

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, November 3, 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 November 3, 2016 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the October 6, 2016 meeting Minutes.

V New Business

HDC-2016-21 – Dipkan Real Estate LLC, 397 River Street – Construct Shed roof on rear of building

A request for a Certificate of Appropriateness has been received from Dipkan Real Estate LLC for the construction of a new shed roof on the rear of the building and re-shingle existing shed roof as submitted with plan on file at City Hall.

At this time the Historic District Commission could take action to approve/deny the request from Dipkan Real Estate LLC, 397 River Street for the construction of a new shed roof on the rear of the building and re-shingle existing shed roof as submitted with plan on file at City Hall.

Hollander Development, 400 River Street – Design Assistance

A request has been received from Hollander Development for Design Assistance to begin the discussion on materials and design for the proposed mixed use development project for the building at 400 River Street.

The Commission will review and discuss materials and design for the proposed project.

VI Old Business

Routine Repair and Maintenance

At this time the Historic District Commission will discuss the process for Routine Repair and Maintenance requests in the district and oversight by the Museum Director.

Expired Permits: 347& 349 River Street, Paula Rozmarek and 411 River Street, Jeff Gordon

Jeff Gordon met with Staff on August 29, 2016 to discuss outstanding permits for 347-349 River Street and

411 River Street. All of the permits have expired and staff is asking the Commission if they want to approve the extension of the permits.

At this time the Historic District Commission will discuss the expired permits for 347& 349 River Street, Paula Rozmarek and 411 River Street, Jeff Gordon

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: October 21, 2016

RE: Historic District Commission Meeting November 3, 2016

Commissioners, the next Historic District Commission will be on Thursday, November 3, 2016. We have the following items on the agenda:

HDC-2016-21 – Dipkan Real Estate LLC, 397 River Street – Construct Shed roof on rear of building

- A request for a Certificate of Appropriateness has been received from Dipkan Real Estate LLC for the construction of a new shed roof on the rear of the building and re-shingle existing shed roof as submitted with plan on file at City Hall.

Hollander Development, 400 River Street – Design Assistance - A request has been received from Hollander Development for Design Assistance to begin the discussion on materials and design for the proposed mixed use development project for the building at 400 River Street.

Routine Repair and Maintenance - At this time the Historic District Commission will discuss the process for Routine Repair and Maintenance requests in the district and oversight by the Museum Director.

Expired Permits: 347& 349 River Street, Paula Rozmarek and 411 River Street, Jeff Gordon - Jeff Gordon met with Staff on August 29, 2016 to discuss outstanding permits for 347-349 River Street and 411 River Street. All of the permits have expired and staff is asking the Commission if they want to approve the extension of the permits.

Packets are being mailed early due to staff training next week, if there is any additional information received before the meeting it will be mailed out to you on Monday, October 31st. 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

October 6, 2016

A Meeting of the Manistee City Historic District Commission was held on Thursday, October 6, 2016 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:05 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: John Groothuis (84-86 Washington Street), Joe Hollander (Hollander Development) 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 with the addition of 431 River Street under new business.

With a voice vote this motion passed unanimously

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Mary Russell that the Minutes of the March 3, 2016 Meeting be approved as prepared

With a voice vote this motion passed unanimously

NEW BUSINESS:

HDC-2016-19 James & Susan Matthews, 334 River Street – Gazebo

A request for a certificate of appropriateness has been received from James & Susan Matthews, 334 River Street for the relocation of a gazebo from a famous Chicago Wedding Chapel which was disassembled and will be reconstructed and reassembled and installed in the yard area behind the wall to provide privacy from the parking lot/handicap ramp area to the east of the property.

Members discussed the project and it was noted that the gazebo is wooden

Motion by T. Eftaxiadis, seconded by Mary Russell to approve the request from James and Susan Matthews, 334 River Street for a gazebo.

With a roll call vote this motion passed 5 to 0

Yes: Perschbacher, Bennett, Eftaxiadis, Russell, Kracht

No: None

HDC-2016-20 Kit Holmes and Cynthia Millonzi, 346-348 River Street

A request for a certificate of appropriateness has been received from Kit Holmes and Cynthia Millonzi to refurbish the existing sign on the building at 346-348 River Street. The applicant has demonstrated that the sign has been in place for over 40 years. The sign exceeds the size requirements of the Zoning Ordinance. Under Section 2101 the Historic District Commission may approve exceptions to Article 21 for historically appropriate signage. The applicant included two proposed sign plans the first is for a new sign larger than the original sign including a programmable reader board below the sign. The second shows the existing sign repurposed with the Music Vault signage inserted in the original frame with a separate programmable reader board sign installed below the original sign.

The Commission discussed if a reader board sign would be permitted and the specifics of the request.

Motion by T. Eftaxiadis, seconded by Aaron Bennett to approve the request from Kit Holmes and Cynthia Millonzi to refurbish the existing sign as example 2 on the request and if the original sign cannot be salvaged a new sign to replicate the outline of the existing sign is to be used. Lighting for the sign needs to come back to the commission.

With a roll call vote this motion passed 5 to 0.

Yes: Perschbacher, Bennett, Eftaxiadis, Russell, Kracht

No: None

Motion by Aaron Bennett seconded by Mary Russell to allow as an alternative example sign 1 as an alternative.

With a roll call vote this motion passed 5 to 0.

Yes: Russell, Eftaxiadis, Bennett, Perschbacher, Kracht
No: None

The Commission continued their discussion if reader boards should be allowed. Discussion included setting a precedence, the Ramsdell Theater may be asking for a similar type of sign, need to be shown an example or video of how the sign appears.

MOTION by T. Eftaxiadis, seconded by Mary Russell to postpone action on reader board signs/digital signs until more information and specifications are received.

With a roll call vote this motion passed 5 to 0.

Yes: Russell, Perschbacher, Eftaxiadis, Bennett, Kracht
No: None

HDC-2016-21 North Channel Investors LLC, 86 Washington Street – Complete renovation of the exterior of the building

Commissioner Eftaxiadis declared a conflict of interest and removed himself to the audience.

Request for a Certificate of Appropriates has been received from North Channel Investors LLC for the complete renovation of the exterior of the building including:

East side: Replacement/repair of the entire 1st floor facade, replacement of all windows, brick cleaning & repairs, repair/repainting of all wood elements.

West side: Replacement of all windows, addition of secondary entrance to building, addition of new balcony, replacement of exterior brick of "North" building, cleaning/repair of brick of "South" building.

South side: Replacement of all windows & door, installation of new windows, addition of new balconies, cleaning/repair of brick wall.

North side: Demolition of existing wall, construction of new wall, placement of new windows, addition of balconies, addition of entrance to apartments, and addition of utility doors/windows for brewery.

Detailed plans for all exterior and interior demolitions, replacements and new construction components of the building rehabilitation will be submitted to the State Historic Preservation Office (SHPO) for review and recommendations for approval of Historic Rehabilitation Tax Credits (HRTC) by the Parks Service of the US Department of Interior. Therefore, final rehabilitation details normally described in the Certificate of Appropriateness Checklist will be determined and specified following review/approval of the Part II application for HRTC by SHPO; SHPO is currently reviewing the Part I application.

Commissioner Trucks entered the meeting at 3:56 pm

John Groothus and T. Eftaxiadis spoke to the commission about the plans and reviewed the drawings and renderings for the project.

MOTION by Aaron Bennett, seconded by Lee Trucks to approve the request from North Channel Investors LLC for the complete renovation of the exterior of the building contingent upon approval of the application by the State Historical Preservation Office.

With a roll call vote this motion passed 5 to 0 with Commissioner Eftaxiadis abstaining due to a conflict of interest.

Yes: Bennett, Carlson, Trucks, Perschbacher, Kracht
No: None

Schedule Meeting Dates 2017

The Historic District Commission generally holds their regular business meetings on the first Thursday of each month. These meetings are held in Council Chambers, City Hall, 70 Maple Street, Manistee Michigan at 3:00 pm. Staff has prepared a list of meeting dates for 2017 for the Commissioners consideration. Worksessions will be scheduled if needed.

Motion by Lee Trucks, seconded by John Perschbacher that the Historic District Commission schedules their meetings dates for 2017 as follows:

January 5, 2017	February 2, 2017	March 2, 2017	April 6, 2017
May 4, 2017	June 1, 2017	July 6, 2017	August 3, 2017
September 7, 2017	October 5, 2017	November 2, 2017	December 7, 2017

With a voice vote this motion passed unanimously

HDC-2016-17 Rachel & William Brooks, 431 River Street – Door

A request has been received from Rachel & William Brooks, 431 River Street to replace the existing storefront door.

Mark Fedder Museum Director, issued a Certificate of Appropriateness for routine repair and maintenance for the replacement of storefront windows, transom windows and bulkheads. The existing door is wood and he is deferring to the commission approval for the replacement of the door with an aluminum door that is similar in appearance.

Discussion by the commission included the current condition of the existing door, the door is not original to the building, is this the correct time to replace the door with the other work being done on the building, was a mail slot in the original door.

Museum Director Mark Fedder asked the commission to clarify his oversight for Routine Repair and

Maintenance and when they want projects sent to the commission for their consideration. This will be discussed at a later meeting to avoid any confusion in the future.

MOTION by T. Eftaxiadis, seconded by Aaron Bennett to approve replacement of door as submitted with the requirement that specifications for the door and colors be provided to Museum Director Mark Fedder, the Museum Director is to determine if a mail slot is shown in historical photos of the building and if it is demonstrated the door will require a mail slot.

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

Yes: Bennett, Eftaxiadis, Russell, Trucks
No: Perschbacher, Kracht

OLD BUSINESS

The commission postponed discussion on the Gordon/Rozmarek permits until the November meeting.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Joe Hollander, Hollander Development spoke to the commission about his proposed project for the building at 400 River Street. The Commissioners spoke of the requirements they follow for approval and the process. Mr. Hollander will be giving a presentation to City Council at their worksession next Tuesday and the commissioners were encouraged to attend. With Mr. Hollander's project the commission may need to schedule additional meetings.

Mark Fedder and Steve Harold left the meeting.

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee reported to the Commission on the permits issued by Mark Fedder, Museum Director since March.

Tracey Lindeman, 308 River Street – Awning & Signage/**Issued Permit PHDC-16-007.**

TJ's Pub, 399 River Street – Routine Repair and Maintenance – front window repair/window roof/**Issued Permit PHDC-16-008.**

Edward Jones, 50 Filer Street – Signage/**Issued Permit PHDC-16-009.**

The Fillmore of Manistee LLC - 318 River Street- Signage/**Issued Permit PHDC-16-010.**

Swanky, 419 River Street - Signage/**Issued Permit PHDC-16-011.**

TJ's Pub, 399 River Street – Signage/**Issued Permit PHDC-16-012.**

Elk's, 432 River Street – Routine Repair and Maintenance – repair of three oval windows/**Issued Permit PHDC-**

16-013.

Rachel Brooks, 431 River Street – Paint Colors/*Issued permit PHDC16-014*

Famous Flynn’s, 344 River Street - projecting sign on rear of building/*Issued permit #HDC16-015*

Cynthia Millonzi & Mary Holmes, 348 River Street – Exploration for Historical Elements/ *Issued permit #HDC16-016*

MEMBERS DISCUSSION

None

WORKSESSION:

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

ADJOURNMENT:

MOTION by John Perschbacher, seconded by Lee Trucks that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:10 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

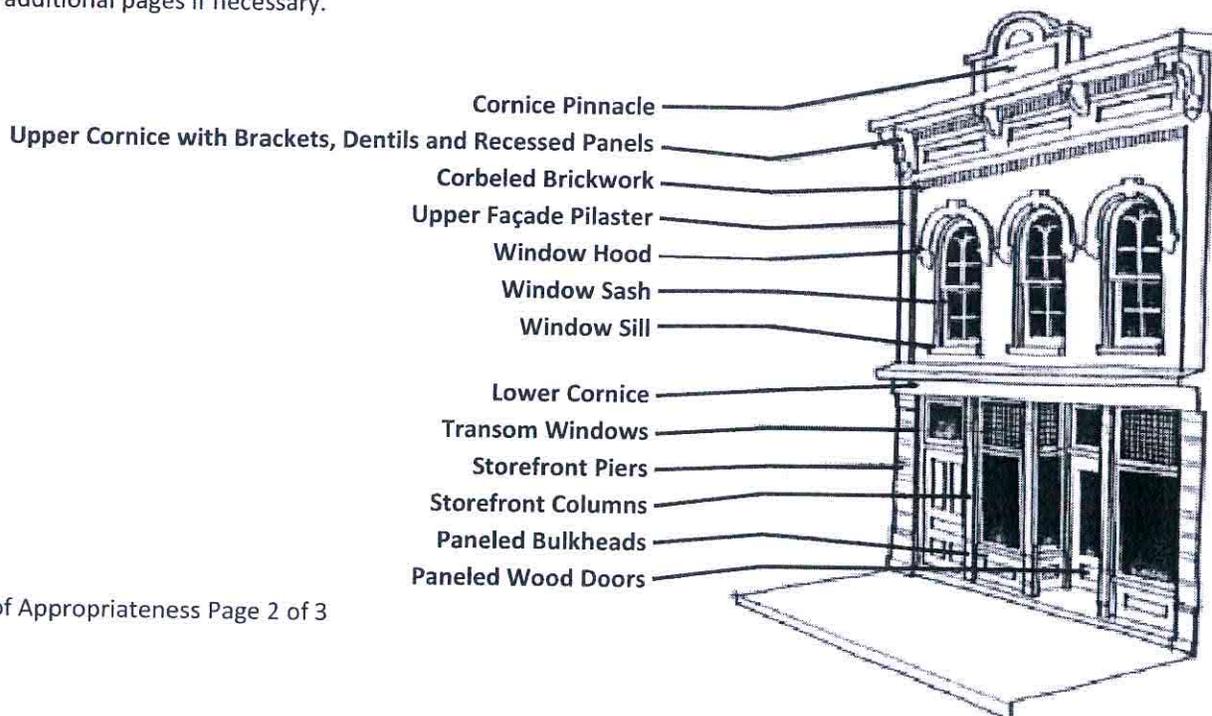
Application for a Certificate of Appropriateness

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: <i>297 RIVER ST</i>		Parcel # <i>51-51-153-701-04</i>	
Applicant Information			
Name of Owner or Lessee: <i>DIPKAN REAL ESTATE LLC</i>			
Address: <i>SAME</i>			
Phone #: <i>231-723-3383</i>		Cell#: <i>231-794-7372</i>	
e-mail: <i>shoemandan@shglobal.net</i>			
Name of Contractor (if applicable): <i>BENCHMARK HOMES STEPHEN SIPES</i>			
Address: <i>231-690-2488</i>			
Phone #:		Cell#: <i>→</i>	
e-mail: <i>benchmarkhomes3531@yahoo.com</i>			
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 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 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 type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)
Describe the proposed project			
<u>REAR FACADE</u>			
① RECOVER EXISTING ROOF WITH NEW SHINGLES ② ADD PORCH OVERHANG TO PROTECT STAIRWELL FROM FLOODING AND ENHANCE AESTHETICS ③ PAINT WITH PAINT EXISTING IN OUR STOCK. (PAINT COLOR CURRENTLY ON FACADE (RIVER ST.))			
← ASAP		← ASAP	
Proposed Start Date _____		Proposed Completion Date _____	
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: <u>Daniel F. Belink, Member</u>		Date: <u>10/17/16</u>	
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	
<input type="checkbox"/> Upper Cornice	
<input type="checkbox"/> Corbeled Brickwork	
<input type="checkbox"/> Upper Façade Pilaster	
<input type="checkbox"/> Window Hood	
<input type="checkbox"/> Upper Windows	
<input type="checkbox"/> Lower Cornice	
<input type="checkbox"/> Transom Windows	
<input type="checkbox"/> Storefront Piers	
<input type="checkbox"/> Storefront Columns	
<input type="checkbox"/> Paneled Bulkhead	
<input type="checkbox"/> First Floor Windows	
<input type="checkbox"/> Doors	
<input checked="" type="checkbox"/> Other	<u>BUILD PORCH OVERHANG ON REAR OF BUILDING TO KEEP RAIN RUN OFF OUT OF STAIRWELL AND BASEMENT + ENHANCE REAR OF BUILDING AESTHETICALLY. RESHINGLE SMALL EXISTING ROOF.</u>

Snyder's
397 River Street
Existing Photos/Rear of Building

New Shed Roof to be constructed



Existing Shed Roof to be Re-shingled

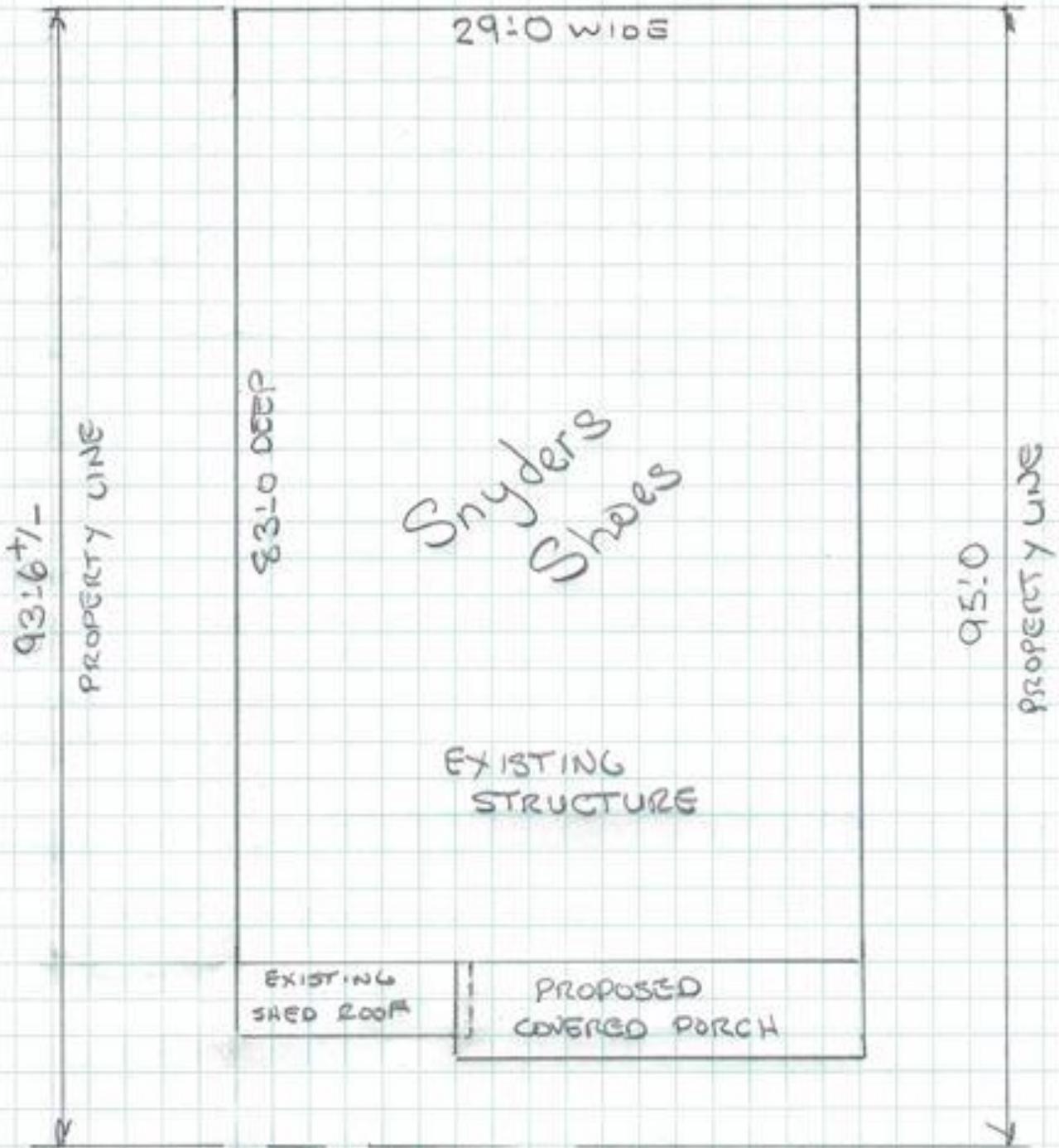


Stairway to be covered by new Shed Roof



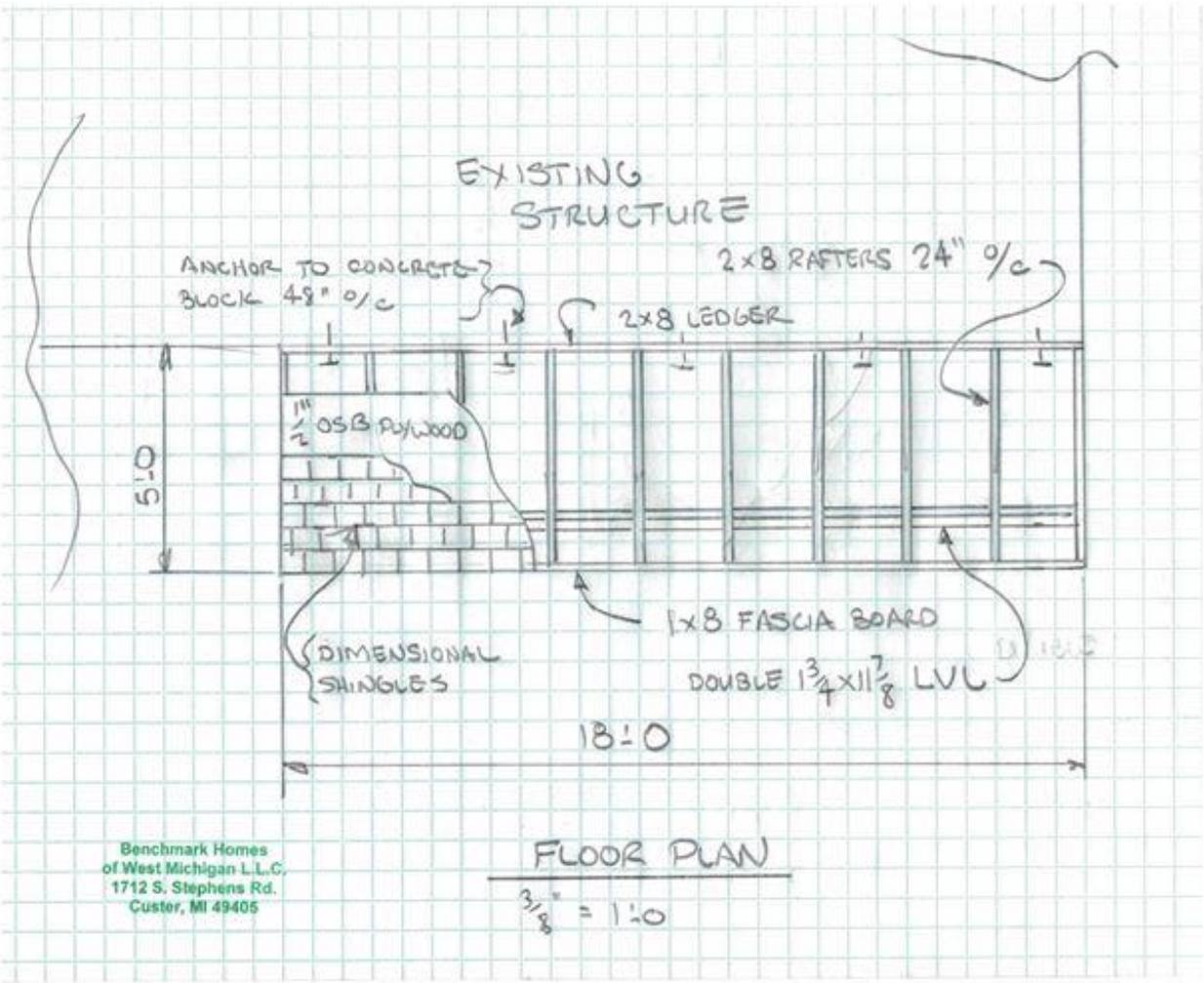
Approx. Location of Shed Roof to be Constructed



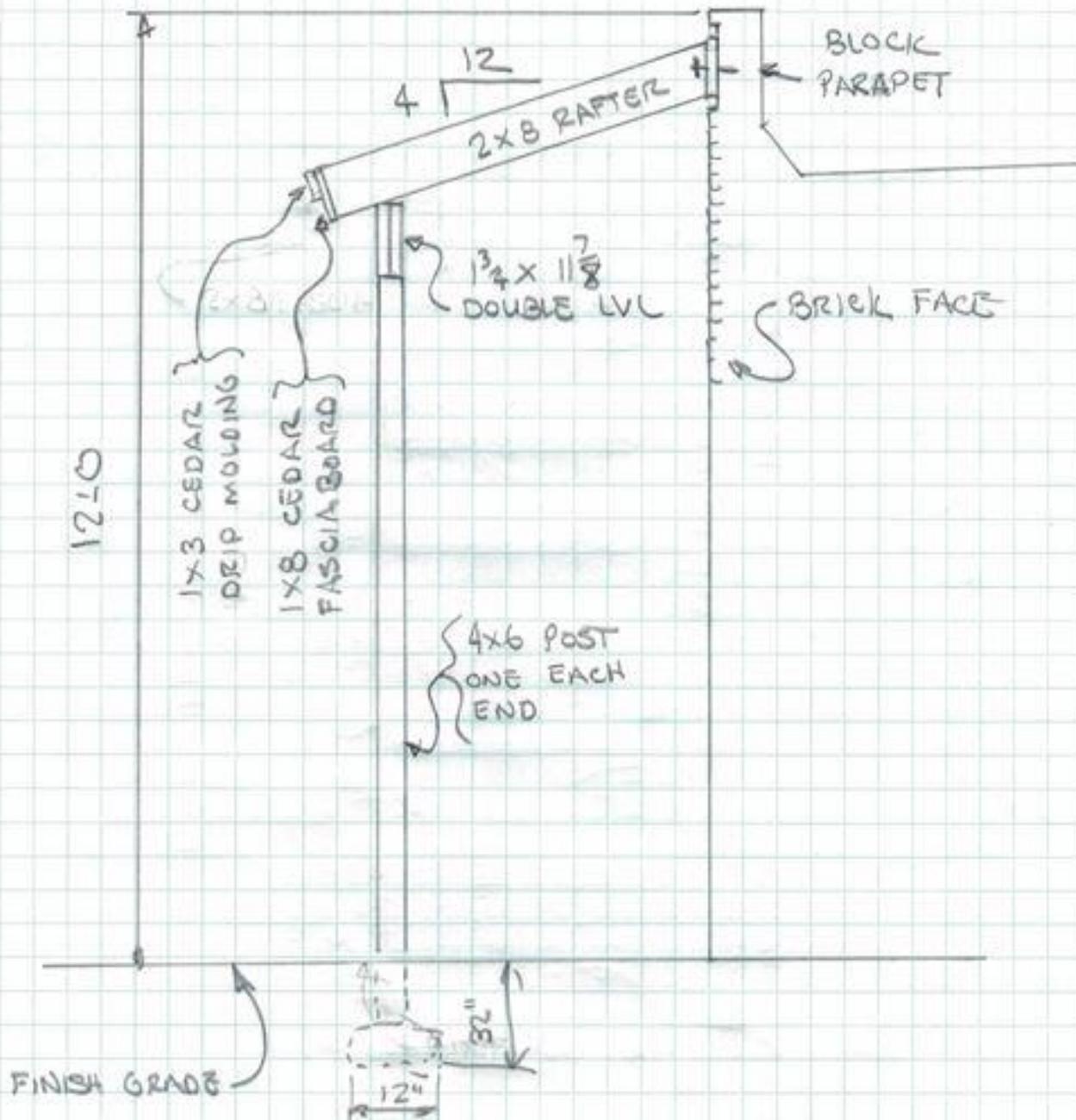


Benchmark Homes
of West Michigan L.L.C.
1712 S. Stephens Rd.
Custer, MI 49405

SITE PLAN
NOT TO SCALE



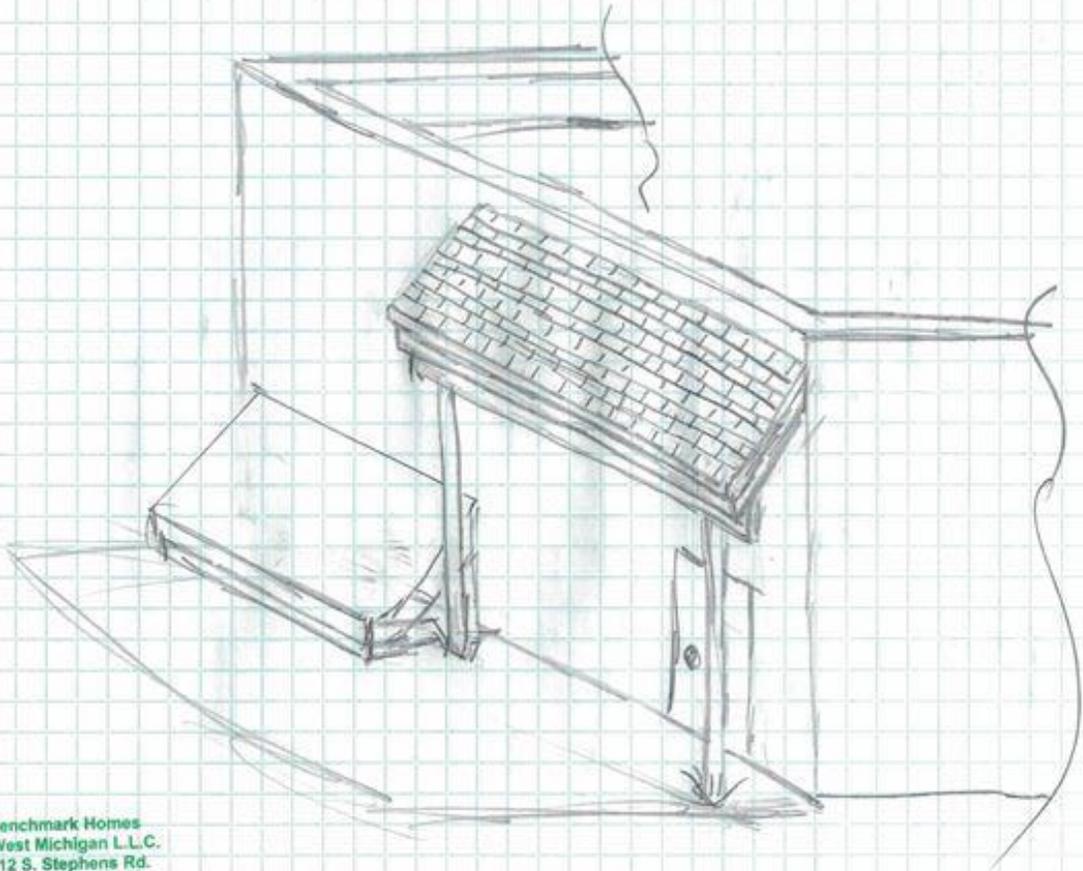
Benchmark Homes
of West Michigan L.L.C.
1712 S. Stephens Rd.
Custer, MI 49405



FRAMING DETAIL

NOT TO SCALE

Benchmark Homes
of West Michigan L.L.C.
1712 S. Stephens Rd.
Custer, MI 49405



Benchmark Homes
of West Michigan L.L.C.
1712 S. Stephens Rd.
Custer, MI 49405

ARTIST RENDERING



Historic District Commission
 Planning & Zoning Department
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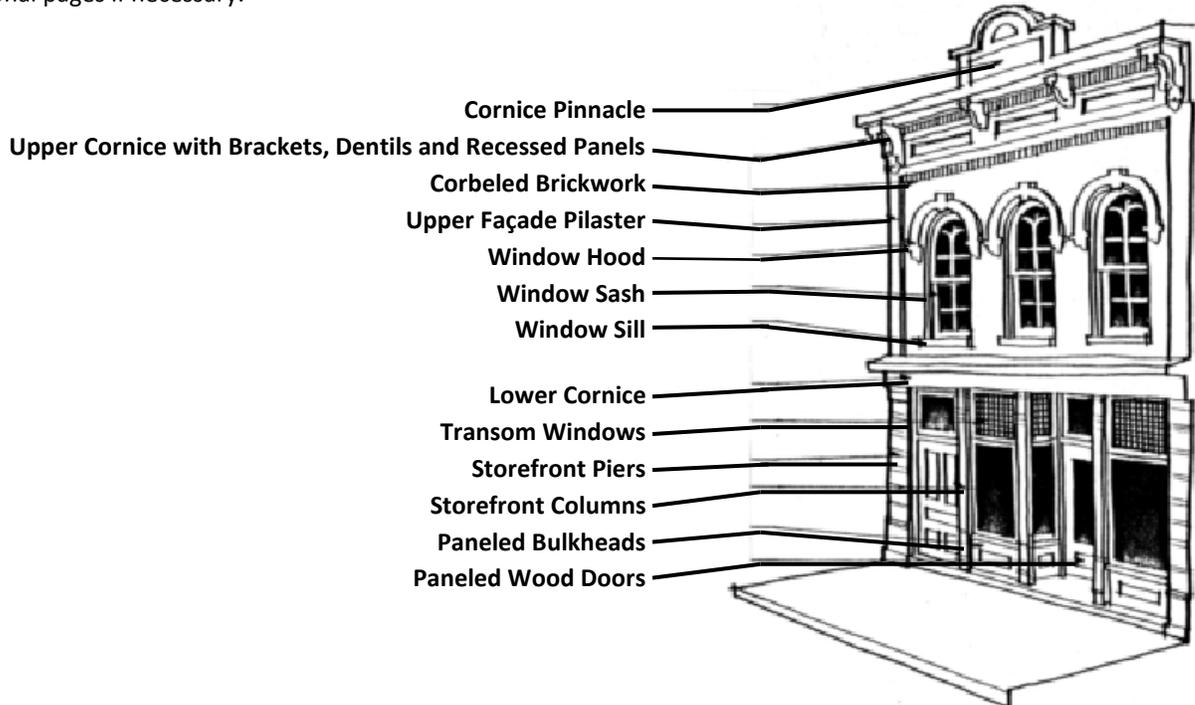
Request for Design Assistance

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: 400 River Street	Parcel #
Name of Owner or Lessee: Hollander Development Corporation	
Address: 1822 West Milham, Portage, MI 49024	
Phone #: 269.388.4677	Cell#: e-mail:
Name of Contractor (if applicable): InForm Architecture, LLC (Architect)	
Address: 401 East Michigan Avenue, Suite 100, Kalamazoo, MI 49007	
Phone #: 269.270.3331	Cell#: 269.569.5161 e-mail: steve@informarchitect.com
License Number: MI Architect: 1301035138	Expiration Date: 10/31/17
Description of Work	
Describe the proposed project [Use checklist to detail project]	
Please see attached information	
Attach Photos, sketches, material information for proposed project.	
Authorization	
Applicant Signature: 	Date: 10/21/2016
Office Use Only	
HDC - _____ - _____	Notes: _____
Signature: _____	Date: _____

Design Assistance

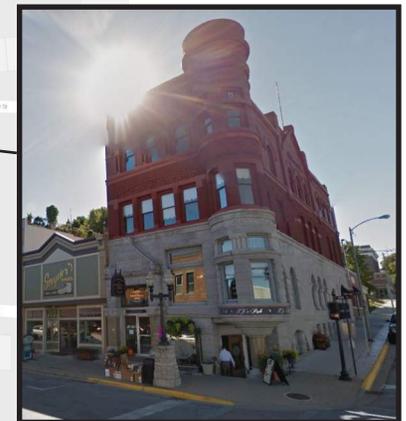
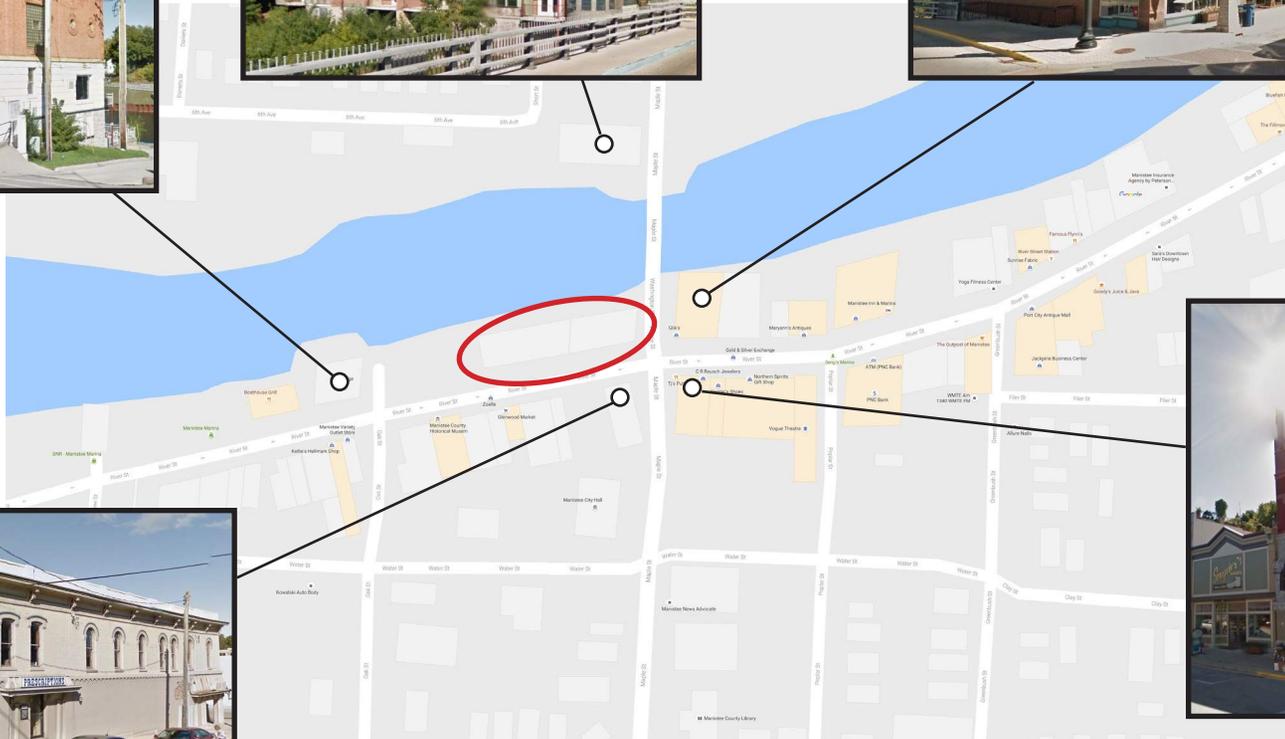
This drawing depicts many of the types of historical decoration found in the Manistee Historical Business District. While all of the elements may not apply to your building this should assist in listing areas of renovation. Below is a check list to assist in the application process. Please check all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



Check all of the Renovations that Apply to your project and give a brief explanation of the project attach additional sheets if necessary – Example	
<input type="checkbox"/> Cornice Pinnacle:	<u>N/A</u>
<input checked="" type="checkbox"/> Upper Cornice	Repair and replace with new materials. Wood will be used and painted to match exiting color scheme.
<input checked="" type="checkbox"/> Corbeled Brickwork	Clean using method prescribed in Preservation Brief #1
<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 type="checkbox"/> Upper Windows	
<input type="checkbox"/> Lower Cornice	
<input type="checkbox"/> Transom Windows	
<input type="checkbox"/> Storefront Piers	
<input type="checkbox"/> Storefront Columns	
<input type="checkbox"/> Paneled Bulkhead	
<input type="checkbox"/> First Floor Windows	
<input type="checkbox"/> Doors	
<input type="checkbox"/> Other	

Proposed Redevelopment of

400 River Street Manistee, Michigan



Background

The current building at 400 River Street in downtown Manistee is a single story, synthetic plaster-clad building with approximately 13,000 SF of floor area on the first level. The lower level contains approximately 1,500 SF of utility and storage space. The east portion of the building dates back to the early 1960's and the west portion was constructed in approximately 1988. It is defined as a non-contributing structure to the City of Manistee Historic District.

The site is bounded by River Street on the south, Maple Street on the east, the Manistee River to the North and Oak Street to the west. There is a surface parking lot to the west of the building, that extends under the west portion of the building.



400 River Street - Manistee

Hollander Development Corporation

10.21.2016

Proposed Use

The proposed use for the property is for a mixed use structure containing retail and approximately 45 one-bedroom and two-bedroom residential units. The surface parking lot and parking under the building would remain.

Approach

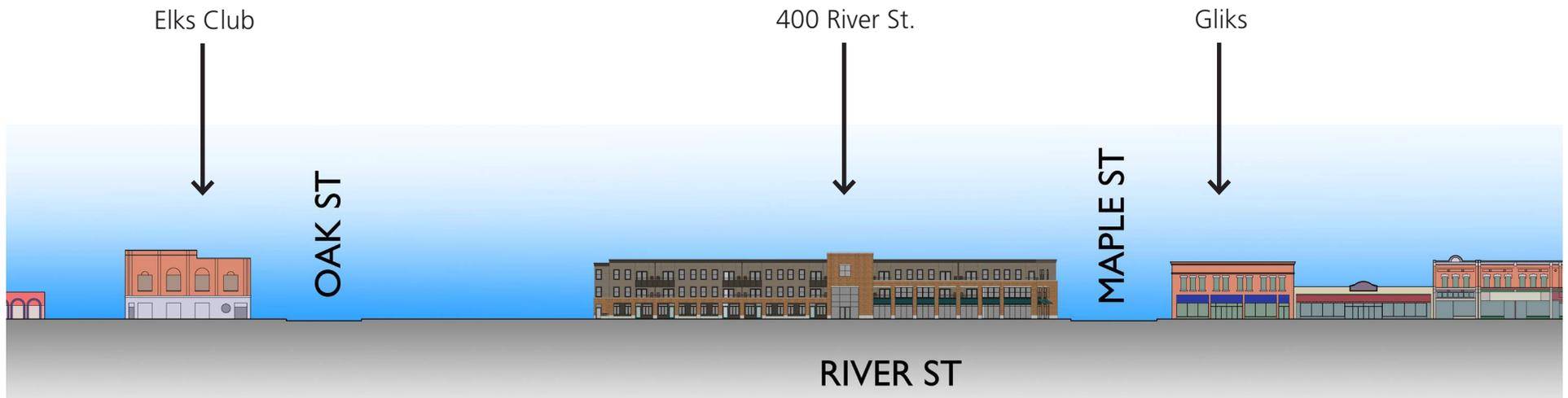
Although final determination has not yet been made, the proposed approach to this project is to demolish the existing building above the first floor slab, leaving the building foundation, basement level and first floor structure intact. A new 3-story building will be built on the existing first floor structure. This approach was developed based on the following factors:

- The existing building has no historic significance
- A new building would allow more flexibility in layout to better accommodate the new uses.
- The existing exterior facade is in poor condition and is not in keeping with City of Manistee Historic District Guidelines

Design Narrative

When designing the new building for this site, we used the City of Manistee Historic District Guidelines as our guide. We are considering this building essentially an in-fill construction, but it also has the unique attribute of being essentially the end of the traditional downtown area on the north side of River Street. The property immediately to the west is the Elks meeting hall, then a one-story restaurant and the municipal marina.

Our approach to the design of this rather long building was to break the front facade into three sections, each with a unique, but related, design treatment. The palette of materials of brick, glass and horizontal siding remains consistent between the sections.





Eastern Section of River Street Facade

The east-most section (at the corner of River and Maple) has commercial use on the street-level. The facade is brick and glass on the first two floor levels, and is broken up into bays of storefront windows separated by masonry pilasters. These bays are two stories tall to relate to the buildings across the street to the south. Awnings are used at the retail spaces to provide shading and a more pedestrian-friendly feel. The cladding material of the third story is changed to horizontal siding to reduce the apparent building height. Balconies for the residential units on this facade are in-set to avoid breaking the line of the facades. The rhythm, proportion and style of the double-hung windows get their cue from the windows on other downtown buildings.



Center Section of River Street Facade

The center section serves as the main entry for the residential units on all three levels. This section is all brick masonry and glass, and is somewhat taller, both to emphasize the entry and to break the cornice line. This facade features a large inset entry to provide protection from the elements, similar to other buildings in the block to the east.



Western Section of River Street Facade

The west-most section is all residential. Brick is used on the first story level with horizontal siding on the upper two stories to begin to break down the scale as the downtown area comes to an end. Here again, the facade is broken down into bays to create a rhythm. The first floor residential units have an entry recessed from the sidewalk in a small alcove. These units also have a barrier-free entry off the interior corridor. The first story bedroom windows are set behind a French balcony treatment to provide a sense of privacy. Upper units feature an inset balcony, and double-hung windows.



Maple Street Facade

The facade facing Maple street is a continuation of the facade around the corner, with storefront windows and masonry piers.



River Facade

The facade facing the river is distinctly simplified, as was historically done. It consists of large double-hung windows and cantilevered balconies to add texture to the facade. This facade is cantilevered over the edge of the existing building structure to gain needed floor space without disturbing the adjacent grade. Cladding is horizontal siding. The basement level, which is exposed on this facade, will be used for a rental office and tenant amenities. The grade level of this facade is clad in brick, with the upper residential levels clad in horizontal siding.





View Looking Northeast



View Looking Northwest



View from Maple Street Bridge



400 River Street - Manistee
Hollander Development Corporation
10.21.2016



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IN • FORM Architecture

401 east michigan avenue suite 100 kalamazoo, MI 49008
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Hollander Development Corporation is a leader in the development of affordable, high-quality apartment communities for families and seniors throughout Michigan. Since the creation of our company in 1979, we have successfully developed over 3,000 units of affordable housing.

We take pride in creating apartment communities with architectural distinction and a focus on sustainability. We work closely with the project design team to create housing developments with curb appeal, comfortable and efficient floor plans, desirable resident amenities, site plans which are sensitive to the surrounding neighborhood, and low environmental impact. We are a member of the U.S. Green Building Council and our portfolio includes multiple LEED certifications.

Our careful planning and attention to detail throughout the development process results in properties that enhance the community. Our properties offer attractive housing options to employers who are moving into or expanding within a locality and are looking for affordable housing for their employees. In many cases, our properties help to upgrade the local housing stock and encourage neighborhood revitalization activities.

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InForm Architecture is a collaborative architectural practice based in Kalamazoo with on-going projects throughout western Michigan. We have significant experience with historic and adaptive-reuse projects in urban settings, and strive to design with sensitivity to a building's context and environment.

Our team for this project is led by Steve Hassevoort, AIA, the managing partner of the firm. Steve has over 30 years experience in the profession and is on the Michigan State Historic Preservation Office List of Historical Architects. He also sits on the board of the Western Michigan Chapter of the U.S. Green Building Council, the City of Kalamazoo Downtown Design Review Committee and the Downtown Kalamazoo Incorporated Project Review Committee.