

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, May 5, 2011

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 May 5, 2011 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the March 3, 2011 meeting Minutes.

V New Business

HDC-2011-03 Jeff Gordon & Paula Rozmiarek, 411 River Street – Door Replacement

A request has been received from Jeff Gordon & Paula Rozmiarek, 411 River Street to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03.

At this time the Historic District Commission can take action to approve/deny the request from Jeff Gordon & Paula Rozmiarek, 411 River Street to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03.

HDC-2010-18 – Jeff Gordon & Paula Rozmiarek, 411 River Street – Amend Permit

A request has been received from Jeff Gordon and Paula Rozmiarek, 411 River Street to amend Permit HDC-2010-18 by allowing the installation of limestone around the windows and door.

At this time the Historic District Commission could take action to amend Permit HDC-2010-18.

Manistee North Pierhead Lighthouse

Staff will discuss with the Historic District Commission the acquisition of the Manistee North Pierhead Lighthouse and Dedication Ceremony that is scheduled for June 30, 2011.

VI Old Business

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



MEMORANDUM

Planning & Zoning
Community Development
231.398.2805
Fax 231.723-1546
www.ci.manistee.mi.us

TO: Historic District Commissioners

FROM: Denise Blakeslee
Planning & Zoning *DB*

DATE: April 28, 2011

RE: May 5, 2011 Meeting

Commissioners, the next Meeting of the Historic District Commission will be on Thursday, May 5, 2011. The following items are on the agenda:

HDC-2011-03 Jeff Gordon & Paula Rozmiarek, 411 River Street – Door Replacement - A request has been received from Jeff Gordon & Paula Rozmiarek, 411 River Street to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03.

HDC-2010-18 – Jeff Gordon & Paula Rozmiarek, 411 River Street – Amend Permit - A request has been received from Jeff Gordon and Paula Rozmiarek, 411 River Street to amend Permit HDC-2010-18 by allowing the installation of limestone around the windows and door.

Manistee North Pierhead Lighthouse - Staff will discuss with the Historic District Commission the acquisition of the Manistee North Pierhead Lighthouse and Dedication Ceremony that is scheduled for June 30, 2011.

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

:djb



Historic Overlay Permit No: PHDC10018

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: 09/07/10
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 September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used.

On May 9, 2011 the Historic District Commission approved the request to amend Permit HDC-2010-18 by allowing the addition of the following:

1. A 10" limestone window heading jam for each opening;
2. A 5" limestone window sill at the base of each opening.
3. That either a 4" or 5" limestone, wood, or brick vertical on each side of the opening. Final approval for the proportions of the vertical will be approved by the Museum Director or Curator.

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

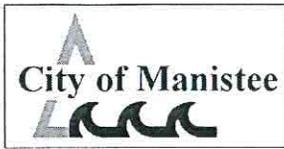
Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

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.



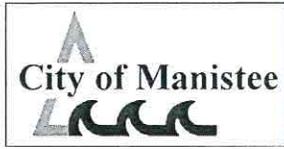
Application for a Certificate of Appropriateness

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) 228-6739 fishtowndesign@gmail.com**
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**
Type of Application: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **May 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. This is a modification of a previously approved project for the window openings on the East side of the building.

- 1. Add limestone window sills and frame to project, as depicted in Exhibit A, to echo the existing sills in the upper front windows of the building.**
 - a. Place a 5” thick limestone window sill at the base of each window frame.**
 - b. Place a 10” thick limestone window head jamb for each window opening.**
 - c. Place 4” thick limestone side jamb of each window opening.**
- 2. As previously approved:**
 - a. The Southernmost opening will have a 36” wide wooden entry door of standard height (~6’ 8”).**
 - b. This door will be a Traditional style, Exterior Five panel-style family Oak wooden door manufactured by Simpson.**
 - c. The door and window will split the existing 96” opening.**
 - d. The window will be ~ 60” tall by 48” wide, to fit masonry opening. This window is half the width that was previously approved.**
 - e. All windows will be glazed with Insulated Glass Units (IGU's) include Low E, Clear glass (same glass as that deployed in the Manistee Museum).**
 - f. All IGU's will be one inch in total thickness, dual pane tempered glass with each pane ¼” in thickness.**
 - g. The window frame will be wood with the IGU sandwiched between mitered layered Oak boards. A 1 ¼” round dowel will frame the sides and top of the window. Exhibit B depicts the approved design.**
 - h. The door frame details will match those of the window frames.**



Application for a Certificate of Appropriateness

EXHIBIT A: Depiction of new Wooden door entry and Window combination

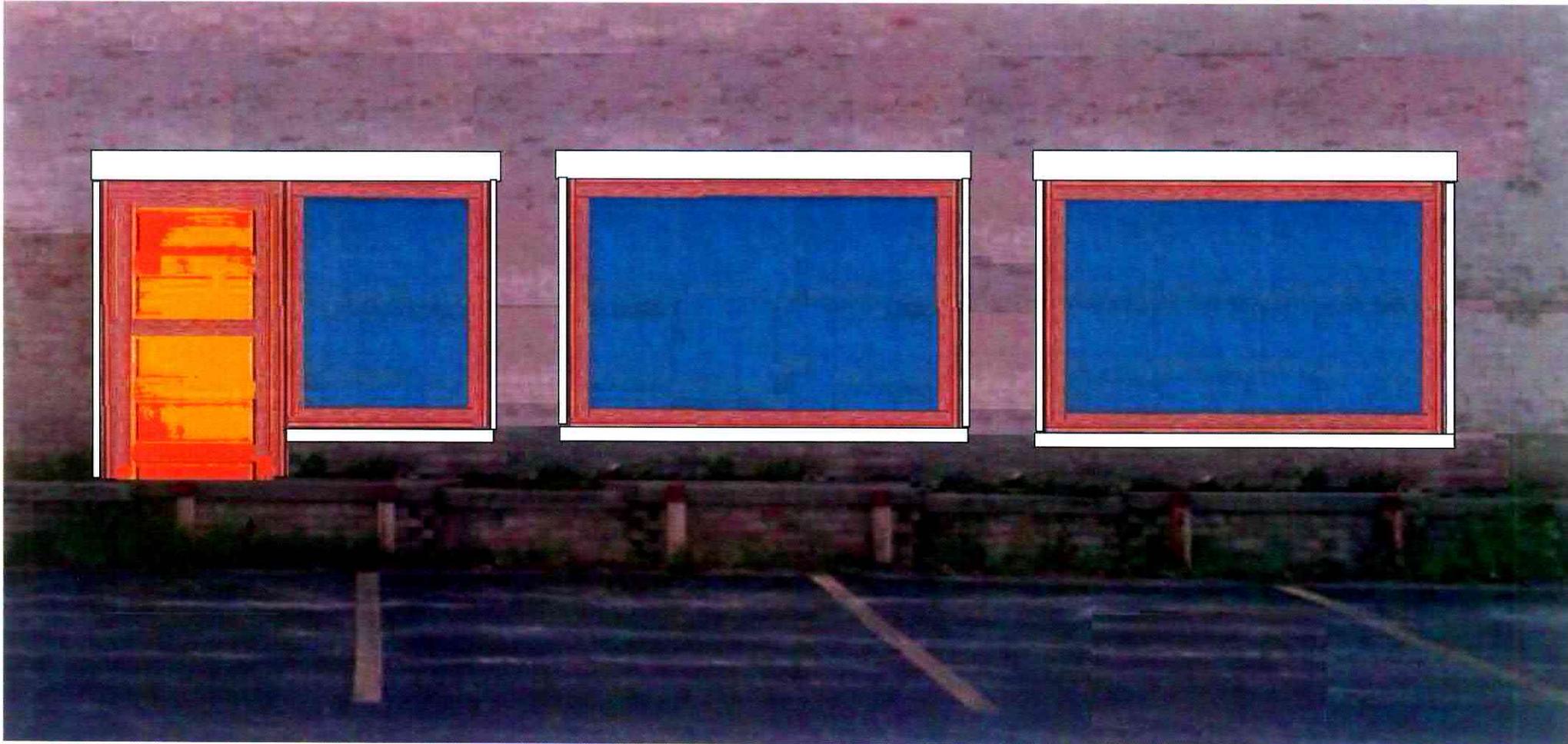
Submitted by: Jeff Gordon

Date:

Jeff Gordon

April 24, 2011

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





Historic Overlay Permit No: PHDC10018

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

411 RIVER STREET 51-350-702-05	Location	GORDON JEFFREY S 411 1/2 RIVER ST MANISTEE MI 49660	Owner	
Issued: 09/07/10 Const value 0 Zoning: Sec. No. PLEASE CALL (231) 398-2806 FOR AN INSPECTION 24 HOURS IN ADVANCE		411 1/2 RIVER ST MANISTEE MI 49660		Contractor

Work Description: On September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used.

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

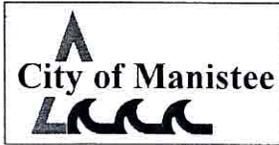
Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

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) 228-6739 fishtowndesign@gmail.com**
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**
Type of Application: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **September 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 a side entry door will be added in the Southernmost window opening on the East side of the building.

- 1. Issue new permit to insert a Wood door side entry and reduce the size of the previously approved side window.**
 - a. The door will be a 36" wide wooden entry door of standard height (~6' 8").**
 - b. This door will be a Traditional style, Exterior Five panel Oak wooden door manufactured by Simpson. The manufacturer model number is 2055. Exhibit A depicts the Oak Wooden Entry door.**
 - c. The door and window will split the existing 96" opening.**
 - d. The window will be ~ 60" tall by 48" wide, to fit masonry opening. This window is half the width that was previously approved.**
 - e. As previously approved, the window will be glazed with Insulated Glass Units (IGU's) include Low E, Clear glass (same glass as that deployed in the Manistee Museum).**
 - f. As previously approved, the IGU's will be one inch in total thickness, dual pane tempered glass with each pane 1/4" in thickness.**
 - g. As previously approved, the window 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.**
 - h. The door frame details will match those of the window frames.**
 - i. Exhibit C depicts the new window and door concept.**
 - j. Egress design to be addressed with Manistee Building Inspector.**

EXHIBIT A: Wooden Oak Entry Door to be installed on South East side of building

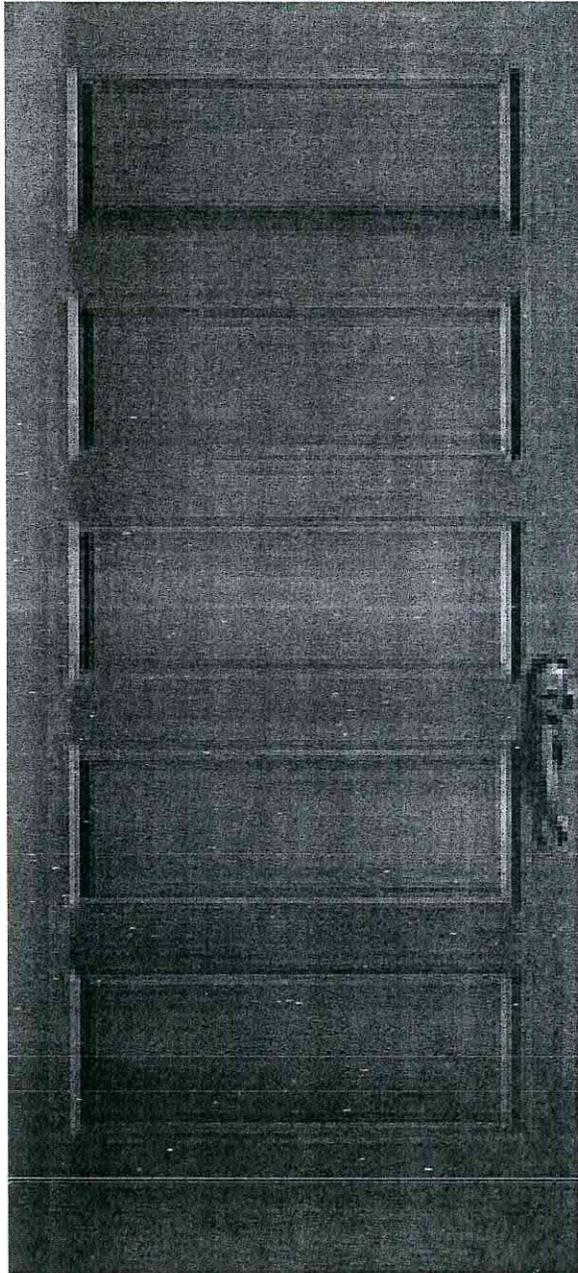
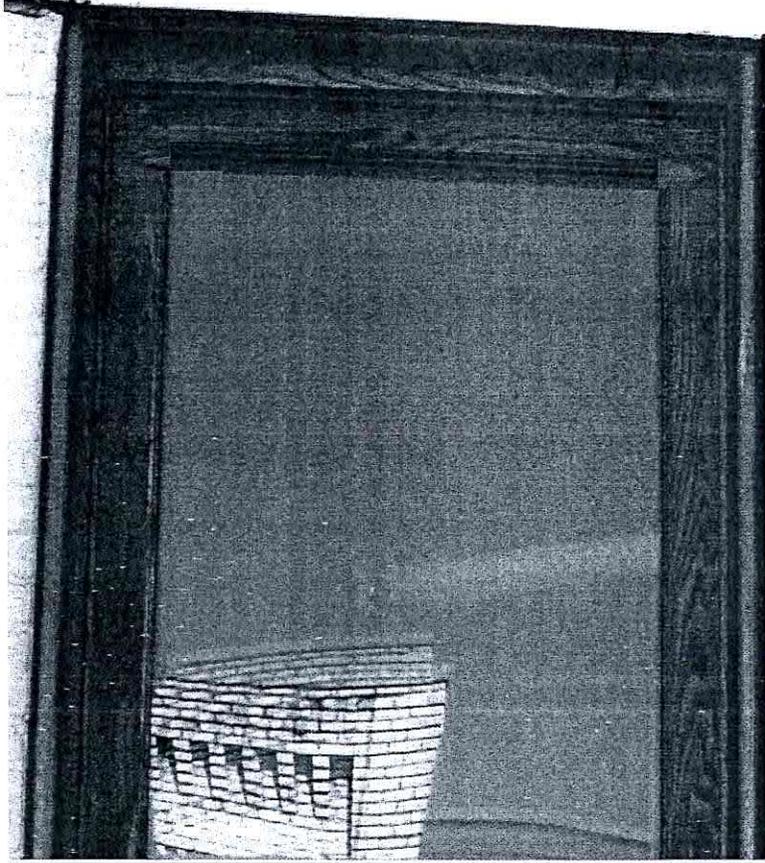
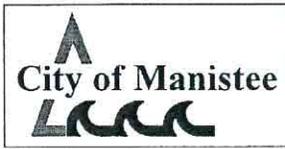


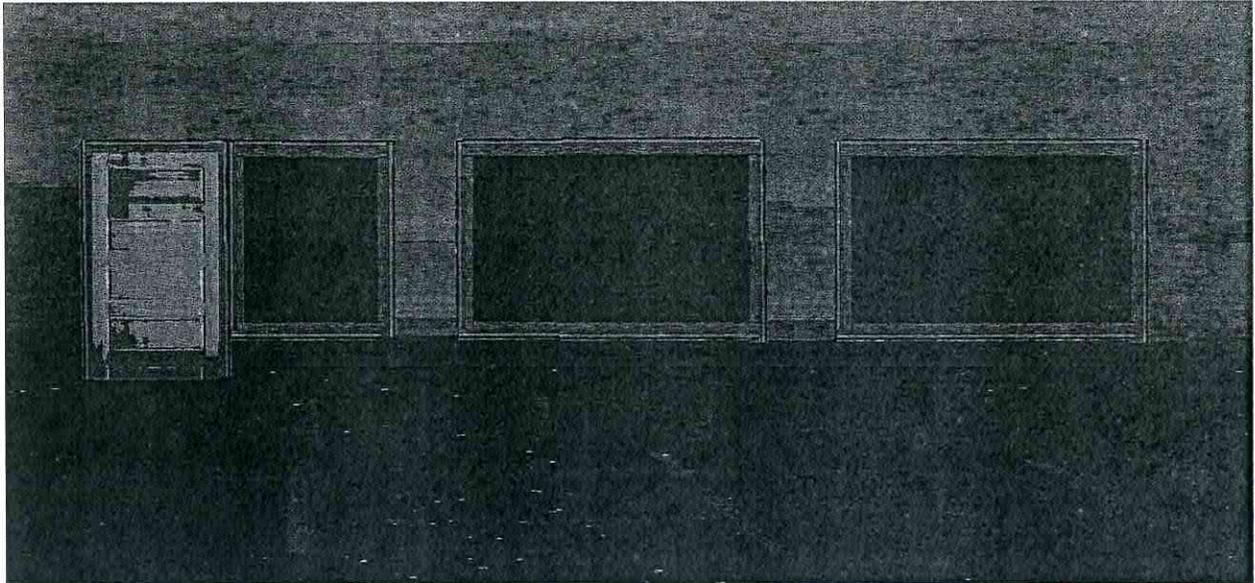
EXHIBIT B: Depiction of window frame design





Application for a Certificate of Appropriateness

EXHIBIT C: Depiction of new Wooden door entry and Window combination



Submitted by: Jeff Gordon

Date:

Jeff Gordon

August 22, 2010

Office Use Only:

Date Submitted: 8.23.10 Application #: HDC.2010-18 Meeting Date: 9-3-10

Notes: _____

SIMPSON DOOR

 SHARE

1.800.SIMPSON



Door Options

Maximum Weather Resistance:

Performance Series

Traditional

2055

Series: Stain Grade

Type: Exterior Traditional

Standard Features

Available in Any Wood Species

Available in Virtually Any Size

Panels: 3/4" Double Hip-Raised

Moulding: na

Glass: na

Caming: na

[Get a Quote](#)

[Locate a Dealer](#)

[Print/Share](#)



PERFORMANCE SERIES®

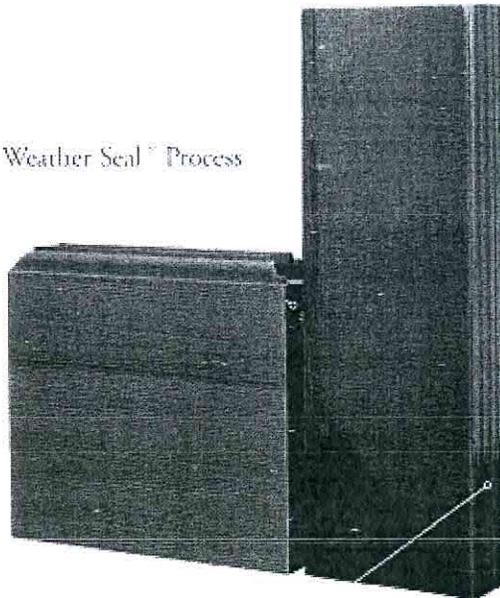


[Click to see more detail about what makes the Performance Series work.](#)

Sometimes an exterior door needs additional protection from the demanding elements of Mother Nature. Developed for exterior doors that are subject to harsher environments, Performance Series® is a selection of options that deliver maximum protection of your finely crafted Simpson door. We currently offer two Performance Series options, UltraBlock® and WaterBarrier® Technologies. The combination of these two technologies creates a door suited for the toughest exposures. And this protection is delivered without sacrificing the charm and craftsmanship you've come to expect from a Simpson door. After all, a beautiful door is only worth having if you can protect it.

UltraBlock® (Available in all 1- 3/4" doors)

Exclusive Weather Seal™ Process



UltraBlock™ Technology

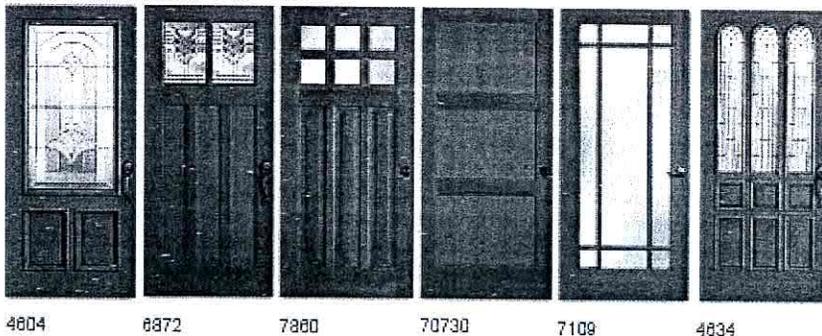
A long time favorite of Simpson's most discriminating customers, UltraBlock technology combines a composite block in the bottom of the stiles, where water infiltration typically

occurs. Our exclusive Weather Seal™ process provides additional protection against moisture penetrating the bottom rail. It's our answer to the galoshes you splashed around in as a kid.

What is UltraBlock Technology?

- Maximum protection against extreme weather conditions
- Composite block material finger-jointed into the bottom of the stiles eliminates water infiltration
- Minimizes stile and rail separation
- Eliminates bottom rail and lower stile rot
- Reduces buckling and swelling of bottom rail and lower stile components
- Improves warp resistance
- Beautiful genuine wood
- Five year limited warranty

Order UltraBlock® in all your 1-3/4" Thick Exterior Doors.



WaterBarrier®

(Patent Pending)

WaterBarrier® Technology



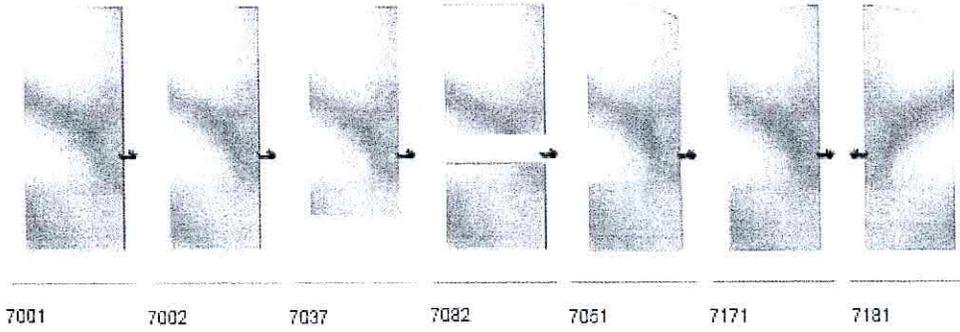
UltraBlock® Technology



Available on select French doors, WaterBarrier technology combines a Medium Density Overlay (MDO) with PVC glazing bead to create an exterior that stops water in its tracks. Select your choice of wood species and you've got the best of both worlds: water-protection on the outside and the unmatched beauty of a real wood door on the inside. It's a perfect alternative to an expensive cladded door, and exactly the type of innovation you'd expect from Simpson.

What is WaterBarrier® Technology?

- One-piece of Medium Density Overlay (MDO) on outside for the very toughest exposures - commonly used on concrete forms and street signs
- Minimizes the possibility of stile and rail separation
- Eliminates checking on the face of the door
- Excellent durability and resists moisture absorption
- Overlay has thermoset acrylic latex primer topcoat, resulting in superior paint application
- Can use water or alkyd-based paints on finish
- PVC glazing bead provides moisture resistance
- Choose any species to match interior architecture
- Available in select French doors
- Five year limited warranty



For further information, see our [Literature Request](#) page.

Simpson Performance Series U.S. Patent No. 6,185,894. This product incorporates the patented FRAMESAVER® technology under license from Endura Products, Inc. of Colfax, NC, and may be covered by one or more of the following U.S. Patent Nos. 5,661,943; 5,873,209; 5,950,391; 6,122,882; 6,425,222; 6,446,410; 7,100,339 and foreign equivalent patents. Simpson WaterBarrier Technology - Patent Pending.

AIA Continuing Education Warranties Care & Finishing Environment Press Room Simpson Investment
Company Sitemap  SHARE 1.800.SIMPSON

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SEE US AT GreenExpo365.com

Denise Blakeslee

From: Fish Town Design [fishtowndesign@gmail.com]
Sent: Sunday, August 22, 2010 7:39 PM
To: Denise Blakeslee; Jon Rose
Subject: Historical submission - 411 River Street - Side entry door
Attachments: Historical Application - 411 River - 22Aug10 - Side Door.doc; SIMPSON DOOR Details.doc

Hi Denise - Attached is a historical application to install a side entry door centered on the East side wall at 411 River Street. This the final submission that I have for this month.

Thanks!

Jeff
(248) 228-6739



Permit #: PHDC11003
 Issued: 05/09/2011
 Expires: 12/31/2013

Historic District Certificate of Appropriateness

70 Maple Street
 Manistee, MI 49660
 Phone 231.398.2805
 Fax 231.723.1546
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER STREET 51-350-702-05	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

Work Description:

On May 5, 2011 the Historic District Commission approved the request for a Certificate of Appropriateness to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03.

In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director or Curator for approval.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

Stipulations:

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Mr. Gordon spoke to the Commission on his plans for the project and that they will continue working on the various elements. With the exception of reconstructing the store entrance most should be completed by the end of next year.

The Commission said that they would grant an extension for the store entrance if needed.

MOTION by Dave Carlson, seconded by Mary Russell to extend all outstanding permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
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This permit is valid for a period of one year from the date issued.

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

Dave Carlson

 Official



Historic Overlay Permit No: PHDC11003

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: 05/09/11
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 May 5, 2011 the Historic District Commission approved the request for a Certificate of Appropriateness to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03.

In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director or Curator for approval.

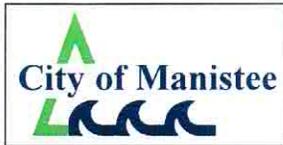
Must follow all Codes and Ordinances as they apply to this project.

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) 228-6739 fishtowndesign@gmail.com**
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**
Type of Application: **Reconstruction-Rehabilitation**
Proposed Work Start Date: **June 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 existing side entry door will be replaced on the front of the building.

- 1. Issue new permit to insert replace the front door on the West side of the building that leads to the upstairs.**
 - a. The door will be a 36" wide wooden entry door of historical height, eight foot (8').**
 - b. This door will be a Traditional style, Exterior Five panel Oak wooden door manufactured by Simpson. The manufacturer model number is 2055. Exhibit A depicts the Oak Wooden Entry door.**
 - c. As previously approved, the door 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 door. Exhibit B depicts the design concept.**
 - d. Exhibit C depicts the door to be replaced.**



Application for a Certificate of Appropriateness

EXHIBIT A: Wooden Oak Entry Door to be installed on South East side of building





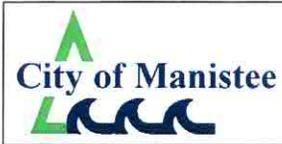
Application for a Certificate of Appropriateness

EXHIBIT B: Depiction of window frame design



EXHIBIT C: Existing door to be replaced





Application for a Certificate of Appropriateness

Submitted by: Jeff Gordon

Date:

Jeff Gordon

April 24, 2011

Office Use Only:

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

Notes: _____

**NOTICE OF
Meeting of the
Historic District Commission**

The Historic District Commission will meet on **Thursday, May 5, 2011 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

HDC-2011-03 Jeff Gordon & Paula Rozmiarek, 411 River Street – Door Replacement

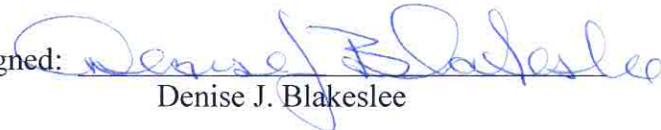
HDC-2010-18 – Jeff Gordon & Paula Rozmiarek, 411 River Street – Amend Permit

Manistee North Pierhead Lighthouse

All meetings are open to the public.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 4:30 pm, Thursday, April 28, 2011 on the bulletin board at the south entrance to City Hall.

Signed: _____


Denise J. Blakeslee