

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, February 4, 2016
3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Historic District Commission can take action to approve the February 4, 2016 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the January 7, 2016 meeting Minutes.

V New Business

HDC-2016-02 - Ronan O'Neill and Venessa Bowden (Ballyduff Properties LLC), 337 River Street – Request for Design Assistance/Application for a Certificate of Appropriateness

A request has been received from Ronan O'Neill and Venessa Bowden (Ballyduff Properties LLC), 337 River Street for Design Assistance and for a Certificate of Appropriateness for the building at 337 River Street. The request is for the front façade (River Street), east façade and rear façade of the building.

At this time the Historic District Commission can provide design assistance relating to proposed façade improvements to the building at 337 River Street. In the event the Historic District Commission feels that the application is complete the Historic District Commission could take action to approve/approve with conditions/deny the request for a Certificate of Appropriateness for façade improvements as submitted with application HDC-2016-02.

HDC-2016-03 – River Parc Place II LLC, 80 Washington Street – Certificate of Appropriateness

A request has been received from River Parc Place II, LLC, 80 Washington Street for a Certificate of Appropriateness for changes to the building that includes adding windows, replacing windows, addition of a corridor, removal of patio doors and changing the two east garage doors to commercial storefront entrances as submitted with application HDC-2016-03.

At this time the Historic District Commission could take action to approve/approve with conditions/deny the request for a Certificate of Appropriateness from River Parc II LLC, 80 Washington Street for modifications to the building as submitted with application HDC-2016-03.

VI Old Business

Amend By-Laws

At the January Historic District Commission Meeting the commissioners asked that the annual review of the By-Laws take place at the December Meeting. Staff has drafted a change to the By-laws to reflect the change for the Commissioners consideration.

At this time the Historic District Commission could take action to amend Section 6 Annual Review of By-Laws to read: *The Commission shall annually review their By-Laws at the regularly scheduled meeting in December.*

Permit Review

At this time the Commission may take action to close out any outstanding permits.

VII Public Comments and Communications concerning Items not on the Agenda

At this time the Chair will ask if there are any public comments.

VIII Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

IX Reports

Main Street/DDA Director
Museum Curator
Museum Director
Planning & Zoning Administrator

X Members Discussion

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

XI Worksession

XII Adjournment



City of Manistee Planning & Zoning Administrator



MEMORANDUM

231.398.2805

Fax 231.723-1546

dblakeslee@manisteemi.gov

www.manisteemi.gov

TO: Historic District Commissioners

FROM: Denise Blakeslee, Planning & Zoning

DATE: January 27, 2016

RE: Historic District Commission Meeting February 4, 2016

Commissioners, the next Historic District Commission will be on Thursday, February 4, 2016. We have the following items on the agenda:

HDC-2016-02 - Ronan O'Neill and Venessa Bowden (Ballyduff Properties LLC), 337 River Street – Request for Design Assistance/Application for a Certificate of Appropriateness - A request has been received from Ronan O'Neill and Venessa Bowden (Ballyduff Properties LLC), 337 River Street for Design Assistance and for a Certificate of Appropriateness for the building at 337 River Street. The request is for the front façade (River Street), east façade and rear façade of the building.

HDC-2016-03 – River Parc Place II LLC, 80 Washington Street – Certificate of Appropriateness - A request has been received from River Parc Place II, LLC, 80 Washington Street for a Certificate of Appropriateness for changes to the building that includes adding windows, replacing windows, addition of a corridor, removal of patio doors and changing the two east garage doors to commercial storefront entrances as submitted with application HDC-2016-03.

Amend By-Laws - At the January Historic District Commission Meeting the commissioners asked that the annual review of the By-Laws take place at the December Meeting. Staff has drafted a change to the By-laws to reflect the change for the Commissioners consideration.

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

HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall
70 Maple Street
Manistee, MI 49660

MEETING MINUTES

January 1, 2016

A Meeting of the Manistee City Historic District Commission was held on Thursday, January 1, 2016 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:00 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Aaron Bennett, Dave Carlson, T. Eftaxiadis, Teena Kracht, John Perschbacher, Mary Russell, Lee Trucks

Members Absent: None

Others: Mark Fedder (Museum Director) Steve Harold (Museum Curator) and Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Mary Russell that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Mary Russell that the Minutes of the December 3, 2015 Meeting be approved as prepared.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

By Law Review

Annually the Historic District Commission shall review their By Laws at their regularly scheduled meeting in January. Members of the Commission discussed the By Laws and if any changes were needed.

The members discussed changing the review of By-Laws to December and inquired if members could participate by phone or skype. Call in would be limited to a specific number per year. Staff will ask the City Attorney about calling in for meetings and draft changes for the commission to review at the next meeting.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director – spoke to the commission about an inquiry from the Vogue Theatre to allow the installation of a hand rail on the east side of the building similar to the one on the Jackpine Building. The installation of handrails on the exterior of buildings in the district has been documented in newspaper articles (over 100 years ago). The Commission determined this was a safety concern and discussed conditions for approval and the need to expedite the request. The Vogue Board will meet to discuss the request later this month.

MOTION by T. Eftaxiadis, seconded by Lee Trucks that the Historic District Commission authorizes the Museum Director the ability to approve a hand railing that is professionally fabricated and installed similar in appearance to the existing railing on the Jackpine Building and the applicant is required to obtain a building permit from the State of Michigan.

With a roll call vote this motion passed 5 to 0. With Commissioner Russell abstaining because she serves on the Vogue Board.

Yes:	Eftaxiadis, Trucks, Perschbacher, Carlson, Kracht
No:	None
Abstained:	Russell

MEMBERS DISCUSSION

Commissioner Eftaxiadis informed the commission that a request will be coming from the developer of the River Parc Building at the February meeting.

Commissioner Bennett entered the meeting at 3:33 pm.

The Commissioners had a lengthy discussion about the importance of the district, talk from some people in the community that the Commission should be eliminated; tax credits, examples were given about the importance a Historic District has on communities, cost of maintenance and the need to preserve buildings.

The Next meeting of the Historic District Commission will be on Thursday, February 4, 2016 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Lee Trucks, seconded by Aaron Bennett that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:54 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary



Historic District Commission
 Planning & Zoning Department
 70 Maple Street
 Manistee, MI 49660
 231.398.2805
www.manisteemi.gov

Application for a Certificate of Appropriateness

Please Print

Standards		
<p>If the owner of the property is interested in receiving tax credits, APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE. If original features are found during renovation or demolition, a project must be stopped until an emergency meeting of the Historic District Commission is held to determine if the feature is to be incorporated into the project. If the applicant applied for Tax Credits the State Historic Preservation Office must be notified also.</p>		
<p><input type="checkbox"/> This box must be checked by the applicant indicating that they have read and understood the requirements for tax credits and that a project may be stopped for review if original features are found during the course of the project. If this box is not checked the application will not be processed.</p>		
<p>Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.</p>		
Submission of Application		
<p>This application must be received by the City at least 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.</p>		
Property Information		
Address: 80 Washington Street		Parcel # 51-51-211-100-05
Applicant Information		
Name of Owner or Lessee: River Parc Place II LLC		
Address: 800 Washington Avenue, Grand Haven, MI 49417		
Phone #: 616-847-1031	Cell#:	e-mail: jg@capstonerealestate.com
Name of Contractor (if applicable): TBD		
Address:		
Phone #:	Cell#:	e-mail:
License Number:		Expiration Date:
Application Requirements		
<p>The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.</p> <p>Paint colors, Signage and Awnings are approved under a separate application.</p> <p>The Historic District Commission requires a copy of the Building Plans for review and for file.</p>		
<input checked="" type="checkbox"/>	Current photo of the structure as seen from the street and where proposed work is to take place.	
<input checked="" type="checkbox"/>	Sketch, drawing or plans drawn to scale to show details and specification of ornamental features.	

	Replacement doors, windows and lights require a copy of the specification sheet.
<input checked="" type="checkbox"/>	A completed Certificate of Appropriateness Checklist.
<input checked="" type="checkbox"/>	Replacement doors, windows and lights require a copy of the specification sheet.

Certificate of Appropriateness Page 1 of 3

Description of Work			
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)

Describe the proposed project:

1. The building is a non-contributing structure within the HDC and DDA-Main Street. Building rehabilitation plan has been previously approved by former Historic Overlay District. Trim and siding colors approved by Museum Director in 2014.
2. Proposed rehabilitation changes are required to meet building code and accommodate increased residential condominium density.
3. Proposed changes are described below, are shown on attached architectural drawings, and are identified by corresponding number notes on attached drawing and specifications:
 - a. East side: Addition of two casement windows (Note A).
 - b. West side: Addition of two casement windows (Note A). Replacement of two fixed round windows with two casement windows (Note A).
 - c. South side: No changes.
 - d. North side: Deletion of two balcony doors on 3rd floor. Addition of corridor on 3rd floor (Notes 7 and 14A); dimensions are 4-8 1/2" wide from the face of the current exterior masonry wall, and 10'-6" tall from the existing roof deck, which matches the roof deck of the main building. Addition of three fixed windows on north wall of new 3rd floor corridor (Notes F and 6). Replacement of two east garage doors with storefront systems (Note 25).
4. All new/replacement windows, storefront systems, siding and trim will be of similar material and colors as previously approved. New corridor will be constructed and sided with materials similar to those previously approved.

Attachments:

1. Photos of current building views (South-Southwest, East, North and West).
2. Renderings of future building views (Southwest, Southeast, East and North).
3. Previously approved facades (for comparison).
4. New-revised architectural drawings (Sheet A2.1 – East and West) and (Sheet A2.0 – North and South).

Proposed Start Date: **March 2016**

Proposed Completion Date: **August 2016**

Incomplete requests will be returned to the applicant to supply needed information for review.

Authorization

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Applicant Signature: _____

Date: **January 25, 2016**

By Signing this form the Applicant/Owner certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.

Office Use Only

HDC - _____ - _____

Notes: _____

Signature: _____ Date: _____

This drawing depicts many of the types of historical decoration found in the Manistee Historical Business District. While all of the elements may not apply to your building this should assist in listing areas of renovation. The next page is a check list to assist in the application process. Please check all that apply to your project and give a brief explanation of proposed work. Use additional pages if necessary.

Certificate of Appropriateness Checklist	
<p>Check all of the Renovations that Apply to your project and give a brief explanation of the project attach additional sheets if necessary: Example:</p>	
<input type="checkbox"/> Cornice Pinnacle:	<u>N/A</u>
X Upper Cornice	<u>Repair and replace with new materials. Wood will be used and painted to match exiting color scheme.</u>
X Corbeled Brickwork	<u>Clean using method prescribed in Preservation Brief #1 - Assessing Cleaning and Water-Repellent Treatment for Historic Masonry Buildings.</u>
<input type="checkbox"/> Cornice Pinnacle	
<input type="checkbox"/> Upper Cornice	
<input type="checkbox"/> Corbeled Brickwork	
<input type="checkbox"/> Upper Façade Pilaster	
<input type="checkbox"/> Window Hood	
<input checked="" type="checkbox"/> Upper Windows	Please descriptions above.
<input type="checkbox"/> Lower Cornice	
<input checked="" type="checkbox"/> Transom Windows	Please descriptions above.
<input type="checkbox"/> Storefront Piers	
<input type="checkbox"/> Storefront Columns	
<input type="checkbox"/> Paneled Bulkhead	
<input type="checkbox"/> First Floor Windows	
<input checked="" type="checkbox"/> Doors	Please descriptions above.
<input checked="" type="checkbox"/> Other	Please descriptions above.

West Elevation



South Elevation



East Elevation

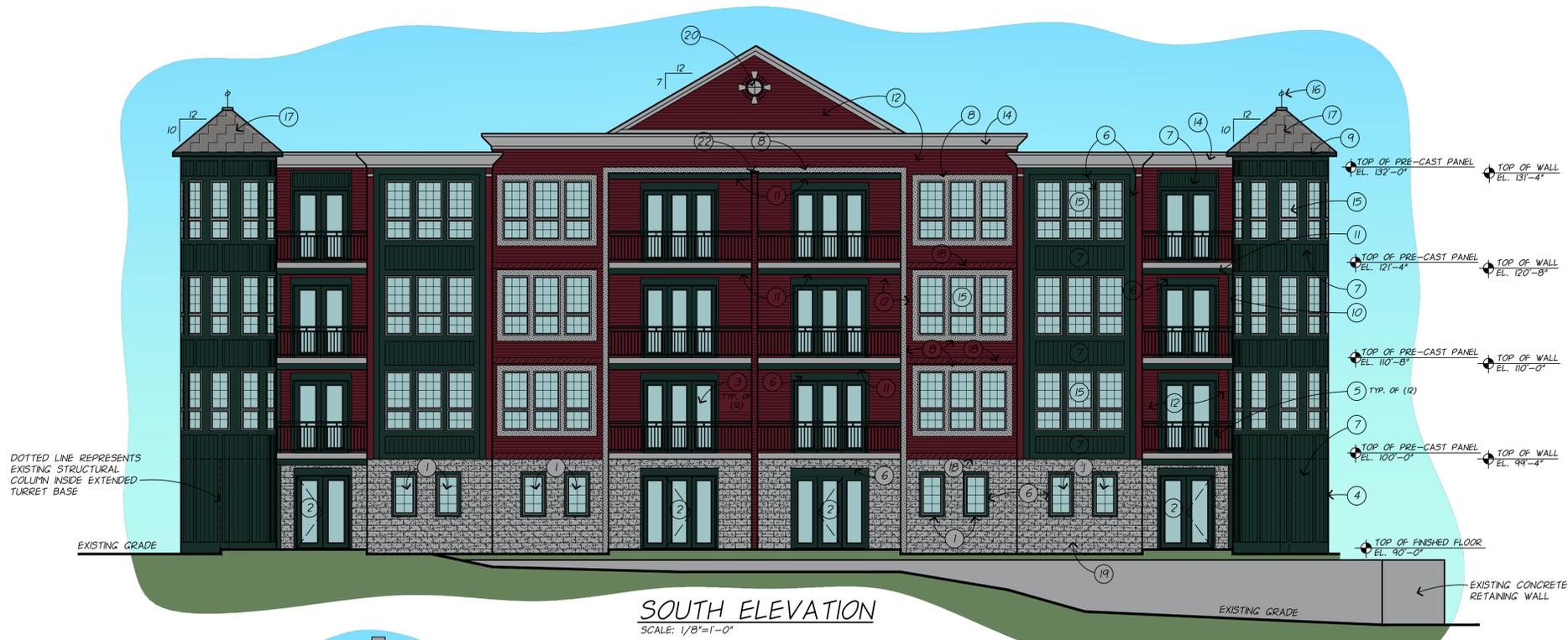


**Previously proposed
Penthouses will not be constructed**

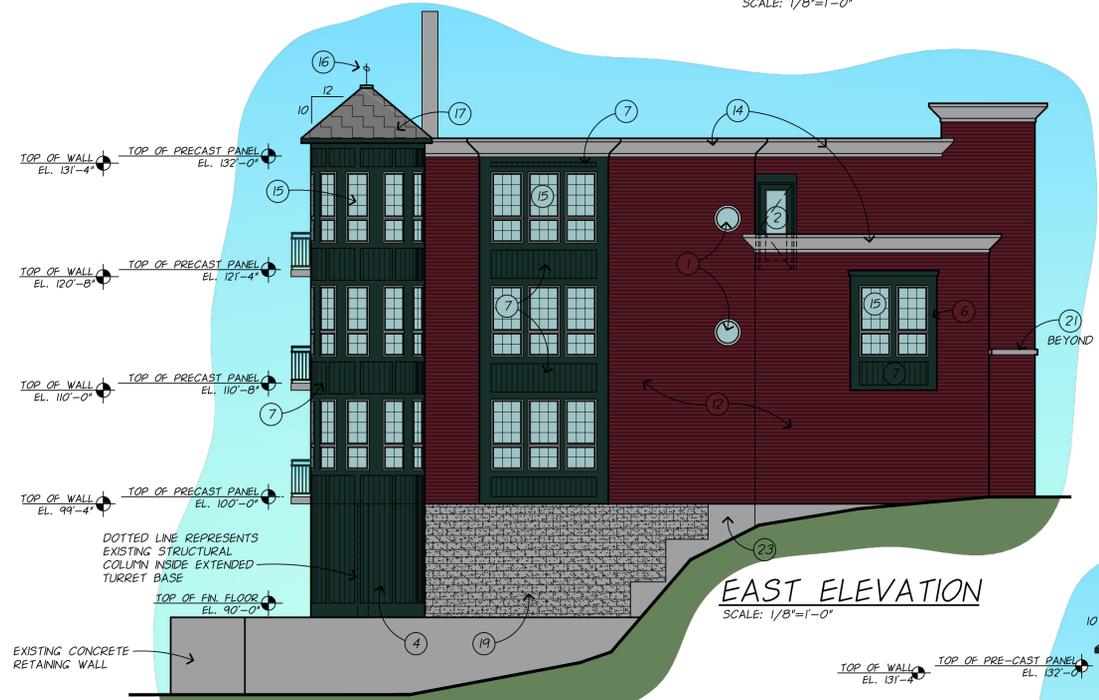


North Elevation

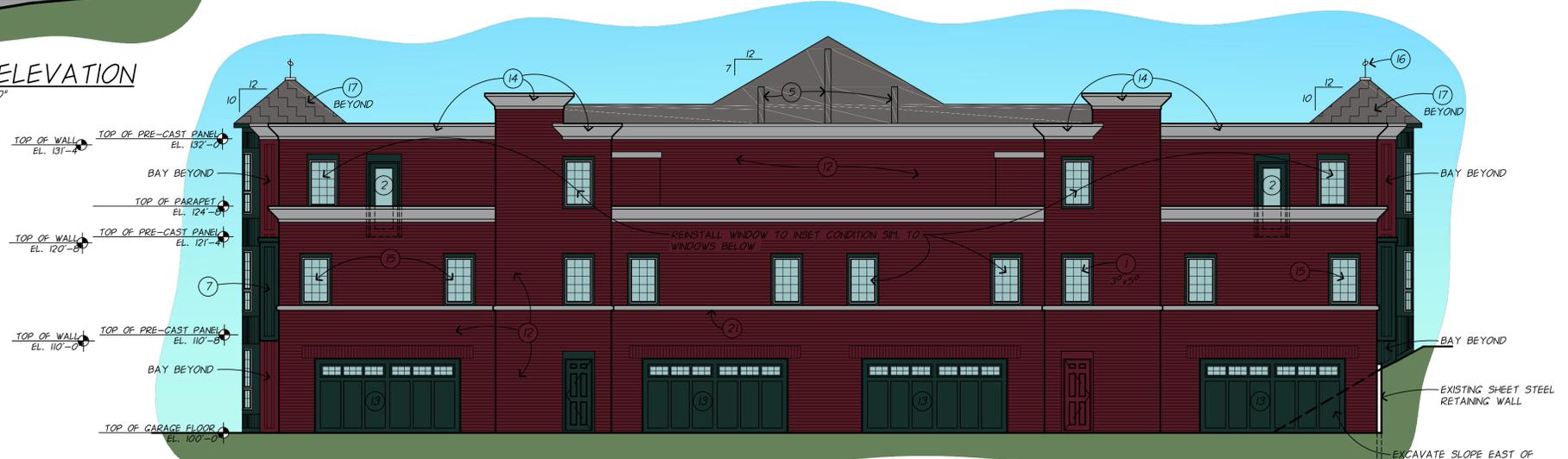




SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATION KEYED NOTES:

- 1) ADD NEW ANDERSEN WINDOW MATCHING EXISTING ANDERSEN WINDOWS IN EXISTING OPENING
- 2) ADD NEW THERMA-TRU FRENCH DOOR MATCHING EXISTING THERMA-TRU FRENCH DOOR IN EXISTING OPENING - PAINT GREEN TO MATCH WINDOW FRAMES
- 3) PAINT EXISTING FRENCH DOORS GREEN TO MATCH EXISTING WINDOW FRAMES
- 4) EXTEND ROUND TURRET WALLS DOWN TO GRADE, PER WALL SECTION #12/A7
- 5) EXISTING GUARD RAIL - MODIFY PER DETAIL #7/A6
- 6) AZEK TRIM - REFER TO JAMB DETAIL OR PLAN SECTION
- 7) AZEK BEAD BOARD PANEL W/ 6" AZEK TOP AND BOTTOM TRIM SURROUND
- 8) CULTURED STONE TRIM STONE SURROUND (CHAMPAGNE, CSV-1263)
- 9) EXISTING FASCIA - PAINT, COLOR SELECTION BY ARCHITECT
- 10) EXISTING STEEL COLUMN - PAINT GREEN TO MATCH EXISTING WINDOW FRAMES
- 11) E.I.F.S. SOFFITT ON LIGHT GAUGE STEEL FRAMING, PER DETAIL #13/A7
- 12) EXISTING SINGLE WYTHE BRICK
- 13) CLOPAY, COACHMAN SERIES OVERHEAD DOOR IN PANEL AND GLAZING CONFIGURATION SHOWN
- 14) EXISTING CORNICE
- 15) EXISTING WINDOW UNIT
- 16) NEW FINIAL ON TURRET ROOF
- 17) EXISTING SHINGLE ROOFING
- 18) NEW THIN BRICK VENEER OVER PRECAST FLOOR STRUCTURE, PER DETAIL #8/A7
- 19) EXISTING SPLIT FACE CONCRETE BLOCK
- 20) ADD PRECAST STONE CIRCLE IN EXISTING OPENING
- 21) EXISTING STONE BELT COURSE
- 22) PRECAST CONCRETE WALL CAP - INSTALL AS A SINGLE PIECE - NO JOINT
- 23) EXISTING CONCRETE FOUNDATION WALL

GENERAL NOTES:

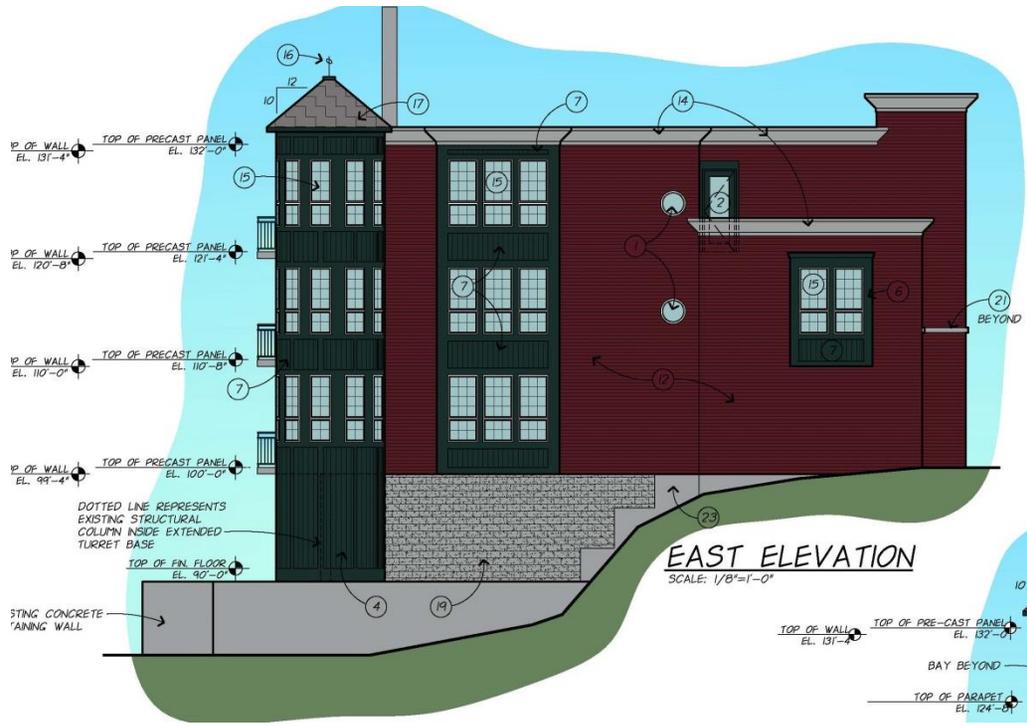
- 1) REMOVE EXISTING GREEN PLASTIC COMPOSITE SIDING AND BUILDING WRAP AT ALL LOCATIONS WHERE IT IS INSTALLED, PRIOR TO NEW SIDING/ CLADDING INSTALLATION.
- 2) PROVIDE TYVEK COMMERCIAL 'D' BUILDING WRAP OVER ALL EXISTING WOOD SHEATHING.
- 3) PROVIDE WINDOW MANUFACTURERS FLASHING TAPE AT ALL NEW AND EXISTING WINDOW UNITS.

River Parc Place
Manistee, Michigan



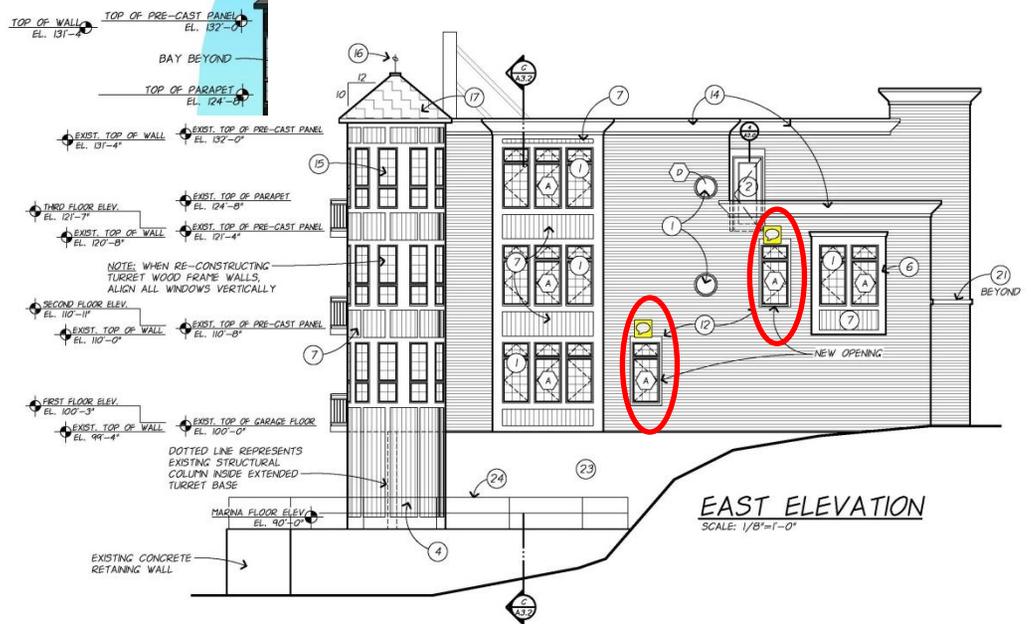
10-24-13 date
2510 commission
A5 sheet

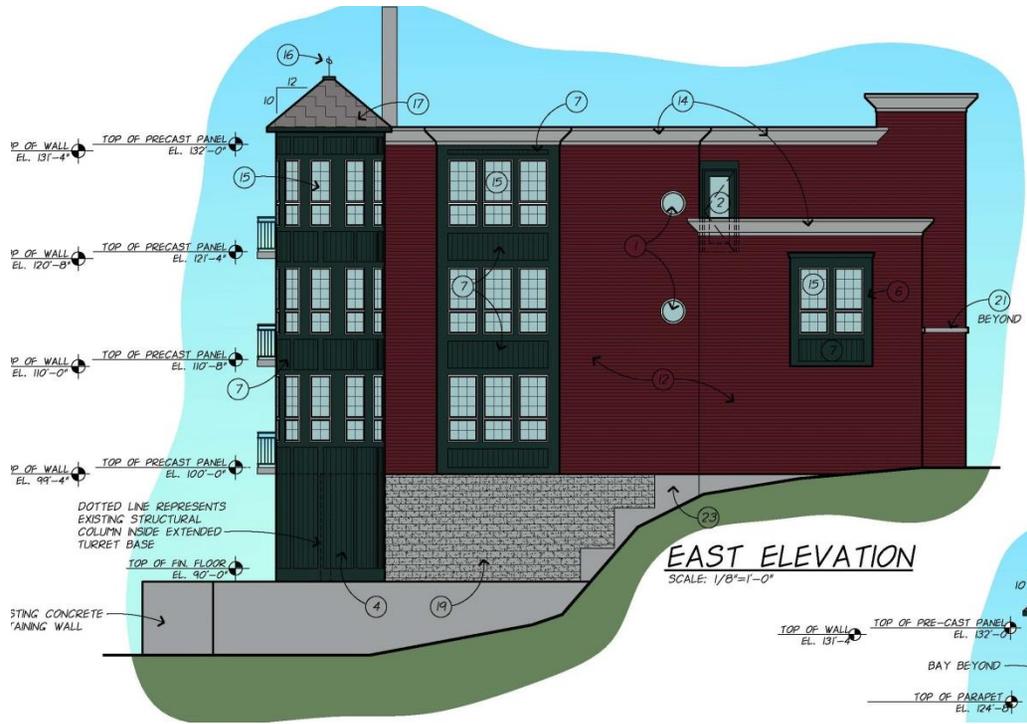
This drawing is the sole property of Oppenhuizen Architects and is not to be used or reproduced without their written consent. ©
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Michigan
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OppenhuizenArchitects
Mark A. Oppenhuizen AIA



Change to East Elevation

Installation of two new Windows to match existing



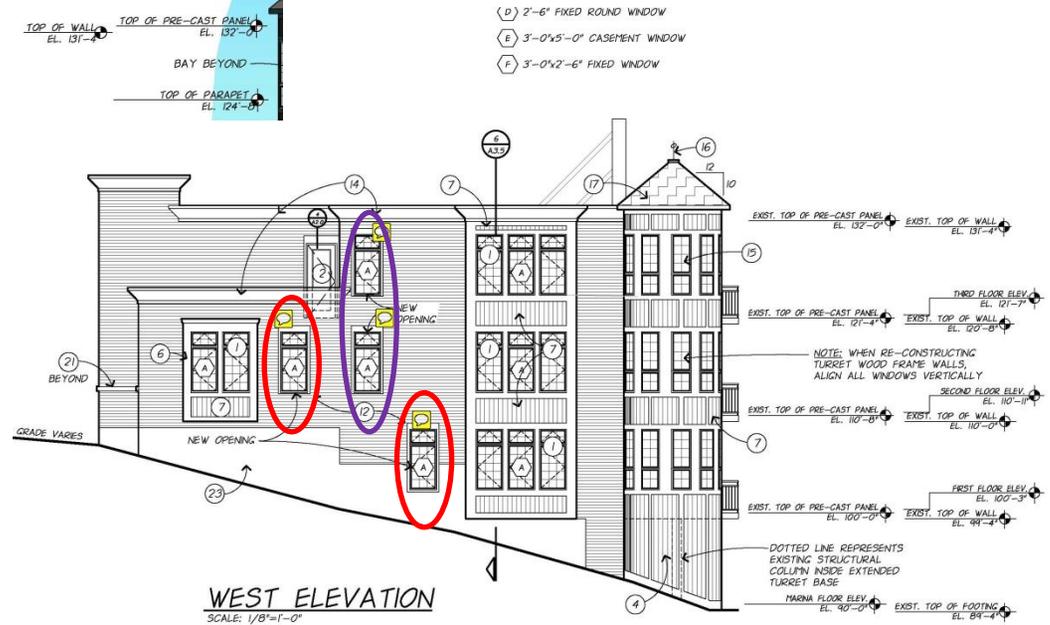


Changes to West Elevation

Installation of **two new** Windows to match existing

Replacement of **two round** windows with new windows to match existing

NOTE – did not have existing west elevation; same as east elevation shown above



- (D) 2'-6" FIXED ROUND WINDOW
- (E) 3'-0"x5'-0" CASEMENT WINDOW
- (F) 3'-0"x2'-6" FIXED WINDOW

- EXIST. TOP OF PRE-CAST PANEL EL. 132'-0"
- EXIST. TOP OF WALL EL. 131'-4"
- THIRD FLOOR ELEV. EL. 127'-7"
- EXIST. TOP OF PRE-CAST PANEL EL. 121'-4"
- EXIST. TOP OF WALL EL. 120'-8"
- NOTE: WHEN RE-CONSTRUCTING TURRET WOOD FRAME WALLS, ALIGN ALL WINDOWS VERTICALLY
- EXIST. TOP OF PRE-CAST PANEL EL. 110'-0"
- EXIST. TOP OF WALL EL. 110'-0"
- SECOND FLOOR ELEV. EL. 110'-0"
- EXIST. TOP OF PRE-CAST PANEL EL. 100'-0"
- EXIST. TOP OF WALL EL. 99'-4"
- FIRST FLOOR ELEV. EL. 100'-0"
- EXIST. TOP OF WALL EL. 99'-4"
- DOTTED LINE REPRESENTS EXISTING STRUCTURAL COLUMN INSIDE EXTENDED TURRET BASE
- MARINA FLOOR ELEV. EL. 90'-0"
- EXIST. TOP OF FOOTING EL. 84'-4"

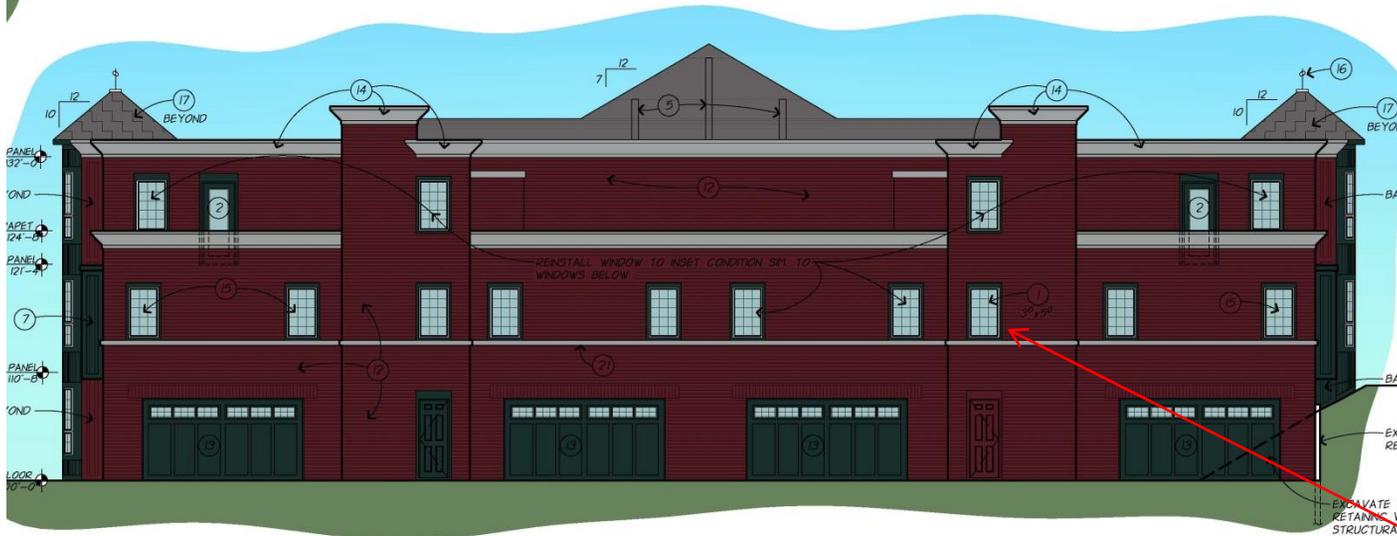
Changes to North Elevation

Construction of **new corridor**

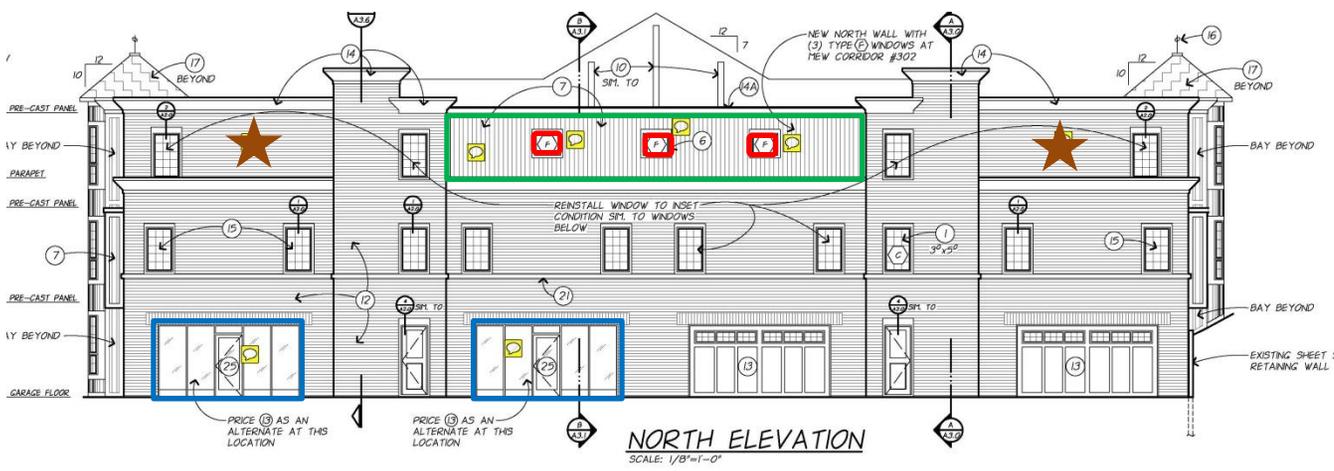
Installation of **three windows** in corridor same style window as existing except half the size

Removed two **patio doors**

Replace **two garage doors** with **commercial storefronts**
See spec sheet



NORTH ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

STOREFRONTS AND ENTRANCES



041015



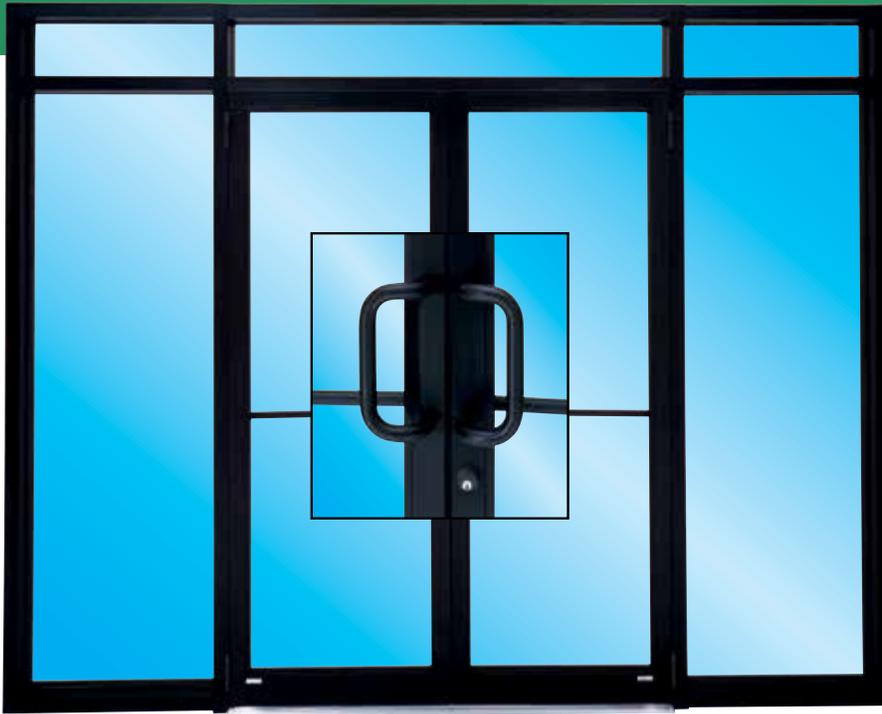
More recycled content, eco-efficient finishes

TUBELITE®

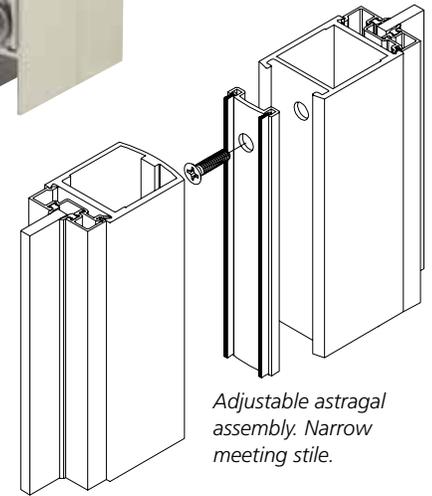
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

800-866-2227 | www.tubeliteinc.com



*Standard Narrow Stile
1-3/4" x 2-1/8" Door with
10" Bottom Rail; 0A Clear
Anodized Finish; 1/4" Glass*



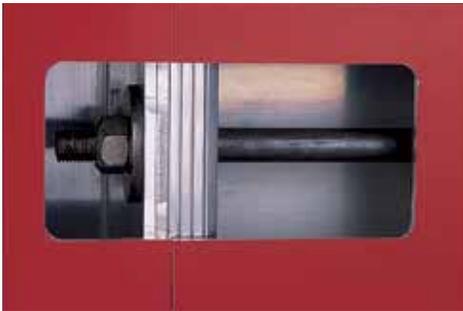
*Adjustable astragal
assembly. Narrow
meeting stile.*

STANDARD ENTRANCES

Our Narrow Stile Doors are designed for light to medium use in commercial and retail applications. Standard doors have exterior installation of glass or panels, with 2-1/8" width stiles and top rails, and the option of 4", 7-1/2" or 10" bottom rails for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.

DURABLE TIE-ROD CONSTRUCTION

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.



WE LISTEN

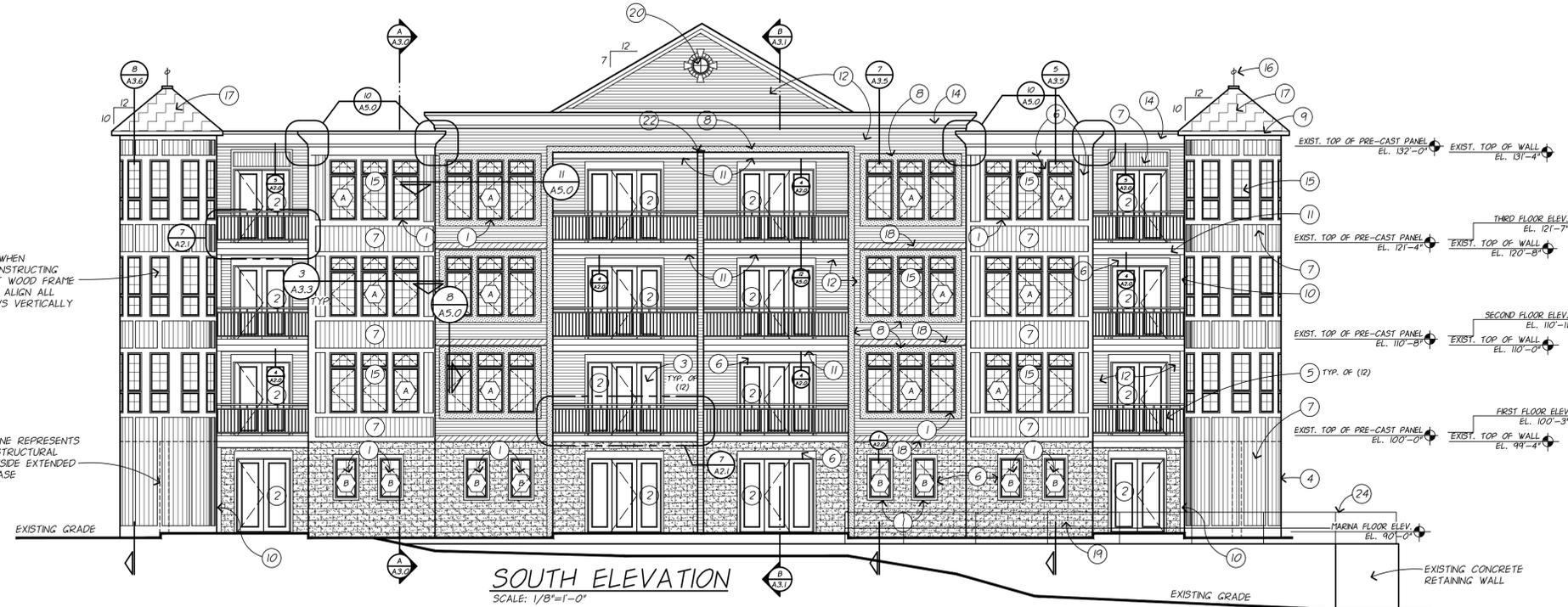
Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.

STANDARD & MODIFIED DOORS (1/8" WALL)	NARROW STILE	MEDIUM STILE	WIDE STILE
Application	Average traffic, offices, strip centers	Moderate traffic, retail stores	Heavy traffic, public buildings
Vertical Stile 1-3/4" x	2-1/8"	4"	5"
Top Rail 1-3/4" x	2-1/8"	4"	5"
Bottom Rail 1-3/4" x	4", 7-1/2", 10"	6-1/2", 7-1/2", 10"	6-1/2", 7-1/2", 10"
Glass Sizes	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"

Note: Dimensions do not include 1/2" glass stops.

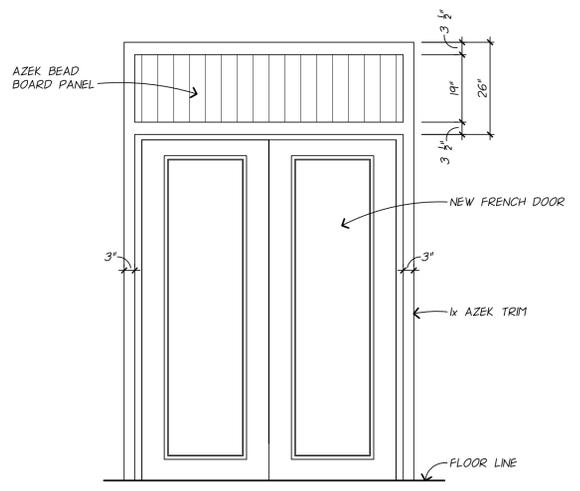
EXTERIOR ELEVATION KEYED NOTES:

- 1) ADD NEW ANDERSEN 400 SERIES WINDOW MATCHING EXIST. ANDERSEN WINDOWS IN EXIST. OPENING
- 2) NEW FRENCH DOOR MATCHING DESIGN OF THE EXISTING FRENCH DOOR IN EXISTING OPENING - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 3) NEW FRENCH DOORS - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 4) EXTEND ROUND TURRET WALLS DOWN TO GRADE, PER WALL SECTION #8/A3.6
- 5) EXISTING GUARD RAIL - MODIFY PER DETAIL #7/A2.1. PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 6) AZEK TRIM - REFER TO JAMB DETAIL OR PLAN SECTION. PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 7) AZEK BEAD BOARD PANEL W/ 6" AZEK TOP AND BOTTOM TRIM SURROUND - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 8) CULTURED STONE TRIM STONE SURROUND (CHAMPAGNE, CSV-1263)
- 9) EXISTING FASCIA - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 10) EXISTING STEEL COLUMN - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 11) E.I.F.S. SOFFIT ON LIGHT GAUGE STEEL FRAMING, PER DETAIL #13/A5.0
- 12) EXISTING SINGLE WYTHE BRICK
- 13) CLOPAY, COACHMAN SERIES OVERHEAD DOOR IN PANEL AND GLAZING CONFIGURATION SHOWN - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 14) EXISTING CORNICE
- 14A) PRE-FINISHED METAL COPING ON 1x8 AZEK TRIM.
- 15) EXISTING WINDOW UNIT, REMOVE AND RE-INSTALL AT WOOD FRAME WALL LOCATIONS ONLY. ALSO, REFER TO GENERAL NOTE 7 BELOW.
- 16) NEW FINIAL ON TURRET ROOF
- 17) EXISTING SHINGLE ROOFING
- 18) NEW THIN BRICK VENEER OVER PRECAST FLOOR STRUCTURE, PER DETAIL #8/A5.0
- 19) EXISTING SPLIT FACE CONCRETE BLOCK
- 20) ADD PRECAST STONE ORGLE IN EXISTING OPENING
- 21) EXISTING STONE BELT COURSE
- 22) PRECAST CONCRETE WALL CAP - INSTALL AS A SINGLE PIECE - NO JOINT
- 23) EXISTING CONCRETE FOUNDATION WALL - STAINED, COLOR SELECTION BY ARCHITECT
- 24) 3'-6" HIGH 2" DIA. (2) LINE POWDER COATED STEEL GUARDRAIL
- 25) DARK GREEN T.B. ALUMINUM STORE FRONT SYSTEM W/ 1" INSULATING GLASS

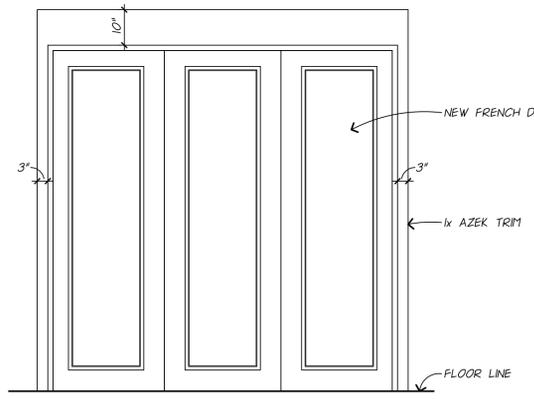


WINDOW KEY:

- A) 3'-0"x1'-8" TRANSOMS OVER 3'-0"x5'-0" CASEMENT WINDOW
- B) 2'-4"x4'-4" CASEMENT WINDOW
- C) 3'-0"x5'-0" FIXED WINDOW
- D) 2'-6" FIXED ROUND WINDOW
- E) 3'-0"x5'-0" CASEMENT WINDOW
- F) 3'-0"x2'-6" FIXED WINDOW



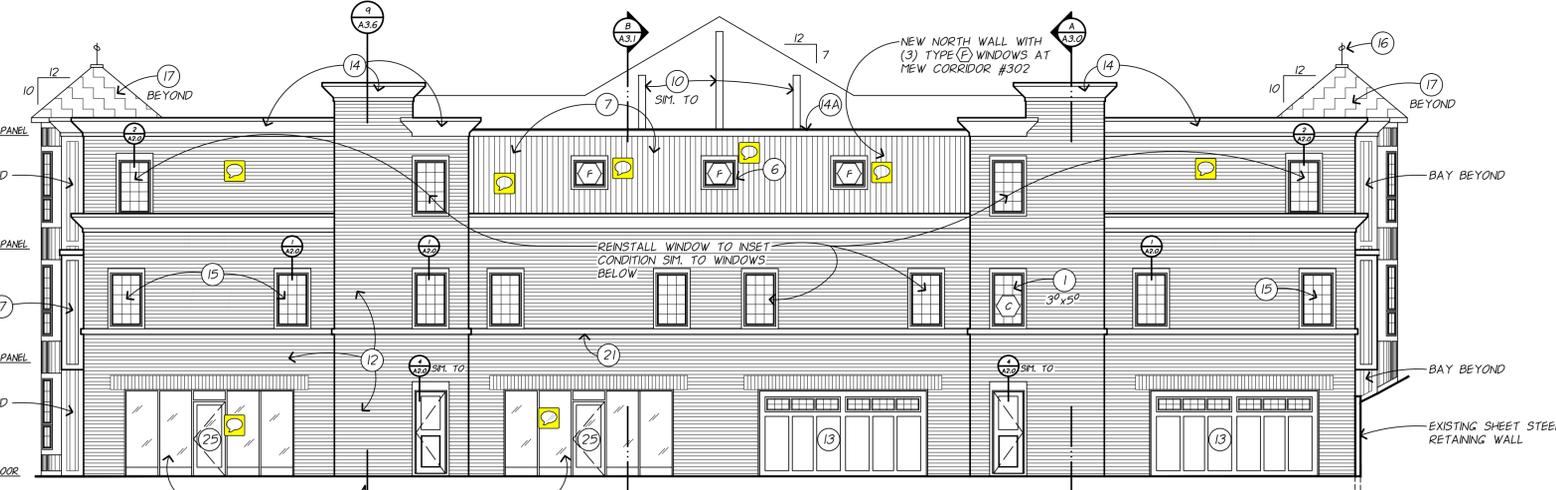
5 FRENCH DOOR TRIM DETAIL
SCALE: 1/2"=1'-0"



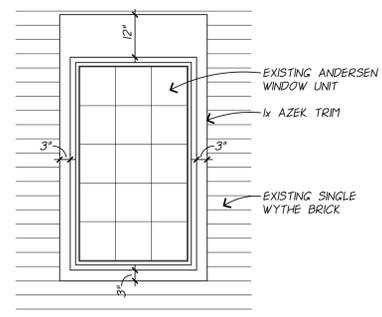
4 FRENCH DOOR TRIM DETAIL
SCALE: 1/2"=1'-0"

GENERAL NOTES:

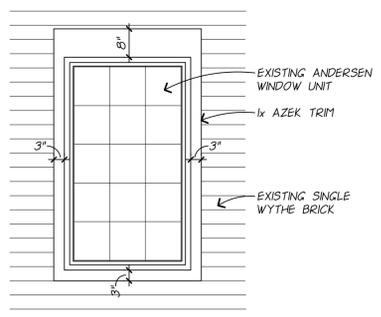
- 1) REMOVE EXISTING WOOD FRAME WALLS, INCLUDING THE WINDOWS, GREEN PLASTIC COMPOSITE SIDING AND BUILDING WRAP AT ALL LOCATIONS WHERE IT IS INSTALLED, PRIOR TO NEW SIDING/CLADDING INSTALLATION. REINSTALL WINDOWS IN NEW WOOD FRAME WALLS. REFER TO SHEET A5.1 FOR ADDITIONAL INFORMATION.
- 2) PROVIDE TYVEK COMMERCIAL 'D' BUILDING WRAP OVER ALL NEW WOOD FRAME WALLS. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO SHEET A5.1 FOR ADDITIONAL INFORMATION.
- 3) PROVIDE WINDOW MANUFACTURER'S FLASHING TAPE AT ALL NEW AND EXISTING WINDOW UNITS. FINAL INSTALL WINDOW CONDITION TO MEET MANUFACTURER'S SPECIFICATION.
- 4) ALL EXISTING EXPOSED TO THE WEATHER STRUCTURAL STEEL BEAMS, HEADERS, LINTELS, COLLINGS AND CONNECTORS TO BE SANDED REMOVING ALL RUST, PRIMED AND PAINTED WITH OIL BASED, STEEL COMPATIBLE PAINT. FINISH PAINT COLOR TO MATCH BENJAMIN MOORE #2047 FOREST GREEN.
- 5) REMOVE AND REPLACE ALL EXISTING FRENCH DOORS.
- 6) PROVIDE AN ALTERNATE PRICE FOR MATERIAL (6)+(7) USING:
 - 1) VERSATEX IN LIEU OF AZEK.
 - 2) LPSMART TRIM IN LIEU OF AZEK.
- 7) CONTRACTOR TO INVENTORY ALL EXISTING WINDOWS (15) AND REPAIR OR REPLACE ANY UNITS WITH BROKEN GLASS OR OTHER DEFECTS.



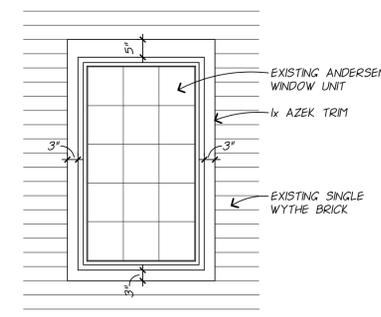
NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 WINDOW TRIM DETAIL
SCALE: 1/2"=1'-0"



2 WINDOW TRIM DETAIL
SCALE: 1/2"=1'-0"



1 WINDOW TRIM DETAIL
SCALE: 1/2"=1'-0"

Over Review 1-20-16 date

2510 commission

A2.0 sheet

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Grand Haven
Michigan
49417

ph 616 846 8990
fax 616 846 8898

EXTERIOR ELEVATION KEYED NOTES:

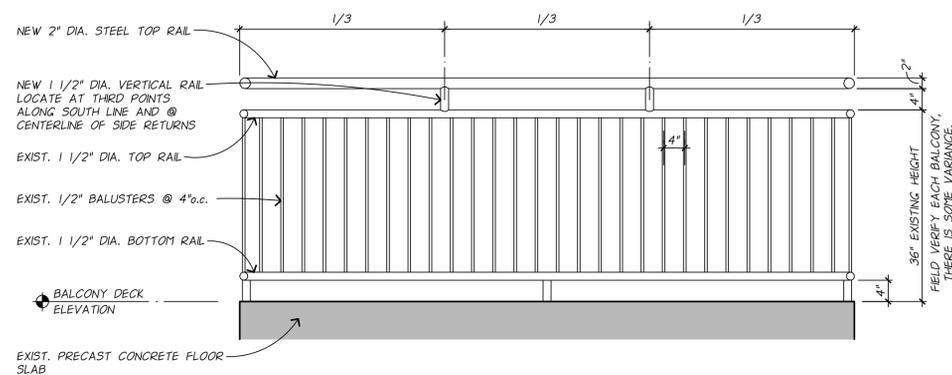
- 1) ADD NEW ANDERSEN 400 SERIES WINDOW MATCHING EXIST. ANDERSEN WINDOWS IN EXIST. OPENING
- 2) NEW FRENCH DOOR MATCHING DESIGN OF THE EXISTING FRENCH DOOR IN EXISTING OPENING - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 3) NEW FRENCH DOORS - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 4) EXTEND ROUND TURRET WALLS DOWN TO GRADE, PER WALL SECTION #B/A3.6
- 5) EXISTING GUARD RAIL - MODIFY PER DETAIL #7/A2.1. PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 6) AZEK TRIM - REFER TO JAMB DETAIL OR PLAN SECTION. PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 7) AZEK BEAD BOARD PANEL W/ 6" AZEK TOP AND BOTTOM TRIM SURROUND - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 8) CULTURED STONE TRIM STONE SURROUND (CHAMPAGNE, CSV-1263)
- 9) EXISTING FASCIA - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 10) EXISTING STEEL COLUMN - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 11) E.L.F.S. SOFFIT ON LIGHT GAUGE STEEL FRAMING, PER DETAIL #13/A5.0
- 12) EXISTING SINGLE WYTHE BRICK
- 13) CLOPAY, COACHMAN SERIES OVERHEAD DOOR IN PANEL AND GLAZING CONFIGURATION SHOWN - PAINT TO MATCH BENJAMIN MOORE #2047 FOREST GREEN
- 14) EXISTING CORNICE
- 14A) PRE-FINISHED METAL COPING ON IWB AZEK TRIM.
- 15) EXISTING WINDOW UNIT, REMOVE AND RE-INSTALL AT WOOD FRAME WALL LOCATIONS ONLY. ALSO, REFER TO GENERAL NOTE 7 BELOW.
- 16) NEW FINIAL ON TURRET ROOF
- 17) EXISTING SHINGLE ROOFING
- 18) NEW THIN BRICK VENEER OVER PRECAST FLOOR STRUCTURE, PER DETAIL #B/A5.0
- 19) EXISTING SPLIT FACE CONCRETE BLOCK
- 20) ADD PRECAST STONE CIRCLE IN EXISTING OPENING
- 21) EXISTING STONE BELT COURSE
- 22) PRECAST CONCRETE WALL CAP - INSTALL AS A SINGLE PIECE - NO JOINT
- 23) EXISTING CONCRETE FOUNDATION WALL - STAINED, COLOR SELECTION BY ARCHITECT
- 24) 3'-6" HIGH 2" DIA. (2) LINE POWDER COATED STEEL GUARDRAIL
- 25) DARK GREEN T.B. ALUMINUM STORE FRONT SYSTEM W/ 1" INSULATING GLASS

WINDOW KEY:

- A) 3'-0"x1'-8" TRANSOMS OVER 3'-0"x5'-0" CASEMENT WINDOW
- B) 2'-4"x4'-4" CASEMENT WINDOW
- C) 3'-0"x5'-0" FIXED WINDOW
- D) 2'-6" FIXED ROUND WINDOW
- E) 3'-0"x5'-0" CASEMENT WINDOW
- F) 3'-0"x2'-6" FIXED WINDOW

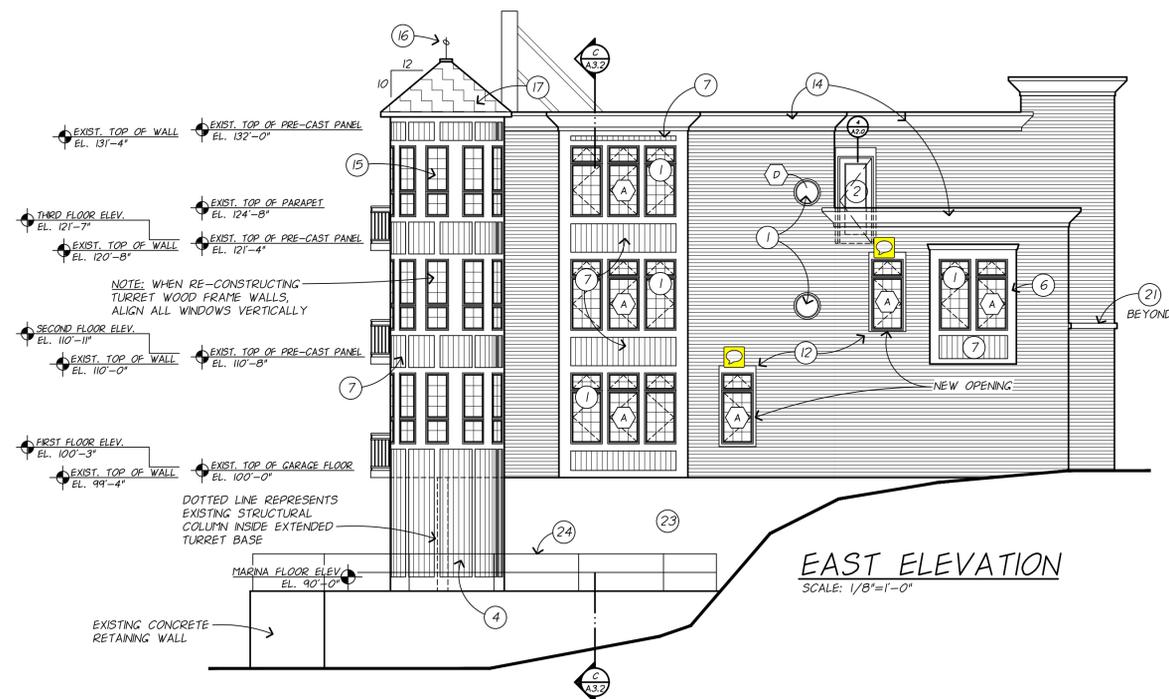
GENERAL NOTES:

- 1.) REMOVE EXISTING WOOD FRAME WALLS, INCLUDING THE WINDOWS, GREEN PLASTIC COMPOSITE SIDING AND BUILDING WRAP AT ALL LOCATIONS WHERE IT IS INSTALLED, PRIOR TO NEW SIDING/CLADDING INSTALLATION. REINSTALL WINDOWS IN NEW WOOD FRAME WALLS. REFER TO SHEET AS.1 FOR ADDITIONAL INFORMATION.
- 2.) PROVIDE TYVEK COMMERCIAL 'D' BUILDING WRAP OVER ALL NEW WOOD FRAME WALLS. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO SHEET AS.1 FOR ADDITIONAL INFORMATION.
- 3.) PROVIDE WINDOW MANUFACTURERS FLASHING TAPE AT ALL NEW AND EXISTING WINDOW UNITS. FINAL INSTALL WINDOW CONDITION TO MEET MANUFACTURER'S SPECIFICATION.
- 4.) ALL EXISTING EXPOSED TO THE WEATHER STRUCTURAL STEEL BEAMS, HEADERS, LINTELS, COLUMNS AND CONNECTORS TO BE Sanded REMOVING ALL RUST, PRIMED AND PAINTED WITH OIL BASED, STEEL COMPATIBLE PAINT. FINISH PAINT COLOR TO MATCH BENJAMIN MOORE #2047 FOREST GREEN.
- 5.) REMOVE AND REPLACE ALL EXISTING FRENCH DOORS.
- 6.) PROVIDE AN ALTERNATE PRICE FOR MATERIAL (6)+(7) USING:
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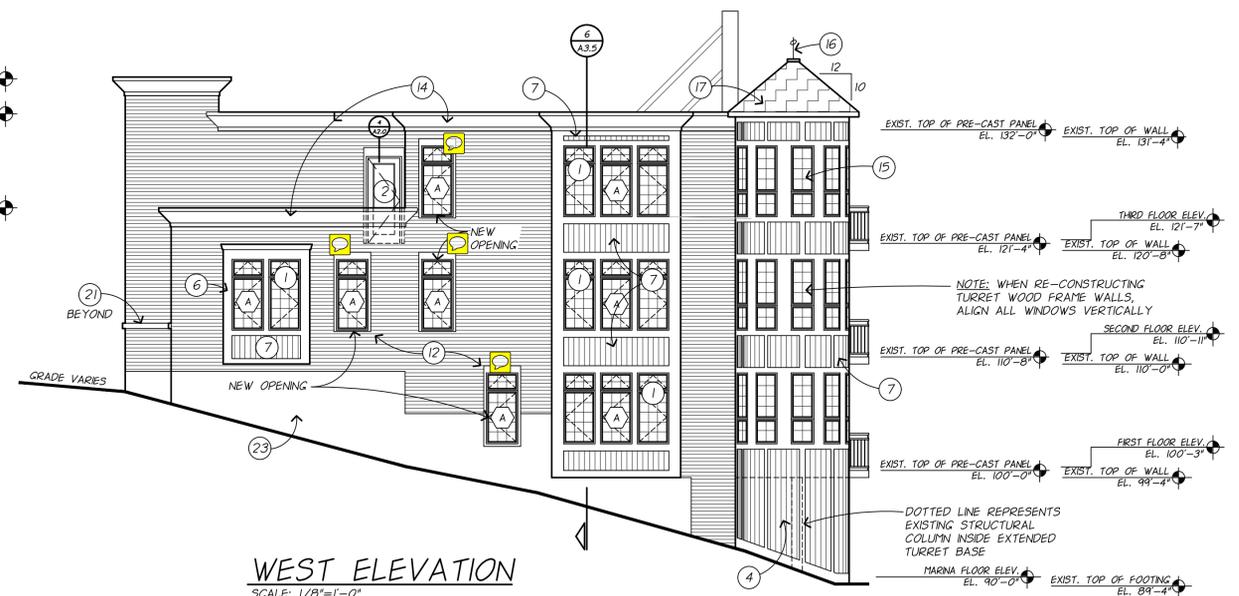
7 BALCONY RAILING ELEVATION
SCALE: 3/4"=1'-0"

NOTE: THE RAILING SYSTEM SHALL BE Sanded REMOVING ALL RUST, PRIMED AND PAINTED WITH OIL BASE, STEEL COMPATIBLE PAINT. FINISH PAINT COLOR TO MATCH BENJAMIN MOORE #2047 FOREST GREEN.



EAST ELEVATION
SCALE: 1/8"=1'-0"

EXIST. TOP OF WALL EL. 136'-9-1/2"
EXIST. TOP OF WALL EL. 133'-6"
EXIST. TOP OF PARAPET EL. 124'-8"



WEST ELEVATION
SCALE: 1/8"=1'-0"

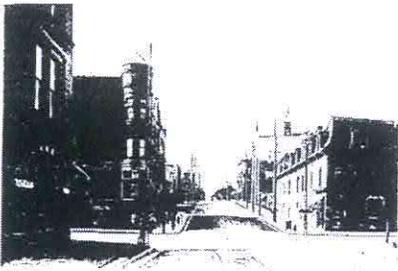
Owner Review 1-20-16 date

2510 commission

A2.1 sheet

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Grand Haven
Michigan
49417
ph. 616 846 8990
fax 616 846 8898



Historic District Commission
 Planning & Zoning Department
 70 Maple Street
 Manistee, MI 49660
 231.398.2805

Request for Design Assistance

Please Print

Submission of Request		
This request must be submitted at least 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review. <i>This is for assistance from the Historic District Commission prior to making Application for a Certificate of Appropriateness. An Application for a Certificate of Appropriateness is Required for all projects in the District.</i>		
Property/Applicant Information		
Address: 337 River St, Manistee	Parcel #	51-453-710-23
Name of Owner or Lessee: Ronan O'Neill and Vanessa Bowden		
Address: 10391 Mooreville Rd, Saline, MI 48176		
Phone #: (517) 672-1228 (R)	Cell#: (734) 945-8151 (V)	e-mail: manisteeproperties@gmail.com
Name of Contractor (if applicable): Manistee Restoration		
Address: 7615 11 mile Rd, Bear Lake MI 49614		
Phone #: (231) 510-2240	Cell#:	e-mail: manisteerestoration@yahoo.com
License Number:	Expiration Date:	
Description of Work		
Describe the proposed project [Use checklist to detail project]		
<ul style="list-style-type: none"> • Fully restore facade on River St. • Fully restore east and south facade. • Develop 4 new moderate income housing apartments per MSHDA requirements. • Develop ground floor commercial retail space. 		
Attach Photos, sketches, material information for proposed project.		
Authorization		
Applicant Signature: 		Date: 1/24/16
Office Use Only		
HDC - _____	Notes: _____	
Signature: _____	Date: _____	



Historic District Commission
 Planning & Zoning Department
 70 Maple Street
 Manistee, MI 49660
 231.398.2805
www.manisteemi.gov

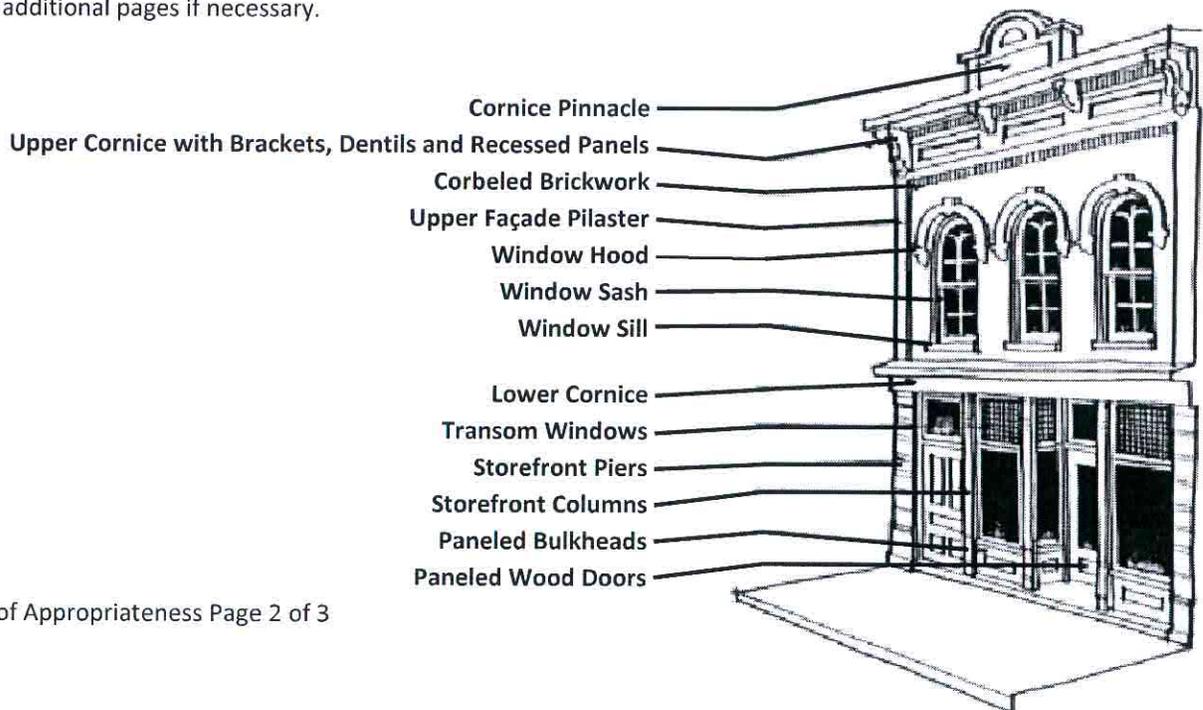
Application for a Certificate of Appropriateness

Please Print

Standards		
<p>If the owner of the property is interested in receiving tax credits, APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE. If original features are found during renovation or demolition, a project must be stopped until an emergency meeting of the Historic District Commission is held to determine if the feature is to be incorporated into the project. If the applicant applied for Tax Credits the State Historic Preservation Office must be notified also.</p>		
<p><input checked="" type="checkbox"/> This box must be checked by the applicant indicating that they have read and understood the requirements for tax credits and that a project may be stopped for review if original features are found during the course of the project. If this box is not checked the application will not be processed.</p>		
<p>Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.</p>		
Submission of Application		
<p>This application must be received by the City at least 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.</p>		
Property Information		
Address: 337 River Street		Parcel #51-453-710-23
Applicant Information		
Name of Owner or Lessee: Ballyduff Properties LLC		
Address: 10391 Mooreville Rd, Saline, MI 48176		
Phone #:	Cell#: 734 429 4093	e-mail: manisteeproperties@gmail.com
Name of Contractor (if applicable): <i>TBD.</i>		
Address:		
Phone #:	Cell#:	e-mail:
License Number:		Expiration Date:
Application Requirements		
<p>The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color. Paint colors, Signage and Awnings are approved under a separate application. The Historic District Commission requires a copy of the Building Plans for review and for file.</p>		
<input type="checkbox"/>	Current photo of the structure as seen from the street and where proposed work is to take place.	
<input type="checkbox"/>	Sketch, drawing or plans drawn to scale to show details and specification of ornamental features. Replacement doors, windows and lights require a copy of the specification sheet.	
<input type="checkbox"/>	A completed Certificate of Appropriateness Checklist.	
<input type="checkbox"/>	Replacement doors, windows and lights require a copy of the specification sheet.	

Description of Work			
<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)
Describe the proposed project			
1. Reinstall the doorway w/ transom windows and stairway to access the three (3) new 2nd floor apartments. 2. Update the front storefront - with new safety glass/thermopane windows. The windows are to be wood-clad or have wood moulding that will be painted. A wood paneled bulkhead will be installed under the storefront windows. Inspect the support for the ex. transom and upper brick facade and reinforce if necessary. (Will be hidden under wood trim.) Install a new wooden commercial door w/ transom window into the main level. Clean and repair the existing transom window and support it and the upprt brick facade as needed.. 3. Replace the upper windows with new aluminum clad double hung windows. (Three (3)along River Street, three (3) along the east side and three (3) along the south side). Meet Egress Window requirements. 4. Clean and repair the damaged bricks. 5. Repair/Restore the lower cornice as presently configured. Remove the T111 siding to inspect the upper cornice. and incorporate a similar design if possible. Verify design with the City of Manistee 6. Construct a low H/C Accessible Apartment at the rear of the building. Install a steel security door with window, Install four (4) aluminum clad double hung windows as shown.			
Proposed Start Date <u>11/01/16</u>		Proposed Completion Date <u>11/01/16</u>	
Incomplete requests will be returned to the applicant to supply needed information for review.			
Authorization			
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.			
Applicant Signature: _____		Date: _____	
By Signing this form the Applicant/Owner certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.			
Office Use Only			
HDC - _____ - _____	Notes:		
Signature: _____		Date: _____	

This drawing depicts many of the types of historical decoration found in the Manistee Historical Business District. While all of the elements may not apply to your building this should assist in listing areas of renovation. The next page is a check list to assist in the application process. Please check all that apply to your project and give a brief explanation of proposed work. Use additional pages if necessary.



Certificate of Appropriateness Checklist

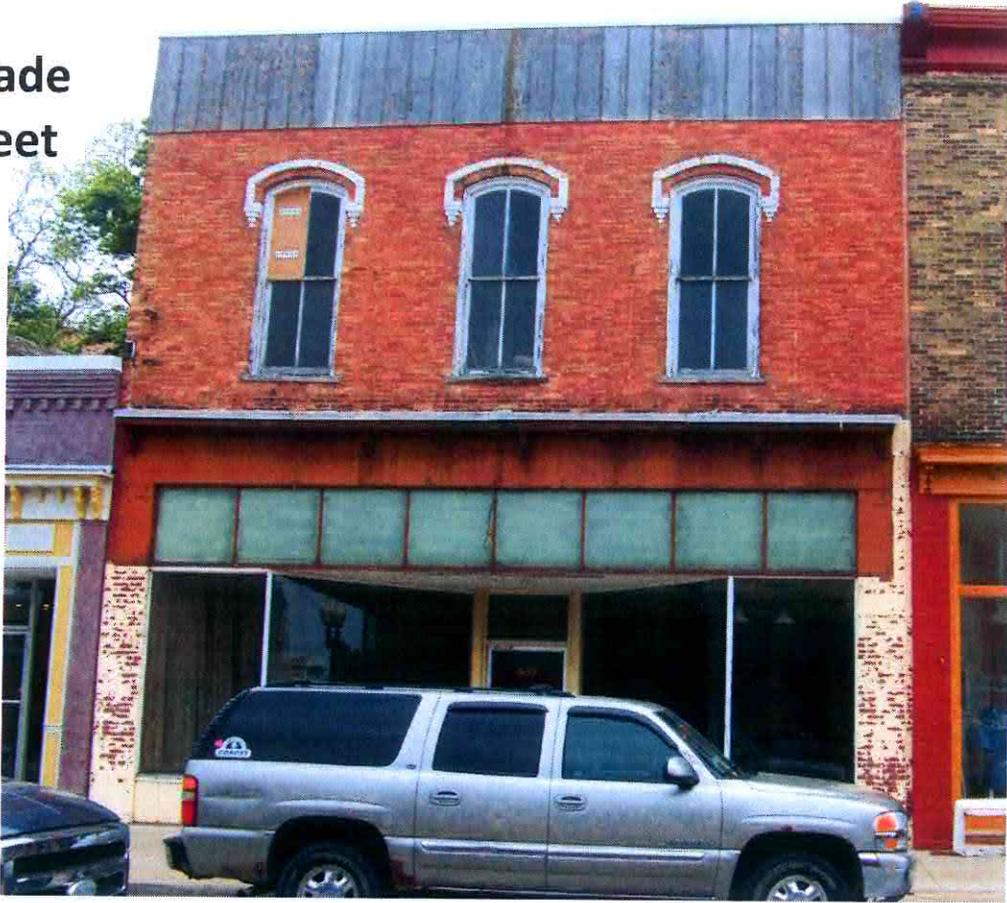
Check all of the Renovations that Apply to your project and give a brief explanation of the project attach additional sheets if necessary:

Example:

- Cornice Pinnacle: N/A
- X Upper Cornice Repair and replace with new materials. Wood will be used and painted to match exiting color scheme.
- X Corbeled Brickwork Clean using method prescribed in Preservation Brief #1 - Assessing Cleaning and Water-Repellent Treatment for Historic Masonry Buildings.

<input type="checkbox"/> Cornice Pinnacle	N/A
<input type="checkbox"/> Upper Cornice	Demo the ex. plywood Facade to inspect the underlying brick and supporting structure and attempt to recreate the original cornice. To be verified with City of Manistee. An example of a possible configuration is attached. Color scheme: Refer to "Other" below..
<input type="checkbox"/> Corbeled Brickwork	N/A
<input type="checkbox"/> Upper Façade Pilaster	N/A
<input type="checkbox"/> Window Hood	N/A
<input type="checkbox"/> Upper Windows	Replace all windows with aluminum clad double hung windows meeting egress window requirements. Maintain existing sizes. No arch window on top - square panel. Paint accent brick on River Street, Install three (3) windows on south facade. (eliminate rooftop door)
<input type="checkbox"/> Lower Cornice	Repaint and replace the existing wooden lower cornice. Match location, style and size of the existing corbels. Color Scheme: Refer to "Other" below.
<input type="checkbox"/> Transom Windows	Install transom window over 2nd floor apartment and first floor commercial doors. Inspect, resupport (if needed) and clean the ex. transom window over the storefront. If steel beams and columns are needed... hide under new wood trim.
<input type="checkbox"/> Storefront Piers	N/A
<input type="checkbox"/> Storefront Columns	N/A
<input type="checkbox"/> Paneled Bulkhead	The existing bulkhead which is painted concrete and wood - is to be covered with a wooden paneled bulkhead - similar to the example attached to the checklist.
<input type="checkbox"/> First Floor Windows	New commercial safety glass (thermopane) is to be installed in the storefront. Wood trim/wood clad windows are to be installed. Aluminum clad double hung windows are to be installed in the rear apartment. Color Scheme: Refer to "Other" below.
<input type="checkbox"/> Doors	A new commercial wooden door is to be installed at the commercial entrance. A new steel door shall be installed on the alley access to the lower apartment. A new four panel wooden door is to be installed for the 2nd floor apartment.
<input type="checkbox"/> Other	Bricks are to be cleaned and repaired as needed. No paint other than touching up of original accent paint is proposed. Color Scheme: Window & Door Trim: Dark Brown; Accent: Lighter Bronze & Dark Green

Front Façade
River Street



East Facade



South Facade



Denise Blakeslee

From: Jim Nordlund <jimnordlund@live.com>
Sent: Tuesday, January 26, 2016 5:55 PM
To: Denise Blakeslee
Cc: ManisteeProperties
Subject: Updated Elevations, Specifications and Details
Attachments: Manistee Properties East Facade-C.pdf; Manistee Properties South Facade-C.pdf; Manistee Properties North Facade-C.pdf; Manistee Properties 6 panel door.pdf; 337 River Street Specifications.pdf; Manistee Properties entrance door.pdf; Manistee Properties Ceiling Wall Lighti.pdf; Manistee Properties Outdoor Wall Lighti.pdf

Denise:

Attached, please find revised drawings of the three facades for the 337 River Street Building.

I added a section on the specifications where the type of windows (Jeld-Wen Aluminum-Clad Double Hung) were specified, along with information on the glass used in the double hung windows, commercial storefront windows, transom windows, and the commercial door. The glass is specified to be clear (non tinted) safety glass where appropriate.

There are details showing the color and texture of the 3' x 8' door to the second floor and the 3' x 6'8" door to the Commercial Space. These doors are to be either wood or fiberglass – and are meant to be painted.

The condition of the upper cornice will be determined soon – after the removal of the T111 siding – which will determine if any historic brickwork is present. If the original configuration of the upper cornice can be ascertained... we will certainly incorporate it into the final design. At a minimum, the upper cornice will conform dimensionally to the adjacent building to the west – with spatial conformity with the original lower cornice.

The lower cornice will be inspected and rebuilt, restored or components reinstalled as needed. The corbels size and location will be maintained.

The lighting is quite simple...

For the commercial entrance, a flush-mount frosted half globe fixture is proposed to be installed on the ceiling.

For the 2nd floor apartments, a lantern type exterior wall fixture is proposed to be installed on the wall. Details for both lighting fixtures are attached.

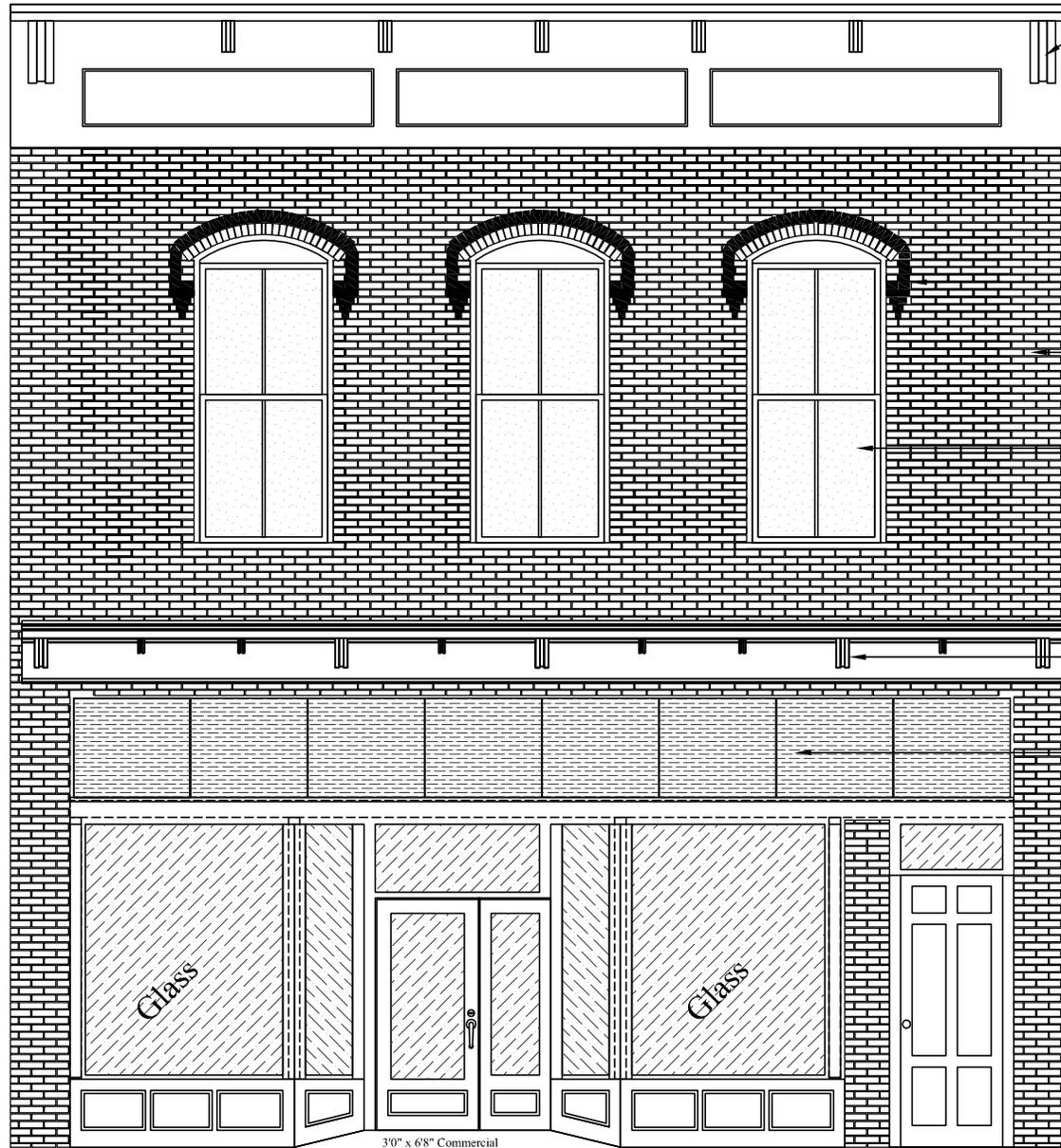
Regarding the color scheme... It is preliminary at this time, but the intent is to apply a Dark Brown color on the window frames, door frames, doors, window trim, both cornices and lower bulkhead. Accent colors selected include lighter bronze and dark green. These colors and the color scheme will be subject to review and approval by both the City of Manistee's Designee – and the Owners.

IF you need any additional information – please do not hesitate to contact me at any time.

Jim Nordlund Jr.

North (Front) Facade

1/28/16



The design of the upper cornice and corbel layout will be determined after the removal of the T111 siding and inspection of the existing masonry. If a new cornice is required - it will have design conformity with the (existing) lower cornice - and larger end corbels will be installed. Also, it will have dimensional conformity to the adjacent building. (Subject to review and approval by the City of Manistee designee.)

Paint Accent Bricks: Dark Brown(?)

Original Brick 70% Red - 30% Yellow

New Windows: 36" x 92"
Aluminum Clad Double Hung Windows
Jeld-Wen*: Top of Arch Frame - Solid Panel (No Arch)

Repair & Repaint (Reproduce if necessary) the major and minor corbels that are present on the existing Lower Cornice.

Eight (8) transom window panels are present under the Lower Cornice. The windows have horizontal linear indentations @ 1/4" ctrs to diffuse light. The back of these transom windows have been painted white. To be cleaned and restored to the original color.

Existing commercial storefront reconfigured to allow room for the upstairs apartment stairway in accordance with the original design. Glass Transom Window over second floor stairway.

Windows - tempered glass (non tinted) thermo-pane with wood corner molding for concealment. Cover with trim boards and paint.

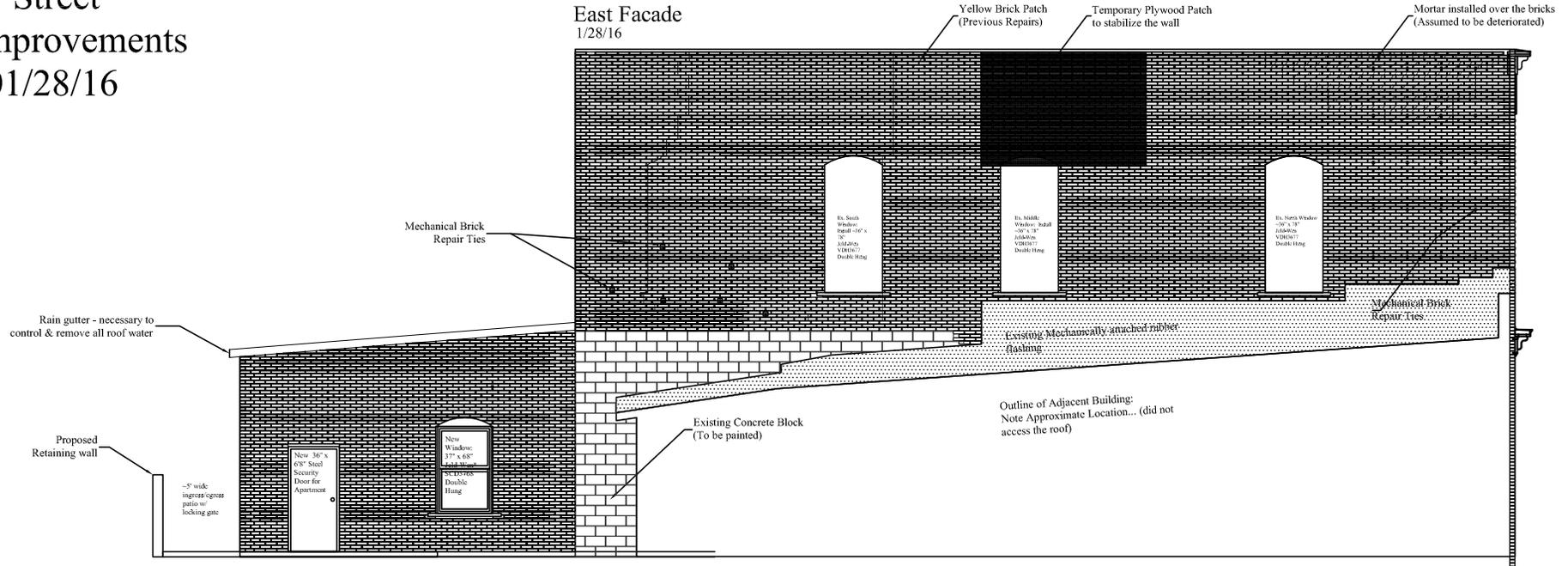
* Note: Contractor to install Jeld-Wen or an approved alternative aluminum-clad window.

3'0" x 6'8" Commercial Wood or Fiberglass Door (recessed)

Lower Wooden Bulkhead: Presently Concrete/Wood Combination. Proposed to install plywood with trimmed wooden panels over existing concrete/wood bulkhead

3'0" x 8'0" (+/-) Six Panel Wood or Fiberglass Door (Flush w/ Street)

337 River Street
 Facade Improvements
 Revised 01/28/16

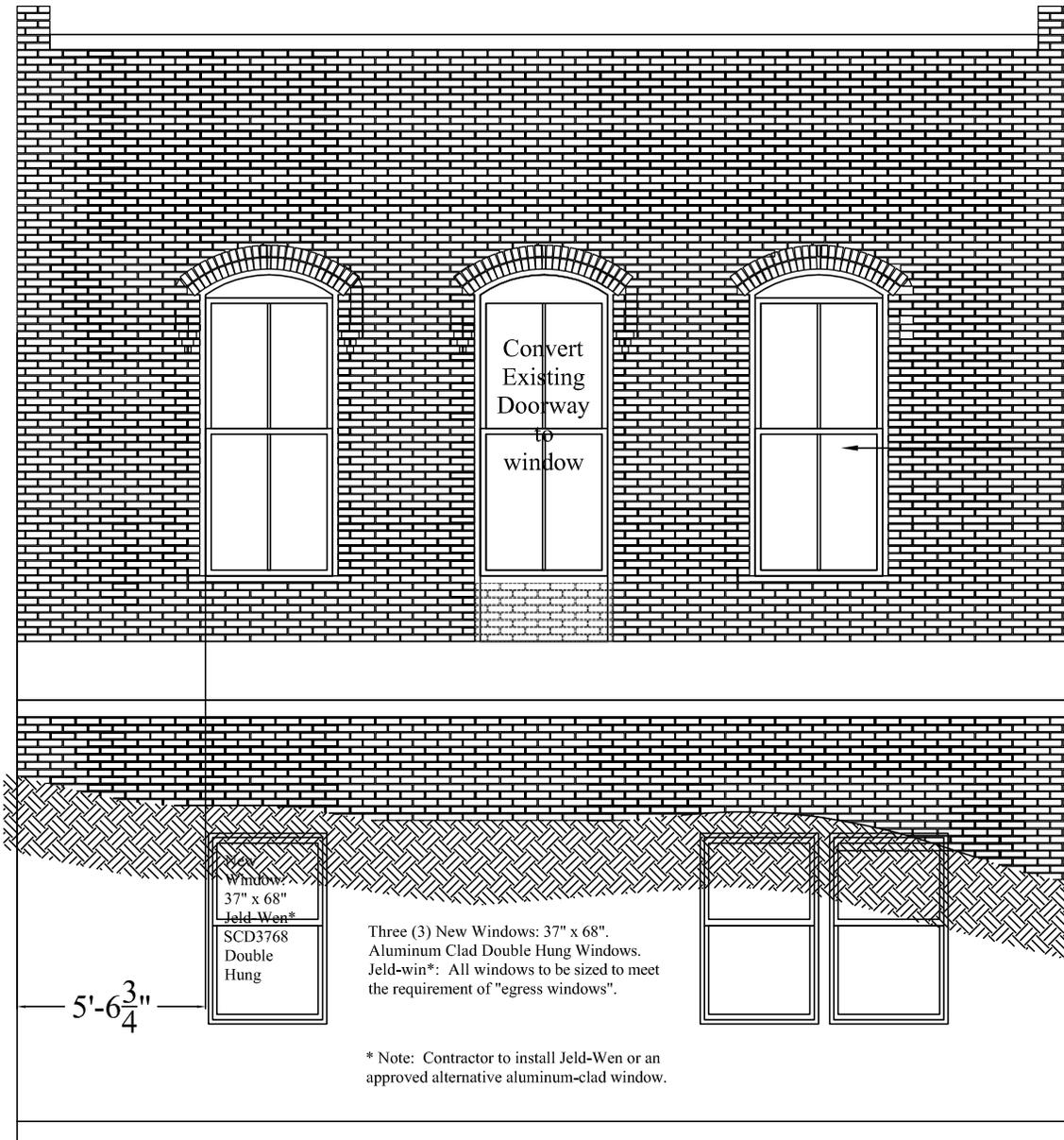


East Elevation:

1. Repair Brick by removing loose brick starting at the parapet and extending downward till sound brick/mortar is found.
2. Install Aluminum Clad Double Hung Windows - size and type as shown.
3. Install a Metal Flashing on top of the Parapet - color to match brown colored trim on front facade.

South (Rear) Facade

1/28/16



Repair Damaged Bricks and convert the doorway to a window. Restore boarded up windows

Three (3) New Windows: 36" x 92" Aluminum Clad Double Hung Windows Jeld-Wen*: Top of Arch Frame - Solid Panel. All windows to be sized to meet the requirement of "egress windows".

R3010.1 Minimum opening Areas. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. *exception; Grade floor openings shall have a minimum net clear opening of 5 square feet.*

R3010.1.2 Minimum opening height. 24"

R3010.1.3 Minimum opening width. 20"

Window:
37" x 68"
Jeld-Wen*
SCD3768
Double
Hung

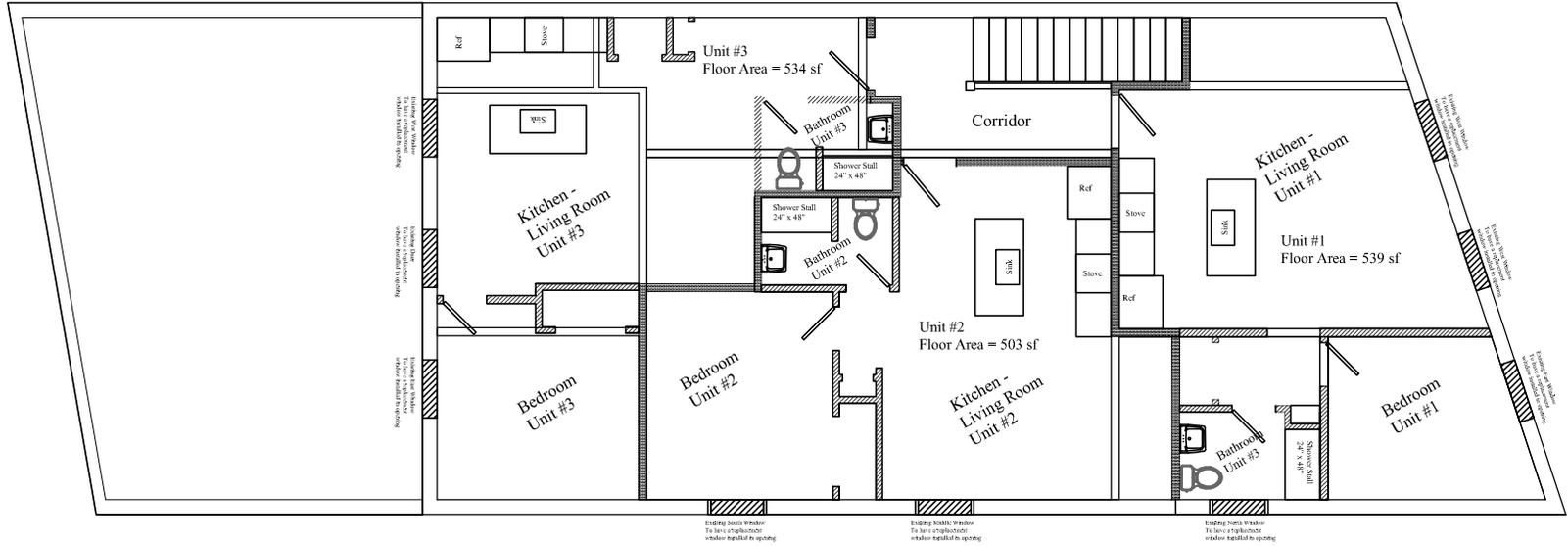
Three (3) New Windows: 37" x 68". Aluminum Clad Double Hung Windows. Jeld-win*: All windows to be sized to meet the requirement of "egress windows".

* Note: Contractor to install Jeld-Wen or an approved alternative aluminum-clad window.

5'-6 ³/₄"

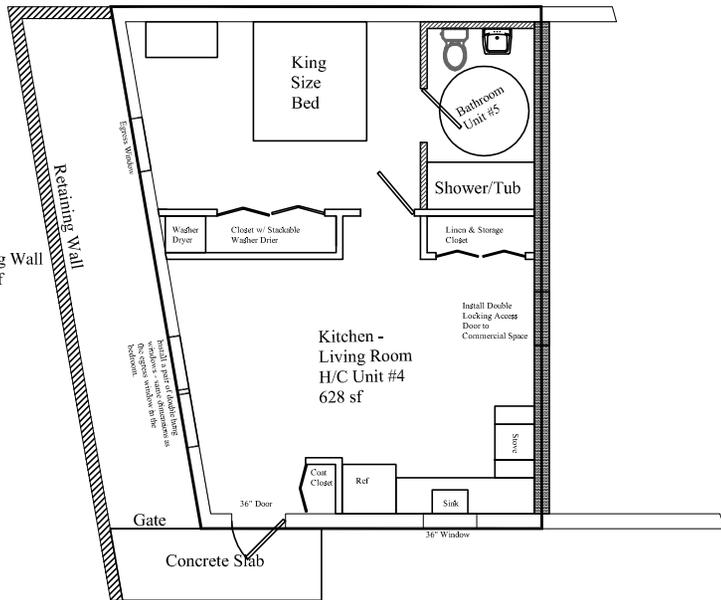
337 River Street
 Apartment Floor Plans
 Revised 01/28/16

2nd Floor Plan 1/28/16



1st Floor Apartment Plan 1/28/16

New CMU Retaining Wall
 area = 550 sf - 600 sf



Window & Door Specifications

Double Hung Window Specifications:

1. Window Size – match existing rough opening in brick facade. Top of window to be square – no arch top is proposed. Approximate size on second floor = 36" x 92".
2. Window Type – Double hung – aluminum clad (wood) exterior. Pre-finished color of exterior cladding presumed to be Dark Brown – subject to review and approval of color samples by owner & City of Manistee Representative.
3. Glass Type: - Clear Glass – no tinting or dividers – **with the exception of the north window on the East Façade** – which is located in a bathroom. Applicant desired to install frosted glass in the lower frame of this window.
4. Proposed Manufacturer: Jeld-Wen Windows & Doors. They provide the taller double-hung as a standard size without the additional expense and time delay associated with custom made windows.

Apartment Door Specifications:

1. Fiberglass Door with mahogany grain.
2. Six (6) Panel Door Style with size = 3.0' wide x 8.0' tall to facilitate moving of furniture up/down the stairway.
3. Color to match windows on 2nd floor. (Dark Brown). Door to be pre-finished.
4. Proposed Manufacturer: Jeld-Wen Windows & Doors.
5. Left Hand Swing Out door type.
6. Hardware to be period type.
7. Exterior Light: Simple Wall mounted – Lantern Type w/ single bulb. Bronze Color Scheme

Commercial Door Specifications:

1. Fiberglass door with mahogany grain.
2. ¾ light door with two panels below the glass lite.
3. Glass Type: - clear glass – no tinting or dividers
4. Hardware to be ADA Approved – but period type as well.
5. Sidelight: ¾ light on right hand side.
6. Color to match windows on 2nd floor. (Dark Brown). Door & Sidelight to be pre-finished.
7. Exterior Light: Ceiling mounted half-globe fixture. Frosted Globe. Bronze Color Scheme.

Fixed Windows on Commercial Entrance:

1. Aluminum-framed thermo-pane safety glass
2. Glass Type: Clear – no tinting.
3. Aluminum frame to be hidden behind wood trim.
4. Edges of the aluminum framed windows to be concealed behind molding or wood trim. The wood trim is to be painted to match the color of doors/windows.

Color Scheme:

1. Unpainted Bricks to be cleaned & repaired. No paint is to be applied unpainted bricks.
2. Color Scheme: (Preliminary) Dark Brown with Lighter Bronze and Dark Green Highlights. Paint chip samples to be provided to the City of Manistee Designee for review & approval.
3. Paint Scheme to be developed by Owner/City of Manistee Designee for review & approval.

Alley Apartment:**Double Hung Window Specifications:**

1. Window Size – (New Windows). Top of window to be square – no arch top is proposed. Approximate size on first floor = 36" x 68".
2. Window Type – Double hung – aluminum clad (wood) exterior. Pre-finished color of exterior cladding presumed to be Dark Brown – subject to review and approval of color samples by owner & City of Manistee Representative.
3. Glass Type: - Clear Glass – no tinting or dividers
4. Proposed Manufacturer: Jeld-Wen Windows & Doors.

Commercial Door Specifications:

1. Paintable Steel Security Door with peep.
2. Hardware to be ADA Approved.
3. Color to match windows on 2nd floor. (Dark Brown). Door & Sidelight to be pre-finished.
4. Exterior Light: Simple Wall mounted – Lantern Type w/ single bulb. Bronze Color Scheme

Color Scheme:

1. Same as front façade.

Roof & Structural Repair

1. Inspect the condition of the front façade and repair/reinforce as needed to safely support the brick and transom windows. All modern steel or engineered lumber to be concealed under trim boards painted in accordance with the approved color scheme
2. Inspect the roof rafters and roof deck. Repair as needed.
3. Inspect the existing roof and install a new rubber membrane roof if needed.
4. South fascia/drip edge... The wood structure is to be inspected and repaired as needed. Install a wood or aluminum-clad soffit that will be painted in accordance with the approved color scheme.
5. Parapet Cap: Install a metal parapet cap that is to be painted in accordance with the approved color scheme.

SINGLE UNITS ELEVATIONS

M.O. BRICKMOULD	24 7/8"(632)	28 7/8"(733)	32 7/8"(835)	34 7/8"(886)	36 7/8"(937)	40 7/8"(1038)	44 7/8"(1140)
M.O. ADAMS/FLAT CASING	27 7/8"(708)	31 7/8"(810)	35 7/8"(911)	37 7/8"(962)	39 7/8"(1013)	43 7/8"(1114)	47 7/8"(1216)
ROUGH OPENING	22 1/8"(562)	26 1/8"(664)	30 1/8"(765)	32 1/8"(816)	34 1/8"(867)	38 1/8"(968)	42 1/8"(1070)
FRAME SIZE	21 3/8"(543)	25 3/8"(645)	29 3/8"(747)	31 3/8"(797)	33 3/8"(848)	37 3/8"(949)	41 3/8"(1051)
DAYLIGHT OPENING	14 13/16"(376)	18 13/16"(478)	22 13/16"(579)	24 13/16"(630)	26 13/16"(681)	30 13/16"(783)	34 13/16"(884)

78 5/16"(1989)	79 13/16"(2027)	76 3/4"(1949)	76"(1930)	33 1/8"(841)[2]			
SCD2176	SCD2576	SCD2976	SCD3176	SCD3376	SCD3776	SCD4176	
82 5/16"(2091)	83 13/16"(2129)	80 3/4"(2051)	80"(2032)	35 1/8"(892)[2]			
SCD2180	SCD2580	SCD2980	SCD3180	SCD3380	SCD3780	SCD4180	
90 5/16"(2294)	91 13/16"(2332)	88 3/4"(2254)	88"(2235)	38 1/8"(964)[2]			
SCD2188	SCD2588	SCD2988	SCD3188	SCD3388	SCD3788	SCD4188	
94 5/16"(2396)	95 13/16"(2434)	92 3/4"(2356)	92"(2337)	41 1/8"(1045)[2]			
SCD2192	SCD2592	SCD2992	SCD3192	SCD3392	SCD3792	SCD4192	

ELEVATION SYMBOL LEGEND:

- VALUES IN () ARE IN MILLIMETER CONVERSIONS
- E BASIC UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MINIMUM OF 5.7 SQ. FT.
- E1 BASIC UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MINIMUM OF 5.0 SQ. FT. FOR FIRST FLOOR REGRESS
- # - NUMBER INDICATES PERFORMANCE GRADE (PG) RATING WITH STANDARD GLAZING

Note: Elevations shown DO NOT have exterior trim. Subtract 1/2"(12.7) from M.O. (Masonry Opening) for Unit Sizes. Masonry openings also include Sill & Top, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

2nd Floor WINDOWS

SCALE: 1/4" = 1'-0"
Page 5-20



Pella® Solid Panel Entry Door 6 Panel



All Pella products offer energy efficient options

Interior view



Exterior view



My Options

Hardware: Millbrook - Satin Nickel
Interior Panel Finish: Golden Oak Stain
Interior Trim Color: Provincial Stain
Panel Material: Mahogany-Grain Fiberglass
Exterior Panel Finish: Red Mahogany Stain
Exterior Trim Color: Unfinished Mahogany



Architect Series® Entry Door with Glass 3/4 Light



All Pella products offer energy efficient options

Interior view



Exterior view



My Options

Transom:Rectangular
Transom Glass Option:Nondecorative Glass Low-E Glass
Exterior Panel Finish:Dark Mahogany Stain
Exterior Trim Color:Unfinished Mahogany
Hardware:Millbrook - Satin Nickel
Interior Panel Finish:Early American Stain

Interior Trim Color:Provincial Stain
Non-Decorative Glass:Nondecorative Low-E
Panel Material:Mahogany-Grain Fiberglass
Sidelight Glass Option:Nondecorative Glass Low-E Glass
Sidelight Style:3/4 Light
Sidelight Type:Left and Right



More saving. More doing.

Your Store: **Portage (kalamazoo) #2728**
Use **Current Location** or [find store](#)

Hampton Bay | Model # EFG8012A-ORB | Internet # 202519330 | Store SKU # 212664
2-Light Outdoor Oil-Rubbed Bronze Flushmount

★★★★★ (16) | [Write a Review](#) | [Questions & Answers \(1\)](#)



\$29.97 /each

IN STOCK AT YOUR SELECTED STORE

Portage (kalamazoo) #2728
Portage, MI 49002

4 In Stock
Aisle BW, Bay 014
Text Product Location

[Open Expanded View](#)

[Click Image to Zoom](#)



PRODUCT OVERVIEW Model # EFG8012A-ORB | Internet # 202519330 | Store SKU # 212664

The Hampton Bay 2-Light Oil-Rubbed Bronze Outdoor Flushmount is well-designed and durable and can be used indoors or outdoors. This ceiling light features frosted glass and an oil-rubbed bronze finish for a transitional style that can fit a variety of decor. Uses 2-60 watt bulbs (not included).

- Steel and aluminum construction with an oil-rubbed bronze finish for a pleasant appearance
- Frosted glass helps diffuse light
- Transitional style helps maintain a consistent decor
- Flush-mount design can be mounted indoors or outdoors for versatility
- Weather resistant for durability
- Each light uses 2-bulbs with a maximum of 60 watts (sold separately)
- UL listed for safety
- Includes hardware for quick installation
- Home Depot Protection Plan:



Protect your investment!
Add a Protection Plan to your purchase.
[Learn more >](#)



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LIGHTING FURNITURE DECOR **SALE**

• SAVE UP TO •
80%

Outdoor Lighting > Outdoor Wall Lighting > Wall Mounted - Outdoor

Maxim Lighting International Bronze Dover One-Light Outdoor Wall Light

Bellacor Number: 478453



[Ask a question](#)



Hover to zoom

Sale Price:

\$68.00*



SINGLE UNITS ELEVATIONS

M.O. BRICKMOULD
M.O. ADAMS/FLAT CASING
ROUGH OPENING
FRAME SIZE
DAYLIGHT OPENING

24 7/8"(632)
27 7/8"(708)
22 1/8"(562)
21 3/8"(543)
14 13/16"(376)

28 7/8"(733)
31 7/8"(810)
26 1/8"(664)
25 3/8"(645)
18 13/16"(478)

32 7/8"(835)
35 7/8"(911)
30 1/8"(765)
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34 7/8"(886)
37 7/8"(962)
32 1/8"(816)
31 3/8"(797)
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39 7/8"(1013)
34 1/8"(867)
33 3/8"(848)
26 13/16"(681)

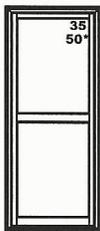
40 7/8"(1038)
43 7/8"(1114)
38 1/8"(968)
37 3/8"(949)
30 13/16"(783)

44 7/8"(1140)
47 7/8"(1216)
42 1/8"(1070)
41 3/8"(1051)
34 13/16"(884)

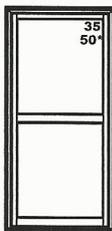
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63 13/16"(1621)
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25 1/8"(638)[2]



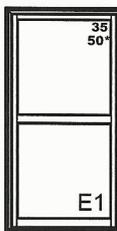
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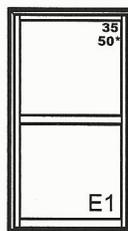
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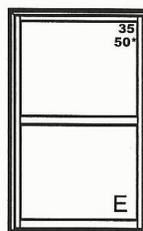
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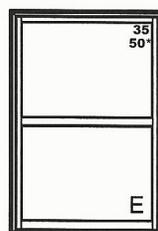
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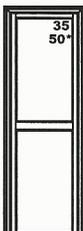


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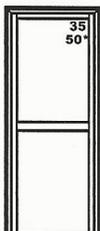


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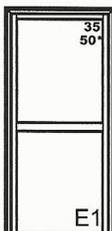
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67 13/16"(1722)
64 3/4"(1645)
64"(1626)
27 1/8"(688)[2]



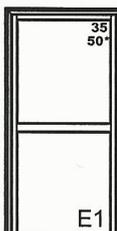
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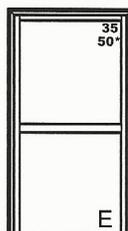
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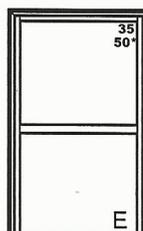
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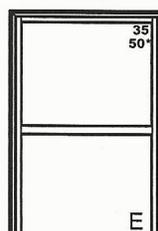
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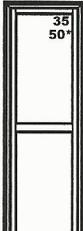


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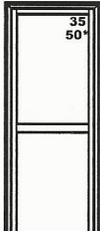


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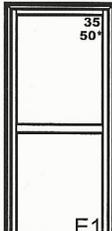
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71 13/16"(1824)
68 3/4"(1746)
68"(1727)
29 1/8"(740)[2]



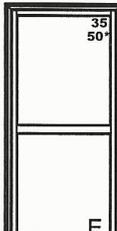
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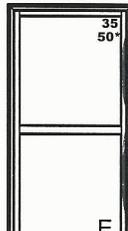
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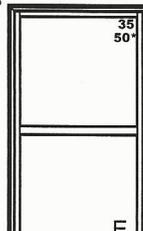
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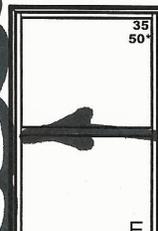
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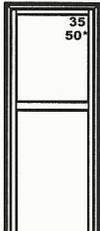


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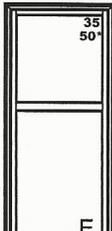
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71 13/16"(1824)
68 3/4"(1746)
68"(1727)
35 1/8"(892), 23 1/8"(587)



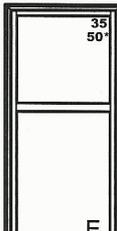
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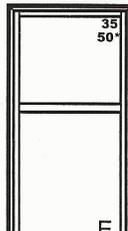
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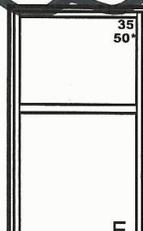
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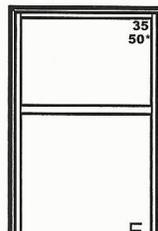
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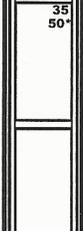


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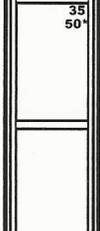


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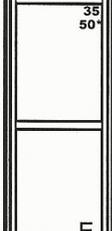
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75 13/16"(1926)
72 3/4"(1848)
72"(1829)
31 1/8"(791)[2]



SCD2172



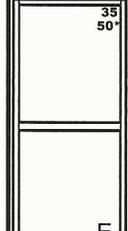
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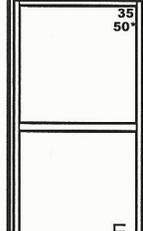
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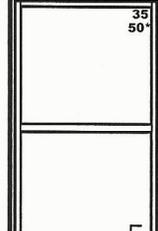
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SCD3372



SCD3772



SCD4172

ELEVATION SYMBOL LEGEND:

- VALUES IN () ARE IN MILLIMETER CONVERSIONS
- E BASIC UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MINIMUM OF 5.7 SQ. FT.
- E1 BASIC UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MINIMUM OF 5.0 SQ. FT., FOR FIRST FLOOR ELEVATIONS
- ## NUMBER INDICATES PERFORMANCE GRADE (PG) RATING WITH STANDARD GLAZING

Note: Elevations shown DO NOT have exterior trim. Subtract 1/2"(12.7) from M.O.(Masonry Opening) for Unit Sizes. Masonry openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

*Lower Apt
WINDOW*



Pella® Solid Panel Entry Door 6 Panel



All Pella products offer energy efficient options

Interior view



Exterior view



My Options

Hardware: Millbrook - Satin Nickel
Interior Panel Finish: Poplar White Paint
Interior Trim Color: Provincial Stain
Panel Material: Steel
Exterior Panel Finish: Brick Red Paint
Exterior Trim Color: Unfinished Mahogany

6. ANNUAL REVIEW OF BY-LAWS

The Commission shall annually review their By-Laws at the regularly scheduled meeting in ~~January~~ **December.**

7. AMENDMENTS

These rules may be amended by the Commission by a concurring vote subject to subsection 3.7, during any regular meeting, provided that all members have received an advanced copy of the proposed amendments at least three (3) days prior to the meeting at which such amendments are to be considered.

I HEREBY CERTIFY that the above Bylaws were adopted the 9th day of July 2009.

Mary (Teena) Kracht, Chair

[Annotation: As approved by the City Council at their June 2, 2009 Meeting - Council authorized the bylaw amendments for all Boards and Commissions to include the new Board Absences language; directed all boards or commissions to implement and follow these changes as Council has requested; and authorized the Mayor to sign the amended bylaws.]

[Annotation: On February 4, 2016 the Historic District Commission amended Section 6 Annual Review of By-Laws was amended for the annual review of the by-laws to take place in December instead of January]

Approved by the City of Manistee Council

Date

Colleen Kenny, Mayor