

# HISTORIC DISTRICT COMMISSION

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

## MEETING MINUTES

October 6, 2016

A Meeting of the Manistee City Historic District Commission was held on Thursday, October 6, 2016 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, Dave Carlson, T. Eftaxiadis, Teena Kracht, John Perschbacher, Mary Russell, Lee Trucks

**Members Absent:** None

**Others:** John Groothuis (84-86 Washington Street), Joe Hollander (Hollander Development) 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 Mary Russell that the Agenda be approved with the addition of 431 River Street under new business.

With a voice vote this motion passed unanimously

### APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Mary Russell that the Minutes of the March 3, 2016 Meeting be approved as prepared

With a voice vote this motion passed unanimously

**NEW BUSINESS:**

**HDC-2016-19 James & Susan Matthews, 334 River Street – Gazebo**

A request for a certificate of appropriateness has been received from James & Susan Matthews, 334 River Street for the relocation of a gazebo from a famous Chicago Wedding Chapel which was disassembled and will be reconstructed and reassembled and installed in the yard area behind the wall to provide privacy from the parking lot/handicap ramp area to the east of the property.

Members discussed the project and it was noted that the gazebo is wooden

Motion by T. Eftaxiadis, seconded by Mary Russell to approve the request from James and Susan Matthews, 334 River Street for a gazebo.

With a roll call vote this motion passed 5 to 0

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

**HDC-2016-20 Kit Holmes and Cynthia Millonzi, 346-348 River Street**

A request for a certificate of appropriateness has been received from Kit Holmes and Cynthia Millonzi to refurbish the existing sign on the building at 346-348 River Street. The applicant has demonstrated that the sign has been in place for over 40 years. The sign exceeds the size requirements of the Zoning Ordinance. Under Section 2101 the Historic District Commission may approve exceptions to Article 21 for historically appropriate signage. The applicant included two proposed sign plans the first is for a new sign larger than the original sign including a programmable reader board below the sign. The second shows the existing sign repurposed with the Music Vault signage inserted in the original frame with a separate programmable reader board sign installed below the original sign.

The Commission discussed if a reader board sign would be permitted and the specifics of the request.

Motion by T. Eftaxiadis, seconded by Aaron Bennett to approve the request from Kit Holmes and Cynthia Millonzi to refurbish the existing sign as example 2 on the request and if the original sign cannot be salvaged a new sign to replicate the outline of the existing sign is to be used. Lighting for the sign needs to come back to the commission.

With a roll call vote this motion passed 5 to 0.

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

Motion by Aaron Bennett seconded by Mary Russell to allow as an alternative example sign 1 as an alternative.

With a roll call vote this motion passed 5 to 0.

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

The Commission continued their discussion if reader boards should be allowed. Discussion included setting a precedence, the Ramsdell Theater may be asking for a similar type of sign, need to be shown an example or video of how the sign appears.

MOTION by T. Eftaxiadis, seconded by Mary Russell to postpone action on reader board signs/digital signs until more information and specifications are received.

With a roll call vote this motion passed 5 to 0.

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

### **HDC-2016-21 North Channel Investors LLC, 86 Washington Street – Complete renovation of the exterior of the building**

Commissioner Eftaxiadis declared a conflict of interest and removed himself to the audience.

Request for a Certificate of Appropriates has been received from North Channel Investors LLC for the complete renovation of the exterior of the building including:

**East side:** Replacement/repair of the entire 1st floor facade, replacement of all windows, brick cleaning & repairs, repair/repainting of all wood elements.

**West side:** Replacement of all windows, addition of secondary entrance to building, addition of new balcony, replacement of exterior brick of "North" building, cleaning/repair of brick of "South" building.

**South side:** Replacement of all windows & door, installation of new windows, addition of new balconies, cleaning/repair of brick wall.

**North side:** Demolition of existing wall, construction of new wall, placement of new windows, addition of balconies, addition of entrance to apartments, and addition of utility doors/windows for brewery.

Detailed plans for all exterior and interior demolitions, replacements and new construction components of the building rehabilitation will be submitted to the State Historic Preservation Office (SHPO) for review and recommendations for approval of Historic Rehabilitation Tax Credits (HRTC) by the Parks Service of the US Department of Interior. Therefore, final rehabilitation details normally described in the Certificate of Appropriateness Checklist will be determined and specified following review/approval of the Part II application for HRTC by SHPO; SHPO is currently reviewing the Part I application.

