

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

March 7, 2013

A Meeting of the Manistee City Historic District Commission was held on Thursday, March 7, 2013 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: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, Jeremy Loveless, John Perschbacher,

Members Absent: Mary Russell (excused)

Others: Connie Freiberg (Blue Cow/Fish LLC), Travis Alden (Main Street/DDA Director), Jon Rose (Community Development), Mark Fedder (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning) and others

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 Jeremy Loveless that the Minutes of the February 7, 2013 Meeting be approved.

With a voice vote this motion passed unanimously

NEW BUSINESS

HDC-2013-05 - Blue Cow LLC/Connie & Chuck Freiberg, 312 River Street

A request has been received from Blue Cow LLC/Connie & Chuck Freiberg, 312 River Street for an Application for a Certificate of Appropriateness as submitted with application HDC-2013-05.

The application for a Certificate of Appropriateness followed the guidelines presented by Kelly Larson, Design Specialist of State Historic Preservation Office included:

- Remove wood shingle from Turret
- Remove Awnings
- Remove Wood Trim
- Remove Exterior Light Fixtures
- Repair, clean and paint brick masonry per Kelly Larson Design Services Schematic
- Install new metal on Turret Roof
- Repair Exterior Windows, replace if necessary
- Install signage:
 - Proposed halo-lit signage on north and south elevations (as per design submitted to the Historic District at their meeting, size must meet zoning requirements).

Connie Freiberg (Blue Cow/Blue Fish LLC) – Ms. Freiberg is an executive chef and spoke to the commission about their plan to open a new restaurant at 312 River Street. Their vision includes historical preservation of the building in a respectful manner. Synopsis of discussion with Ms. Freiberg and the Commission as follows:

- Brick is to be cleaned and repaired using the Preservation Brief requirements, then will be painted a more normal color (too many unknowns to remove paint); presented paint colors selected by the State Design Services and proposed paint plan; basically two colors will be used with an accent color around entrance door (door will not be replaced at this time).
- Signage will include small vinyl on the window adjacent to entrance that will draw your attention to the entrance.
- Cedar shakes will be removed from the turret, finial will be restored and reinstalled, roof will be either soldered tin (will allow to age – patina) or metal (black) with seams to look like original.
- Windows were replaced in 1998 and are not historical, need repair due to installation issues, fix rot and repair as needed will add flashing to cement sills to help with water penetration (recommended by SHOP)
- Roof needs repair will use suggestion from SHPO that allows the building to breath while providing

a method for water to drain away from the brick.

- Deck will be cleaned and sealed, rails will be sanded and painted black. Possible expansion in the future, would like to install a retractable awning (within the next two years).
- Issues with double doors on rear of building, Health Department requires the gap in bottom of the door to be sealed, will accomplish by adding weather stripping as needed.
- Windows on East of Building, will be repaired they are not visible due to enclosure.
- Signage wants to use halo lit signs on north and south façade of building, showed design, signs will look like art, minimal impact to building, use of blue LED lights to create a bluish glow, metal will be used that will age and patina. Signs are being used on various Historical Buildings.
- East wall may be painted if the bids come in low enough (red to match front).
- Will not add frosted vinyl to block restrooms, does not think it will be needed.

Commission discussed how to permit Halo Signs in the District.

MOTION by Maria DeRee, seconded by T. Eftaxiadis that the Guideline #2 Signage be amended to add language to allow Halo Lit Signs in the district that will be approvable by the Museum Director.

With a roll call vote this motion passed 6 to 0.

Yes: DeRee, Carlson, Perschbacher, Eftaxiadis, Loveless, Kracht

No: None

Staff will draft language for the commission to review at their April Meeting.

MOTION by John Perschbacher, seconded by T. Eftaxiadis to approve the request from Blue Cow LLC/Blue Fish LLC/Connie & Chuck Freiberg, 312 River Street for an Application for a Certificate of Appropriateness as submitted with application HDC-2013-05 including the installation of the two proposed halo-lit signs on north and south elevations (as per design submitted to the Historic District at their meeting, size must meet zoning requirements).

Travis Alden, Main Street/DDA Director – The halo lit sign for the Blue Fish was proposed by Kelly Larson in the Design Services Schematic for the building at 312 River Street. The applicant did not make the proposal.

With a roll call vote this motion passed 6 to 0.

Yes: Carlson, Perschbacher, Eftaxiadis, Loveless, DeRee, Kracht
No: None

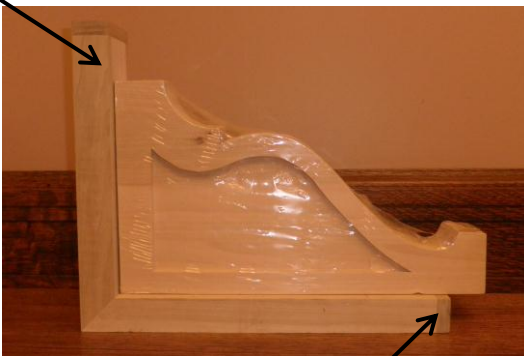
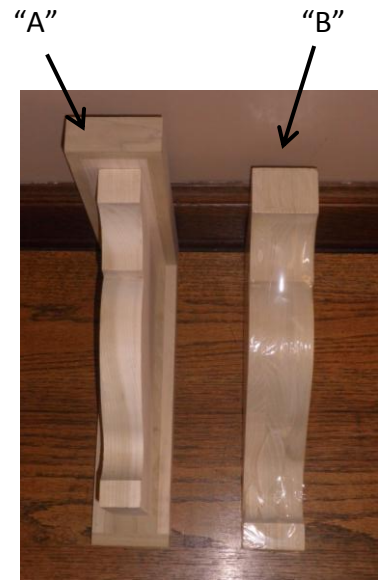
OLD BUSINESS

335 River Street – Mike Cnudde (PHCD12-007)

The contractor for Mr. Cnudde brought two choices of Corbels for the building at 335 River Street.

The Commissioners discussed the two. Corbel "A" was two pieces and the Commission decided that a combination of the outer bracket from Corbel "A" with Corbel "B" was best.

Top will be shortened 1 ¼" so that it will protrude between ½" to 1" further than Corbel "B"



Outer Bracket (Corbel "A") will be extended so the bottom will be flush with the bottom of (Corbel "B") creating a combined Corbel "A/B"

The Commission discussed which corbels needed replacement and reviewed the application and the Inspection Photo from the January Meeting.

MOTION by John Perschbacher, seconded by Maria DeRee that the Historic District Commission approve the following:

The existing ten large corbels will be replaced with the new combined Corbel "A/B"

New trim piece is to be installed under the small corbels to remain similar to the adjacent building.

Corbels and trim are to be painted to match the small corbels to remain on the building.



With a roll call vote this motion passed 6 to 0.

Yes: Eftaxiadis, Loveless, Perschbacher, DeRee, Carlson, Kracht

No: None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Travis Alden, Main Street/DDA Director – thanked the commission for their assistance for the change to the signage guidelines and approval of the Blue Cow/Fish project; MSDDA approved \$15,000 Façade Grant for the project (3 storefronts), hopes are to close on the building by the end of May and be opened in July; Joe Mathews received a Façade Grant for his project; next project the MSDDA working on is the former Gliks Building.

Denise Blakeslee, Recording Secretary – The Application to become a Michigan Certified Local Government is completed and will be submitted to City Council for their consideration in April or May.

MEMBERS DISCUSSION

None

The Next meeting of the Historic District Commission will be on Thursday, April 4, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by John Perschbacher, seconded by Maria DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:37 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary