

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Tuesday, September 4, 2007

3:00 p.m. Manistee County Historical Museum
425 River Street - Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Historic District Commission will take action to approve the September 4, 2007 Agenda.

IV Approval of Minutes

At this time the Historic District Commission will take action to approve the August 2, 2007 Minutes.

V New Business

Paula M. Rozmiarek - Door Replacement 347-349 River Street

Paula Rozmiarek - Door Replacement at 347-349 River Street

At this time the Historic District Commission will review the request for door replacement at 347-349 River Street

Suvi Inc - Projecting Sign 419 River Street

Suvi Inc - Projecting Sign at 419 River Street

At this time the Historic District Commission will review the request for a projecting sign at 419 River Street.

VI Old Business

Jeff Skinner/Kieu Ngo - Request to construct a New Building on Vacant Property.

Jeff Skinner/Kieu Ngo, Vacant Property north of 65 Maple Street and City Parking Lot - Construct new building for Commercial and Residential use.

At this time the Historic District Commission will continue their review the request for a new building for Commercial and Residential Use on vacant property.

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 Staff Reports/Worksession

At this time the Chair will ask staff for their report.

Awnings Standards/Guidelines - The Commission will continue work on establishing Standards and Guidelines for Awnings

X Adjournment



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546
www.ci.manistee.mi.us

MEMORANDUM

TO: Historic District Commissioners

FROM: Denise Blakeslee 

DATE: August 29, 2007

RE: September 4, 2007 Meeting

NOTE: Meeting was changed to 3:00 p.m. on Tuesday, September 4, 2007.

Good Morning! We have the following items on the September 4, 2007 Agenda:

New Business:

- ▶ **Paula Rozmiarek - Door Replacement at 347-349 River Street**
We have received a request from Paula Rozmiarek to replace two exterior doors at 347-349 River Street. This request was received too late to be placed on the August meeting Agenda.
- ▶ **Suvi Inc - Projecting Sign at 419 River Street**
Suvi Inc. would like to add a projecting sign for their business at 419 River Street. The sign company in error installed the sign prior to approval. Ms. Brenner had them remove the sign but took pictures of the sign as it was installed. These pictures show the proposed placement of the sign if approved by the Historic District Commission.

Old Business

- ▶ **Jeff Skinner/Kieu Ngo, Vacant Property north of 65 Maple Street and City Parking Lot - Construct new building for Commercial and Residential use.**
Mr. Skinner took back the concerns/recommendations to his architect from the August meeting. They will be bringing an updated plan to the meeting for you to review.

See you Tuesday!

Enclosed in your packet is a copy of the approved temporary sign for The Grounds.

:djb



Historic Overlay Permit No: PHDC7018

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

347 River Street **Location**
 51-51-453-708-04

Owner
 Rozmarek, Paula
 411 River Street
 MANISTEE MI 49660
 (231) 723 9322

Issued: 09/05/07
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
 411 River Street pH# (231) 723 9322
 MANISTEE MI 49660

Work Description: Certificate of Appropriateness for the replacement of two exterior doors.

At their meeting of September 4, 2007 the Historic District Commission in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings the Commission approves the request for replacement of two exterior doors at 347-249 River Street (Application HDC-2007-18 - Simpson Door, Traditional, #2004, Stain Grade/ American Red Oak - Exterior Traditional).

The door stain must be approved by Steve Harold prior to installation, or if painted, paint color must be approved by the Commission.

The Commission commends the owners for undertaking the exterior renovation of this building. The application indicated that future phases would be stained to match the doors. Consensus of the commission is that painting of other exterior elements could be approved, while staining of other exterior elements would not be permitted.

The Commission recommends the applicant review the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings for future phases.

Must follow all Codes and Ordinances as they apply to this project.

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

Fee Total: \$0.00
Amount Paid: 0.00
Balance Due: **\$0.00**

 Official

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



Original
for file

Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Paula M. Rozmiarek, Property Owner**

Mailing Address: **411 River Street, Manistee, Michigan 49660**

Phone & Email Address: **(248) 613-5302 – fishtowndesign@gmail.com**

Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**

Type of Application: **Regular Maintenance – Rehabilitation/Restoration**

Proposed Work Start Date: **Approximately October 1, 2007**

Proposed Completion Date: **Approximately October 10, 2007**

Contractor/Builder: **Bid process underway**

Description of work proposal: **Door replacement, as described below**

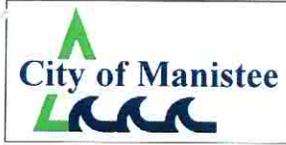
Replacement of two (2) deteriorated, non-historical exterior doors with those of historical significance. This is the first phase in the renovation of this building.

