

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, August 6, 2009
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 August 6, 2009 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the July 27, 2009 Special Meeting Minutes.

V New Business

Ramsdell Theater, 101 Maple Street - Exterior Solar Lights

Request for a Certificate of Appropriateness for the installation of three solar lights. Two on the South Side of the Building (Alley) and one on the East Side of the building as submitted with application HDC-2009-17.

At this time the Historic District Commission can take action to approve/deny the request for a Certificate of Appropriateness for the installation of three solar lights. Two on the South Side of the Building (Alley) and one on the East Side of the building as submitted with application HDC-2009-17.

Travis Alden, Main Street/DDA Director - Update

Travis Alden, Main Street DDA Director will give an update on the Activities in the District.

VI Old Business

Elbert Purdom, 369 River Street - Facade Improvements

The Historic District Commission held a Special Meeting on July 27, 2009 to review the project at 369 River Street. The Commission, at the owners request, postponed this item until the August 6, 2009 Historic District Commission Meeting.

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 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: July 30, 2009
RE: August 6, 2009 Meeting

Commissioners, we have the following items on the August 6, 2009 Historic District Commission Agenda:

Ramsdell Theater, 101 Maple Street - Exterior Solar Lights

Request for a Certificate of Appropriateness for the installation of three solar lights. Two on the South Side of the Building (Alley) and one on the East Side of the building as submitted with application HDC-2009-17.

Travis Alden, Main Street/DDA Director - Update - Travis Alden, Main Street DDA Director will give an update on the Activities in the District.

Elbert Purdom, 369 River Street - Facade Improvements

The Historic District Commission held a Special Meeting on July 27, 2009 to review the project at 369 River Street. The Commission, at the owners request, postponed this item until the August 6, 2009 Historic District Commission Meeting.

If you are unable to attend the meeting please call me at 398-2805. See you Thursday!

:djb



Historic Overlay Permit No: PHDC09017

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

101 MAPLE ST Location
51-574-701-09

CITY OF MANISTEE Owner
6TH AVE, CENTURY TERRACE
MANISTEE MI 49660

Issued: 08/06/09
Const value 0
Zoning: Sec. No.

6TH AVE, CENTURY TER pH# Contractor
MANISTEE MI 49660

PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Work Description: Certificate of Appropriateness as approved by the Historic District Commission during their meeting of August 6, 2009 for the following:

For the installation of three solar lights(Product SKU: GS-94W). Two on the South Side of the Building (Alley) and one on the East Side of the building as submitted with application HDC-2009-17.

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

Table with 4 columns: Permit Item, Work Type, Fee Basis, Item Total. Row 1: 0.00, 0.00

Official signature line

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

Name of Property Owner: *City of Manistee*

Name of Applicant (if different): *Ed Bradford - Ramsdell Governing Board*

Mailing Address: *70 Maple Street, P.O. Box 358, Manistee, MI 49660*

Phone# & e-mail address: *398-2804 ebradford@ci.manistee.mi.us*

Address of Affected Property: *Ramsdell Theater, 101 Maple Street*

Type of Application: *Installation of Solar Lights*

Proposed Work Start Date: *After Approval*

Description of Work :

*Request for the installation of three solar lights.
One on the East Side of the building next to the Elephant Door.
Two on the South Side (Alley) of the Building over the doors.*

The Ramsdell Theater has code compliant smoke detectors and a fire alarm system.

APPLICANT/PROPERTY OWNERS SIGNATURE: *Edward Bradford*

Office Use Only:		
Date Submitted: _____	Application # _____	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.









WL05 Solar 'Westminster' Wall Light

TECHNICAL SPECIFICATIONS

Up to 12 hours illumination at night.
Obscure glass lampshade.
12 super bright LED bulbs.
Includes 3 'C' type Ni-Cad 1.2v / 2800mAH rechargeable batteries (replaceable).
Light output is white.
Output is approximately 10-15 watts.
For use in dark locations.
High quality Siemens solar panel discretely built flush into the top of the fixture.

8 AA size Ni-Mh rechargeable batteries included (replaceable when necessary).

Built-in photocell for automatic dusk-to-dawn operation.

On/off switch for manual over-ride.

All aluminum construction.

Complete fixture (lampshade section) stands approximately 10" high (excluding the wall support bracket).

