

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

June 14, 2012

A Meeting of the Manistee City Historic District Commission was held on Thursday, June 14, 2012 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:04 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Maria DeRee, Teena Kracht, John Perschbacher, Mary Russell

Members Absent: Dave Carlson (excused), T. Eftaxiadis (excused), Jeremy Loveless (excused)

Others: Mike Cnudde (335 River Street), Jon Rose (Community Development), Mark Fedder (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Maria DeRee 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 May 3, 2012 Meeting be approved

With a voice vote this motion passed unanimously.

NEW BUSINESS:

HDC-2012-07 Mike Cnudde, 335 River Street – Façade Improvements

A request has been received from Mike Cnudde, 335 River Street for Façade Improvements as submitted with Application HDC-2012-07. The requested Façade Improvements were done by the Michigan Main Street Design Services.

Mike Cnudde reviewed the request with the Commissioners; the building will look like the plans submitted except they may change the window design. They have removed the boards from the top part of the building and the brick is in good shape and will be painted. The cornice is missing and he is having a new one built that replicates the one on the building next door. He clarified that the existing brick was previously painted.

MOTION by John Perschbacher, seconded by Maria DeRee that the Historic District Commission approves the request from Mike Cnudde, 335 River Street for Façade Improvements as follows:

Remove plywood, furring strips and tile from upper façade and brick columns on either side of the storefront, repair, repoint, and paint all brick masonry following recommendations from the Design Specialist, State Historic Preservation Office

Reconstruct wood cornice with brackets

Install projecting sign (signage will be approved by Museum Director when applicant wishes to install a sign)

Install wood panels and trim on any areas of the storefront exposed by removing the plywood and tile

Remove “bath tile” and paint brick to match upper brick

Any changes to the windows or door will require approval from the Historic District Commission

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

Yes: DeRee, Perschbacher, Russell, Kracht

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director and Denise Blakeslee, Recording Secretary – updated the Commission on the emergency window replacement that was done at the Reusch Jewelers Building, 395 River Street. The owner had cracked the window during renovations and contacted the Museum. The Museum contact City Hall and staff tried to call an emergency meeting of the Commission. A quorum of members could not be found to schedule a meeting. The Building Inspector determined that the window needed to be replaced immediately due to safety reasons. The Museum Curator and Community Development Director met with the Building owner and Glass Specialties to determine how to proceed. Due to the size of the window and the fact that the opening was not square the window was replaced in two sections horizontally. The pieces were pieced together using a clear epoxy.

Commissioner Perschbacher expressed his concerns over the process and would have preferred that the windows were divided vertically.

After discussion by the Commission and Staff on how to address emergency situations (Health, Safety and Welfare) in the future and the need to allow projects to move forward when an unforeseen issue arises Chair Kracht appointed a Subcommittee for emergency situations. This sub-committee will consist of three members of the commission with the four remaining members serving as alternates as follows:

Emergency Sub-Committee

Members: Teena Kracht, Mary Russell, John Perschbacher

Alternates: Dave Carlson, Maria DeRee, T. Eftaxiadis, Jeremy Loveless

The Committee will report back to the Commission any actions taken.

MEMBERS DISCUSSION

Chair Kracht – spoke to the Commission about paint colors and an article she had relating to painting Historical Buildings. Discussion that followed included seeing if the State and/or Feds have any painting information available and developing a “Helpful painting Hint’s” Brochure.

The Next meeting of the Historic District Commission will be on Thursday, July 12, 2012 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 3:43 P.M.

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Denise J. Blakeslee, Recording Secretary