

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

March 3, 2016

A Meeting of the Manistee City Historic District Commission was held on Thursday, March 3, 2016 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:10 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Teena Kracht, John Perschbacher, Lee Trucks

Members Absent: Aaron Bennett (excused), T. Eftaxiadis (excused), Mary Russell (excused)

Others: Mark Fedder (Museum Director) Steve Harold (Museum Curator) and Denise Blakeslee (Planning & Zoning Administrator) and others

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 Dave Carlson, seconded by John Perschbacher that the Minutes of the February 4, 2016 Meeting be approved as prepared

With a voice vote this motion passed unanimously.

NEW BUSINESS

Kit Holmes and Cynthia Millonzi, 346/348 River Street – Inquiry on secondary egress

Kit Holmes and Cynthia Millonzi own the building at 346/334 River Street and are planning to construct three residential living spaces on the upper level of the building. They are asking for input from the Historic District Commission for secondary egress (fire escape) on the rear (north side) of the building.

Staff contacted the State Historic Preservation Office regarding the inquiry. There is not a preservation brief that addresses fire escapes, but they indicated the design and location should be compatible with the historic character of the building and that the local Fire Department should be contacted regarding Fire Code. The main issue they address relating to fire escapes is relating to removing them.

Staff discussed the request with Brent Haskins the Inspector for the Fire Department and he said he did not have an issue if it were built to meet the code requirements. The Fire Department would like to review the drawings and perform a site visit as they move along with the process.

Discussion by the Commission included:

- There is not a way to install an interior staircase for the second means of egress
- Would be supportive of either a fire escape or porches on the rear of the building
- Concerns about potential damage from a metal fire escape if not properly maintained can rust and stain the brick on the building
- The DDA encourages the development of the properties with waterfront in the district and suggested sending photos of other buildings with porches overlooking the river for the owner to review.
- Suggested the applicant send photos or specifications for their review prior to having engineered plans developed.

OLD BUSINESS - None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA - None

CORRESPONDENCE - None

STAFF REPORTS

Mark Fedder, Museum Director – Issued a permit to 336 River Street - Certificate of Appropriates for a Window/Door Sign for “Dwelling Realty” *Issued Permit #PHDC-16-005*

Denise Blakeslee, Planning & Zoning Administrator – spoke about window wraps and asked if the commission had any concerns with the installation of a window wrap vs a window display on the building at 332 River Street.

MEMBERS DISCUSSION - None

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

ADJOURNMENT

MOTION by John Perschbacher, seconded by Lee Trucks that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:30 pm

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary