

# MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, June 1, 2006  
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

## AGENDA

- I Roll Call
- II Public Hearing
  - 1. Mark & Chris Chmura - Special Use Permit/Marina, 308 River Street
  - 2. Mark A. Reenders Construction, Inc. - Special Use Permit/PUD, 500 Ford Street (former Washington School property)
- III Approval of Minutes
  - Planning Commission Meeting (5/18/06)
- IV New Business
  - 1. Mark & Chris Chmura - Special Use Permit/Marina, 308 River Street
  - 2. Mark A. Reenders Construction, Inc. - Special Use Permit/PUD, 500 Ford Street (former Washington School property)
  - 3. Manistee Commercial Historic District - Planning Commission review and recommendation
  - 4.
- V Unfinished Business
  - 1. The Bay Condominiums- Special Use Permit for Planned Unit Development
  - 2.
- VI Other Communications
  - 1.
  - 2.
- VII Citizen Questions, Concerns and Consideration  
(Public Comment Procedures on the Reverse Side)
- VIII Work/Study Session
  - 1.
  - 2.
- IX. Adjournment

## Public Comment Procedures

The City of Manistee Planning Commission welcomes public comment in support of its decision-making process. To assure an orderly, fair and balanced process, the Planning Commission asks that participants at all public hearings and during the Public Comment portion of the meeting observe the following rule of procedure:

1. The Chairperson will recognize each speaker. When a speaker has the floor, he/she is not to be interrupted unless time has expired. Persons speaking without being recognized shall be out of order.
2. Each speaker shall state their name and address for the record and may present written comments for the record.
3. Speakers shall address all comments and questions to the Planning Commission.
4. Unless waived by the Planning Commission for a specific meeting or a specific speaker, public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be designated who may request that more than five (5) minutes be permitted for the collective comments of the group as presented by that speaker.
5. The Chairperson may request that repetitive comments be limited or abbreviated in the interest of saving time and allowing others to speak.
6. The Chairperson may establish additional rules of procedure for particular hearings as he/she determines appropriate.
7. Normal civil discourse and decorum is expected at all times. Applause, shouting, outbursts, demonstrations, name-calling or other provocative speech or behavior is not helpful to the decision-making process and may result in removal from the hearing or an adjournment.

Thank you for your interest in the work of the City of Manistee Planning Commission and for your cooperation with these rules of procedure.



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

## MEMORANDUM

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TO: Planning Commissioners

FROM: Denise Blakeslee *DB*

DATE: May 25, 2006

RE: June Planning Commission Meeting

Commissioners, once again we have a full agenda for the June Planning Commission Meeting. Items on the agenda are as follows:

1. Mark & Christina Chmura - Special Use Permit/Marina, 308 River Street. The Planning Commission reviewed the request from Mark & Christina Chmura for a Special Use Permit for an 8 slip Marina at 308 River Street at their meeting on May 4, 2006. The Commission directed staff to schedule a Public Hearing on June 1, 2006 and requested that the applicant submit a letter regarding the disposal of fish waste for his proposed marina.
2. Mark A. Reenders Construction, Inc. - Planned Unit Development, 500 Ford Street (former Washington School Property). The Planning Commission reviewed the application from Mark A. Reenders Construction, Inc. for a Planned Unit Development at the former Washington School Property. The Planning Commission directed staff to schedule a Public Hearing for June 1, 2006. The proposed PUD is for the construction of 33 units.
3. Manistee Commercial Historic District - Planning Commission review and recommendation. In conjunction with the re-writing of the Zoning Ordinance Williams and Works has worked with the City to establish a Local Historic District. This Ordinance would allow buildings within the Manistee Commercial Historic District to be eligible for State Tax Credits. The Historic District Study Committee held a Public Hearing on May 17, 2006. The information from the Public Hearing will be included as part of the final document. The next step in establishing a Local Historic District is for the Planning Commission to recommend to City Council the establishment of the District.

4. West Coast L.L.C., The Bay Condominiums - Planned Unit Development, U.S. 31 (former Joslin's Property). The Planning Commission held a Public Hearing on May 4, 2006 in response to the request from West Coast LLC, The Bay Condominiums for a Planned Unit Development. The Planning Commission further reviewed the request during their Worksession on May 18, 2006. The Planning Commission will continue their review of the request.

I have enclosed in your packets additional information we have received on agenda items.

See you Thursday!

:djb

To the Manistee Planning Commission,

In regards of the new dock project on 308 River Street, we will do all we can to keep a clean and respected marina. Fish remains are a big problem in Manistee. Out of ten fish cleaning stations, Ship Watch Marina has the cleanest location with no fish smell, due to the freezing of fish remains directly after cleaning. This season we plan on taking fish to the city fish cleaning facility at the beach. Next year when we install a fish cleaning station, our station will be up to code and be ran in the same fashion as Ship Watch Marina. As pedestrians walk down the riverwalk, a new marina with beautiful boats is nothing but an attraction, but the bad smell of fish does not add to the attractiveness. We will have a fish free smelling environment at all costs. Next summer, we will make sure that everything is done to comply with all the regulations needed for this project to be successful. I highly recommend that board members stop by Ship Watch Marina any time this summer to witness the environment that will be present at our marina.

Thank You Capt. Mark

A handwritten signature in black ink, appearing to read 'Mark', written over a horizontal line.

Pier Pressure Charters



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## MEMORANDUM

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TO: Planning Commissioners

FROM: Jon R. Rose, Community Development Director 

DATE: May 23, 2006

RE: Mark A. Reenders, Inc. - PUD Request

Commissioners, we have received the review from Chief Scrimger and City Engineer Brian Sousa for the PUD request for Washington School. The Public Hearing has been scheduled for our next Planning Commission Meeting on June 1, 2006.

In addition to the discussing the reviews from the Fire Chief and City Engineer the Planning Commission may want to further discuss the following items:

- ◆ Separation between buildings  
*The R-2 Zoning District requires a 10 foot setback on each side of the building or a total of 20 foot separation between buildings .*  
*The buildings in Phase 2 have a 10 foot separation between buildings.*
- ◆ Building Heights  
*The R-2 Zoning District has a 2 ½ story or 35' building Height Limitation.*  
*Some of the Buildings have a finished height of 36' 6".*
- ◆ Density  
*The R-2 Zoning allows up to 8 units per acre.*  
*The Master Plan allows 8-10 units per acre for Residential Clusters/PUD (in excess of 5 acres).*  
*The Applicant is proposing 33 units on 3.04 acres or 10.85 units per acre.*
- ◆ Curb Cuts  
*Does the frequency of curb cuts preclude parking on that side of the street?*  
*Does the frequency of curb cuts create a concern for pedestrians?*  
*The average distance between curb cuts is less than 15'.*  
*With the Michigan Vehicle Code Requirement that parking not occur within 5' of a driveway, this effectively eliminates all parking on this side of the street.*

MEMO TO: Jon Rose and the Planning Commission  
FROM: Sid Scrimger, Fire Chief   
DATE: May 23, 2006  
SUBJECT: Washington Square Condominiums

Please accept the following comments on the plans I received for Washington Square Condominiums.

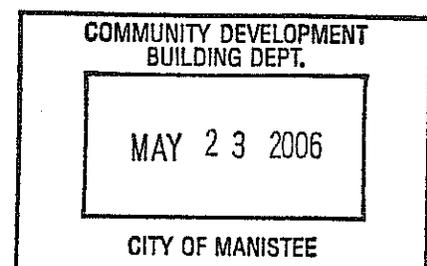
The location and placement of hydrants appears to be adequate for this development. Considering the number and proximity of structures in the development it will be crucial to insure that the available water flow in this area is adequate for fire needs.

It is not clear from the plan which of the units are intended to be built under Alternate 1. Wherever the building height exceeds 30 feet (measured from the lowest point in the road adjacent to the building) there must be aerial access to the building. The aerial access must meet the requirements of Code and must be not less than 15 nor more than 30 feet from the building.

Even where not required by code, I believe all of these structures should be built according to the requirements for aerial apparatus. The design of the buildings is such that it would be virtually impossible to access the roof using ground ladders without obstructing the entry door to a living unit. Providing aerial apparatus access would greatly improve safety for firefighters and residents.

Access to the rear of the units is problematic, but manageable. It is important that any gated access not hinder firefighting operations. My personal recommendation would be to include a breakable locking mechanism.

Finally, I would like to suggest an inexpensive but helpful improvement to firefighting. In row developments such as this one, it can be difficult to locate the right housing unit from the rear. If the builder were to place the street numbers over the rear door, firefighters would be able to quickly identify the correct unit.





# WADE TRIM

May 23, 2006

City of Manistee  
70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660-0358

Attention: Mr. Jon Rose

Re: Washington Square Condominiums - Review

Dear Jon:

Thank you for the opportunity to be of service in the review of the above project. We have completed our preliminary engineering review of the plans. They were dated May 4, 2006, and consisted of five sheets labeled SP1, A1, A2, A1, and A2. The project entails the redevelopment of approximately three acres located within a City block. The block is surrounded by 3<sup>rd</sup> Avenue to the north, 5<sup>th</sup> Avenue to the south, Short Avenue to the east, and Ford Street to the west. We understand this is a preliminary review of the project based on preliminary plans of a conceptual nature. The City should require further reviews of the plans as they evolve into actual construction plans. Our comments are as follows:

## Sanitary Sewer

1. A sanitary sewer main is proposed within the proposed development property. This should be moved to be within the right-of way of Short Street, if possible. Access to the main behind the Condo units for routine cleaning would be difficult (without ruining the landscaping).
2. It is unclear if this main is proposed as 6-inch or 8-inch. It is labeled as both on Sheet SP1. It should be an 8-inch sewer main, as required by State requirements
3. The capacity of all downstream sanitary sewer mains and sanitary sewer pumping stations should be verified (by the developer) prior to submittal to the MDEQ for the sanitary sewer permit. Any costs required for upgrades should be covered by the developer.
4. The note at the bottom of Sheet SP1 stating that the service laterals will be constructed by the City of Manistee should be removed. The developer is responsible for the construction of all service laterals at the time of construction.
5. Proposed service lateral locations should be shown on the plans. If Ford Street will be open cut for the installation of the service laterals, the entire roadway may need to be repaved.

Wade Trim, Inc.	231.947.7400
241 East State Street	800.968.6660
Traverse City, MI 49684	231.946.1000 fax
	<a href="http://www.wadetrin.com">www.wadetrin.com</a>

Water Main

6. The proposed water main is shown as 4" diameter. Per State requirements, it is not permissible to locate a hydrant on a 4" line. The minimum size water main servicing a fire hydrant is to be 6". However, the main should be sized according to needed flows for both fire and domestic use.
7. The proposed water main on Short Street should be extended further south to 5<sup>th</sup> Avenue to provide a loop. The loop will allow water supply from two directions rather than one providing a more reliable system rather than having a dead end.
8. The water service leads and their locations should be shown. The size of the leads should be indicated along with the locations of the curb stop and box. If extensive disruption to the roadway will occur, the entire street should be repaved. It is not required that all water service leads (to vacant lots) be installed at this time.

Storm Water Drainage

9. Proposed contours or elevations are not indicated. Existing contours are shown but are not legible. Special attention should be given to assure that storm water is not directed to neighboring properties.
10. If the existing storm sewer system is to be utilized, the available capacity must be evaluated, and grit removal should be considered. Alternatively, onsite storm water retention basins may be required.

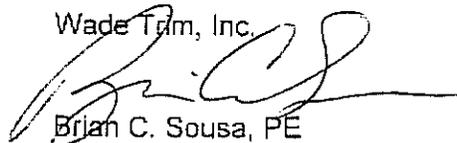
Site Layout

11. The 17 street entrances seem excessive especially when considering that each drive approach may serve 4-8 vehicles per access event. Access management principles should be investigated to best manage the street access points.
12. Current, legible, and updated plans should be provided showing existing and proposed contours along with existing water and sewer service leads.

We hope this review assists the City in the process of this project. We realize this is a starting point of the project, and we would be happy to meet with the City and/or developer to discuss further. If you have any questions, please do not hesitate to call.

Very truly yours,

Wade Trm, Inc.



Brian C. Sousa, PE

BCS:lkd

MAN 1063-05C-001

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## MEMORANDUM

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TO: Planning Commissioners  
FROM: Denise Blakeslee   
DATE: May 19, 2006  
RE: Manistee Commercial Historic District

Commissioners, in conjunction with the re-writing of the Zoning Ordinance Williams and Works have been working with the City to establish a Local Historic District. This Ordinance would allow buildings within the Manistee Commercial Historic District to be eligible for State Tax Credits. Currently we regulate this district thru an Overlay District in the Zoning Ordinance.

The Historic District Study Committee held a Public Hearing in on May 17, 2006 regarding this proposed Local Historic District. All of the property owners were noticed and a notice was placed in the News Advocate on May 1, 2006 and May 10, 2006. There were 10 people who attended the Public Hearing. A copy of the minutes from the Meeting are enclosed for your review.

The next step in establishing a Local Historic District is for the Planning Commission to recommend to City Council the establishment of the District. Attached is a copy of the Final Report and a copy of the proposed ordinance language.

If the Planning Commission were to make a recommendation to City Council it should include a change that was made to page 2 of the final report and correction of an address on the map. Your copy of the final report has already been changed to reflect the correct 75%.

The motion would need to include:

A change to page 2 of the Final Report last sentence of the first paragraph to read:

*"Therefore, 75% of the total number of buildings and structure within the proposed local historic contribute to the historic significance and character of the district."*

A correction on the Manistee Commercial Historic District Map changing the address of Maple Street Bridge to 47 Maple Street.

Jon Rose will be available to answer questions regarding the proposed Local Historic District at the Meeting on June 1, 2006.

Historic District Study Committee  
Public Hearing on Final Report

May 17, 2006  
6:00 p.m.

A Public Hearing was held on Wednesday, May 17, 2006 at 6:00 p.m. in the Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

Members Present: Jon R. Rose, Steve Harold, and Denise Blakeslee

Others Present: Geina Deake (433 ½ River Street), Gayle Busselle (318 & 433 River Street), Roger & Jean Schrader (333 River Street), Jeff Skinner (57 Greenbush Street), John Kaser (401 River Street), Dennis terHorst (63 Clay Street), Mary & William Kracht (403 First Street), and Lee Trucks (76 Filer Street)

Notices were mailed to all property owners within the Manistee Commercial Historic District and an ad was placed in the Manistee News Advocate on May 1, 2006 and May 10, 2006 informing the general public of the Public Hearing.

Public Hearing began at 6:00 p.m.

Jon Rose giving a presentation on the Final Report of the Historic District Study Committee and Manistee Commercial Historic District Survey Report. These reports have been available for review at the City Clerks Office, Community Development Office, County Library and Historical Museum. Mr. Rose noted that the Boundary of the District is the same as the Historic Overlay Review District with the exception of 52 Greenbush and 189 Taylor Street which were not in the original legal description but were included on the original map. They have not been included in the new district.

Steve Harold spoke how the Historic Overlay Review Committee has been using Department of the Interior Guidelines since 1981. This process has worked well and the property owners have become comfortable with the process.

After the presentation the Public was asked to speak.

**William Kracht, 403 First Street** - Mr. Kracht asked if the non-contributing property owners would have to comply with the guidelines?

Mr. Harold responded by saying that the process would be the same as in the past. Any alterations would need review and would need to work within the guidelines as would new construction. New construction needs to be complimentary and Victorian sympathetic.

**Gayle Busselle, 318 & 433 River Street** - Ms. Busselle asked how do tax credits work? Would projects that have already been completed be eligible? Would work on the rear of the building be eligible?

Jon Rose and Steve Harold explained the process of how the tax credits work. Projects that are already completed would not be eligible for credits. Approval is required before work commences. The State Tax Credits are available for any building whether it is commercial or residential. Work on any part of the exterior and work on the interior can be eligible for credits if the requirements if the guidelines and approvals are in place before construction commences.

**Dennis terHorst, 63 Clay Street** - Mr. terHorst asked if the credits are against income tax? Does the building have to be Victorian or just time sympathetic? Mr. terHorst is a member of the Historic Overlay Review Committee and spoke of how the Manistee Downtown Preservation Plan has been developed specifically for this district.

Mr. Rose responded that the credits are against your income tax. That building does not have to be Victorian Style, the Vogue Theater was built after the Victorian era and is eligible for credits.

Mr. Harold said that the Department of Interior Preservation Briefs are less than 500 words and the Manistee Downtown Preservation Plan was developed using these guidelines.

Mr. Rose said that the Department of Interior Preservation Briefs are very specific and they will help the Commission make their decisions.

**Geina Deake, 433 ½ River Street** - Ms. Deake asked will make up the Committee?

Jon Rose said that the Committee will be formed using the requirements for membership provided by the Sate. Members will be appointed by City Council.

**William Kracht, 403 First Street** - Mr. Kracht asked how do you get appointed to the Committee.

Jon Rose said that if someone is interested they should express an interest to the City Council.

**Jeff Skinner, 57 Greenbush Street** - Mr. Skinner asked if new construction would be eligible for tax credits?

Mr. Rose said that new construction is not eligible but there may be other sources of funding to assist such as Brownfield funding.

**Jean Schrader, 333 River Street** - Ms. Schrader asked if they can repaint their building the same colors as it currently is? Would it be worth waiting to try to get a tax credit.

Mr. Harold said that they need to bring down the colors to the Museum and he would approve the repainting of the building as previously approved under the current ordinance. He did not know if the cost of re-painting would be worth waiting for the new District to be established.

**William Kracht, 403 First Street** - Mr. Kracht asked how difficult would it be to add a property to the district? How would a property be added? Would it be better to establish another district?

Mr. Rose said that a property could be added to the district and that there has been talk of establishing another district in the future.

**Gayle Busselle, 318 & 433 River Street** - Ms. Busselle asked if signs could be added to the street signage indicating this was the Historic District?

Mr. Rose said that new street signage would be desirable along with a plaque designating the district. Any signage would require committee approval and funding could be an issue.

**Lee Trucks, 76 Filer Street** - Mr. Trucks asked when information and applications would be available?

Mr. Rose said that once the ordinance is in place applications and information would be available in the Community Development Office and on the City's web page.

**Jeff Skinner, 57 Greenbush Street** - Mr. Skinner expressed concerns about the vacancies in the buildings downtown and the maintenance of the sidewalks and amenities. Mr. Skinner spoke of the amount of trash on Greenbush Street from the Dairy Queen. Mr. Skinner said he had asked if the City could place some trash containers on the street because of the amount trash from the foot traffic from the Dairy Queen?

Dennis terHorst is a member of the Downtown Development Authority and Mr. Rose asked him to respond to some of Mr. Skinner's concerns. Mr. terHorst said that City Council and the DDA have come to an understanding for an improved maintenance effort. This effort has not started yet but will be implemented in the future.

Mr. Rose said that he would mention Mr. Skinner's concerns to the appropriate department.

Dennis terHorst, 63 Clay Street - Mr. terHorst said that he felt that people understand the value of the work that the Historical Overlay Review Committee has done in the past.

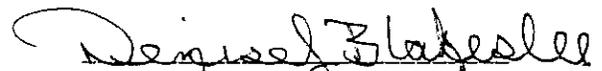
Geina Deake, 433 ½ River Street - Ms. Deake asked what would the process be if you wanted to buy a house that may be eligible to be in the district?

Mr. Harold said that the house would need to be approved and eligible to be on the National Register to be able to be eligible to be placed in a district.

Denise Blakeslee spoke of the process of how the report was developed, the inventory of each property and photographs of each building. These copies have been available for review by the public and once everything is completed the report will be on the City Web Page.

There being no further questions or concerns from the Public in attendance the Public Hearing was closed and the meeting adjourned at 7:04 p.m.

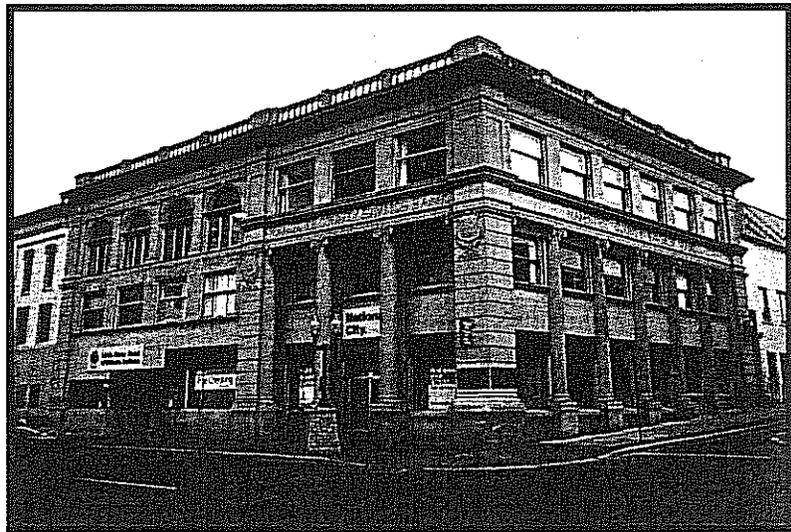
Respectfully Submitted



Denise J. Blakeslee, Member  
Historic District Study Committee

City of Manistee  
Final Report of the Historic District Study  
Committee

February 28, 2006



## LOCAL HISTORIC DISTRICT STUDY COMMITTEE REPORT COVER FORM

**Historic District Name:** Manistee Commercial Historic District

**City/Village:** City of Manistee

**Township:** \_\_\_\_\_ **County:** Manistee

**Date Transmitted:** December 15, 2005 (for administrative review and comment)

**Report Type:**  Preliminary  Final

**Total Number of Resources:** Historic: 63 Non-Historic: 33 Percentage: 50% Historic

**District is Significant Under the Following Criteria:**

**Criterion A: Significant Events:** The district represents commercial growth and development resulting from booming lumber and shipping activities. Later, salt mines continued to create economic prosperity and growth in the City.

**Criterion C: Design/Construction:** Reason The district represents Italianate commercial styles, and fine examples of Modernistic, Neo-Classical Revival, Richardsonian Romanesque, and vernacular styles. The value of the architectural resources is enhanced by the unique physical setting of the Manistee central business district created by topography and the bending of the Manistee River.

**Legal Boundary Description:** See attached for complete description. Generally, the district includes the National and State designated historic district consisting of two major cross streets, each six blocks in length. River Street, running east to west, is the historic "main street", and Maple Street, which is the ceremonial entry to downtown. Maple Street, once it crosses the Manistee River, becomes Washington Street.

**Charge of the Committee:** The charge of the City of Manistee Historic District Study Committee is to establish a Local Historic District and to create a Historic Overlay Ordinance consistent with PA 169. The City of Manistee Historic District Study Committee was created on September 19, 2005 by resolution of the City of Manistee City Council. Attached please find the minute of the City Council Meeting of September 19, 2005.

**Committee Members:** Jon Rose, Manistee Community Development Director; Denise Blakeslee, Administrative Assistant, Community Development; and Steve Harold, Director, Manistee County Historical Museum

**Contact Name:** Jon Rose

**Address:** 70 Maple Street, Manistee, MI 49660

**Phone:** 231.398-2805 **Email:** jrose@ci.manistee.mi.us

The City of Manistee  
Manistee Local Historic Commercial District  
FINAL REPORT

The Manistee City Council appointed the City of Manistee Local Historic District Study Committee on September 19, 2005 charged with creating a Local Historic District encompassing the existing Manistee Commercial Historic District listed to the State and National Registers of Historic Places.

**Charge of the Committee:** The City of Manistee Historic District Study Committee, established on September 19, 2005, is charged with establishing a local historic district consistent with PA 169 for the area known as the Manistee Commercial Historic District. The committee is charged with conducting a photographic inventory of resources within the district, conducting basic research of the proposed local historic district, determining the total number of historic and non-historic resources and the significance of those resources, and well as preparing a preliminary and final report per Section 339.203.

**Members of the Committee:**

Steve Harold - Mr. Harold is the curator of the Manistee County Historical Museum, a 501 (c) (3) non-profit organization, and has been regarded as the primary local historian for the City. Mr. Harold has served on the City's Historic Review for over 30 years, enforcing the City's Historic Overlay Ordinance, and carrying out the Secretary of the Interior's Guidelines for Rehabilitation of Historic Structures. Mr. Harold has provided the history context for five master plans, provides regular historical articles to the local newspaper, and has written six books on local history.

Jon R. Rose - Mr. Rose is the Community Development Director for the City of Manistee. He has been a resident in the community for 15 years, and has served as Community Development Director since 1997. Mr. Rose is a Licensed Builder and assisted the City in the restoration of the Manistee City Hall from 2004 - 2005. Mr. Rose is a member of the Local Historical Society and has an extensive collection of Manistee postcards and memorabilia.

Denise Blakeslee - Ms. Blakeslee is the Administrative Assistant in the Community Development Department. A lifelong resident of Manistee, Ms. Blakeslee has an interest and desire for preserving the heritage and historic character of the City. Ms. Blakeslee has been working with the Historic Overlay Review Committee for the past five years and has first hand knowledge in the review process.

## OVERVIEW

The proposed Manistee Local Historic District includes those properties listed to the National and State Registers of Historic Places as the Manistee Commercial Historic District. This district was originally listed to the National Register in 1982. The proposed Manistee Local Historic District represents the commercial core of the City and consists of 96 parcels along two major thoroughfares, River Street and Maple/Washington Streets. Of the 96 parcels within the District, there are 11 non-contributing sites or parcels (including vacant lots and/or parking lots). The remaining 84 lots include buildings and structures, both contributing and non-contributing. The total number of contributing buildings and structures is 63. Therefore, 75% of the total number of buildings and structures within the proposed local historic contribute to the historic significance and character of the district.

### **Boundaries:**

The District is in two sections separated by the Manistee River. The southern section boundary follows the south bank of the Manistee River from Division Street on the East to the Municipal Marina on the West, south along the eastern boundary of the Marina to the centerline of River Street, west along the centerline of River Street to the centerline of Pine Street, south along the centerline of Pine Street, to the centerline of Water Street; east along Water Street to the centerline of Oak Street; south on Oak Street to the south property line of 427 Water Street; east along the south property line to the east property line of 427 Water Street, north along the east property line of 427 Water street across Water Street and north along the west property line of 414 Water Street to the alley ½ block south of River Street; east along the alley to the west property line of 70 Maple Street, south along the property line to the centerline of Water Street, east along Water Street to the centerline of Maple Street, south along Maple Street to the south property line of the Ramsdell Theater, east along that property line to the east property line of the Ramsdell Theater, North along the east property line to the north line of First Street, north along the mid-block line halfway between Maple and Poplar Streets, to the rear line of River Street Buildings, east along the rear of River Street buildings to Greenbush street, north along the Greenbush Street centerline to Filer Street, east along the centerline of Filer Street to the east property line of 341 River Street, north to the south property line of 339 River Street, east along the south property line of 337 River Street to the alley, thence easterly along the south line of the alley to the west property line 50 Filer Street, south along the west property line of 50 Filer Street to the centerline of Filer Street, east along the centerline of Filer Street to the centerline of Division Street and North to the south river bank. The northern section boundary follows the west side of Washington Street, from the north bank of the Manistee River to Second Avenue to a depth of ½ block west of the street centerline, and the east side of Washington Street from the south property line of the properties at 129 - 133 Washington North to Lincoln Street, east to the rear property lines of the buildings fronting on Washington Street. The north and south sections of the district are joined by the Maple Street Bascule Bridge over the Manistee River.

**Boundary Justification:**

The boundaries of the proposed Local Historic District are consistent with the boundaries of the Manistee Commercial Historic District as created in 1982 and as listed to the State and National Registers of Historic Places. The boundaries consist of those properties fronting on Washington Street north of the river, on the west side from the Manistee River to Lincoln Street and on the east side from south of Taylor Street to Lincoln Street. The south section roughly consists of the properties fronting on River Street from Division Street on the east to one-half block west of Pine Street on the west, and the properties fronting on the east side of Maple Street from one-half block south of First Street to Clay Street, and on both sides of Maple Street from Clay Street to River Street. The District includes the Maple Street Bridge that spans the Manistee River and connects the north and south sections of the District.

Since the establishment of the district, and the subsequent creation of the Historic Overlay Zone in the City's Zoning Ordinance, historic structures undergoing rehabilitation have been required to gain approval for any exterior façade improvements by the City's Historic Overlay Review Committee. Because this Committee (which included the Museum Director of the Manistee County Historic Museum) has acted in a similar capacity to a Historic District Commission, it can be assured that the structures within the Historic District are intact and maintain their historic character and significant features.

Additionally, the photographic inventory demonstrates that the integrity of the contributing structures in the historic district remains. While some contributing and non-contributing structures have been demolished since 1982, the Historic District Study Committee feels that maintaining a contiguous district is necessary. And, should infill development occur, the Committee desires that new structures be compatible with the rhythm, massing, height, use and style exhibited within the District. Therefore, the Historic District Study Committee is confident in its recommendation that the Local Historic District boundary remain consistent with the boundary of the National and State Historic District.

**History:**

The City of Manistee, located on the eastern shore of Lake Michigan, was founded in 1841. The City's name, roughly translated, means "Spirit of the Woods." Chippewa and Ottawa Indians have inhabited the dense woodlands of the northwestern lower peninsula of Michigan for several centuries. The City site was an important one for Indian trade and transportation, as the Manistee and Little Manistee Rivers drained an area of approximately 2700 square miles and provided access deep into the rich forest's hunting and fishing grounds.

A review of the physical setting of the city was published in the *Manistee Times* in June of 1873:

"The City is located on both sides of Manistee River, and between Manistee Lake and Lake Michigan. The river between the two lakes flows to the west, and is one mile and a half long, and navigable for vessels and steamers drawn from eight to twelve feet of water. It has a current of three miles an hour, and is never closed by ice, floating or otherwise.

Manistee Lake lies east of the city, extending south and westward nearly five miles; it is about half a mile wide, of pure water, and has high banks of sand and clay, beautifully situated for building purposes. The water is of great depth, and affords almost unlimited harbor and commercial facilities. The country around the city is generally good for farming purposes. Wheat is never winter-killed, and fruit of all kinds does well, especially pears, plums, peaches, and apples, and the mercury seldom touches zero and never goes far below that point. The timber of the county consists largely of beech, maple, ash, pine, hemlock and cedar, growing very large and thrifty."

Father Marquette visited the site before 1700, but no organized exploration of the area by white men took place until the early 1830's. In 1841, John and Joseph Stronach established a sawmill within the present city limits of Manistee; from that date until the turn of the century, Manistee was a lumber boomtown. The necessary support businesses and housing formed the heart of the new City with the sawmills clustering along the banks of the river and the inland lake. Logs were cut inland, floated down the Manistee or Little Manistee River, milled into a myriad of wood products, and shipped out of the harbor to Chicago, Detroit and other Great Lakes ports. The Manistee River was navigable for about 300 miles through one of the finest pine timber belts in Michigan. The Little Manistee allowed logs to be floated for a distance of 80 miles and provided waterpower at several points near its mouth. The river could be used year round, regardless of cold or drought, because of strong steady currents and a water supply from hundreds of underground springs.

In 1849, the surrounding lands officially were acquired from the Indian tribes. From that point, the City's growth was steady. In 1852, the population of Manistee included 200 people. In 1855, Manistee County was organized with the City as the county seat. By 1861, 1,000 people lived within the future City limits. The emergence of Manistee as a thriving Great Lakes port, however did not take place until the late 1850's. Until 1854, ships had to anchor in Lake Michigan off the river mouth because of the shallow depth of the river. Cargo had to be transferred to rafts and then poled over to the docks. Finally in 1854, the river channel was deepened to allow large craft to dock along the banks or enter Manistee Lake. The final problem of a strong current flowing from the river channel toward the lake was solved when a towpath was constructed along the docks of the north bank to allow oxen or horses to pull vessels up the river.

With the opening of its shipping and lumbering channels, Manistee entered a boom period of growth. Indeed, 300 buildings were constructed in 1869 alone. Because wood was so plentiful, however, few brick buildings were erected and on October 8, 1871, a catastrophic fire destroyed most of the downtown and industrial areas. That season saw many tragic fires in locations throughout the Midwest due to widespread drought and gale-force winds. In Manistee, as elsewhere, the fire resulted in the construction of a new downtown consisting of high-quality brick commercial buildings predominately Italianate in style. Many remain today in testimony of Manistee's early tragedy.

The following account of the lumber industry in Manistee (*Manistee Times*, June 1, 1873), at the height of the lumber boom, documents the industry's importance in Manistee's development and also its constant fire threat:

"There are in the city and vicinity some twenty first-class sawmills, with a capacity of about 100,000 feet of lumber each, and there is actually cut and shipped from Manistee about 159,000,000 feet each year....

First as the entrance of the harbor is found the mill of John Canfield. This is on the site of the oldest mill in the place, and is sheeted with iron from smoke-stack to foundation, and has a capacity of about 100,000 feet each eleven hours. Three mills have been burnt down on this site, which is just at the delta of the river; hence the efforts to make this as near fire-proof as possible.

Tyson & Sweet's new mill is located...on the little lake, and... has a capacity of 150,000 feet. Then comes the other mill of Tyson & Sweet, which is a first-class mill, and has a capacity of 100,000. Across the river...is the mill of messrs. Cushman, Calkins & Co., built on the ashes of the one burned in the great fire. Capacity, 100,000 feet.

Green & Milmoie's new mill, at the north end of Manistee Lake, was built in the stead of their mill burned down in the City. It has a capacity of 100,000 feet each eleven hours.

Magill & Canfield's, on the east side of the little lake, has a capacity of 90,000. This is a new mill, built on the site of the one destroyed by the great fire.

Shrigley & Canfield's mill has a capacity of 50,000 feet.

Louis Sand's new mill has a capacity of 100,000 feet...it is estimated that nearly 200,000,000 feet of lumber will be shipped from this port during the season."

In 1878, the one-industry character of Manistee was altered by the discovery of rock salt in large quantities. To give an understanding of the impact that the discovery of salt has had on the City of Manistee excerpts from the *May 1899 Anniversary Number of the Manistee Daily News* read as follows:

*"In 1879 leading mill owners joined with Chas. Reitz & Bros. (who had been drilling for oil), in putting down an experimental salt well, on the Reitz mill property, and in 1881, after drilling into the earth to a depth of 2,000 feet, a strata of rock-salt 25 feet in thickness was found, which gave assurance that salt could be produced in paying quantities, and added a new business enterprise to the City of Manistee.*

*Twenty-four salt wells, with the ceaseless motion of their pumps, have brought from a opening 6 inches in diameter, and extending down into the earth, 2000 feet, brine from which has been made 1,850,000 barrels of salt, 80,000 barrels of which were manufactured exclusively for dairy and table use.*

*We will perhaps better understand the magnitude of our salt industry, if we can realize that the salt made here during the past year, if placed with the barrels end to end, would make a continuous line 935 miles in length."*

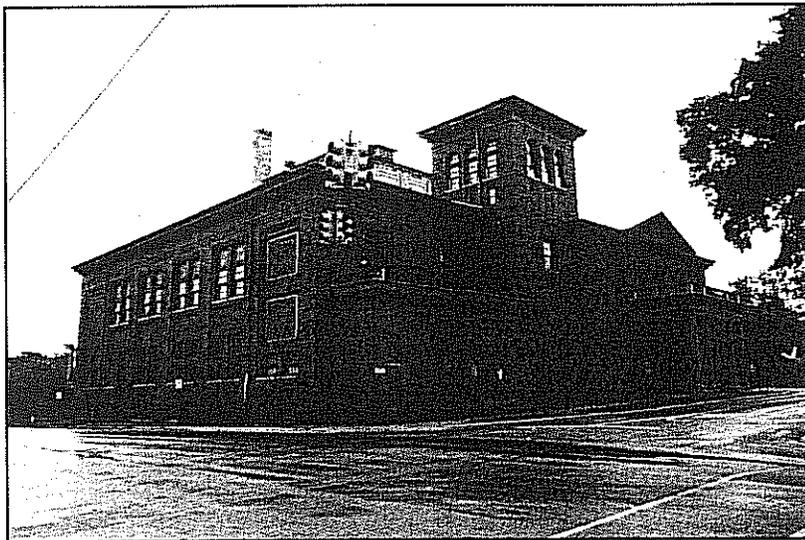
Eleven lumber companies added salt mining operations. The reason that it was profitable was that more than 90% of the manufacturing cost for salt was for energy evaporation. The lumber companies had free energy in waste wood for their operations; therefore salt was 95% profit. With this new impetus for growth, the City continued to expand and, by the turn of the century, was a prosperous, thriving community of 22,700 people. Over 1,000 commercial vessels entered the harbor every year and left again carrying wood products and salt produced by fifteen sawmills and twenty-four salt wells. The ships also carried iron and leather goods, fruit, fish, and other local products. During its heyday, Manistee was the largest shipping port on Lake Michigan except for Chicago and Milwaukee. When the Flint and Pere Marquette Railroad reached Manistee in 1881, it provided the first real competition for the otherwise unchallenged shipping lines.

As the forests were destroyed by the timbering methods of the day, the lumber industry died out (in spite of early local reforestation efforts) and the City's population declined to its present day level of close to 6,500 people. The sawmills have disappeared from the banks of the Manistee River, but the salt and mineral industries continue to thrive. The throng of commercial vessels has been replaced by pleasure boats and an occasional Great Lakes freighter docking at one of the several factories on Lake Manistee.

The forests, the river, and the two lakes created the city, its architecture, and its history. The removal of the forest wealth ended the boom but the architectural and natural features of the Manistee Historic Commercial District remain to remind the resident and visitor of the exciting history of Manistee. The lack of boom property over the last sixty years has been a benefit because few buildings have been demolished and alterations above the storefront levels have been minimal. The following architectural and historical summaries of several pivotal buildings within the District illustrate the variety, quality, and importance of the District's architectural resources.

## ARCHITECTURAL AND HISTORICAL SUMMARY

### The Ramsdell Theater and Hall - 101 Maple Street, Built 1903



Thomas J. Ramsdell was Manistee's first attorney and prominent developer and civic leader. In private life, Thomas Jefferson Ramsdell married an early Manistee school teacher, Nettie Stanton, and had nine children, several of whom became famous in their own right. Ramsdell enjoyed almost twenty years of retirement before he passed away at his home on April 22, 1917. Several tributes were published accounting his early trials, his public interests, and his numerous attainments and endowments being mentioned, but perhaps the final statement of the News Advocate editor said it best, "A simple (funeral) ceremony, but fraught with the deepest significance, was this in which 'Finis' was written to the career of Thomas Jefferson Ramsdell, pioneer, patriarch, and distinguished citizen." Having amassed a considerable fortune in the City, he determined to improve the welfare and culture of its citizens by erecting a theater for the presentation of legitimate stage productions and concerts and to provide space for public meetings and lectures.

A Chicago architect, Solon S. Beman, was hired to prepare plans for the theater and hall. Construction at the prominent corner of Maple and First Streets located on a hill overlooking downtown Manistee and on the edge of the City's finest residential neighborhood began in 1902 and was completed the following year. Mr. Beman was famous for his model industrial towns of Pullman, Illinois (1880-1895) and Ivorydale, Ohio (1883-1888). He contributed substantially to the first-generation achievement of the Chicago School of Architecture.

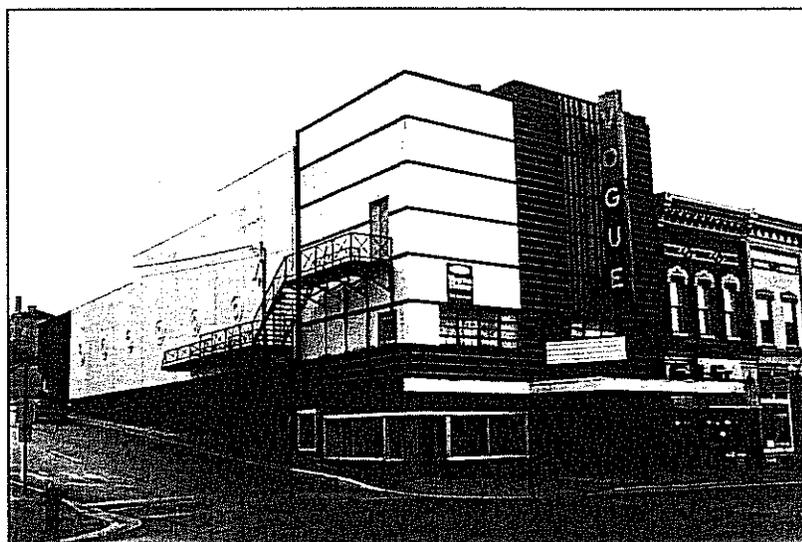
Included in Mr. Beman's credits is the design of the Mines and Mining and Merchant Tailors pavilions for the World's Columbian Exposition held in Chicago in 1893.

Afterwards he abandoned his former playful eclecticism and took on the sobriety and unity of the Renaissance and classical styles, which is reminiscent of the Ramsdell Theater's architectural style.

The theater and hall were built of a deep red brick in an interesting vernacular mixture of Classical and Italianate design elements. The simple stage house was built of Chicago common brick. Ramsdell intended the building to be a work of art and an example of the latest and best in theater design. The formal front entrance features a Doric portico while the face behind it is topped by a boxed pedimented cornice. The remaining detailing, including a three story tower visually joining the theater and hall, is Italianate in style.

The interior featured a spacious lobby and lounge decorated with painted pastoral Grecian scenes. The auditorium was elaborately decorated with gilt and lights; a large, light-encircled dome in which Ramsdell's son, Frederic, painted a water-color mural of Venus, was the auditorium's key decorative feature. The theater was technically advanced for its time and could accommodate any touring show. It opened in 1903 and was used for stage shows until 1920 when it became a silent movie house. The City purchased the building in 1943, using the hall as a youth center but not immediately employing the theater. Since 1951, the theater has been used once again for stage productions by the Manistee Civic Theater and other groups. The Ramsdell Theater is the most intact of the four theaters Mr. Beman designed and the only theater with some blue prints remaining.

The Vogue Theater - 381 River Street, Built 1938



Although there were several small independent theaters in Manistee by the 1930's, the Butterfield Michigan Theater Company determined that there was a void to be filled in

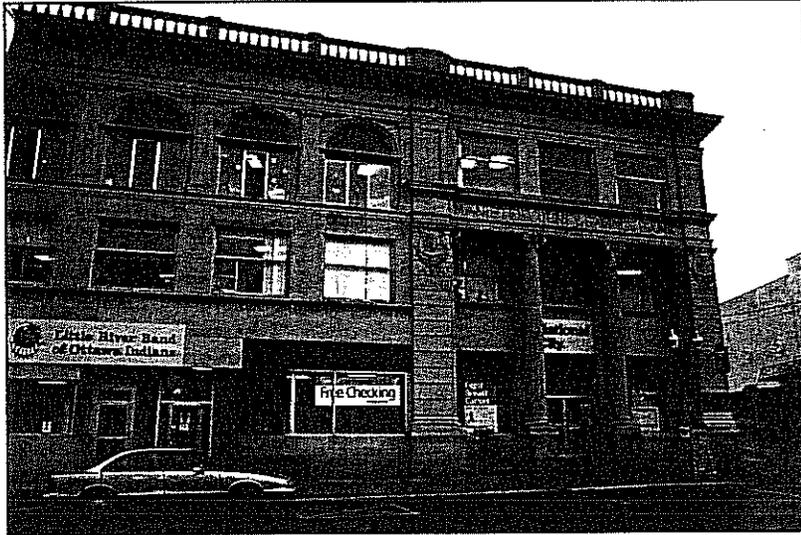
the City's entertainment market. The company purchased a prime corner lot on River Street at Greenbush on which to erect a quality feature film theater. Architects Pereira and Pereira of Chicago filled the entire 45 feet by 176 feet lot with a Northern Michigan variation on the Art Deco theme. The *Manistee News Advocate* of January 10, 1938, proudly described the building as "Ultra modern in every respect, it is the last word in architectural design, luxuriously fitted with every modern convenience, and equipped with the finest projection and sound systems available."

The exterior of the building presented a dramatic contrast to its Victorian neighbors with its strong horizontal and vertical lines and its general simplicity. Walls of reinforced concrete were faced with cement plaster and a two-color brick veneer. The River Street façade featured a large canopy with a freestanding sign and another large sign running vertically up the right side of the façade. There was no marquee. The deeply recessed entry led to a modernistic lobby with resilient rubber flooring, indirect lighting, a mirrored ceiling, and walls of figured wood depicting scenes in honor of Manistee's heritage. To the left of the theater entrance, at the street corner, stood a twenty-two feet by forty-five feet retail shop with a single corner door and a large show window in each of the two street facades. Two industrial -type metal windows above the canopy allowed light into the theater offices and served as the only fenestration above the first floor level.

The previously cited newspaper account stated that the theater auditorium possessed "no unnecessary or distracting ornaments or embellishments in keeping with the modern trend." On the sloping theater floor, 935 seats of blue and coral leather and velour were provided. The walls and ceilings used the same colors, accented with blonde maple, chrome, and aluminum trim. Multi-colored indirect lighting was used throughout. The theater was equipped with an automatic stoker-fed steam heating system and an air-conditioning system which utilized 50-degree water supplied by a well under the theater to chill circulated air.

The Vogue Theater retains its original exterior appearance today. The interior has been altered but retains much of its original character.

The Manistee County Savings Bank - 375 River Street, Built 1906-1907



The Manistee County Savings Bank was built to serve as the headquarters for a prospering financial institution. The bank had outgrown its original quarters in the Ramsdell Building and acquired a prominent lot at the corner of River and Poplar Streets on which to construct a suitable banking house. In 1906 architects were invited to submit designs for the new bank. Of five schemes, that submitted by Albert E. Colcord of Chicago was chosen for the banks' new structure. Construction commenced on October 30, 1906; the grand opening took place on November 22, 1907.

The three-story building was constructed of Bedford limestone. Its frontage on River Street was divided roughly in half at the first floor, the east half containing two stores, and the west half containing the main banking room and support facilities; a stairway separated the two sides. The second floor housed twenty-two offices, each with gas and electric lighting as well as water and telephone connections. The third floor originally served as the lodge room, billiard room, and dining room of the Knights of Pythias. With all interior walls constructed of masonry and all floors and ceilings built of concrete, the building was as fireproof as possible for the time. The upper floors were finished with oak woodwork and trim.

The original main banking room was grandly furnished and decorated. A vestibule of white ceramic tile and marble opened through wrought iron and glass grille doors onto a large central banking room. Mahogany, marble, and burlap in shades of brown and orange covered the walls. Banking counters had marble bases and marble counters accented with bronze grilles. Ionic columns of marble supported a coffered, ornamental plaster ceiling painted an ivory color. Elaborate lighting fixtures of copper completed the décor. To the sides of the vestibule was a director's room complete with a long mahogany table and a large Tiffany lamp, a men's waiting room, a women's banking room, and offices. At the rear of the main room were more offices and the vaults. The

main vault for cash and safety deposit boxes weighed 52,000 pounds and had walls created by various layers of steel and concrete totaling over two feet in thickness. *The Manistee Daily News* of November 22, 1907, noted at the opening "A description of the vault should be in detail, as it is a wonderful contrivance bringing to the aid of the banker the latest wizardry of the scientist and machination to enable him to safeguard the property of which he is the custodian."

The exterior of the Saving Bank was designed in the style of the Second Renaissance Revival. The bank side of the building features engaged rusticated stone columns at its ends, at the corner and between the bays, and engaged columns of the Ionic order standing two stories in height in between. The main bank floor is lit with large, fixed square windows originally topped with clear glass lunettes, flanked by the columns, and anchored with plain stone bulkheads. The second floor windows are double-hung square units, again separated by the columns. A simple stone cornice sits atop the columns, serving as the base for the third story. Third floor windows are the same as the second floor but present plain stonework between them and no decorative sills or heads. Only the square corner columns of the lower two floors are echoed at this level. A stone parapet with balustrade rests atop a denticulated cornice and a plain frieze.

The storefront half of the building is very simple in treatment compared to the bank portion. A rectangular pilaster of rusticated stone extends the full height of the building to frame the east end. The first floor opening was originally filled with large glass and metal storefronts. The second floor windows are similar to those of the bank portion and are separated from the street level by a plain stone fascia. The third floor windows are rectangular units capped by lunettes, the two parts separated by a stone mullion. The lunettes are framed by fluted stone spandrels and keystones above and by stone pilasters at the sides. The balustrade cornice line of the bank section continues across the top of this simple portion of the building.

The interior of the building shows little evidence of its original appearance today; the exterior however, has changed little. The lunettes and spandrels of the Poplar Street elevation have been covered with simple contemporary stone and porcelain panels. The storefronts of both halves have been modernized with opalescent glass panels and aluminum and glass display window systems. The original bronze lamps at the main doors were removed at some point in the past. Otherwise, the building is in nearly original condition and has been well maintained.

The Ramsdell Building - 399 River Street, Built 1891



Prominent Manistee attorney T. J. Ramsdell began construction of a new business block in late 1890 or early 1891. The lot at the prominent corner of Maple and River Streets had been the location of several businesses prior to that date. The stylish masonry structure was Manistee's tallest building at that time. The Manistee County Savings Bank leased the second, or main, floor immediately upon completion. This surprised the community because Mr. Ramsdell was president of the City's other major bank, the first National Bank, located across the street. The new bank's offices were described as being up to date in every respect, secure from burglars, and nearly fireproof. Mr. Ramsdell and two other attorneys occupied the upper floors and, like all the other tenants, took occupancy on January 1, 1892. The ground floor was the location of the City Drug Store that remained there until 1975 when it relocated across the street. The bank remained in the Ramsdell Building until 1907 when it relocated to the present Manistee County Savings Bank Building at 375 River Street. The building currently houses a retail store at the ground floor level, while the balance of the building has been converted to luxury Victorian Style Hotel Rooms.

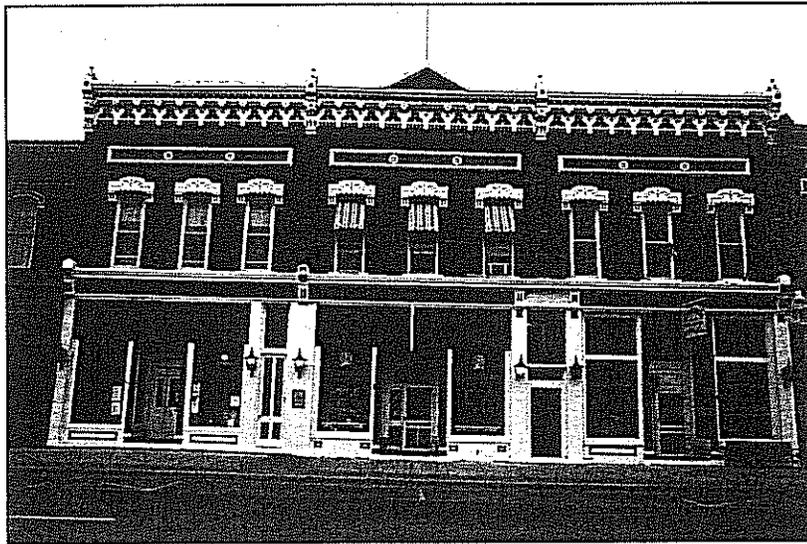
The Ramsdell building represents a small city's rendition of the Richardsonian Romanesque style. All of the elements of that style are present in an awkward but exuberant composition. The building is four stories high at the River Street entry and three stories high at the Maple Street entry. The lower stories are built of randomly coursed rock face granite with rounded-arch window and door openings along Maple and trabeated openings along River Street. A large circular arch shelters a recessed doorway at the main Maple Street entry. The main River Street door to the second floor is framed by a massive stone, pediment two stories high. The third story of a dark red brick is accented by lighter brick and stone trim. The River Street elevation features a group of four double hung one over one windows capped by a spandrel of floral relief terra cotta over a continuous red sandstone bandcourse. Similar sash on the Maple

Street façade are capped with trabeated arches of brick; red sandstone drip rails rest above the windows and lug sills stand below. The fourth floor is built of a lighter red brick. Double hung rounded arch windows with arched red sandstone drip rails are grouped in twos and threes. The Maple Street façade features a false gable flanked by a parapet; the gable end displays three rounded arch windows separated by colonnettes. Bandcourses, trim of red sandstone, and a brick parapet above a simple cornice further ornament the building.

The most unique architectural feature of the Ramsdell Building is its corner turret. Rising from the second or main floor up to the fourth floor, the turret rests on a single massive column, which bisects the stairway leading to the ground floor interior. Each level of the turret continues the materials and decoration of the adjoining floor level described above.

The Ramsdell Building is in its original condition. Its recent owners have carefully restored the exterior including the turret conical roof and it stands as the single most impressive architectural reminder of downtown Manistee's most prosperous era.

Haley Block - 419 - 423 River Street, Built 1883



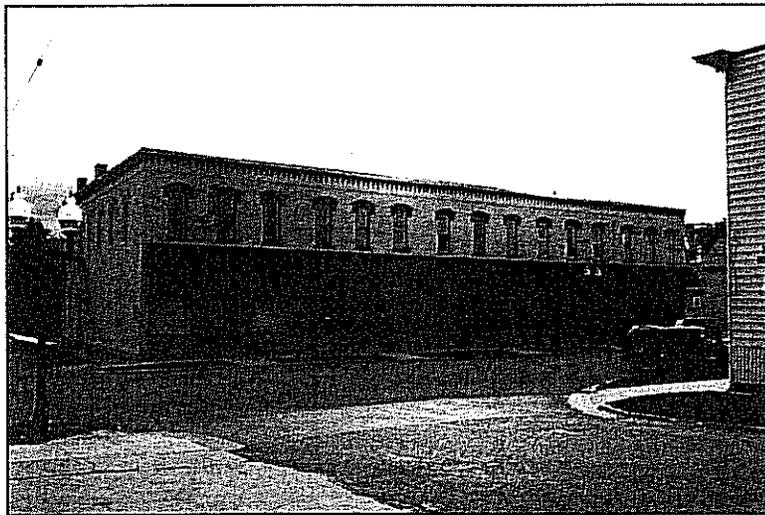
Ellen, Eliza, and Kate Haley moved from Grand Haven to Manistee prior to 1871 and constructed a small frame building to house the Haley Sister's Millinery Shop. The shop was destroyed in the great fire of 1871. They rebuilt soon after but, within the next twelve years, were burned out four additional times. In early 1883, the shop at 419 River Street was destroyed by fire for the last time. Fortunately, the building retained its façade through the blaze and the sisters were able to rebuild the store at it originally had been, an elaborate wood frame and brick veneer structure. They also began construction of a similarly designed double business block directly to the west of their main store. Wisely, the new portion of the store at 421 -423 River Street was constructed with walls

of brick to lessen the impact of future fires. The sisters contracted with a Milwaukee firm to provide one ornate galvanized iron cornice for all three Italianate storefronts. The cornice line was, and today remains, Manistee's most elaborate.

The building was owned by the Haley family until the 1930's. The Haley's business was housed at 419 River Street. The initial tenant of 421 River Street was William Nungesser, an undertaker and furniture dealer. The 423 River Street segment initially was a grocery store operated by A.S. Haines. Numerous tenants subsequently occupied the three shops including a grocery store, a drug store, a florist, the Railway Express Company, the Salvation Army headquarters, a restaurant, and a State Liquor Store.

The Haley Block is a fine example of High Victorian Italianate styling applied to a small town commercial building. The two story brick building, measuring about sixty feet in width, is divided into three storefront bays, each with three double hung, one over one sash balanced at the second floor level. The elaborate metal cornice over fine decorative brick corbelling presents a small name pediment at its center. Below the cornice of each bay is a narrow, raised wood decorative spandrel. The second story windows feature decorative carved stone hoodmolds. Beneath the windows rests a secondary cornice with decorative end blocks coinciding with the first floors support piers. The storefronts are defined by these masonry piers and with Manistee-fabricated cast iron columns, which frame each storefront door. A door leading to the upper story separates the west and center storefronts. The building is in excellent condition. The replacement of doors, the installation of new sign panels and attached lighting are the only alterations. It would be a simple task to return the building to its original state.

The Pacific House- 143 Washington Street, Built 1880-1887



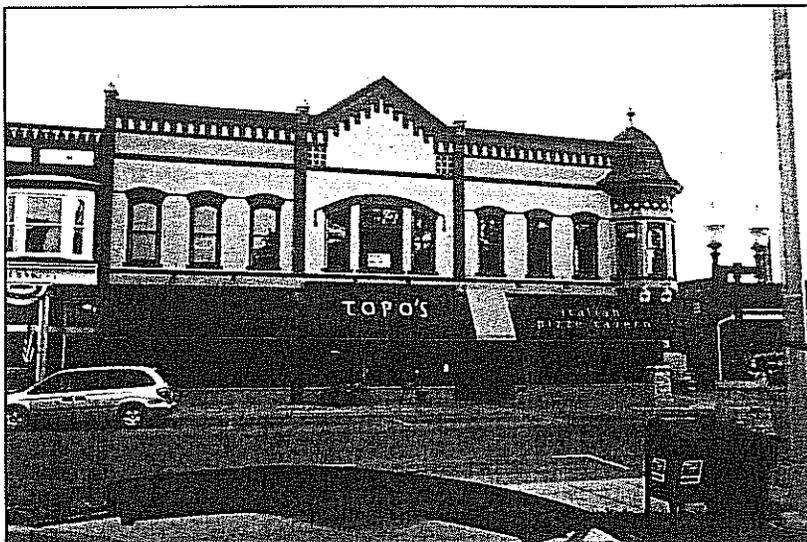
In late 1881, the Flint and Pere Marquette Railroad announced plans to build a passenger station on Washington Street near the Manistee River. Joseph Baur, a

resident of the City since 1852 and a prosperous business person and real estate investor, saw the need for a hotel located on the north side of the river to serve traveling sales people and visitors coming into the City by rail. In 1880, he had built two stores on the southwest corner of Washington and Lincoln Streets. As the railroad business grew, he added three more stores and finally a second story level that spanned the entire block and contained hotel rooms. Named the Pacific House, the hotel opened in late 1884.

Business was so good that Baur constructed a large addition in 1887 containing forty additional rooms. The building then stood 65 feet by 120 feet in size and offered a center light and service court. All partitions were brick and the protection of guests in the event of fire was given great consideration. The building renamed the Cleveland House, contained a bar, billiard room, office, dining room, kitchen, ladies' parlor, and ladies' reception room in addition to its guest rooms. Several large apartments were provided for families. The ground floor shops were occupied by various commercial tenants over the years.

The 120 foot long Washington Street façade of the two-story brick Italianate building is divided into five storefront bays, each with three windows at the second story level. A simple but elegant corbelled brick cornice tops the building. Second floor windows are double-hung, one over one unit with rounded arch stone hoodmolds and stone lug sills. The first floor storefronts are defined by brick piers at their edges and by Manistee-fabricated cast iron columns to either side of their centered entry doors. A door between the southern most storefront and its neighbor to the north leads to the upper floor. The building has been altered by the application of a wood shingled mansard canopy above the storefronts, the replacement of a storefront door and window openings with panels of various types, and the painting of the exterior brick. The first two alterations can be rectified because all of the original material remains or easily can be replaced. The building is currently vacant and awaiting restoration.

The Winkler Block, 310 - 314 River Street, Build 1894-1895



This distinctive commercial building stands today at the main entrance to downtown Manistee, its large turret highly visible from the intersection of River Street and U.S. Route 31. The structure was built by Robert Winkler for speculative purposes. As a marine engineer working during the late nineteenth and early twentieth centuries, Winkler was second in command on steam ships servicing the Great Lakes and undoubtedly had money to invest in such enterprises. Because there was no family business, however, the entire building was rented. The original tenants were a liquor store and two retail establishments on the ground floor and the Elk's Lodge at the second floor level.

The masonry building has approximately seventy-five feet of frontage on River Street and consists of three bays defined by masonry piers. A simple cornice above decorated brick corbelling tops the building. Stone lintels and sills frame each of the rounded arch double-hung windows placed in sets of three in the left and right bays. In the center bay, a group of windows composed of two small double-hung sash flanking a large fixed center window and transom is framed by a single rounded arch lintel. The most distinctive decorative element of the building is the turret at the southeast corner. Made of sheet metal, the turret has five faces, each with a double hung window. A bell shaped hip roof completed with finial sits atop a simple cornice. The roof currently is covered with wood singles, although the original roof probably was metal. An unusual molding with a rolling wave motif adorns the area directly above the windows and perhaps, serves as Robert Winkler's signature for his commercial building.

Recently the building has been restored and reconstructed. It now functions as an upscale restaurant with banquet faculties. The River Street façade has been reconstructed as three vernacular Victorian Storefronts, Painting highlights all the Victorian features. A typical Victorian Porch has been added on the main floor overlooking the river.

#### Other Local Prominent Persons

When listing the founding fathers of Manistee, we usually think of the lumbermen with their large fortunes and commanding residence. Yet the one man who probably had a greater interest in the development of the community than any other is frequently omitted because he was not a lumberman.

##### *Thomas Jefferson Ramsdell*

Thomas Jefferson Ramsdell, for over fifty years, maintained a strong interest in and always worked for the improvement of Manistee. The list of offices he held is extensive as is the public corporations with whom he was associated and the numerous buildings which he constructed. The theater which bears his name is a fitting reminder of this man who did so much for betterment of his community.

Thomas Jefferson Ramsdell was born on a farm near Plymouth, Michigan on July 29, 1833 to a family of Scottish descent which had already been in the United States for almost 200 years. As a boy, he divided his time between working on the farm and attending school. As a teenager, Ramsdell attended Plymouth Seminary in between terms of teaching school. However, his real interest was in the legal profession and spent a year "Reading Law" with the famous J.W. Longyear. From this introduction, he went on to law school in New York State where he was graduated in 1858. After his acceptance by the bar he was appointed clerk of the Michigan Supreme Court, and it was here that he met Chief Justice Martin who suggested the lumbering town of Manistee as one of the best places in the state for an aspiring young lawyer. With a legal library, suggest by Martin, Ramsdell set out with a horse and cutter in the winter of 1860 for the remote community. There was no road north of Muskegon and it took him a week to make the journey to Manistee.

History has left us with many stories detailing the need of the wild frontier logging town for the young lawyer. There are accounts of men walking to Traverse City to get a document which would release them from the Manistee County jail. Other stories tell of the lumbermen writing their own contracts with numerous legal problems developing from omitted items. Because of these problems, the young lawyer was welcomed by the entire community and treated with great respect. In 1867 Ramsdell joined in partnership with E.E. Benedict, an association with continued until the retirement of both parties from active practice in 1897.

During the 1860's Ramsdell had time to pursue many other projects in addition to his law practice. In 1861 he was elected to the State House of Representatives. Besides serving as County Treasurer and several terms as Prosecuting Attorney, Ramsdell was a member of the school board for eighteen years.

Until 1866, there was no bridge across the river, making it necessary for anyone who wanted to cross to secure a boat. Ramsdell, along with several of the lumbermen formed a private corporation which built a wooden turn bridge at the Maple Street crossing and tolls were charged, allowing the investors a return on their money. The bridge was however of wooden construction and was destroyed in the Great Fire of 1871. Ramsdell also opened the first hardware store in Manistee, was instrumental in the establishment of the first newspaper, helped to found the First National Bank, and established the Manistee Water Works.

Thomas Jefferson Ramsdell reportedly made his first investment in real estate by trading his horse and cutter to Delos L. Filer for forty acres in the south west part of the city. Ramsdell was the contractor for the original school house on the corner of Oak and First Street. About 1880, Ramsdell began investing in "Business blocks" and eight years later, he commenced construction of the large building on the south east corner of River and Maple Street.

Over the years many public places in Manistee were used for large entertainments, but in 1883 the Scandinavian Society built a large building on the corner of First and Greenbush Streets that met the theater needs of Manistee until it burned on December 17, 1900. The Manistee Daily News for November 22, of the following year spoke of the need by the community for a good theater pointing out the lack of entertainment in the previous year, and suggested temporary arrangements until a subscription plan could be developed to build a new theater. Eleven days later, Thomas Jefferson Ramsdell announced that he would build a new opera house on the corner of First and Maple Streets. In the following two years, the Ramsdell Theater was built and serves today as a lasting monument to one of the Manistee most public spirited pioneers.

While T.J. Ramsdell was instrumental in the development of buildings within the Historic District there were 16 lumbermen and many others that founded the community we know as the City of Manistee. Two of these lumbermen are noted for their development of subdivisions within the City as well as their investment in the community.

*John Canfield*

John Canfield arrived in Manistee in 1848 when his father Roswell Canfield had taken ill while erecting a saw mill at the mouth of the Manistee River. John stayed for a short time only to return later when his father again was taken sick. He took up residence in Manistee at that time.

Mr. Canfield was involved in several different lumber mills in Manistee. The firm of Canfield & Wheeler was one of the first lumber firms to enter into the manufacture of salt in connection with the lumber business. The waste of the mill was turned to account in the generation of steam for the evaporation of the brine and the debris which had formerly cost money to remove, was now made into barrels for packing the salt.

*Delos F. Filer*

Delos L. Filer was the founder of D.L. Filer & Sons. During his life he was one of the most remarkable business men in Manistee. Mr. Filer came to Manistee in 1853 as an employee of the Canfields who owned a lumber mill. He was a poor man, well towards middle life. Soon after coming here the natural business ability and energy of the man began to grasp hold of the opportunities here afforded for making money. He began making plans for future execution, and laid the foundation of his subsequent enterprise and fortune by purchasing pine and lands as he had opportunity.

About 1858 or 1859, in company with the L.G. Smith, he bought the Bachelor mill, and in 1861 or 1862 bought the McVickar estate, which with his previous purchase covered nearly two-thirds of the present City of Manistee. Many Plats within the City of Manistee bear the Filer name.

## PHYSICAL DESCRIPTION AND SIGNIFICANCE

### Physical Description:

The Manistee Commercial Historic District in Manistee, Michigan, generally consists of two major cross streets, each six blocks in length. River Street, running east to west, is the historic "Main Street" of Manistee and is lined with continuous walls of brick Victorian commercial buildings dating from 1870 to 1910. Maple Street is the ceremonial entrance to the downtown, highlighted by public buildings to the south of the Manistee River. At the river, Maple Street ends and Washington Street begins. Washington Street is the primary thoroughfare of a secondary business area north of the river.

### Significance:

Founded in 1841, Manistee stood where the Manistee River emptied into Lake Michigan. Because the river drained over 2,700 square miles of rich pine forests, Manistee became a booming lumbering center and shipping port. Other industrial and commercial ventures such as leather goods production, metal fabrication, and salt manufacture added to Manistee's prosperity. The City's only setback occurred in 1871 when most of its buildings were destroyed by fire. Fortunately, this tragedy resulted in the careful rebuilding of the downtown with substantial, high-quality brick commercial structures, many of which remain to form the basis of the Manistee Commercial Historic District. The District, as defined, represents the downtown as it peaked with the City's maximum population of 15,000 people. The end of the lumber boom resulted in a decline of Manistee's population to 6,500 citizens and left the historical commercial area somewhat deteriorated but still intact. While Italianate commercial styles dominate, fine examples of Modernistic, Neo-Classical, Revival, Richardsonian Romanesque, and vernacular commercial styles contribute to the character of the District. The value of the architectural resources is enhanced by the unique physical setting of Manistee's central business area created by the bending Manistee River and topography dotted by hills.

### Architectural Significance:

The Manistee Commercial Historic District in Manistee, Michigan consists of the buildings, which surround the City's two major cross streets. River Street, running east to west, is the historical "main street" and is lined for five and one half blocks with continuous walls of primarily brick Victorian commercial buildings dating from 1870 to 1910. The street, its winding course determined by the bends of the Manistee River which it parallels, creates a unique urban character, a continuously changing stage set for viewing a "canyon" of finely detailed two and three story brick buildings. Maple Street is the ceremonial entrance to the downtown. First it runs north from a hilltop down three blocks to the river and is lined with several large public buildings. The street then crosses the river to become Washington Street and proceeds for four blocks through a secondary business area of one and two story buildings north of the river.

River Street began as a rude trail following the south river bank, connecting the settlement at the mouth of the Manistee River with the sawmills along the riverbanks and on Manistee Lake. As commercial enterprises developed to serve the mills and their employees and families, these

businesses located along the river's south bank and River Street formed the City's main commercial street. Sawmills and docks lined the riverbank and commercial buildings, fronting on the docks and on the street, soon were scattered throughout the area. The south side of the street was completely developed with retail and office buildings because of the lack of direct river access. The railroad depot was built at the west end of the business district on River Street while the Manistee Iron Works, a major industry, anchored the east end of the street.

Maple Street became the main north-south street by virtue of being the only route across the river via a bridge. To the north of the river, along what is now Washington Street, Maple was a commercial and industrial street for several blocks. To the south, up a steep hill, Maple Street was the address for several civic structures for the first three blocks, and then became the major artery for the finest residential area of Manistee. Washington Street today represents the results of the City's decline in population with its vacant areas and deteriorating buildings, but also reflects the boom days with some large significant commercial buildings and a well-preserved hotel. A bascule bridge joins Maple and Washington Streets over the Manistee River.

Views of the river, its commerce, and the grand residences on the hill rising above the downtown to the south are offered by Manistee's two major commercial thoroughfares and provide a rich setting for experiencing the Manistee Commercial Historic District.

The District encompasses approximately twenty-three acres and contains a total of eighty-four structures. The majority of these buildings date from 1871 or later; 1871 was the year of a disastrous fire that leveled the downtown. Subsequent commercial buildings are brick and designed in the High Victorian Italianate commercial style of the day, displaying rounded arch and repeated window openings, decorative window heads, elaborate secondary and upper cornices and brackets, and a wide variety of decorative brick forms and patterns. Some examples of more elaborate decoration, such as bay windows, turrets, arcading, and rusticated pilasters, are present. Many buildings feature cast iron columns, fabricated locally, which frame the show windows and store entries. Several examples of other metal storefront components exist, as do beveled and stained glass windows and transoms. Several late nineteenth century and early twentieth century commercial buildings display Italianate detailing but with much more restraint and larger glass areas.

While Italianate styles predominate in the downtown area, several other styles are represented. For example, one landmark building is a highly exuberant if somewhat awkward rendition of the Richardsonian Romanesque architectural style with massive rock faced stone base, arched entryways, and a corner turret resting on a single free-standing column, and an elaborately detailed top floor and cornice. Twentieth century commercial styles are represented by buildings of modernistic and Neo-Classical Revival design. The public and fraternal buildings of the district are designed in the Neo-Classical Revival style with the exception of a theater/meeting hall, which exemplifies the District's more popular Italianate style.

The Manistee River divides the District's buildings into two groups. The River Street section is very cohesive with visually strong streetscapes infrequently interrupted by vacant lots or parking areas. The Washington Street section to the north of the river offers a sparser concentration of

structures with several large open spaces separating the contributing buildings. Seventy-four buildings in the District are commercial; nine stand to the north of the river, and sixty-five stand to the south. The remaining buildings include two residences, seven public buildings, and one fraternal lodge. The district includes twenty-three – non-contributing buildings representing 27 percent of the total. Fortunately, most of these non-contributing buildings are simple, modern one-story commercial structures, which have no serious effect on the overall appearance of the District. Almost all of the contributing buildings have been altered to some extent, particularly at the street level; only one, however, is considered irreparably altered. In all, the central blocks of the Manistee Commercial Historic District portray a vivid picture of a late nineteenth century streetscape made even more interesting by the ever-changing vistas created by the bends in the Manistee River.

The District boundaries, as defined, enclosed the core of Manistee's central business district and visually separate the commercial area from its surrounding neighborhoods. The section of the District south of the river is bounded by residential neighborhoods. To the west of Maple Street is the finest older residential neighborhood in the City complete with tree lined streets and large Victorian homes of many styles. To the east of Maple Street is a neighborhood of more modest working class homes, interspersed with newer commercial and governmental buildings. The eastern end of River Street is bordered by a working class residential neighborhood that is diluted with newer commercial strip development around the intersection of River Street and U.S. 31 Highway 31. The section of the District along Washington Street across the river is surrounded to the west, north and east by a residential neighborhood of small, turn of the century houses; at the southeast corner of the District, a 1950's and 1960's commercial development dominated by parking lots and a municipal parking lot/green space forms the eastern boundary. The Maple Street bascule bridge joins the two sections of the District.

**National Register Criteria:**

The Manistee Commercial Historic District was listed to the State and National Register of Historic Places in 1982. Principally, the Manistee Commercial Historic District meets Criterion A and Criterion C of the Secretary of the Interior criteria for National Register Evaluation with the district's fine examples of turn of the century Italianate styles. Examples of Richardsonian Romanesque and Neo-classical are other prominent architectural styles within the district. The collection of diverse and exemplary architectural styles warrant the local historic district designation.

**Public Hearing:**

A public hearing for the creation of the Local Historic District will occur on \_(date)\_\_\_.

## CONCLUSIONS AND RECOMMENDATIONS

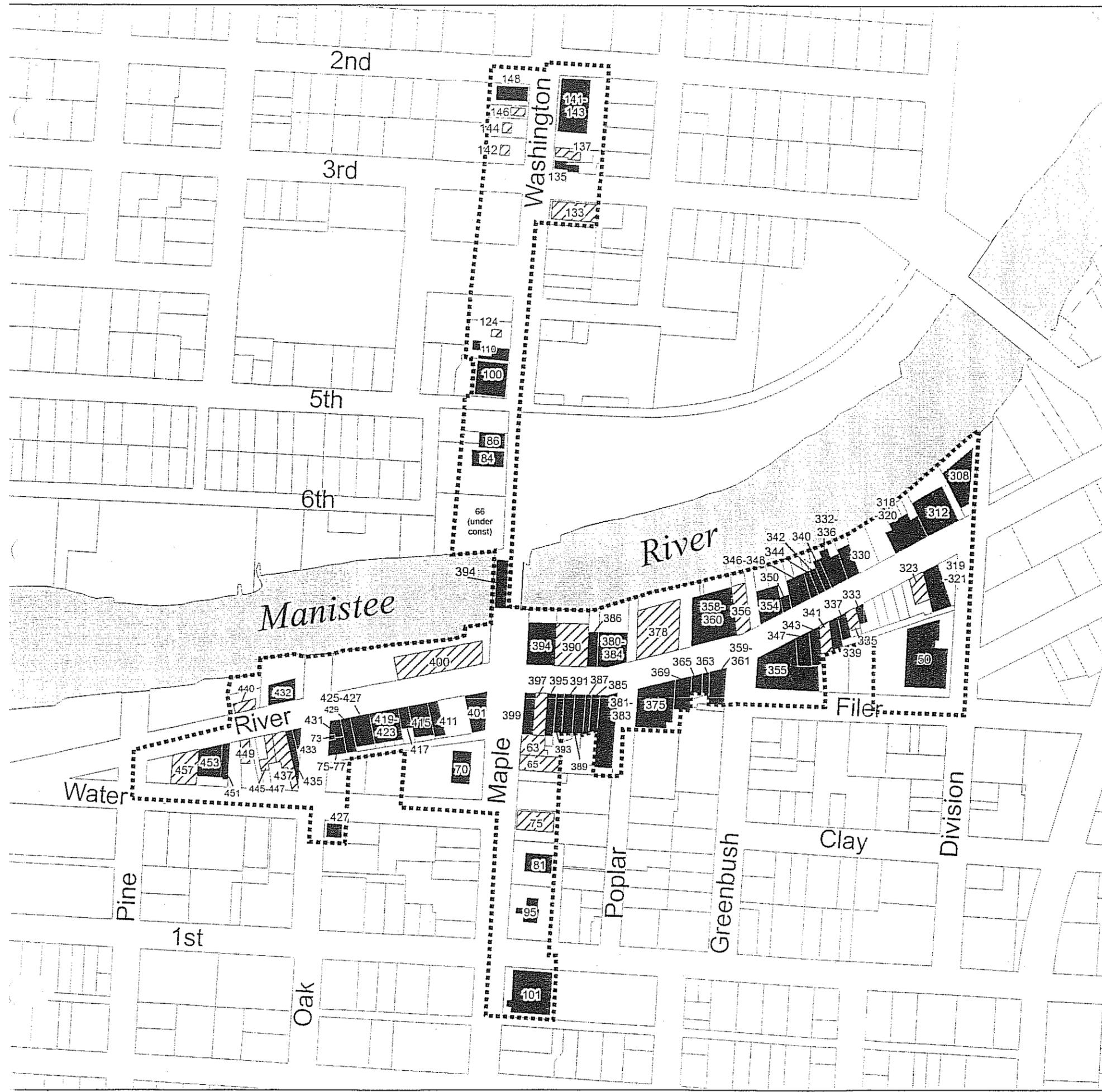
After a thorough review of the proposed local historic district and a comparison of the existing resources with those included in the 1982 National Register Nomination, the committee has concluded the following:

1. The buildings and structures within the Local Historic District exemplify the cultural, social, economic, political and architectural history of the City of Manistee and the State of Michigan.
2. The buildings and structures are identified with important events in the City and State, being rise of the commercialization of lumber and its trade locally and nationally.
3. The buildings and structures embody the distinguishing characteristics of an architectural specimen, inherently valuable as a representation of a period or style, most notably the Ramsdell Theater and Hall, the Vogue Theater, The Manistee County Savings Bank, and the Ramsdell Building.

# City of Manistee

## Manistee County, Michigan

### Manistee Commercial Historic District



#### Legend

-  Open Water
-  Parcels
-  Local Historic District Boundary
- Historic Buildings
  -  Contributing
  -  Non-contributing

1 inch equals 250 feet



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549 Ottawa Avenue NW . Grand Rapids, MI 49503

Map Current as of February 28, 2006

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Manistee Civic Players, 75<sup>th</sup> Anniversary Program, 1978.

Manistee Civic Players, 90<sup>th</sup> Anniversary Program, 1993.

[www.archinfo.net](http://www.archinfo.net) for information on Solon S. Beman

Russell, Curran N. and Donna D. Baer. The Lumberman's Legacy. Manistee: Manistee County Historical Society, 1954.



6. "Denial" means the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.
7. "Historic District" means an area, or group of areas, not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture.
8. "Historic Preservation" means the identification, evaluation, establishment, and protection of resources significant in history, architecture, archaeology, engineering, or culture.
9. "Historic Resource" means a publicly or privately owned building, structure, site, object, feature or open space that is significant in the history, architecture, archaeology, engineering, or culture of the City of Manistee, state of Michigan, or the United States.
10. "Notice to Proceed" means the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under Section 399.205(6) of Public Act 169 of 1970, as amended.
11. "Open Space" means undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or buffer between other resources.
12. "Ordinary Maintenance" means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for the purposes of this Ordinance.
13. "Proposed Historic District" means an area, or group of areas not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.
14. "Repair" means to restore a decayed or damaged resource to good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for the purposes of this Ordinance.
15. "Resource" means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district.

16. "Work" means construction, addition, alteration, repair, moving, excavation, or demolition.

#### 1.4 Section 4. ESTABLISHING ADDITIONAL, MODIFYING, OR ELIMINATING HISTORIC DISTRICTS

1. The City Council may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district, or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, a historic district study committee appointed by the City Council shall follow the procedures as stated in Section 399.203 (1-3) of Public Act 169 of 1970, as amended. To conduct these activities, the City Council may retain the initial committee, establish a standing committee, or establish a committee to consider only specific proposed districts and then be dissolved. The committee shall consider any previously written committee reports pertinent to the proposed action.
2. In considering elimination of a historic district, a committee shall follow the procedures set forth in Section 399.203 (1-3) of Public Act 169 of 1970, as amended for the issuance of a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing one or more of the following:
  - a. The historic district has lost those physical characteristics that enabled the establishment of the district.
  - b. The historic district was not significant in the way previously defined.
  - c. The historic district was established pursuant to defective procedures.

#### 1.5 Section 5. THE HISTORIC DISTRICT COMMISSION

The City Council may establish by ordinance a commission to be called a historic district commission. The Commission may be established at any time, but not later than the time the first historic district is established. Each member of the Commission shall reside within the city limits. The Commission shall consist of seven (7) members. Members shall be appointed by the City Council. A majority of the members shall have a clearly demonstrated interest in or knowledge of historic preservation. Members shall be appointed for a term of three (3) years, except the initial appointments of three (3) members for a term of two (2) years and two (2) members for a term of one year. Subsequent appointments shall be for three-year terms. Members shall be eligible for reappointment. In the event of a vacancy on the Commission, interim appointments shall be made by the City Council within sixty (60) calendar days to complete the unexpired term of such position. Two (2) members shall be appointed from a list submitted by duly organized local historic preservation organizations. If such a person is available for appointment, one member shall be an architect who has two years of architectural experience or who is duly registered in the State of Michigan.

The City Council may prescribe powers and duties of the Commission, in addition to those prescribed in this Ordinance, that foster historic preservation activities, projects, and programs in the local unit.

**1.6 Section 6. HISTORIC DISTRICT COMMISSION MEETINGS, RECORDKEEPING & RULES OF PROCEDURE**

1. The Historic District Commission shall meet at least quarterly or more frequently at the call of the Commission.
2. The business that the Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, as amended. Public notice of the date, time, and place of the meeting shall be given in the manner required by Public Act 267. A meeting agenda shall be part of the notice and shall include a listing of each permit application to be reviewed or considered by the Commission.
3. The Commission shall keep a record of its resolutions, proceedings and actions. A writing prepared, owned, used, in the possession of, or retained by the Commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information, Public Act 442 of 1976, as amended.
4. The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines to carry out its duties under this act.

**1.7 Section 7. DELEGATION OF MINOR CLASSES OF WORK**

The Commission may delegate the issuance of Certificates of Appropriateness for specified minor classes of work to its staff, or to another delegated authority. The Commission shall provide to its delegated authority specific written standards for issuing Certificates of Appropriateness under this subsection. The Commission shall review the Certificates of Appropriateness issued by the delegate on at least a quarterly basis to determine whether or not the delegated responsibilities should be continued.

**1.8 Section 8. ORDINARY MAINTENANCE**

Nothing in this Ordinance shall be construed to prevent ordinary maintenance or repair of a resource within a historic district or to prevent work on any resource under a permit issued by the inspector of buildings or other duly delegated authority before the Ordinance was enacted.

**1.9 Section 9. REVIEW BY THE COMMISSION**

The Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements unless specifically authorized to do so by the City Council or unless interior work will cause visible change to the exterior of the resource. The Commission shall not disapprove an application due to considerations not prescribed in subsection 399.205 (3) of Public Act 169 of 1970, as amended.

## 1.10 Section 10. DESIGN REVIEW STANDARDS AND GUIDELINES

1. In reviewing plans, the Commission shall follow the U.S. Secretary of Interior's *Standards for Rehabilitation* and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the Secretary of Interior's *Standards* and guidelines and are established or approved by the State Historic Preservation Office of the Michigan Historical Center.
2. In reviewing plans, the Commission shall also consider all of the following:
  - A. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
  - B. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
  - C. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
  - D. Other factors, such as aesthetic value, that the commission finds relevant.

## 1.11 Section 11. PERMIT APPLICATIONS

1. A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within a historic district. The person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a permit with the building inspector. Upon receipt of a complete application, the inspector of buildings shall immediately refer the application, along with all required supporting materials that make the application complete to the Commission. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a Certificate of Appropriateness or a Notice to Proceed as prescribed in this Ordinance.
3. The Commission shall file Certificates of Appropriateness, Notices to Proceed, and Denials of applications for permits with the inspector of buildings. A permit shall not be issued until the Commission has acted as prescribed by this Ordinance.
4. If an application is for work that will adversely affect the exterior of a resource the Commission considers valuable to the City of Manistee, the state of Michigan, or the nation, and the Commission determines that the alteration or loss of that resource will adversely affect the public purpose of the city, state, or nation, the Commission shall attempt to establish with the owner of the resource an economically feasible plan for the preservation of the resource.
5. The failure of the Commission to act on an application within sixty (60) calendar days after the date a complete application is filed with the Commission, unless an extension is agreed

upon in writing by the applicant and the Commission, shall be considered to constitute approval.

6. The Commission may charge a reasonable fee to process a permit application.

#### 1.12 Section 12. DENIALS

If a permit application is denied, the decision shall be binding on the building inspector. A Denial shall be accompanied by a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be re-submitted for Commission review when the suggested changes have been made. The Denial shall also include the notification of the applicant's right to appeal to the State Historic Preservation Review Board and to the circuit court.

#### 1.13 Section 13. NOTICE TO PROCEED

Work within a historic district shall be permitted through the issuance of a Notice to Proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:

- A. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
- B. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- C. Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- D. Retaining the resource is not in the interest of the majority of the community.

#### 1.14 Section 14. APPEAL OF A COMMISSION DECISION

1. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. The appeal shall be filed within sixty (60) calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. The State Historic Preservation Review Board shall consider an appeal at its first regularly scheduled meeting after receiving the appeal. A permit applicant aggrieved by the decision of the State Historic Preservation Review Board may appeal the decision to the circuit court having jurisdiction over the historic district commission whose decision was appealed to the State Historic Preservation Review Board.

2. Any citizen or duly organized historic preservation organization in the City of Manistee, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission may appeal the decision to the circuit court, except that a permit applicant aggrieved by a decision rendered under this Ordinance may not appeal to the court without first exhausting the right to appeal to the State Historic Preservation Review Board.

#### 1.15 Section 15. WORK WITHOUT A PERMIT

When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a Certificate of Appropriateness, the Commission may require an owner to restore the resource to the condition that the resource was in before the inappropriate work or to modify the work so that it qualifies for a Certificate of Appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the Circuit Court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a Certificate of Appropriateness. If the owner does not comply or cannot comply with the order of the Court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a Certificate of Appropriateness in accordance with the court's order. The costs of the work done shall be charged to the owner, and may be levied by the City of Manistee as a special assessment against the property. When acting pursuant to an order of the Circuit Court, the Commission or its agents may enter a property for purposes of this section.

#### 1.16 Section 16. DEMOLITION BY NEGLIGENCE

Upon a finding by the Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with Demolition by Neglect, the Commission may do either of the following:

1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
2. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as necessary to prevent Demolition by Neglect. The costs of the work shall be charged to the owner, and may be levied by the City of Manistee as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the Circuit Court.

#### 1.17 Section 17. REVIEW OF WORK IN PROPOSED DISTRICTS

Upon receipt of substantial evidence showing the presence of historic, architectural, archaeological, engineering, or cultural significance of a proposed historic district, the City Council may, at its discretion, adopt a resolution requiring that all applications for permits within the proposed historic district be referred to the Historic District Commission as prescribed in Section 11 of the Ordinance. The Historic District Commission shall review permit applications with the same powers that would

apply if the proposed historic district was an established historic district. The review may continue in the proposed historic district for not more than one year, or until such time as the City Council approves or rejects the establishment of the historic district by ordinance, whichever occurs first.

#### 1.18 Section 18. EMERGENCY MORATORIUM

If the City Council determines that pending work will cause irreparable harm to resources located within an established or proposed historic district, the City Council may by resolution declare an emergency moratorium on all such work for a period not to exceed six (6) months. The City Council may extend the emergency moratorium for an additional period not to exceed six (6) months, upon finding that the threat of irreparable harm to resources is still present. Any pending permit application concerning a resource subject to an emergency moratorium may be summarily denied.

#### 1.19 Section 19. PENALTIES FOR VIOLATIONS

1. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act is responsible for a civil violation and may be fined not more than \$5,000.00.
2. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the Court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated or demolished.

#### 1.20 Section 20. ACCEPTANCE OF GIFTS OR GRANTS

The City Council may accept state or federal grants for historic preservation purposes; may participate in state and federal programs that benefit historic preservation, and may accept public or private gifts for historic preservation purposes. The City Council may appoint the Historic District Commission to accept and administer grants, gifts, and program responsibilities.

#### 1.21 Section 21. ACQUISITION OF HISTORIC RESOURCES

If all efforts by the Commission to preserve a resource fail, or if it is determined by the City Council that public ownership is most suitable, the City Council, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants or proceeds from the issuance of revenue bonds. The acquisition shall be based upon the recommendation of the Commission. The Commission is responsible for maintaining publicly owned resources using its own funds, if not specifically designated for other purposes, or public funds committed for that use by the City Council. Upon recommendation of the Commission, the City may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

## 1.22 Section 22. HISTORIC DISTRICT BOUNDARY

### Manistee Commercial Historic District

The District is in two sections separated by the Manistee River. The southern section boundary follows the south bank of the Manistee River from Division Street on the East to the Municipal Marina on the West, south along the eastern boundary of the Marina to the centerline of River Street, west along the centerline of River Street to the centerline of Pine Street, south along the centerline of Pine Street, to the centerline of Water Street; east along Water Street to the centerline of Oak Street; south on Oak Street to the south property line of 427 Water Street; east along the south property line to the east property line of 427 Water Street, north along the east property line of 427 Water street across Water Street and north along the west property line of 414 Water Street to the alley ½ block south of River Street; east along the alley to the west property line of 70 Maple Street , south along the property line to the centerline of Water Street, east along Water Street to the centerline of Maple Street, south along Maple Street to the south property line of the Ramsdell Theater, east along that property line to the east property line of the Ramsdell Theater, North along the east property line to the north line of First Street , north along the mid-block line halfway between Maple and Poplar Streets, to the rear line of River Street Buildings, east along the rear of River Street buildings to Greenbush street, north along the Greenbush Street centerline to Filer Street, east along the centerline of Filer Street to the east property line of 341 River Street, north to the south property line of 339 River Street, east along the south property line of 337 River Street to the alley, thence easterly along the south line of the alley to the west property line 50 Filer Street, south along the west property line of 50 Filer Street to the centerline of Filer Street, east along the centerline of Filer Street to the centerline of Division Street and North to the south river bank. The northern section boundary follows the west side of Washington Street, from the north bank of the Manistee River to Second Avenue to a depth of ½ block west of the street centerline, and the east side of Washington Street from the south property line of the properties at 129 - 133 Washington North to Lincoln Street, east to the rear property lines of the buildings fronting on Washington Street. The north and south sections of the district are joined by the Maple Street Bascule Bridge over the Manistee River.

**Denise Blakeslee**

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**From:** Jon Rose  
**Sent:** Tuesday, May 23, 2006 8:53 AM  
**To:** Denise Blakeslee  
**Subject:** FW: Joslin Cove Townhomes Site Plan Graphics, DP #05231  
**Attachments:** 060522-REVSitePlan-tn.jpg; 060522-REVSitePlanEnlargements-tn.jpg

Jon Rose  
Community Development Director  
City of Manistee  
70 Maple Street  
Manistee, MI 49660  
Phone (231)398-2805  
Fax (231)723-1546  
[jrose@ci.manistee.mi.us](mailto:jrose@ci.manistee.mi.us)  
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**From:** Tanya Stickler [mailto:tstickler@design-plus.com]  
**Sent:** Monday, May 22, 2006 4:55 PM  
**To:** Jon Rose  
**Cc:** Pete Lazdins; Gregory Gust; J.T. McDonald; tdevecht@triton.net  
**Subject:** Joslin Cove Townhomes Site Plan Graphics, DP #05231

John,  
Pete Lazdins asked me to forward the attached graphics for inclusion in the Planning Commission packets. Please feel free to contact Pete directly with any questions.

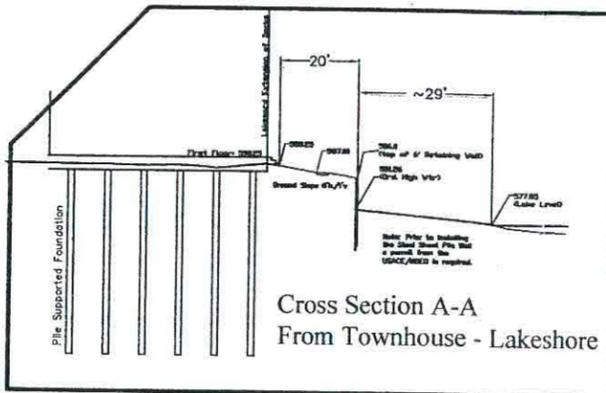
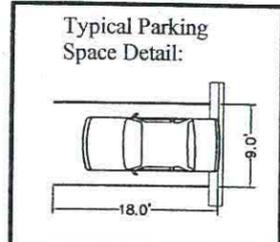
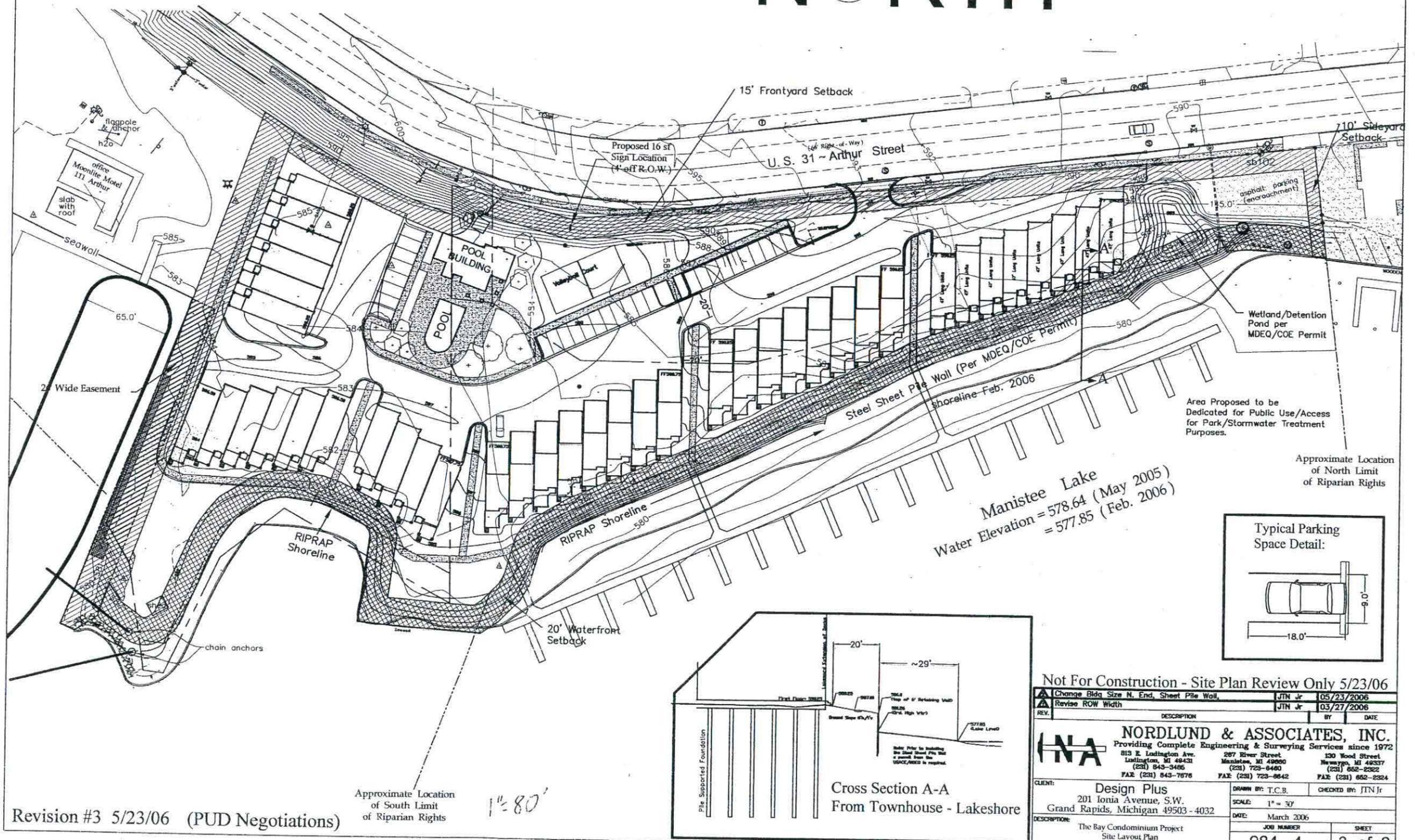
Have a great day!  
Tanya Stickler  
Visualization Department  
616.988.4858

Design+

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The Bay Condominium Project  
 Site Layout Plan  
 3/17/05



Not For Construction - Site Plan Review Only 5/23/06

Change Bldg Size N. End, Sheet Pile Wall	JTN Jr	05/23/2006
Revise ROW Width	JTN Jr	05/27/2006

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CLIENT: Design Plus  
 201 Ionia Avenue, S.W.  
 Grand Rapids, Michigan 49503-4032

DESCRIPTION: The Bay Condominium Project  
 Site Layout Plan

DATE: March 2006

JOB NUMBER: 984 - 4

SHEET: 3 of 8

Revision #3 5/23/06 (PUD Negotiations)

Approximate Location of South Limit of Riparian Rights

1" = 80'

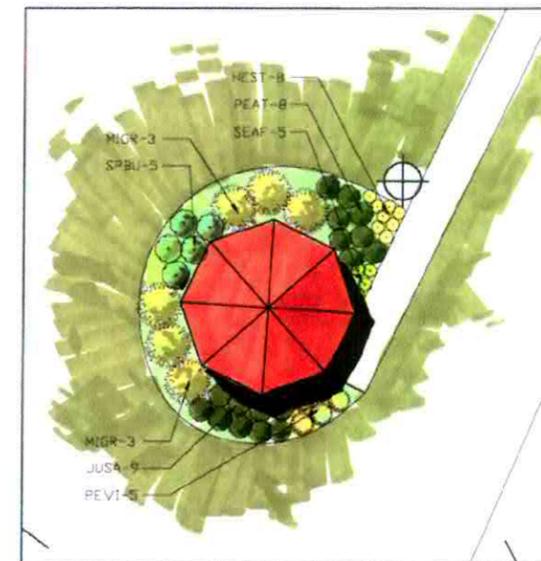




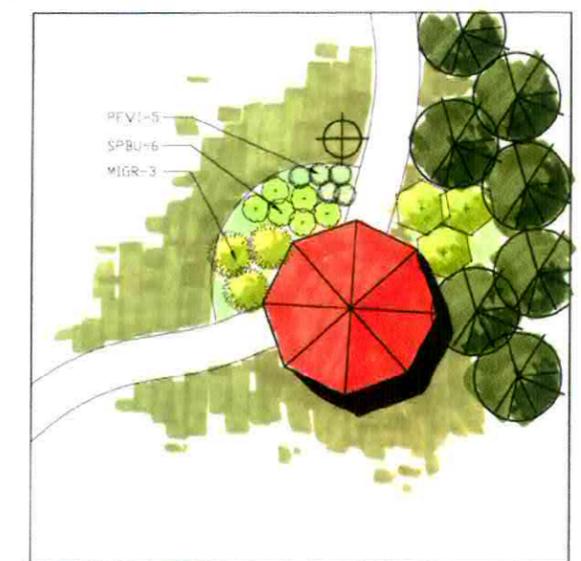
**A1** POOL AREA LANDSCAPE PLAN  
 1"=10'-0"  
 0 5 10 20



**A2** ENLARGED PATIO PLAN, TYP.  
 1"=10'-0"  
 0 5 10 20



**B1** SOUTH PAVILION PLAN  
 1"=10'-0"  
 0 5 10 20



**B1** NORTH PAVILION PLAN  
 1"=10'-0"  
 0 5 10 20

**BAY CONDOMINIUMS - ENLARGMENT PLANS**  
 SCALE: 1"=10'-0"