

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

November 3, 2016

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

Meeting was called to order at 3:04 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Aaron Bennett, T. Eftaxiadis, Teena Kracht, John Perschbacher, Mary Russell, Lee Trucks

Members Absent: Vacancy

Others: Dan Bathrick (Dipkan Real Estate LLC, 397 River Street), Steve Hassevoort (In Form Architecture), Mark Fedder (Museum Director) Steve Harold (Museum Curator), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Mary Russell that the Agenda be approved as prepared.

With a voice vote this motion approved unanimously.

APPROVAL OF MINUTES:

MOTION by Mary Russell, seconded by John Perschbacher that the Minutes of the October 6, 2016 Meeting be approved as prepared.

With a voice vote this motion approved unanimously.

NEW BUSINESS:

HDC-2016-21 – Dipkan Real Estate LLC, 397 River Street – Construct Shed roof on rear of building

A request for a Certificate of Appropriateness has been received from Dipkan Real Estate LLC for the construction of a new shed roof on the rear of the building and re-shingle existing shed roof as submitted with plan on file at City Hall. Dan Bathrick owner of the building reviewed the request with the Commissioners.

MOTION by T. Eftaxiadis, seconded by Lee Trucks that the Historic District Commission approves/denies the request from Dipkan Real Estate LLC, 397 River Street for the construction of a new shed roof on the rear of the building and re-shingle existing shed roof as submitted with application on file at City Hall.

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

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

400 River Street, Hollander Development – Design Assistance

A request has been received from Hollander Development for Design Assistance to begin the discussion on materials and design for the proposed mixed use development project for the building at 400 River Street. Chair Kracht had contacted Rob McKay at SHPO to ask for assistance since the commission has never worked on a project of this magnitude in the past. Since SHPO hears appeals when there is a disagreement between an applicant and the HDC having jurisdiction over the project he was unable to offer comments on the application currently before the commission. Mr. McKay did attach three documents from other communities that had previously developed for infill projects. Copies were mailed electronically to the commissioners who had email and hard copies were printed for the commissioners that did not. Copies were also forwarded to the applicant.

Steve Hassevoort, In Form Architecture – reviewed a design for the building that included additional options from the application for design assistance.

Chair Kracht drafted a design worksheet to help with the review process focusing on items that were included in the infill samples supplied by Mr. McKay. A synopsis is as follows:

Height – discussed the height of the adjacent buildings; roof with a parapet similar to City Hall with asphalt shingles; how much of the roof will be seen from the street and other locations.

Relationship to the Street – reviewed the designs that showed the current building and proposed building and how it will look from various angles and from the sidewalk.

Continuity of Wall Surface – the plans shows that the building has a variety of insets to break up the appearance of a long wall, the commissioners liked the example of the main apartment entrance being set back from the sidewalk; balconies and storefront appearances were discussed.

Façade Composition – would like a stronger appearance on the corners of the building on river street; would like to see options to further define the building into sections.

Materials and Details - plan proposes brick and vinyl siding; discussed the use of materials and appearance; would like a stronger appearance on the corners of the building on river street; asked if there could be more definition on the rear of the building. The storefront windows should have bulkheads below.

Rhythm/Pedestrian Experience – Design showed how it would look for the pedestrian.

Assessment - Would like to see samples of proposed materials. Mr. Hassevoort will take the input from the Commissioners and work on an updated design for their review.

OLD BUSINESS

Routine Repair and Maintenance

The Museum Director asked for clarification from the Historic District Commission on Routine Repair and Maintenance requests and when they want him to forward requests to the Commission to review.

Due to the time, this item will be placed on a future agenda for discussion; in the meantime any request that the Museum Director has concerns about will be forwarded to the Commission.

Expired Permits: 347& 349 River Street, Paula Rozmarek and 411 River Street, Jeff Gordon

Due to the time, this item will be placed on a future agenda for discussion.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director – Issued a permit to 80 Washington Street to change the trim color on exterior doors and wood trim from Forest Green to Almond to match the stone façade. This was issued permit #PHDC16-023.

Denise Blakeslee, Planning & Zoning Administrator – advised the Commission that the Historic Structures Report for the Manistee North Pierhead Light has been completed and thanked Steve Harold for all of his work on the restoration of the lighthouse.

MEMBERS DISCUSSION

Commissioner Eftaxiadis spoke of the need to establish policy/guidelines for infill buildings and thanked the members of City Council who attended the meeting.

Chair Kracht scheduled a worksession for November 17, 2016 at 3 pm in the Council Chambers to begin work on developing policy/guidelines for infill buildings.

The Next meeting of the Historic District Commission will be on Thursday, December 1, 2016 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by T. Eftaxiadis, seconded by Lee Trucks that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:45 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary