

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, August 5, 2010
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 5, 2010 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the July 1, 2010 meeting Minutes.

V New Business

None

VI Old Business

Jeff Gordon and Paula Rozmiarek, 411 River Street - Facade Improvements side and rear of building

The Historic District Commission postponed action on a request for a Certificate of Appropriateness from Jeff Gordon and Paula Rozmiarek, 411 River Street for facade improvements to the side and rear of the building at 411 River Street at the July 1, 2010 meeting. Additional information was needed from the applicant. The applicant supplied the needed information in two separate applications.

HDC-2010-15 application dated 7-15-10. New Application for a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties.

At this time the Historic District Commission could take action to approve/deny the request from Jeff Gordon and Paula Rozmiarek, 411 River Street for a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

HDC-2010-16 application dated 7-22-10. New Application for a Certificate of Appropriateness to replace the upper level windows on the rear of the building with Anderson double-hung windows.

At this time the Historic District Commission could take action to approve/deny the request from Jeff Gordon and Paula Rozmiarek, 411 River Street for a Certificate of Appropriateness to replace the upper level windows on the rear of the building with Anderson double-hung windows as submitted with application HDC-2010-16 dated 7-22-10.

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 Reports

Main Street/DDA Director
Museum Director
Community Development Director

X Members Discussion

At this time the Chair will ask members of the Historic District Commission if they have any items they want to discuss.

XI Worksession

XII Adjournment



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 27, 2010
RE: Historic District Commission Meeting August 5, 2010

Commissioners, attached is the August 5, 2010 Historic District Commission meeting packet.

We have no items under New Business. Jeff Gordon has sent in two new applications which will be handled under Old Business. The two new applications are as follows:

HDC-2010-15 application dated 7-15-10. New Application for a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties.

HDC-2010-16 application dated 7-22-10. New Application for a Certificate of Appropriateness to replace the upper level windows on the rear of the building with Anderson double-hung windows.

It should be noted the lower window replacement on the rear of the building was a component of the application that was postponed in July (for record keeping purposes).

If you are unable to make the meeting please call or leave a message.

djb



Historic Overlay Permit No: PHDC10015

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

411 RIVER STREET Location
51-350-702-05

Owner
GORDON JEFFREY S
411 1/2 RIVER ST
MANISTEE MI 49660

Issued: 08/09/10
Const value 0
Zoning: Sec. No.

Contractor
411 1/2 RIVER ST pH#
MANISTEE MI 49660

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

Work Description:

On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

On June 2, 2011 the Historic District Commission for approved a one year extension for Permit PHDC10015 - Permit will expire on 8/5/12

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.



Historic Overlay Permit No: PHDC10015

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

411 RIVER STREET **Location**
 51-350-702-05

Owner

GORDON JEFFREY S
 411 1/2 RIVER ST
 MANISTEE MI 49660

Issued: 08/09/10
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor

411 1/2 RIVER ST pH#
 MANISTEE MI 49660

Work Description:

On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

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.



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: **Jeff Gordon and Paula M. Rozmiarek**
Mailing Address: **411 River Street, Manistee, Michigan 49660**
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**
Type of Application: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **July 30, 2010**
Description of work proposal: **Building reconstruction, as described below**

Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase the side and rear windows will be addressed.

1. **Issue new permit to remove bay windows depicted in Exhibit A and replace them with commercial grade windows supplied by Glass Specialties.**
 - a. **The windows will be ~ 60" tall by 80" wide, to fit masonry opening**
 - b. **The insulated Glass Units (IGU's) include Low E, Clear glass (same glass as that deployed in the Manistee Museum).**
 - c. **The IGU's will be one inch in total thickness, dual pane tempered glass with each pane 1/4" in thickness.**
 - d. **The frame will be wood with the IGU sandwiched between mitered layered Oak boards. A 1 3/4" round dowel will frame the sides and top of the window. Exhibit B depicts the design concept. Exhibit C depicts the new windows.**

EXHIBIT A: Bay Windows to be replaced

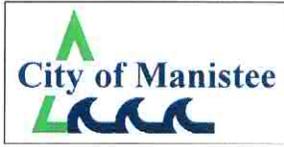




Application for a Certificate of Appropriateness

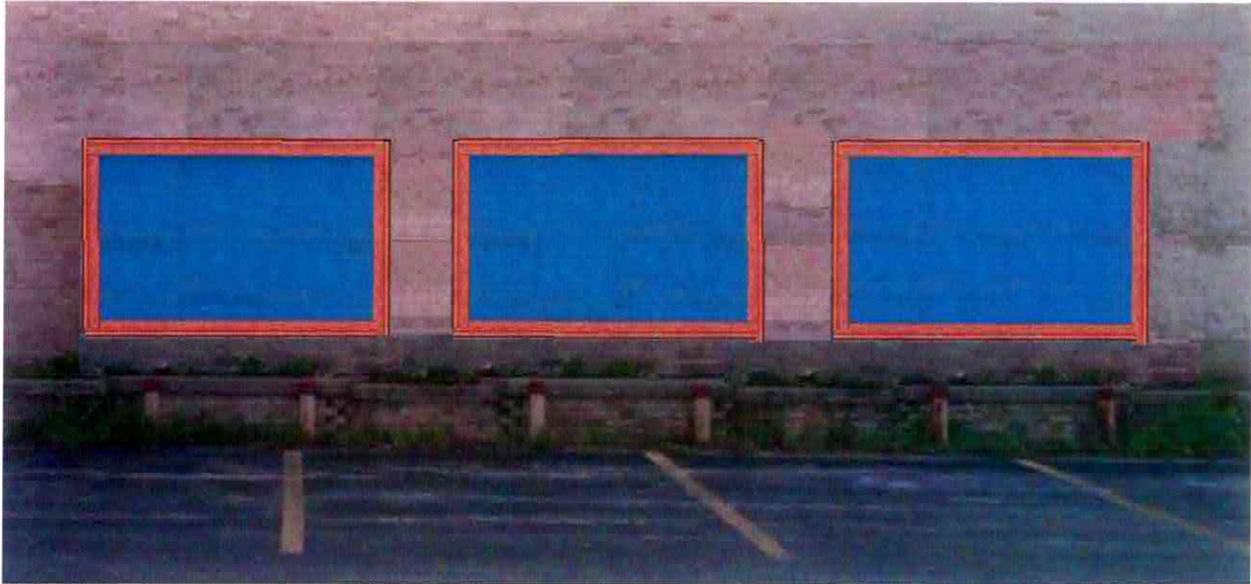
EXHIBIT B: Depiction of window frame design





Application for a Certificate of Appropriateness

EXHIBIT C: Depiction of new windows



Submitted by: Jeff Gordon

Date:

Jeff Gordon

July 15, 2010

Office Use Only:

Date Submitted: _____ Application #: _____ Meeting Date: _____

Notes: _____



Historic Overlay Permit No: PHDC10016

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

411 RIVER STREET Location
51-350-702-05

Owner
GORDON JEFFREY S
411 1/2 RIVER ST
MANISTEE MI 49660

Issued: 08/09/10
Const value 0
Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
411 1/2 RIVER ST pH#
MANISTEE MI 49660

Work Description:

On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to replace the upper level windows on the rear of the building with Anderson double-hung windows as submitted with application HDC-2010-16 dated 7-22-10.

On June 2, 2011 the Historic District Commission for approved a one year extension for Permit PHDC10016 - Permit will expire on 8/5/12

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.



Historic Overlay Permit No: PHDC10016

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

411 RIVER STREET Location
51-350-702-05

GORDON JEFFREY S Owner
411 1/2 RIVER ST
MANISTEE MI 49660

Issued: 08/09/10
Const value 0
Zoning: Sec. No.

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

Contractor
411 1/2 RIVER ST pH#
MANISTEE MI 49660

Work Description: On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to replace the upper level windows on the rear of the building with Anderson double-hung windows as submitted with application HDC-2010-16 dated 7-22-10.

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

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

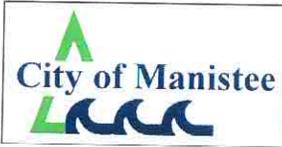
Official

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

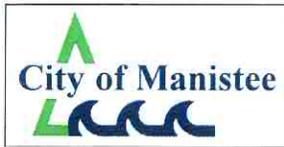
Submitted by: **Jeff Gordon and Paula M. Rozmiarek**
Mailing Address: **411 River Street, Manistee, Michigan 49660**
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**
Type of Application: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **August 30, 2010**
Description of work proposal: **Building reconstruction, as described below**

Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase the upper rear windows will be addressed.

- 1. Issue new permit to replace windows at rear of building, Exhibit C.**
 - a. The upper level windows are to be replaced with Anderson double-hung indows. The Anderson windows are 400 series Woodwright windows featuring Low-E Clear glass, green vinyl over wood. Wood trim, reddish in color to match the brick, will surround the exterior frame of the window, ensuring a tight fit between the window and the brick frame.**
 - b. Exhibit C depicts the existing windows, Exhibit D & E depict the new windows.**

EXHIBIT C: Upper windows to be replaced





Application for a Certificate of Appropriateness

EXHIBIT E: Drawing of Upper Windows in place



EXHIBIT D: Photograph double-hung windows



EXHIBIT F: Detailed Window Specifications

400 Series Woodwright® Double-Hung Windows

Andersen Advantage

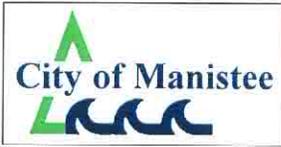
All Andersen® windows and doors feature the Perma-Shield® system, which protects the window's exterior beautifully for decades.* It also eliminates the need to paint—and repaint. The material used to make a frame determines a window's thickness, weight, and durability, and it also has a major impact on its thermal characteristics. The frame is also used in determining a window's U-Factor. Since the sash and frame represent from 10 to 30 percent of the total area of the window unit, the frame material will definitely influence the window performance.

Wood-Clad

We believe windows and patio doors should be made of wood, but exterior facings should be protected from the elements. That's why we manufacture wood-clad windows and patio doors with vinyl exteriors. They offer beauty, luxury and natural appeal while maintaining high standards of weather resistance with an extra surface that lowers their maintenance requirements. The interior wood allows you to retain an attractive paint or stain finish indoors.

400 Series Woodwright® Double-Hung Windows

- High-Performance™ Low-E4® glass stays cleaner and reduces water spotting†
- Andersen windows and doors use natural wood to create a timeless combination of beauty and durability.



Application for a Certificate of Appropriateness

- Nearly-invisible TruScene® insect screen optional
- Classic traditional style
- Fine milling detail
- Rich natural wood interior
- Attractive low-maintenance exteriors
- Convenient tilt-in cleaning
- FSC Chain-of-Custody Certified

1. Size, Unit #, & Base Price:

Size: 31.625"W x 76.875"H (Operating)

Unit #: WDH2662E A (Operating)

2. Interior: OAK



4. Hardware:



Estate Collection (Finish shown is Bright Brass)



Lock & Keeper



Hand Lift
optional

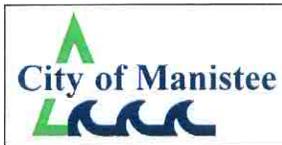


Finger lifts
optional



Satin Nickel

5. Glass Option: Low E Tempered Glass



Application for a Certificate of Appropriateness



**LOW-E4
GLASS**

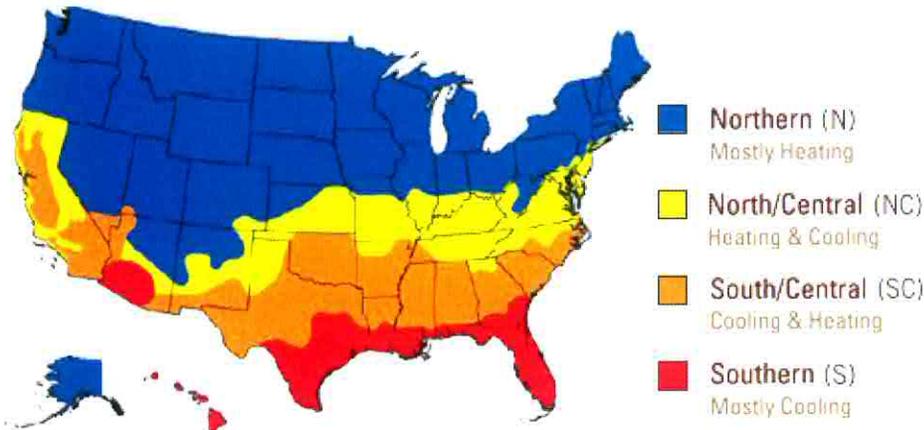
6. Grille Type: No Grilles



This product rated, certified, and labeled by National Fenestration Rating Council® (NFRC) - a non-profit organization that provides fair, accurate and credible energy performance ratings for windows and doors.



This product meets stringent energy efficiency guidelines set by the U.S. Environmental Protection Agency and the U.S. Department of Energy. These guidelines are based on the heat gain and loss of each product in various regions of the country.



[NFRC Ratings/ENERGY STAR Qualification for 200, 400 Series and Architectural Products \(PDF\)](#)

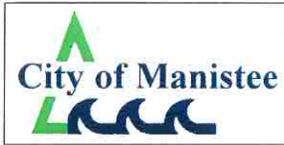
[ENERGY STAR Zones US \(Non-California\) \(PDF\)](#)

[ENERGY STAR Zones California \(PDF\)](#)

High-Performance Low-E4" (HP Low-E4) and "High-Performance Low-E4 Sun" (HP Low-E4 Sun) are Andersen trademarks for "Low-E" glass.

1 U-Factor defines the amount of heat loss through the total unit in BTU/hr sq. ft2.°F. The lower the value, the less heat is lost through the entire product.

2 Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass both directly transmitted and absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product.



Application for a Certificate of Appropriateness

3 Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible Transmittance is measured over the 380 to 760 nanometer portion of the solar spectrum.

NFRC ratings are based on modeling by a third party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.

This data is accurate as of March 4, 2010. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Due to variations in dealer and distributor inventory levels, products that were manufactured before March 4, 2010 that were designed, tested and labeled with different NFRC values may still be available. Check the labels on the product packaging to confirm NFRC values. Ratings are for sizes specified by NFRC for testing an certification. Ratings may vary depending on use of tempered glass, different grille options, glass for high altitude, etc.

The National Fenestration Rating Council logo is a registered trademark of the National Fenestration Rating Council. All rights reserved.

"Andersen" is a registered trademark of Andersen Corporation. All other marks where denoted are marks of Andersen Corporation. © 2010 Andersen Corporation. All rights reserved.

High-Performance Low-E4" (HP Low-E4) and "High-Performance Low-E4 Sun" (HP Low-E4 Sun) are Andersen trademarks for "Low-E" glass.

1 U-Factor defines the amount of heat loss through the total unit in BTU/hr sq. ft2.°F. The lower the value, the less heat is lost through the entire product.

2 Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass both directly transmitted and absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product.

3 Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible Transmittance is measured over the 380 to 760 nanometer portion of the solar spectrum.

NFRC ratings are based on modeling by a third party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.

This data is accurate as of March 4, 2010. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Due to variations in dealer and distributor inventory levels, products that were manufactured before March 4, 2010 that were designed, tested and labeled with different NFRC values may still be available. Check the labels on the product packaging to confirm NFRC values. Ratings are for sizes specified by NFRC for testing an certification. Ratings may vary depending on use of tempered glass, different grille options, glass for high altitude, etc.

The National Fenestration Rating Council logo is a registered trademark of the National Fenestration Rating Council. All rights reserved.

"Andersen" is a registered trademark of Andersen Corporation. All other marks where denoted are marks of Andersen Corporation. © 2010 Andersen Corporation. All rights reserved.

Submitted by: Jeff Gordon

Date:

Jeff Gordon

July 22, 2010

Office Use Only:

Date Submitted: _____ Application #: _____ Meeting Date: _____

Notes: _____

COMBINATION DESIGN

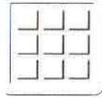
Double-Hung Windows

Table #8

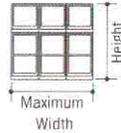
Joining Method: PVC Spacer Non-Reinforced

Type of Combination: 2-Way

For Combining: 400 Series Woodwright® Double-Hung Full-Frame, 400 Series Tilt-Wash Double-Hung, 200 Series Narroline® Double-Hung



MAXIMUM COMBINATION WIDTH	WIDTH	
	6'-4"	13.3
5'-8"	16	
5'-0"	19	
4'-4"	22	
3'-8"	26.6	



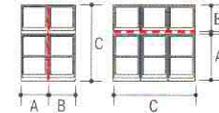
- NOTE: Height of combination does not affect wind load performance.
- NOTE: No individual transom/mullion can exceed 10'-1" for these combinations.
- NOTE: If you need to achieve a higher combination rating than those listed here, or for one way ribbon combinations, contact your Andersen supplier for upgrade information.

Table #9

Joining Method: Steel Reinforced

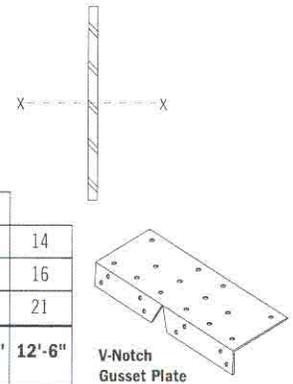
Type of Combination: 1-Way or 2-Way

For Combining: 400 Series Woodwright® Double-Hung Full-Frame, 400 Series Tilt-Wash Double-Hung, 200 Series Narroline® Double-Hung



AVERAGE ADJACENT UNIT DIMENSION	C = (mullion length)															
	5'-6" or less	6'-1"	6'-6"	7'-1"	7'-6"	8'-1"	8'-6"	9'-1"	9'-6"	10'-1"	10'-6"	11'-1"	11'-6"	12'-1"	12'-6"	
A + B ÷ 2 = 7'-6"	50	40	35	30	27	23	21	19	17	15						
A + B ÷ 2 = 7'-1"	50	40	35	30	27	23	21	19	18	15	13					
A + B ÷ 2 = 6'-6"	50	40	35	30	27	24	22	20	18	16	14					
A + B ÷ 2 = 6'-0"	50	40	36	30	28	24	23	20	19	16	15					
A + B ÷ 2 = 5'-6"	50	41	36	31	29	26	24	21	20	18	16	13				
A + B ÷ 2 = 5'-0"	50	42	37	32	30	27	25	22	21	19	17	14				
A + B ÷ 2 = 4'-6"	50	43	39	34	32	28	27	24	23	21	18	15	14			
A + B ÷ 2 = 4'-0"	50	45	41	36	34	30	28	26	25	22	21	18	15			
A + B ÷ 2 = 3'-6"	50	50	45	40	37	34	32	29	28	26	24	20	17	14		
A + B ÷ 2 = 3'-0"	50	50	50	44	41	37	35	32	30	28	26	22	19	16	14	
A + B ÷ 2 = 2'-6"	50	50	50	50	48	44	41	38	36	34	31	26	23	19	16	
A + B ÷ 2 = 2'-0"	50	50	50	50	50	50	48	44	41	38	36	34	30	24	21	

4" x 3/16" Steel Reinforced Joining Material
E = 29 x 10⁶ psi, I (AXIS x - x) = 1.0 in⁴
A36 hot rolled steel



This table shows value up to 50 PSF to accommodate combinations of PG Upgrade units. The rating of a combination cannot exceed the lowest rating of the individual units used.
NOTE: The numerical values represent Design Pressure only.

COMBINATION DESIGN

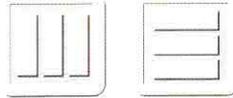
Double-Hung Windows - Continued

Table #10

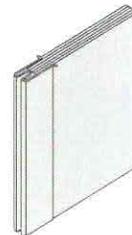
Joining Method: LVL Reinforced

Type of Combination: 1-Way

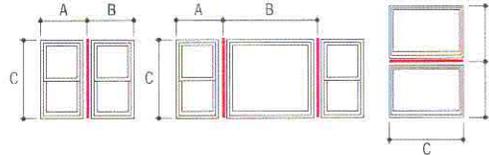
For Combining: 400 Series Woodwright® Double-Hung Full-Frame, 400 Series Tilt-Wash Double-Hung, 400 Series Picture Window, 400 Series Double-Hung Transom, 400 Series Flexiframe® Windows



DIMENSION	UNIT						
	A + B ÷ 2 = 6'-1"	82	70	62	50	40	32
ADJACENT	A + B ÷ 2 = 5'-6"	82	71	63	51	42	33
	A + B ÷ 2 = 5'-1"	82	72	64	53	43	35
AVERAGE	A + B ÷ 2 = 4'-6"	82	75	68	56	46	38
	A + B ÷ 2 = 4'-1"	82	79	71	59	49	39
ADJACENT	A + B ÷ 2 = 3'-6"	82	82	78	65	54	44
	A + B ÷ 2 = 3'-1"	82	82	82	72	59	48
AVERAGE	A + B ÷ 2 = 2'-6"	82	82	82	82	70	57
	A + B ÷ 2 = 2'-1"	82	82	82	82	81	66
ADJACENT	A + B ÷ 2 = 1'-6"	82	82	82	82	82	82
	A + B ÷ 2 = 1'-1"	82	82	82	82	82	82
C = (mullion length)		5'-6" or less	6'-1"	6'-6"	7'-1"	7'-6"	8'



4 9/16" x 3/4"
LVL Reinforced Joining Material



NOTE: The numerical values represent Design Pressure only.

Table #11

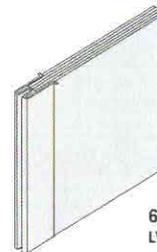
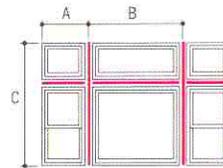
Joining Method: LVL Reinforced

Type of Combination: 2-Way

For Combining: 400 Series Woodwright® Double-Hung Full-Frame, 400 Series Tilt-Wash Double-Hung, 400 Series Picture Window, 400 Series Double-Hung Transom, 400 Series Flexiframe® Windows



DIMENSION	UNIT									
	A + B ÷ 2 = 10'-1"	82	75	63	56	48	44	37	31	24
ADJACENT	A + B ÷ 2 = 9'-6"	82	75	63	56	48	44	37	31	24
	A + B ÷ 2 = 9'-1"	82	75	63	56	48	44	37	31	24
AVERAGE	A + B ÷ 2 = 8'-6"	82	75	63	56	48	44	37	31	25
	A + B ÷ 2 = 8'-1"	82	75	63	56	48	44	37	31	25
ADJACENT	A + B ÷ 2 = 7'-6"	82	75	63	56	48	44	38	32	26
	A + B ÷ 2 = 7'-1"	82	75	63	56	49	45	39	33	26
AVERAGE	A + B ÷ 2 = 6'-6"	82	75	63	57	50	46	40	34	28
	A + B ÷ 2 = 6'-1"	82	75	64	58	51	47	41	35	29
ADJACENT	A + B ÷ 2 = 5'-6"	82	77	66	60	54	50	44	37	30
	A + B ÷ 2 = 5'-1"	82	79	68	63	56	52	46	39	32
AVERAGE	A + B ÷ 2 = 4'-6"	82	82	73	67	60	56	50	43	35
	A + B ÷ 2 = 4'-1"	82	82	77	71	64	60	53	46	38
ADJACENT	A + B ÷ 2 = 3'-6"	82	82	82	79	71	67	60	52	42
	A + B ÷ 2 = 3'-1"	82	82	82	82	78	74	66	57	47
AVERAGE	A + B ÷ 2 = 2'-6"	82	82	82	82	82	82	78	68	56
	A + B ÷ 2 = 2'-1"	82	82	82	82	82	82	82	79	66
ADJACENT	A + B ÷ 2 = 1'-6"	82	82	82	82	82	82	82	82	82
	C = (mullion length)	6'-1" or less	6'-6"	7'-1"	7'-6"	8'-1"	8'-6"	9'-1"	9'-6"	10'-1"



6 9/16" x 3/4"
LVL Reinforced Joining Material

2-way joining of units must be job-site assembled within the rough opening.

When creating 2-way combinations, 6 9/16" minimum wall thickness and 5 3/4" depth LVL joining material are required.

NOTE: The numerical values represent Design Pressure only.

COMBINATION DESIGN

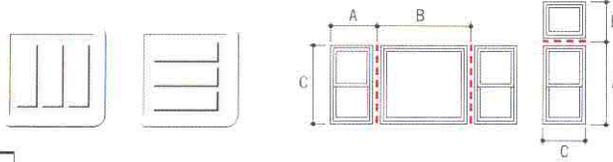
Double-Hung Windows – Continued

Table #12

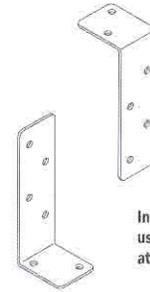
Joining Method: Non-Reinforced

Type of Combination: 1-Way (Ribbon or Stack)

For Combining: Woodwright® Double-Hung Insert Windows



AVERAGE ADJACENT UNIT DIMENSION	$(A + B) \div 2 = 78"$	30	24	20	17					
	$(A + B) \div 2 = 72"$	30	26	22	19					
	$(A + B) \div 2 = 68"$	30	28	23	20					
	$(A + B) \div 2 = 66"$	30	29	24	20					
	$(A + B) \div 2 = 60"$	30	30	26	22	15				
	$(A + B) \div 2 = 54"$	30	30	29	25	17				
	$(A + B) \div 2 = 48"$	30	30	30	28	19				
	$(A + B) \div 2 = 42"$	30	30	30	30	21	15			
	$(A + B) \div 2 = 36"$	30	30	30	30	25	17			
	$(A + B) \div 2 = 30"$	30	30	30	30	30	21	15		
	$(A + B) \div 2 = 24"$	30	30	30	30	30	26	19		
$(A + B) \div 2 = 18"$	30	30	30	30	30	30	26	19	15	
$(A + B) \div 2 = 12"$	30	30	30	30	30	30	30	29	22	17
C = (mullion length)	24" or less	30"	36"	42"	48"	54"	60"	66"	72"	78"



Installation brackets should be used at the ends of each join to attach units to the opening.

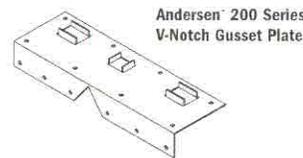
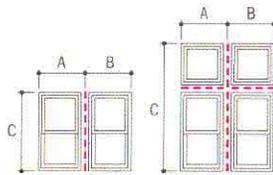
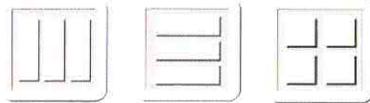
NOTE: Only 1-way combinations, similar to those shown above, are allowed.
NOTE: The numerical values represent Design Pressure only.

Table #13

Joining Method: Wood Non-Reinforced

Type of Combination: 1-Way or 2-Way

For Combining: 200 Series Tilt-Wash Double-Hung



**Andersen® 200 Series
V-Notch Gusset Plate**

Ribbons/stacks of 5 units or less with a maximum width/height of 12'-6".

No inverted T-joins or Palladian configurations are allowed.

2-way combinations are limited to 2 units wide x 2 units tall with a maximum of 6' wide by 7'-6" tall and have a vertical mullion priority.

V-notch gussets are required for ribbons > 9' wide, stacks > 8' high and all 2-way combinations.

Maximum design pressure 30 PSF.

Denise Blakeslee

From: Jon Rose
Sent: Wednesday, July 28, 2010 9:40 AM
To: Fish Town Design
Cc: Denise Blakeslee
Subject: Historic District Commission Meeting

Jeff,
You submitted three of your applications after the Historic District Commission packets were mailed. These items are not on the agenda, so they cannot be approved at the meeting. However, I would recommend discussing them to get feedback so approval at the next meeting is simpler. As we discussed, the glass block has been rejected by the Commission. Discussion of your needs and possible alternatives would be productive. We did not receive "exhibit I" depicting the glass block installed.

Regards,
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

Denise Blakeslee

From: Fish Town Design [fishtowndesign@gmail.com]
Sent: Tuesday, July 27, 2010 4:11 PM
To: Denise Blakeslee
Subject: Re: HDC Meeting Minutes
Attachments: Historical Application - 347 River - 26July10.doc

Hi Denise - Attached is the 347 River Street submission to replace the upper windows ... just a few changes from before. The windows are the same as those proposed for the back of 411 River Street and as such the supporting documents are the same. Let me know if I need to submit a second copy. (I hope not).

Thanks!

Jeff

On Tue, Jul 27, 2010 at 8:03 AM, Denise Blakeslee <dblakeslee@ci.manistee.mi.us> wrote:

Jeff-

I have copied all of the information that you have submitted. Jon will review it after his morning meetings today.

Denise

From: Fish Town Design [mailto:fishtowndesign@gmail.com]
Sent: Monday, July 26, 2010 5:06 PM
To: Denise Blakeslee; Jon Rose

Subject: Re: HDC Meeting Minutes

Attached are the supporting documents associated with this application. Please note, these files also apply to the application for upper level windows at 347 River Street. The updated application for that request will be forwarded shortly.

Thanks!

Jeff



Historic Overlay Permit No: PHDC10017

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

347 RIVER STREET Location
51-453-708-04

Owner
ROZMAREK PAULA
411 RIVER ST
MANISTEE MI 49660
(248) 262 6695

Issued: 09/07/10
Const value 0
Zoning: Sec. No.

Contractor
411 RIVER ST pH# (248) 262 6695
MANISTEE MI 49660

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

Work Description:

On September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for window replacement as submitted with application HDC-2010-17. Steve Harold verified with the applicant that the proposed replacement windows would be acceptable.

On June 2, 2011 the Historic District Commission approved a one year extension for permit PHDC02017 - Permit will expire on 9/7/12.

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

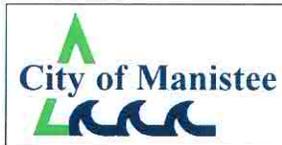
Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

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

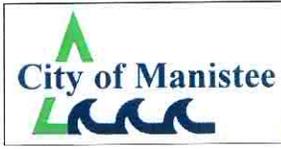
Submitted by: **Paula M. Rozmiarek and Jeff Gordon**
Mailing Address: **347 River Street, Manistee, Michigan 49660**
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**
Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**
Type of Application: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **After receipt of materials (6 week lead time)**
Proposed Completion Date: **Within one month of start date**
Description of work proposal: **Window replace at front of store, as described below**

Reconstruct/Rehabilitation of the East store front at 347 River Street, with the objective of matching the historical design. In addition to the attached request, an extension of the approval issued in July 2009 is also requested.

This request is to replace the 2nd story windows with those that properly fill the arched openings. The selected windows are Anderson 400 series double-hung windows and custom window arches.

Exhibit A and B are photographs of the windows being considered (minus the lattice work). The archway above the window will be glazed with the associated frames matching the design of the double-hung windows.

Exhibit C is a photograph of the existing store front detailing the reconstruction to be completed. The new windows will look very similar to the existing ones, with the only change being a glass arch at the top.



Application for a Certificate of Appropriateness

EXHIBIT A: Photograph double-hung windows



EXHIBIT B: Photograph of Arch window top





Application for a Certificate of Appropriateness

EXHIBIT C: Photograph of building exterior highlighting window replacement



Submitted by: _____

Paula Rozmiarek

Date: July 26, 2010

Office Use Only:

Date Submitted: _____ Application #: _____ Meeting Date: _____

Notes: _____

COMBINATION DESIGN

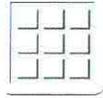
Double-Hung Windows

Table #8

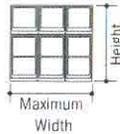
Joining Method: PVC Spacer Non-Reinforced

Type of Combination: 2-Way

For Combining: 400 Series Woodwright® Double-Hung Full-Frame, 400 Series Tilt-Wash Double-Hung, 200 Series Narroline® Double-Hung



MAXIMUM COMBINATION WIDTH	WIDTH	
	6'-4"	13.3
	5'-8"	16
	5'-0"	19
	4'-4"	22
3'-8"	26.6	



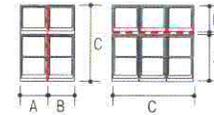
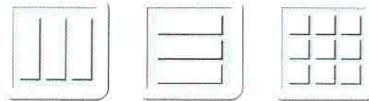
NOTE: Height of combination does not affect wind load performance.
 NOTE: No individual transom/mullion can exceed 10'-1" for these combinations.
 NOTE: If you need to achieve a higher combination rating than those listed here, or for one way ribbon combinations, contact your Andersen supplier for upgrade information.

