

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, September 5, 2013
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 September 5, 2013 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the August 1, 2013 meeting Minutes.

V New Business

John Smith, 435 River Street – Icehouse and Oak Street Entrance

The Commission reviewed the district at their August 1, 2013 meeting and expressed concerns about the building at 435 River Street. The Commission previously discussed the condition of the Icehouse and the boarding up of the Oak Street Entrance with the owner. The Commission will be discussing the condition of the building.

Appreciation Letters

The Commission will discuss sending letters of appreciation for projects that have been completed in the district.

VI Old Business

VII Public Comments and Communications concerning Items not on the Agenda

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

VIII Correspondence

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

IX Reports

Main Street/DDA Director
Museum Curator
Museum Director
Planning and Zoning Staff

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

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

August 1, 2013

A Meeting of the Manistee City Historic District Commission was held on Thursday, August 1, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:03 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Teena Kracht, Jeremy Loveless, John Perschbacher, Mary Russell

Members Absent: Maria DeRee, T. Eftaxiadis (excused)

Others: Joe Mathewson (339 River Street), Rob Sandstedt (Sandstedt Coating), Mark Fedder (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning) and others

Since the Commission was reviewing the district during the meeting, it was decided that New Business would be moved after Member Discussion.

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by Mary Russell that the Agenda be approved as discussed.

With a voice vote this MOTION APPROVED UNANIMOUSLY

APPROVAL OF MINUTES:

MOTION by Mary Russell, seconded by Jeremy Loveless that the Minutes of the July 11, 2013 Meeting be approved as prepared.

With a voice vote this MOTION APPROVED UNANIMOUSLY

OLD BUSINESS

None

Commissioner Perschbacher entered the meeting.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Joe Mathewson, 339 River Street and Rob Sandstedt, Sandstedt Coating. – Mr. Mathewson and Mr. Sandstedt discussed with the commission their proposal to remove the paint from the columns on the building at 339 River Street. Mr. Sandstedt spoke of his credentials, proposal to sandblast the brick to remove the paint. The Commission explained that sandblasting is not an approved method for paint removal in the district. Mr. Sandstedt said that he has used it on other buildings with success. Mr. Mathewson spoke of his meeting with a paint representative to try to find a method to remove the silver coating. The Commission asked that Mr. Mathewson and Mr. Sandstedt prepare a scope of work and supporting documentation along with photos that could be sent to Robb McKay, Historical Architect for the State Historic Preservation Office for his review. The Commission agreed to hold a special meeting if necessary.

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director – issued permit to the Manistee County Historical Society, 425 River Street - Paint outside window sills (6) with matching semi-gloss brown paint; Sand & repaint outside pillars/columns to match existing black; Paint outside brick lower story columns with matching semi-gloss paint; Repair bases under four metal columns will be painted black; Paint front screen doors to match sills and brick columns; Paint front entrance doors to match sills and brick columns; On West portion of Building fill in space between sidewalk and basement windows with concrete *issued permit PHDC13-022.*

Denise Blakeslee, Recording Secretary

Staff is requesting to change the date of the October 3, 2013 Historic District Commission Meeting. Staff will be attending the Michigan Association of Planning Conference in Kalamazoo.

MOTION by John Perschbacher, seconded by Mary Russell that the Historic District Commission that

the October Meeting be rescheduled to October 10, 2013.

With a voice vote this MOTION APPROVED UNANIMOUSLY

MEMBERS DISCUSSION

None

NEW BUSINESS:

Review of District

Members of the Historic District Commission toured the District. Photographs were taken of the buildings and some outstanding permits were closed.

The Commission discussed adding language to the bottom of the permit asking the owner to contact staff when a project is complete so the permit can be closed.

The Next meeting of the Historic District Commission will be on Thursday, September 5, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Dave Carlson, seconded by Mary Russell that the meeting be adjourned.

With a voice vote this MOTION APPROVED UNANIMOUSLY

MEETING ADJOURNED AT 4:23 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary

To: Historic District Commissioners

From: Denise Blakeslee
Planning & Zoning

Date: August 27, 2013

RE: Manistee Variety Building



Commissioners, during our tour of the district on August 1, 2013 the Commission wanted to begin discussion on the condition of the “ice house” on the Manistee Variety Building. Also the tar paper has blown off and is in disrepair over the oak street entrance that was closed off.

Timeline – Excerpts from Meeting Minutes/Worksession Notes

November 1, 2007 Steve Harold notified the Commission that the Building at 435 River Street had removed and boarded up some of the windows on Oak Street. They were told that approval was required of the Commission and have stopped the demolition process. A letter will be sent inviting the owner to submit an application or discuss the proposed project with the Commission at the December Meeting.



JENNIFER GRANHOLM
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

KEITH MOLIN
EXECUTIVE DIRECTOR

April 14, 2010

John L. Smith
315 Condon Rd.
Manistee, MI 49660

Re: Michigan Main Street Design Services
Manistee Variety / Manistee Artist's Mall
435-437 River Street, Manistee, MI

Dear Mr. Smith:

Thank you so much for your interest in improving the façades of your buildings at 435 and 437 River Street in Manistee and participating in Michigan Main Street's Design Services. Enclosed are drawings depicting a proposed schematic design based upon the information submitted in your Design Assistance Application and our conversation on site in February. Also included with the drawings are paint samples and some additional information to assist with the improvements.

Your building at 435 River Street, the Manistee Variety, retains an extremely high degree of historic integrity on its north façade with many of the building's original features still intact including the large storefront with fluted columns and paneled bulkhead, ornate cornice, and stained glass transom window on the upper floor. The east façade has lost most of its original features but the columns and framing for the east storefront still exists with the outline of the original cornice giving clues to its design.

Your building at 437 River Street, the Manistee Artist's Mall, has lost most of its historic integrity with the loss of its original façade and storefront. The pressed metal ceiling in half of the building suggests that the original building had two storefronts with recessed entries centered in each.

Since no historic photographs of either building are available, the proposed design is careful not to try and recreate any missing features of the buildings based on what they *might* have looked like. Instead the proposed design, illustrated on Sheets "A1", "A2" and "A3", recommends a more modern interpretation of a typical storefront.



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702 WEST KALAMAZOO STREET • P.O. BOX 30740 • LANSING, MICHIGAN 48909-8240
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The proposed design also intends to serve as a “vision” for future improvements to both buildings. While there is an extensive amount of work outlined in the proposed improvements, the work can be done either all at one time or phased over several years. In the “Additional Information” section of this packet, there is a recommendation for phasing the improvements with the more critical items to be completed in the coming year and other items to be stretched out over several years.

North Elevation – 435 River Street (Sheet A1)

- Masonry – Repair, repoint and clean all masonry (see additional information)
- Windows – Replace broken glass and repair existing windows where needed, do not replace (see additional information)
- Cornice – Install the missing lower portions of the cornice’s end caps.
- Signage – Repaint/repair existing signage located in transom panel
 - Option: Also install a hanging perpendicular sign similar to many signs located along River Street

North Elevation – 437 River Street (Sheet A1)

- Selective Demolition – Carefully remove existing, non-historic materials including existing light fixtures, signage (salvage for later reuse), siding, brick, windows, door, storefront framing, and concrete masonry unit base
- Storefronts – Install two new storefronts (simple design, wood or aluminum) with large display windows, transoms and recessed entries. If possible, entries should match profile of original storefront seen in pressed metal ceiling
 - Option: Install one storefront stretching across the entire façade with one recessed entry centered in the middle
- Cornice – Install two cornices (simple design, wood, no brackets) with one being at top of building and the other above the storefront
- Awning – Install two canvas awnings, operational is optional
- Signage – Repaint/repair existing signage, add vinyl window lettering to storefront windows and doors
- Lighting – Install three gooseneck lights (simple, modern design)

East Elevation – 435 River Street (Sheet A2)

- Selective Demolition – Carefully remove all vines and any other vegetation growing on the building (see additional information). Also remove any existing, non-historic materials including infill from original storefront. Do not remove any original portions of the storefront remaining on the interior of the building.
- Masonry - Repair, repoint and clean all masonry (see additional information)
- Windows – Repair existing windows where needed, do not replace (see additional information)
- Cornice – Install new cornice and end caps above the storefront (simple, modern version of the cornice on the north façade of the building)

- Storefront - Install new storefront (simple design, wood or aluminum) but instead of windows, install spandrel glass (an opaque material, see additional info) to give the impression of large display windows. Recess the middle portion and divide the spandrel glass to give a modern interpretation of the original entry and doors. Build an interior partition wall behind the storefront for hanging/displaying merchandise.
- Adjacent Building – Work with the adjacent property owner to ensure that they repair/replace the gutters and downspouts on their building before either buildings suffer from additional water damage. Also coordinate the removal of vines and vegetation growing on the buildings to ensure it doesn't grow back.
- Stair to Basement – Clean debris and trash collecting in the stairwell. Repair and paint lower storefront as needed.
- Reslope the Grade – Reslope the grade at the corner of the building, if needed, to ensure water flows away from the building.

South Elevation – 435 River Street (Sheet A3)

- Selective Demolition - Carefully remove all vines and any other vegetation growing on the building. Demolish non-contributing garage.
- Masonry - Repair, repoint and clean all masonry (see additional information)
- Windows – Repair existing windows where needed, do not replace (see additional information)
- Infill for Missing Window – Paint infill and sill to match brick.
- Door – Replace door

West Elevation – 435 River Street (not shown in drawings)

- Selective Demolition - Carefully remove all vines and any other vegetation growing on the building.
- Masonry - Repair, repoint and clean all masonry (see additional information)
- New Windows – Install new windows for apartment bedrooms and upper floor hallway. Windows should match proportions of other original windows however not arched (see schematic, Sheet A3). Do not match existing non-historic bay window design.

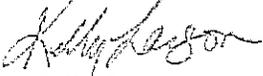
The paint colors, awning design, and signage shown are only one of many options available to you. The colors shown for 435 River Street are the existing paint colors. However, if you would like to see a different paint scheme I would be happy to recommend one. If you would like, the colors for 437 River Street could match as well.

The proposed design conforms to the Secretary of Interior's Standards for Rehabilitation as developed by the National Park Service and, if followed, could qualify you to receive federal and state historic tax credits. For information on tax credits, please contact Robbert McKay, Historical Architect for the State Historic Preservation Office, at 517-335-2727 or e-mail mckayr@michigan.gov.

435-437 River Street
Manistee, MI

Again, thank you for your interest in Michigan Main Street's Design Services and investing in the future of your building and the community. Please feel free to contact me with any questions or concerns. I would be happy to help.

Cordially,



Kelly Larson
Main Street Architect

Cc: Travis Alden (Manistee Main Street/DDA)
Laura Krizov (MSHDA/Michigan Main Street)

Spandrel Glass

435-437 River Street
Manistee, Michigan

Example – Odd Fellows Building, Boyne City, MI



What is Spandrel Glass?

Spandrel glass is a type of glass that is used to cover construction materials. In addition to being entirely durable, spandrel glass can also be used in an aesthetically appealing way. Spandrel is commonly used between certain sections of a building including the area between floors, columns, ceilings, and other small or large spaces.

The main aesthetic purpose of spandrel glass is to create an overall uniform appearance. By using colored glass panels, spandrel glass can match most other types of glass that are used to create a glass-front building. When the color of all glass pieces is observed, it is nearly impossible to tell where one section of a building begins and ends.

Spandrel glass is available in numerous shades ranging from green to bronze. Metal-flecked spandrel can also be acquired from certain retailers. The color of spandrel that is chosen is particularly important, since the color will affect the overall appearance of the building that it is applied to. When carefully matched with similar colors, spandrel becomes the ideal option for all types of buildings.

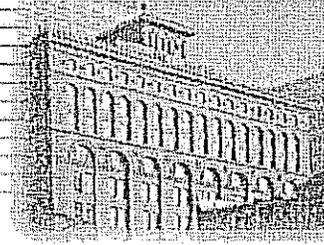
Spandrel is created using fired-on frit methods. This process includes a ceramic frit - a material used as a basis for glassmaking - that is fused to the glass using high-heat fusing methods. This technique creates a glass that will not fade over time. In addition, spandrel is up to five times stronger than annealed glass. Thus, spandrel glass is particularly suited for industrial buildings. In fact, most modern buildings incorporate the use of spandrel if a smooth appearance is desired.

Due to the fact that spandrel is created using intense heating methods, this glass is particularly resistant to thermal conditions. In addition to contributing to the uniform appearance of a building, spandrel can also be used to supply specific areas of a building with heat, since it has excellent thermal capabilities. Various industrial buildings have been lined with spandrel in order to trap and maintain solar heat. This method has been proven effective, and it is used all over the globe.

Spandrel is a universally appealing material that can be used in a number of ways. Careful placement and planning of spandrel will create a building that is virtually seamless. This relatively new material is the number one reason why various large buildings across the world seem to be made entirely of glass. Even though all structures require metal framing and solid walls, these structural items do not have to be viewed by the public. Instead, spandrel can be used to conceal portions of a building that are not aesthetically appealing.

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Re-View runs into situations where it is desired to block out all light from entering the window system. We utilize spandrel glass in applications such as elevator shafts, basements, and multi-level monumental windows that span several floors. Re-View can use spandrel in a host of colors to match the design of your project.

Offered monolithically, in insulating units, or as laminated glass, spandrel glass is typically specified for buildings' nonvision areas to mask construction materials. Even refurbished buildings covered in a combination of vision and spandrel glass can appear to be constructed entirely of glass. Re-View offers two types of spandrel:

Ceramic Frit

Available in a variety of colors to harmonize or contrast with the vision area, the ceramic frit is applied to the #2 surface of the glass. Ceramic enamel frits contain finely ground glass mixed with inorganic pigments to produce a desired color. The coated glass is then heated to about 1,150°F, fusing the frit to the glass surface, which produces a ceramic coating almost as hard and tough as the glass itself. A fired ceramic frit is durable and resists scratching, chipping, peeling, fading and chemical attacks.

Silicone Paint

Opaci-Coat-300® silicone paint is a water-based, elastomeric coating that provides optimal glass opacification. Applied without heat during the final stage of the spandrel fabrication process, Opaci-Coat-300® can be used with equal effectiveness on annealed glass (interior only) or heat-treated glass. Opaci-Coat-300® creates a rubberlike film when applied to glass, and, when specified, may satisfy criteria for fallout protection without the need for taping or the application of scrim films.

Re-View
1235 Saline Street
N. Kansas City, MO
64116
PH: 816-741-2876
FAX: 816-746-9331

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Last Revision: 01/20/07

Conserve Energy - Preserve Resources - Create Sustainable Jobs
Window Rehabilitation - Preservation Trades Training

NAME	ADDRESS	CITY	ZIP	PHONE	EMAIL
1. Hopper, Danny	3112 Courtland	Kalamazoo	49004	269-762-8142	Dannyhopper52757@yahoo.com
2. Tribu, James	2147 Oakland	Kalamazoo	49008	269-370-0794	jamestribu@yahoo.com
3. Allen, Jim	557 Carpenter	Northville	48167	248-349-0559 248-467-4668 c	jcall65@hotmail.com jca@wideopenwest.com
4. Dannenhauer, Bruce	9010 W H Ave	Kalamazoo	49009	269-375-6826 cell 269-569-1273	wildwoodservices@charter.net
5. Dowd, Lonnie	217 State St	Bay City	48706	(989) 894-0351 O (989) 450-2108	Sdowd0351@charter.net
6. Lumbard, Donald	1821 Union	Kalamazoo	49007	269-254-8381 269-870-3411	kazoodon@hotmail.com
7. Ritsema, Jim	1220 Woodrow Dr	Kalamazoo	49048	269 268-4158 c	jim.ritsema@yahoo.com
8. Shaffer, Chris	5374 Keys Dr	Kalamazoo	49004	269-998-8129	cshaffer29@yahoo.com
9. White, Amos Jr.	1805 Shire Lane	Kalamazoo	49007	(269) 330-0367	Awhite769@yahoo.com
10. Coleman, Terrence	511 Lay	Kalamazoo	49001	269-547-3761	Tscape42@yahoo.com
11. Deppe, David	107 Forest	Marshall	49068	269-781-8020	dwdeppe@att.net
12. Harsch, Gerry	803 S. Union	Traverse City	49684	231-421-3499	gharsch@charter.net
13. Donier, Kevin	1600 Marshall Ave SE, Suite A	Grand Rapids, MI	49507	616-245-5970	midtowncraftsmen@tds.net
14. Lewis, Chuck	22085 Lujon Dr	Northville	48167	248-476-0712	Clewis2005@gmail.com
15. Manchesky, Ken	11142 Summer Dr.	Zeeland	49464	616-566-2141	kmcroofing@sbcglobe.net
16. Pietri, Tom	728 Aster Ave	Holland	49423	616-335-2944	tom@toma.to
17. Sipes, Lori	3051 Foster Road	Ann Arbor	48103	734-604-4778	maglori@aol.com

ADDITIONAL INFORMATION

435-437 River Street
Manistee, Michigan

Includes:

- Phases for the Proposed Work
- Paint – samples from Benjamin Moore
- Awning – sample from Sunbrella
 - For potential suppliers, visit: www.sunbrella.com
- Spandrel Glass
 - Photo from Odd Fellow Building, Boyne City
 - “What is Spandrel Glass?” Article
- Vine Removal
 - “How to Kill Ivy” Article
- Masonry
 - See Qualified Contractors Below
 - Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
 - Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings
- Windows
 - See Qualified Contractors Below
 - Preservation Brief #9: The Repair of Historic Wooden Windows
- Federal and State Historic Tax Credits
 - Federal Tax Credits for Historic Properties
 - State-Only Tax Credits for Historic Properties
 - Combined Federal and State Historic Tax Incentives
- General Maintenance of Historic Buildings Info
 - Energy Conservation
 - Sample Building Maintenance Schedule
 - Preservation Brief #47: Maintaining the Exteriors of Small and Medium Size Historic Buildings
- For Qualified Architects and Contractors
 - Window Rehabilitation/Preservation Trades Graduates
 - Historical Architects List -- visit www.michigan.gov/shpo
 - Resource Directory from the Michigan Historic Preservation Network (MHPN)

Phases for the Proposed Work

435-437 River Street
Manistee, Michigan

Immediate Needs

- Remove garage – protect masonry to remain
- Remove all vines and vegetation off the building (ongoing, will most likely have to monitor any new growth and remove on an annual basis)
- Repair and repoint critical areas of masonry
- Reslope grade at corner of 435 building (east elevation) and adjacent building if needed
- Adjacent Building – work with property owner to repair gutters and downspouts, remove vines and vegetation

Short-Term Needs

- Install storefront and cornice on east façade of 435 building
- Clean debris and trash that collects in stairway to basement (ongoing)
- All façade improvements to 437 building (including storefronts, entrances, cornice, awnings, signage, lighting, etc)
- Install windows for bedrooms and hallway on west elevation of 435 building

Long-Term Needs

- Repair, repoint and clean all masonry
- Repair existing windows
- Install missing portion of cornice (435 building, north façade)
- Repaint/refurbish all signage
- Replace door (435 building, south elevation)

Paint Samples

435-437 River Street
Manistee, Michigan

- A Brick – Do not paint
- B Stone – Do not paint
- C Burgundy – Match Existing
- D Dark Green – Match Existing
- E Light Green – Match Existing
- F Gray – Match Existing

Benjamin-Moore – Color Preview

- G AC-4 Yosemite Sand
- H HC-65 Hadley Red
- J HC-20 Woodstock Tan

- K Glass
- L Black Spandrel Glass

Sunbrella (Awning)

- M 4939 Black Cherry Classic

Samples only included in original
copy sent to Owner

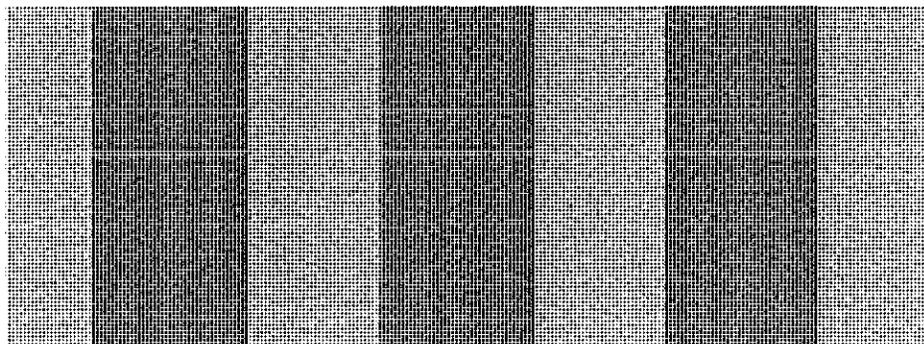
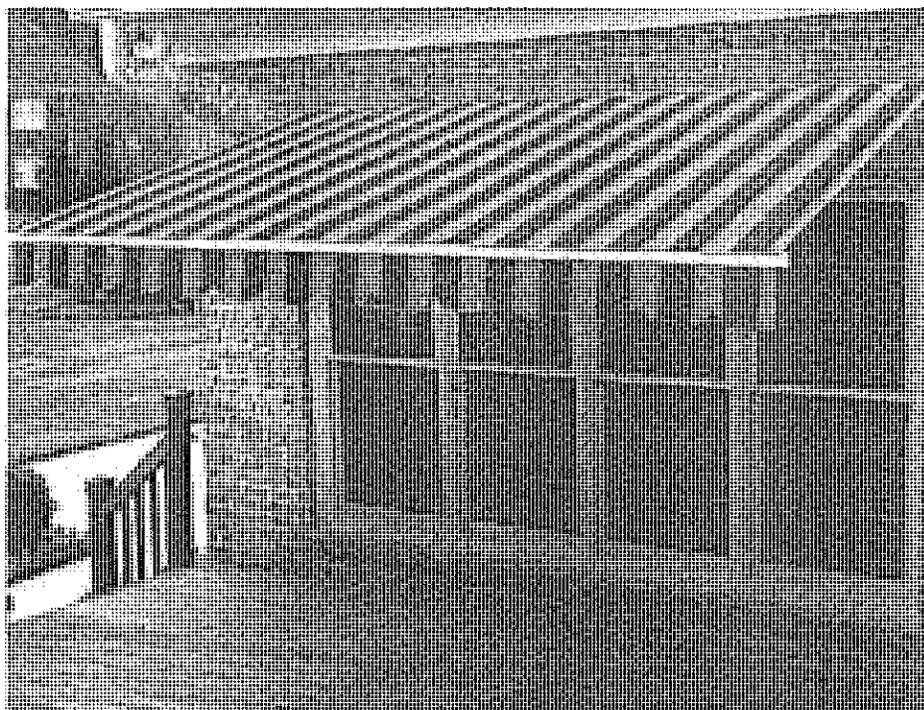
awning

Brass/Black Cherry Classic

Item#: 4939-0000

Width: 46in. / 117cm.

Repeat: 7.44x0in. / 18.89x0cm.



December 6, 2007 No Quorum, no action taken

January 3, 2008 Mr. Smith was in attendance at the December Historic District Commission in response to a letter that was sent to him regarding alterations to his building. Mr. Smith dropped off a copy of a plan that was reviewed in July of 2006.

Mr. Smith was requesting assistance from the HDC as to what he should ask for. Mr. Smith was given copies of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Mr. Smith was advised to meet with the Building Inspector to determine if any of his proposed modifications were structural in nature. He will need to submit a formal request to the commission.

March 5, 2009 Commissioner DeRee spoke of the skylights at the Rozmarek Building and the tar paper/window covering at Manistee Variety. Discussed the need to work with the owner on a more permanent repair.

July 9, 2009 Denise Blakeslee spoke to the Commission about John Smith's Building at 435 River Street. The Oak Street entrance that was removed and covered p needs to be addressed. The Commission directed Jon Rose and Steve Harold to contact Mr. Smith and see if he would attend the next meeting of the HDC for design assistance.

November 5, 2009 A request has been received from John Smith, 435 River Street for Design Assistance for his building at 435 River Street. Mr. Smith had previously removed the windows, door to the Oak Street entrance of his building and boarded up the entrance. At this time Mr. Smith is asking the Commission for permission to brick up the opening.

Mr. Smith also discussed other projects he wants to do to his building such as removal of the ice house on the rear of the building because it is falling down and what type of "shielding" the commission wants to see between the Artist Mall building and the Hallmark building.

The Commission thanked Mr. Smith for his request and due to the late hour they will schedule a worksession to discuss options for Mr. Smith. He said to give him a call and he will be happy to attend the worksession to answer any questions.

November 13, 2009 Mr. Smith spoke to the Commission about proposed renovations to his building. Including:

- Demolition of the Ice House
- Rear of Building Improvements (Water Street) - Window replacement, door replacement,
- Repair to brick/mortar and the detailed elements on the top of the building (metal caps).
- Front facade updates - Front Window Replacment
- Interior improvements - refinishing oak floors.

Asked for assistance with projects. He is willing to spend some money and would like to review possible grants/assistance for the projects. Travis Alden spoke of some of the funding that is available and will meet with Mr. Smith next week to discuss options and possible design assistance. The Committee asked Mr. Smith to put felt over the Oak Street entrance as a temporary fix to get through the winter while plans/funding is looked into.

March 3, 2010 Mr. Rose will send letters to John Smith and Jim Matthews enclosing the new demolition policy/forms.

April 1, 2010 Travis Alden - Main Street Training - attended training this past week. Spoke with Kelly Larsen who is working on the design for the Manistee Variety/Artist Mall Buildings. This request is unique because it has three street fronts. Asked if the Commission wanted a preliminary meeting with her since this is the first project in the district. The Commission agreed they would like to discuss the process and project with her.

May 6, 2010 Mr. Smith is requesting assistance from the Historic District Commission for the demolition of the West and South Wall of the "Ice House" (438 Water Street). Mr. Smith intends to meet the demolition guidelines and make a parking area after demolition.

Commission left for a site inspection - Review of the exterior of the structure by the Commission. It was noted that you could peel portions of the brick that have deteriorated beyond repair. Discussed how the portion of the building is constructed and the need for engineering for the removal of the two sections of wall. The Commission determined that the application for demolition needed the following:

- Engineers report on removal.
- How will the Southwest Corner be finished where the bricks will be cut and separated from the remaining structure.
- What will the building look like upon completion?
- What will the wall be stabilized with?
- Drawing of newly exposed West wall showing how it will look after demolition.
- Drawing of newly exposed South wall and how it will look after demolition.

Mr. Smith will be sent a copy of the Commissioners requirements.

August 1, 2013 Commission reviewed District, noted concerns about building.

:djb

01 | EXISTING CONDITIONS

A1 | NOT TO SCALE



PAINT COLORS SHOWN FOR 435 RIVER STREET ARE EXISTING

REPAIR, REPOINT AND CLEAN ALL MASONRY (SEE ADDITIONAL INFO)

REPAIR EXISTING WINDOWS WHERE NEEDED, DO NOT REPLACE (SEE ADDITIONAL INFO)

INSTALL MISSING PORTION OF CORNICE END CAP

REPAINT/REPAIR EXISTING SIGNAGE

OPTION: INSTALL HANGING PERPENDICULAR SIGNAGE

REMOVE EXISTING LIGHTING, TYP. OF 2

REMOVE SIDING

REMOVE EXISTING SIGNAGE, SALVAGE FOR REUSE

REMOVE STOREFRONT INCLUDING WINDOWS, DOORS, FRAMING AND BRICK/CMU BASE



INSTALL WOOD CORNICE - SIMPLE DESIGN, NO BRACKETS, COLOR: H

INSTALL GOOSENECK LIGHTING, TYP. OF 3

REPAINT/REFURBISH EXISTING SIGNAGE AND REINSTALL

INSTALL WOOD SIDING

INSTALL AWNINGS, TYP OF 2, COLOR: M

INSTALL STOREFRONT CORNICE - SIMILAR DESIGN AS ABOVE, COLOR: H

INSTALL VINYL LETTERING ON WINDOWS AND DOORS

INSTALL NEW STOREFRONTS - SIMPLE DESIGN, WOOD OR ALUMINUM, INCLUDES LARGE DISPLAY WINDOWS, BULKHEADS, TRANSOMS, RECESSED ENTRIES (MATCHING PROFILE OR ORIGINAL ENTRY SEEN IN EXISTING PRESSED METAL CEILING), COLORS: G, J
 OPTION: INSTALL STOREFRONT STRETCHING ACROSS ENTIRE FACADE WITH ONE RECESSED ENTRY CENTERED IN THE MIDDLE

02 | PROPOSED FACADE - NORTH ELEVATION

A1 | NOT TO SCALE

General Notes

1. THIS DRAWING IS INTENDED TO PROVIDE A SCHEMATIC DESIGN FOR THE FACADE REHABILITATION OF THE EXISTING BUILDING LOCATED AT ADDRESS INDICATED.
2. RECOMMENDATIONS ARE BASED UPON A PRELIMINARY REVIEW OF THE EXISTING CONDITIONS.
3. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AS DEVELOPED BY THE NATIONAL PARK SERVICE WITHIN THE UNITED STATES DEPARTMENT OF THE INTERIOR.
4. WHERE "REMOVE" IS GIVEN AS A DIRECTIVE, DO SO WITH EXTREME CAUTION AND CARE IN ORDER TO ENSURE THAT THE EXISTING MATERIAL, UNDERNEATH AND/OR ADJACENT, IS NOT DAMAGED.

No.	Revision/Issue	Date



SMITH
 435 - 437 RIVER STREET
 MANISTEE, MI 49660

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Scale NO SCALE	

01 | EXISTING CONDITIONS

A2 | NOT TO SCALE



AFTER ALL VINES HAVE BEEN REMOVED, REPAIR, REPOINT AND CLEAN ALL MASONRY. IF NEEDED, PHASE TASK ADDRESSING ALL CRITICAL AREAS FIRST (SEE ADDITIONAL INFO)

REPAIR EXISTING WINDOWS WHERE NEEDED, DO NOT REPLACE (SEE ADDITIONAL INFO)

INSTALL CORNICE - SIMPLIFIED DESIGN FROM NORTH FACADE'S CORNICE, WOOD OR METAL, MATCH EXISTING COLORS: C, D, E

REMOVE ALL VINES FROM BUILDING

REMOVE INFILL FROM ORIGINAL STOREFRONT



ADJACENT BUILDING

REBUILD STOREFRONT - SIMPLE DESIGN, WOOD OR ALUMINUM, UTILIZE SPANDREL GLASS (AN OPAQUE MATERIAL, SEE ADDITIONAL INFO) INSTEAD OF GLASS FOR DISPLAY WINDOWS. SETBACK THE MIDDLE SECTION AND DIVIDE THE SPANDREL GLASS TO GIVE AN IMPRESSION OF THE ORIGINAL ENTRANCE. (SEE PLAN AND SECTION ON SHEET "A3")

IF NEEDED, RESLOPE GRADE AT CORNER OF THE BUILDING TO MOVE WATER AWAY FROM THE BUILDING

WORK WITH ADJACENT PROPERTY OWNER TO REPAIR THE GUTTERS AND DOWNSPOUTS AS WELL AS REMOVE ALL VINES FROM THEIR BUILDING. BOTH HAVE THE HIGH POTENTIAL TO CAUSE DAMAGE TO YOUR BUILDING

General Notes

1. THIS DRAWING IS INTENDED TO PROVIDE A SCHEMATIC DESIGN FOR THE FACADE REHABILITATION OF THE EXISTING BUILDING LOCATED AT ADDRESS INDICATED.
2. RECOMMENDATIONS ARE BASED UPON A PRELIMINARY REVIEW OF THE EXISTING CONDITIONS.
3. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AS DEVELOPED BY THE NATIONAL PARK SERVICE WITHIN THE UNITED STATES DEPARTMENT OF THE INTERIOR.
4. WHERE "REMOVE" IS GIVEN AS A DIRECTIVE, DO SO WITH EXTREME CAUTION AND CARE IN ORDER TO ENSURE THAT THE EXISTING MATERIAL, UNDERNEATH AND/OR ADJACENT, IS NOT DAMAGED.

No.	Revision/Issue	Date



SMITH
435 - 437 RIVER STREET
MANISTEE, MI 49660

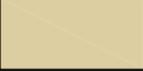
Project Y2 - MANISTEE	Sheet A2
Date 4 / 2010	
Scale NO SCALE	

02 | PROPOSED FACADE - EAST ELEVATION

A2 | NOT TO SCALE

COLOR LEGEND

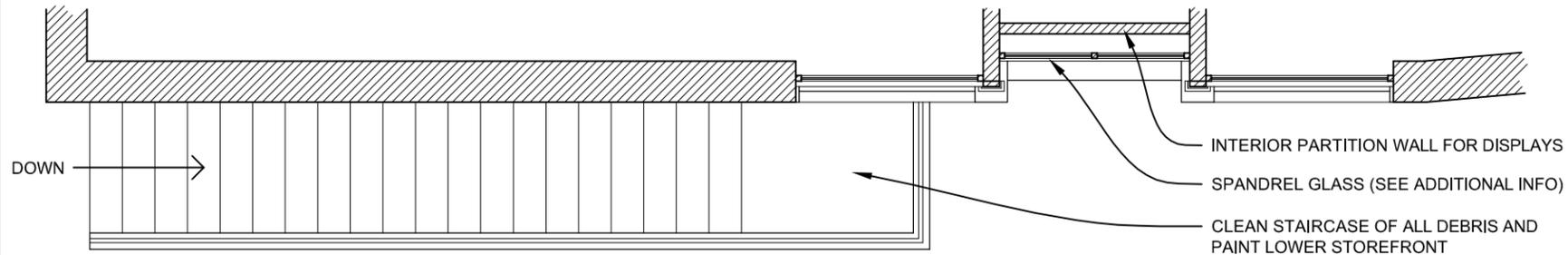
(NOT FOR COLOR MATCH)

- A  EXISTING BRICK
DO NOT PAINT
- B  EXISTING STONE
DO NOT PAINT
- C  MATCH EXISTING
BURGUNDY
- D  MATCH EXISTING
DARK GREEN
- E  MATCH EXISTING
LIGHT GREEN
- F  MATCH EXISTING
GRAY
- G  BENJAMIN MOORE
AC-4 - YOSEMITE SAND
- H  BENJAMIN MOORE
HC-65 - HADLEY RED
- J  BENJAMIN MOORE
HC-20 - WOODSTOCK TAN
- K  GLASS
- L  SPANDREL GLASS
BLACK

AWNING COLOR LEGEND

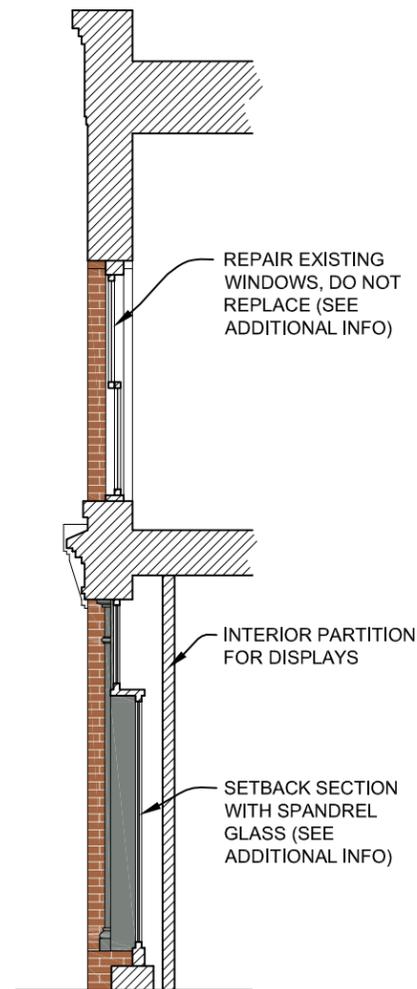
(NOT FOR COLOR MATCH)

- M  AWNING - SUNBRELLA
#4939 - BLACK CHERRY CLASSIC



01 | PROPOSED FLOOR PLAN - EAST ELEVATION'S STOREFRONT

A3 | NOT TO SCALE



03 | SECTION A - A

A3 | NOT TO SCALE



02 | EXISTING CONDITIONS

A3 | NOT TO SCALE

- REMOVE ALL VINES FROM BUILDING
- CAREFULLY REMOVE GARAGE, PROTECT MASONRY TO REMAIN

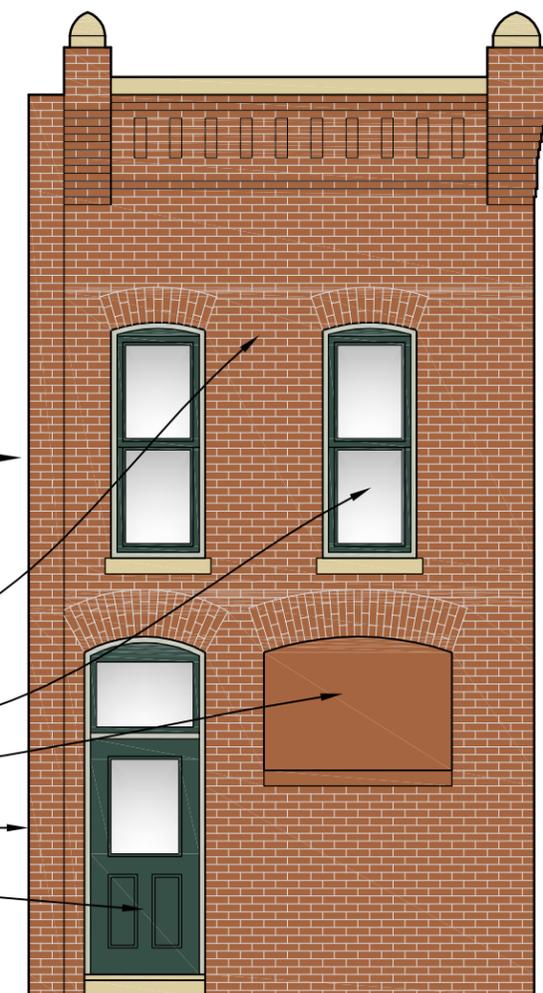


WEST ELEVATION:
INSTALL NEW WINDOWS FOR APARTMENT BEDROOMS AND HALLWAY. WINDOWS SHOULD MATCH PROPORTIONS OF OTHER ORIGINAL WINDOWS (NOT ARCHED). DO NOT MATCH EXISTING NON-HISTORIC BAY WINDOW DESIGN

- REPAIR, REPOINT AND CLEAN ALL MASONRY (SEE ADDITIONAL INFO)
- REPAIR EXISTING WINDOWS, DO NOT REPLACE (SEE ADDITIONAL INFO)
- PAINT TO MATCH BRICK
- REPAIR MASONRY AT REMOVED GARAGE
- REPLACE DOOR

04 | PROPOSED FACADE - SOUTH ELEVATION

A3 | NOT TO SCALE



General Notes

1. THIS DRAWING IS INTENDED TO PROVIDE A SCHEMATIC DESIGN FOR THE FACADE REHABILITATION OF THE EXISTING BUILDING LOCATED AT ADDRESS INDICATED.
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3. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AS DEVELOPED BY THE NATIONAL PARK SERVICE WITHIN THE UNITED STATES DEPARTMENT OF THE INTERIOR.
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SMITH
435 - 437 RIVER STREET
MANISTEE, MI 49660

Project	Y2 - MANISTEE	Sheet	A3
Date	4 / 2010		
Scale	NO SCALE		



MEMORANDUM

Planning & Zoning
231.398.2805
Fax 231.723-1546
www.manisteemi.gov

To: Historic District Commissioners

From: Denise Blakeslee, Planning & Zoning

Date: August 27, 2012

RE: Appreciation Letters

Commissioners, at the last meeting of the Historic District Commission there was a discussion for sending letters of appreciation to owners who make improvements to their properties in the Historic District. Staff has prepared a list of projects from 2010 to date for consideration by the Commission. Signage and minor projects are not included in the list.

Projects Completed

Sharry Curtis, 141 – 149 Washington - Paint Colors (2010)
Manistee County Library, 95 Maple Street – Retaining Wall (2011)
United Way of Manistee County, 449 River Street – Façade Improvements (2011)
Manistee Council on Aging, 457 River Street – Paint Colors (2011)
James Pawlowski, 395 River Street – Façade Improvements and Paint Colors (2012)
Snyder’s Shoes, 397 River Street – Paint Colors (2012)
Briny Inn, 50 Filer Street – Window Replacement/Paint colors (2012, 2013)
Mike Cnudde, 335 River Street – Façade Improvements/Paint Colors (2012)
Ann & Barry Lind, 384 River Street – Paint Colors (2012)
Rich Mosher, 358 River Street – Paint Colors (2012)
Rich Mosher, 360 River Street – Paint Colors (2012)
Edward Reed, 365 River Street – Routine Repair & Maintenance/Paint Colors (2012)
Shari Wild, 431 River Street – Reinstallation of Historic Sign “Gardners” (2012)
Maria DeRee, 389 River Street – Paint Colors (2013)
JSA Maple Street LLC, 81 Maple Street – Routine Repair & Maintenance (Repoint brick & Terra Cotta) 2013
Manistee Historical Society, 425 River Street – Routine Repair & Maintenance/Paint Colors (2013)

Outstanding Projects

Jim Matthews, 334 – 338 River Street – Numerous Permits (2010, 2011, 2012)
Jeff Gordon & Paula Rozmarek, 411 River Street – Numerous Permits (2010, 2011, 2012)
Paula Rozmarek & Jeff Gordon, 347 River Street – Numerous Permits (2010, 2011, 2012)
Vogue Theatre, 381 River Street – Numerous Permits (2011, 2012, 2013)
Briny Inn, 50 Filer Street – Window Replacement/Paint colors (2012, 2013)
Joe Mathewson, 339 River Street – Numerous Permits (2013)
Blue Cow LLC, 312 River Street – Façade Improvements/Paint Colors (2013)
Quarterstone Holdings LLC, 75 Oak Street – Routine Repair & Maintenance/Paint Colors (2013)