

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, November 5, 2009
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 5, 2009 2008 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the October 1, 2009 meeting Minutes.

V New Business

ISO Grand Rapids Real Estate LLC, 401 River Street - Door (HDC-2009-24)

A request has been received from ISO Grand Rapids Real Estate LLC, 401 River Street for the installation of a service door into existing west wall towards parking lot as submitted with application HDC-2009-24.

At this time the Historic District Commission could take action to approve/deny the request for a Certificate of Appropriateness to ISO Grand Rapids Real Estate LLC, 401 River Street for the installation of a service door into existing west wall towards parking lot as submitted with application HDC-2009-24.

James Matthews, 334, 336, 338 River Street - Design Assistance

A request for Design Assistance has been received from James Matthews, 334, 336, 338 River Street. Mr. Matthews has made an offer to purchase the building and is requesting Design Assistance from the Historic District Commission on proposed plans for the building.

Travis Alden, Main Street/DDA Director - Update

Travis Alden, Main Street DDA Director will give an update on the Activities in the District.

VI Old Business

None

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 Staff Reports

At this time the Chair will ask Staff for their report.

X Members Discussion

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

XI Worksession

XII Adjournment



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

MEMORANDUM

TO: Historic District Commissioners
FROM: Denise Blakeslee 
DATE: October 27, 2009
RE: November 5, 2009 Meeting

Commissioners, we have the following items on the November 5, 2009 Historic District Commission Agenda:

ISO Grand Rapids Real Estate LLC, 401 River Street - Door (HDC-2009-24)

Installation of a service door into existing west wall towards parking lot.

James Matthews, 334, 336, 338 River Street - Design Assistance

Design Assistance from the Historic District Commission on proposed plans for the building.

Travis Alden, Main Street/DDA Director - Update

Travis Alden, Main Street DDA Director will give an update on the Activities in the District.

Chair Kracht sent a letter to the owner of the Outpost and the owner of Manistee Variety, copies are attached.

Both Maria and Mary will be out of town for the November meeting. This could create a quorum issue, if you are unable to attend the meeting please call me at 398-2805. See you Thursday!

:djb



Historic Overlay Permit No: PHDC09025

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

401 RIVER STREET Location
51-350-702-13

ISO GRAND RAPIDS REAL Owner
PO BOX 220
GOWEN MI 493260220

Issued: 11/06/09
Const value 0
Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

PO BOX 220 Contractor
GOWEN MI 493260220 pH#

Work Description: Certificate of Appropriateness as approved by the Historic District Commission during their meeting of November 5, 2009 for the following:

Certificate of Appropriateness to ISO Grand Rapids Real Estate LLC, 401 River Street for the installation of a service door into existing west wall towards parking lot as submitted with application HDC-2009-25. Conditioned that the entrance is designed to be compatible with the Historic Character of the building and designed to look similar to the back entrance door. The door is to be a solid panel door that is inset similar to the door on the rear of the building. Final approval of the door and paint color will be made by the Museum Director.

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

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

Official signature

Official

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

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.

CDI JOB N° 2007-21.



Application for a Certificate of Appropriateness

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

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

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

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

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.

Please Print or Type

Address of Affected Property: 401 RIVER STREET (OLD CITY DRUG STORE)

Name of Property Owner: 150 GRAND RAPIDS REAL ESTATE VI LLC

Name of Applicant (if different): JOHN BELL / ED KRISKYWICZ

Mailing Address: 13192 MARSH COWEN, MI 49326

Phone# & e-mail address: DESIGNER JOHN BELL AIA / ED KRISKYWICZ

Contractor/Builder/Architect: 387 RIVER STREET

Mailing Address: 231.723.9552

Phone# & e-mail Address: ed@cdihomedesigns.com

Type of Application: New Construction Rehabilitation/Restoration Demolition
 Addition Other (Specify) _____

Proposed Work Start Date: FALL 2009 Proposed Completion Work Date: FALL 2009

Description of Work (be specific and describe each work separately, use attached checklist. Use additional sheets if necessary):

INSTALL A SERVICE DOOR INTO EXISTING WEST WALL TOWARDS PARKING LOT.

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

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.

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.

- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Sketch, drawing or plans drawn to scale to show details and specification of ornamental features and a completed Certificate of Appropriateness Checklist. Replacement doors, windows and lights require a copy of the specification sheet.

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.

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

APPLICANT'S SIGNATURE:

[Handwritten Signature]

PROPERTY OWNERS SIGNATURE:



Office Use Only:

Date Submitted: 11-26-09 Application # HDC 2009-24 Meeting Date: 11-5-09
Notes: Approved w/Conditions

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

Description of Work (be specific and describe each work separately, use attached checklist. Use additional sheets if necessary):

INSTALL A SERVICE DOOR INTO EXISTING WEST WALL TOWARDS PARKING LOT.

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

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, Marquette, 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.

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.

- Current photo of the structure as seen from the street and where proposed work is to take place.
- Sketch, drawing or plans drawn to scale to show details and specification of ornamental features and a completed Certificate of Appropriateness Checklist. Replacement doors, windows and lights require a copy of the specification sheet.

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

APPLICANT'S SIGNATURE:

[Handwritten signature]

PROPERTY OWNERS SIGNATURE:

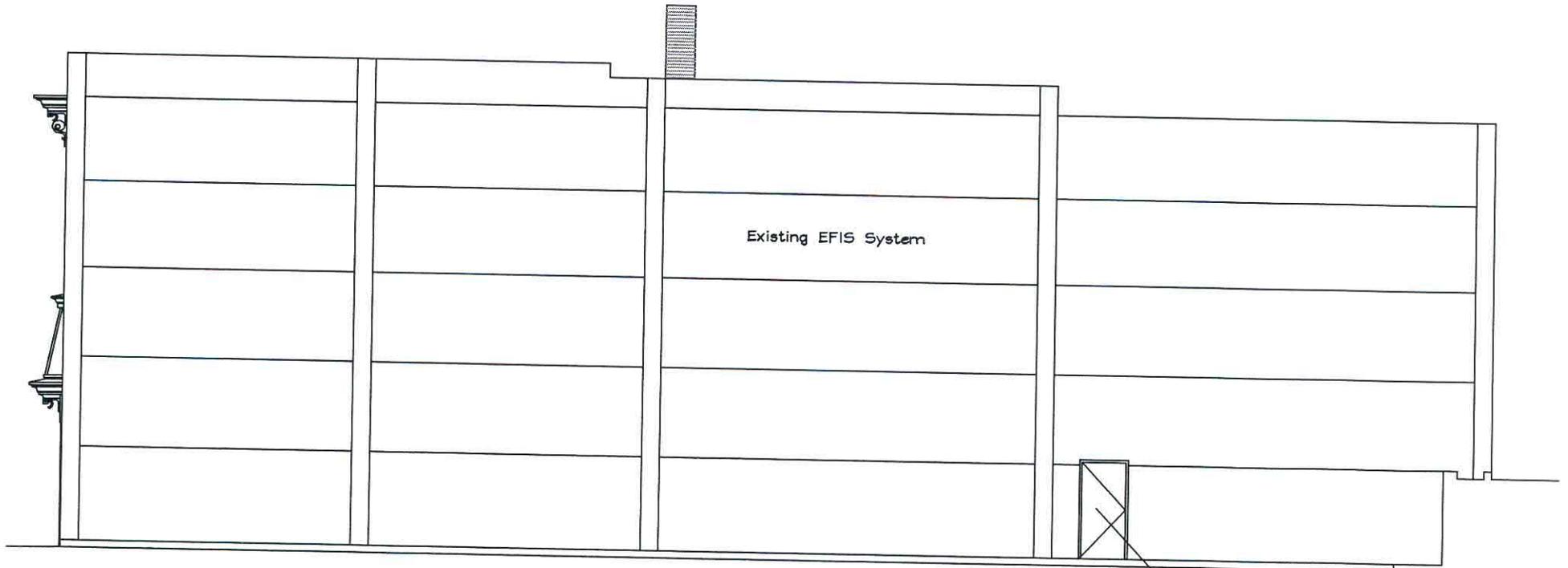
[Handwritten signature]

Office Use Only:

Date Submitted: _____ Application # _____ Meeting Date: _____

Notes: _____

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WEST ELEVATION

New Exit Door in Wall

Certificate of Appropriateness Checklist

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

Cornice Pinnacle: NA

Upper Cornice: NA

Corbeled Brickwork: NA

Upper Facade Pilaster: NA

Window Hood: NA

Upper Windows: NA

Lower Cornice: NA

Transom Windows: NA

Storefront Piers: NA

Storefront Columns: NA

Paneled Bulkhead: NA

First Floor Windows: NA

Doors: NEW 3' x 7' FLUSH METAL
INSULATED DOOR. PAINTED TO MATCH
SIDING.

Other: _____





Door on west side of bldg.

Application for a Certificate of Appropriateness Paint Colors Only

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

Please Print or Type

Address of Affected Property: 401 RIVER ST
 Name of Property Owner: JERRY DRUG / JERRY PITCHER
 Name of Applicant: ED KRISKYWICZ
 Mailing Address: _____
 Phone/# & e-mail address: _____
 Proposed Work Start Date: _____ Proposed Work Completion Date: 10 FEB 2010

JERRY PLEASE SIGN.

- ▶ When changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.
- ▶ New color schemes following the Manistee Commercial Historic District Commission Guideline #6 Painting guidelines may be approved by the Manistee County Historical Museum Director.
- ▶ Color schemes that do not follow the Manistee Commercial Historic District Commission Guideline #6 Painting must be approved by the Historic District Commission.
- ▶ A building owner may request Historic District Commission review and/or approval of any paint scheme.
- ▶ The Manistee County Historical Museum Director may require Historic District Commission review or approval of any proposed paint scheme at his discretion. In this event the requirements for applications submittal to the Historic District Commission must be met.

(ED KRISKYWICZ)

APPLICANT'S SIGNATURE: Ed Kriskywicz

PROPERTY OWNERS SIGNATURE: [Signature]

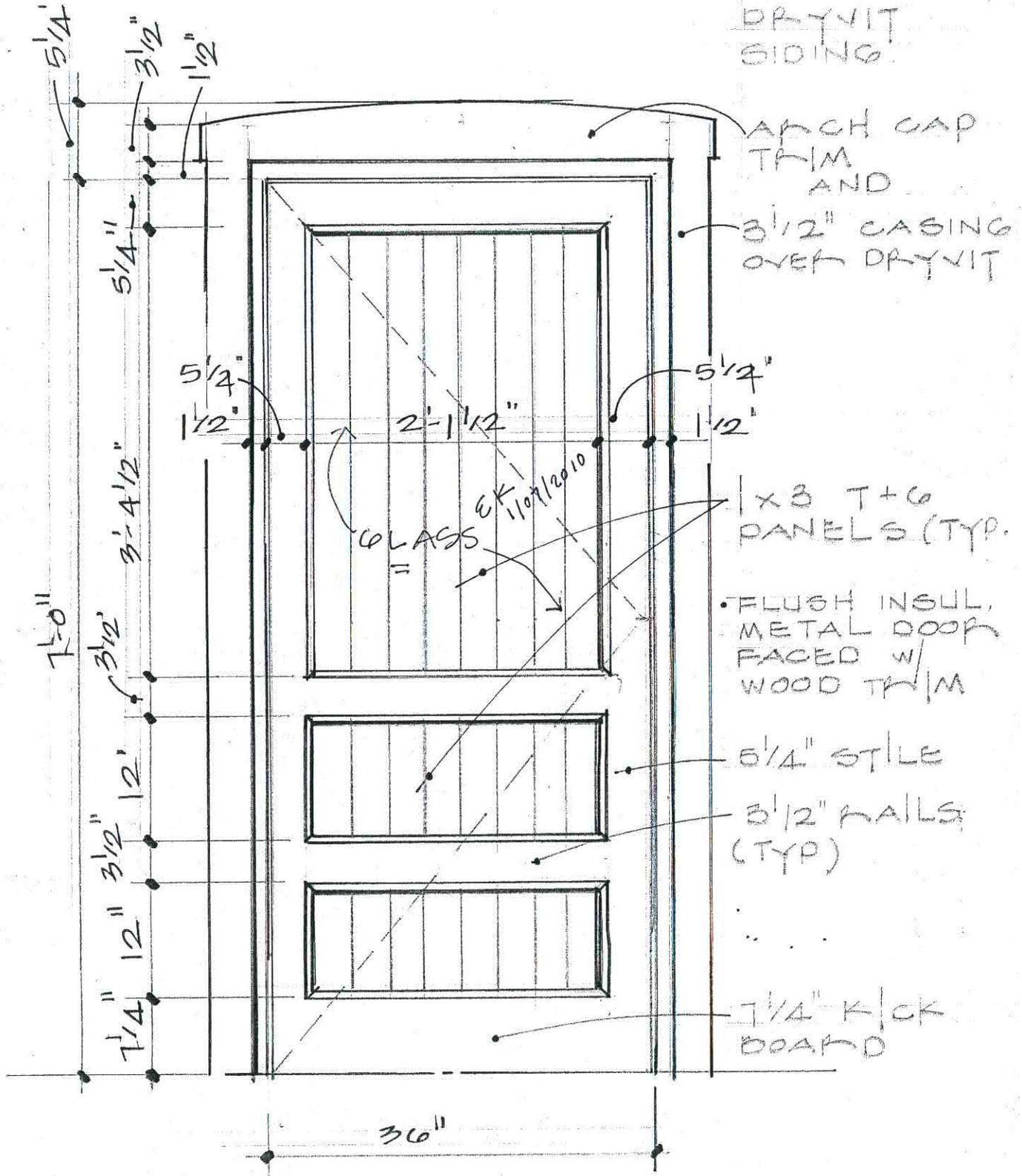
Office Use Only:	
Date Submitted: <u>7 JAN 2010</u>	Application # _____
Approved by: <u>[Signature]</u>	

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

Adopted 9/3/09

*DOOR 'GET INTO' WALL, NOT FLUSH W/ EXTERIOR SURFACE

CASING OVER DRYVIT SIDING



CITY DRUG / JERRY PITCHER
 WEST DOOR TO PARKING LOT
 SCALE: 1" = 1'-0"



Request for Design Guidelines

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

Please Print or Type

This Is Not a Formal Request to the Historic District Commission. An Application for a Certificate of Appropriateness Is Required for All Projects in the District.

Address of Affected Property: 334, 336, 338

Name of Property Owner: Purchase Contract in Place Contingent Upon Historic

Name of Applicant: Committee Appointed to Monitor Proposed in Attachment A - James & Susan Matthew

Mailing Address: 1713 W. 99th St.

Phone# & e-mail Address: 314 220 6253 OPEN01@ameritech.net

Description of Work proposed (Use additional sheets if necessary):

Described on separate Attachment A.

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.

Any information such as photos and sketches would be appreciated.

APPLICANT'S SIGNATURE: James & Matthew

PROPERTY OWNER'S SIGNATURE: James & Susan

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

Adopted 9/3/09

Received 10 26 09

Attachment A

Design Guidelines: 334, 336, 338 River Street, Manistee, MI.

334, 336, and 338 River Street in Manistee has always been utilized for a combination of retail and manufacturing activities. Most recently these have been small retail uses ranging from the a Bay Wear franchise, several hair design and manicure businesses, and even a candy store, but the history of the building is one of more significant ventures. I propose to restore the façade to a close representation of its historic role, retaining 2 retail storefronts which may be combined as a single unit for a larger commercial need, and a commercial garage entrance. The commercial garage entrance will resemble that in the historic photos of the property, and will serve as an entrance for a single residence in the rear of the property. The rear of the structure that has been neglected and unused for a very long time will be rebuilt and repaired as necessary to create a space for a personal residence at the rear of the building. The current industrial look of the building will be retained, and current safety hazards will be mitigated. Since second floor residence is allowed on River street, and there is no opportunity for retail activity at the rear, this appears to meet the intent of the current statutes. I will seek zoning approval for this mixed commercial and residential use.

The last substantial business to occupy the space was an automobile dealership and service center. The River street façade of the building retains none of the original brick, and has been substantially modified to accommodate the current retail usage. Since this property saw use as a lumber mill, and an auto dealership; the current façade is not representative of its historic contribution. All that remains is the proportion as a single level utilitarian structure. I have confirmed, and will locate photos that attest to the historic significance of a commercial garage door on River Street to serve this property.

The property consists of at least 4 independent structures woven together under a common roof and façade. The 336, 338 building was erected at the end of the 19th Century as the Maxted and Newcombe Planing mill. This structure was built as at least three separate structures. The original dimensions were 50x150 ft. This would place the rear of the building at the river edge. The significance of this location is that Maxted and Newcombe initially (6 years), with Newcombe continuing; was responsible for construction of many of the most significant buildings in Manistee today; as well as several others across Northern Michigan.

The existing 336, 338 structure is in serious need of repair at the rear of the building. The existing rear wall was not originally an exterior wall; therefore, has minimal historic relevance other than as a placeholder for the significant events that occurred there. Rebuilding in-kind would not complement the River walk nor restore the historic structure, and could entail significant disruption of activities in that area. The plan is that the interior wood floor will be cut back to a stable point aft of the exterior roof truss, and the interior floor will be removed to that point. A new footing will be established, and a new rear wall erected. This will be approximately 30' South of the existing wall. Once the new wall is in place and bearing the load of the roof, the roof will be cut back to that point and removed. Then the rear brick wall, that has been cited as a safety hazard will be taken down to a level of approximately 6

courses of brick above the rear retaining wall, and capped with stone. This will remove the safety issues in the area, and relieve weight on the retaining structure. The East brick section will be reduced, and retained at the same height as the modified rear wall forward to the new rear wall; which will then be bolted to the new rear wall structure. The remaining edge on the East wall will be reset and tuckpointed. The West brick section will be evaluated for structural integrity at that point. If it needs to be removed it will be treated similarly to the East wall otherwise it will be retained. The open area, approximately 30 feet South from the boardwalk, and the width of the brick structure will be filled as a private greenspace for the building. The brick structure that is left in place will act as a privacy wall for the green space, and will retain the industrial feel of the building for visitors on the boardwalk. A bronze plaque will be fixed to the wall identifying the significance of the space.

The 334, 336, structures were utilized for a significant period as an automobile dealership. This entailed a commercial garage door on River Street. Photos are available to confirm this. The West rear portion of the building is a balloon frame structure approximately 2.5 stories in height above the River walk at the North wall. The corrugated steel sheathing is deteriorated, and some of the framing is compromised. The plan is to rebuild or repair this structure as necessary, remove the hydraulic lift system remaining from the auto repair business, and to construct a single personal residence in the upper level of the building (space previously utilized by the auto repair shop, and the section of the 336, 338 structure that remains after the aforementioned reduction of the current hazardous brick walls.

There were several windows in the historic structure that have been obscured by the porch structure of the building to the West, and some of the current siding. The frame structure will be rebuilt as necessary, and re-sided with similar corrugated galvanized material in order to retain the industrial look. The proportion and look of the structure will be as it is today minus the hazards.

The following sequence of events will describe how the renovation will be accomplished.

1. Create access
 - a. Remove glass in East retail space and reshape opening to accommodate commercial garage door. Install commercial garage door (Appearance consideration will be taken)
 - b. East retail space floor will be removed to reveal existing crawl space
 - c. Stone fill will be added to provide surface for garage floor
 - d. Driveway will be cut into sidewalk and curb, Driveway will be finished to complement remaining sidewalk.
 - e. This will provide access for light machinery utilized to remove and deliver materials to work areas inside the building.
2. Initial framing
 - a. Stabilize any suspect framing
 - b. Remove and salvage wood floor in aft 30' section of 336, 338 building. Confirm / rebuild piers to accommodate new rear wall of 336/338 structure.
 - c. Build new rear wall for 336, 338 structure approximately 30 ' South of existing rear wall
 - d. Remove roof from rear 30' of 336, 338 structure and finish accordingly.
 - e. Salvage or haul roof debris from site

3. Roof will be repaired as necessary
4. Demo rear (North) brick wall to approximately 6 courses above current retaining wall
 - a. Staging on board walk will be used to accomplish this. Brick will be dropped into void created by removal of wood floor in North 30' of 336, 338 structure. This will minimize impact to activity on boardwalk and reduce risk to any damage of that structure.
5. Demo East brick wall to same level as North wall
 - a. Relocate electric service if necessary
 - b. Demo wall into 336, 338 structure as was done for North wall. Reset, repoint remaining wall as necessary, cap with stone blocks
6. Evaluate and stabilize or demo West brick wall similar to other 2 brick walls
7. Pack and level brick rubble as fill in aft section of 336, 338. This will be built up with gravel and earth to provide a green space for the residence. The brick structure that has been retained on the North and East sides will act as privacy walls; while, at the same time retaining the industrial feel of the property
8. At this time the current safety issues with the rear wall will have been mitigated, and the structure will be closed to its new dimension.
9. West building piers will be evaluated and repaired or replaced as necessary, floors will be trued as needed.
10. West and North balloon framed walls will be repaired or replaced as necessary,
11. Residence space will be sandblasted or otherwise cleaned
12. Interior framing of residence space will proceed to plan
13. Super insulation will be installed
14. Residence plumbing and electric will be installed
15. HVAC will be installed
16. Drywall will be installed on walls and ceilings as needed
17. New garage floor will be poured in East retail space
18. Finish cabinetry and carpentry will be completed
19. New taxpayer moves in

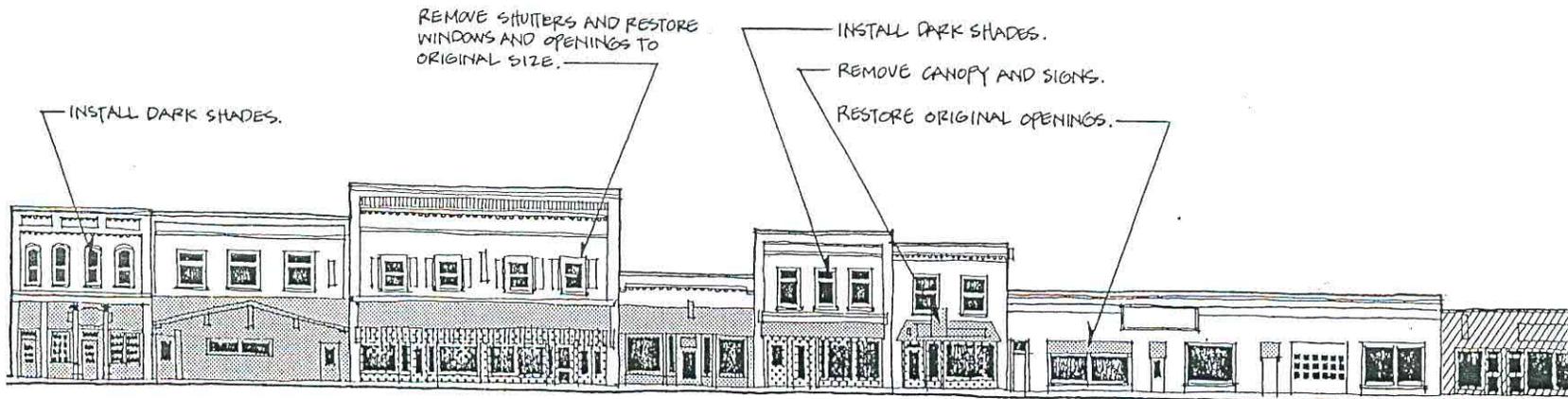
My family has owned property in the Manistee area for over one hundred years, and I have been visiting the area for over 50 years. I have decided I would like to retire there, and this project is intended to enable that. I have restored three century homes in my lifetime. My current Chicago residence was built in 1883. I take a very surgical approach in my renovations. I retain as much of the original fabric as possible. I consider this a 'green' approach because as a result, minimal material is destined for the landfill. In most cases, I find the hundred year old wood of superior quality to what is generally available today, and as a result end up with a higher quality structure. I will be happy to work with the Historic Committee throughout the project. I expect to have the 2 retail units in operation, and the façade intact by summer 2010.

Thank you for your consideration

James E. Matthews



RIVER STREET: NORTH SIDE



KEY
NONCONTRIBUTING
INAPPROPRIATE
APPROPRIATE
ORIGINAL
REMOVE
REHABILITATE
MAINTAIN
RESTORE
STREET NUMBER

354	352-350	348	346	344	342	340	330	322-320	KEY
▲	▲	▲	▲	▲	○	○	○	N.A.	BULKHEADS
▲	▲	○	○	▲	○	○	○	N.A.	PIERS
▲	▲	○	○	▲	○	○	▲	N.A.	DOORS
▲	▲	○	○	○	○	○	●	N.A.	DISPLAY WINDOWS
▲	▲	▲	▲	▲	▲	▲	N.A.	N.A.	TRANSOM WINDOWS
○	▲	○	○	N.A.	○	▲	N.A.	N.A.	LOWER CORNICE
▲	▲	△	△	△	△	△	N.A.	N.A.	SIGN/TRANSOM PANI
○	○	○	○	○	○	○	○	N.A.	WALL SURFACE
○	○	▲	▲	N.A.	○	○	N.A.	N.A.	WINDOWS
○	○	○	○	○	○	○	○	N.A.	UPPER CORNICE
○	△	△	△	△	N.A.	△	△	△	SIGNS



Request for Design Guidelines

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

Please Print or Type

This Is Not a Formal Request to the Historic District Commission. An Application for a Certificate of Appropriateness Is Required for All Projects in the District.

Address of Affected Property: 435 River st
Name of Property Owner: Johan L Smith
Name of Applicant: same
Mailing Address: 315 Concord Rd
Phone# & e-mail Address: _____

Description of Work proposed (Use additional sheets if necessary):

Permission to Brick up openings

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.

Any information such as photos and sketches would be appreciated.

APPLICANT'S SIGNATURE: 

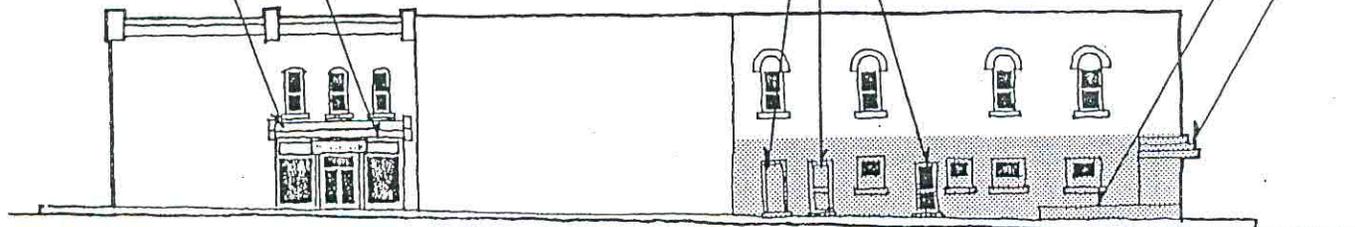
PROPERTY OWNER'S SIGNATURE: 

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

OAK STREET: WEST SIDE

PROVIDE NEW SIGN AT LOWER CORNICE.
APPLY COORDINATED COLOR SCHEME.

COORDINATE DOORS.
SEE RIVER STREET SIDE COMMENTS.
REMOVE STONE PLANTER.



KEY	
NONCONTRIBUTING	
INAPPROPRIATE	
APPROPRIATE	
ORIGINAL	
REMOVE	
REHABILITATE	
MAINTAIN	
RESTORE	

TREATMENT EVALUATION

WATER ST. RIVER ST.

STREET NUMBER

		○		
		○		
		○		▲
		○		▲
		▲		
		○		
		△		
		○		○
		○		○
		○		○

BULKHEADS
PIERS
DOORS
DISPLAY WINDOWS
TRANSOM WINDOWS
LOWER CORNICE
SIGN/TRANSOM PANEL
WALL SURFACE
WINDOWS
UPPER CORNICE
SIGNS

UP. FACADE SIGN STOREFRONT

**Entrances
and Porches**

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Recommended

Identifying, retaining, and preserving entrances—and their functional and decorative features—that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.

Not Recommended

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping entrances and porches of historic material such as wood, iron, cast iron, terra cotta, tile and brick.

Removing an entrance or porch because the building has been re-oriented to accommodate a new use.

Cutting new entrances on a primary elevation.

Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.

Failing to undertake adequate measures to assure the preservation of historic entrances and porches.

Recommended

Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.

Replacing in kind an entire entrance or porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and constructing a new entrance or porch if the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

Alterations/Additions for the New Use

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

Recommended

Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the building, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.

Not Recommended

Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.



City of Manistee

P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

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

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

WATER BILLING
231.723.2559

ADMINISTRATION
FAX 231.723.1546

CLERK/TREASURER
231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553

October 21, 2009

John Smith
305 Condon Road
Manistee, MI 49660

RE: 435 River Street

Good Morning!

You had removed the windows and boarded up the Oak Street entrance to your building over a year ago.

The Historic District Commission has oversight for all modifications to the exterior of the buildings within the Manistee Commercial Historic District. A permanent repair must be made to this portion of your building.

Enclosed is a request for Design Assistance. We are requesting that you complete the application so we can discuss permanent repair options at the November 5, 2009 Historic District Commission Meeting.

Please submit your application to the Community Development Department by October 26, 2009 for processing. In the event that you cannot make the submission deadline please attend the meeting to discuss options under the Public Comment portion of the meeting.

We look forward to working with you on this project.

Sincerely,

CITY OF MANISTEE HISTORIC DISTRICT COMMISSION



Teena Kracht
Chair

MTK:djb

cc: Historic District Commission





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231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553

October 21, 2009

Ascent Properties
361 River Street
Manistee, MI 49660

RE: Aaron's Building
359 & 361 River Street

Good Morning!

You have made emergency repairs to stabilize the brick on the East side of the Aaron's Building and additional work has been done on the River Street side of the building.

The Historic District Commission has oversight for all modifications to the exterior of the buildings within the Manistee Commercial Historic District. Enclosed is a request for Design Assistance. We are requesting that you complete the application so we can discuss permanent repair options at the November 5, 2009 Historic District Commission Meeting.

Please submit your application to the Community Development Department by October 26, 2009 for processing. In the event that you cannot make the submission deadline please attend the meeting to discuss options under the Public Comment portion of the meeting.

We look forward to working with you on this project.

Sincerely,

CITY OF MANISTEE HISTORIC DISTRICT COMMISSION



Teena Kracht
Chair

MTK:djb

cc: Historic District Commission





Historic Overlay Permit No: PH05023

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

359 RIVER STREET **Location**
 51-453-702-09

Issued: 10/13/05
 Const value 0 Sec. No.
 Zoning:

PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Owner

ASCENT PROPERTIES LLC
 361 RIVER STREET
 MANISTEE MI 49660

Contractor

361 RIVER STREET pH#
 MANISTEE MI 49660

Work Description: Approval to remove existing cornice that the owner of the property feels is a safety issue. Permission is granted with the condition that the cornice must be replaced with something similar within 365 days (October 13, 2006). Approved by Steve Harold 13OCT2005.

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

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

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

Official

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



CODIFIED ORDINANCES OF MANISTEE
PART TWELVE - PLANNING AND ZONING CODE

TITLE EIGHT - Historic District
Chap. 1280. Historic District

CHAPTER 1280
Historic District

1280.01	Statement of Purpose	1280.11	Denials
1280.02	Definitions	1280.12	Notice to Proceed
1280.03	Establishing Additional, Modifying, or Eliminating Historic Districts	1280.13	Appeal of a Commission Decision
1280.04	The Historic District Commission	1280.14	Work Without a Permit
1280.05	Historic District Commission Meetings, Record Keeping and Rules of Procedure	1280.15	Demolition by Neglect
1280.06	Delegation of Minor Classes of Work	1280.16	Review of Work in Proposed Districts
1280.07	Ordinary Maintenance	1280.17	Emergency Moratorium
1280.08	Review by the Commission	1280.18	Penalties for Violations
1280.09	Design Review Standards and Guidelines	1280.19	Acceptance of Gifts or Grants
1280.10	Permit Applications	1280.20	Acquisition of Historic Resources
		1280.21	Historic District Boundary
		1280.22	Fees
		1280.99	Penalty.

CROSS REFERENCES

Downtown Development Authority - See ADM. Ch. 282
Zoning Code - See P.&Z. TITLE SIX

1280.01 STATEMENT OF PURPOSE

Historic preservation is hereby declared to be a public purpose and the City Council of the City of Manistee may hereby regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the City limits. The purpose of this Ordinance is to:

(Add. 2007)

- (a) Safeguard the heritage of the City of Manistee by preserving the Manistee Commercial Historic District, which reflect elements of its history, architecture, archaeology, engineering, or culture.
- (b) Foster civic beauty.
- (c) Strengthen the local economy.
- (d) Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City of Manistee and of the State of Michigan.

The City of Manistee may by Ordinance establish one or more historic districts. The historic district shall be administered by the Historic District Commission and pursuant to this Ordinance. (Ord. 07-04 adopted 2-20-07)

1280.02 DEFINITIONS

- (a) "Alteration" means work that changes the detail of a resource but does not change its basic size or shape.
- (b) "Certificate of Appropriateness" means the written approval of a permit application for work that is appropriate and does not adversely affect a resource.
- (c) "Commission" means the Historic District Commission of the City of Manistee.
- (d) "Demolition" means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect.
- (e) "Demolition by Neglect" means neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.
- (f) "Denial" means the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.
- (g) "Historic District" means an area, or group of areas, not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture.
- (h) "Historic Preservation" means the identification, evaluation, establishment, and protection of resources significant in history, architecture, archaeology, engineering, or culture.
- (i) "Historic Resource" means a publicly or privately owned building, structure, site, object, feature or open space that is significant in the history,

architecture, archaeology, engineering, or culture of the City of Manistee, state of Michigan, or the United States.

- (j) "Notice to Proceed" means the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under Section 399.205(6) of Public Act 169 of 1970, as amended.
- (k) "Open Space" means undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or buffer between other resources.
- (l) "Ordinary Maintenance" means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for the purposes of this Ordinance.
- (m) "Proposed Historic District" means an area, or group of areas not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.
- (n) "Repair" means to restore a decayed or damaged resource to good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for the purposes of this Ordinance.
- (o) "Resource" means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district.
- (p) "Work" means construction, addition, alteration, repair, moving, excavation, or demolition. (Ord. 07-04 adopted 2-20-07)

1280.03 ESTABLISHING ADDITIONAL, MODIFYING, OR ELIMINATING HISTORIC DISTRICTS

- (a) The City Council may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district, or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, a historic district study committee appointed by the City Council shall follow the procedures as stated in Section 399.203 (1-3) of Public Act 169 of 1970, as amended. To conduct these activities, the City Council may retain the initial committee, establish a standing committee, or establish a committee to consider only specific proposed districts and then be dissolved. The committee shall consider any previously written committee reports pertinent to the proposed action.

- (b) In considering elimination of a historic district, a committee shall follow the procedures set forth in Section 399.203 (1-3) of Public Act 169 of 1970, as amended for the issuance of a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing one or more of the following:
1. The historic district has lost those physical characteristics that enabled the establishment of the district.
 2. The historic district was not significant in the way previously defined.
 3. The historic district was established pursuant to defective procedures. (Ord. 07-04 adopted 2-20-07)

1280.04 THE HISTORIC DISTRICT COMMISSION

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

The City Council may prescribe powers and duties of the Commission, in addition to those prescribed in this Ordinance, that foster historic preservation activities, projects, and programs in the local unit. (Ord. 07-04 adopted 2-20-07)

1280.05 HISTORIC DISTRICT COMMISSION MEETINGS, RECORD KEEPING & RULES OF PROCEDURE

- (a) The Historic District Commission shall meet at least quarterly or more frequently at the call of the Commission.
- (b) The business that the Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, as amended. Public notice of the date, time, and place of the meeting shall be given in the manner required by Public Act 267. A meeting agenda shall be part of the notice and shall include a listing of each permit application to be reviewed or considered by the Commission.

- (c) The Commission shall keep a record of its resolutions, proceedings and actions. A writing prepared, owned, used, in the possession of, or retained by the Commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information, Public Act 442 of 1976, as amended.
- (d) The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines to carry out its duties under this act. (Ord. 07-04 adopted 2-20-07)

1280.06 DELEGATION OF MINOR CLASSES OF WORK

The Commission may delegate the issuance of Certificates of Appropriateness for specified minor classes of work to its staff, or to another delegated authority. The Commission shall provide to its delegated authority specific written standards for issuing Certificates of Appropriateness under this subsection. The Commission shall review the Certificates of Appropriateness issued by the delegate on at least a quarterly basis to determine whether or not the delegated responsibilities should be continued. (Ord. 07-04 adopted 2-20-07)

1280.07 ORDINARY MAINTENANCE

Nothing in this Ordinance shall be construed to prevent ordinary maintenance or repair of a resource within a historic district or to prevent work on any resource under a permit issued by the inspector of buildings or other duly delegated authority before the Ordinance was enacted. (Ord. 07-04 adopted 2-20-07)

1280.08 REVIEW BY THE COMMISSION

The Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements unless specifically authorized to do so by the City Council or unless interior work will cause visible change to the exterior of the resource. The Commission shall not disapprove an application due to considerations not prescribed in subsection 399.205 (3) of Public Act 169 of 1970, as amended (Ord. 07-04 adopted 2-20-07)

1280.09 DESIGN REVIEW STANDARDS AND GUIDELINES

- (a) In reviewing plans, the Commission shall follow the U.S. Secretary of Interior's *Standards for Rehabilitation* and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the Secretary of Interior's *Standards* and guidelines and are established or approved by the State Historic Preservation Office of the Michigan Historical Center.
- (b) In reviewing plans, the Commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
(Ord. 07-04 adopted 2-20-07)

1280.10 PERMIT APPLICATIONS

- (a) A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within a historic district. The person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a permit with the building inspector. Upon receipt of a complete application, the inspector of buildings shall immediately refer the application, along with all required supporting materials that make the application complete to the Commission. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a Certificate of Appropriateness or a Notice to Proceed as prescribed in this Ordinance.
- (b) The Commission shall file Certificates of Appropriateness, Notices to Proceed, and Denials of applications for permits with the inspector of buildings. A permit shall not be issued until the Commission has acted as prescribed by this Ordinance.
- (c) If an application is for work that will adversely affect the exterior of a resource the Commission considers valuable to the City of Manistee, the state of Michigan, or the nation, and the Commission determines that the alteration or loss of that resource will adversely affect the public purpose of the city, state, or nation, the Commission shall attempt to establish with the owner of the resource an economically feasible plan for the preservation of the resource.
- (d) The failure of the Commission to act on an application within sixty (60) calendar days after the date a complete application is filed with the Commission, unless an extension is agreed upon in writing by the applicant and the Commission, shall be considered to constitute approval.
- (e) The Commission may charge a reasonable fee to process a permit application. (Ord. 07-04 adopted 2-20-07)

1280.11 DENIALS

If a permit application is denied, the decision shall be binding on the building inspector. A Denial shall be accompanied by a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be re-submitted for Commission review when the suggested changes have been made. The Denial shall also include the notification of the applicant's right to appeal to the State Historic Preservation Review Board and to the circuit court. (Ord. 07-04 adopted 2-20-07)

1280.12. NOTICE TO PROCEED

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

- (a) The resource constitutes a hazard to the safety of the public or to the structure's occupants.
- (b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- (c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- (d) Retaining the resource is not in the interest of the majority of the community. (Ord. 07-04 adopted 2-20-07)

1280.13 APPEAL OF A COMMISSION DECISION

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

- (b) Any citizen or duly organized historic preservation organization in the City of Manistee, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission may appeal the decision to the circuit court, except that a permit applicant aggrieved by a decision rendered under this Ordinance may not appeal to the court without first exhausting the right to appeal to the State Historic Preservation Review Board. (Ord. 07-04 adopted 2-20-07)

