

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

January 5, 2017

A Meeting of the Manistee City Historic District Commission was held on Thursday, January 5, 2017 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:00 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Aaron Bennett, Teena Kracht, Jim Matthews, John Perschbacher, Mary Russell, Lee Trucks

Members Absent: T. Eftaxiadis (excused), Lee Trucks

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

Commissioners welcomed new member Jim Matthews.

APPROVAL OF AGENDA:

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

With a voice vote this motion approved unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Mary Russell that the Minutes of the December 1, 2016 Meeting be amended as follows:

UNDER NEW BUSINESS- HDC-2016-24, Hollander Development, 400 River Street – Request for Certificate of Appropriateness

Amend Paragraph 2 to read as follows:

Chair Kracht wanted to interject before the Commission discussed the request. She asked that Mark Fedder, Museum Director discuss the research that he performed on the site. Mr. Fedder researched the property and the building was constructed in 1954 as the Kennedy's Store, the property was purchased in 1964 by Milliken's renovated and opened in 1965. In 1988 they demolished buildings to the west and constructed an addition and

recovered the existing store. Chair Kracht stated that this **new information** demonstrates a portion of the building ~~is~~ **may be** over 50 years old and ~~as such~~ **if so** should be treated as a contributing building.

Insert following paragraph before MOTION

Due to time restraints an immediate response was requested. The request was via telephone. Chair Kracht's response was predicated on information from three independent credible sources that nothing remained of the Kennedy Store beneath the false stucco siding of the 1988 renovation. Further professional historical research done in the museum archives by Director Mark Fedder cast doubt on this assumption. Given this new information and given HDC Policy #8 "Defining a Contributing Building," and precedent (the Planning Mill and the Ice House) Chair Kracht asked the commissioners how they wished to proceed.

Insert following paragraph before Chair Kracht asked for Public Comments on request.

Chair Kracht reminded all present that the Historic District Commission is concerned only with the exterior appearance of the buildings in the context of the Historic District and approval of projects is based on meeting the Standards established by the United States Department of the Interior.

Remove emphasis from Kenneth Borenitsch Comment as follows:

Kenneth Borenitsch, 394 & 415 River Street – This is a 1,000% improvement over existing non-contributing building; this is a great project that would bring more activity downtown!.

Amend Comments from Tamara Buswinka to read:

Tamara Buswinka, Community Development Director, Alliance for Economic Success – Ms. Buswinka spoke of previously serving on the ~~Historic District Commission~~ **"historic district commission"** and thanked the commissioners for their service... [The Commission wanted this change because Mrs. Buswinka served on the Historic Overlay Committee not the Historic District Commission.]

Insert following paragraph before the request was reviewed against Guideline #8 Infill Construction.

Chair Kracht thanked the speakers. She then reminded the commissioners that the commission is concerned only with the exterior appearance of the buildings in the context of the Historic District and applying the Standards established by the United States Department of the Interior. Chair Kracht read the following from the Historic District Reference Book. "Though commissioners may face pressure from individuals...to make a certain decision, commissioners must remember that their role is to protect the community's historic resources. That is why they are appointed; Commissioners should keep in mind that they are only reviewing the proposed work that is presented to them – not the personal life or the financial situation of the applicant. The Commission should always make their decisions based on the Standards. It should be aware of any precedence it may be setting with its decision and; work to develop a record of consistency."

With a voice vote this motion passed unanimously.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS:

None

Commissioner Bennett entered the meeting at 3:10 pm

OLD BUSINESS

Routine Repair and Maintenance

At this time the Historic District Commission discussed the process for Routine Repair and Maintenance requests in the district and oversight by the Museum Director. The Commissioners express confidence in having Museum Director Mark Fedder continue to approve requests for Routine Repair and Maintenance and reminded him that if any issues arise that he feels needs to go back to the Commission not to hesitate with having the applicant make that request.

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

Jeff Gordon met with Staff on August 29, 2016 to discuss outstanding permits for 347-349 River Street and 411 River Street. All of the permits have expired and staff is asking the Commission if they want to approve the extension of the permits.

After a lengthy discussion the staff will contact Mr. Gordon to verify completion dates for outstanding permits. With receipt of the information the Commission will take action. Items will be placed on the February 2, 2017 agenda.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Tyler Leppanen, DDA Executive & Economic Development Director – Mr. Leppanen introduced himself to the Commissioners and spoke of how he is looking forward to working with them in the future.

Denise Blakeslee, Planning & Zoning Administrator – Reminded the Commissioners that the City Council will discuss the Historic District Commission at the January 10, 2017 Council Worksession.

MEMBERS DISCUSSION

Chair Kracht expressed concerns of the length of time it is taking to paint the marquee at the Ramsdell Theater and the noise the lift is making when work is beginning at 4 am.

The Next meeting of the Historic District Commission will be on Thursday, February 2, 2017 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by John Perschbacher, seconded by Mary Russell that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:45 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary