



## Memorandum

TO: Historic District Commissioners

FROM: Robert Carson, A.I.C.P., Planning & Zoning Director

DATE: September 26<sup>th</sup>, 2018

RE: Historic District Commission Meeting October 4<sup>th</sup>, 2018

**Denise Blakeslee**  
**Planning & Zoning Director**  
70 Maple Street  
Manistee, MI 49660  
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Commissioners, the next meeting of the Historic District Commission will be on Thursday, October 4<sup>th</sup>, 2018.

We have no items scheduled on the agenda. One piece of correspondence has been received.

If you are unable to attend the meeting please call 398.2805. (Calls will be forwarded to the county)

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, October 4, 2018  
3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

## AGENDA

### I Call to Order

### II Roll Call

### III Approval of Agenda

At this time the Historic District Commission can take action to approve the October 4, 2018 Agenda.

### IV Approval of Minutes

At this time Historic District Commission can take action to approve the September 6, 2018 meeting Minutes.

### V Public Comment on Agenda Related items

At this time the Chair will ask if there are any public comments.

### VI New Business

No new business scheduled

### VII Old Business

No old business scheduled

### Permit Review

At this time the Commission may take action to close out any outstanding permits.

### VIII Public Comments and Communications concerning Items not on the Agenda

At this time the Chair will ask if there are any public comments.

### IX Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

### X Reports

DDA Executive & Economic Development Director  
Museum Curator  
Museum Director  
Planning & Zoning Director

### XI Members Discussion

At this time the Chair will ask members of the Historic District Commission if they have any items they want to discuss.

### XII Work session

### XIII Adjournment

# HISTORIC DISTRICT COMMISSION

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

## MEETING MINUTES

September 6, 2018

A meeting of the Manistee City Historic District Commission was held on Thursday, September 6, 2018 at 3:00 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:20 pm by Chair Perschbacher.

### ROLL CALL:

**Members Present:** Dick Albee, Aaron Bennett, John Perschbacher, Lee Trucks

**Members Absent:** Mary Russell, Mark Wittlieff, Vacancy

**Others:** Mark Fedder (Museum Director), Rob Carson (Planning & Zoning) and Lora Laurain (Recording Secretary)

### APPROVAL OF AGENDA:

MOTION by Commissioner Bennett, seconded by Commissioner Trucks that the Agenda be amended to address New Business before Old Business.

With a roll call vote this motion passed 4 to 0.

Yes: Albee, Bennett, Trucks, Perschbacher  
No: None

MOTION by Commissioner Bennett, seconded by Commissioner Trucks to approve the Agenda as amended.

With a roll call vote this motion passed 4 to 0.

Yes: Albee, Bennett, Trucks, Perschbacher  
No: None

### APPROVAL OF MINUTES:

MOTION by Commissioner Albee, seconded by Commissioner Bennett that the Minutes of the August 2, 2018 meeting be approved as prepared.

With a roll call vote this motion passed 4 to 0.

Yes: Bennett, Albee, Trucks, Perschbacher  
No: None

#### **PUBLIC COMMENT ON AGENDA RELATED ITEMS**

Tyler Leppanen (DDA Director) spoke regarding the permit extension requests and asked the Commission to come up with ways to encourage property owners to proceed with proposed improvements.

Jim Smith, 353 – 1<sup>st</sup> St. – spoke regarding the permit extension requests and their lack of progress.

#### **OLD BUSINESS**

##### **Permit Review**

##### **North Channel Investors LLC – 86 Washington Street**

A request has been received from North Channel Investors LLC, 86 Washington Street to close out permit PHDC16-021. This permit was for the complete renovation of the exterior of the building. This project was submitted to the State Historic Preservation Office for Historic Rehabilitation Tax Credits.

Commissioners determined that a site visit to 86 Washington Street to review the project was not necessary.

Thrasos Eftaxiadis of North Channel Investors LLC gave a presentation on the 86 Washington Street project. The process with SHPO has been completed including Brownfield site work, structural, brick, windows and doors. The lower level consists of brewery and restaurant and the two upper levels contain 10 condos (6 – 2 bedroom and 4 – 1 bedroom units).

Commissioner commended the developers for the model restoration of this historic building.

MOTION by Commissioner Albee, seconded by Commissioner Bennett that the Historic District Commission close out Permit PHDC16-021 and that a Certificate of Compliance be issued to North Channel Investors LLC, 86 Washington Street.

With a roll call vote this motion passed 4 to 0.

Yes: Albee, Trucks, Bennett, Perschbacher  
No: None

**NEW BUSINESS:**

**Permit Extension Request, Paula Rozmarek 347-349 River Street – Permits PHDC08032, PHDC09014 and PHDC11009**

**Permit Extension Request, Jeff Gordon 411 River Street - Permits PHDC12001, PHDC15-004, and PHDC15-005**

MOTION by Commissioner Albee, seconded by Commissioner Bennett that the Historic District approve a six month extension for Paula Rozmarek’s Permits# PHDC08032, PHDC09014 and PHDC11009 with the following provisions to be completed within the six month period:

1. Permit# PHDC08032
2. Permit# PHDC09014
3. A detailed plan on the completing of all items in permit# PHDC11009 with the provision that all items in this permit be completed within 1 year of today’s date.

Further: The Historic District approves a six month extension for Jeff Gordon’s Permits# PHDC12001, PHDC15-004, and PHDC15-005 with the following provisions to be completed within the six month period:

1. Permit# PHDC12001
2. Permit# PHDC15-004
3. A detailed plan on the completing of all items in permit# PHDC15-005 with the provision that all items in this permit be completed within 1 year from today’s date.

With a roll call vote this motion passed 4 to 0.

Yes: Bennett, Albee, Trucks, Perschbacher  
No: None

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

None.

**CORRESPONDENCE**

None.

**STAFF REPORTS**

Rob Carson, Manistee County Planning Dept – Complimented Denise Blakeslee on the transition preparations and is pleased to be working with the City of Manistee. Commissioners thanked Mr. Carson for taking on this new role for the City. Mr. Carson will contact the permit holders to advise them of the Commission’s decisions.

**MEMBERS DISCUSSION**

Trucks stated that the North Channel Brewery project was well done and is pleased with the results.

**WORKSESSION:**

None.

The next meeting of the Historic District Commission will be on Thursday, October 4, 2018 at 3:00 pm in the Council Chambers, City Hall, 70 Maple Street.

**ADJOURNMENT:**

MOTION by Commissioner Albee seconded by Commissioner Trucks that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:45 pm.

MANISTEE HISTORIC DISTRICT COMMISSION

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Lora Laurain, Recording Secretary

# 100 WASHINGTON

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Wed 9/19/2018 9:45 AM

To: Denise Blakeslee <dblakeslee@manisteemi.gov>; Denise Blakeslee <dblakeslee@ci.manistee.mi.us>;

Hi and good morning,

I wanted to touch base; updating you on my thoughts.

## HISTORIC COMMISSION MEETING;

I been thinking about this since the day we met. I feel there was no reason I should of left the meeting without a decision from the board. There is no common sense of having a board with an 'even' amount of members, does this make sense to you?

If not, why has this not been changed?

Also, I feel, in-particular that 2 members have no idea about construction. One being the doctor, we all appreciated him volunteering but he has no idea about construction. John,,, well just no comment.

Bottom line I should of 'NOT' walked out of the meeting without a decision from the board. I was total disappoint, not angry or mad, just very disappointed.

## SHPO/ JESSICA FLORES;

Jessica has answered some questions I had; basically what the State will approve & disapprove based on my current design/construction drawings. Jessica at our site visit said they may ask me to keep hoists (I don't want or need) and may have an issue with windows I want to block in, and changing the glass block to match the other alum.glass units.

Overall Jessica returned with answers we both can live with. So I am okay with her reply from the State.

I feel her fees are not parallel with the time she will be invested. She told me they are covered by the tax credits, but in my opinion, out of line. I know what I produce for that amount and unless I fully don't understand the scope of the work she needs to complete, it too much.

I am speaking with another grant writer.

## BUILDING ITSELF:

Today marks the third time I had Bob's Roofing to site to repair leaks. I understand the roof needs to be removed and repaired properly. However repairing a roof 3 times in one year define there is a design problem. This problem is the roof sumps are set inside the parapet wall. The parapet on the north & south side needs to be removed, thence an overhang and gutter system install to control storm water. I will not invest 300,000.00 +/- into a building I know will have continues issues with the roof. Damaging renovations elsewhere.

The building is not a historic treasure, it ugly. It was ugly in 1953 and it even more ugly now.

Thinking about all that truly needs to be completed...

I am honestly thinking (and this was also suggested by Joe AA Helmiski) 'tear down'. Budget wise I will spend more building new; however it will be new and will not have the roof issue, it will have insulated exterior wall (which the existing block walls are not)

So, this is a discussion I need to have with Tamara, but in the end it will be a better built, design structure.

I guess I wished the HC board would of been to make a conclusion, I would be under construction currently and I wouldn't have this BS to deal with... again VERY disappointed the meeting. I am also thinking just sell and head elsewhere.

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