Table #9

Joining Method: Steel Reinforced

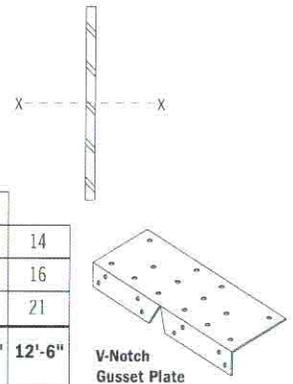
Type of Combination: 1-Way or 2-Way

For Combining: 400 Series Woodwright® Double-Hung Full-Frame, 400 Series Tilt-Wash Double-Hung, 200 Series Narroline® Double-Hung



	$A + B \div 2 = 7'-6"$	50	40	35	30	27	23	21	19	17	15						
AVERAGE ADJACENT UNIT DIMENSION	$A + B \div 2 = 7'-1"$	50	40	35	30	27	23	21	19	18	15	13					
	$A + B \div 2 = 6'-6"$	50	40	35	30	27	24	22	20	18	16	14					
	$A + B \div 2 = 6'-0"$	50	40	36	30	28	24	23	20	19	16	15					
	$A + B \div 2 = 5'-6"$	50	41	36	31	29	26	24	21	20	18	16	13				
	$A + B \div 2 = 5'-0"$	50	42	37	32	30	27	25	22	21	19	17	14				
	$A + B \div 2 = 4'-6"$	50	43	39	34	32	28	27	24	23	21	18	15	14			
	$A + B \div 2 = 4'-0"$	50	45	41	36	34	30	28	26	25	22	21	18	15			
	$A + B \div 2 = 3'-6"$	50	50	45	40	37	34	32	29	28	26	24	20	17	14		
	$A + B \div 2 = 3'-0"$	50	50	50	44	41	37	35	32	30	28	26	22	19	16	14	
	$A + B \div 2 = 2'-6"$	50	50	50	50	48	44	41	38	36	34	31	26	23	19	16	
	$A + B \div 2 = 2'-0"$	50	50	50	50	50	50	48	44	41	38	36	34	30	24	21	
	C = (mullion length)	5'-6" or less	6'-1"	6'-6"	7'-1"	7'-6"	8'-1"	8'-6"	9'-1"	9'-6"	10'-1"	10'-6"	11'-1"	11'-6"	12'-1"	12'-6"	

4" x 3/16" Steel Reinforced Joining Material
 E = 29 x 10⁶ psi, I (AXIS x-x) = 1.0 in⁴
 A36 hot rolled steel



This table shows value up to 50 PSF to accommodate combinations of PG Upgrade units. The rating of a combination cannot exceed the lowest rating of the individual units used.
 NOTE: The numerical values represent Design Pressure only.

COMBINATION DESIGN

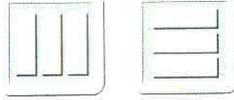
Double-Hung Windows – Continued

Table #10

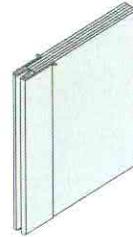
Joining Method: LVL Reinforced

Type of Combination: 1-Way

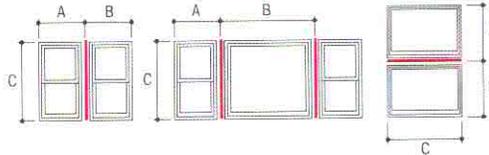
For Combining: 400 Series Woodwright® Double-Hung Full-Frame, 400 Series Tilt-Wash Double-Hung, 400 Series Picture Window, 400 Series Double-Hung Transom, 400 Series Flexiframe® Windows



AVERAGE ADJACENT UNIT DIMENSION	A + B ÷ 2 =	Design Pressure (psf)						
		6'-1"	82	70	62	50	40	32
	A + B ÷ 2 = 5'-6"	82	71	63	51	42	33	
	A + B ÷ 2 = 5'-1"	82	72	64	53	43	35	
	A + B ÷ 2 = 4'-6"	82	75	68	56	46	38	
	A + B ÷ 2 = 4'-1"	82	79	71	59	49	39	
	A + B ÷ 2 = 3'-6"	82	82	78	65	54	44	
	A + B ÷ 2 = 3'-1"	82	82	82	72	59	48	
	A + B ÷ 2 = 2'-6"	82	82	82	82	70	57	
	A + B ÷ 2 = 2'-1"	82	82	82	82	81	66	
	A + B ÷ 2 = 1'-6"	82	82	82	82	82	82	
	A + B ÷ 2 = 1'-1"	82	82	82	82	82	82	
C = (mullion length)		5'-6" or less	6'-1"	6'-6"	7'-1"	7'-6"	8'	



4 9/16" x 3/4"
LVL Reinforced Joining Material



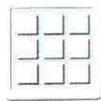
NOTE: The numerical values represent Design Pressure only.

Table #11

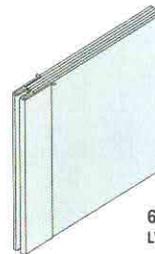
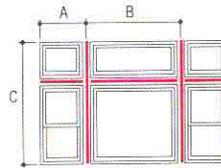
Joining Method: LVL Reinforced

Type of Combination: 2-Way

For Combining: 400 Series Woodwright® Double-Hung Full-Frame, 400 Series Tilt-Wash Double-Hung, 400 Series Picture Window, 400 Series Double-Hung Transom, 400 Series Flexiframe® Windows



AVERAGE ADJACENT UNIT DIMENSION	A + B ÷ 2 =	Design Pressure (psf)								
		6'-1"	75	63	56	48	44	37	31	24
	A + B ÷ 2 = 10'-1"	82	75	63	56	48	44	37	31	24
	A + B ÷ 2 = 9'-6"	82	75	63	56	48	44	37	31	24
	A + B ÷ 2 = 9'-1"	82	75	63	56	48	44	37	31	24
	A + B ÷ 2 = 8'-6"	82	75	63	56	48	44	37	31	25
	A + B ÷ 2 = 8'-1"	82	75	63	56	48	44	37	31	25
	A + B ÷ 2 = 7'-6"	82	75	63	56	48	44	38	32	26
	A + B ÷ 2 = 7'-1"	82	75	63	56	49	45	39	33	26
	A + B ÷ 2 = 6'-6"	82	75	63	57	50	46	40	34	28
	A + B ÷ 2 = 6'-1"	82	75	64	58	51	47	41	35	29
	A + B ÷ 2 = 5'-6"	82	77	66	60	54	50	44	37	30
	A + B ÷ 2 = 5'-1"	82	79	68	63	56	52	46	39	32
	A + B ÷ 2 = 4'-6"	82	82	73	67	60	56	50	43	35
	A + B ÷ 2 = 4'-1"	82	82	77	71	64	60	53	46	38
	A + B ÷ 2 = 3'-6"	82	82	82	79	71	67	60	52	42
	A + B ÷ 2 = 3'-1"	82	82	82	82	78	74	66	57	47
	A + B ÷ 2 = 2'-6"	82	82	82	82	82	82	78	68	56
	A + B ÷ 2 = 2'-1"	82	82	82	82	82	82	82	79	66
	A + B ÷ 2 = 1'-6"	82	82	82	82	82	82	82	82	82
C = (mullion length)		6'-1" or less	6'-6"	7'-1"	7'-6"	8'-1"	8'-6"	9'-1"	9'-6"	10'-1"



6 9/16" x 3/4"
LVL Reinforced Joining Material

2-way joining of units must be job-site assembled within the rough opening.

When creating 2-way combinations, 6 9/16" minimum wall thickness and 6 9/16" depth LVL joining material are required.

NOTE: The numerical values represent Design Pressure only.

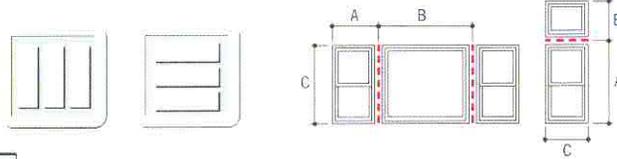
Double-Hung Windows - Continued

Table #12

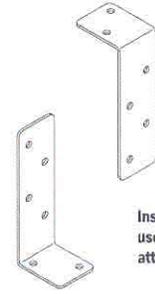
Joining Method: Non-Reinforced

Type of Combination: 1-Way (Ribbon or Stack)

For Combining: Woodwright® Double-Hung Insert Windows



AVERAGE ADJACENT UNIT DIMENSION	$(A + B) \div 2 = 78"$	30	24	20	17					
	$(A + B) \div 2 = 72"$	30	26	22	19					
	$(A + B) \div 2 = 68"$	30	28	23	20					
	$(A + B) \div 2 = 66"$	30	29	24	20					
	$(A + B) \div 2 = 60"$	30	30	26	22	15				
	$(A + B) \div 2 = 54"$	30	30	29	25	17				
	$(A + B) \div 2 = 48"$	30	30	30	28	19				
	$(A + B) \div 2 = 42"$	30	30	30	30	21	15			
	$(A + B) \div 2 = 36"$	30	30	30	30	25	17			
	$(A + B) \div 2 = 30"$	30	30	30	30	30	21	15		
	$(A + B) \div 2 = 24"$	30	30	30	30	30	26	19		
	$(A + B) \div 2 = 18"$	30	30	30	30	30	30	26	19	15
$(A + B) \div 2 = 12"$	30	30	30	30	30	30	30	29	22	17
C = (mullion length)	24" or less	30"	36"	42"	48"	54"	60"	66"	72"	78"



Installation brackets should be used at the ends of each join to attach units to the opening.

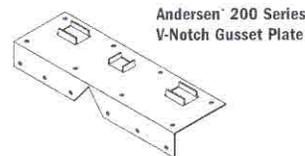
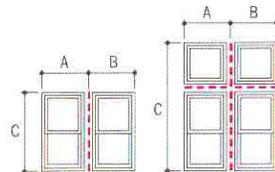
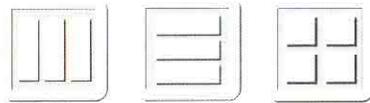
NOTE: Only 1-way combinations, similar to those shown above, are allowed.
NOTE: The numerical values represent Design Pressure only.

Table #13

Joining Method: Wood Non-Reinforced

Type of Combination: 1-Way or 2-Way

For Combining: 200 Series Tilt-Wash Double-Hung



Andersen® 200 Series V-Notch Gusset Plate

Ribbons/stacks of 5 units or less with a maximum width/height of 12'-6".
No inverted T-joins or Palladian configurations are allowed.
2-way combinations are limited to 2 units wide x 2 units tall with a maximum of 6' wide by 7'-6" tall and have a vertical mulling priority.
V-notch gussets are required for ribbons > 9' wide, stacks > 8' high and all 2-way combinations.

Maximum design pressure 30 PSF.

Denise Blakeslee

From: Fish Town Design [fishtowndesign@gmail.com]
Sent: Tuesday, July 27, 2010 4:25 PM
To: Denise Blakeslee
Subject: Re: HDC Meeting Minutes
Attachments: Historical Application - 411 River - 27July - Chimney.doc

And finally - An application to extend the height of the chimney toward the back of 411 River Street.

Thanks!

Jeff

On Tue, Jul 27, 2010 at 4:17 PM, Fish Town Design <fishtowndesign@gmail.com> wrote:
Denise - Attached is the request associated with replacing the lower windows at 411 River Street with Glass Blocks.

On Tue, Jul 27, 2010 at 4:11 PM, Fish Town Design <fishtowndesign@gmail.com> wrote:
Hi Denise - Attached is the 347 River Street submission to replace the upper windows ... just a few changes from before. The windows are the same as those proposed for the back of 411 River Street and as such the supporting documents are the same. Let me know if I need to submit a second copy. (I hope not).

Thanks!

Jeff

On Tue, Jul 27, 2010 at 8:03 AM, Denise Blakeslee <dblakeslee@ci.manistee.mi.us> wrote:

Jeff-

I have copied all of the information that you have submitted. Jon will review it after his morning meetings today.

Denise

From: Fish Town Design [mailto:fishtowndesign@gmail.com]
Sent: Monday, July 26, 2010 5:06 PM
To: Denise Blakeslee; Jon Rose

Subject: Re: HDC Meeting Minutes



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: **Jeff Gordon and Paula M. Rozmiarek**
Mailing Address: **411 River Street, Manistee, Michigan 49660**
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**
Type of Application: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **July 30, 2010**
Description of work proposal: **Building reconstruction, as described below**

Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase the chimney will be addressed.

- 1. Issue new permit to build existing chimney up to an appropriate height. Chimney will be topped with a cap to match that of the ledge.**
 - a. The chimney will be all brick and will extend approximately 36" above the roof deck, as depicted in exhibit A**

EXHIBIT A: Depiction of the proposed chimney.



Application for a Certificate of Appropriateness



Submitted by: Jeff Gordon

Date:

Jeff Gordon

July 27, 2010

Office Use Only:		
Date Submitted: _____	Application #: _____	Meeting Date: _____
Notes: _____		

Denise Blakeslee

From: Fish Town Design [fishtowndesign@gmail.com]
Sent: Tuesday, July 27, 2010 4:17 PM
To: Denise Blakeslee
Subject: Re: HDC Meeting Minutes
Attachments: Historical Application - 411 River - 22July10 GBBack.doc

Denise - Attached is the request associated with replacing the lower windows at 411 River Street with Glass Blocks.

On Tue, Jul 27, 2010 at 4:11 PM, Fish Town Design <fishtowndesign@gmail.com> wrote:
Hi Denise - Attached is the 347 River Street submission to replace the upper windows ... just a few changes from before. The windows are the same as those proposed for the back of 411 River Street and as such the supporting documents are the same. Let me know if I need to submit a second copy. (I hope not).

Thanks!

Jeff

On Tue, Jul 27, 2010 at 8:03 AM, Denise Blakeslee <dblakeslee@ci.manistee.mi.us> wrote:

Jeff-

I have copied all of the information that you have submitted. Jon will review it after his morning meetings today.

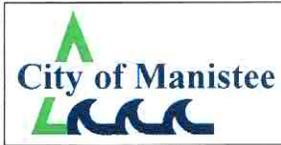
Denise

From: Fish Town Design [mailto:fishtowndesign@gmail.com]
Sent: Monday, July 26, 2010 5:06 PM
To: Denise Blakeslee; Jon Rose

Subject: Re: HDC Meeting Minutes

Attached are the supporting documents associated with this application. Please note, these files also apply to the application for upper level windows at 347 River Street. The updated application for that request will be forwarded shortly.

Thanks!



Application for a Certificate of Appropriateness

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

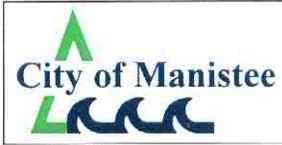
Submitted by: **Jeff Gordon and Paula M. Rozmiarek**
Mailing Address: **411 River Street, Manistee, Michigan 49660**
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**
Type of Application: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **August 30, 2010**
Description of work proposal: **Building reconstruction, as described below**

Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase the building rear will be addressed.

- 1. Issue new permit to replace windows at rear of building with corning icescape glass blocks and Anderson double-hung white windows filling openings with wood trim. Exhibit G depicts the existing windows, Exhibit H depicts the glass blocks and Exhibit I depicts the blocks installed.**

EXHIBIT G: Lower windows to be replaced





Application for a Certificate of Appropriateness

EXHIBIT H: Glass block design



Submitted by: _____

Date:

Jeff Gordon

July 22, 2010

Office Use Only:

Date Submitted: _____ Application #: _____ Meeting Date: _____

Notes: _____



Historic Overlay Permit No: PHDC09014

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

347 RIVER STREET Location
 51-453-708-04

ROZMAREK PAULA Owner
 411 RIVER ST
 MANISTEE MI 49660
 (248) 262 6695

Issued: ~~07/10/09~~ *7-10-11 extended*
 Const value 0 *HDC 85.10*
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
 411 RIVER ST pH# (248) 262 6695
 MANISTEE MI 49660

Work Description:

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of July 9, 2009 with the following conditions for the reconstruction/rehabilitation of the storefront at 347 River Street as submitted with Application HDC-2009-14 as follows:

Remove red planks from exterior, exposing historic store front.

Remove cement tiles and expose deck of historic window displays.

Reconstruct the window frames and store front matching the historic details found behind the current facade. The Museum Director will oversee the project and if needed refer any issues back to the Commission.

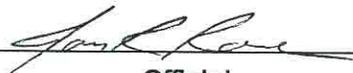
Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used.

Any paint removed shall be removed following Historic Preservation Brief #1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

The Historic District Commission will allow the wood oak trim to be stained and varnished BUT STRONGLY ENCOURAGE use of pigmented finish (paint). Paint Color and Stain Colors to be approved by the Museum Director.

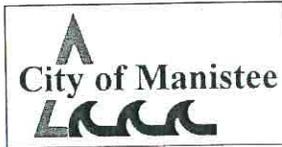
Must follow all Codes and Ordinances as they apply to this project.

Permit Item	Work Type	Fee Basis	Item Total
		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.



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 and Jeff Gordon**
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: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **October 2009**
Proposed Completion Date: **Within one week of start date**
Contractor/Builder: **Licensed contractor selected, ready to proceed**
Description of work proposal: **Store front reconstruction, as described below**

Reconstruct/Rehabilitation of the East store front at 347 River Street, with the objective of matching the historical design. This is the third phase in the rehabilitation of this building.

Exhibit A is a photograph of the existing store front detailing the reconstruction to be completed, including labels corresponding with the following descriptions:

- A. Remove red planks from exterior, exposing historic store front.**
- B. Remove cement tiles and expose deck of historic window displays.**
- C. Reconstruct the window frames and store front matching the historic details found behind the current façade. The historic front appears to be similar to that found at 429 River Street (Lloyd Henry's), minus the paint on the bricks and the leaded glass windows.**
- D. Tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used. Remove as much paint as possible (without damaging bricks).**
- E. Paint "color" to be white. Wood trim to be of Oak, stained and varnished to match doors, returning the front to historical original.**

Exhibit B provides a hint of what is behind the current exterior, including a pillar and the original window display deck.

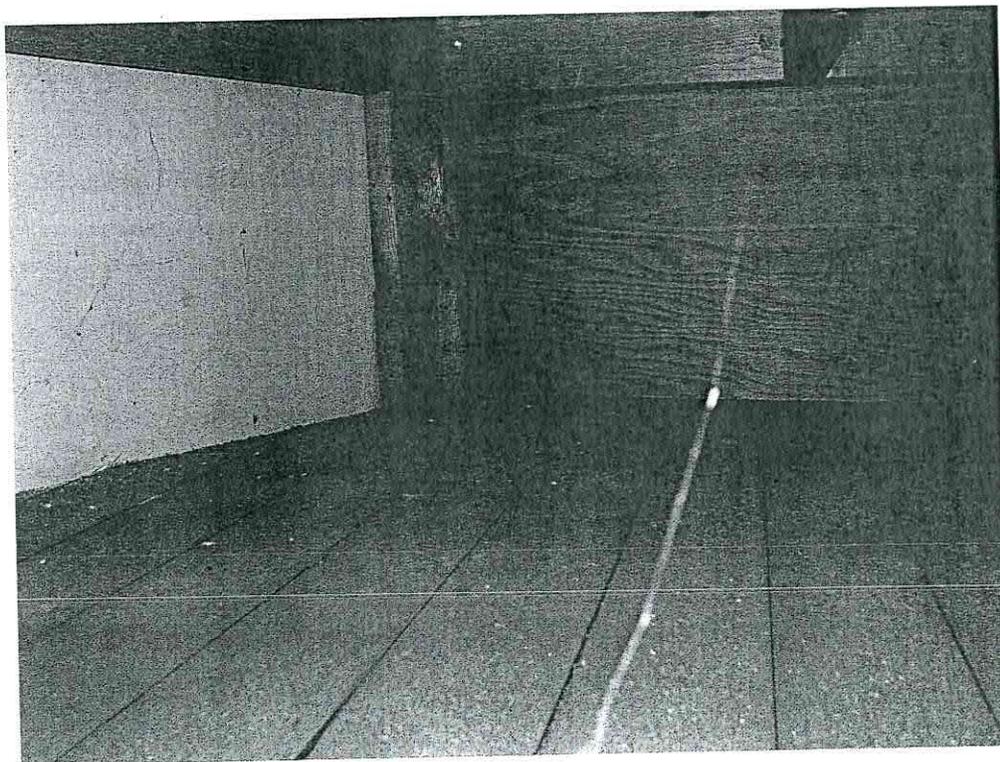
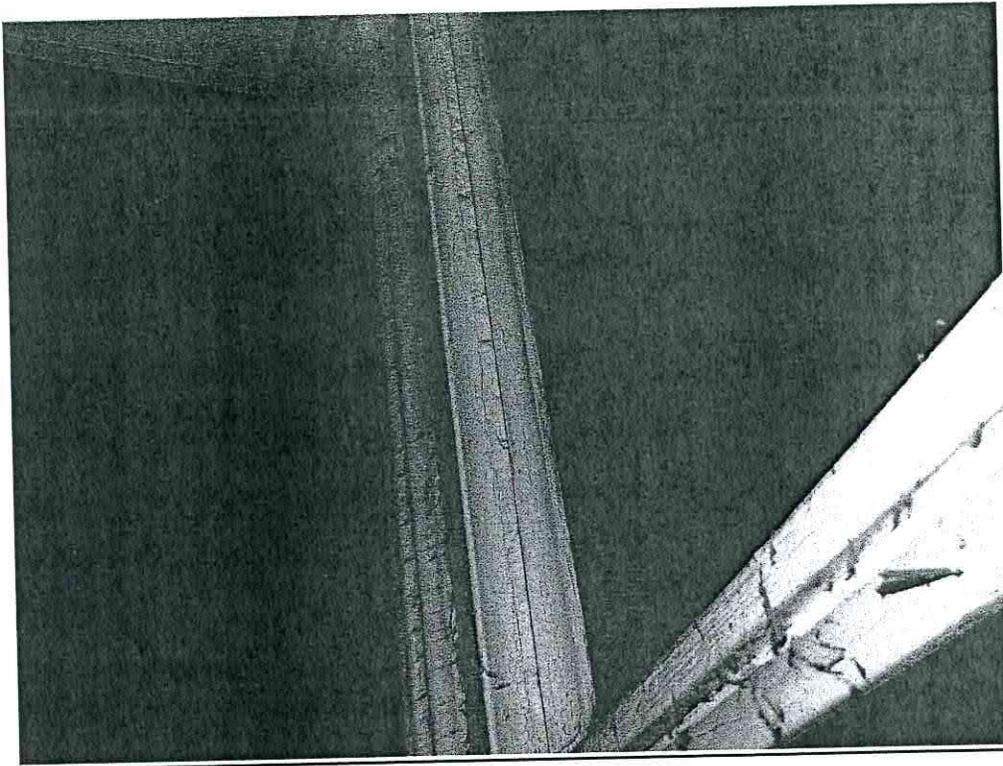
Exhibit C is a photograph of the existing building exterior. Future reconstruction / rehabilitation projects, to be addressed in separate filings, include the following:

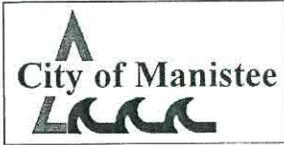
- 1. Update to historic signage.**
- 2. Replacement of 2nd story windows with those that properly fill the arched openings.**
- 3. Rehabilitate exterior.**

EXHIBIT A: East Store Front reconstruction project details



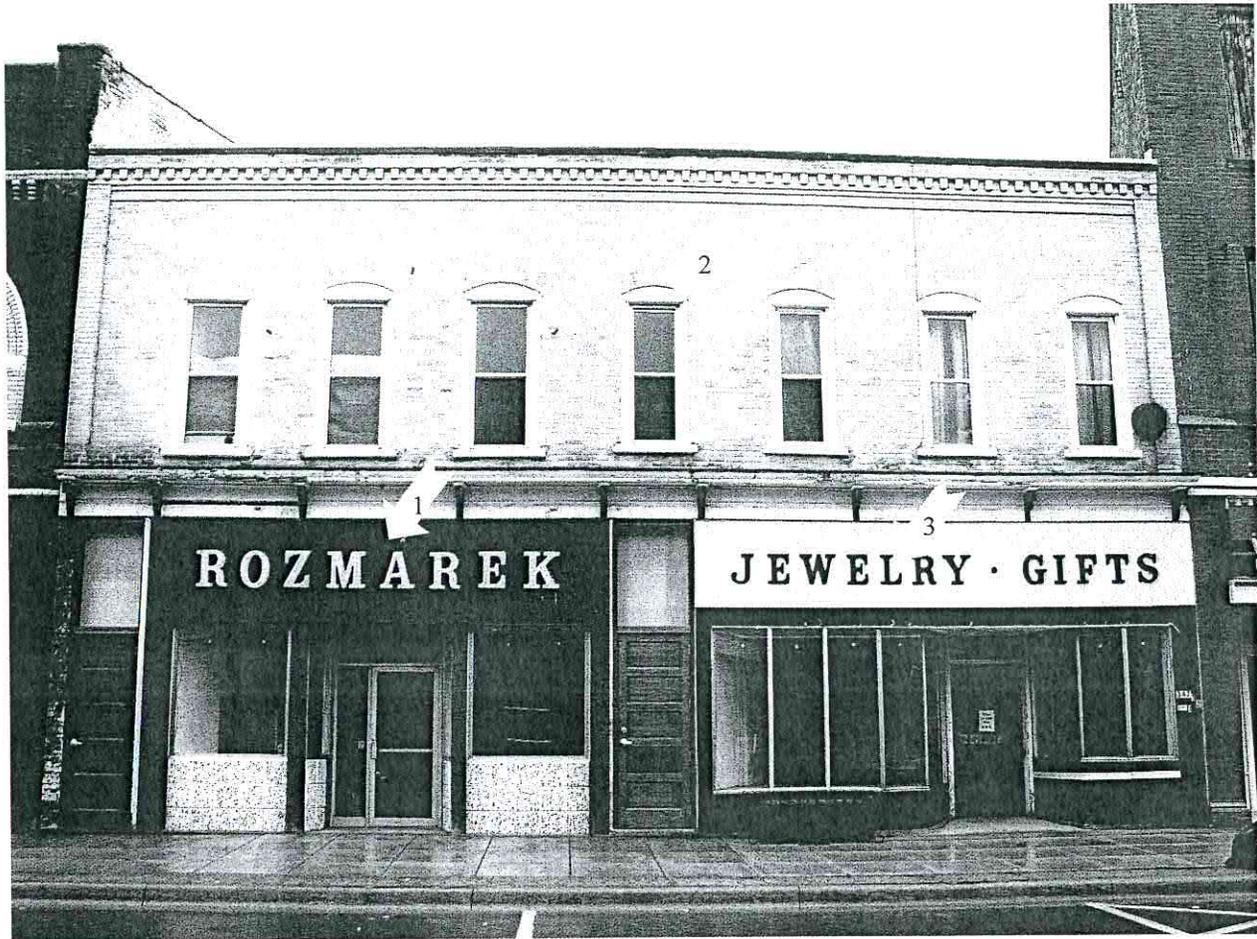
EXHIBIT B: Photographs of East Store interior details





Application for a Certificate of Appropriateness

EXHIBIT C: Photographs of building exterior highlighting ledge and future projects



Submitted by: _____

Paula Rozmiarek

Date: June 28, 2009

Office Use Only:

Date Submitted: _____ Application #: HDC 2009-14 Meeting Date: 7-9-09

Notes: Approved with conditions

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.

The Applicant was not in attendance. The Commission discussed each of the elements of the request and conditions that would be applicable to the request.

MOTION by Dave Carlson, seconded by Nathaniel Neider to approve the request for a Certificate of Appropriateness with the following conditions for the reconstruction/rehabilitation of the storefront at 347 River Street as submitted with Application HDC-2009-14 as follows:

Remove red planks from exterior, exposing historic store front.

Remove cement tiles and expose deck of historic window displays.

Reconstruct the window frames and store front matching the historic details found behind the current facade. The Museum Director will oversee the project and if needed refer any issues back to the Commission.

Following Historic Preservation Brief #2 - *Repointing Mortar Joints in Historic Masonry Buildings* tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used.

Any paint removed shall be removed following Historic Preservation Brief #1 *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

The Historic District Commission will allow the wood oak trim to be stained and varnished BUT STRONGLY ENCOURAGE use of pigmented finish (paint). Paint Color and Stain Colors to be approved by the Museum Director.

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

Yes: Carlson, Perschbacher, Neider, Kracht

No: None

Jeff Gordon and Paula M. Rozmiarek, 411 River Street Reconstruction/Rehabilitation of side and rear of building HDC-2009-15

Application for a Certificate of Appropriateness for reconstruction/rehabilitation of building as submitted with Application HDC-2009-15.

The Applicant was not in attendance. The Commission discussed each of the elements of the request and conditions that would be applicable to the request.

MOTION by Nathaniel Neider, seconded by Dave Carlson to approve the request for a Certificate of Appropriateness with the following conditions for the reconstruction/rehabilitation of the building at 347 River Street as submitted with Application HDC-2009-15 as follows:

Denise Blakeslee

From: Matthews, James E [James.Matthews@chartercom.com]
Sent: Tuesday, July 27, 2010 6:53 PM
To: Denise Blakeslee
Subject: FW: Scanned from KSTLPRT076 07/27/2010 16:49
Attachments: DOC100727.pdf

Denise,

I have been trying to get a spec sheet for windows, and this is as close as I could get. I plan to use either JeldWen or Pella double-hung with muntins as shown in the illustrations. They will be aluminum clad on the outside, I will bring the brochures to the next planning meeting with the colors- I plan to use a basic brown external color for the cladding on the windows. The window layout is as it has been presented consistently through this process.

I have identified two suppliers of the corrugated siding that has been discussed. There is not much to say about this other than it is just about identical to what is on the building now- it will be the sinewave pattern, 2.67 inch from rib to rib. I will probably use ½" deep material (this is the depth of the ribs on the panels. I am not happy with the standard colors, so I will recommend that the material is installed as raw galvanized metal. This will have to weather at least 1 season, then it can be painted to a color of choice. I would come back to the historic committee to present the color choice when it comes time to paint. Most likely the color scheme would be a brick red with the brown trim made up of the window color.

-----Original Message-----

From: KSTLPRT076 [mailto:KSTLPRT076@chartercom.com]
Sent: Tuesday, July 27, 2010 5:50 PM
To: Matthews, James E
Subject: Scanned from KSTLPRT076 07/27/2010 16:49

Scanned from KSTLPRT076.
Date: 07/27/2010 16:49
Pages:5
Resolution:400x400 DPI

Scanned from KSTLPRT076 in C-2808.

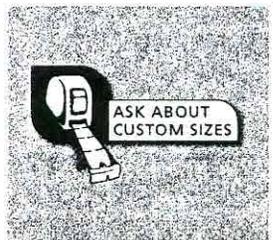
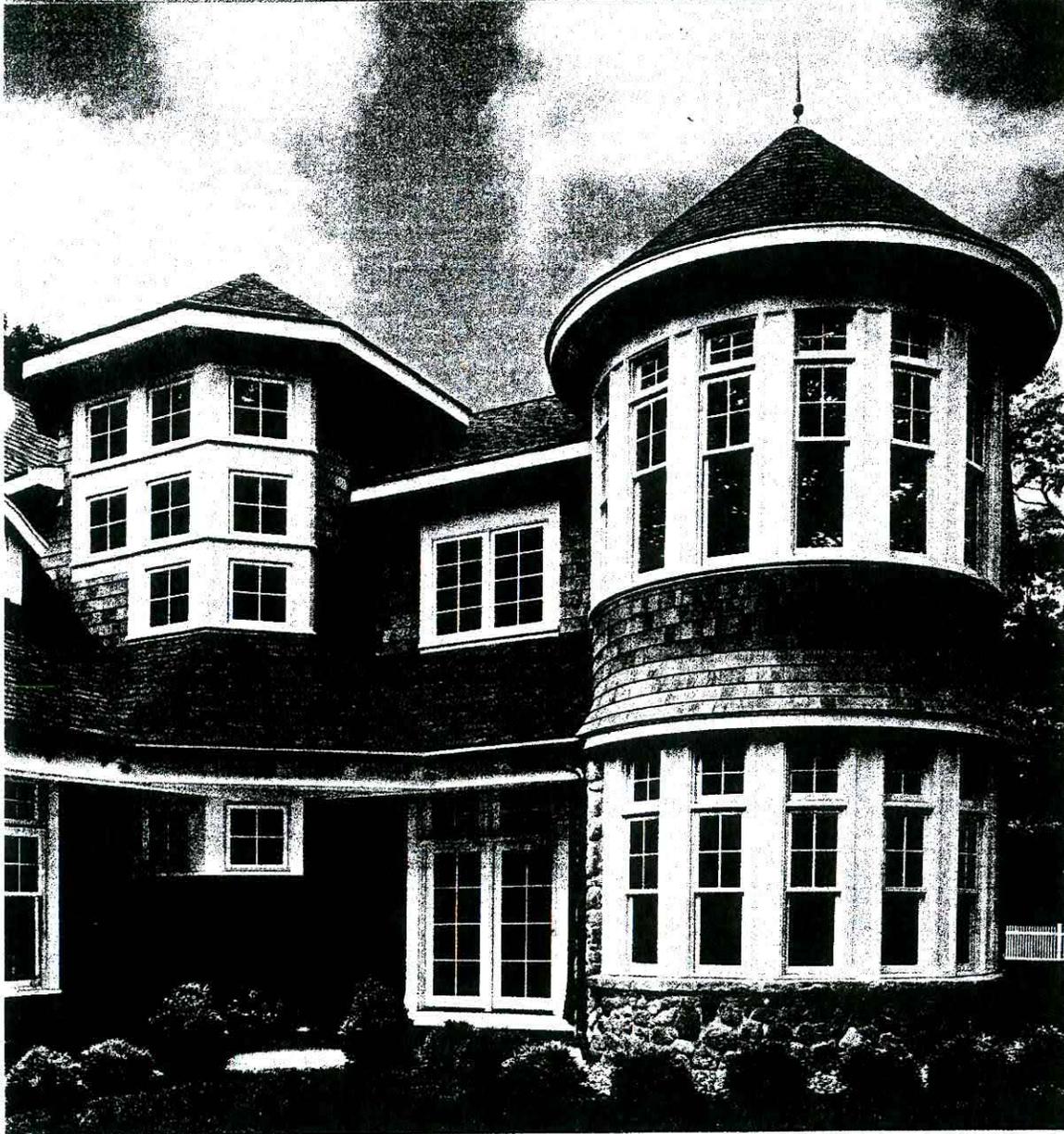
E-MAIL CONFIDENTIALITY NOTICE:

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

JELD-WEN®

WINDOWS & DOORS

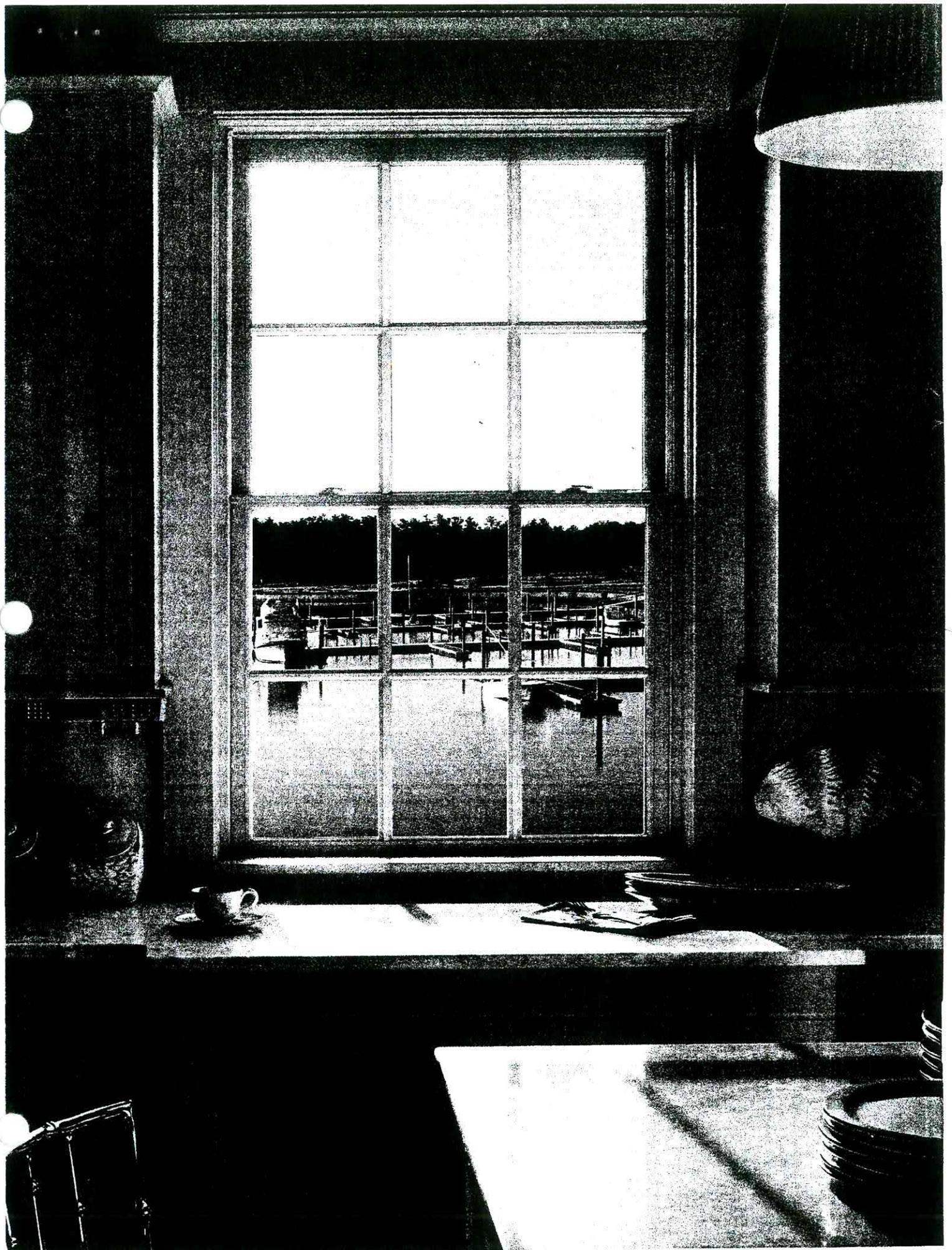
PRODUCT DETAIL CATALOG
WOOD WINDOWS & PATIO DOORS



JELD-WEN is proud to support
a better way to build.

RELIABILITY for real life®





Home Depot Store 1955

4060 W 95TH STREET
 OAK LAWN, IL 60453
 (708)423-3126

DATE: 07/03/2010



CUSTOMER: MATTHEWS, JAMES
 1713 W. 99TH ST.

 CHICAGO, IL-60643
 (773)-2139696

SALES ASSOCIATE:

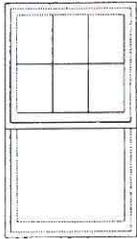
P.O. #:

Thank you for shopping The Home Depot! We value your business!

ITEM FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0001		MANUFACTURER: JELD-WEN Wood Windows & Patio Doors		1	

Product Dimensions:
 Rough Opening: 2' 10 1/8" x 5' 0 3/4"
 Frame: 2' 9 3/8" x 5' 0"

Scale: 1/4" equals 1'



