

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, June 6, 2013

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 June 6, 2013 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the May 2, 2013 meeting Minutes.

V New Business

VI Old Business

HDC-2013-02 Joe Mathewson, 339 River Street

The Commission will be updated on the status of the project at 339 River Street.

At this time the Commission could take action if necessary relating to the project at 339 River Street.

HDC-2012-07 Mike Cnudde, 335 River Street

The Commission will be updated on the status of the project at 335 River Street

At this time the Commission could take action if necessary relating to the project at 335 River Street.

VII Public Comments and Communications concerning Items not on the Agenda

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

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

May 2, 2013

A Meeting of the Manistee City Historic District Commission was held on Thursday, May 2, 2013 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: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, Jeremy Loveless, John Perschbacher, Mary Russell

Members Absent: None

Others: Travis Alden(DDA/Main Street Director), Mark Fedder (Manistee County Historical Museum) Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA:

MOTION by Maria DeRee, seconded by Mary Russell that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Maria DeRee, seconded by Mary Russell that the Minutes of the April 4, 2013 Meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Recording Secretary – distributed H.A.M it Up! brochures to the Commissioners.

Commissioner Perschbacher entered the meeting.

MEMBERS DISCUSSION

None

Meeting Closed at 3:17 pm

WORKSESSION:

Training Exercise – Demolition by Neglect

Prior to the purchase of the Winkler Block Building at 312 River Street, staff had begun the work for the Commission to determine if the deterioration of the building would qualify as Demolition by Neglect. Most of the paperwork had been prepared for the Commission to begin the process when the bank accepted the offer from Blue Fish.

The Historic District Commission has the authority under the Local Historic Districts Act (Act 169 of 1970) and Chapter 1280 Historic District of the City of Manistee Codified Ordinance to require the owner to make necessary repairs to avoid the loss of structures within the district. This is done under Demolition by Neglect which is defined as follows:

"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 399.205 (11) of the Local Historic Districts Act and Section 1280.15 of the City of Manistee Codified Ordinances reads:

Upon a finding by a 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 are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit 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.**

The Commission went through the exercise to have a better understanding of the process in the event that a building in the district falls into a state of disrepair in the future. Staff had prepared a Powerpoint Presentation of photographs of the building as well as a draft resolution for adoption if the Commission had determined that the condition of the building constituted Demolition by Neglect.

Commissioner Eftaxiadis entered the meeting.

Discussion included how to contact owners of properties to prevent Demolition by Neglect; how Demolition by Neglect is the last option for the Commission to protect resources; how to soften the process and promote a better understanding of preservation; the availability of funds from DDA/Main Street (Façade Grants); the desire to preserve our resources.

Travis Alden noted that the Corbels and Trim were installed today on Mike Cnudde's building.

Discussion on the North Channel Outlet building.

The Next meeting of the Historic District Commission will be on Thursday, June 6, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Mary Russell, seconded by Maria DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:17 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary

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
Community Development Director

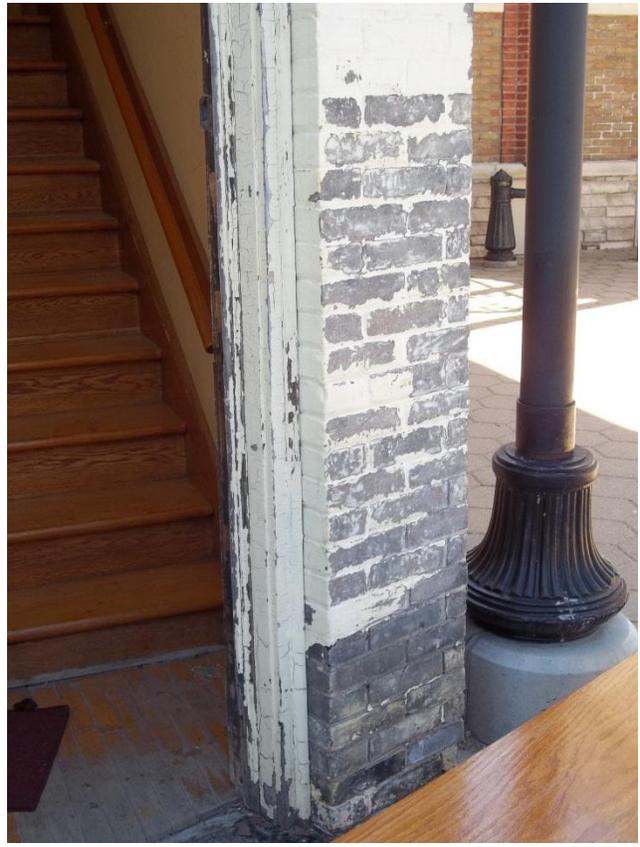
X Members Discussion

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

Joe Mathewson, 339 River Street – Photos showing condition of brick and attempt to remove paint.



2007 Photo - 339 River Street Building

Mr. Mathewson wanted to remove the paint from the three brick columns on the front of the building exposing the brick. Upon cleaning of the brick it was discovered that a silver roofing compound had been applied behind the paint on these columns.

Mr. Mathewson does not want the brick to be painted and would leave the project unfinished instead of painting these three columns.

He has proposed to build a wooden "enclosure" that would cover the brick which would be stained to match the work he has been doing to restore the front of the building.



Denise Blakeslee

From: McKay, Robbert (MSHDA) <McKayR@michigan.gov>
Sent: Thursday, May 23, 2013 4:25 PM
To: Jon Rose; Larson, Kelly (MSHDA)
Cc: Denise Blakeslee
Subject: RE: 339 River Street

Jon,

While Mr. Mathewson may well be "adamantly opposed to re-painting" the first floor brick, his proposed solution (boxing in the piers) is entirely inappropriate in its own right. Concealing the historic brick behind paneling, regardless of whether it can be removed in the future or not, will substantially alter the historic character of the building and is inconsistent with the character of the Manistee historic district. The proposal is not consistent with the *Secretary of the Interior's Standards for Rehabilitation* and would not be approved as part of a Section 106 or Tax Credit project review. There really are only three possibilities that are appropriate in this instance.

Option 1 is to leave the existing paint alone and allow it to remove itself "naturally." This may be a slow process but it will eventually happen. Given the nature and extent of the other working being undertaken at the property I would suggest that this is the least desirable solution.

Option 2 is to continue to seek to identify a chemical paint stripper that will remove the existing paint layers without damaging the brick. It is possible that the removal process may involve two different stripping systems, one for the traditional paint itself and one for the silver roofing material (this is most likely aluminum rich roof paint). It may be helpful to have a sample of the silver "paint" tested to determine its base chemical composition. By knowing its true chemistry it will be easier to identify the most productive stripping agent(s). This approach while the most historically appropriate is likely to be the most expensive, has the highest potential to do serious and irreparable damage to the brick and in the end may be only moderately successful.

Option 3, which is quite frankly the least problematic solution, would be to simply repaint the existing painted areas. While I do in general agree that painting masonry is the least preferable option, it doesn't sound as if in this case the new paint has even the slightest potential to do additional damage to the brick.

Had the existing paint come off of the brick willingly, stripping would clearly be the preferred solution. In this case the bond between the roof paint and the brick seems to be suggesting the use of a different approach. In a very real sense rehabilitation is about adapting to the conditions we encounter along the way and creating an acceptable all be it imperfect solution.

Robb McKay
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Office: (517) 373-1630 Fax: (517) 335-0348

URL: www.michigan.gov/shpo

MEMORANDUM

To: Historic District Commissioners

From: Jon R. Rose, Community Development Director

Date: May 23, 2013

RE: Mike Cnudde, 335 River Street

Commissioners, Mike Cnudde has spoken with Travis Alden, Main Street/DDA Director about a release of funds for his project at 335 River Street. This would require issuance of a Certificate of Compliance. To assist the Commission in determining what if any items are remaining that need to be completed to close out the request we are including excerpts from the January and March meeting minutes.