These replacement doors will fill the historical eight foot (8') opening, are made of Oak and feature a traditional design echoing that of an existing door. The proposed replacement doors are described and depicted in Exhibit A, contained within this application.

Exhibit B contains photographs of the existing building exterior as well as the doors being replaced [Green Arrows]. The first door being replaced is located at the left hand side of the building (the Northeast Corner), providing access to the second level of the building. This opening will support a thirty-two inch (32") wide door. The current door is badly damaged, does not fill the historical eight foot (8') opening and is not original to the building. The current door design is a five (5) panel door, similar to that of the proposed replacement.

The second door being replaced is located in the center of the building, providing access to a hallway between the first floor retail establishments. This opening will support a thirty-six inch (36") wide door. The current door is deteriorated, does not match the first door and is not original to the building. The current door design does not feature any panels.

Future phases of this renovation include the following projects [Red Arrows]: (a) Victorian ledge running the length of the two building fronts (347 & 349 River Street), (b) Removal of plywood covering historical windows and columns, (c) Replacement of second story windows with those that properly fill the brick openings, (d) Update signage to historical standards. All phases will be, where appropriate, completed in natural oak, stained and varnished to match doors. Complementary color(s) will be determined prior to submission of the application for the next phase.



Application for a Certificate of Appropriateness

EXHIBIT A: Replacement Door Specifications and Picture

Supplier: Simpson Door - (800) 952-4057	
Name, Number & Series:	Traditional, #2055, Stain Grade
Door Species and Type:	American Red Oak - Exterior Traditional
Standard Features	
Performance Series	Offers all the beauty of genuine wood with the moisture-resistant power of UltraBlock® technology and Weather Seal™ process.
Panels:	1-1/4" Innerbond Double Hip-Raised
Door Widths and Height:	32" and 36", 8'0"



EXHIBIT B – 1: Photographs of building exterior and Existing Doors

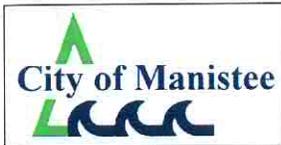


Exhibit B – 2: Left Door to be replaced



Exhibit B – 3: Center Door to be replaced





Application for a Certificate of Appropriateness

Office Use Only:

Date Submitted: 7-26-07 Application #: HDC-2007-18 Meeting Date: 9-4-07

Notes: _____

Approved by Historic District
Commission 9-4-07

Request was recieved too late to be
placed on the August Agenda. DB

Denise Blakeslee

From: Fish Town Design [fishtowndesign@gmail.com]
Sent: Thursday, July 26, 2007 3:25 PM
To: Denise Blakeslee
Subject: Historical Review Committee - 347 River Street
Attachments: Historical Application - 347 River - 25July07.doc

Dear Denise,

Attached to this email is a submission for consideration within the Historical District Commission. Please give a call with any questions or concerns.

Thanks!

Jeff Gordon - (248) 613-6409

or

Paula Rozmiarek - (248) 613-5302



Historic Overlay Permit No: PHDC7019

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

419 River Street Location
51-51-350-701-13

Owner
Port City Investments LLC
2845 Crooks Rd
Rochester Hills MI 48309
(247) 670 7171 Suvi

Issued: 09/05/07
Const value 0
Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
2845 Crooks Rd pH# (247) 670 7171
Rochester Hills MI 48309

Work Description: Certificate of Appropriateness for the installation of a projecting as shown on application HDC-2007-19 for "Suvi Boutique".

Approved by the Historic District Commission at their meeting of September 4, 2007.

Must follow all Codes and Ordinances as they apply to this project.

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

Official

Fee Total: \$0.00
Amount Paid: 0.00
Balance Due: \$0.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 231.398-2805 www.ci.manistee.mi.us

Please Print or Type

Name of Property Owner: Port City Investments LLC

Mailing Address: 2845 Crooks Rd. Rochester Hills MI

Phone# & e-mail Address: 248 670 7171 tony@wright-flippis.com

Address of Affected Property:

Type of Application: New Construction Rehabilitation/Restoration Demolition
 Addition Other (Specify) Sign

Proposed Work Start Date: 8/8/2007 Proposed Completion Work Date: 8/8/2007

Contractor/Builder: Jerry Koczmarczyk

Mailing Address: 396 Voelm Rd

Phone# & e-mail Address: Wellston, MI 49689

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary): Exterior store sign the pole will extend North off the upper face of the building. Please see attached picture proposal for measurements and materials.





Pictures of 419 River Street. Projecting sign would be centered over entrance door. Sign will use similar colors used for the window sign.

E-20

60"

Black



Dove Gray

30"

Black

40"

- STEEL BRACKET
- MDO SIGN BOARD SIGN
- WITH VINYL LETTERING

COST: \$975.00



**Northern
Vinyl
Graphics**

Jerry Kaczmarczyk
396 Voelm Rd.
Wellston, MI 49689

COMPUTER CUT VINYL LETTERING
& CUSTOM DESIGNED LOGOS
SIGNS & MORE!

231-510-0327

Designed exclusively for:
Karen Brewer

Address:
419 River Street Manistee MI

Date:
7-31-07

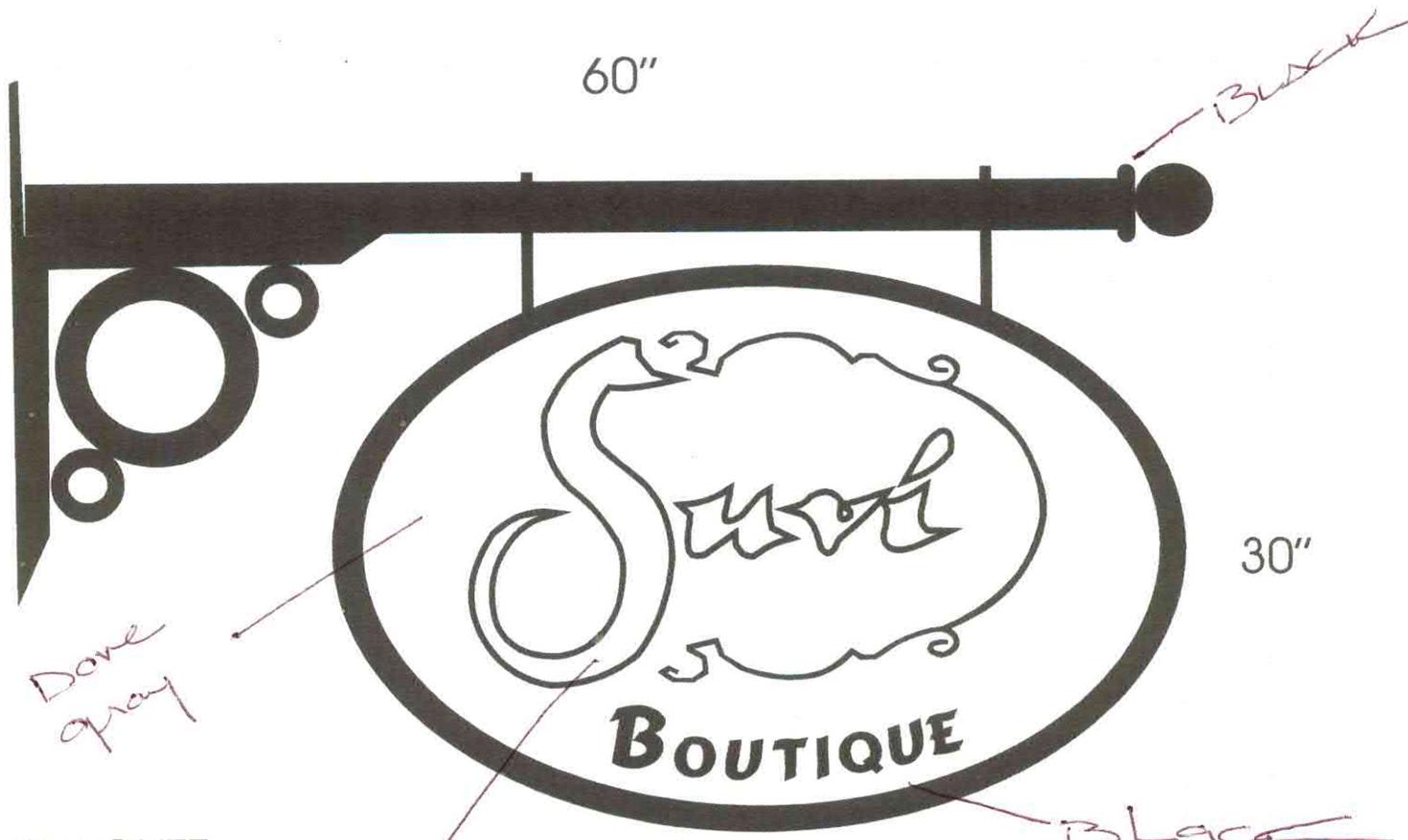
Phone:
231-3983200

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

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Signature: _____ Date: _____



- STEEL BRACKET
- MDO SIGN BOARD SIGN
- WITH VINYL LETTERING

Brushed 40"
Silver

COST: \$975.00



**Northern
Vinyl
Graphics**

Jerry Kaczmarczyk
396 Voelm Rd.
Wellston, MI 49689

COMPUTER CUT VINYL LETTERING
& CUSTOM DESIGNED LOGOS
SIGNS & MORE!

231-510-0327

Designed exclusively for: <i>KAREN BREWER</i>	Date: <i>7-31-07</i>
Address: <i>RIVER ST. MARISTEE, MI.</i>	Phone: <i>231-398-3200</i>
<i>The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.</i>	50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.
Signature: _____	Date: _____

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NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on Tuesday, September 4, 2007 at 3:00 p.m. at the Manistee County Historic Museum, 425 River Street, Manistee, Michigan.

The agenda items include:

Paula Rozmiarek - Door Replacement at 347-349 River Street

Suvi Inc - Projecting Sign at 419 River Street

Jeff Skinner/Kieu Ngo, Vacant Property north of 65 Maple Street and City Parking Lot -
Construct new building for Commercial and Residential use.

All meetings are open to the public.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 4:30 p.m., Thursday, August 30, 2007 on the bulletin board at the south entrance to City Hall.

Signed:



Denise J. Blakeslee



Application for a Temporary Sign Manistee Commercial Historic District

Historic District Commission, 70 Maple Street, Manistee, MI 49660 231.398-2805 www.ci.manistee.mi.us

Please Print or Type

Name of Property Owner: The Grounds
Mailing Address: 129 Washington St
Phone# & e-mail Address: 723-5776

Address of Affected Property: Washington St

Name of Applicant (if different): _____
Mailing Address: _____
Phone# & e-mail Address: _____

By Signing this form the Applicant agrees to the terms of the Temporary Sign Permit

Applicants Signature: Verbal Approval

Signage within the Historic District requires approval by the Historic District prior to installation. The Historic District Commission meets the first Thursday of each month and requests before the Commission must be received 10 days prior to a meeting to be placed on the agenda.

Since signage is an important component of Businesses in the Manistee Commercial Historic District and applicants cannot always get their information to the Commission in time to be placed on the agenda, the Historic District Commission has developed a process that allows the installation of Temporary Signage as follows:

- ▶ Temporary Signs are limited to 45 days. An extension can only be granted by the Historic District Commission.
- ▶ Temporary Signage is limited to 16 square feet and can only be located in the window/door of a building.
- ▶ Temporary Signs require review and approval by Steve Harold. Contact information for Mr. Harold is as follows:

Steve Harold, Manistee County Historical Museum
425 River Street, Manistee, Michigan, 49660
231.723-5531 - Tuesday thru Friday - 10:00 a.m. till 5:00 p.m.
PLEASE CALL FOR AN APPOINTMENT

Office Use Only:

Date Submitted: 8-2-07 Application # T-2007-04 Expiration Date: 2 SEPT 2007
Notes/Approval: [Signature]

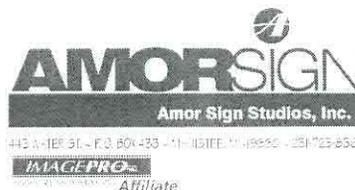
5'-0"

COMING SOON

3'-0"

20 OZ WHITE BANNER FABRIC
SEALED EDGES
4 GROMMETS

220-12 BLACK VINYL LETTERS



DATE: 6-20-07 SALES: RM
SCALE: 1-1/2" = 1'
GRAPHICS: WAYNE BIALIK

FILENAME: 3 x 5 banner

DISK: AMOR/JOB/STHE GROUNDS

AMOR SIGN STUDIOS, INC. ACCEPTS THE OBLIGATIONS OF AN AFFILIATE OF IMAGEPRO. THE IMAGEPRO logo is a registered trademark of ImagePro, Inc. All other trademarks are the property of their respective owners.

129 WASH

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Signed:



Denise J. Blakeslee