

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

August 6, 2009

A Meeting of the Manistee City Historic District Commission was held on Thursday, August 6, 2009 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, Nathaniel Neider, John Perschbacher

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

Others: Kevin Mulvihill (Abonmarche), Travis Alden (Main Street/DDA Director), Jon Rose (Community Development), 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 August 6, 2009 Meeting be approved.

With a voice vote this Motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Maria DeRee, seconded by Nathaniel Neider that the Special Meeting Minutes of the July 27, 2009 be approved.

With a voice vote this Motion passed unanimously.

NEW BUSINESS:

Ramsdell Theater, 101 Maple Street - Exterior Solar Lights

Request for a Certificate of Appropriateness for the installation of three solar lights. Two on the South Side of the Building (Alley) and one on the East Side of the building as submitted with application HDC-2009-17.

Jon Rose, Community Development Director - explained the need to light the dark alley by adding solar lights at the three doorways. The use of solar lights eliminates the need to wire the fixtures and saves on expenses. A new solar light was found that more closely matches the existing lights on the building and they are asking for approval to use the new lights (Product SKU: GS-94W).

Commissioner Perschbacher said that there were lights near the doors in the past and that it was too bad that they were not kept and used. He asked how bright the lights were.

Mr. Rose said that the information supplied with the picture gives the specifications.

MOTION by Maria DeRee, seconded by John Perschbacher to approve the request for a Certificate of Appropriateness for the installation of three solar lights(Product SKU: GS-94W). Two on the South Side of the Building (Alley) and one on the East Side of the building as submitted with application HDC-2009-17.

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

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

Travis Alden, Main Street/DDA Director - Update

Travis Alden, Main Street DDA Director gave an update on the Activities in the District.

The Main Street Design Committee are working on window displays to be used in vacant buildings. These displays use “elements” as a design style and they will be colorful for each element. They will have both vertical and horizontal designs.

A concept of a pilot project for a downtown property to go through the facade approval is underway. They will come to the Historic District Commission with a sketch for feedback.

He attended a workshop on Historic Tax Credits. They were shown an example of a well done application and got to see the building since it was in the same community. He has copies of the information if any members of the Commission would like them.

OLD BUSINESS

Elbert Purdom, 369 River Street - Facade Improvements

The Historic District Commission held a Special Meeting on July 27, 2009 to review the project at 369 River Street. The Commission, at the owner's request, postponed this item until the August 6, 2009 Historic District Commission Meeting.

Jon Rose, Community Development Director - Mr. Purdom was unable to attend the meeting. On Monday, August 3rd Robb McKay, State Historical Architect came to Manistee to meet with Mr. Purdom about the project. Present at the meeting was Mr. & Mrs. Purdom, their daughter, the Builder (Robert Cole), Jon Rose and Mr. McKay. They spent three hours discussing what would need to be done to the building to be eligible for tax credits. Robert Cole the builder took notes to submit a sketch and narrative of proposed changes to meet the requirements. Mr. Cole had difficulty with the internet last evening and was unable to send an updated sketch (preliminary sketch attached) and a fax of the most recent correspondence was received this afternoon for the meeting today (attached).

Mr. Rose reviewed the proposed changes with the Historic District Commission.

MOTION by John Perschbacher, seconded by Maria DeRee to issue a new Certificate of Appropriateness to Elbert Purdom, 369 River Street that replaces all previously issued Permits/Certificates. The new permit approves all facade changes to the building as approved by the State Historic Preservation Office to receive tax credits. A copy of the approved Tax Credit Applicatoin/Plan is to be submitted to the Historic District Commission to be placed on file.

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

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

Kevin Mulvihill, Abonmarche noted that the building is under construction and time is of the essence. He is concerned that some of the proposed changes may need to be changed for structural reasons.

The motion that was made does not require the plan to come back to the Historic District Commission. The plan that is approved by the State Historic Preservation Office is the approved plan. A copy must be submitted for file.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

Commissioners received a copy of a letter that Chair Kracht sent to Doug & Kellie Parkes.

Commissioners received a copy of correspondence that Vanessa Buhs received from Brian Conway, State Historic Preservation Officer relating to the "Haley Sisters" Building 419, 421 & 423 River Street.

After discussion the Museum Direct was given direction to review the proposed entry tiles for the Haley Sisters Building at 419, 421, 423 River Street for color compliance.

Commissioners received a copy of a letter that City Manager Mitch Deisch sent expressing interest in acquiring the Manistee North Pierhead Light.

STAFF REPORTS

Denise Blakeslee said that they will be updating forms to include tax credit language, stop work noticing and to streamline sign/awning applications.

The Next meeting of the Historic District Commission will be on Thursday, September 3, 2009 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 3:55 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary

231-723-6571



TO: Elbert Purdom
FROM: Bob Cole

PO Box 265
Cadillac, MI 49801
(231) 775-3882
Fax: (231) 775-0424

August 4, 2009

Robbert McKay
Historical Architect
702 West Kalamazoo Street
P.O. Box 30740
Lansing, MI. 48909-8240

Re: Manistee Facade / Purdom Building

Dear Mr. McKay,

Thank you for meeting with Mr. Purdom and I yesterday concerning the historical preservation of Mr. Purdoms building. I have attached a sketch for your review. In this drawing we have:

- #1: removed the lower brick
- #2: frame in larger window openings.
- #3: raised the cornice work to just under the concrete ledge.
- #4: Changed gate at left of building to aluminum entrance.
- #5: Cement board siding or wood siding is to be install at exterior facade. Flat panels not lap siding
- #6: mortar joints are to be remove at damaged areas of the facade and replaced with new lime mortar installed at these areas.
- #7: Delete Shutters
- #8: Remove three pilaster from original drawing. New Glass is to run by interior columns.

Mr Purdom wishes to receive tax credits for this renovation. Please review my sketch and let me know if this is what you were thinking.

Sincerely

Robert T. Cole

P.S. Mr. Purdom, I spoke with Robbert yesterday concerning these changes. He told me this is what he was looking for to return the building to meet the Historic era. By completing these changes you would be able to receive the tax credits that you were interested in.

