

# HISTORIC DISTRICT COMMISSION

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

## MEETING MINUTES

March 2, 2017

A Meeting of the Manistee City Historic District Commission was held on Thursday, March 2, 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, T. Eftaxiadis, Teena Kracht, Brandon David, John Perschbacher, Mary Russell, Lee Trucks

**Members Absent:** None

**Others:** Ed Bradford (Ramsdell Regional Center for the Arts), Maxine Lipon (337 River Street), Mark Fedder (Museum Director) Steve Harold (Museum Curator) and Denise Blakeslee (Planning & Zoning Administrator) and others

The Commissioners welcomed new member Brandon David.

### APPROVAL OF AGENDA

MOTION by T. Eftaxiadis, seconded by Mary Russell that the Agenda be approved as prepared.

With a roll call vote this motion passed 5 to 1.

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

### APPROVAL OF MINUTES

MOTION by Mary Russell, seconded by T. Eftaxiadis that the Minutes of the February 2, 2017 Meeting be approved as prepared

With a voice vote this motion passed unanimously.

### PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

Commissioner Bennett entered the meeting at 3:04 pm

## **NEW BUSINESS**

### **HDC-2017-03 Ramsdell Regional Center for the Arts – Certificate of Appropriateness for Signage and Exterior lighting for Signage**

The Museum Director has forwarded a request from the Ramsdell Regional Center for the Arts for a Certificate of Appropriateness for Signage and Exterior Lighting for Signage as submitted with application HDC-2017-03.

Ed Bradford, Ramsdell Regional Center for the Arts reviewed the request with the Commissioners. Discussion included that the vendor should try to attach the sign to the mortar to avoid damage to the brick; clarification on the color, and placement of the exterior lighting.

Mr. Bradford said he would talk with the sign installer to see that they attach the sign to the mortar as much as possible to avoid damage to the bricks.

MOTION by Mary Russell, seconded by T. Eftaxiadis that the Historic District Commission approves the request from the Ramsdell Regional Center for the Arts for a Certificate of Appropriateness for Signage and Exterior Lighting for Signage as submitted with application HDC-2017-03.

With a roll call vote this motion passed 7 to 0.

Yes: Bennett, David, Perschbacher, Eftaxiadis, Trucks, Russell, Kracht

No: None

### **HDC-2017-04 Maxine Lipon, 337 River Street – Request for Demolition Permit**

A request has been received from Maxine Lipon to demolish the deteriorated rear addition and existing wooden stairway of the building at 337 River Street as submitted with application HDC-2017-04. The Commission waived the need for a site visit to the property.

Maxine Lipon reviewed the need for demolition and the desire to rebuild on the rear of the building.

MOTION by Lee Trucks, seconded by T. Eftaxiadis that the Historic District Commission approves the request from Maxine Lipon to demolish the rear addition and existing wooden stairway of the building at 337 River Street as submitted with application HDC-2017-04

With a roll call vote this motion passed 7 to 0.

Yes: Perschbacher, Bennett, David, Eftaxiadis, Russell, Trucks, Kracht

No: None

**HDC-2017-05 Maxine Lipon, 337 River Street – Request for a Certificate of Appropriateness for façade renovations (previously approved on 2/4/16) and reconstruction of the rear addition**

Maxine Lipon explained the request to the Commissioners. She wants to reconstruct the rear addition on the building at 337 River Street using the same footprint. The new addition would be reconstructed as a garage with an enclosed stairway to the second floor and deck as submitted with application HDC-2017-05. She also wants to move forward with the renovation of the building using the previous approvals granted to Ballyduff Properties LLC (previously approved on 2/4/16) with some minor changes.

The Commission discussed the request with the following notes:

- **Siding** – Stud wall siding/Stud Walls Brick Veneer/CMU Walls with the option of using Clapboard Siding as an alternate. Materials will be reviewed and approved by the Museum Director.
- **Lighting** - All three lights are to match (either option is acceptable)
- **Reuse Brick from Demolition** - to replace bricks as needed.
- **Upper Cornice** – If Historical layout is revealed when the siding is removed, then the layout needs to be reviewed by the Museum Director and brought back to the Commission. In the event that there are no historical layout revealed, then the proposed layout submitted with the application is acceptable.
- **Front Second Story Windows** – Need to rebuild existing or replicate existing windows to match. Can use alternative materials, thermal pane glass that is non-reflective. Museum Director has final approval for windows.

Chair Kracht appointed a subcommittee that will assist the Museum Director if he has questions, relating to the project consisting of Teena Kracht, John Perschbacher and Mary Russell.

MOTION by John Perschbacher, seconded by Mary Russell that the Historic District Commission approve the request for a Certificate of Appropriateness for façade renovations (previously approved on 2/4/16) and to construct a garage with an enclosed stairway to the second floor and deck as submitted with application HDC-2017-05 on the rear of the building at 337 River Street with the condition that the Second floor windows on River Street be rebuilt or replicated to match existing windows regardless of materials including the use of thermal pane glass that is non-reflective.

With a roll call vote this motion passed 7 to 0.

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

**OLD BUSINESS**

Staff received notification from Hollander Development asking that their request be put on hold until further notice. If the applicant wishes to move forward with the request it will be placed on a future agenda.

MOTION by John Perschbacher, seconded by T. Eftaxiadis to postpone action on the request from Hollander Development, 400 River Street until the applicant brings the request back to the commission.

With a roll call vote this motion passed 7 to 0.

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

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

**T. Eftaxiadis** updated the commission on the North Channel approval from SHPO and the National Park Services for tax credits. A copy will be provided staff once all approvals are received.

## **CORRESPONDENCE**

None

## **STAFF REPORTS**

**Steve Harold** – Advised the Commissioners about the annual Michigan Historic Preservation Network conference coming to Petoskey this spring.

**Denise Blakeslee, Planning & Zoning Administrator** – Ms. Blakeslee asked the Commissioners if they would reschedule the November 2<sup>nd</sup> meeting since she would be unable to attend the meeting. She asked if the meeting could be rescheduled to Wednesday November 1<sup>st</sup>.

MOTION by John Perschbacher, seconded by Mary Russell that the November 2, 2017 Historic District Commission meeting be rescheduled to Wednesday, November 1, 2017.

With a voice vote this motion passed unanimously

## **MEMBERS DISCUSSION**

None

The Next meeting of the Historic District Commission will be on Thursday, April 6, 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 4:37 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary