

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

December 4, 2014

A Meeting of the Manistee City Historic District Commission was held on Thursday, December 4, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:00 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, T. Eftaxiadis, Teena Kracht, Thomas Smith, John Perschbacher, and Mary Russell

Members Absent: Vacancy,

Others: Kendra C. Thompson (Kendra C. Thompson Architect, P.C.), Dr. Kenneth Borenitsch (415 River Street), Mark Fedder (Museum Director) and Denise Blakeslee (Planning & Zoning Administrator)

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by Mary Russell that the Agenda be approved as prepared.

With a voice vote this motion unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Thomas Smith that the Minutes of the November 6, 2014 Meeting be approved with the correction that Commissioner Perschbacher and Russell were excused.

With a voice vote this motion unanimously.

NEW BUSINESS:

HDC-2014-18, Dr. Ken & Jan Borenitsch/Kendra C. Thomson Architects, PC, 415 River Street – Façade Improvements

A request has been received from Kendra C. Thompson Architects PC/Agent for Dr. Ken & Jan Borenitsch, 415 River Street for a Certificate of Appropriateness for façade improvements as submitted with application HDC-2014-18.

Kendra C. Thompson, Architect/Agent – Ms. Thompson presented the request to the Commission. The façade improvements would include installing an entrance on River Street to provide access to the existing upstairs apartment. She reviewed the plan with the commission and discussed an update to the plan that was made today:

- Proposed aluminum storefront is similar to the original
- Plan to use existing doors, CHANGE in plan is to increase the height of the existing transom window of the doors; this may result in having to replace the doors to match existing
- Existing Cornice will be made smaller, currently it runs the length of the building; the sections over the existing doors will be removed (to allow for the higher transom windows); and it will closer match the width of the original canopy.
- The original front of the building was doors and a ticket booth for the theater, the plan is to put a door in the middle (where the ticket booth was located) to provide access to the upstairs apartment, this will be fire rated and the framing will be cladded in aluminum.
- They are proposing a Black or Charcoal Grey color for the storefront; no change to the upper story windows at this time.
- Glass will be clear low-e.
- Simple plain door pulls were shown that will be used to replace the existing door pulls on the building.
- In the future the owner would like to replicate the original Lyric Theater sign.

The Commission discussed the proposed changes with applicant; layout of the building; size of the apartment; storage areas and asked about skylights. Currently there are none, but it could be a consideration in the future.

MOTION by T. Eftaxiadis, seconded by Dave Carlson to approve the request from Dr. Ken & Jan Borenitsch, 415 River Street for façade improvements as submitted with application HDC-2014-18 with revisions as shown on plans dated 12-4-14.

With a roll call vote this motion passed 6 to 0.

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

Election of Officers 2015

According to the By-Laws of the City of Manistee Historic District Commission their annual election of Officers is held at the December Meeting for the following year.

Chair

At this time the meeting was turned over to Denise Blakeslee who asked for nominations for the Position of Chair.

John Perschbacher seconded by Mary Russell nominated Teena Kracht for the position of Chair

Nominations were asked for three times. There being no further Nominations, the nominations were closed.

With a roll voice vote Teena Kracht was unanimously elected Chair of the Historic District Commission for 2015. Ms. Blakeslee turned the meeting over to Chair Kracht.

Vice-Chair

Chair Kracht asked for nominations for the Position of Vice-Chair.

T. Eftaxiadis seconded by Dave Carlson nominated John Perschbacher for the position of Vice Chair

Nominations were asked for three times. There being no further Nominations, the nominations were closed.

With a voice vote John Perschbacher was unanimously elected Vice - Chair of the Historic District Commission for 2015.

Appointment of a Recording Secretary 2015.

At this time the Historic District Commission will appoint a Recording Secretary to handle the administrative functions of the office.

Motion by John Perschbacher, seconded by Mary Russell that Denise Blakeslee be appointed Recording Secretary for the Historic District Commission for 2015

With a voice vote Denise Blakeslee was unanimously appointed Recording Secretary of the Historic District Commission for 2015.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Ms. Blakeslee reported that Council adopted a resolution on December 2, 2014 that is the final item remaining for the Certification Agreement for the City to become a Local Michigan Certified Government Community.

MEMBERS DISCUSSION

Commissioner Eftaxiadis – spoke to the Commission about the new SHPO Historical Architect that is working on the Façade plans for the North Channel Building.

The Next meeting of the Historic District Commission will be on Thursday, January 8, 2015 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by T. Eftaxiadis, seconded by Mary Russell that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:35 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary