

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

July 12, 2018

A Meeting of the Manistee City Historic District Commission was held on Thursday, July 12, 2018 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 Perschbacher

ROLL CALL:

Members Present: Aaron Bennett, Dick Albee, John Perschbacher, Mary Russell, Lee Trucks, Mark Wittlieff

Members Absent: Vacancy

Others: Jim Matthews (334 River Street), Ed Kriskywicz (100 Washington Street), Steve Harold (Museum Curator), and Denise Blakeslee (Planning & Zoning Director) and others

APPROVAL OF AGENDA:

MOTION by Mary Russell, seconded by Dick Albee that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Dick Albee, seconded by Mark Wittlieff that the Minutes of the June 25, 2018 Meeting be approved as prepared

With a voice vote this motion passed unanimously.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Jim Matthews, 334 River Street spoke about the value of the commission, how the commission needs to be proactive with applications and about three properties, one in the district and two outside the district.

NEW BUSINESS:

HDC-2018-05 Ed Kriskywicz and Tamara DePonio, 100 Washington Street – Certificate of Appropriateness for façade improvements.

A request has been received from Ed Kriskywicz and Tamara DePonio for a certificate of appropriateness for façade improvements at 100 Washington Street as submitted with application HDC-2018-05. Ms. Blakeslee reviewed the components of the request with the commission. Ed Kriskywicz clarified components of the request and answered questions from the commissioners. Synopsis of the discussion is as follows:

- Windows/Storefront east and south elevations will be replaced with Tubelite 14000 Series Flush Glaze Aluminum storefront, curtain/wall and entrance systems.
 - There is a bottom sill under the windows that will not be removed. The renderings did not include the sill.
- Windows west and north elevations are proposed to be glass block windows.
 - Mr. Kriskywicz is not sure if he will use glass block or regular glass, depends on the cost
 - He would have to bring the final selection back to the commission.
- Entry Doors north, east and south elevations replaced with Tubelite 14000 Series Flush Glaze Aluminum storefront, curtain/wall and entrance systems.
 - All the doors will be the same
- Garage Doors replaced with Aluminum and Glass overhead doors with Clopay Commercial Architectural Series Aluminum and Glass Overhead Doors.
 - For security purposes Mr. Kriskywicz is asking that frosted windows be allowed instead of regular glass.
- Add two exterior lights over entry doors east and south elevations: Lamps Plus Urban Barn Collection 13" high bronze outdoor wall light.
 - Mr. Kriskywicz would like the option to install the same light over the north door if he feels it is needed.
 - The commissioners did not see any issues with an additional light being added to the request.
- New concrete cap with metal flashing added around the entire building.
 - The existing concrete cap allows water to pass through and is partially responsible for the spalling of the existing block.
- Existing concrete block on west and north elevation to remain patch repair as needed and tuck point joints as required.
 - This would include replacing blocks if needed.
 - Mr. Kriskywicz plans to paint the block when completed.
 - Paint colors can be approved by the Museum Director after color is selected.
- Remove existing glazed block on south and east elevation and replace with glazed block or split face block
 - Mr. Kriskywicz said they do not make glazed block the same size as the existing, if replacement block were to be used it will be a different size.
 - The cost for glazed block is over \$27,000 more than split face block
 - If split face block is used, provides the option to utilize two colors and add detail to accent the building.

When Mr. Kriskywicz and Ms. DePonio purchased the building they did not have plans for it. They are now ready to move forward with renovating the exterior, putting some office space for his business in a portion of the building and updating the plumbing, electrical and mechanical system in the building. They are looking at applying for a Brownfield for the property and have completed the BEA and Phase I. There is contamination from the hoists in the building. Spoke of the difference in cost between the glazed and split face block and how the cost can affect the project. He has spoken with Tyler Leppanen, DDA Director about funding options.

Ms. Blakeslee noted that the project may qualify for Historic Tax Credits and asked if he had looked at applying for them. The building is a contributing building and replacement can be permitted if it is done "in kind". If the project is eligible for tax credits it could help with the higher cost for the glazed block. Additionally, MEDC could review the project to see if they could provide additional assistance. The DDA also has a façade grant that he could apply for.

Mr. Kriskywicz said he would be interested in pursuing tax credits for the project.

MOTION by Dick Albee, seconded by Mark Wittlieff that the Historic District Commission approves the request from Ed Kriskywicz and Tamara DePonio, 100 Washington Street for a Certificate of Appropriateness for façade improvements as follows:

- Windows/Storefront east and south elevations will be replaced with Tubelite 14000 Series Flush Glaze Aluminum storefront, curtain/wall and entrance systems.
- Entry Doors north, east and south elevations replaced with Tubelite 14000 Series Flush Glaze Aluminum storefront, curtain/wall and entrance systems.
- Garage Doors replaced with Aluminum and Glass overhead doors with Clopay Commercial Architectural Series Aluminum and Glass Overhead Doors. The use of frosted glass is acceptable.
- Add three exterior lights over entry doors: Lamps Plus Urban Barn Collection 13" high bronze outdoor wall light.
- New concrete cap with metal flashing added around the entire building.
- Existing concrete block on west and north elevation is to be patched, replaced, repaired as needed and tuck point joints as required. Applicant can have paint color approved by the Museum Director at a later date once colors have been selected.
- Removal of existing glazed block on south and east elevation and the applicant has the option to replace with glazed block or split face block.

With a roll call vote Motion failed with a 3 to 3 tie vote.

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| Yes: | Russell, Wittlieff, Albee |
| No: | Bennett, Trucks, Perschbacher |

Staff will forward information for applying for tax credits to Mr. Kriskywicz.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Jim Matthews, 334 River Street spoke of the discussion during the meeting by the commission and the vote.

CORRESPONDENCE

A Memo from Tyler Leppanen, DDA Director was given to the members. It spoke of blighted buildings in the DDA District two which were in the Historic District.

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Director – Ms. Blakeslee informed the Commission that she will be retiring on August 31, 2018.

MEMBERS DISCUSSION

Brief discussion relating to the comments from Mr. Matthews on oversight in the district.

WORKSESSION:

The Next meeting of the Historic District Commission will be on Thursday, August 2, 2018 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Lee Trucks, seconded by Mark Wittlieff that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:35 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise Blakeslee, Acting Recording Secretary