Commissioner Trucks entered the meeting at 3:56 pm

John Groothus and T. Eftaxiadis spoke to the commission about the plans and reviewed the drawings and renderings for the project.

MOTION by Aaron Bennett, seconded by Lee Trucks to approve the request from North Channel Investors LLC for the complete renovation of the exterior of the building contingent upon approval of the application by the State Historical Preservation Office.

With a roll call vote this motion passed 5 to 0 with Commissioner Eftaxiadis abstaining due to a conflict of interest.

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

### **Schedule Meeting Dates 2017**

The 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 2017 for the Commissioners consideration. Worksessions will be scheduled if needed.

Motion by Lee Trucks, seconded by John Perschbacher that the Historic District Commission schedules their meetings dates for 2017 as follows:

January 5, 2017	February 2, 2017	March 2, 2017	April 6, 2017
May 4, 2017	June 1, 2017	July 6, 2017	August 3, 2017
September 7, 2017	October 5, 2017	November 2, 2017	December 7, 2017

With a voice vote this motion passed unanimously

### **HDC-2016-17 Rachel & William Brooks, 431 River Street – Door**

A request has been received from Rachel & William Brooks, 431 River Street to replace the existing storefront door.

Mark Fedder Museum Director, issued a Certificate of Appropriateness for routine repair and maintenance for the replacement of storefront windows, transom windows and bulkheads. The existing door is wood and he is deferring to the commission approval for the replacement of the door with an aluminum door that is similar in appearance.

Discussion by the commission included the current condition of the existing door, the door is not original to the building, is this the correct time to replace the door with the other work being done on the building, was a mail slot in the original door.

Museum Director Mark Fedder asked the commission to clarify his oversight for Routine Repair and Maintenance and when they want projects sent to the commission for their consideration. This will be

discussed at a later meeting to avoid any confusion in the future.

MOTION by T. Eftaxiadis, seconded by Aaron Bennett to approve replacement of door as submitted with the requirement that specifications for the door and colors be provided to Museum Director Mark Fedder, the Museum Director is to determine if a mail slot is shown in historical photos of the building and if it is demonstrated the door will require a mail slot.

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

Yes: Bennett, Eftaxiadis, Russell, Trucks  
No: Perschbacher, Kracht

## **OLD BUSINESS**

The commission postponed discussion on the Gordon/Rozmarek permits until the November meeting.

## **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA**

Joe Hollander, Hollander Development spoke to the commission about his proposed project for the building at 400 River Street. The Commissioners spoke of the requirements they follow for approval and the process. Mr. Hollander will be giving a presentation to City Council at their worksession next Tuesday and the commissioners were encouraged to attend. With Mr. Hollander's project the commission may need to schedule additional meetings.

Mark Fedder and Steve Harold left the meeting.

## **CORRESPONDENCE**

None

## **STAFF REPORTS**

**Denise Blakeslee** reported to the Commission on the permits issued by Mark Fedder, Museum Director since March.

Tracey Lindeman, 308 River Street – Awning & Signage/*Issued Permit PHDC-16-007.*

TJ's Pub, 399 River Street – Routine Repair and Maintenance – front window repair/window roof/*Issued Permit PHDC-16-008.*

Edward Jones, 50 Filer Street – Signage/*Issued Permit PHDC-16-009.*

The Fillmore of Manistee LLC - 318 River Street- Signage/*Issued Permit PHDC-16-010.*

Swanky, 419 River Street - Signage/*Issued Permit PHDC-16-011.*

TJ's Pub, 399 River Street – Signage/*Issued Permit PHDC-16-012.*

Elk's, 432 River Street – Routine Repair and Maintenance – repair of three oval windows/*Issued Permit PHDC-16-013.*

Rachel Brooks, 431 River Street – Paint Colors/*Issued permit PHDC16-014*

Famous Flynn’s, 344 River Street - projecting sign on rear of building/*Issued permit #HDC16-015*

Cynthia Millonzi & Mary Holmes, 348 River Street – Exploration for Historical Elements/ *Issued permit #HDC16-016*

**MEMBERS DISCUSSION**

None

**WORKSESSION:**

The Next meeting of the Historic District Commission will be on Thursday, November 3, 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 5:10 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

---

Denise J. Blakeslee, Recording Secretary