Excerpt from January 3, 2013 Meeting Minutes

335 River Street - Michael Cnudde

PHDC12-007 - Remove plywood, furring strips and tile from upper façade and brick columns on either side of the storefront, repair, repoint, and paint all brick masonry following recommendations from the Design Specialist, State Historic Preservation Office; Reconstruct wood cornice with brackets; Install projecting sign (signage will be approved by Museum Director when applicant wishes to install a sign); Install wood panels and trim on any areas of the storefront exposed by removing the plywood and tile; Remove "bath tile" and paint brick to match upper brick; Any changes to the windows or door will require approval from the Historic District Commission

During renovation it was discovered that there was not brick behind the plywood and tile. Kelly Larson, Design Specialist from the State Historic Preservation Office was in town when it was discovered and she revised plans which were presented to the Emergency Review Committee. On October 12, 2012 the Emergency Review Subcommittee approved the following revised Façade Improvements for 335 River Street as follows:

- Install wood panels and trim (simple design, not overly elaborate or detailed) on any areas of the storefront exposed by removing the plywood and tile.
- Height of recessed entrance to extend up to original ceiling height (just below cornice) repair wood ceiling as needed.
- All other recommendations for the façade outlined in the design services package (dated May 15, 2012) are to remain.



As shown on Revised Façade Improvements plan dated 10/4/12.

Applicant did not recess the entrance, wood panels and trim were not installed as shown on the application; adhesive from the "Bath Tile" was not removed before the building was painted.

Commission asked that Jon Rose follow up with the applicant on the status of the project.

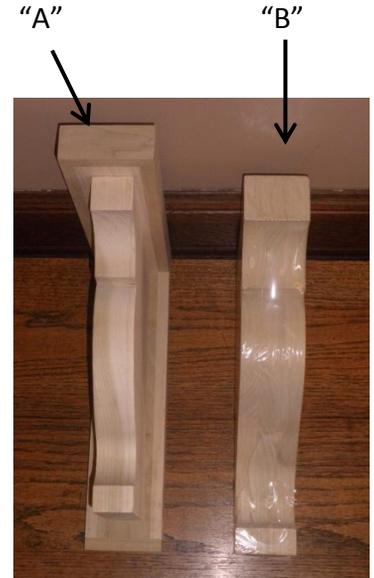
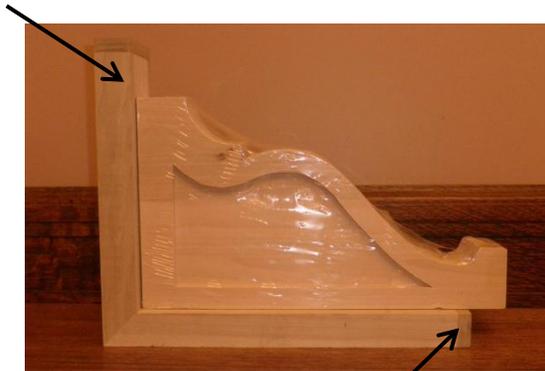
Excerpt from March 7, 2013 Meeting Minutes

335 River Street – Mike Cnudde (PHCD12-007)

The contractor for Mr. Cnudde brought two choices of Corbels for the building at 335 River Street.

The Commissioners discussed the two. Corbel "A" was two pieces and the Commission decided that a combination of the outer bracket from Corbel "A" with Corbel "B" was best.

Top will be shortened 1 ¼" so that it will protrude between ½" to 1" further than Corbel "B"



Outer Bracket (Corbel "A") will be extended so the bottom will be flush with the bottom of (Corbel "B") creating a combined Corbel "A/B"

The Commission discussed which corbels needed replacement and reviewed the application and the Inspection Photo from the January Meeting.

MOTION by John Perschbacher, seconded by Maria DeRee that the Historic District Commission approve the following:

The existing ten large corbels will be replaced with the new combined Corbel "A/B"

New trim piece is to be installed under the small corbels to remain similar to the adjacent building.

Corbels and trim are to be painted to match the small corbels to remain on the building.

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

Yes: Eftaxiadis,
Loveless,
Perschbacher,
DeRee, Carlson,
Kracht

No: None



The Corbles and trim have been installed.