

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

October 2, 2008

A Meeting of the Manistee City Historic District Commission was held on Thursday, October 2, 2008 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, Teena Kracht, Kelly Niles, John Perschbacher

Members Absent: T. Eftaxiadis (excused), Mallory Barkholtz (Youth Observer), Vacancy

Others: Elbert Purdom (369 River Street), Kevin Mulvihill (Abonmarche), Jeff Gordon (347-349 River Street), Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum), Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Maria DeRee that the Agenda for the October 2, 2008 Meeting be approved.

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

Yes: Niles, Perschbacher, DeRee, Kracht
No: None

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Kelly Niles that the Minutes of the September 4, 2008 Meeting be approved.

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

Yes: Niles, DeRee, Perschbacher, Kracht
No: None

NEW BUSINESS:

Michael Mulder/River Street Station, 350 River Street - Amend Permit HDC-2007-09

A request has been received from Michael Mulder/River Street Station, 350 River Street to amend Permit HDC-2007-09 that the Historic District Commission approved on June 7, 2008. Previously the Commission extended the permit until January 2009 to allow the applicant time to complete the project. Mr. Mulder is now requesting from the Commission a change in type style on the approved awning that was submitted with the original application.

No representative from River Street Station was at the meeting. Commissioners asked if the copy was an actual depiction of the proposed font. Steve Harold discussed the proposed changes with the applicant and the request is only for a change in font. There is not a change in color and the awning must be the same angle as the other two (no waterfall awning).

MOTION by Kelly Niles, seconded by John Perschbacher to approve the request to amend permit HDC-2007-09 by allowing a change in type style on the approved awning.

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

Yes: Niles, DeRee, Perschbacher, Kracht
No: None

Elbert Purdom/Big Bear Investments, 369 River Street - Exterior Facade Improvements

A request has been received from Elbert Purdom/Big Bear Investments, 369 River Street for a Certificate of Appropriateness for exterior facade improvements as submitted with Application HDC-2008-31. The Historic District Commission approved a concept plan that was submitted at their meeting on July 7, 2008 for exterior renovations to the building.

Mr. Purdom asked the Commission to direct their questions to Kevin Mulvihill from Abonmarche the Architect for the project.

Specific questions were asked on the following elements:

Furnish & Install New Windows - First Floor - These windows will have storefront framing (aluminum frames). The frames will be painted and they will use non-glossy paint.

Furnish & Install Exterior Shutters - Shutters will be wooden, they will recess into the existing window frames and will be functional.

Paint Exterior of Building - Paint samples were provided for the commission to review.

Furnish and Install two New Doors - The proposed doors were acceptable.

Install Security Grille - The proposed Security Grille will fit into the frame for the upstairs door.

MOTION by Maria DeRee, seconded by Kelly Niles to approve the request from Elbert Purdom/Big Bear Investments, 369 River Street for a Certificate of Appropriateness for exterior facade improvements as submitted with Application HDC-2008-31.

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

Yes: Perschbacher, DeRee, Niles, Kracht

No: None

Paula M. Rozmiarek and Jeff Gordon, 347-349 River Street - Ledge Reconstruction.

A request has been received from Paula Rozmiarek and Jeff Gordon, 347-349 River Street for Ledge Reconstruction on the front exterior of the building at 347-349 River Street as submitted with application HDC-2008-32.

Jeff Gordon explained the proposed project and answered questions.

Jon Rose noted that the previous permit that was approved for the doors indicated that no other stain materials were to be used.

Mr. Gordon assured the commission that the proposed ledge previously had stained wood prior to being painted.

Steve Harold commented that stain was uncommon in the district. Other than having someone test the existing material there is no way to determine if it was stained in the past. It is not unreasonable to accept that it was stained. Mr. Harold noted that we have lost two cornices on buildings in the district in the past and that they are an important feature of the building and he would not want to loose any more.

Jeff Gordon stated it was their intent to preserve and maintain the building historically.

MOTION by Maria DeRee, seconded by John Perschbacher to approve the request from Paula Rozmiarek and Jeff Gordon, 347-349 River Street for Ledge Reconstruction on the front exterior of the building at 347-349 River Street as submitted with application HDC-2008-32.

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

Yes: DeRee, Perschbacher, Niles, Kracht

No: None

Meeting Dates 2009

The Historic District Commission reviewed the meeting dates recommended by Staff for the year 2009. There was discussion about changing the meeting to a different day of the week. No worksessions will be scheduled. They will be scheduled as needed.

MOTION by Maria DeRee, seconded by Kelly Niles to schedule meeting dates for 2009 as follows:

January 8, 2009 (due to Holiday)	February 5, 2009
March 5, 2009	April 2, 2009
May 7, 2009	June 4, 2009
July 9, 2009 (due to Holiday)	August 6, 2009
September 3, 2009	October 1, 2009
November 5, 2009	December 3, 2009

Meetings and Worksessions will be held at 3:00 p.m. in the Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

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

Yes: Niles, Perschbacher, DeRee, Kracht
No: None

OLD BUSINESS

Amor Sign Studios/Richard Mosher, 358 River Street - Signage

Amor Sign Studios/Richard Mosher, 358 River Street are requesting to install signage to the door and a wall sign as submitted with application HDC-2008-29.

With the application complete the commission took action on the request.

MOTION by John Perschbacher, seconded by Kelly Niles to approve the request from Amor Sign Studios/Richard Mosher, 358 River Street to install signage to the door and a wall sign as submitted with application HDC-2008-29

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

Yes: Niles, Perschbacher, DeRee, Kracht
No: None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

Members received a copy of a letter of resignation submitted by Dennis terHorst.

Members received a copy of a letter from Jon Rose to the occupant at 333 River Street. Signs were installed that were not approved by the Commission and a Sign Permit is required.

STAFF REPORTS

Denise Blakeslee noted that we have not established at this time a policy regarding permit expiration. The permit that was issued to Jeff Skinner/Kieu Ngo for the construction of a new building on a vacant lot on Maple Street. Ms. Blakeslee said that she had previously spoken with Mr. Skinner who said that he would be interested in asking for an extension. No formal letter has been sent to the applicant.

Commission directed staff to send Mr. Skinner and Mr. Ngo a letter regarding the status of their permit. They may request an extension from the Commission if they desire otherwise the permit will expire.

Steve Harold discussed temporary signage. The Commission will continue to authorize him to issue temporary sign permits.

MEMBERS DISCUSSION

Chair Kracht scheduled a worksession for Wednesday, October 15, 2008 at 3:00 p.m. in the Executive Council Chambers.

Commissioner Carlson entered the meeting.

Commissioner Perschbacher likes consistency with the meeting dates and feels a change in the date/time of meetings must be unanimous.

Commissioner DeRee informed the Commission she will be out of town and unable to attend the November and December Meetings.

The Next meeting of the Historic District Commission will be on Thursday, November 6, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by John Perschbacher, seconded by Dave Carlson that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:05 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary