

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

November 7, 2013

A Meeting of the Manistee City Historic District Commission was held on Thursday, November 7, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 4:03 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, T. Eftaxiadis, Teena Kracht, Jeremy Loveless, John Perschbacher,

Members Absent: Mary Russell (excused) Vacancy

Others: Joe Mathewson (339 River Street), Mark Fedder (Manistee County Historical Museum)
Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by T. Eftaxiadis, seconded by John Perschbacher that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Dave Carlson that the Minutes of the October 10, 2013 Meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

HDC-2013-32 - City of Manistee, 70 Maple Street – Air conditioner condenser unit.

A request has been received from the City of Manistee for the placement of an air conditioner condenser unit at the south east corner of the building. The area proposed for the unit would be shielded by pine trees.

Staff reported that a separate air-conditioning unit needs to be installed in the basement of City Hall to maintain a constant temperature for equipment. The current interior unit has failed and their HVAC provider has recommended the installation of a unit through the basement window on the south/east corner of the building. The unit will be approximately 12" x 30" and 25" in height.

The Basement window currently has "Iron Bars" over the window and it is hoped that the unit will have minimal impact if any to them. An outside condenser will need to be placed on a pad outside the building. There currently are pine trees in place that will conceal the unit from the street.

MOTION by John Perschbacher, seconded by T. Eftaxiadis that the application is incomplete. The Historic District Commission requested the applicant provide a specification sheet for the unit including actual dimensions, want to know where it is to be placed, and determine if any alteration needs to be made to the "Iron Bars" for the unit to be installed.

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

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

The Commission will schedule a special meeting if necessary.

OLD BUSINESS

Joe Mathewson, 339 River Street – Corbels

The Historic District Commission will discuss the placement of the Corbels on Joe Mathewson's Building at 339 River Street.



Staff received a call from an individual who noted that the Corbels for Joe Mathewson's building had not been reinstalled as originally placed. Museum Director Mark Fedder went down to Mr. Mathewson's building and

discussed the placement of the corbels. Mr. Mathewson said that he re-installed the corbels so that they were evenly spaced across the front of the building.

Mr. Mathewson said that there are seams behind some of the corbels and if he needed to relocate them the seam would show. In the event he had to redo the lower cornice the cost would be over \$5,000.

Discussion included:

Original parts of the building removed need to be replaced as originally installed.

Discussed the original placement of the corbels and that by not installing them as originally placed violates the Secretary of the Interior's Standards for Rehabilitation items #2 & #5 which read as follows:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

It was noted that thirteen (13) corbels were replaced, when originally there were fourteen (14) corbels.

Mr. Mathewson said he would place fourteen (14) corbels as originally located on the building and will patch nail holes and seams as needed.

The commission commended Mr. Mathewson for the work he has done on his building.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director – Issued permits

Robert Lapp, 340 River Street issued a Certificate of Appropriateness for paint colors. (*issued permit PHDC13-030*)

Jim Mathews, 334 River Street issued a Certificate of Appropriateness for moving and recovering existing awning. (*issued permit PHDC13-031*)

Manistee County Historical Society, 425 River Street issued a Certificate of Appropriateness to remove the upper decorative element (teeth/square panels) from the top of the roof. Panels are falling off onto the roof (causing damage to the roof) and into the street (safety issue). Panels are to be saved and replicated for future reinstallation. *(issued permit PHDC13-033)*

Vogue Theater, 383 River Street, staff issued sign permit. HDC already approved Signage on April 5, 2012. Shari Wild, 431 River Street, issued a Certificate of Appropriateness to patch and repair door and window sills to match existing colors (71 Oak Street). *(issued permit HPDC13-034)*

Joe Mathewson, 339 River issued a Certificate of Appropriateness to replace door to business entrance with Countryside #55 style oak door, new door will be customized with "Half Moon" grill. *(issued permit HPDC13-035)*

MEMBERS DISCUSSION

Commissioner Eftaxiadis spoke of contractors doing work in the district without approvals. Asked how do we educate them on the process?

The Next meeting of the Historic District Commission will be on Thursday, December 5, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by John Perschbacher, seconded by T. Eftaxiadis that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:23 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary