

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Special Meeting of Monday, July 27, 2009
4:00 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 July 27, 2009 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the July 13, 2009 meeting Minutes.

V New Business

Elbert Purdom - Big Bear Investments, 369 River Street

Chair Kracht called a Special Meeting for the Commission to discuss the project at 369 River Street.

VI Old Business

None

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

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

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



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

MEMORANDUM

TO: Historic District Commissioners

FROM: Jon Rose 
Community Development Director

DATE: July 23, 2009

RE: Elbert Purdom, Big Bear Investments, 369 River Street

Commissioners, developments have arisen that resulted in Chair Kracht calling a Special Meeting for Monday, July 27, 2009 at 4:00 p.m. in the Council Chambers.

It was called to my attention that the contractor is adding brick to the building at 369 River Street. The addition of new brick over existing brick was not disclosed to the Commission during the application process but was on the building plan that was not submitted with the application to the HDC. Also the brick on the second, third story has been patched not following the Secretary of the Interior Guideline.

This resulted in a phone call to Robb McKay, State Preservation Office. Mr. McKay recommended that the applicant remove the patches and follow the preservation brief. As far as the inclusion of new brick to the front of the building covering the piers that were revealed during demolition process there are two ways to address this issue.

First the HDC could require the brick be removed and a new plan be submitted for approval. This results in a hardship for the owner and delay to the completion of a significant improvement to our downtown.

Second would be for the HDC to not issue a Certificate of Compliance when the project is completed. Instead a Certificate of Compliance a Notice to Proceed can be issued that allows the project to be completed but does not indicate compliance.

This stays on file and states that a project was done that did not meet the requirements of the Secretary of the Interior Guidelines, but did not result in irreversible damage to the integrity of the building.

We thank all of you for your dedication and willingness to meet on such short notice.

JRR:djb

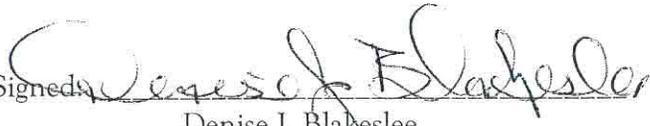
NOTICE OF Special Meeting of the Historic District Commission

The Historic District Commission will hold a Special Meeting on Monday, July 27, 2009 at 4:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The Special Meeting is being held to review the project at 369 River Street, Albert Purdom - Big Bear Investments.

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 4:45 p.m., Thursday, July 23, 2009 on the bulletin board at the south entrance to City Hall and on the outside Public Notice Posting at the Barrier Free Entrance to City Hall.

Signed 
Denise J. Blakeslee

Paint front exterior

MOTION by T. Eftaxiadis, seconded by Maria DeRee to approve the request from James Pawlowski/Vanessa Buhs - DDA Consultant, 395 River Street for paint front exterior as submitted with application HDC-2008-21.

With a roll call vote this motion passed 5 to 0.

Yes: Carlson, DeRee, Niles, Eftaxiadis, Kracht
No: None

Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street - Request for Design Assistance

Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street are requesting Design Assistance for Doors and Paint Colors from the Historic District Commission.

Commission recommended using the Door Guidelines that have recently been developed by the Commission. Paint Colors can be approved by Steve Harold. Commissioners commented that they liked the colors as shown on the request.

Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street - Request for Certificate of Appropriateness.

Also they are requesting a Certificate of Appropriateness for Brick Restoration (Chemical Paint Remover, Rinse/Neutralize, Point Brick, Primer, Sealer, Color Finish); Replace all windows on upper two stories (Window material - Wood, Non-Reflective Glass - Clear); First Floor Section (Removal of Drivit, Largest Glass Section 8' x8', 10' high) as submitted with application HDC-2008-22.

Brick Restoration (Chemical Paint Remover, Rinse/Neutralize, Point Brick, Primer, Sealer, Color Finish)

Discussion about appropriate ways to remove paint.

MOTION by Maria DeRee, seconded by T. Eftaxiadis to approve the request from Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street for Brick Restoration using the National Park Service U.S. Department of the Interior Preservation Brief #1 for paint removal, Point Brick, Primer, Sealer, Color Finish as submitted with application HDC-2008-22.

With a roll call vote this motion passed 5 to 0.

Yes: Eftaxiadis, Carlson, Niles, DeRee, Kracht
No: None

Replace Windows first floor

Request was changed for the replacement of the first floor windows as shown on the application. Applicant discussed that there will also be a door that provides access to the second floor of the building. Discussed the need to design the storefront entrance and entry door.

MOTION by Dave Carlson, seconded by Kelly Niles to approve the concept from Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street for window restoration on the first floor with a door to provide access to the second floor and development of new storefront entrance and entry door. Final approval will be required by the Historic District Commission once plans are completed.

With a roll call vote this motion passed 5 to 0.

Yes: Carlson, Niles, Eftaxiadis, DeRee, Kracht
No: None

City of Manistee, City Marina, 480 River Street - Courtesy Copy of Renovation

The City of Manistee, City Marina, 480 River Street is not located within the Manistee Commercial Historic District. The property is adjacent to the district and as a courtesy a copy of the proposed renovation is being sent to the Historic District Commission.

Commissioner terHorst entered the meeting at 4:14 p.m.

Kevin Mulvihill, Abonmarche gave a PowerPoint presentation on the proposed project.

The Historic District Commission discussed In-Fill Construction guidelines. Commissioner terHorst noted that the proposed front facade on River Street is different than anything else in the downtown area.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None



Request for Design Assistance

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

RECEIVED

Please Print or Type

JUN 20 2008

This Is Not a Formal Request to the Historic District Commission. An ^{CITY OF MANISTEE}Application for a Certificate of Appropriateness Is Required for All Projects in the District.

Name of Property Owner: Elbert Purdom
Name of Preparer if not the owner: Vanessa Buhls-DBA Consultant
Mailing Address: P.O. Box 124, Manistee, MI 49660
Phone# & e-mail Address: 231-696-5885 - vbuhls@renaissancewest.com

Address of Affected Property: 369 River Street
Parcel ID # (s): 51-453-702-05

Description of Work (be specific and describe each work separately. Use additional sheets if necessary):

See Attachment

This request must be submitted at least 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review.

The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.

- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Sketch, scaled drawing or plans and/or elevations of proposed work .
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Samples of proposed materials.

Incomplete requests will be returned to the applicant to supply needed information for review.

APPLICANT'S SIGNATURE: Elbert Purdom

Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed.

Adopted 4/3/08

Request For Design Assistance - Attachment 1

Elbert Purdom
369 River Street
Manistee, MI 49660

June 19th, 2008

Description of Work

Brick Restoration on upper two stories

- Chemical Paint Remover
- Rinse/Neutralize
- Point Brick
- Primer/Sealer/Color Finish

Replace all windows on upper two stories

- Window material – Wood
- Non- Reflective Glass – Clear

First Floor Section

- Removal of Drivit
- Largest glass section 8' x 8'
- 10' High

Door –

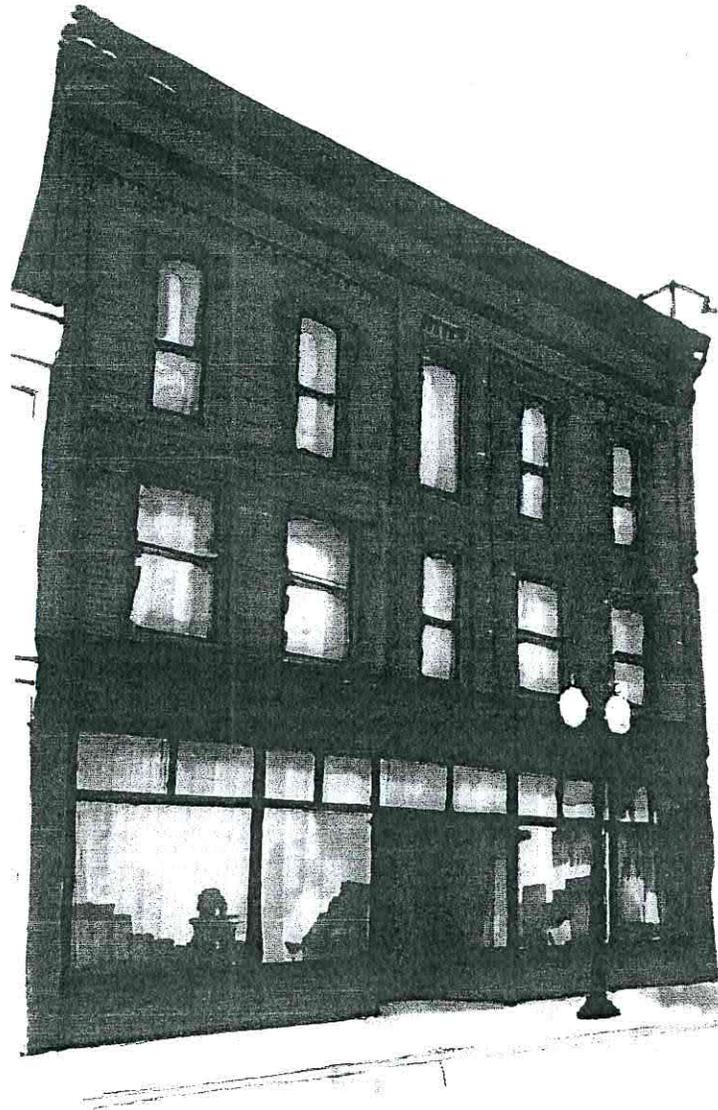
- **To be decided**

Colors

- **To be decided**

BUILDING A

Purdom & Landsfield
369 River Street, Manistee



Opinion of probable cost-\$75,000

- ❖ Demolition-\$5,000
- ❖ Storefront-\$10,000
- ❖ Preparation & painting-Front & Rear \$25,000
- ❖ Windows-\$20,000
- ❖ Interior Revovations-\$15,000

BUILDING A

**Purdom & Landsfield
369 River Street, Manistee**



Opinion of probable cost-\$75,000

- ❖ Demolition-\$5,000
- ❖ Storefront-\$10,000
- ❖ Preparation & painting-Front & Rear \$25,000
- ❖ Windows-\$20,000
- ❖ Interior Revovations-\$15,000





Historic Overlay Permit No: PHDC08022

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

369 RIVER STREET **Location**
 51-51-453-702-05

BIG BEAR INVESTMENTS LLC **Owner**
 3528 POTTER RD
 BEAR LAKE MI 49614
 PURDOM & LANDSFELD

Issued: 07/07/08
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
 3528 POTTER RD pH#
 BEAR LAKE MI 49614

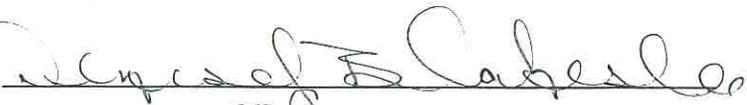
Work Description: Certificate of Appropriateness as approved by the Historic District Commission during their meeting of July 3, 2008 for the following:

Brick Restoration (Chemical Paint Remover, Rinse/Neutralize, Point Brick, Primer, Sealer, Color Finish) - Approved the request from Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street for Brick Restoration using the National Park Service U.S. Department of the Interior Preservation Brief #1 for paint removal, Point Brick, Primer, Sealer, Color Finish as submitted with application HDC-2008-22.

Replace Windows first floor - approved the concept from Elbert Purdom/Vanessa Buhs - DDA Consultant, 369 River Street for window restoration on the first floor with a door to provide access to the second floor and development of new storefront entrance and entry door. Final approval will be required by the Historic District Commission once plans are completed.

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.



FILED
1 JUN 20 2009

CITY OF MANISTEE,
CLERK/TREASURER

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: Elbert Purdom

Name of Applicant (if different): Vanessa Buis - DDA Consultant

Mailing Address: P.O. Box 124, Manistee, MI 49660

Phone# & e-mail address: 231-690-5885 - vbuis@renaissancewest.com

Address of Affected Property:

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

Proposed Work Start Date: 8-1-08 Proposed Completion Work Date: 3-1-09

Contractor/Builder/Architect: Aboumaiche

Mailing Address: 361 First St, Manistee, MI 49660

Phone# & e-mail Address: 231-723-1198

Description of Work (be specific and describe each work separately. Use additional sheets if necessary):

See Attachment

Incomplete requests will be returned to the applicant to supply needed information for review.

PROCEDURE AND REQUIREMENTS:

Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.

This application must be received by the City at least 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

The following information should be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.

- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Photo or concept drawing showing how the building will look with proposed changes as seen from across the street including adjoining buildings and/or properties.
- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Where appropriate, plans showing property lines for fencing, and perspective drawings for new additions.
- ▶ If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.

APPLICANT'S SIGNATURE: Elliot J. Wisdom

PROPERTY OWNERS SIGNATURE: Elliot J. Wisdom

Office Use Only:		
Date Submitted: <u>6-20-08</u>	Application # <u>#DC-2008-22</u>	Meeting Date: _____
Notes: _____		

Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed.

Application for Certificate of Appropriateness

369 River Street

Attachment – Description of Work

June 19th, 2008

Description of Work

Brick Restoration

- Chemical Paint Remover
- Rinse/Neutralize
- Point Brick
- Primer/Sealer/Color Finish

Replace all windows on upper two stories

- Window material – Wood
- Non-Reflective Glass – Clear

First Floor Section

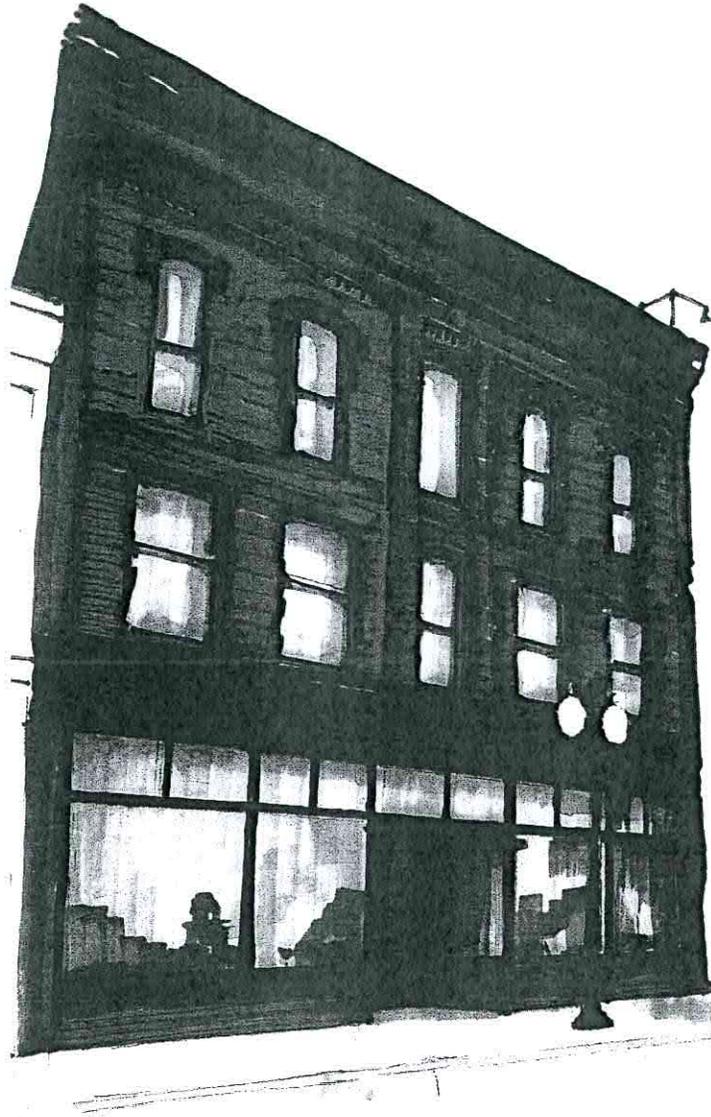
- Removal of Drivit
- Largest Glass section 8' x 8'
- 10' High

Door – request assistance from design committee

Colors – request assistance from design committee

BUILDING A

Purdom & Landsfield
369 River Street, Manistee



Opinion of probable cost-\$75,000

- ❖ Demolition-\$5,000
- ❖ Storefront-\$10,000
- ❖ Preparation & painting-Front & Rear \$25,000
- ❖ Windows-\$20,000
- ❖ Interior Revovations-\$15,000





NEW BUSINESS:

Michael Mulder/River Street Station, 350 River Street - Amend Permit HDC-2007-09

A request has been received from Michael Mulder/River Street Station, 350 River Street to amend Permit HDC-2007-09 that the Historic District Commission approved on June 7, 2008. Previously the Commission extended the permit until January 2009 to allow the applicant time to complete the project. Mr. Mulder is now requesting from the Commission a change in type style on the approved awning that was submitted with the original application.

No representative from River Street Station was at the meeting. Commissioners asked if the copy was an actual depiction of the proposed font. Steve Harold discussed the proposed changes with the applicant and the request is only for a change in font. There is not a change in color and the awning must be the same angle as the other two (no waterfall awning).

MOTION by Kelly Niles, seconded by John Perschbacher to approve the request to amend permit HDC-2007-09 by allowing a change in type style on the approved awning.

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

Yes: Niles, DeRee, Perschbacher, Kracht
No: None

Elbert Purdom/Big Bear Investments, 369 River Street - Exterior Facade Improvements

A request has been received from Elbert Purdom/Big Bear Investments, 369 River Street for a Certificate of Appropriateness for exterior facade improvements as submitted with Application HDC-2008-31. The Historic District Commission approved a concept plan that was submitted at their meeting on July 7, 2008 for exterior renovations to the building.

Mr. Purdom asked the Commission to direct their questions to Kevin Mulvihill from Abonmarche the Architect for the project.

Specific questions were asked on the following elements:

Furnish & Install New Windows - First Floor - These widows will have storefront framing (aluminum frames). The frames will be painted and they will use non-glossy paint.

Furnish & Install Exterior Shutters - Shutters will be wooden, they will recess into the existing window frames and will be functional.

Paint Exterior of Building - Paint samples were provided for the commission to review.

Furnish and Install two New Doors - The proposed doors were acceptable.

Install Security Grille - The proposed Security Grille will fit into the frame for the upstairs door.

MOTION by Maria DeRee, seconded by Kelly Niles to approve the request from Elbert Purdom/Big Bear Investments, 369 River Street for a Certificate of Appropriateness for exterior facade improvements as submitted with Application HDC-2008-31.

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

Yes: Perschbacher, DeRee, Niles, Kracht

No: None

Paula M. Rozmiarek and Jeff Gordon, 347-349 River Street - Ledge Reconstruction.

A request has been received from Paula Rozmiarek and Jeff Gordon, 347-349 River Street for Ledge Reconstruction on the front exterior of the building at 347-349 River Street as submitted with application HDC-2008-32.

Jeff Gordon explained the proposed project and answered questions.

Jon Rose noted that the previous permit that was approved for the doors indicated that no other stain materials were to be used.

Mr. Gordon assured the commission that the proposed ledge previously had stained wood prior to being painted.

Steve Harold commented that stain was uncommon in the district. Other than having someone test the existing material there is no way to determine if it was stained in the past. It is not unreasonable to accept that it was stained. Mr. Harold noted that we have lost two cornices on buildings in the district in the past and that they are an important feature of the building and he would not want to lose any more.

Jeff Gordon stated it was their intent to preserve and maintain the building historically.

MOTION by Maria DeRee, seconded by John Perschbacher to approve the request from Paula Rozmiarek and Jeff Gordon, 347-349 River Street for Ledge Reconstruction on the front exterior of the building at 347-349 River Street as submitted with application HDC-2008-32.

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

Yes: DeRee, Perschbacher, Niles, Kracht

No: None



Historic Overlay Permit No: PHDC08031

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

369 RIVER STREET **Location**
 51-51-453-702-05

BIG BEAR INVESTMENTS LLC **Owner**
 3528 POTTER RD
 BEAR LAKE MI 49614
 PURDOM & LANDSFELD

Issued: 10/02/08
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
 3528 POTTER RD pH#
 BEAR LAKE MI 49614

Work Description: Certificate of Appropriateness as approved by the Historic District Commission during their meeting of October 2, 2008 for the following:
 Request from Elbert Purdom/Big Bear Investments, 369 River Street for a Certificate of Appropriateness for exterior facade improvements as submitted with Application HDC-2008-31.
 Application on file at City Hall.

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 180 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: Elbert Purdom - Big Bear Investments

Name of Applicant (if different): _____

Mailing Address: 3928 Potter Rd

Phone# & e-mail address: 231-889-3344 ELBERTPURDOM@hughes.net

Address of Affected Property: _____

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

Proposed Work Start Date: _____ Proposed Completion Work Date: _____

Contractor/Builder/Architect: Abonmarche

Mailing Address: _____

Phone# & e-mail Address: _____

Description of Work (be specific and describe each work separately. Use additional sheets if necessary):

X Remove Drivert
X Furnish & install new windows - First Floor
X Furnish & install exterior shutters
X Paint 1, 2, & 3 Floors
X Furnish & install two new doors
See detailed Rendering & Specifications

Incomplete requests will be returned to the applicant to supply needed information for review.

PROCEDURE AND REQUIREMENTS:

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- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Where appropriate, plans showing property lines for fencing, and perspective drawings for new additions.
- ▶ If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.

APPLICANT'S SIGNATURE: Elliot T. Jordan

PROPERTY OWNERS SIGNATURE: Elliot T. Jordan

Office Use Only:		
Date Submitted: <u>9-19-08</u>	Application # <u>HDC-2008-31</u>	Meeting Date: <u>10-2-08</u>
Notes: <u>Approved by HDC 10-2-08 DB</u>		

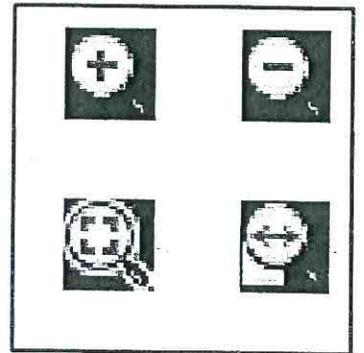
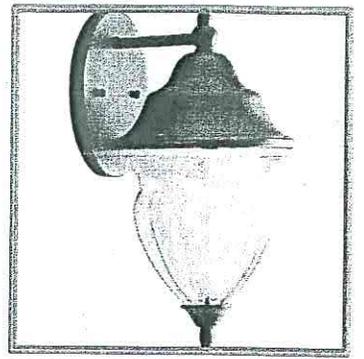
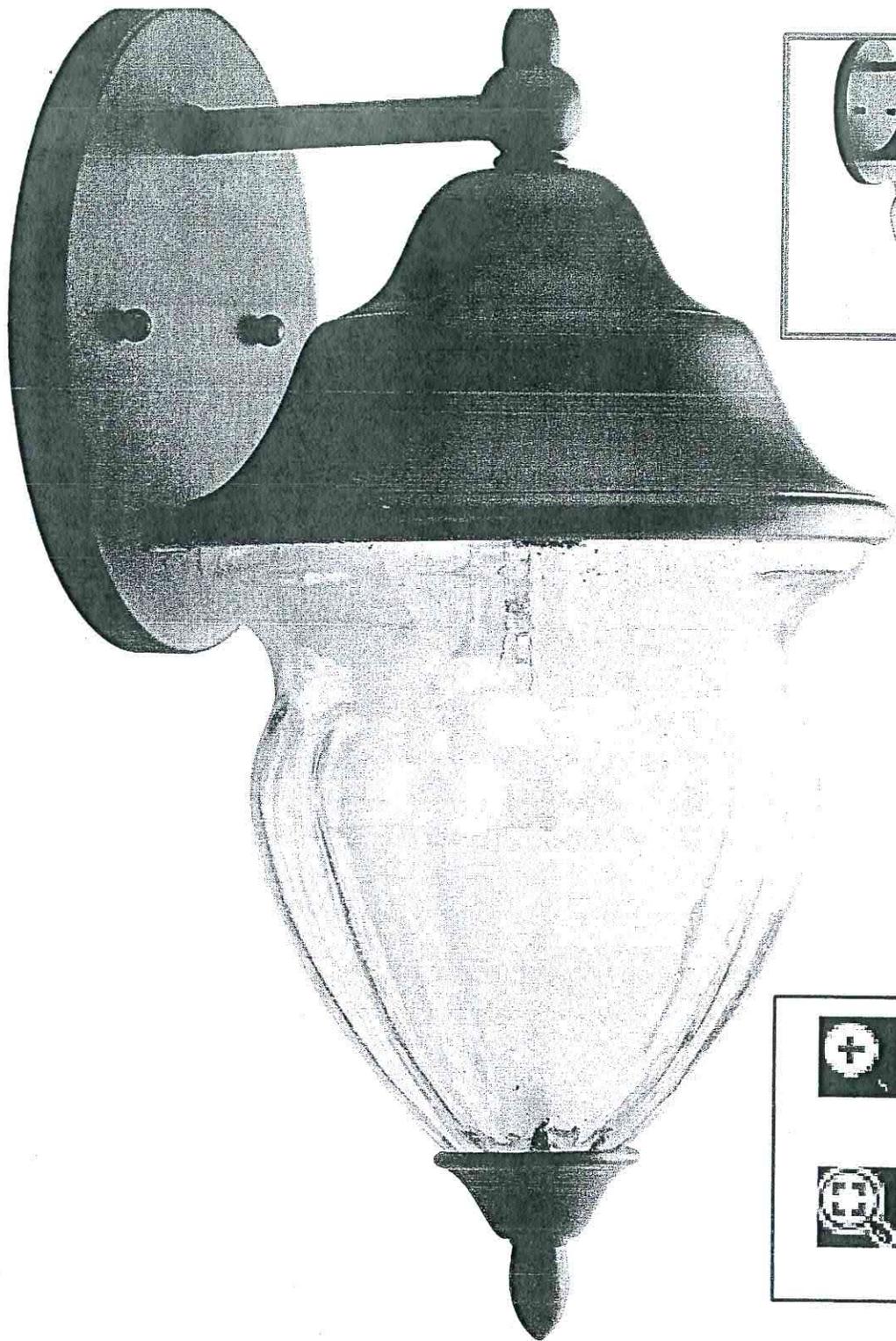
Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed.



PURDOM

369

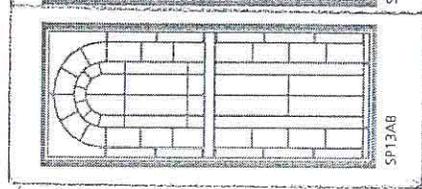
PURDOM BUILDING



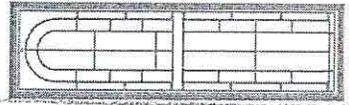
HERITAGE DESIGNS

heritage cast aluminium panels

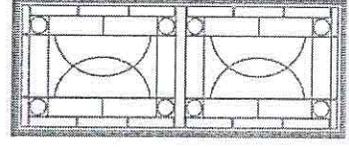
Choose a style from our range to enhance and add style to your home.



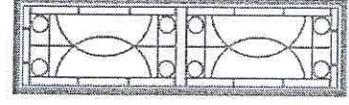
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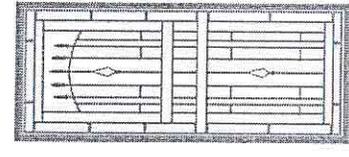
SP16AB



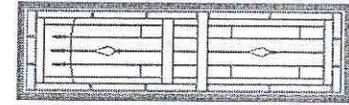
SP17



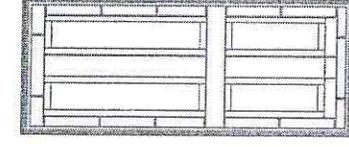
SP36



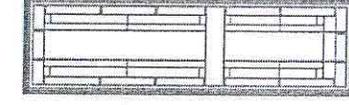
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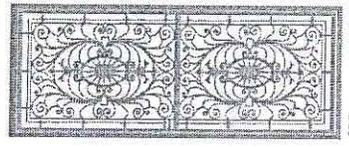
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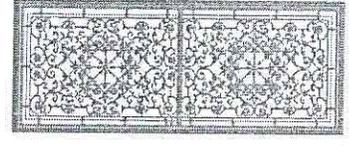
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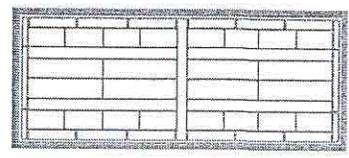
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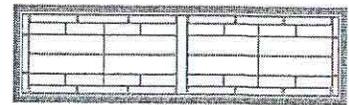
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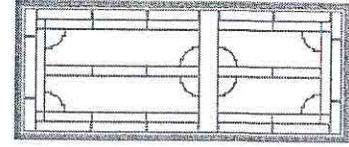
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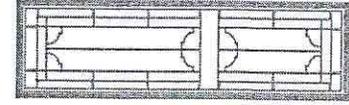
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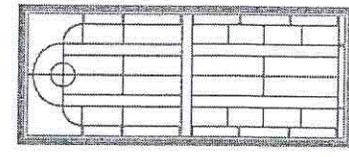
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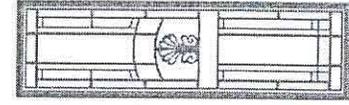
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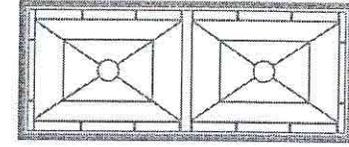
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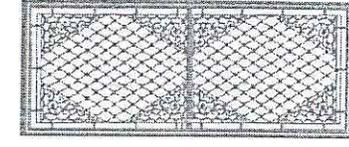
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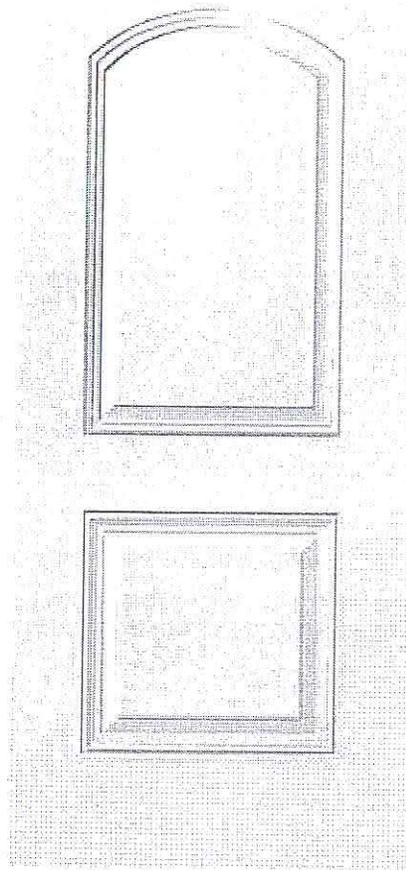
SP18AB



SP30



SP10

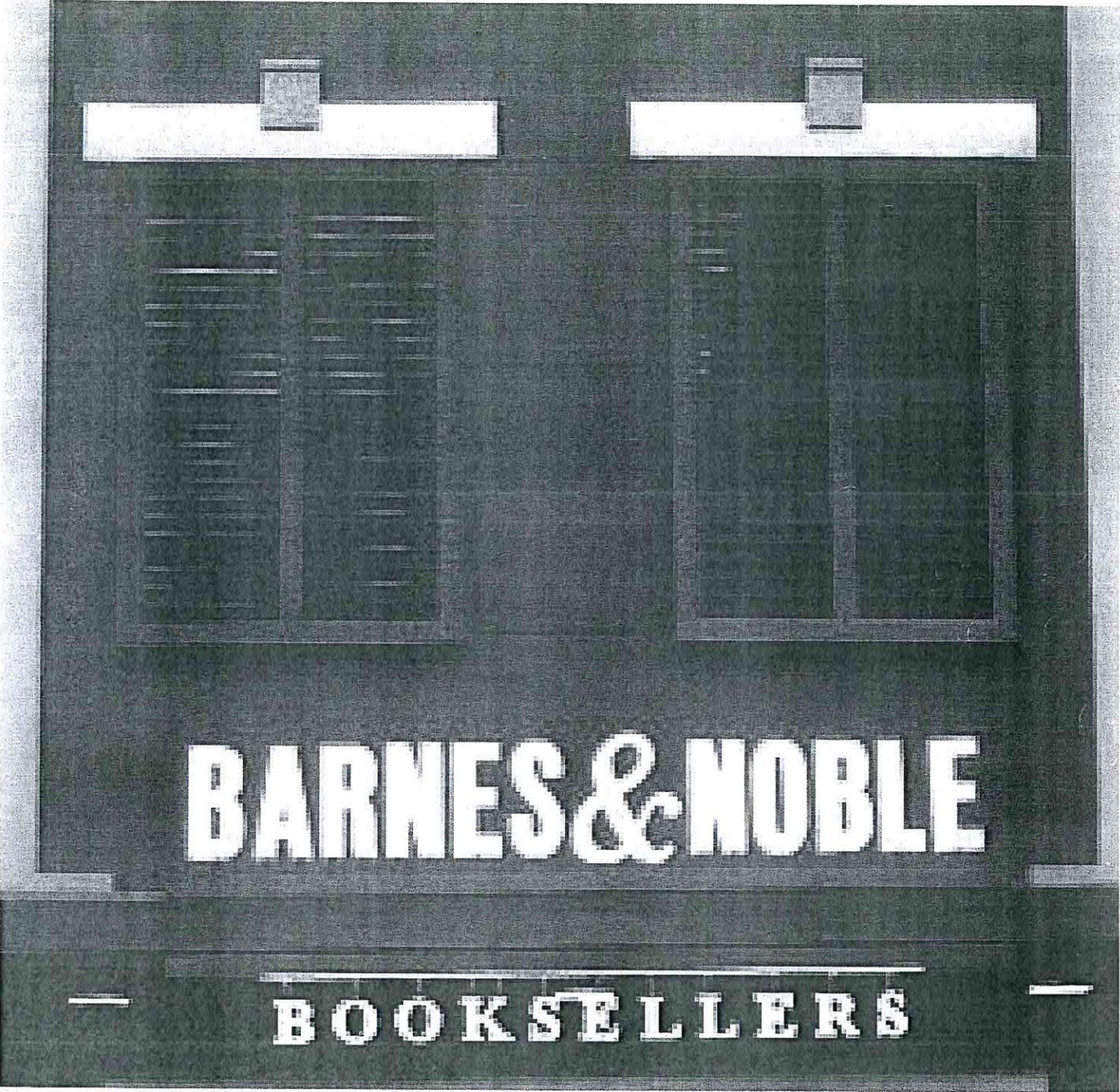


Style: 1005HD
Heights: 6'8"
Widths: 2'8", 3'0"
Finishing Options:
 Painting
Impact Rated Options:
 Solid Panel
Where to Buy
Energy Star Certified

UPPER LEVEL ENTRY DOOR



PURDOM ENTRY DOOR



BARNES & NOBLE

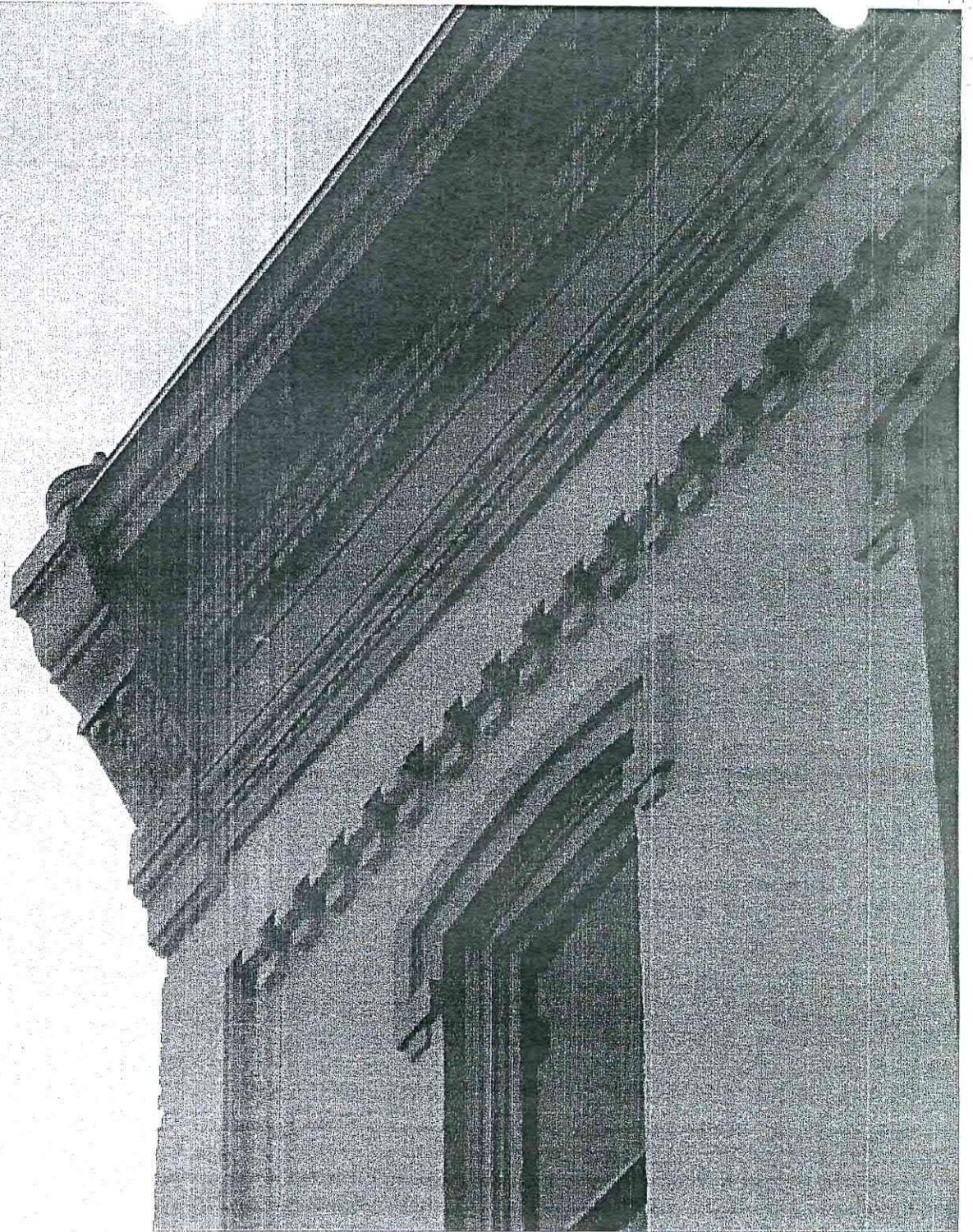
BOOKSELLERS

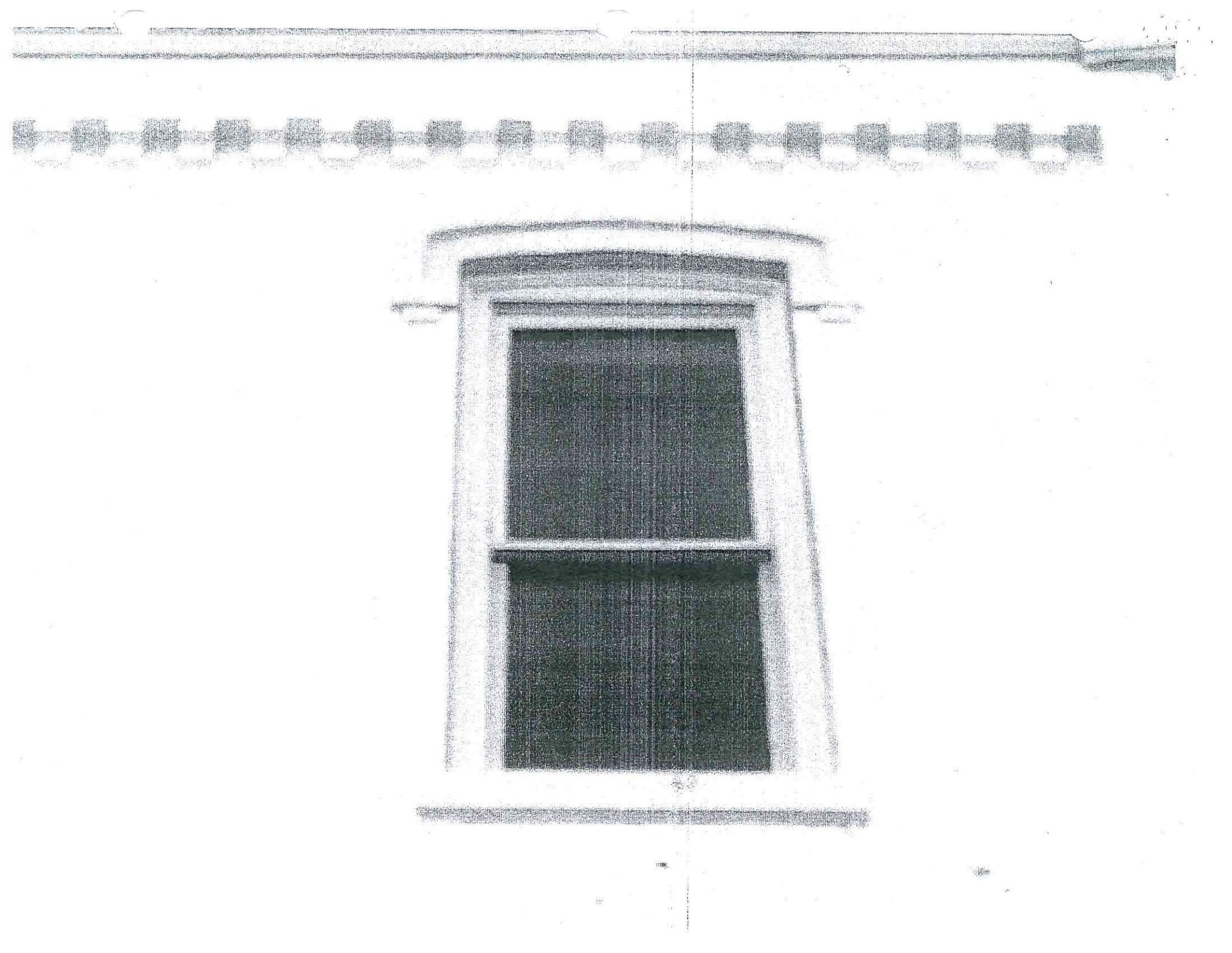


369

ADD'S
RESTAURANT
AND STEAK

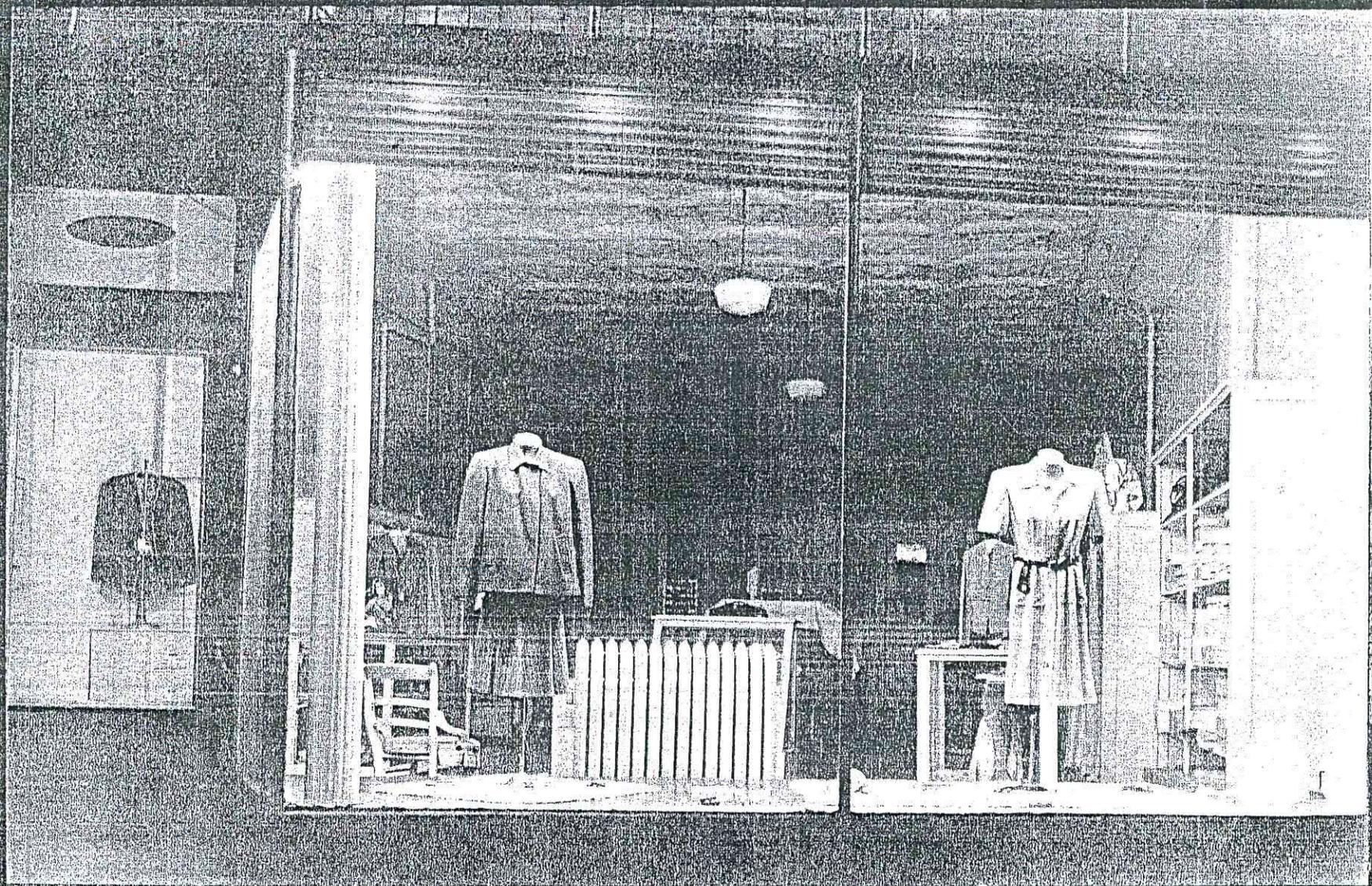






Margaret's

361 RIVER STREET 1966



SHERLASTIC™ Elastomeric Coating

*Economical protection from
wind-driven rain.*



*Maintains a fresh
appearance and
reduces callbacks.*

SHERLASTIC advantages

- Prevents water damage on interior surfaces
- Covers & hides hairline cracks, elongates
- Easy to apply
- Resists efflorescence
- Wide range of colors, tintable
- Warrantable on select jobs

The benefits to you

SherLastic is an economical elastomeric coating designed for use on masonry and concrete construction to prevent water from penetrating into building interiors. The flexible elastic film covers and hides hairline cracks, making uniform pinhole-free jobs easier and faster to achieve.

**MASONRY
COATINGS SYSTEMS**

Concrete Solutions. Solid Results.



SHERLASTIC Elastomeric Coating

"Sherwin-Williams has again developed another superior high performance coating. The breathable properties inherent in SherLastic make it a unique waterproofing coating. It is a winner in application, appearance and durability."

Kent Timmler

*Service Painting Corp.
Menomonee Falls, WI*

"SherLastic was easily applied, it has good wet and dry hide and its bridging capabilities were excellent."

Jerry Carter

*Classic Painting & Associates
Las Vegas, NV*

SHERLASTIC™

Elastomeric Coating



SherLastic elastomeric coating provides waterproof protection for a variety of masonry surfaces.

Protection and value

SherLastic elastomeric coating goes on smoothly and easily, resulting in a pinhole-free finish with less labor. The flexible elastic film hides hairline cracks while protecting interior walls from water damage. SherLastic offers great-looking appearance, water protection and value.

Dependable customer satisfaction

SherLastic is designed to maintain its freshly coated appearance and reduces callbacks due to white salt surface staining. It does not trap moisture vapor inside, so it prevents blistering and failures. A performance warranty is available on select jobs.

Use SherLastic on all types of commercial or residential new masonry construction or repaints:

- Stucco
- Concrete panel
- Pre-cast concrete panel

Fast turnaround on custom colors.

A complete system from start to finish

Our comprehensive system of masonry coatings provides long-term moisture protection and lasting appearance. From waterproof coatings, water repellents and sealants—to primers, fillers and patching compounds—our exterior and interior masonry coatings perform on all substrates, in all types of climate conditions and environments.



See the Sherwin-Williams Masonry Coatings Systems Selection Guide for help in selecting the right system for your application or contact your Sherwin-Williams representative.

Solutions and Service

Sherwin-Williams is your one source for high-quality coatings, colors, equipment and advice. You get fast order turnaround, competitive prices and easy credit terms, plus all the innovations that make your job easier. With over 2,400 locations, coast to coast or across town, you'll benefit from the powerful distribution and local service that can only come from Sherwin-Williams. We'll help you with on-site delivery, spec assistance, custom color matching and technical support. To learn more, visit the Sherwin-Williams location nearest you, contact your Sherwin-Williams representative or call 1-800-524-5979 to have a representative contact you.

SHERLASTIC™

Elastomeric Coating



102.36

SHERLASTIC® ELASTOMERIC COATING A5-100 SERIES



<u>SURFACE PREPARATION</u>	<u>APPLICATION</u>	<u>CAUTIONS</u>
<p>Masonry surfaces must be dry, 15% or less of water, and within a pH range of 6 to 12. If the pH is above 12, prime the surface first with Loxon Primer or Loxon Surfacer.</p> <p>Sealing and Patching—After cleaning the surface thoroughly, prime any new, bare surface with Loxon Acrylic Primer, apply ConSeal Sealant or Patch if needed, allow to dry, then topcoat. For repainting, Loxon Acrylic Primer or Loxon Conditioner may be used as the primer.</p> <p>To improve the performance consider:</p> <ul style="list-style-type: none"> • Use caution when preparing the substrate to create a uniform surface. • Cracks, crevices, and through-wall openings must be patched using ConSeal Sealant or Patch. • Fill voids and openings around window and doors using ConSeal Sealant or Patch. • Stripe coat all inside and outside corners and edges with 1 coat of SherLastic Elastomeric. 	<p>Apply at temperatures between 50°F and 100°F. Do not reduce.</p> <p>Brush - Use a nylon/polyester brush. Avoid over-brushing which causes air bubbles.</p> <p>Roller - Use a ½" to 1½" nap synthetic roller cover. Avoid rapid rolling which causes bubbling.</p> <p>Spray—Airless Pressure, minimum 2300 psi Tip, minimum021"</p> <p>The substrate and its condition will determine the application procedure. Considerations to minimize pinholes:</p> <ul style="list-style-type: none"> • 2 coat application with overnight drying between coats • Spray application with backrolling • Power rolling <p><u>CLEANUP INFORMATION</u></p> <p>Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with mineral spirits to prevent rusting of the equipment.</p> <p>Follow manufacturer's safety recommendations when using mineral spirits.</p>	<p>For exterior use only. Protect from freezing. Non-photochemically reactive. Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect. Not for use on overhead horizontal surfaces (under sides of balconies, soffits, etc.) Not for use below grade. Will not withstand hydrostatic pressure.</p> <p>CAUTIONS</p> <p>CAUTION contains CRYSTALLINE SILICA and ZINC. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE. Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.</p> <p>HOTW 08/11/2008 A05W00151 15 00</p> <p>The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative to obtain the most recent Product Data Sheet.</p>



**SHERWIN
WILLIAMS.**



SHERLASTIC®

ELASTOMERIC COATING

A5-100 SERIES

CHARACTERISTICS

SherLastic Elastomeric is a coating that provides excellent flexibility, durability, and weather resistance. This product will protect against wind-driven rain when used on tilt-up, precast, or poured-in-place concrete, CMU, and stucco. This may be applied to a surface with a pH of 6 to 12.

Color: Many colors
Two coat system, brush, roller, or spray applied, coverage per coat:
 115-160 sq ft/gal
 10 - 14 mils wet; 4.0 - 6.0 mils dry
1 coat system, spray applied, coverage per coat:

60-80 sq ft/gal
 20-28 mils wet; 8.0-12.0 mils dry
 Can be applied up to 30 mils wet.

Coverage will vary with the substrate and the texture.

Drying Time, @ 77°F, 50% RH:
 temperature and humidity dependent

Touch: 4 hours
 Recoat: 24 hours

Flash Point: N/A

Finish: 0-10 units @ 85°

Tinting with Blend-A-Color:

Base	oz/gal	Strength
Extra White Base	0-5	100%
Deep Base	4-12	100%
Vehicle Type:		Acrylic

A5W151

VOC (less exempt solvents):
 94 g/L; 0.79 lb/gal

Volume Solids: 41 ± 2%

Weight Solids: 57 ± 2%

Weight per Gallon: 11.2 lb

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

PHYSICAL PROPERTIES

Wind-Driven Rain Test Passes
 ASTM D6904-03

1 ct Loxon Primer at 3.2 mils dft
 2 cts SherLastic at 4.0-6.0 mils dft/ct

Water Vapor Permeance 22.3 perms
 Based on ASTM D1653

1 ct SherLastic at 9.4 mils dft,
 14 day cure @ 77°F & 50% RH

Elongation 350%
 ASTM D2370

1 ct SherLastic at 9.4 mils dft,
 14 day cure @ 77°F & 50% RH

Tensile Strength 335 psi
 ASTM D2370

1 ct SherLastic at 9.4 mils dft,
 14 day cure @ 77°F & 50% RH

Freeze - Thaw Resistance Passes
 Based on ASTM D2243

Low Temperature Flexibility Passes
 ASTM D522 - Method B @ 10°F

SPECIFICATIONS

A minimum total dry film thickness of 8 - 12 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

New Construction

Concrete, Stucco

1 ct. Loxon Acrylic Primer
 1-2 cts. SherLastic Elastomeric Coating

Concrete Block, CMU, Split-face Block

1 ct. Loxon Block Surfacer
 2 cts. SherLastic Elastomeric Coating
 (2 coats recommended due to the typical porosity of these surfaces)

Previously Coated

1 ct. Loxon Acrylic Primer
 or Loxon Conditioner
 1-2 cts. SherLastic Elastomeric Coating

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with PrepRite® ProBlock® Primer Sealer.

Concrete, Stucco

If needed, pressure clean with a minimum of 2100 psi to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalk, form release agents, moisture curing membranes, etc. Remove all mildew. Allow the surface to dry thoroughly. Scrape and sand existing peeled or checked paint to a sound surface. Sand glossy surfaces dull. Concrete and mortar must be cured at least 7 days at 75°F. On tilt-up and poured-in-place concrete, commercial detergents and sand-blasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets, cracks, and other voids with ConSeal™ Sealant or Patch.



JUNE 2008

MOTION by Dave Carlson, seconded by Nathaniel Neider that the Historic District Commission allow the temporary sign permit issued to Gateway Gallery/Melissa Ketz, 129 Washington Street to remain in force until January 8, 2009.

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

Yes: Carlson, Neider, Perschbacher, Kracht
No: None

Consignment Shop, 333 River Street - Signage

The Consignment Shop has removed the signage.

Purdom Building, 369 River Street - Cornice Profile

Commissioners were given a Cornice Profile for the Purdom Building at 369 River Street. This element was not on the previous request submitted to the Commission. An application will be made to the Commission for the January Meeting.

Consensus from the Commission is they would like specified on the application what type of material will the Cornice will be made from. Other than that no problem with the Cornice Profile.

The Next meeting of the Historic District Commission will be on Thursday, January 8, 2009 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by John Perschbacher, seconded by Nathaniel Neider that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:45 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION



Denise J. Blakeslee, Recording Secretary

NEW BUSINESS:

HDC-2009-02 - Elbert Purdom/Big Bear Investments, 369 River Street - Lower Cornice

A request has been received from Elbert Purdom/Big Bear Investments, 369 River Street for a Certificate of Appropriateness for the Lower Cornice as submitted with Application HDC-2009-02.

The Lower Cornice was omitted from the request for Exterior Facade Improvements approved by the Historic District Commission October 2, 2008.

Kevin Mulvihill , Abonmarche - noted that the cornice was shown on the plans.

Steve Harold asked for clarification of the type of material the cornice was constructed out of.

Mr. Mulvihill said that it was changed from fiberglass to wood to save money.

MOTION by John Perschbacher, seconded by Maria DeRee to approve with the condition the request from Elbert Purdom/Big Bear Investments, 369 River Street for a Lower Cornice as submitted with application HDC-2009-02. Condition: That the Lower Cornice be constructed out of Wood.

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

Yes: Niles, DeRee, Perschbacher, Kracht

No: None

HDC-2009-03 - Debra Herrera/The Gift House, 378 River Street - Window signage

A request has been received from Debra Herrera/The Gift House, 378 River Street for an Application for a Certificate of Appropriateness for Window Signage as submitted with Application HDC-2009-03.

MOTION by Kelly Niles, seconded by John Perschbacher to approve the request from Debra Herrera/The Gift House, 378 River Street for Window Signage as submitted with Application HDC-2009-03.

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

Yes: DeRee, Perschbacher, Niles, Kracht

No: None



Historic Overlay Permit No: PHDC09002

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

369 RIVER STREET Location
51-51-453-702-05

Owner
BIG BEAR INVESTMENTS LLC
3528 POTTER RD
BEAR LAKE MI 49614
PURDOM & LANDSFELD

Issued: 03/06/09
Const value 0
Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
3528 POTTER RD pH#
BEAR LAKE MI 49614

Work Description: The Historic District Commission issued a Certificate of Appropriateness on March 5, 2009 for Elbert Purdom/Big Bear Investments, 369 River Street for a Lower Cornice as submitted with application HDC-2009-02.

Condition: That the Lower Cornice be constructed out of Wood.

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.



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

MEMORANDUM

MEMO FOR FILE

FROM: Jon Rose 
Community Development Director

DATE: March 2, 2009

RE: Sign Permits /Certificates of Appropriateness

I will be out of town from March 4, 2009 thru March 16, 2009. During my absence Denise Blakeslee will be issuing Certificates of Appropriateness (Historic District Commission) and Sign Permits.

JRR:djb



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

MEMORANDUM

TO: Historic District Commissioners

FROM: Jon Rose 
Community Development Director

DATE: February 18, 2009

RE: Elbert Purdom/Big Bear Investments, 369 River Street - **Lower Cornice**

Commissioners, application has been received from Elbert Purdom/Big Bear Investments, 369 River Street for the Lower Cornice which was omitted from the original application. The Historic District Commission reviewed the Lower Cornice Profile at the December 4, 2008 meeting and requested the application include the type of material the Lower Cornice was to be constructed from.

After checking with the Architect it has been confirmed that the proposed Lower Cornice is to be constructed out of wood. With this information, a copy of the original application and the new request this application should be complete for the Commission to take action on at the March 5, 2009 meeting.

I will be out of town and will not be attending the March Meeting. If you have any concerns please address Steve Harold at the meeting for his input.

JRR:djb



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: Big Bear Investments

Name of Applicant (if different): Albert Purdom

Mailing Address: 3528 Peltier Rd.

Phone# & e-mail address: 231-889-3344 albert.purdom@hughes.net

Address of Affected Property:

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

Proposed Work Start Date: _____ Proposed Completion Work Date: _____

Contractor/Builder/Architect: Abonmarche

Mailing Address: _____

Phone# & e-mail Address: _____

Description of Work (be specific and describe each work separately. Use additional sheets if necessary):

Lower Cornice

Incomplete requests will be returned to the applicant to supply needed information for review.

PROCEDURE AND REQUIREMENTS:

Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.

This application must be received by the City at least 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

The following information should be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.

- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Photo or concept drawing showing how the building will look with proposed changes as seen from across the street including adjoining buildings and/or properties.
- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Where appropriate, plans showing property lines for fencing, and perspective drawings for new additions.
- ▶ If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

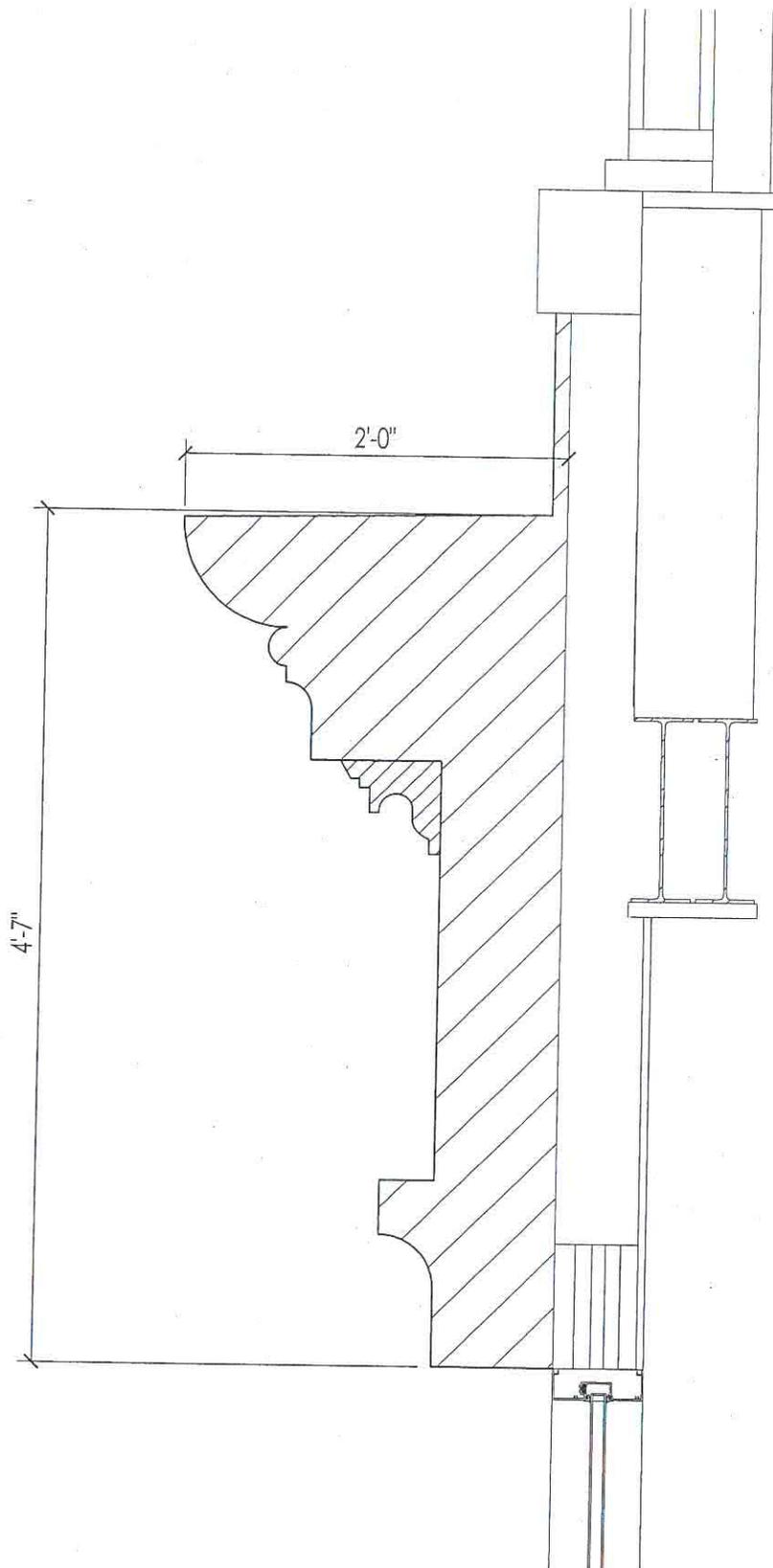
I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.

APPLICANT'S SIGNATURE: BIG BEAR INVESTMENT LLC *Elmer Anderson*

PROPERTY OWNERS SIGNATURE: BIG BEAR INVESTMENT LLC *Elmer Anderson*

Office Use Only:		
Date Submitted: <u>1-28-09</u>	Application # <u>HDC-2009-08</u>	Meeting Date: <u>3-5-09</u>
Notes: _____		

Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed.



CORNICE PROFILE

SCALE: 1" = 1'-0"



ABONMARCHE
Confidence By Design

ENGINEERS / ARCHITECTS / PLANNERS / SURVEYORS

361 1st. STREET
MANISTEE,
MI 49660
T 231.723.1198
F 231.723.1194

JOB NO.: M7-1095
DATE: 09/25/08
DRWN BY: CLS

www.abonmarche.com

CORNICE PROFILE
PURDOM BUILDING
395 RIVER STREET
MANISTEE, MI 49660

SHEET

SK-4



PURDOM

369

PURDOM BUILDING

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

July 9, 2009

A Meeting of the Manistee City Historic District Commission was held on Thursday, July 9, 2009 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, Teena Kracht, Nathaniel Neider, John Perschbacher

Members Absent: Maria DeRee (excused), T. Eftaxiadis (excused), Vacancy

Others: Elbert Purdom (369 River Street), Travis Alden (Main Street/DDA Director), Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by John Perschbacher that the Agenda for the July 9, 2009 Meeting be approved.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Dave Carlson that the Minutes of the June 4, 2009 Meeting be approved.

With a voice vote this motion passed unanimously.

Since the applicant for items on the agenda was not present, the Commission allowed Elbert Purdom - Big Bear Investments, 369 River Street asked to speak to the Commission about his project.

The demolition to the front of the building has been completed and arches above the lower cornice were revealed. Mr Purdom and Steve Harold discussed including the arches in the renovation of the front elevation of the Building. The Architect has done drawings including the arches for the members to review and the Contractor said there would be no increase in cost to incorporate the new elements.

Discussion on the request included the following:

Commissioner Perschbacher asked if there are any pictures to authenticate that this was originally revealed on the building? He felt that they would have been covered by another element that has since been removed.

Steve Harold said that there are no photographs on file at the Museum to authenticate that the arches were originally exposed. He thought that originally there would have been columns and smaller windows on the storefront that would have been removed in the early 1900's.

Commissioner Carlson said that this is an emergency situation and that a Special Meeting should be called to allow this project to stay on schedule. He likes the look of the arches and the new plan.

Commissioner Neider thought the arches looked great!

Chair Kracht said that there may not be any photos to authenticate if the arches were left exposed, you can see that they are original to the building. There is documentation for the building at 435 River Street that the elements that covered the window arches were removed. Incorporating the arches in the renovation does not set a precedence because there is no documentation that they were covered originally and are an architectural feature.

The Commission declared this an emergency situation because it is a renovation project where original architectural features were discovered during demolition that would result in a hardship to the owner to wait until the August Meeting.

With consensus from the members that a quorum would be available the Chair scheduled a Special Meeting for Monday, July 13, 2009 at 10:00 a.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

NEW BUSINESS:

Paula M. Rozmiarek and Jeff Gordon, 347 River Street - Reconstruction/Rehabilitation of store front
HDC-2009-14

Application for a Certificate of Appropriateness for reconstruction/rehabilitation of storefront as submitted with Application HDC-2009-14.



Historic Overlay Permit No: PHDC09016

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

369 RIVER STREET Location
 51-453-702-05

Owner

BIG BEAR INVESTMENTS LLC
 3528 POTTER RD
 BEAR LAKE MI 49614
 PURDOM & LANDSFELD

Issued: 07/14/09
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor

3528 POTTER RD pH#
 BEAR LAKE MI 49614

Work Description:

Certificate of Appropriateness as approved by the Historic District Commission during a Special Meeting held on July 13, 2009 to allow the inclusion of original structural features "arches" that were discovered during demolition to the renovation of the front facade of the Building labeled HDC-2009-16. This Certificate of appropriateness is in addition to Certificate of Appropriateness HDC-2008-31.

Conditioned that the structural brick "arches" be sealed in accordance with Historic Preservation Brief "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings" and effective waterproofing of the area to be approved by the Museum Director.

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.



369



PURDOM BUILDING

Jon Rose

From: Diane Tuinstra [TuinstraD@michigan.gov]
Sent: Wednesday, July 15, 2009 3:26 PM
To: Jon Rose
Cc: Tonya Young
Subject: Re: 369 River Street URGENT

The word from Robb is that those were meant to be exposed originally and were messed up at some point by the addition of the more recent supports. He said to go for it - use them, expose them. Would you like a formal letter, or would a copy of this email suffice to say that we don't need to review it formally. (Just an FYI...we're knee deep in the chaos of moving and most of our stuff is packed up. Mail going out might take another couple of weeks to actually leave the office, depending on how long it takes us to unpack and sort things out. If Tonya's good with this email, I'm good with just using this email in the file to say that SHPO's fine with exposing the arches).

Diane

Diane R. Tuinstra, Environmental Review Assistant
Michigan State Historic Preservation Office
702 W. Kalamazoo Street, P.O. Box 30740
Lansing, MI 48909-8240

The Michigan State Historic Preservation Office (SHPO) expects to move from one office to another July 20. During the move, we will not have access to phones, computers, or files for an unknown period of time. Please expect that our review times during that period could run very close to 30 days.

Phone (517) 335-2723 Fax (517) 335-0348
tuinstrad@michigan.gov www.michigan.gov/shpo

My Office Hours: Monday - Friday, 7:30AM - 4:00PM

<http://mishporehab.wordpress.com> - Answers to your questions about the Section 106 process and HUD-funded projects in Michigan

>>> "Jon Rose" <jrose@ci.manistee.mi.us> 7/15/2009 2:48 PM >>>

Diane,

Here is the info you requested. Your prompt attention would be most appreciated.

Thank you,

Jon

Jon Rose
Community Development Director
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

Phone (231)398-2805
Fax (231)723-1546
email jrose@ci.manistee.mi.us
Web www.ci.manistee.mi.us

HISTORIC DISTRICT COMMISSION

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

SPECIAL MEETING MINUTES

July 13, 2009

A Special Meeting of the Manistee City Historic District Commission was held on Thursday, July 13, 2009 at 10:00 a.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 10:03 a.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, T. Eftaxiadis, Teena Kracht, Nathaniel Neider, John Perschbacher

Members Absent: Maria De Ree (excused), Vacancy

Others: Travis Alden (Main Street/DDA Director), Jon Rose (Community Development), and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by T. Eftaxiadis that the Agenda for the July 13, 2009 Special Meeting be approved.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Nathaniel Neider, seconded by Dave Carlson that the Minutes of the July 9, 2009 Meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

Elbert Purdom - Big Bear Investments, 369 River Street

During the July 9, 2009 District Commission Meeting the Commissioners declared an emergency situation within the district and called a Special Meeting of the Historic District Commission for Monday, July 13, 2009 at 10:00 a.m. in the Council Chambers.

A certificate of Appropriateness was issued to Elbert Purdom, Big Bear Investments on October 2, 2008 for exterior facade improvements as submitted with Application HDC-2008-31

The demolition to the front of the building has been completed and arches above the lower cornice were revealed. Mr Purdom and Steve Harold discussed including the arches in the renovation of the front elevation of the Building. The Architect has done drawings including the arches for the members to review and the Contractor said there would be no increase in cost to incorporate the new elements.

Commissioner Perschbacher had spent this past weekend researching the request and discovered postcards and a newspaper article about the adjoining building that showed part of the Purdom building. This supported his conclusion that the cornice originally covered the arches that were revealed during demolition.

Followed was a lengthy discussion by the commission with highlights as follows:

- ▶ Discussion about difference between architectural elements -vs- structural elements.
- ▶ Concern about water damage that could occur to the building if not properly sealed.
- ▶ Concern about unrealized costs for sealing bricks that the applicant is not aware of.
- ▶ Is the propose change acceptable to MSHDA for the grant funding portion of project.
- ▶ Historic District wants to give the applicant the option of either plan to keep their project on schedule.
- ▶ Every building in the district is unique and Architectural and Structural elements need to looked at individually.

MOTION by Nathaniel Neider , seconded by T. Eftaxiadis to approve request for a Certificate of Appropriateness to allow the inclusion of original structural features “arches” that were discovered during demolition to the renovation of the front facade of the Building labeled HDC-2009-16. This Certificate of appropriateness is in addition to Certificate of Appropriateness HDC-2008-31.

Conditioned that the structural brick “arches” be sealed in accordance with Historic Preservation Brief “Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings” and effective waterproofing of the area to be approved by the Museum Director.

With a roll call vote this motion passed 4 to 1.

Yes: Eftaxiadis, Neider, Carlson, Kracht
No: Perschbacher

Commissioner Neider left the meeting.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Travis Alden, Main Street/DDA Director - spoke of the confusion between historical accuracy -vs- aesthetics.

CORRESPONDENCE

None

STAFF REPORTS

None

The Next meeting of the Historic District Commission will be on Thursday, August 6, 2009 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

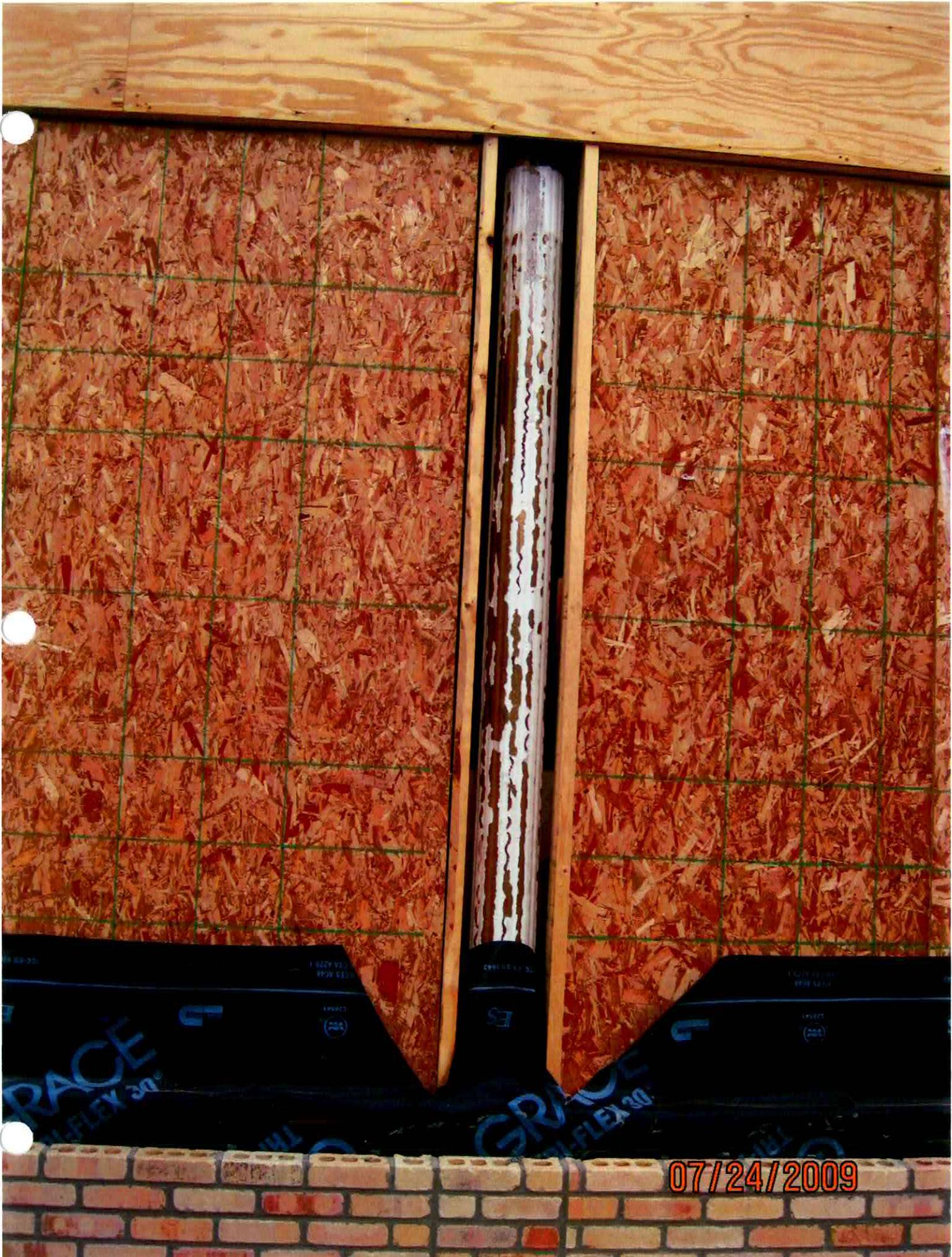
MOTION by T. Eftaxiadis, seconded by Dave Carlson that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 11:10 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary





07/24/2009



NAILS

2000

365

ANTIQUES

30°







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06/22/2009



07/24/2009

A - As owner proposed

B - Pier to remain as exposed

1. New added brick to be removed.
2. New added brick under windows - street level up - to be left and continued as planned.
3. piers to be patched -
" " have the new brick removed along with fortresses and either paint removed or repainted.

C. Same as "B" but brick matching piers to be used instead of current new brick under windows to street level. ○