The top section of the lampshade is approximately 9" diameter.

The wall plate has a footprint of approximately 4.5" diameter.

The three glass panels (sides) are approximately 4" high.

The fixture stands off approximately 2" from the surface of a wall.

The wall plate has two pre-drilled hole ready for easy installation. Simply screw or bolt to any flat, solid, vertical surface.

Time length of night time illumination is estimated and subject to various factors including geographic location, seasons, weather conditions & location of product etc.

Shorter illumination time due to one or more of the above factors does not define the fixture as being defective or define the fixture as being advertised incorrectly.

We advertise and supply our solar lights to customers all over the world are therefore, naturally, we are unable to guarantee the nightly illumination time as it can vary and any time stated is quoted as 'up to' x amount hours.

Minor errors & omissions must be accepted.

Although unlikely, we reserve the right to supply this product with any minor alterations or minor changes to the specifications (shown above by text description or by photographs) due to different supplies or product batches received, incorporating such product changes made by the manufacturer, without further notice.

Descriptions, specifications and photographs are updated regularly but may not be current when minor changes to a product have only recently been made.

All solar lights must be used in a completely dark location at night time otherwise they may not illuminate. Nearby strong lighting sources or ambient lighting may affect the operation of a solar light. This does not define the fixture as being defective.

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Solar Wall Mount Lamp Light



This beautiful wall fitting solar light comes ready to install to add a great feature to your home. It has our super-bright LED's which use a special patented cone reflector to make the light brighter. The gas-light design of our solar lamp light is classic and adds an elegant appeal to your front or back yard.

Using efficient solar-powered technology, the solar lamp lights receive their energy from built-in batteries charged daily by the sun, which in turn light the 8 super-bright LED bulbs. Each solar lamp post has real beveled glass panes that add to the late 19th Century appeal. No maintenance is required with the powder-coated cast-aluminum solar lamp

posts that are weather resistant & won't rust. Worry-free, the solar lamp post turns on automatically at dusk and off at dawn. The solar lamp post can be bolted down (bolts included) and is available in either black or rust red. **FREE SHIPPING**

Product Measurements

Light 9" x 13"

Features

- Solar lamp lights are an elegant, energy-efficient way to light your way
- Automatically turn on and off, however, there is also a manual on/off switch for your convenience
- 8 super-bright LED bulbs are powered by the built-in, solar-powered batteries
- Beautiful beveled glass, these solar lamp lights are reminiscent of the late 19th Century lamps
- Special patented cone reflector to make the light brighter
- Solar lamp lights have a durable, rust-resistant frame can be bolted down (bolts included)

Product SKU: GS-94W

Quantity: 1

Price: \$129.99

ADD TO CART

Solar Wall Mount Lamp Light



This beautiful wall fitting solar light comes ready to install to add a great feature to your home. It has our super-bright LED's which use a special patented cone reflector to make the light brighter. The gas-light design of our solar lamp light is classic and adds an elegant appeal to your front or back yard.

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Product SKU: GS-94W





Historic Overlay Permit No: PHDC09018

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: 08/06/09
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: On August 6, 2009 the Historic District Commission approved issuance of a new Certificate of Appropriateness to Elbert Purdom, 369 River Street that replaces all previously issued Permits/Certificates. The new permit approves all facade changes to the building as approved by the State Historic Preservation Office to receive tax credits. A copy of the approved Tax Credit Application/Plan is to be submitted to the Historic District Commission to be placed on file.

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.

231-723-6571



PO Box 265
Cadillac, MI 49801
(231) 775-3882
Fax:(231) 775-0424

TO: Elbert Purdom
FROM: Bob Cole

August 4, 2009

Robbert McKay
Historical Architect
702 West Kalamazoo Street
P.O. Box 30740
Lansing, MI. 48909-8240

Re: Manistee Facade / Purdom Building

Dear Mr. McKay,

Thank you for meeting with Mr. Purdom and I yesterday concerning the historical preservation of Mr. Purdoms building. I have attached a sketch for your review. In this drawing we have:

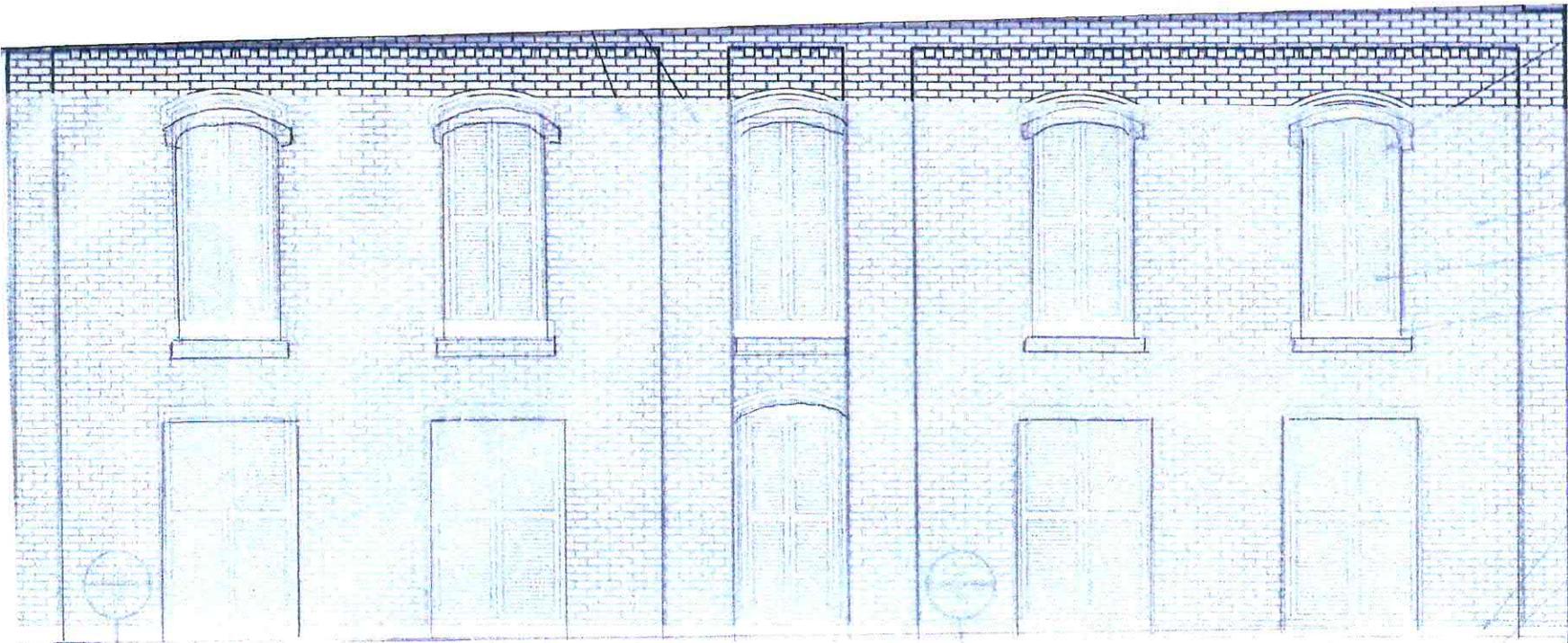
- #1: removed the lower brick
- #2: frame in larger window openings.
- #3: raised the cornice work to just under the concrete ledge.
- #4: Changed gate at left of building to aluminum entrance.
- #5: Cement board siding or wood siding is to be install at exterior facade. Flat panels not lap siding
- #6: mortar joints are to be remove at damaged areas of the facade and replaced with new lime mortar installed at these areas.
- #7: Delete Shutters
- #8: Remove three pilaster from original drawing. New Glass is to run by interior columns.

Mr Purdom wishes to receive tax credits for this renovation. Please review my sketch and let me know if this is what you were thinking.

Sincerely

Robert T. Cole

P.S. Mr. Purdom, I spoke with Robbert yesterday concerning these changes. He told me this is what he was looking for to return the building to meet the Historic era. By completing these changes you would be able to receive the tax credits that you were interested in.



NEW SH
(10) PLO

CLAY L

CLAY L

GARDEN
C/P

CLAY L

11' 2"

7' 2"

7' 2"

11' 2"

4' 7"

11' 2"

11' 2"

TRIMMED
CLAY L

CORNICE

PURDOM

369

Existing Column

Existing Columns

IRON GATE
W/CLAY LINTEL

CEMENT BOARD



HUD members

STATE OF MICHIGAN

DEPARTMENT OF HISTORY, ARTS AND LIBRARIES
LANSING

JENNIFER GRANHOLM
GOVERNOR

MARK HOFFMAN
ACTING DIRECTOR

July 22, 2009

VANESSA BUHS
CITY OF MANISTEE
70 MAPLE STREET
MANISTEE MI 49660

RE: ER-96-558.08.419 RIVER 419-421-423 River Street Rehabilitation Project – Entryway Tiles,
Manistee, Manistee County (HUD)

Dear Ms. Buhs:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above. Based on the information provided for our review, it is the opinion of the State Historic Preservation Officer (SHPO) that the effects of the proposed undertaking do not meet the criteria of adverse effect [36 CFR § 800.5(a)(1)]. Therefore, the project will have **no adverse effect** [36 CFR § 800.5(b)] on 419-421-423 River Street located in the Manistee Central Business Historic District, which is listed in the National Register of Historic Places.

The views of the public are essential to informed decision making in the Section 106 process. Federal Agency Officials or their delegated authorities must plan to involve the public in a manner that reflects the nature and complexity of the undertaking, its effects on historic properties and other provisions per 36 CFR § 800.2(d). We remind you that Federal Agency Officials or their delegated authorities are required to consult with the appropriate Indian tribe and/or Tribal Historic Preservation Officer (THPO) when the undertaking may occur on or affect any historic properties on tribal lands. **In all cases**, whether the project occurs on tribal lands or not, Federal Agency Officials or their delegated authorities are also required to make a reasonable and good faith effort to identify any Indian tribes or Native Hawaiian organizations that might attach religious and cultural significance to historic properties in the area of potential effects and invite them to be consulting parties per 36 CFR § 800.2(c).

This letter evidences HUD's compliance with 36 CFR § 800.4 "Identification of historic properties" and 36 CFR § 800.5 "Assessment of adverse effects", and the fulfillment of HUD's responsibility to notify the SHPO, as a consulting party in the Section 106 process, under 36 CFR § 800.5(c) "Consulting party review".

The State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. If the scope of work changes in any way, or if artifacts or bones are discovered, please notify this office immediately.

If you have any questions, please contact Diane Tuinstra, Environmental Review Assistant, at (517) 335-2723 or by email at ER@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

Brian D. Conway
State Historic Preservation Officer

BDC:REM:DRT

copy: Carmen Reveron, HUD Detroit



City of Manistee

P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

**PLANNING, ZONING &
COMMUNITY DEV.**
231.398.2805

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

WATER BILLING
231.723.2559

ADMINISTRATION
FAX 231.723.1546

CLERK/TREASURER
231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553

July 28, 2009

Doug & Kellie Parks
c/o Kellie's Hallmark
394 River Street
Manistee, MI 49660

Dear Mr. & Mrs. Parks:

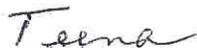
The City of Manistee Historic District Commission is excited to hear that you have purchased the building at 445/447 River Street to relocate your business. The Historic District Commission would like to offer input on any exterior modifications to the building and encourage you to apply for Design Assistance at your earliest convenience.

Both paint colors and signage/awnings can be approved by Steve Harold, Manistee County Museum Director. Steve can be reached Tuesday through Friday at the Museum, 425 River Street.

The deadline for the August 6, 2009 meeting has passed but if you want to come to the meeting to discuss your plans we welcome them during Citizen Comment. We look forward to working with you and wish you success at your new location.

Sincerely,

CITY OF MANISTEE HISTORIC DISTRICT COMMISSION



Mary "Teena" Kracht
Chair

MK:djb

cc: Historic District Commission



NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on **Thursday, August 6, 2009 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

New Business

Ramsdell Theater, 101 Maple Street - Exterior Solar Lights

Travis Alden, Main Street/DDA Director - Update

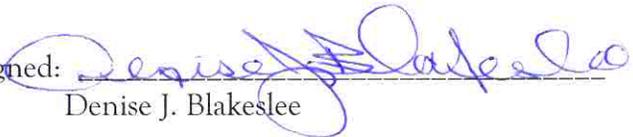
Old Business

Elbert Purdom, 369 River Street - Facade Improvements

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 12:00 noon, Thursday, July 30, 2009 on the bulletin board at the south entrance to City Hall.

Signed:


Denise J. Blakeslee