

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, June 2, 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 June 2, 2011 Agenda.

### IV Approval of Minutes

At this time Historic District Commission can take action to approve the May 5, 2011 meeting Minutes.

### V New Business

#### **Jeff Gordon & Paula Rozmiarek, 411 River Street**

Requests have been received from Jeff Gordon and Paula Rozmiarek, 411 River Street for the following:

**Amend Permit HDC-2010-18:** Request to place brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48")

At this time the Historic District Commission can take action to approve/deny the request.

**HDC-2011-05 Upper Story Window Replacement:** Request to replace the windows in the upper front of the building as submitted with application HDC-2011-05.

At this time the Historic District Commission can take action to approve/deny the request.

**HDC-2011-06 Ledge Reconstruction:** Request to remove existing non-historical ledge and reconstruct a new ledge to match the documented historical ledge as submitted with application HDC-2011-06.

At this time the Historic District Commission can take action to approve/deny the request.

**HDC-2011-07 Storefront Reconstruction:** Request to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front (paint and stain) as submitted with application HDC-2011-07.

At this time the Historic District Commission can take action to approve/deny the request.

**HDC-2011-08 Storefront Entrance:** Request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors (paint and stain) as submitted with application HDC-2011-08.

At this time the Historic District Commission can take action to approve/deny the request.

**Request for one year extension for all outstanding permits:**

**HDC-2009-15 - Rebuild deck on Rear of Building - Expires 7-9-11:** Rebuild deck on Rear of Building to be similar in size with final approval by the Museum Director (deck to be finished with pigmented finish within one year of completion).

**HDC-2010-15 – Remove/replace Windows East Side of Building - Expires 8-5-11:** Remove bay windows on east side of building and replace with commercial grade windows.

**HDC-2010-16 – Replace Rear upper level windows - Expires 8-5-11:** Replace the upper level windows on the rear of the building with Anderson double hung windows.

**HDC-2010-17 – Install new door East side of Building - Expires 9-2-11:** Install a new wood door on the east side of the building.

At this time the Historic District Commission can take action to approve a one year extension for outstanding permits.

**Paula Rozmiarek & Jeff Gordon, 347 River Street**

Requests have been received from Paula Rozmiarek and Jeff Gordon, 347 River Street for the following:

**HDC-2011-09 Storefront Entrance:** Request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished).

At this time the Historic District Commission can take action to approve/deny the request.

**Request for one year extension for all outstanding permits:**

**HDC-2008-32 - Ledge Reconstruction - Expired 10-2-09** – Ledge reconstruction on front of building

**HDC-2009-14 - Reconstruction of Storefront - Expires 7/10/10**– Remove red planks from exterior, remove cement tiles, reconstruct the window frames.

**HDC-2010-17 - Window Replacement - Expires 9/7/10** – Upper Story Window Replacement

At this time the Historic District Commission can take action to approve/deny the request.

**HDC-2011-City of Manistee, Ramsdell Theatre, 101 Maple Street – Air Conditioner Screening**

On March 1, 2011 the City of Manistee requested Design Guidelines for the Air Conditioning Units at the Ramsdell Theatre. The City is asking if the commission would accept board and batten style screening for the Ground Air Conditioning Units as recommended at the March meeting.

At this time the Historic District Commission can take action to approve/deny the request.

## **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 Curator  
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 & Zoning  
Community Development  
231.398.2805  
Fax 231.723-1546  
www.ci.manistee.mi.us

## MEMORANDUM

---

TO: Historic District Commissioners

FROM: Denise Blakeslee   
Planning & Zoning

DATE: May 24, 2011

RE: June 2, 2011 Meeting

Commissioners, the next Meeting of the Historic District Commission will be on Thursday, June 2, 2011. The following items are on the agenda:

**Jeff Gordon & Paula Rozmiarek, 411 River Street** - Requests have been received from Jeff Gordon and Paula Rozmiarek, 411 River Street for the following:

**Amend Permit HDC-2010-18:** Request to place brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48").

**HDC-2011-05 Upper Story Window Replacement:** Request to replace the windows in the upper front of the building as submitted with application HDC-2011-05.

**HDC-2011-06 Ledge Reconstruction:** Request to remove existing non-historical ledge and reconstruct a new ledge to match the documented historical ledge as submitted with application HDC-2011-06.

**HDC-2011-07 Storefront Reconstruction:** Request to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front (paint and stain) as submitted with application HDC-2011-07.

**HDC-2011-08 Storefront Entrance:** Request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors (paint and stain) as submitted with application HDC-2011-08.

**Request for one year extension for all outstanding permits:**

**HDC-2009-15 - Rebuild deck on Rear of Building - Expires 7-9-11:** Rebuild deck on Rear of Building to be similar in size with final approval by the Museum Director (deck to be finished with pigmented finish within one year of completion).

**HDC-2010-15 – Remove/replace Windows East Side of Building - Expires 8-5-11:** Remove bay windows on east side of building and replace with commercial grade windows.

**HDC-2010-16 – Replace Rear upper level windows - Expires 8-5-11:** Replace the upper level windows on the rear of the building with Anderson double hung windows.

**HDC-2010-17 – Install new door East side of Building - Expires 9-2-11:** Install a new wood door on the east side of the building.

**Paula Rozmiarek & Jeff Gordon, 347 River Street** - Requests have been received from Paula Rozmiarek and Jeff Gordon, 347 River Street for the following:

**HDC-2011-09 Storefront Entrance:** Request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished).

**Request for one year extension for all outstanding permits:**

**HDC-2008-32 - Ledge Reconstruction - Expired 10-2-09** – Ledge reconstruction on front of building

**HDC-2009-14 - Reconstruction of Storefront - Expires 7/10/10**– Remove red planks from exterior, remove cement tiles, reconstruct the window frames.

**HDC-2010-17 - Window Replacement - Expires 9/7/10** – Upper Story Window Replacement

**HDC-2011-City of Manistee, Ramsdell Theatre, 101 Maple Street – Air Conditioner Screening**

On March 1, 2011 the City of Manistee requested Design Guidelines for the Air Conditioning Units at the Ramsdell Theatre. The City is asking if the commission would accept board and batten style screening for the Ground Air Conditioning Units as recommended at the March meeting.

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



Permit #: PHDC10018  
 Issued: 09/07/2010  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

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 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.

On June 2, 2011 the Historic District Commission approved the request to amend permit HDC-2010-18 by allowing the placement of brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48") as submitted with request.

On June 2, 2011 the Historic District Commission approved a one year extension for Permit PHDC10018 - Permit will expire on 9/7/12

On January 3, 2013 HDC granted extension - permit will expire on 12/31/13

**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
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

*Deborah Blakeslee*



# 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

**Owner**

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

Issued: 09/07/10  
 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 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.

On June 2, 2011 the Historic District Commission approved the request to amend permit HDC-2010-18 by allowing the placement of brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48") as submitted with request.

On June 2, 2011 the Historic District Commission approved a one year extension for Permit PHDC10018 - 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
--	------	------

<b>Fee Total:</b>	\$0.00
<b>Amount Paid:</b>	0.00

<b>Balance Due:</b>	<b>\$0.00</b>
---------------------	---------------

**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](http://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](mailto: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. Modify the approved window design as follows:**

- a. Place brick closing matching those found within the wall in side jamb of each window opening. This will replace the vertical limestone columns previously reviewed.**
- b. In addition to the approved design, provide the applicant the option to split each of the northern-most windows into two equal sized windows. This will result in a total of five (5) windows of the same size on the side of the building, each of which are ~60" tall by ~48" wide.**

**2. As previously approved:**

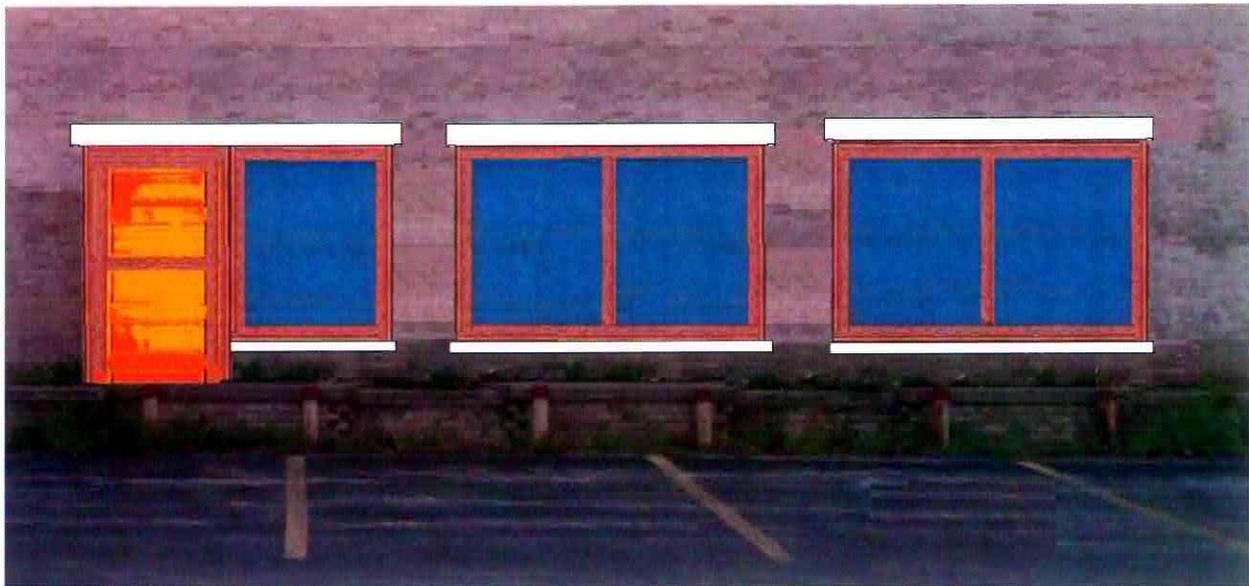
- a. Add limestone window sills and frame to project, as depicted in Exhibit A, to echo the existing sills in the upper front windows of the building.**
  - i. Place a 5" thick limestone window sill at the base of each window frame.**
  - ii. Place a 10" thick limestone window head jamb for each window opening.**
- b. The Southernmost opening will have a 36" wide wooden entry door of standard height (~6' 8").**
- c. This door will be a Traditional style, Exterior Five panel-style family Oak wooden door manufactured by Simpson.**
- d. The door and window will split the existing 96" opening.**
- 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).**



## Application for a Certificate of Appropriateness

- f. All IGU's will be one inch in total thickness, dual pane tempered glass with each pane 1/4" in thickness.
- g. 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 approved design.
- h. The door frame details will match those of the window frames.

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



Submitted by: Jeff Gordon

Date:

Jeff Gordon

May 20, 2011

#### Office Use Only:

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Historic Overlay Permit No: PHDC11005

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: 06/06/11
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 June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness for Upper Story Window Replacement: Request to replace the windows in the upper front of the building as submitted with application HDC-2011-05; with the option to use a full arch upper sash if available.

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

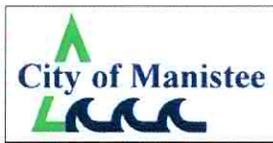
Table with 4 columns: Permit Item, Work Type, Fee Basis, Item Total. Row 1: Fee Basis 0.00, Item Total 0.00

Handwritten signature
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

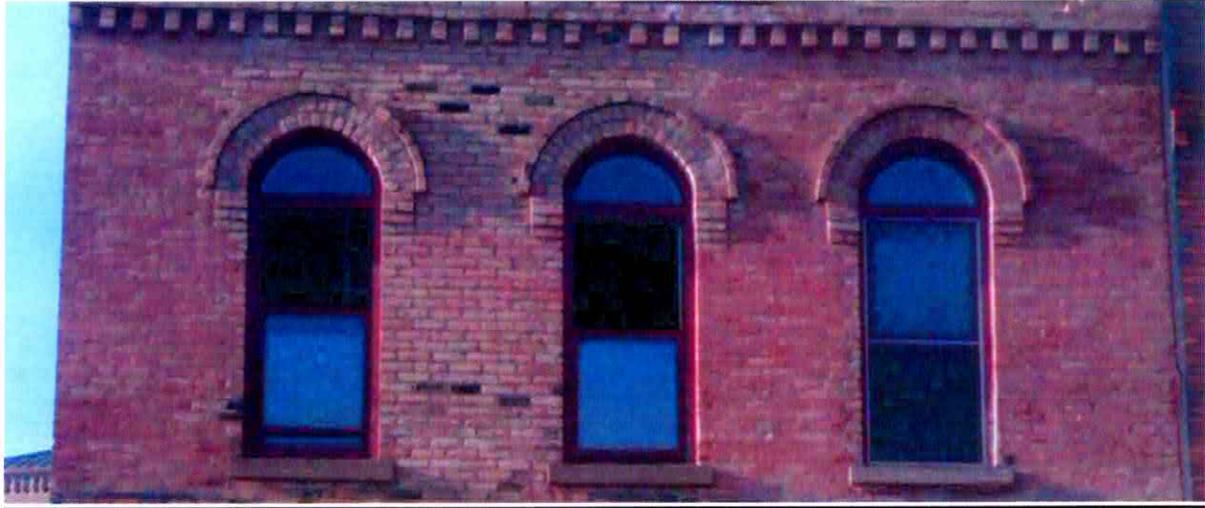
Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

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: **April 24, 2011**  
Description of work proposal: **Building reconstruction, as described below**

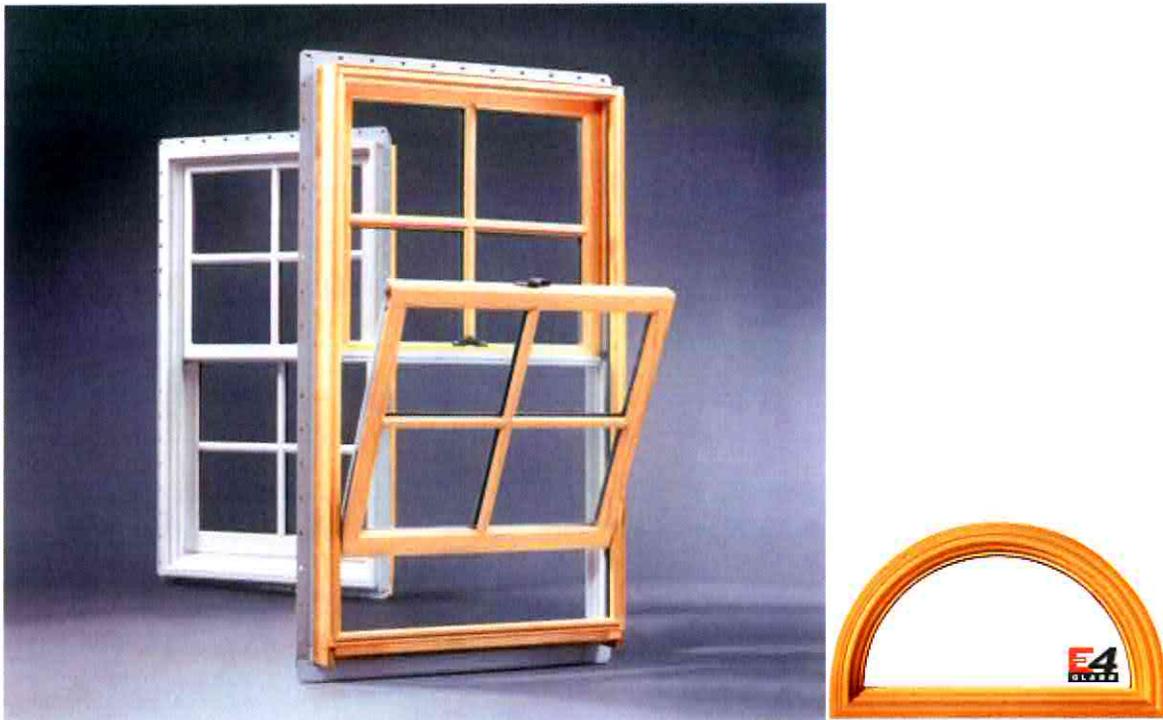
**Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase the upper front windows will be addressed.**

- 1. Issue new permit to replace windows in upper front of building, Exhibit A.**
  - a. The upper level windows are to be replaced with Anderson double-hung windows. The Anderson windows are 400 series Woodwright windows featuring Low-E Clear glass, green vinyl over wood. Wood trim will surround the exterior frame of the window, ensuring a tight fit between the window and the brick frame.**
  - b. The arch above the window will be replaced by a matching Anderson Woodwright window.**
  - c. Exhibit B and C provides details on these windows, with one key exception that there will be no window grills.**

**EXHIBIT A: Upper windows to be replaced**



**EXHIBIT B: Photograph of windows to be deployed**





# Application for a Certificate of Appropriateness

## EXHIBIT C: 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.
- 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:

Unit #: WDH2662E A (Operating)

#### 2. Interior: OAK



#### 4. Hardware:



Estate Collection (Finish shown is Bright Brass)



Lock & Keeper



# Application for a Certificate of Appropriateness



Hand Lift  
optional



Finger lifts  
optional



Satin Nickel

## 5. Glass Option: Low E Tempered Glass



**LOW-E4  
GLASS**

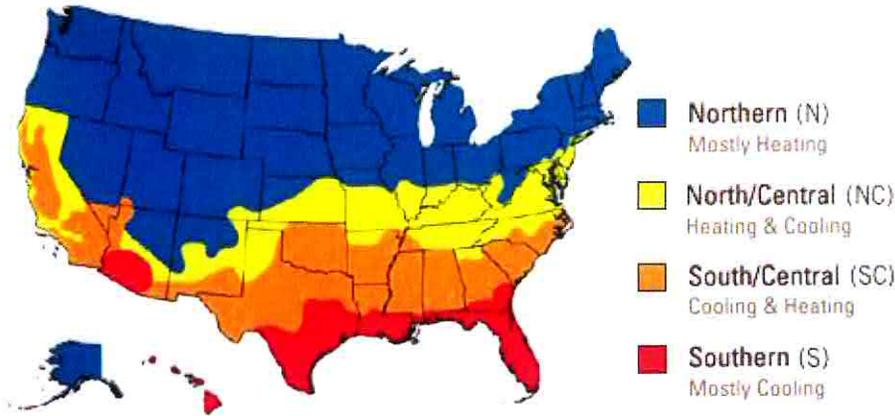
## 6. Grille Type: No Grilles



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.

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.

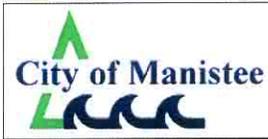
The National Fenestration Rating Council logo is a registered trademark of the National Fenestration Rating Council. All rights reserved.

"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.



## 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.

Submitted by: Jeff Gordon

Date:

Jeff Gordon

April 24, 2011

### Office Use Only:

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Permit #: PHDC11006  
 Issued: 06/06/2011  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

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 June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical ledge and reconstruct a new ledge to match the documented historical ledge as submitted with application HDC-2011-06.

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
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

\_\_\_\_\_  
 Official



# Historic Overlay Permit No: PHDC11006

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: 06/06/11  
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 June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical ledge and reconstruct a new ledge to match the documented historical ledge as submitted with application HDC-2011-06.

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

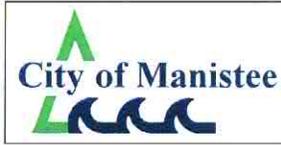
Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

**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**  
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: **August 2011**  
Proposed Completion Date: **Within three months of start date**  
Description of work proposal: **Store front reconstruction, as described below**

**Reconstruct/Rehabilitation of the store front at 411 River Street, with the objective of matching the historical design.**

**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 existing non-historical ledge.**
- B. Reconstruct a new ledge to match the historical design and dimensions, as described below.**

**Exhibit B includes several photographs of the historic store front.**

- A. The first photo is from the City of Manistee web page, depicting the oldest known photograph of the building. (Note that the original building design does not include either a bay window or an ornate upper cornice, these features were subsequently added and then removed). The objective of this work is to return the building to this state.**
- B. The second photo from 1921 provides good guidance regarding targeted elements for this rehabilitation.**
  - i. The ledge details include corbels aligned with the entrances, cornice details and trim work covering the seams between vertical back boards and alignment directly under the upper windows.**
  - ii. Paint color to be white and green. Wood trim to be of Oak, stained and varnished to match door, returning the front to historical original.**
  - iii. Replacement of the decorative columns on either side of the building and upstairs entry are not included within this request. Existing masonry facing will be repaired and prepared for the installation of columns similar to those depicted in the event that suitable replacement items are found and approved.**



## Application for a Certificate of Appropriateness

### EXHIBIT A: 411 Store Front reconstruction project details





# Application for a Certificate of Appropriateness

## EXHIBIT B: 411 Historical Store Front pictures



Submitted by: Jeff Gordon  
Jeff Gordon

Date: May 20, 2011

<b>Office Use Only:</b>		
Date Submitted: _____	Application #: _____	Meeting Date: _____
Notes: _____		
_____		
_____		



Permit #: PHDC11007  
 Issued: 06/06/2011  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

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 June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front as submitted with application HDC-2011-07; Museum Director will have final approval for paint colors (no stark white).

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
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Official



# Historic Overlay Permit No: PHDC11007

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: 06/06/11  
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 June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front as submitted with application HDC-2011-07; Museum Director will have final approval for paint colors (no stark white).

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

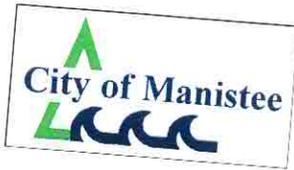
Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

**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](http://www.ci.manistee.mi.us)

Submitted by: **Jeff Gordon**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 613-5302 [fishtowndesign@gmail.com](mailto:fishtowndesign@gmail.com)**  
Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **August 2011**  
Proposed Completion Date: **Within three months of start date**  
Description of work proposal: **Store front reconstruction, as described below**

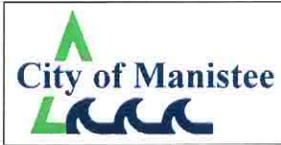
**The applicant requests approval to reconstruct/rehabilitate the store front at 411 River Street, with the objective of matching the historical design.**

**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 pink planks and stone from exterior, exposing the remaining historic store front. (Many historical elements still exist behind the portion of the current exterior covered by wood).**
- B. Reconstruct the window frames and store front matching the historic details found behind the current façade.**
- C. The main entry columns appear to in reasonably good shape, hidden behind the current front. These will be exposed, cleaned and repainted in the same green color that currently exists.**
- D. Paint color to be white and green. Wood trim to be of Oak, stained and varnished to match door, returning the front to historical original.**

**Exhibit B includes several photographs of the historic store front.**

- A. The first photo is from the City of Manistee web page, depicting the oldest known photograph of the building. (Note that the original building design does not include either a bay window or an ornate upper cornice, these features were subsequently added and then removed). The objective of this work is to return the building to this state.**
- B. The second photo from 1921 provides good guidance regarding targeted elements for this rehabilitation.**
  - i. A reduction in the size of the transom window and corresponding increase in the display window will not be included in the work. The design reflected in the first photo is the target.**

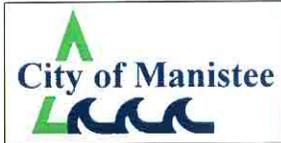


## Application for a Certificate of Appropriateness

- ii. Replacement of the decorative columns on either side of the building and upstairs entry are not included within this request. Existing masonry facing will be repaired and prepared for the installation of columns similar to those depicted in the event that suitable replacement items are found and approved.

### EXHIBIT A: 411 Store Front reconstruction project details





## Application for a Certificate of Appropriateness

### EXHIBIT B: 411 Historical Store Front pictures



Submitted by: Jeff Gordon

Jeff Gordon

Date: May 19, 2011

#### Office Use Only:

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



Permit #: PHDC11008  
 Issued: 06/06/2011  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

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 June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors with the option to use either a double or single door as submitted with application HDC-2011-08; Museum Director will have final approval for paint colors (no stark white).

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
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

*Deborah Blodgett*  
 \_\_\_\_\_  
 Official



# Historic Overlay Permit No: PHDC11008

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: 06/06/11  
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 June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors with the option to use either a double or single door as submitted with application HDC-2011-08; Museum Director will have final approval for paint colors (no stark white).

**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](http://www.ci.manistee.mi.us)

Submitted by: **Jeff Gordon**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 613-5302 [fishtowndesign@gmail.com](mailto:fishtowndesign@gmail.com)**  
Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **August 2011**  
Proposed Completion Date: **Within three months of start date**  
Description of work proposal: **Store front reconstruction, as described below**

**The applicant requests approval to reconstruct/rehabilitate the store front at 411 River Street, with the objective of matching the historical design.**

**Exhibit A is a photograph of the existing store front detailing the reconstruction to be completed, including the following changes:**

- A. Remove existing store entrance, maintaining historical elements that still exist behind the current exterior.**
- B. Reconstruct the door frame to match the historic details found within the attached photographs. The screen doors found in the pictures will not be installed. Also, the entrance will swing out in accordance with current building code.**
- C. The applicant requests the option to deploy a single eight foot (8') wood door (oak), or if it is found to be feasible, install double doors similar to that found within the historical photograph.**
- D. Paint color to be white and green. Wood trim to be of Oak, stained and varnished, returning the front to historical original.**

**Exhibit B includes several photographs of the historic store front.**

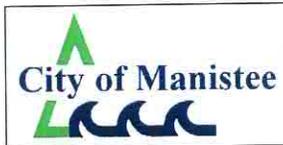
- A. This photo from 1921 provides good guidance regarding targeted elements for this rehabilitation, with the entrance doors slightly obscured by screen doors.**



## Application for a Certificate of Appropriateness

### EXHIBIT A: 411 Store Front reconstruction project details





## Application for a Certificate of Appropriateness

### EXHIBIT B: 411 Historical Store Front pictures



Submitted by: Jeff Gordon

Jeff Gordon

Date: May 23, 2011

**Office Use Only:**

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

## Denise Blakeslee

---

**From:** Jeff Gordon [jeffgordon1@gmail.com]  
**Sent:** Monday, May 23, 2011 11:22 AM  
**To:** Denise Blakeslee; Fish Town Design  
**Subject:** Expiring Historical Approvals - 411 River Street

Hi Denise,

We respectfully request that the Historical Approvals previously approved be extended for an additional one year from their current expiration dates.

Thanks!

Jeff and Paula

(248) 228-6739



# Historic Overlay Permit No: PHDC09015

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: 07/10/09  
 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:** 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 building at 347 River Street as submitted with Application HDC-2009-15 as follows:

**East Elevation:**  
 Remove the cornice from the upper portion of the building and re-seal the roof.  
 Replace any missing bricks with those of similar color and size. Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings  
 Remove the lower cornice that currently runs along the East side of the Building.  
 The roof will be edged by a pre-painted steel back with either a brown or low-luster copper color.

**South Elevation:**  
 Remove existing deck and deck roof.  
 Rebuild deck to be similar in size, eliminating deck roof with final approval of design by the Museum Director and that the deck be finished with pigmented finish within one year of completion.

On June 2, 2011 the Historic District Commission issued a Certificate of Compliance for the work that has been completed on the East Side of the Building Permit PHDC09015.

On June 2, 2011 the Historic District Commission the request for a one year extension for Permit PHDC09015 - Permit will expire on 7/10/12.

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

Permit Item	Work Type	Fee Basis	Item Total
		<b>Fee Total:</b>	<b>\$0.00</b>
		<b>Amount Paid:</b>	<b>0.00</b>
		<b>Balance Due:</b>	<b>\$0.00</b>

\_\_\_\_\_  
**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.**



# Historic Overlay Permit No: PHDC09015

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**11 RIVER STREET** Location  
 1-350-702-05

**Owner**

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

Issued: 07/10/09  
 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:** 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 building at 347 River Street as submitted with Application HDC-2009-15 as follows:

- East Elevation:**
- Remove the cornice from the upper portion of the building and re-seal the roof.
  - Replace any missing bricks with those of similar color and size. Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings
  - Remove the lower cornice that currently runs along the East side of the Building.
  - The roof will be edged by a pre-painted steel back with either a brown or low-luster copper color.
- South Elevation:**
- Remove existing deck and deck roof.
  - Rebuild deck to be similar in size, eliminating deck roof with final approval of design by the Museum Director and that the deck be finished with pigmented finish within one year of completion.

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

Permit Item	Work Type	Fee Basis	Item Total
		<b>Fee Total:</b>	<b>\$0.00</b>
		<b>Amount Paid:</b>	<b>0.00</b>
		<b>Balance Due:</b>	<b>\$0.00</b>

\_\_\_\_\_  
**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 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.**



Permit #: PHDC10015  
 Issued: 08/09/2010  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

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 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

On January 3, 2013 the Historic District Commission approved extending permit until 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
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

  
 \_\_\_\_\_  
 Official



## 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.

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**

<b>Fee Total:</b>	\$0.00
<b>Amount Paid:</b>	0.00
<b>Balance Due:</b>	<b>\$0.00</b>

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

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.**



City of Manistee  
Permit Department  
70 Maple Street  
Manistee, Michigan 49660  
Phone: (231) 723 1546

**Historic Overlay Permit No: PHDC100**

411 RIVER STREET  
411-35  
08/09/10  
Value: 0  
Sec. No.

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

411 1/2 RIVER ST  
MANISTEE MI 49660  
Contractor

**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 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

*[Signature]*  
Official

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

this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I and 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 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 started; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify 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 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.

**Permit fee constitutes acceptance of the above terms.**



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.**

Photos Submitted by Jeff Gordon, 411 River Street



411 River Street –  
As it looks today

Photo of Lyric Theater (A Portion of 411 River Street is shown to the left of the Theatre)

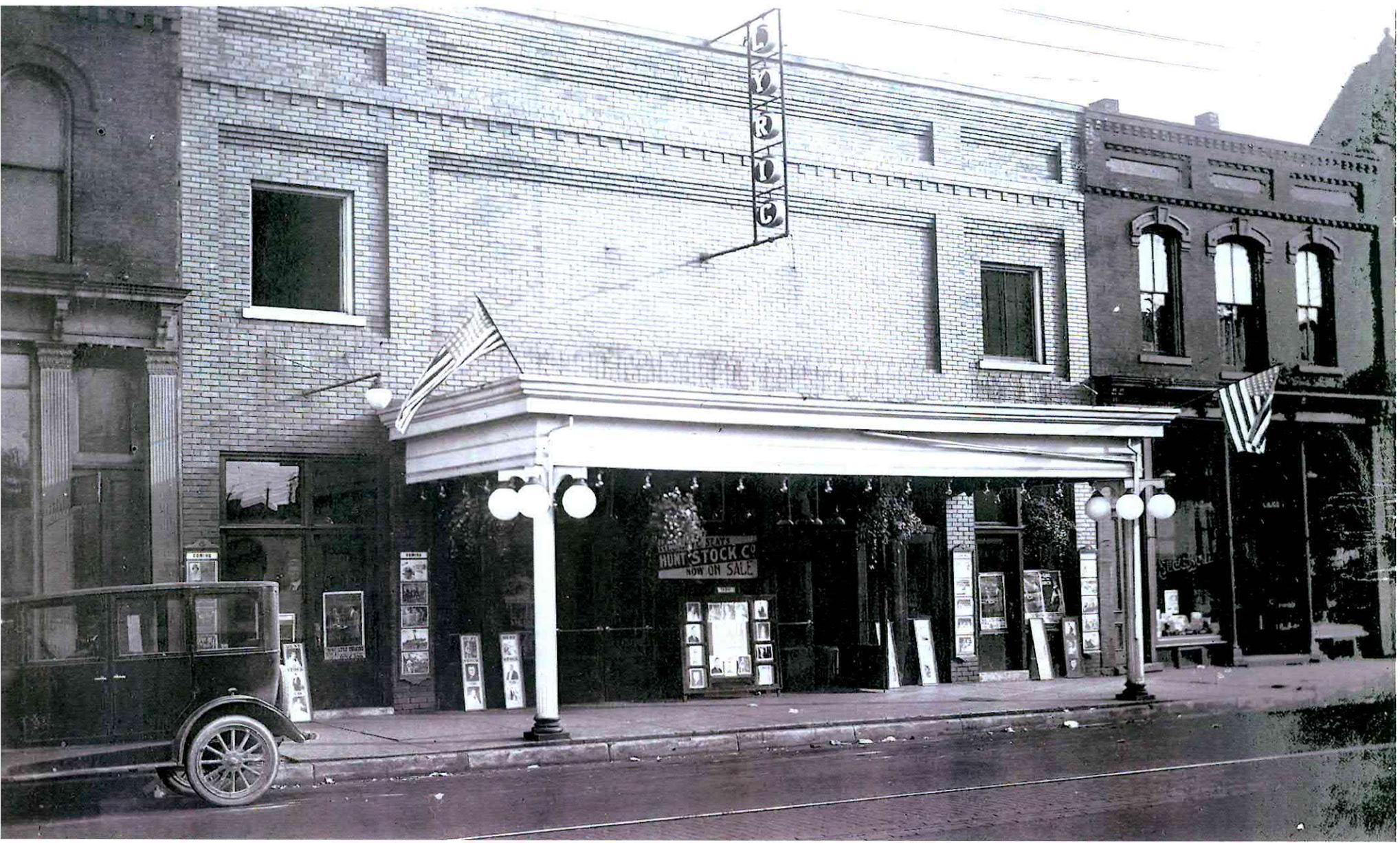




Historic Postcard (portion of 411 River Street is the first building on the left)



Photo of Board of Commerce Building





# City of Manistee

P. O. Box 308 • Manistee, Michigan 49660-0308 • [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

**CITY HALL**  
70 Maple Street

**CITY MANAGER**  
231.398.2801

**CITY ASSESSOR**  
231.398.2802

**BUILDING INSPECTOR**  
231.398.2806

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

**CITY CLERK**  
231.398.2803

**CITY TREASURER**  
231.398.2804

**WATER BILLING**  
231.723.2559

**ADMINISTRATION**  
FAX 231.723.1546

**CLERK/TREASURER**  
FAX 231.723.5410

**POLICE DEPARTMENT**  
70 Maple Street  
231.723.2533  
FAX 231.398.2012

**FIRE DEPARTMENT**  
281 First Street  
231.723.1549  
FAX 231.723.3519

**PUBLIC WORKS**  
280 Washington St.  
231.723.7132  
FAX 231.723.1803

**PARKS DEPARTMENT**  
231.723.4051

**WATER MAINTENANCE**  
231.723.3641

**WASTEWATER PLANT**  
50 Ninth St.  
231.723.1353



Monday, June 6, 2011

Jeffrey S Gordon  
411 1/2 River St  
Manistee, MI 49660

RE: Land Use Permit #PHDC09015 - Certificate of Compliance  
(East Elevation ONLY)

Good Morning!

On June 2, 2011 the Historic District Commission authorized issuance of a Certificate of Compliance for Land Use Permit #PHDC09015 for the work completed on the East Elevation of the Building. This letter shall serve as your Certificate of Compliance, please retain this copy for your files.

We appreciate your improvement to your property and our community. If you have any questions, please call me at 231.398.2805.

Sincerely,

CITY OF MANISTEE



Jon R. Rose  
Community Development Director

:djb



Permit #: PHDC11009  
 Issued: 06/06/2011  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

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

LOCATION	OWNER	APPLICANT
347 RIVER STREET 51-453-708-04	<i>Paula Rozmarek</i> 411 RIVER ST MANISTEE MI 49660	411 RIVER ST MANISTEE MI 49660

**Work Description:**

On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished) as submitted with application HDC-2011-09.

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

Jeff Gordon spoke to the Commission about the project and how they intend to finish the work

MOTION by John Perschbacher, seconded by Mary Russell to extend all three permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

\_\_\_\_\_  
 Official



# Historic Overlay Permit No: PHDC11009

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: 06/06/11  
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 June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished) as submitted with application HDC-2011-09.

**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

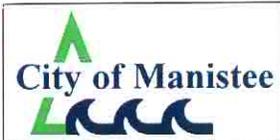
Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

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: **Entry replacement for East store, as described below**

**Reconstruct/Rehabilitation of the East store front at 347 River Street, with the objective of matching the historical design. Proposed work includes the following:**

- A. Remove existing store entrance, maintaining historical elements that still exist behind the current exterior.**
- B. Reconstruct the door frame to match the historic details found within the building. The entrance will swing out in accordance with current building code.**
- C. The applicant requests the option to deploy a single eight foot (8') wood door (oak), or if it is found to be feasible, install double doors similar to that found within the historical photograph.**
- D. Wood trim to be of Oak, stained and varnished, returning the front to historical original.**

**Exhibit A is a photograph of the existing store front.**



Application for a Certificate of Appropriateness

**EXHIBIT A: Photograph of building exterior highlighting window replacement**



Submitted by: \_\_\_\_\_

Paula Rozmiarek

Date: May 23, 2011

**Office Use Only:**

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Denise Blakeslee

---

**From:** Fish Town Design [fishtowndesign@gmail.com]  
**Sent:** Monday, May 23, 2011 11:33 AM  
**To:** Denise Blakeslee  
**Cc:** Jeff Gordon  
**Subject:** Re: Expiring Historical Approvals - 347 River Street

Hi Denise - Please arrange to have the historic approvals for my building extended for one year also.

Paula  
(248) 613-5302

On Mon, May 23, 2011 at 11:21 AM, Jeff Gordon <[jeffgordon1@gmail.com](mailto:jeffgordon1@gmail.com)> wrote:

> Hi Denise,  
>  
> We respectfully request that the Historical Approvals previously  
> approved be extended for an additional one year from their current expiration dates.  
>  
> Thanks!  
>  
> Jeff and Paula  
>  
> (248) 228-6739



Permit #: PHDC08032  
 Issued: 10/02/2008  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

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

LOCATION	OWNER	APPLICANT
347 RIVER STREET 51-453-708-04	<i>Paula Rozmarek</i> 411 RIVER ST MANISTEE MI 49660	411 RIVER ST MANISTEE MI 49660

**Work Description:**

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of October 2, 2008 for the following:

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

On June 2, 2011 the Historic District Commission approved an extension for permit HDC-2008-32 (Ledge Reconstruction) - Permit will expire on 6/2/12.

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

**Conditions:**

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

Jeff Gordon spoke to the Commission about the project and how they intend to finish the work

MOTION by John Perschbacher, seconded by Mary Russell to extend all three permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

*Denise Bladino*  
 \_\_\_\_\_  
 Official



Historic Overlay Permit No: PHDC08032

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: 10/02/08
Const value 0
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 October 2, 2008 for the following:

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

On June 2, 2011 the Historic District Commission approved an extension for permit HDC-2008-32 (Ledge Reconstruction) - Permit will expire on 6/2/12.

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

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

Signature of Jeff Gordon

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: PHDC08032

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**347 RIVER STREET** Location  
 51-51-453-708-04

**ROZMAREK PAULA** Owner  
 411 RIVER ST  
 MANISTEE MI 49660

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

Contractor  
 411 RIVER ST pH#  
 MANISTEE MI 49660

**Work Description:** Certificate of Appropriateness as approved by the Historic District Commission during their meeting of October 2, 2008 for the following:

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

**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.**



Permit #: PHDC09014  
 Issued: 07/10/2009  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

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

LOCATION	OWNER	APPLICANT
347 RIVER STREET 51-453-708-04	<i>Paula Rozmarek</i> 411 RIVER ST MANISTEE MI 49660	411 RIVER ST 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.

On June 2, 2011 the Historic District Commission approved a one year extension for permit PHDC02014 - Permit will expire on 7/10/12.

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

Jeff Gordon spoke to the Commission about the project and how they intend to finish the work

MOTION by John Perschbacher, seconded by Mary Russell to extend all three permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
-------------	-----------	-----------	------------

**is permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

*Deborah Blakeshe*



## 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

**Owner**

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

Issued: 07/10/09  
 Const value 0  
 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.

On June 2, 2011 the Historic District Commission approved a one year extension for permit PHDC02014 - Permit will expire on 7/10/12.

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

Permit Item	Work Type	Fee	Amount Paid:	Item Total
<b>Official</b>			<b>\$0.00</b>	<b>\$0.00</b>
			<b>Balance Due:</b>	<b>\$0.00</b>
			0.00	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: 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  
 Const value 0  
 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
		<b>Fee Total:</b>	\$0.00
		<b>Amount Paid:</b>	0.00
		<b>Balance Due:</b>	<b>\$0.00</b>

\_\_\_\_\_  
 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.**



# 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.  
**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:** 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.**



**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.

**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:** 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.

**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.**



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

## MEMORANDUM

TO: Historic District Commissioners

From: Ed Bradford, Finance Director *EB*

Date: May 23, 2011

RE: Ramsdell Theater Air Conditioner

On March 1, 2011 the City of Manistee requested Design Guidelines for the Air Conditioning Units at the Ramsdell Theatre. At this time we have decided not to construct the addition on the rear of the building where the units were going to be placed on top. We are going to place the units on the ground. We are asking if the commission would accept board and batten style screening (with a roof to prevent ice damage) for the Ground Air Conditioning Units as discussed at the March meeting.

Policy #12 Air Conditioners Reads: **Ground Air Conditioning Units** are permitted if they are placed on the owner's property and are shielded in a manner as approved by the Commission.

The synopsis of the discussion at the March meeting is as follows:

*The City of Manistee is working with the consultant who is designing the upgrades to the HVAC system at the Ramsdell Theater. The plan is to place the chillers on the roof of an addition on the west side of the building (behind the theatre) that would provide storage, access to the theatre and space for a lift to move props from the basement to the stage. The Commission had a lengthy discussion on the project.*

*The Commission said that they would prefer the use of wood siding similar to the stable that was on the rear of the building. They commission recommends using a board and batten style screening as recommended by Steve Harold. Mr. Rose will discuss the recommendations of the commission to the designer and return with new elevations for discussion.*

:djb



# Application for a Certificate of Appropriateness

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

If the owner of the property is interested in receiving tax credits, APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE.

If original features are found during renovation or demolition, a project must be stopped until an emergency meeting of the Historic District Commission is held to determine if the feature is to be incorporated into the project. If the applicant applied for Tax Credits the State Historic Preservation Office must be notified also.

✓ This box must be checked by the applicant indicating that they have read and understood the requirements for tax credits and that a project may be stopped for review if original features are found during the course of the project. If this box is not checked the application will not be processed.

Please Print or Type

Address of Affected Property: **101 Maple Street - Ramsdell Theatre**  
Name of Property Owner: **City of Manistee**  
Mailing Address: **70 Maple Street, Manistee, MI 49660**  
Phone# & e-mail address: **231.398-2805 jrose@ci.manistee.mi.us**

Type of Application: ✓ **Other - Screening for Ground Mount Air Conditioners**

Proposed Work Start Date: **Summer 2011** Proposed Completion Work Date: **Summer 2011**

Description of Work - **See Attached Memo**

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

APPLICANT'S SIGNATURE: Edward Bradford

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

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



9'

10'

Property  
LINE

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

The Historic District Commission will meet on **Thursday, June 2, 2011 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

**Jeff Gordon & Paula Rozmiarek, 411 River Street**

**Amend Permit HDC-2010-18 – West Windows**

**HDC-2011-05 Upper Story Window Replacement**

**HDC-2011-06 Ledge Reconstruction**

**HDC-2011-07 Storefront Reconstruction**

**HDC-2011-08 Storefront Entrance:**

**Request for one year extension for all outstanding permits:**

**HDC-2009-15 - Rebuild deck on Rear of Building - Expires 7-9-11**

**HDC-2010-15 – Remove/replace Windows East Side of Building - Expires 8-5-11**

**HDC-2010-16 – Replace Rear upper level windows - Expires 8-5-11**

**HDC-2010-17 – Install new door East side of Building - Expires 9-2-11**

**Paula Rozmiarek & Jeff Gordon, 347 River Street**

**HDC-2011-09 Storefront Entrance**

**Request for one year extension for all outstanding permits:**

**HDC-2008-32 - Ledge Reconstruction - Expired 10-2-09**

**HDC-2009-14 - Reconstruction of Storefront - Expires 7/10/10**

**HDC-2010-17 - Window Replacement - Expires 9/7/10**

**City of Manistee, Ramsdell Theatre, 101 Maple Street – Air Conditioner Screening**

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, Tuesday, May 24, 2011 on the bulletin board at the south entrance to City Hall.

Signed:   
Denise J. Blakeslee