1280.14 WORK WITHOUT A PERMIT

When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a Certificate of Appropriateness, the Commission may require an owner to restore the resource to the condition that the resource was in before the inappropriate work or to modify the work so that it qualifies for a Certificate of Appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the Circuit Court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a Certificate of Appropriateness. If the owner does not comply or cannot comply with the order of the Court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a Certificate of Appropriateness in accordance with the court's order. The costs of the work done shall be charged to the owner, and may be levied by the City of Manistee as a special assessment against the property. When acting pursuant to an order of the Circuit Court, the Commission or its agents may enter a property for purposes of this section. (Ord. 07-04 adopted 2-20-07)

1280.15 DEMOLITION BY NEGLIGENCE

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

- (a) Require the owner of the resource to repair all conditions contributing to demolition by neglect.
- (b) If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as necessary to prevent Demolition by Neglect. The costs of the work shall be charged to the owner, and may be levied by the City of Manistee as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the Circuit Court. (Ord. 07-04 adopted 2-20-07)

1280.16 REVIEW OF WORK IN PROPOSED DISTRICTS

Upon receipt of substantial evidence showing the presence of historic, architectural, archaeological, engineering, or cultural significance of a proposed historic district, the City Council may, at its discretion, adopt a resolution requiring that all applications for permits within the proposed historic district be referred to the Historic District Commission as prescribed in Section 11 of the Ordinance. The Historic District Commission shall review permit applications with the same powers that would apply if the proposed historic district was an established historic district. The review may continue in the proposed historic district for not more than one year, or until such time as the City Council approves or rejects the establishment of the historic district by ordinance, whichever occurs first. (Ord. 07-04 adopted 2-20-07)

1280.17 EMERGENCY MORATORIUM

If the City Council determines that pending work will cause irreparable harm to resources located within an established or proposed historic district, the City Council may by resolution declare an emergency moratorium on all such work for a period not to exceed six (6) months. The City Council may extend the emergency moratorium for an additional period not to exceed six (6) months, upon finding that the threat of irreparable harm to resources is still present. Any pending permit application concerning a resource subject to an emergency moratorium may be summarily denied. (Ord. 07-04 adopted 2-20-07)

1280.18 PENALTIES FOR VIOLATIONS

- (a) Whoever violates any provision of this Chapter is guilty of a Civil Infraction in accordance with Section 202.99.
- (b) A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the Court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated or demolished. (Ord. 07-04 adopted 2-20-07)

1280.19 ACCEPTANCE OF GIFTS OR GRANTS

The City Council may accept state or federal grants for historic preservation purposes; may participate in state and federal programs that benefit historic preservation, and may accept public or private gifts for historic preservation purposes. The City Council may appoint the Historic District Commission to accept and administer grants, gifts, and program responsibilities. (Ord. 07-04 adopted 2-20-07)

1280.20 ACQUISITION OF HISTORIC RESOURCES

If all efforts by the Commission to preserve a resource fail, or if it is determined by the City Council that public ownership is most suitable, the City Council, if considered to be the public interest, may acquire the resource using public funds, public or private gifts, grants or proceeds from the issuance of revenue bonds. The acquisition shall be based upon the recommendation of the Commission. The Commission is responsible for maintaining publicly owned resources using its own funds, if not

specifically designated for other purposes, or public funds committed for that use by the City Council. Upon recommendation of the Commission, the City may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate. (Ord. 07-04 adopted 2-20-07)

1280.21 HISTORIC DISTRICT BOUNDARY

Manistee Commercial Historic District:

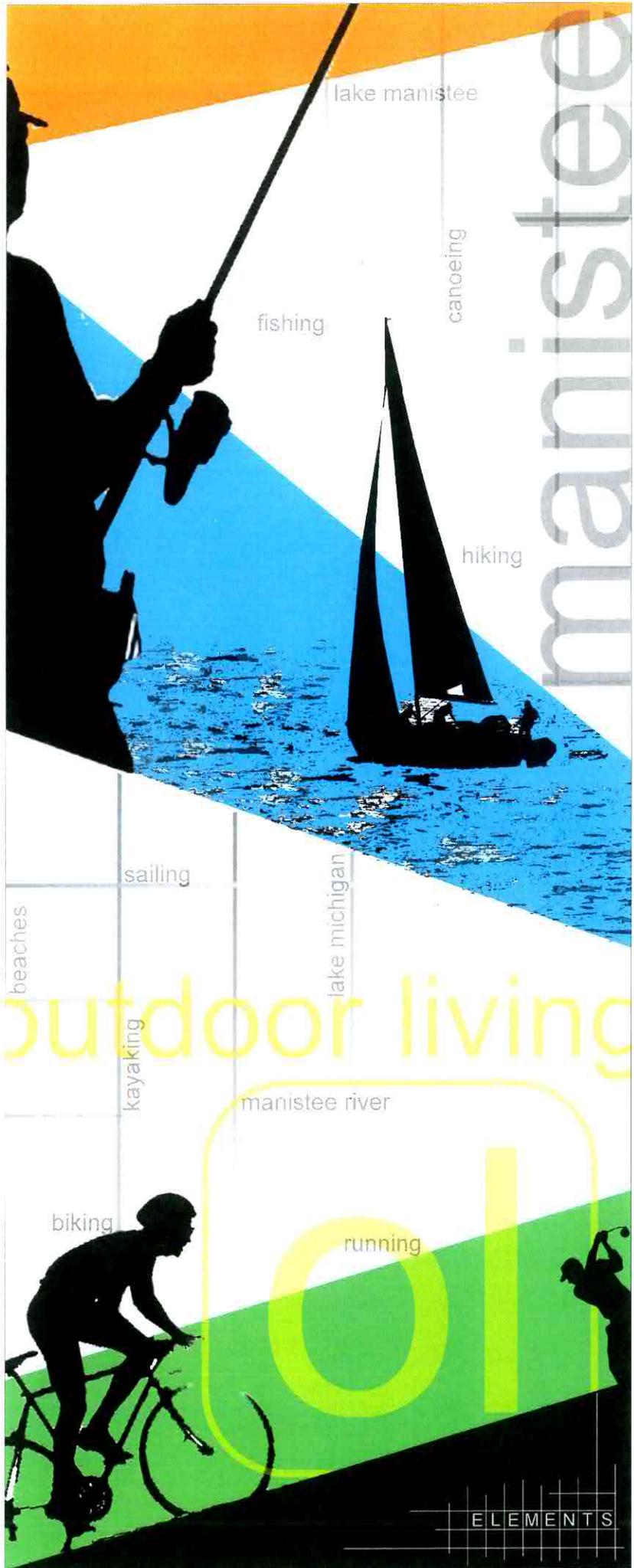
The District is in two sections separated by the Manistee River. The southern section boundary follows the south bank of the Manistee River from Division Street on the East to the Municipal Marina on the West, south along the eastern boundary of the Marina to the centerline of River Street, west along the centerline of River Street to the centerline of Pine Street, south along the centerline of Pine Street, to the centerline of Water Street; east along Water Street to the centerline of Oak Street; south on Oak Street to the south property line of 427 Water Street; east along the south property line to the east property line of 427 Water Street, north along the east property line of 427 Water street across Water Street and north along the west property line of 414 Water Street to the alley ½ block south of River Street; east along the alley to the west property line of 70 Maple Street , south along the property line to the centerline of Water Street, east along Water Street to the centerline of Maple Street, south along Maple Street to the south property line of the Ramsdell Theater, east along that property line to the east property line of the Ramsdell Theater, North along the east property line to the north line of First Street , north along the mid-block line halfway between Maple and Poplar Streets, to the rear line of River Street Buildings, east along the rear of River Street buildings to Greenbush street, north along the Greenbush Street centerline to Filer Street, east along the centerline of Filer Street to the east property line of 341 River Street, north to the south property line of 339 River Street, east along the south property line of 337 River Street to the alley, thence easterly along the south line of the alley to the west property line 50 Filer Street, south along the west property line of 50 Filer Street to the centerline of Filer Street, east along the centerline of Filer Street to the centerline of Division Street and North to the south river bank. The northern section boundary follows the west side of Washington Street, from the north bank of the Manistee River to Second Avenue to a depth of ½ block west of the street centerline, and the east side of Washington Street from the south property line of the properties at 129 – 133 Washington North to Lincoln Street, east to the rear property lines of the buildings fronting on Washington Street. The north and south sections of the district are joined by the Maple Street Bascule Bridge over the Manistee River. (Ord. 07-04 adopted 2-20-07)

1280.22 FEES.

There shall be imposed pursuant to these sections various fees, as established from time to time by the City Council by resolution which Fee Schedule is incorporated herein by reference. (Ord. 07-04 adopted 2-20-07)

1280.99 PENALTY.

Whoever violates any provision of this chapter is guilty of a civil infraction in accordance with Section 202.99.(Ord. 07-04 adopted 2-20-07)



lake manistee

fishing

canoeing

hiking

manistee

sailing

beaches

lake michigan

outdoor living

kayaking

manistee river

biking

running

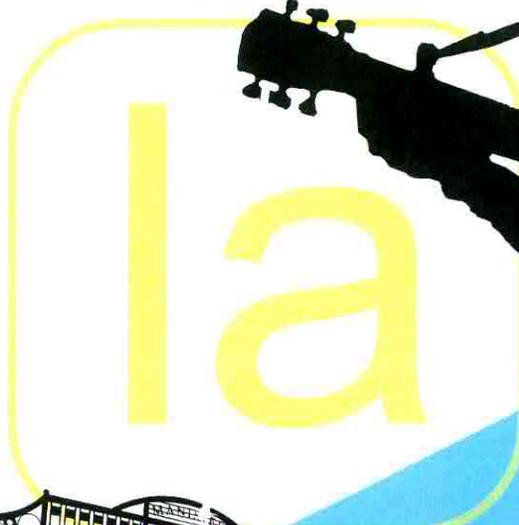
ELEMENTS

walking tours

riverwalk

local attractions

historic downtown



ELEMENTS

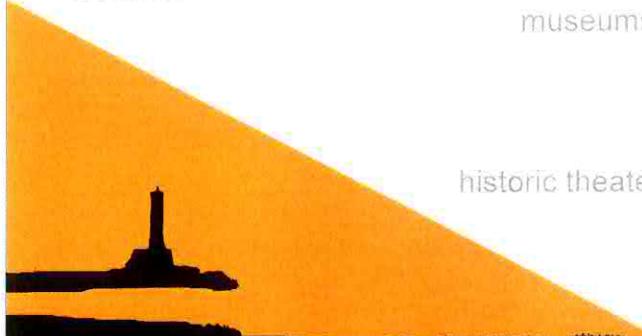
street musicians

historic homes

beaches

museums

historic theater



manistee



Historic Overlay Permit No: PHDC09026

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

440 RIVER ST **Location**
51-349-702-05

Owner
DIEBEL ENTERPRISES LLC
9350 FOREST PATH
ADA MI 49301

Issued: 10/28/09
Const value 0
Zoning: Sec. No.

Contractor
9350 FOREST PATH pH#
ADA MI 49301

PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Work Description: Certificate of Appropriateness as approved by the Museum Director for paint colors:

Body - Cabot #7785 - Barn Red
Accent - Cabot #7747 - Dark Gray
Trim - Cabot #7775 - Newburyport Blue

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

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

Official

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

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



Application for a Certificate of Appropriateness Paint Colors Only

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

Please Print or Type

Address of Affected Property: 440 River Street

Name of Property Owner: Gary Diebel

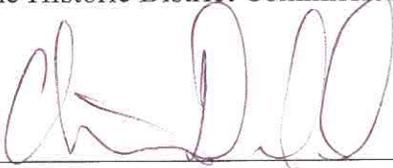
Name of Applicant: Chris Diebel

Mailing Address: 440 River Street

Phone# & e-mail address: 723-2300 BhGManistee@yahoo.com

Proposed Work Start Date: 10/25/09 Proposed Work Completion Date: 11/30/09

- ▶ When changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.
- ▶ New color schemes following the *Manistee Commercial Historic District Commission Guideline #6 Painting* guidelines may be approved by the Manistee County Historical Museum Director.
- ▶ Color schemes that do not follow the *Manistee Commercial Historic District Commission Guideline #6 Painting* must be approved by the Historic District Commission.
- ▶ A building owner may request Historic District Commission review and/or approval of any paint scheme.
- ▶ The Manistee County Historical Museum Director may require Historic District Commission review or approval of any proposed paint scheme at his discretion. In this event the requirements for applications submittal to the Historic District Commission must be met.

APPLICANT'S SIGNATURE: 

PROPERTY OWNERS SIGNATURE: Gary L Diebel

Office Use Only:	
Date Submitted: <u>10-27-09</u>	Application # <u>HDC 2009-26</u>
Approved by: <u>Shirley Ann</u>	<u>22 October 2009</u>

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



Barn Red

Cabot #
7785

Body



Dark Gray

Cabot #
7747

Accent



Newburyport Blue

Cabot #
7775

Trim

NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on **Thursday, November 5, 2009 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

New Business

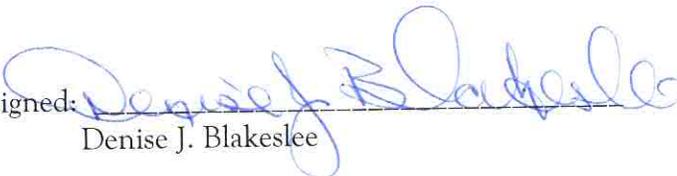
ISO Grand Rapids Real Estate LLC, 401 River Street - Door (HDC-2009-24)

James Matthews, 334, 336, 338 River Street - Design Assistance

Travis Alden, Main Street/DDA Director - Update

All meetings are open to the public.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 12:00 noon, Tuesday, October 27, 2009 on the bulletin board at the south entrance to City Hall.

Signed: 
Denise J. Blakeslee