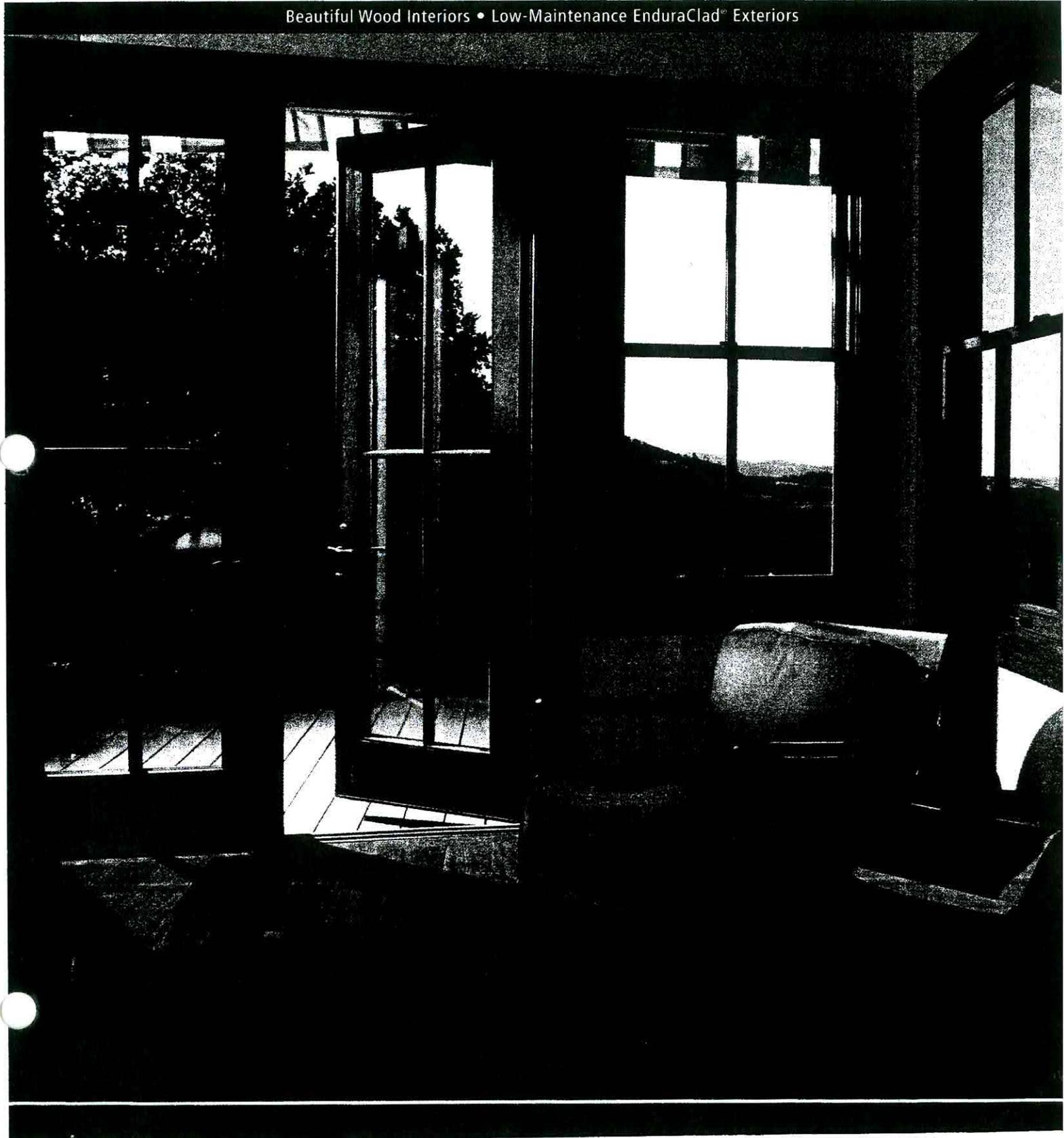
Book Code: BCD3360
 Exterior Finish: Aluminum Clad Exterior with AuraLast Wood
 Product: Double Hung Windows
 Product Line: Tradition - Builders Series
 Product Configuration: Single Unit
 Exterior Color: Chestnut Bronze
 Exterior Trim: Integral Nailing Fin
 Interior Finish: Natural
 Jambliner Color: Tan Jambliners
 Jamb Depth: 7 9/16"
 Grille: Colonial
 Grille Pattern: 3W2H
 Grille Type: 7/8" SDL w/ Permanently Applied Interior Wood Grille & Gray Anodized GBG
 Grille Color: Chestnut Bronze
 Glass Type: Dual Coat Low-E with Argon
 High Altitude Glass: None
 Screen Type: BetterVue Mesh Screen(s)
 Screen Frame Color: Chestnut Bronze
 Hardware Color: Chestnut Bronze
 Egress: Does Not Meet Egress
 Product meets requirements for residential federal tax credit in replacement application.
 *** A volume discount has been applied to this unit. ***
 *** Original Price (459.79) - Volume Discount = Discount Price (425.73) ***

Base Price: BCD3360	\$	271.31	
7 9/16" Extension Jamb	\$	41.69	
(1) BCD3360 : Colonial Chestnut Bronze 7/8" SDL w/ Permanently Applied Interior Wood Grille & Gray Anodized GBG [3 x 2 / No Grille(s)]	\$	76.94	
(1) BCD3360 : Dual Coat Low-E Glass	\$	35.79	
	\$	425.73	\$ 425.73



Wood Clad Windows and Patio Doors

Beautiful Wood Interiors • Low-Maintenance EnduraClad™ Exteriors

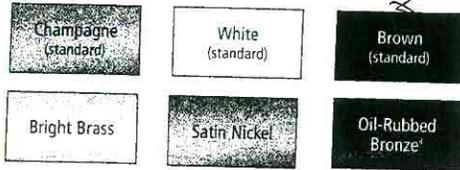


Features and Options

See pages 10 – 11 for additional information.

Hardware Finishes

All double-hung window hardware available in all colors.



Hardware Styles

Cam-Action Lock



(ProLine®) 450 and Architect Series® 850

Spoon Lock



Architect Series 850

Sash Lifts



(ProLine) 450

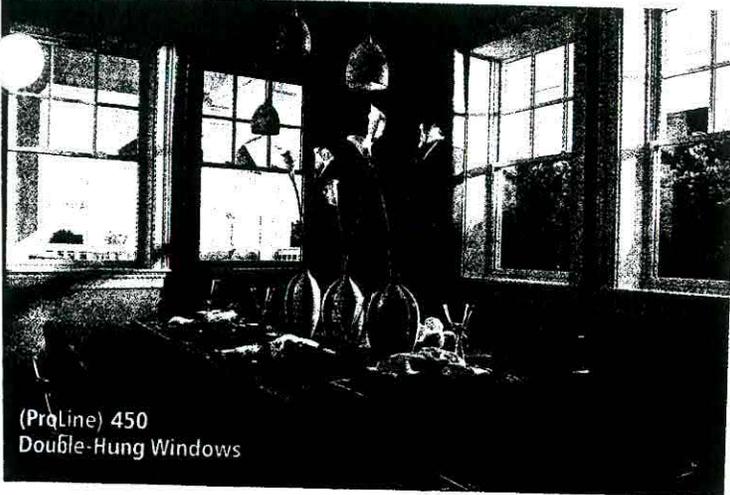


Architect Series 850

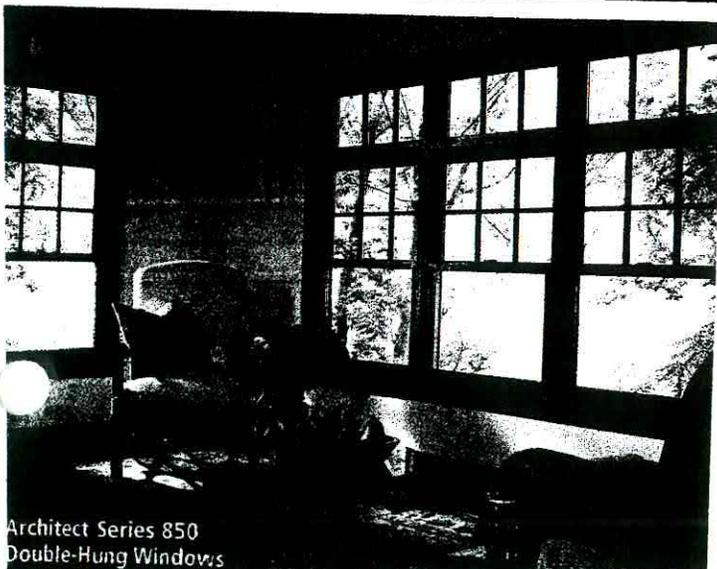
A Not all grille patterns are available on all grille types. See Features and Options chart.

B Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

NOTE: See chart for specific product information and availability.



(ProLine) 450 Double-Hung Windows



Architect Series 850 Double-Hung Windows

GLASS

InsulShield® Energy-Performing Insulating Glass

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
Low-E with argon ¹	S	S	S
SunDefense™ Low-E with argon ¹	0	0	0
SunDefense Dual Low-E with argon ¹	0	0	0

Additional Insulating Glass

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
Clear ²	0	-	-
Obscure ²	0	0	0
Tempered	0	0	0
HurricaneShield® impact-resistant	-	0	-

¹ Optional high-altitude Low-E insulating glass does not contain argon gas.

² Available with select features and options.

³ Comes standard with Low-E insulating glass with argon.

INTERIORS

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
Unfinished Pine (ready to stain/paint)	S	S	S
Unfinished Mahogany, Alder or Douglas Fir (ready to stain)	-	0	-
Prefinished White or primed (Pine)	0	0	0

LOW-MAINTENANCE ENDURACLAD® EXTERIORS

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
White, Tan or Brown	S	S	S
Poplar White, Putty, Hartford Green, Brick Red or Black	0	0	0
Hemlock or Morning Sky Gray	-	0	0
EnduraClad seacoast finish	-	0	0

ENDURACLAD EXTERIOR TRIM

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
	0	0	0

HARDWARE FINISHES

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
Champagne, White ¹ or Brown	S	S	S
Bright Brass, Satin Nickel or Oil-Rubbed Bronze ²	0	0	0

¹ White finish is standard on prefinished White windows.

² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

SASH LOCKS/SASH LIFTS¹

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
Cam-action lock	S	S	S
Spoon lock	-	0	0
Sash lifts ²	0	0	0

¹ Dual hardware is standard on large windows.

² Optional hardware is sold separately.

TILT-WASH CLEANING

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
Both sashes tilt at the bottom	S	S	S

GRILLES

Permanent

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
3/4-inch Aluminum grilles-between-the-glass White interior/exterior matches EnduraClad color (Traditional, 9-Lite Prairie, Top Row or Custom patterns)	0	0	0
7/8-inch Simulated-Divided-Light Wood interior/exterior matches EnduraClad color (Traditional, 9-Lite Prairie, Top Row or Custom patterns)	0	-	-
7/8-inch or 1-1/4-inch Simulated-Divided-Light with Spacer Wood interior/exterior matches EnduraClad color (Traditional, 9-Lite Prairie, Top Row or Custom patterns)	-	0	0

Removable¹

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
3/4-inch Wood (Traditional pattern)	0	0	0
3/4-inch Wood (9-Lite Prairie pattern ²)	-	0	0
1-1/4-inch Wood (Traditional pattern)	-	0	0

¹ Available unfinished, prefinished White or with factory-applied White primer.

² Available on top sash only.

SIZES

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
Standard	S	S	S
Custom (in 1/4-inch increments)	0	0	0

SCREENS¹

	(ProLine®) 450	Architect Series® 850	Architect Series Renovation® 850
Flat full-screen or Vivid View® high-transparency full-screen ²	0	0	0
Flat half-screen or Vivid View high-transparency half-screen ²	-	0	0

¹ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

² TRANSPARENT SCREEN FABRIC

(S) Standard (0) Optional (-) Not Available

NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on **Thursday, August 5, 2010 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

New Business:

None

Old Business:

Jeff Gordon and Paula Rozmiarek, 411 River Street - Facade Improvements side and rear of building. The Historic District Commission postponed action on a request for a Certificate of Appropriateness from Jeff Gordon and Paula Rozmiarek, 411 River Street for facade improvements to the side and rear of the building at 411 River Street at the July 1, 2010 meeting. Additional information was needed from the applicant. The applicant supplied the needed information in two separate applications.

HDC-2010-15 application dated 7-15-10. New Application for a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties.

HDC-2010-16 application dated 7-22-10. New Application for a Certificate of Appropriateness to replace the upper level windows on the rear of the building with Anderson double-hung windows.

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 5:00 pm, Tuesday, July 27, 2010 on the bulletin board at the south entrance to City Hall.

Signed:


Denise J. Blakeslee