

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

December 3, 2015

A Meeting of the Manistee City Historic District Commission was held on Thursday, December 3, 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, Teena Kracht, John Perschbacher, Lee Trucks

Members Absent: Dave Carlson, T. Eftaxiadis, Mary Russell (excused)

Others: Roger Zielinski (529 First Street), James Smith (353 First Street), Mark Fedder (Museum Director), and Denise Blakeslee (Planning & Zoning Administrator)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Lee Trucks that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Lee Trucks that the Minutes of the October 1, 2015 Meeting be approved as prepared.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

HDC-2015-20 Tracey Lindeman, 308 River Street – request for the installation of a French Door on rear of building.

A request has been received from Tracey Lindeman, 308 River Street for a Certificate of Appropriateness for the installation of a single French Door in the place of the second story window (second window from the east) to match replacement windows that were approved by the Museum Director on 9/15/15. The request is needed to provide access to a new deck to be construction in late 2016 or spring of 2017.

Mr. Lindeman lives out of state, Ms. Blakeslee explained the request to the Commissioners. The Commission discussed the project and timing for construction of the deck.

Motion by Lee Trucks, seconded by John Perschbacher to approve the request from Tracey Lindeman, 308 River Street for a Certificate of Appropriateness for the installation of a single French Door in the place of the second story window (second window from the east) to match replacement windows that were approved by the Museum Director on September 15, 2015 with the condition that an exterior deck or balcony be constructed by January 1, 2018 and that the bricks be carefully removed and stored for future use.

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

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

Tracey Lindeman, 308 River Street – Deck

Mr. Lindeman is not ready at this time to submit a formal request for a Certificate of Appropriateness for the construction of a deck on the rear of his building at 308 River Street. While discussing the French door with staff he mentioned that he had planned to use black iron spindles for the deck he is planning to construction in the fall of 2015/early spring 2016. Staff discussed with the Commissioner's if they had an opinion about the use of black wrought iron spindles or railings on a deck on the rear of the building at 308 River Street.

Consensus from the commission was that the applicant would have to find an historic precedence for the use of black iron spindles or railings in the district. The applicant will have to submit a detailed site plan for their consideration. The use of wood spindles is historically accurate.

Election of Officers 2016

According to the By-Laws of the City of Manistee Historic District Commission their annual election of Officers is held at the December Meeting for the following year.

Chair

At this time the meeting was turned over to Denise Blakeslee who asked for nominations for the Position of Chair.

John Perschbacher seconded by Aaron Bennett nominated Teena Kracht for the position of Chair

Nominations were asked for three times. There being no further Nominations Commissioner Denise Blakeslee moved that the nominations be closed.

With a roll call vote, Teena Kracht was elected Chair of the Historic District Commission for 2016, 4 to 0.

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

Ms. Blakeslee turned the meeting over to Chair Kracht.

Vice-Chair

Chair Kracht asked for nominations for the Position of Vice-Chair.

Lee Trucks seconded by Aaron Bennett nominated John Perschbacher for the position of Vice Chair

Nominations were asked for three times. There being no further Nominations Commissioner Chair Kracht moved that the nominations be closed.

With a roll call vote, John Perschbacher was elected Vice - Chair of the Historic District Commission for 2016, 4 to 0.

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

Appointment of a Recording Secretary 2016

At this time the Historic District Commission will appoint a Recording Secretary to handle the administrative functions of the office.

Motion by John Perschbacher, seconded by Aaron Bennett that Denise Blakeslee be appointed Recording Secretary for the Historic District Commission for 2016.

With a roll call vote, Denise Blakeslee was appointed Recording Secretary of the Historic District Commission for 2016, 4 to 0.

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

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Roger Zielinski, 529 First Street spoke to the Commission about the utility pole behind Mr. Lindeman's building at 308 River Street.

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director - reported to the Commission the permits that he issued since the October meeting.

344 River Street – Famous Flynn’s, exterior modifications and corrections. **Issued Permits PHDC15-012 & PHDC15-18**

Note this project will not receive a certificate of compliance; upon completion the permits will be closed.

101 Maple Street – Ramsdell Theatre, paint colors and repairs as needed. **Issued Permit PHDC-019**

Denise Blakeslee, Planning & Zoning Administrator – spoke to the commission about the River Parc project and that a request has been submitted for a Planned Unit Development to get the project started in 2016. Staff review of the site plan shows that some additional windows will need to be installed to provide egress for bedrooms. The developer decided not to move forward with adding additional units on the top of the building as they previously requested. This item will be on the January meeting for consideration.

MEMBERS DISCUSSION

Commissioner Perschbacher spoke of the window replacement on the Peterson house (outside the district).

Chair Kracht spoke about educating historic property owners about preservation standards.

Commissioner Bennett spoke about historical residential properties, lighting and signage.

Commissioner Trucks spoke about the district and improvements.

The Next meeting of the Historic District Commission will be on Thursday, January 7, 2016 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Aaron Bennett, seconded by John Perschbacher that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:55 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary