeting of the Manistee City Historic District Commission was held on Friday, August 14, 2015 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:** Aaron Bennett, T. Eftaxiadis, Teena Kracht, John Perschbacher, Mary Russell, Lee Trucks

**Members Absent:** Dave Carlson

**Others:** Dena (Famous Flynn), Gerald (Orshal Construction), Mark Fedder (Museum Director) and Denise Blakeslee (Planning & Zoning Administrator)

### APPROVAL OF AGENDA:

MOTION by Lee Trucks, seconded by T. Eftaxiadis that the agenda be approved with the removal of Approval of Minutes being moved to the next regular meeting.

With a voice vote this motion passed unanimously.

### NEW BUSINESS:

#### 344 River Street – Famous Flynn’s

A stop work order was issued on Tuesday, August 11, 2015 for the building at 344 River Street for façade modifications that were being made without a permit. The owner had applied for a Façade Improvement Grant from the DDA for their building and has proceeded under the direction of the MS/DDA Director. Staff spoke with the owner after the Stop Work Order was issued. The owner believed that all the necessary permits were in place. An emergency meeting has been called in order to prevent the owner from losing their contractor and delaying the start of the business. The owner was working under a directive of a Public Servant and the modifications to the building were made in good faith. The owner has expended money for elements that were not installed but were under that directive.

The commission reviewed the application that was submitted to the DDA for the façade grant and the drawings that were part of the request against the work that was started on the building. The Commission worked with

the owner on what modifications were made to the building so that they could get the permits needed to open and what changes would be needed to meet the Secretary of the Interior Standards for renovations.

## **Storefront**

**Installation of exterior lights adjacent to the entrance door** - The installation of two exterior light fixtures would have been questioned by the Historic District Commission. There is sufficient lighting from the street lights for the buildings on River Street. If a light fixture were to have been approved it would most likely have been a single fixture hanging above the door.

Recommendation: Remove two light fixtures; allow a single fixture to be installed that can be approved by Museum Director Mark Fedder.

**Removal of the Double Hung windows in the entry, replaced with single pane of glass** - The installation of a single pane of glass is approvable, the commission would have required a specification sheet on the window that includes what type of glass was used.

Recommendation: Acceptable as installed

**Removal of Paneled Bulkheads** (all except one of the bulkheads have been removed) – There is no historical documentation on how the front of the building appeared when it was constructed. The bulkheads could have been left in place and repainted; there would not have been a requirement from the commission to have them removed.

Recommendation: Frame out to look similar to the bulkhead at 387 River Street, add beadboard and trim to match custom front door.

**Removal of trim detail around entrance door** - The detailed trim around the entrance door has been removed on the east side. There is no historical documentation on how the front of the building appeared when it was constructed. The trim that was in place could have been left in place and repainted; there would not have been a requirement from the commission to have it removed.

Recommendation: Either reinstall trim and paint or remove trim, sand and paint

**Installation of new entrance door** – Building owner had purchased a custom door that cannot be returned. This door would not have been acceptable to the commission.

Recommendation: Commission will allow the door to be installed

**Installation of vinyl or aluminum wrap around storefront windows** – this type of material is not acceptable and does not meet the secretary of the interior standards.

Recommendation: Replaced existing window wrap, the commission will allow it as repair and maintenance must be painted.

**Rear of the building**

Renovations to the rear façade, staff when reviewing the work that had been done on the building photographed the rear of the building where the siding has been removed; windows and door have been replaced. A photograph of the building that showed the conditions prior to work shows that this portion of the rear building addition that was constructed in the 1992 was reviewed by the Commission. The Historic District Commission has oversight for all exterior modifications to the building. The changes that had been made were not reviewed or approved by the commission.

**Siding** – The siding was removed

Recommendation: Building owner will install 6” cement board that will be painted

Windows – New windows were installed, the windows that were installed would not have been approved by the Commission.

Recommendation: Allow the windows to remain, add 3 ½ inch trim with paint

Door – New door was installed, the door that was installed would not have been approved by the Commission.

Recommendation: Allow the door to remain

Light Fixture – Light fixture was installed.

Recommendation: Commission will allow it to remain; they would have liked to have seen a fixture that matched the fixture in the front.

NOTE: Paint colors for rear of the building must be submitted to the Museum Director for final approval.

A permit will be issued for the project to allow the business to open for business. This permit is NOT a Certificate of Appropriateness.

MOTION by John Perschbacher, seconded by T. Eftaxiadis that the Stop Work Order for the Building at 344 River Street be lifted and a permit is issued that allow the owner to make the necessary modifications to the building to obtain the permits needed to open the business. The Historic District Commission directs the Chair to send a letter to each member of the Main Street/Downtown Development Authority advising them of the situation and that the Historic District Commission holds them responsible for the necessary corrections needed to bring the building at 344 River Street in compliance.

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

Yes: Bennett, Perschbacher, Eftaxiadis, Trucks, Russell, Kracht  
No: None

**ADJOURNMENT:**

MOTION by Lee Trucks, seconded by Mary Russell\_ that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:45 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary