

HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall

70 Maple Street

Manistee, MI 49660

MEETING MINUTES

March 5, 2009

A Meeting of the Manistee City Historic District Commission was held on Thursday, March 5, 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: Maria DeRee, Teena Kracht, Kelly Niles, John Perschbacher,

Members Absent: Dave Carlson, T. Eftaxiadis, Nathaniel Neider, Mallory Barkholz (Youth Observer)

Others: Kevin Mulvihill (Abonmarche), Debra Herrera (The Gift House), Travis Alden (Main Street/DDA Director), Nan Taylor (Michigan Historic Preservation Network), Mark Niesen (Building Inspector), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Maria DeRee that the Agenda for the March 5, 2009 Meeting be approved.

With a Voice Vote this MOTION PASSED UNANIMOUSLY

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Kelly Niles that the Minutes of the February 5, 2009 Meeting be approved.

With a Voice Vote this MOTION PASSED UNANIMOUSLY

NEW BUSINESS:

HDC-2009-02 - Elbert Purdom/Big Bear Investments, 369 River Street - Lower Cornice

A request has been received from Elbert Purdom/Big Bear Investments, 369 River Street for a Certificate of Appropriateness for the Lower Cornice as submitted with Application HDC-2009-02.

The Lower Cornice was omitted from the request for Exterior Facade Improvements approved by the Historic District Commission October 2, 2008.

Kevin Mulvihill , Abonmarche - noted that the cornice was shown on the plans.

Steve Harold asked for clarification of the type of material the cornice was constructed out of.

Mr. Mulvihill said that it was changed from fiberglass to wood to save money.

MOTION by John Perschbacher, seconded by Maria DeRee to approve with the condition the request from Elbert Purdom/Big Bear Investments, 369 River Street for a Lower Cornice as submitted with application HDC-2009-02. Condition: That the Lower Cornice be constructed out of Wood.

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

Yes: Niles, DeRee, Perschbacher, Kracht

No: None

HDC-2009-03 - Debra Herrera/The Gift House, 378 River Street - Window signage

A request has been received from Debra Herrera/The Gift House, 378 River Street for an Application for a Certificate of Appropriateness for Window Signage as submitted with Application HDC-2009-03.

MOTION by Kelly Niles, seconded by John Perschbacher to approve the request from Debra Herrera/The Gift House, 378 River Street for Window Signage as submitted with Application HDC-2009-03.

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

Yes: DeRee, Perschbacher, Niles, Kracht

No: None

Policy #11 - Directory Signage

After an inquiry as to how changes can be made to Directory Signage that has been approved by the Historic District Commission the Commission wanted a policy drafted. A policy has been drafted for the Commission to review.

MOTION by Maria DeRee, seconded by Kelly Niles to approve Policy #11 - Directory Signage.

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

Yes: Niles, Perschbacher, DeRee, Kracht

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

Ramsdell Theatre - Design Assistance

Kevin Mulvihill , Abonmarche spoke on behalf of the Ramsdell Theatre. Before beginning drawings for changes to exterior of the building they asked for input from the Historic District Commission. While a formal application is required discussion on elements were as follows:

Roof - A metal roof is proposed (Spruce Green - Color).

Steve Harold is to contact the ~~professor~~ profession doing a study on Beman Theaters to see if any colored roofs were used. Commission was not sure about the color and asked to see samples of the green and grey roofing material.

Cupolas - Existing are beyond repair. Would like to use a longer lasting material using the same proportion of what is there. Want to cover with the metal roof material.

Commission did not ~~object~~ object to synthetic materials, do not want the design altered, maintain shape and ~~dentil~~ dental details. Should use original design from the postcards supplied by Steve Harold. No issue with using the roof material.

Fly Loft - Smoke Windows - Windows located on the rear of the fly loft need to be replaced . No paint is remaining. Need to determine what color should be used for replacement windows.

Commission did not object to the replacement if the original cannot be repaired. Must visually have the same shape. The use of a more durable material could be approved if it has the same appearance as the original material.

Chimney - The chimney is in poor shape and no longer functioning. Discussed if they would allow the shortening of the chimney or removal of the chimney.

Commission felt it was an important element. Want to see it maintained.

Flag Pole - The Flag pole will remain but would like to remove the hatch and interior stairway.

Commission does not have any say regarding the interior of the building. They would like to see the flag pole maintained and used. Not necessary to add exterior lighting because it was not an original feature. While they do not have any say regarding the interior of the building they would not like to see any original elements of the building removed.

CORRESPONDENCE

None

STAFF REPORTS/COMMISSIONERS DISCUSSION

Steve Harold issued a Temporary Sign Permit on February 20, 2009 to "The Gift House" (T-2009-01)

Travis Alden introduced Nan Taylor, Michigan Historic Preservation Network. Ms. Taylor toured the Historic District with Mr. Alden and Chair Kracht prior to the meeting.

Commissioner DeRee and Chair Kracht are attending the Main Street Design Committee meetings and will keep the commission informed about projects.

Travis Alden asked for clarification about Repair -vs- Replacement. Mr. Harold addressed the issue.

Commissioner DeRee spoke of the skylights in the Rozmarek Building and the tar paper/window covering at Manistee Variety. Discussed the need to work with the owner on a more permanent repair.

Commissioner Perschbacher spoke about Portland Cement.

The Next meeting of the Historic District Commission will be on Thursday, April 2, 2009 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Kelly Niles, seconded by Maria DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:10 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary