

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, August 7, 2014

3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Historic District Commission can take action to approve the August 7, 2014 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the July 10, 2014 meeting Minutes.

V New Business

337 River Street – Water Damage

The Commission has received a report that water damage is occurring at the building at 337 River Street (former H & K Building). A portion of the roof membrane had blown off and when it rains the water pours directly into the building.

The Commission will discuss if action needs to be taken to preserve this historical building.

VI Old Business

VII Public Comments and Communications concerning Items not on the Agenda

At this time the Chair will ask if there are any public comments.

VIII Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

IX Reports

Main Street/DDA Director
Museum Curator
Museum Director
Planning & Zoning Administrator

X Members Discussion

At this time the Chair will ask members of the Historic District Commission if they have any items they want to discuss.

XI Worksession

XII Adjournment



City of Manistee Planning & Zoning Administrator



MEMORANDUM

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TO: Historic District Commissioners
FROM: Denise Blakeslee, Planning & Zoning
DATE: August 1, 2014
RE: Historic District Commission Meeting August 7, 2014

Commissioners, the next Historic District Commission will be on Thursday, August 7, 2014. We have the following item on the Agenda:

337 River Street, Water Damage – The Commission has received a report that water damage is occurring at the building at 337 River Street (former H & K Building). A portion of the roof membrane had blown off and when it rains the water pours directly into the building.

The Commission operates under the regulations of the Local Historic Districts Act, Act 169 of 1970 and Chapter 1280 Historic District of the Code of Ordinances. The Commission can take action to preserve buildings under the following:

Section 1280.02 DEFINITIONS

E. *"Demolition by Neglect" means neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.*

Section 1280.15 DEMOLITION BY NEGLECT

Upon a finding by the Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with Demolition by Neglect, the Commission may do either of the following:

- A. *Require the owner of the resource to repair all conditions contributing to demolition by neglect.*
- B. *If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as necessary to prevent Demolition by Neglect. The costs of the work shall be charged to the owner, and may be levied by the City of Manistee as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the Circuit Court.*

Members of the Commission are asked to take a walk around and look at the building prior to the Meeting. Staff will try to get photographs of the building for the Commission to review at the meeting.

If you are unable to attend the meeting please call me at 398-2805, see you next Tuesday!

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

July 10, 2014

A Meeting of the Manistee City Historic District Commission was held on Thursday, July 10, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:05 p.m. by Chair Kracht.

ROLL CALL:

Members Present: T. Eftaxiadis, Teena Kracht, Thomas R. Smith, Mary Russell,

Members Absent: Dave Carlson, John Perschbacher (excused), Vacancy

Others: Mark Fedder (Museum Director) Steve Harold (Museum Curator) and Denise Blakeslee (Planning & Zoning Administrator)

Commissioners welcomed new Member Thomas R. Smith.

APPROVAL OF AGENDA:

MOTION by T. Eftaxiadis, seconded by Mary Russell that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Mary Russell, seconded by T. Eftaxiadis that the Minutes of the June 6, 2014 Meeting be approved with the correction that T. Eftaxiadis was absent (excused).

With a voice vote this motion passed unanimously.

NEW BUSINESS:

Redevelopment Ready Communities Program

Several members of the Commission were able to attend the Redevelopment Ready Communities presentation to City Council on July 1, 2014. Staff and the Commission discussed the program and the work the Historic

District Commission will be doing assist with the Best Practices requirements.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE/STAFF REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Elizabeth Atkins send postcards of Downtown Manistee to the Commission to have for their files. Chair Kracht will send a thank you on behalf of the Commission. Discussed closing out permits, the Mathews project and a possible project at the Hokanson’s building. Update on the Michigan Local Certified Communities Program.

Mark Fedder, Museum Director – Issued the following Permits:

Briny Inn, 50 Filer Street – Routine Repair & Maintenance, Brick work on front of building including tuck pointing as submitted with application on file. Mortar mix included in file. *Issued Permit PHDC14-10*

Manistee County Historical Museum, 425 River Street – Projecting Sign. *Issued Permit PHDC14-11*

Steve Harold, Museum Curator/Lighthouse Coordinator – Spoke to the Commission about the current grant they are starting the Historic Structure/Engineering Documents.

The Next meeting of the Historic District Commission will be on Thursday, August 7, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Thomas R. Smith, seconded by T. Eftaxiadis that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:50 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary

From: [Patrick Kay](#)
To: [Denise Blakeslee](#)
Subject: H&K Electric Building
Date: Thursday, July 31, 2014 6:57:23 PM

Denise,

I was just wanting to make sure that you and the HDC were aware of the conditions of the building known as H&K Electric. The rubberized roof membrane has blown off and then removed what was left and therefore when it rains it pours directly into the building. The bricks on the the East side of the building are giving way from the building. The back of the building is caving in from the hillside. The mold inside the building makes the building uninhabitable. There is severe neglect on this property and something drastic needs to be done so that it can be taken care of and not effect other buildings in the area.

Patrick Kay
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Downtown Development Authority
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