

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

November 13, 2014

A Meeting of the Manistee City Historic District Commission was held on Thursday, November 13, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:02 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, T. Eftaxiadis, Teena Kracht, Thomas Smith

Members Absent: John Perschbacher(*excused*), Mary Russell (*excused*), Vacancy

Others: Brice Bossardet (River Parc Place LLC), Michael Corby (Integrated Architecture), Mark Fedder (Museum Director) Steve Harold (Museum Curator) and Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by Thomas Smith that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by T. Eftaxiadis, seconded by Dave Carlson that the Minutes of the October 2, 2014 Meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

River Parc Place LLC, 80 Washington Street – Construct a partial upper floor addition

T. Eftaxiadis declared a conflict of interest due to a financial interest in the property. He removed himself to the audience.

At the October 2, 2014 meeting the Historic District Commission discussed with the developer the proposal of constructing a partial upper floor addition in response to a request for Design Guidelines. The Commission was receptive to the idea, but requested that the applicant include a view of all the sides of the building and elevations. The applicant has submitted a request for a Certificate of Appropriateness and supplied a copy of the views and elevations for the building for the Commissions consideration.

Brice Bossardet, River Parc Place LLC - Reviewed the Concept Drawings that detailed each elevation of the project. He noted that the plan may need to be changed for engineering purposes.

MOTION by Thomas Smith, seconded by Dave Carlson that the Historic District Commission approves the request from River Parc Place LLC, 80 Washington Street for the construction of a partial upper floor addition as submitted with application HDC-2014-16. The applicant will bring back final plans to the Commission once engineering is finalized.

With a roll call vote this motion passed 3 to 0.

Yes:	Smith, Carlson, Kracht
No:	None
Abstained:	Eftaxiadis

MN Partners, LLC – Harbor Village, Lakeview Area

Commissioner Eftaxiadis returned to his seat.

Harbor Village was the first Planned Unit Development in the City of Manistee. When the Special Use Permit was issued, oversight was given to the Historic Overlay Review Committee for design standards. The Historic District Commission has assumed the responsibility of reviewing the design of new buildings constructed in Harbor Village.

A request has been received from MN Partners LLC for the construction of three buildings (2 duplexes' and one single unit). Copies of elevations that include details on the types of materials proposed have been provided for the Commissions consideration.

Michael Corby, Integrated Architects – Reviewed the plans, elevations and building materials with the Commission. Items discussed included:

- Buildings are Victorian Sympathetic in design
- Metal Standing Seam Roof
- Cultured stone chimney
- Colors are muted tones/pale consistent with the project area
- Arches accent the windows
- Siding has the look of shake that is more durable and will be painted, will use Cable Railings
- Only two of the five garage doors will face Fifth Avenue

MOTION by T. Eftaxiadis, seconded by Thomas Smith that the Historic District Commission approves the request from MN Partners, LLC for the design of three buildings (two duplexes' and one single unit) as submitted on plan#20140620 Labeled Village North Pier prepared by Integrated Architecture.

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

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

OLD BUSINESS

Smith – Icehouse, 435 River Street

The Commission has been in discussion with the owner of the property at 435 River Street regarding the condition of the Icehouse located on the back of the building (Water Street). The Commission has discussed how this structure is beyond repair and is a health and safety issue and needs to be demolished. The concern that has been raised is how the icehouse is structurally tied into the adjoining building. This has resulted in the need to have an engineering report done prior to demolition to insure that the structural integrity of the adjoining building is not impacted when the icehouse is demolished.

The Commissioners and Staff discussed the history behind the issue with the icehouse.

MOTION by Dave Carlson, seconded by Thomas Smith that the Historic District Commission declares the Icehouse on the southwest side of the building at 435 River Street is beyond salvaging and that the Historic District Commission supports the City of Manistee to take action under Chapter 650 Anti-Blight of the City of Manistee Code of Ordinance to remove the structure while requiring that an engineering report is submitted prior to demolition to insure that the structural integrity of the adjoining building is

not impacted when the icehouse is demolished.

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

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

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director – Reported to the Commission on the Permits as follows:

Issued Permits

River Parc Place II, LLC – Routine Repair & Maintenance as follows:

- Replace windows to be similar in appearance as previously approved.
- Replace exterior doors to be similar in appearance as previously approved.
- Replace siding and all exterior wood building elements with new materials to be painted previously approved color
- Benjamin Moore – Forest Green #2047-10 Trim and Siding
- The conditions of these elements were reviewed by the Museum Director during a site visit to the building on September 23, 2014. At that time it was noted that the windows on the East, West and North sides of the building were installed both flush with the exterior of the building and recessed. The replacement of these windows requires that all windows are to be installed with a recessed appearance.
- The requirement for the replacement of the windows on the tower and on the South Side of the Building does not apply. These windows are to be installed with consistent appearance.

Gayle Busselle, 318 River Street – Routine Repair & Maintenance as follows:

- Repair a 50' x 2' section of roof on the front of the building
- Remove and replace 40' section of soffit, prime and paint same color
- Remove and replace 20' of bottom boards, prime and paint same color
- Repaint Lower portion of building same color.

Vanessa Bowden, 337 River Street Routine Repair and Maintenance to take the necessary measures to secure the building from the elements while retaining ventilation while the applicant pursues design for restoration in the short term. Measures include:

- Securing/fixing roof
- Boarding up windows temporarily
- Any necessary framing needed to secure bricks from falling/deteriorating (east side of building).

Famous Flynn's, 344 River Street Paint Colors as follows:

- Base Color: Sherwin Williams, Stolen Kiss #SW7586
- Major Trim Color: Sherwin Williams, Lotus Pod, #SW7572
- Minor Trim Colors: Sherwin Williams, Seal Skin, #SW7675

Closed out Permits

Happy Owl Bookstore, 360 River Street – Sign Permit

Briny Inn, 50 Filer Street – Window Replacement

Swankz Good Goods, 363 River Street – Sign Permit

Manistee County Historical Museum, 425 River Street – Sign Permit

MEMBERS DISCUSSION

None

The Next meeting of the Historic District Commission will be on Thursday, December 4, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

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

MEETING ADJOURNED AT 3:48 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary