

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

April 6, 2017

A Meeting of the Manistee City Historic District Commission was held on Thursday, April 6, 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, John Perschbacher, and Mary Russell,

Members Absent: Brandon David (excused) and Lee Trucks (excused).

Others: Gary Miller (389 River Street), George Saylor (City Attorney), 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 as prepared.

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 2, 2017 Meeting be approved as prepared

With a voice vote this motion passed unanimously

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS:

HDC-2017-10 – Gary & Cathy Miller, 389 River Street – window replacement and repair

A request has been received from Gary & Cathy Miller, 389 River Street for a Certificate of Appropriateness for replacement of upper windows and to repair block windows above front entrance.

MOTION by T. Eftaxiadis, seconded by Mary Russell that the Historic District Commission approve the request from Gary & Cathy Miller, 389 River Street for a Certificate of Appropriateness for replacement of upper windows and to repair block windows above front entrance as submitted with application HDC-2017-10.

Gary Miller spoke to the commission about the request. Currently there are aluminum storm windows on the building that appear to be from the late 1960's or 1970's. They have selected a vinyl clad, white replacement window that will be more energy efficient. Current windows are loose and drafty. The building may have the original windows behind the exterior storm windows.

Discussion on the request included

- The Museum Director has not inspected the windows.
- Is the original sash going to remain? Applicant did not believe it would and spoke of the dimensions of the replacement window.
- Would like to see the original sash remain.
- If replaced want to see exact dimensions.
- Does the replacement window have clear glass? Applicant said it does.
- Reviewed page 25 of the Secretary of the Interior Standards in regards to window replacement.
- Need to determine if replacement windows are needed or if replacement of the existing storm and repairs to the original window is needed.
- The windows need to be inspected ~~at~~ and it needs to be determined and documented if they can be saved.
- If salvageable then the windows need to be repaired and the applicant can replace the storms as required under the Secretary of the Interior standards.
- The established subcommittee (Kracht, Perschbacher and Russell) will inspect the windows to determine the status of the windows including original glass and report back to the Commission.

MOTION by Aaron Bennett, seconded by John Perschbacher to table deliberation on the upper story windows component of the request until an inspection is done by the subcommittee and reported back to the commission ~~at~~ the May 4, 2017 meeting.

The commission discussed the other portion of the request regarding the repair of block (lead glass) windows above front entrance. Discussion on the request was as follows:

Gary Miller spoke about the condition of the lead glass windows. The frames are bent and he spoke about repairing them by bending back the frames and caulking the windows. The windows are drafty and he understands the desire to keep things original but he is energy conscious and does not know the cost of

replacement vs repair and how that impacts the project.

Discussion by the commission:

- Is there currently caulking on the windows? Applicant does not know.
- Recommended the applicant contact Pristine Glass from Grand Rapids for an estimate or other “art glass” professional.

The Commission took action on the MOTION by Aaron Bennett, seconded by John Perschbacher to table deliberation on the upper story windows component of the request until an inspection is done by the subcommittee and reported back to the commission a the May 4, 2017 meeting.

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

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

The Commission took action on the MOTION by T. Eftaxiadis, seconded by Mary Russell that the Historic District Commission approves the request from Gary & Cathy Miller, 389 River Street for a Certificate of Appropriateness to repair block (lead glass) windows above front entrance as submitted with application HDC-2017-10.

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

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

HDC-2017-11 – Gary & Cathy Miller, 389 River Street – request to paint unpainted brick

The Museum Director has approved the request for paint colors from Gary & Cathy Miller, 389 River Street but is forwarding the request to paint unpainted brick to the Historic District Commission for their consideration.

MOTION by John Perschbacher, seconded by that the Historic District Commission deny the request from Gary & Cathy Miller, 389 River Street for a Certificate of Appropriateness to allow unpainted brick to be painted with approved paint colors as submitted with request HDC-2017-11.

Discussion on the request included:

- The brick in question is not original brick; it appears to be an overlay brick that may have been installed about 20+ years ago.
- Chair Kracht inspected the brick and it definitely is added and sticks out further than the original brick and has a modern appearance.
- Applicant is proposing removing paint from painted brick above and may not repaint.
- Guidelines have always stated painting of unpainted brick is not allowed.
- Should painting be alloweds for replacement brick?

With a roll call vote this motion failed 4 to 1.

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

MOTION by Aaron Bennett, seconded by T. Eftaxiadis that the Historic District Commission approves the request from Gary & Cathy Miller, 389 River Street for a Certificate of Appropriateness to allow unpainted brick to be painted with approved paint colors as submitted with request HDC-2017-11.

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

By-Law Amendments

Staff has drafted amendments to the Historic District Commission By-Laws and Rules of Procedures for the commission's consideration.

The commission began discussing amendments to the By-Laws. Due to the time they decided to finish discussion at the May meeting.

MOTION by Aaron Bennett, seconded by Mary Russell that the Historic District Commission table discussion on By-Laws and Rules of Procedures amendments until the May meeting.

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

Yes: Bennett, ~~David~~, Perschbacher, Eftaxiadis, Kracht
No: None

OLD BUSINESS

None

CORRESPONDENCE

None

STAFF REPORTS

Tyler Leppanen, DDA Executive & Economic Development Director – Thanked the Commissioners for their service and asked questions about the procedure the commission uses.

Mark Fedder, Museum Director - – Issued the following permits

Douglas Valley Winery & Tasting Room – 431 River Street – Signage *Issued Permit PHDC017-08*

Heather Hansen Kolanowski, 384 River Street – Signage *Issued Permit PHDC017-09*

Mr. Fedder spoke to the Commission about the repair and maintenance of six windows at the museum. The windows will be removed, broken glass replaced with matching glass, repair as needed and reinstalled. He will defer to the Planning and Zoning Administrator to issue the permit.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

MEMBERS DISCUSSION

None

WORKSESSION:

None

The Next meeting of the Historic District Commission will be on Thursday, May 4, 2017 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Mary Russell, seconded by T. Eftaxiadis that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:09 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary