

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, November 13, 2014  
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 13, 2014 Agenda.

### IV Approval of Minutes

At this time Historic District Commission can take action to approve the October 2, 2014 meeting Minutes.

### V New Business

#### **River Parc, 80 Washington Street – Construct a partial upper floor addition**

At the October 2, 2014 meeting the Historic District Commission discussed with the developer the proposal of constructing a partial upper floor addition in response to a request for Design Guidelines. The Commission was receptive to the idea, but requested that the applicant include a view of all the sides of the building and elevations. The applicant has submitted a request for a Certificate of Appropriateness and supplied a copy of the views and elevations for the building for the Commissions consideration.

At this time the Historic District Commission could take action to approve/deny the request from River Parc, 80 Washington Street for the construction of a partial upper floor addition as submitted with application HDC-2014-15

#### **MN Partners, LLC – Harbor Village, Lakeview Area**

Harbor Village was the first Planned Unit Development in the City of Manistee. When the Special Use Permit was issued, oversight was given to the Historic Overlay Review Committee for design standards. The Historic District Commission has assumed the responsibility of reviewing the design of new buildings constructed in Harbor Village.

A request has been received from MN Partners LLC for the construction of three buildings (2 duplexes' and one single unit). Copies of elevations that include details on the types of materials proposed have been provided for the Commissions consideration.

At this time the Historic District Commission could take action to approve/deny the request from MN Partners, LLC for the design of three buildings (two duplexes' and one single unit) as submitted on plan#20140620 Labeled Village North Pier prepared by Integrated Architecture.

## **VI Old Business**

### **Smith – Icehouse, 435 River Street**

The Commission has been in discussion with the owner of the property at 435 River Street regarding the condition of the Icehouse located on the back of the building (Water Street). The Commission has discussed how this structure is beyond repair and is a health and safety issue and needs to be demolished. The concern that has been raised is how the icehouse is structurally tied into the adjoining building. This has resulted in the need to have an engineering report done prior to demolition to insure that the structural integrity of the adjoining building is not impacted when the icehouse is demolished.

At this time the Historic District Commission could take action to declare the Icehouse on the southwest side of the building at 435 River Street is beyond salvaging and that the Historic District Commission supports the City of Manistee to take action under Chapter 650 Anti-Blight of the City of Manistee Code of Ordinance to remove the structure while requiring that an engineering report is submitted prior to demolition to insure that the structural integrity of the adjoining building is not impacted when the icehouse is demolished.

### **Permit Review**

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

## **VII Public Comments and Communications concerning Items not on the Agenda**

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

## **VIII Correspondence**

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

## **IX Reports**

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

## **X Members Discussion**

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

## **XI Worksession**

## **XII Adjournment**



City of Manistee Planning & Zoning Administrator



MEMORANDUM

231.398.2805

Fax 231.723-1546

dblakeslee@manisteemi.gov

www.manisteemi.gov

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TO: Historic District Commissioners

FROM: Denise Blakeslee, Planning & Zoning

DATE: November 4, 2014

RE: Historic District Commission Meeting November 13, 2014 (RESCHEDULED)

Commissioners, the next Historic District Commission will be on Thursday, November 13, 2014. We have not the following items on the agenda:

- **River Parc, 80 Washington Street – Construct a partial upper floor addition** - At the October 2, 2014 meeting the Historic District Commission discussed with the developer the proposal of constructing a partial upper floor addition in response to a request for Design Guidelines. The Commission was receptive to the idea, but requested that the applicant include a view of all the sides of the building and elevations. The applicant has submitted a request for a Certificate of Appropriateness and supplied a copy of the views and elevations for the building for the Commissions consideration.
- **MN Partners, LLC – Harbor Village, Lakeview Area** - A request has been received from MN Partners LLC for the construction of three buildings (2 duplexes' and one single unit). Copies of elevations that include details on the types of materials proposed have been provided for the Commissions consideration.
- **Smith – Icehouse, 435 River Street** - The Commission has been in discussion with the owner of the property at 435 River Street regarding the condition of the Icehouse located on the back of the building (Water Street). The Commission has discussed how this structure is beyond repair and is a health and safety issue and needs to be demolished. The concern that has been raised is how the icehouse is structurally tied into the adjoining building. This has resulted in the need to have an engineering report done prior to demolition to insure that the structural integrity of the adjoining building is not impacted when the icehouse is demolished.

If you are unable to attend the meeting please call me at 398-2805, see you next Tuesday!

# HISTORIC DISTRICT COMMISSION

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

## MEETING MINUTES

October 2, 2014

A Meeting of the Manistee City Historic District Commission was held on Thursday, October 2, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:05 p.m. by Chair Kracht.

### ROLL CALL:

**Members Present:** Dave Carlson, T. Eftaxiadis, Teena Kracht, John Perschbacher, Mary Russell, Thomas R. Smith

**Members Absent:** Vacancy

**Others:** Brice Bossardet (River Parc Place LLC), Dr. Kenneth Borenitsch (415 River Street), Mark Fedder (Museum Director) Steve Harold (Museum Curator) and Denise Blakeslee (Planning & Zoning Administrator)

### APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Thomas Smith that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

### APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Thomas Smith that the Minutes of the September 4, 2014 Meeting be approved as prepared.

With a voice vote this motion passed unanimously.

### NEW BUSINESS:

#### **Request for Design Guidelines, River Parc, 80 Washington Street**

Commissioner Eftaxiadis declared a conflict of interest due to a financial interest in the property. He removed himself to the audience.

The Historic District Commission has received a request from the owner of the partially constructed building commonly known as River Parc, 80 Washington Street. The request is for the construction of a partial upper floor addition.

**Brice Bossardet, River Parc Place LLC.**, - Mr. Bossardet is working with the development of the property. The building is a non-contributing building which is blighted. They are proposing the construction of two penthouse units (fourth floor) for financial reasons. They are asking for feedback from the Commission. Renderings of the proposed addition were shown to the Commission. The penthouse would be set back on the south side (12' – 15') on the east and west side (20'- 25') and flush on the center portion of the building on the north side. The brick, windows and doors would match the rest of the building. The Commission was receptive to the idea, but requested that the applicant include a view of all the sides of the building and elevations.

**Reschedule November Historic District Commission Meeting**

Staff will be attending the Redevelopment Ready Communities Best Practice Training Series on Thursday, November 6, 2014 this conflicts with the November Historic District Commission Meeting.

MOTION by Mary Russell, seconded by Thomas Smith that the November 6, 2014 Historic District Commission meeting be rescheduled to Thursday, November 13, 2014 at 3 pm.

With a roll call vote this motion passed 6 to 0.

Yes: Perschbacher, Carlson, Eftaxiadis, Russell, Smith, Kracht  
No: None

**Schedule Meeting Dates 2015**

The Manistee City Historic District Commission generally holds their regular business meetings on the first Thursday of each month. These meetings are held in Council Chambers, City Hall, 70 Maple Street, Manistee Michigan at 3:00 pm. Staff has prepared a list of meeting dates for 2015 for the Commissions consideration.

MOTION by Thomas Smith, seconded by John Perschbacher that the Historic District Commission meetings for 2015 be scheduled as follows:

January 8, 2015*	February 5, 2015	March 5, 2015	April 2, 2015
May 7, 2015	June 4, 2015	July 2, 2015	August 6, 2015
September 3, 2015	October 1, 2015	November 5, 2015	December 3, 2015

\*Changed due to holiday

With a roll call vote this motion passed 6 to 0.

Yes: Carlson, Perschbacher, Eftaxiadis, Smith, Russell, Kracht

No: None

## **OLD BUSINESS**

### **John Smith, 435 River Street – Icehouse**

A letter was sent to Mr. Smith to contact the Historic District Commission about the status of the “Ice House” located on the rear of the building (Water Street). The Commission discussed the issue.

MOTION by T. Eftaxiadis, seconded by Thomas Smith that a Certified Letter or Notice of Correction be prepared and reviewed by the City Attorney giving Mr. Smith a reasonable amount of time to secure the permits needed and remove the Ice House or a citation will be issued.

With a roll call vote this motion passed 6 to 0.

Yes: Russell, Eftaxiadis, Smith, Perschbacher, Carlson, Kracht

No: None

## **Permit Review**

### **Joe Mathewson, 339 River Street – Corbels**

On November 7, 2013 the Commission discussed with Mr. Mathewson that the corbels on his building had not been reinstalled as originally placed (13 corbels instead of 14 corbels). At that time Mr. Mathewson said he would place fourteen (14) corbels as originally located on the building and will patch nail holes and seams as needed. The permit cannot be closed out until the corbels are correctly installed.

MOTION by Dave Carlson, seconded by T. Eftaxiadis that a letter be sent to Mr. Mathewson informing him that the corbels need to be installed correctly for the permit to be closed out.

With a roll call vote this motion passed 6 to 0.

Yes: Carlson, Perschbacher, Eftaxiadis, Smith, Russell, Kracht

No: None

## **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA**

**Dr. Kenneth Borenitsch, 415 River Street** – Dr. Borenitsch just purchased the building at 415 River Street. He brought in historical photos and discussed his plans to renovate the storefront. He is asking to install a window system that is similar to the original windows shown in the photo. A new door will be installed in the middle that provides access to the upstairs apartment. They would remove the corbels and reduce the height of the lower cornice to allow for the installation of transom windows, similar to the appearance of the original portico. The two existing entry doors will remain, be painted to match the new windows, and higher transom windows will be installed above to match the proposed new windows. He would also like to install a “Lyric” sign that matches the original in the photos.

The Commission discussed the project and it was suggested that the mullion between the windows be 4" or 5" to closer match the historical appearance in the photos.

Brice Bossardet, River Parc Place LLC. – Their designer sent over renderings of how the building would look from the other sides. The Commission reviewed and discussed the design. An application will be needed that includes the renderings and elevations for the Commission to review.

#### **CORRESPONDENCE**

None

#### **STAFF REPORTS**

**Denise Blakeslee, Planning & Zoning Administrator** – The City of Manistee has a Planned Unit Development for Harbor Village which is located outside of the Historic District. When the developer was proposing a new building design that the Historic Overlay Commission review and approve the design. When the Historic District Commission was established it replaced the Historic Overlay Commission. A request will be coming before the commission for design approval for a new building proposed at Harbor Village.

#### **MEMBERS DISCUSSION**

Commissioner Eftaxiadis informed the Commission that a new Historic Architect has been hired. Her name is Deborah Johnson. This service is available through the DDA, applicants need to contact Patrick Kay. He also spoke about Black Locust Trees.

The Next meeting of the Historic District Commission will be on Thursday, November 13, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

#### **ADJOURNMENT:**

MOTION by T. Eftaxiadis, seconded by Mary Russell that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:30 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary

# Memorandum



**Denise Blakeslee**  
**Planning & Zoning**  
**Administrator**

70 Maple Street  
Manistee, MI 49660  
231.398.2805

[dblakeslee@manisteemi.gov](mailto:dblakeslee@manisteemi.gov)  
[www.manisteemi.gov](http://www.manisteemi.gov)

**TO:** Historic District Commissioners

**FROM:** Denise Blakeslee, Planning & Zoning Administrator

**DATE:** November 3, 2014

**RE:** River Parc, 80 Washington Street

Commissioners, at the October 2, 2014 meeting the Historic District Commission discussed with the developer of River Parc Condominiums, 80 Washington Street the proposal of constructing a partial upper floor addition in response to a request for Design Guidelines. The Commission was receptive to the idea, but requested that the applicant include a view of all the sides of the building and elevations.

The applicant has submitted a request for a Certificate of Appropriateness and supplied a copy of the views and elevations for the building for the Commissions consideration. This building is a non-contributing building that is blighted.

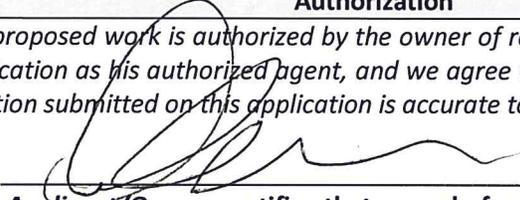


Historic District Commission  
 Planning & Zoning Department  
 70 Maple Street, P.O. Box 358  
 Manistee, MI 49660  
 231.398.2805  
[www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

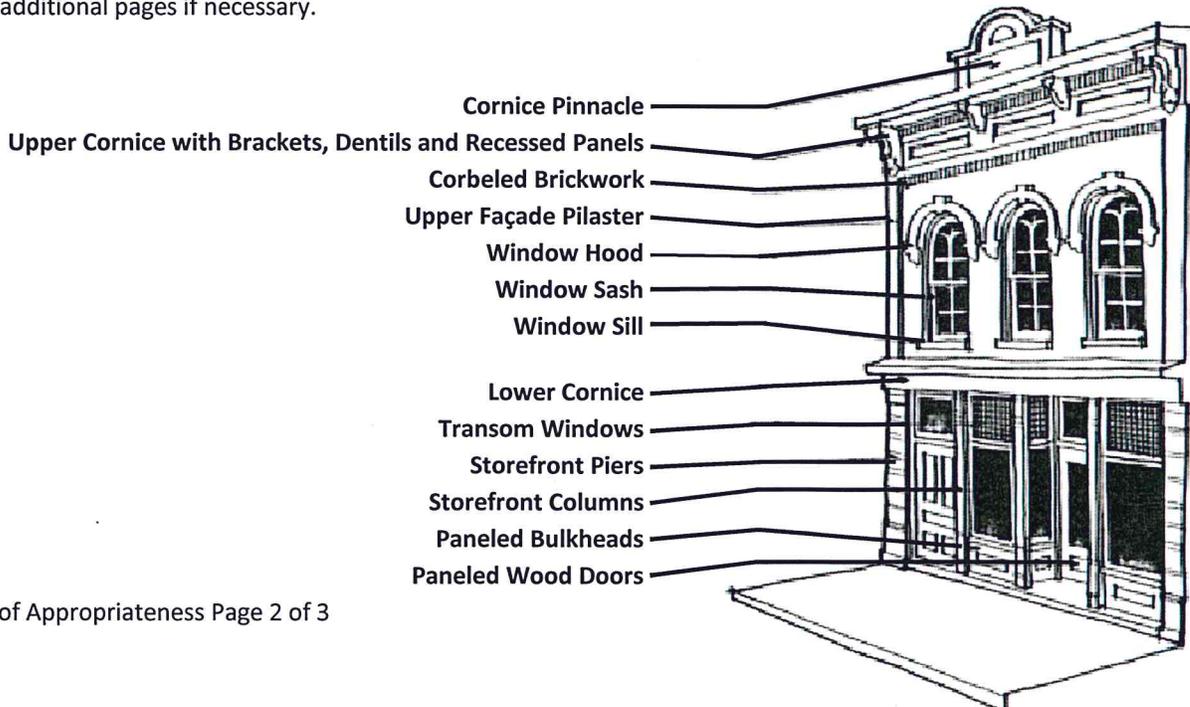
## Application for a Certificate of Appropriateness

Please Print

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

Description of Work			
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)
Describe the proposed project Addition of partial upper floor on the existing abandoned and blighted River Parc Place Building. The building is a non-contributing structure within the HDC and Main Street DDA. Plan has been previously approved for rehabilitation by former historic overlay district. Colors approved in 2014 by Museum Director. The addition of partial upper floor is necessary to financially enable the proposed building redevelopment. Combined new building height will be within City Zoning guidelines. Building material of proposed addition will be similar and compatible with previously approved material and architecture. Detailed construction plans will be prepared following approval of HDC.			
Proposed Start Date <u>December 2014</u>		Proposed Completion Date <u>February 2015</u>	
<b>Incomplete requests will be returned to the applicant to supply needed information for review.</b>			
Authorization			
<i>I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.</i>			
Applicant Signature: 		Date: <u>11/03/14</u>	
<b>By Signing this form the Applicant/Owner certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.</b>			
Office Use Only			
HDC - _____ - _____		Notes:	
Signature: _____		Date: _____	

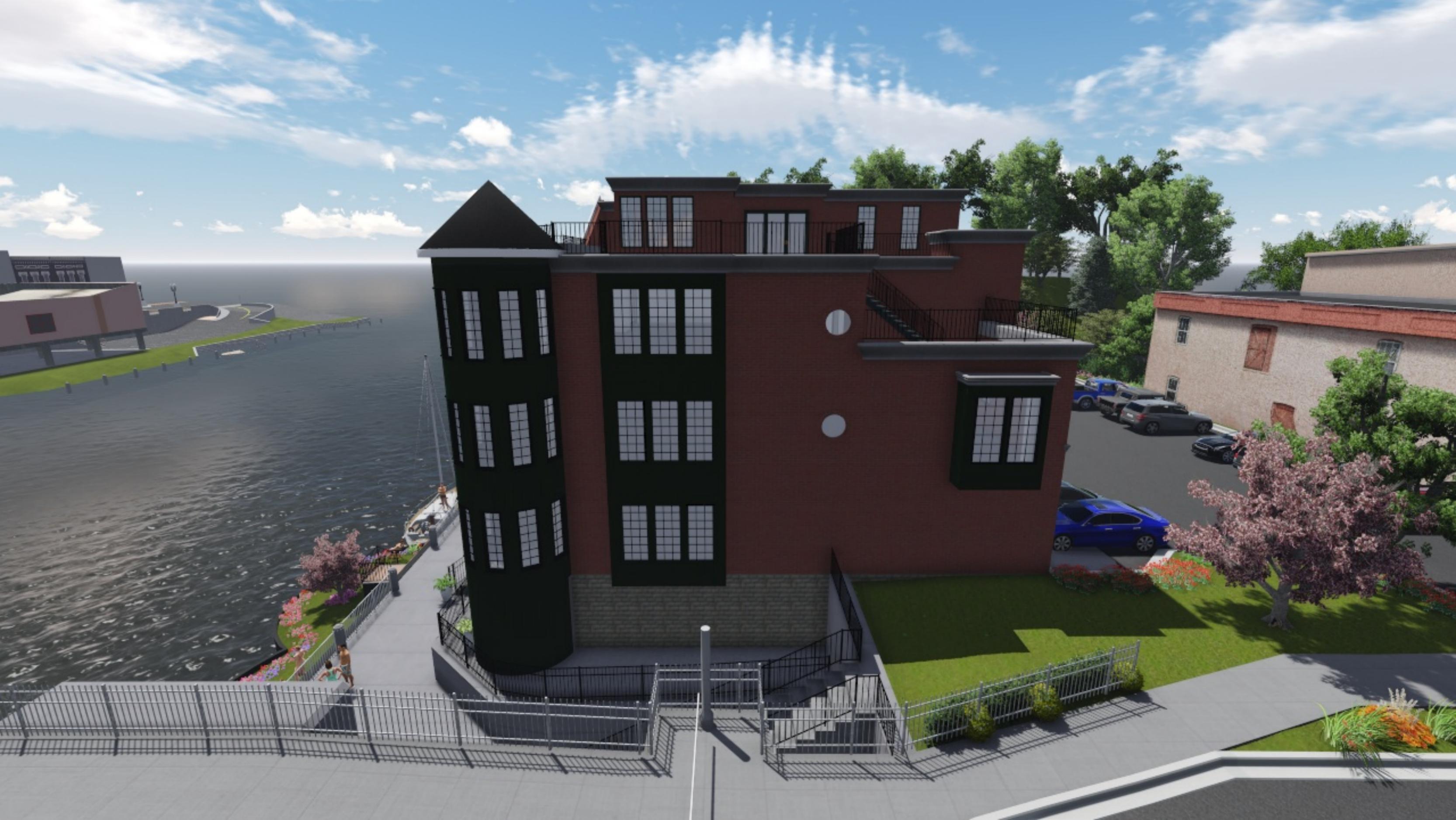
This drawing depicts many of the types of historical decoration found in the Manistee Historical Business District. While all of the elements may not apply to your building this should assist in listing areas of renovation. The next page is a check list to assist in the application process. Please check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















# Memorandum



**Denise Blakeslee**  
**Planning & Zoning**  
**Administrator**

70 Maple Street  
Manistee, MI 49660  
231.398.2805

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[www.manisteemi.gov](http://www.manisteemi.gov)

**TO:** Historic District Commissioners

**FROM:** Denise Blakeslee, Planning & Zoning Administrator

**DATE:** November 3, 2014

**RE:** MN Partners, LLC – Harbor Village, Lakeview Area

Commissioners, Harbor Village was the first Planned Unit Development in the City of Manistee. When the Special Use Permit was issued, oversight was given to the Historic Overlay Review Committee for design standards. The Historic District Commission replaced the Overlay Review Committee when established.

There is a small amount of property in Harbor Village that can still be developed. MN Partners, LLC is the owner of the vacant property in the Lakeview Area and they are proposing to construct three buildings (two duplexes' and one single unit) on the property that is accessed off Fifth Avenue. A request has been received for the Commission to review the design and materials for these buildings. Copies of renderings that show how the buildings will look from various elevations and details the materials proposed to be used are included in your packet.

It is important to note that the Secretary of the Interior Guidelines DO NOT APPLY to the review of these plans. It is the responsibility of the Commission to determine if the design is appropriate and compatible with the design of the buildings that have already been constructed within Harbor Village.



**DESIGN NARRATIVE  
HARBOR VILLAGE NORTH PIER UNITS 3, 4, 5, 6, 7**

**To:** City of Manistee  
Historic District Commission  
70 Maple Street  
Manistee, MI 49660

**Prepared by:** Michael Corby, FAIA  
Integrated Architecture  
30 October 2014

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**BACKGROUND**

The North Pier is one of the few undeveloped parcels remaining in the Harbor Village Development in Manistee. It is located on the Western most section of Fifth Avenue and has frontage on the marina basin.

Architecturally, Harbor Village is a collection of Victorian inspired buildings. Most are a modern interpretation with varying levels of architectural detail.

**OUR PROPOSAL**

Our intent is to continue with the "theme" that was started with Harbor Village and select a vernacular that fits the area.

The basic form of our proposed buildings (two duplexes and a single) is consistent with the existing duplex (Units 1 and 2) at the North Pier location. We did, however feel that a stronger focus on the detailing and more alignment with a Victorian style would be a more attractive solution.

Our design uses the Victorian shingle style as its reference. This is a style very prevalent in coastal communities. It is characterized usually with less formal layouts, arches, bays and materials such as shake siding.

Our materials for the exterior will be a painted shake siding (a muted blue / grey) with a light trim (cream / off white). We are using an arched element to act as our signature on both the road elevations as well as the marina elevations and in some instances on bays.

Entry columns will be doric round. Raised decks will use painted posts with cable railings to have a slight modern element.

Chimneys will be sheathed in a cultured lake stone, again to use a material type more true to the shingle style. Arched doors will be a silver metal similar to zinc. Again, a very common material for that style.

The resulting design will be one that represents the rich Victorian heritage of the Manistee community and continues the somewhat eclectic, but historically influenced architecture in the Harbor Village development.

**Integrated Architecture**

4090 Lake Drive Grand Rapids Michigan 49546 tel 616.574.0220 fax 616.574.0953 [www.intarch.com](http://www.intarch.com)



**NORTH PIER  
PROJECT SITE**





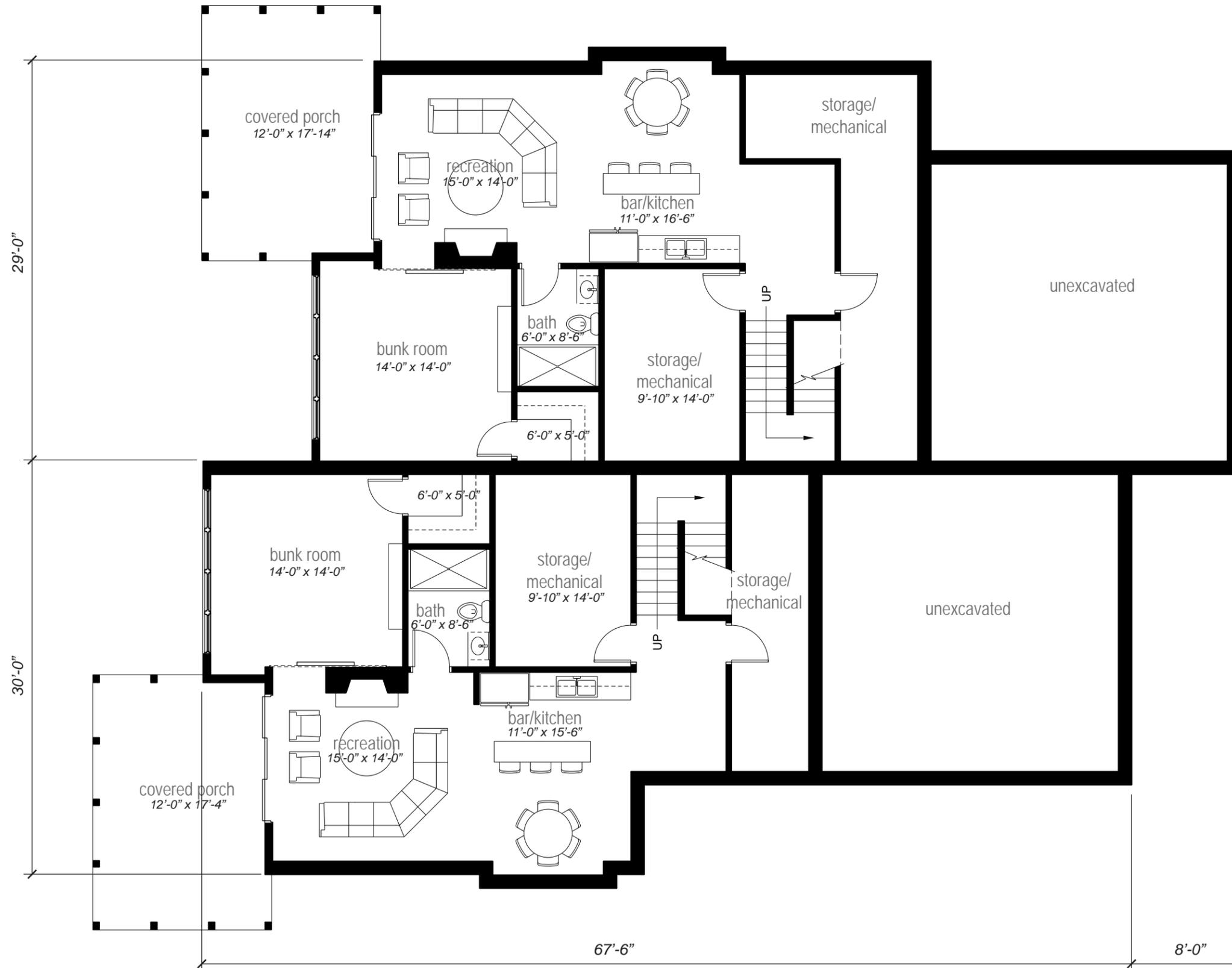
property line  
 10'-0" side yard setback  
 25'-0" setback from right-of-way

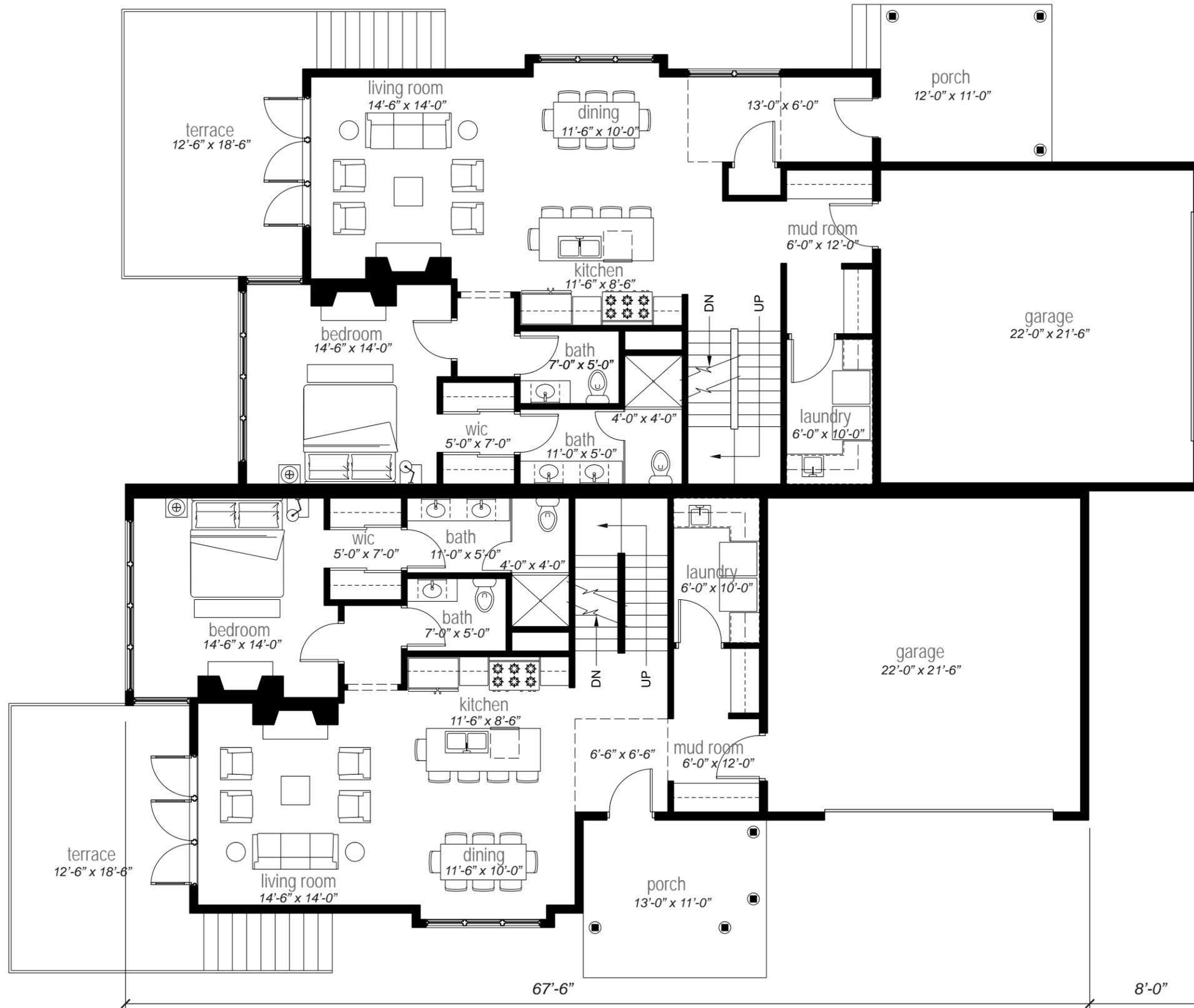
existing building

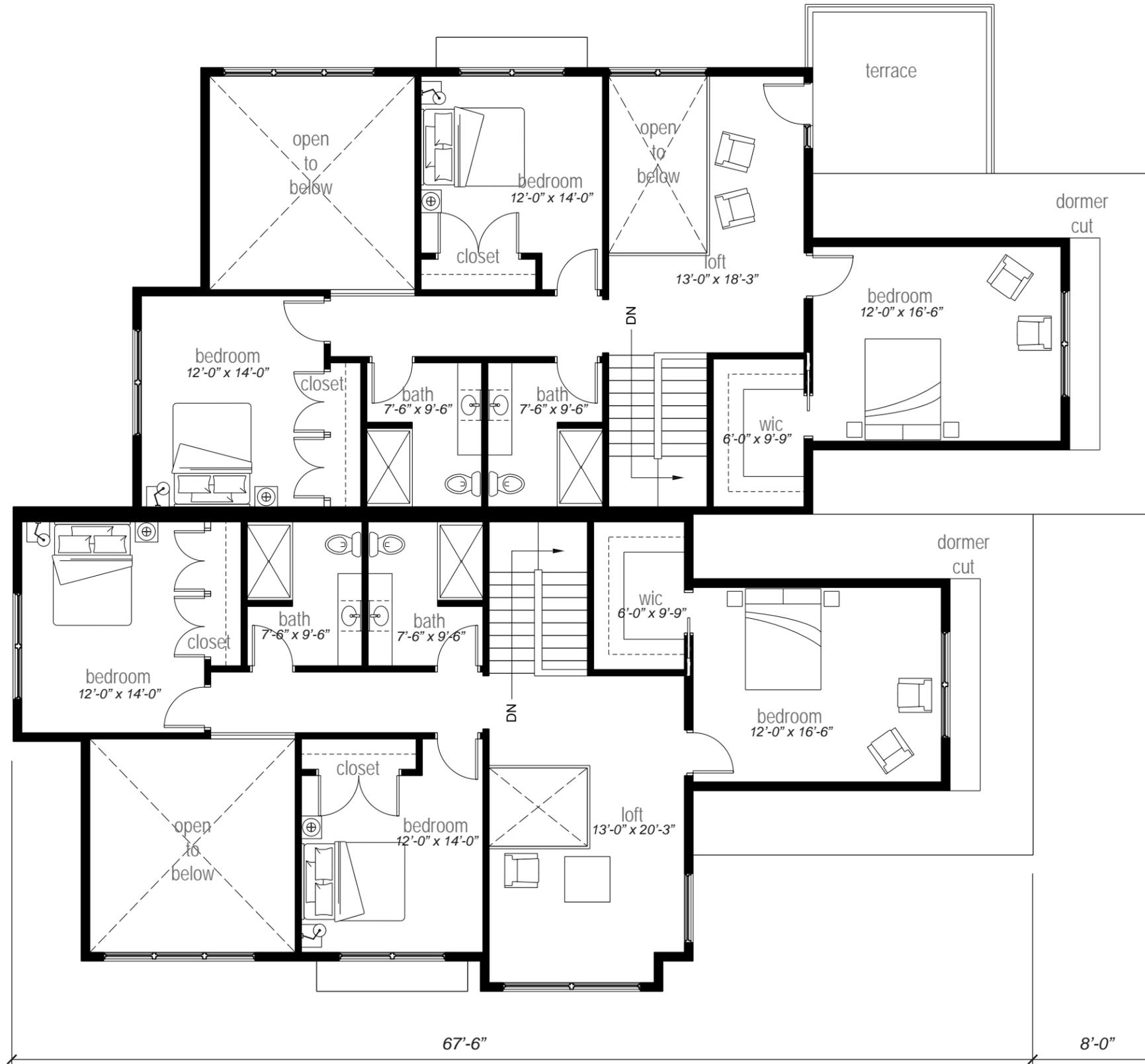
existing building

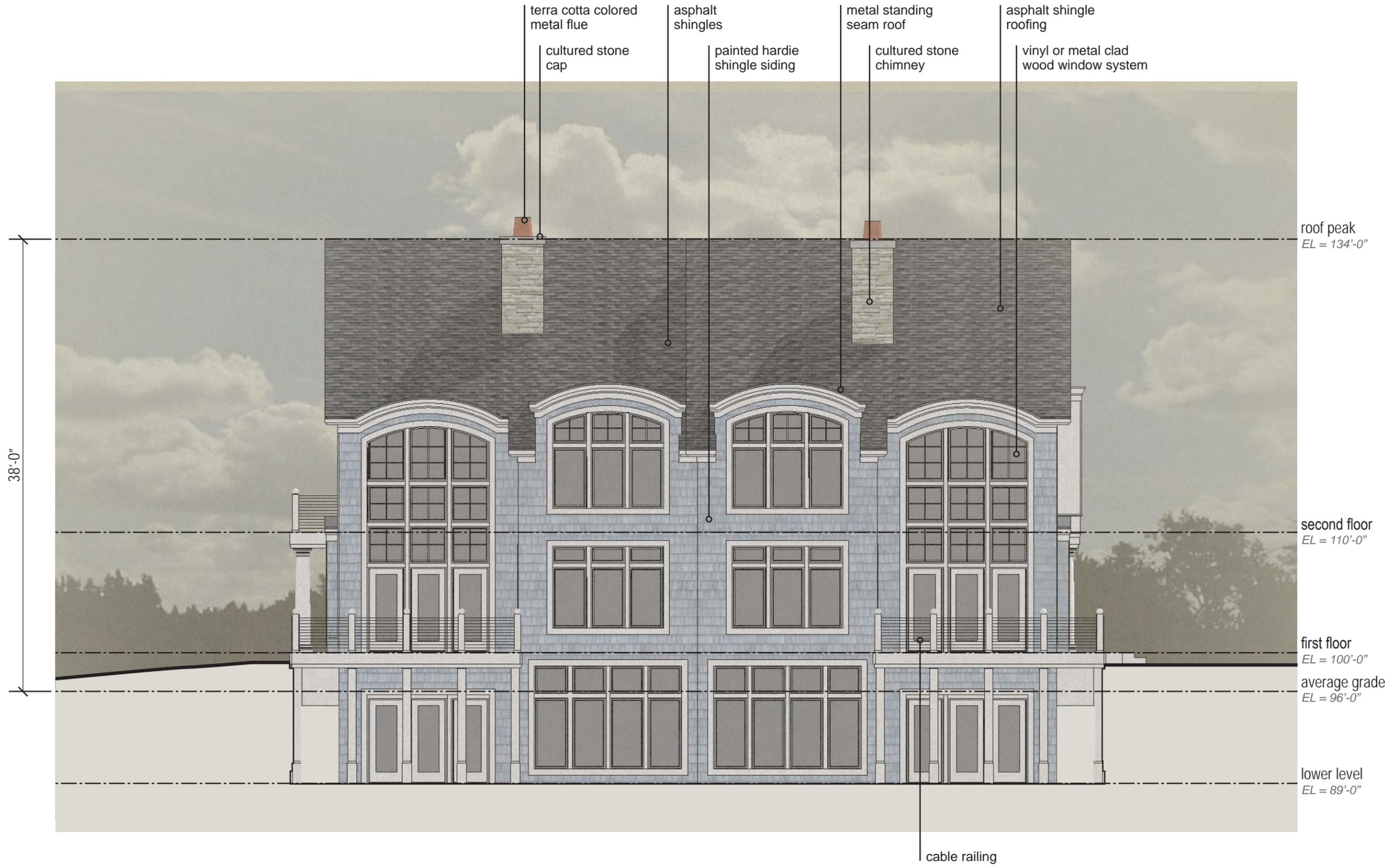
ANCHOR RODE DRIVE

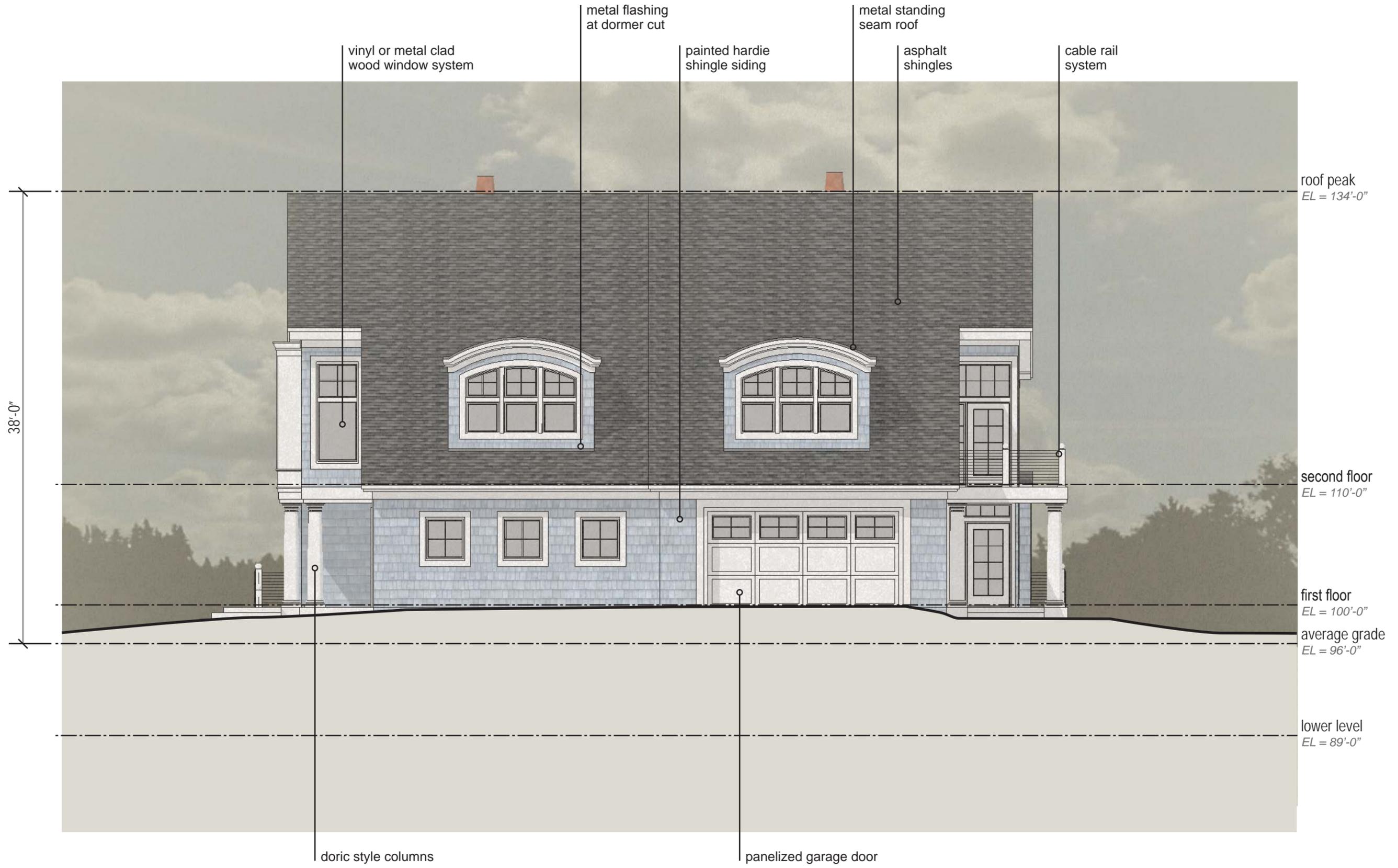
FIFTH AVENUE  
 (66'-0" wide public road)

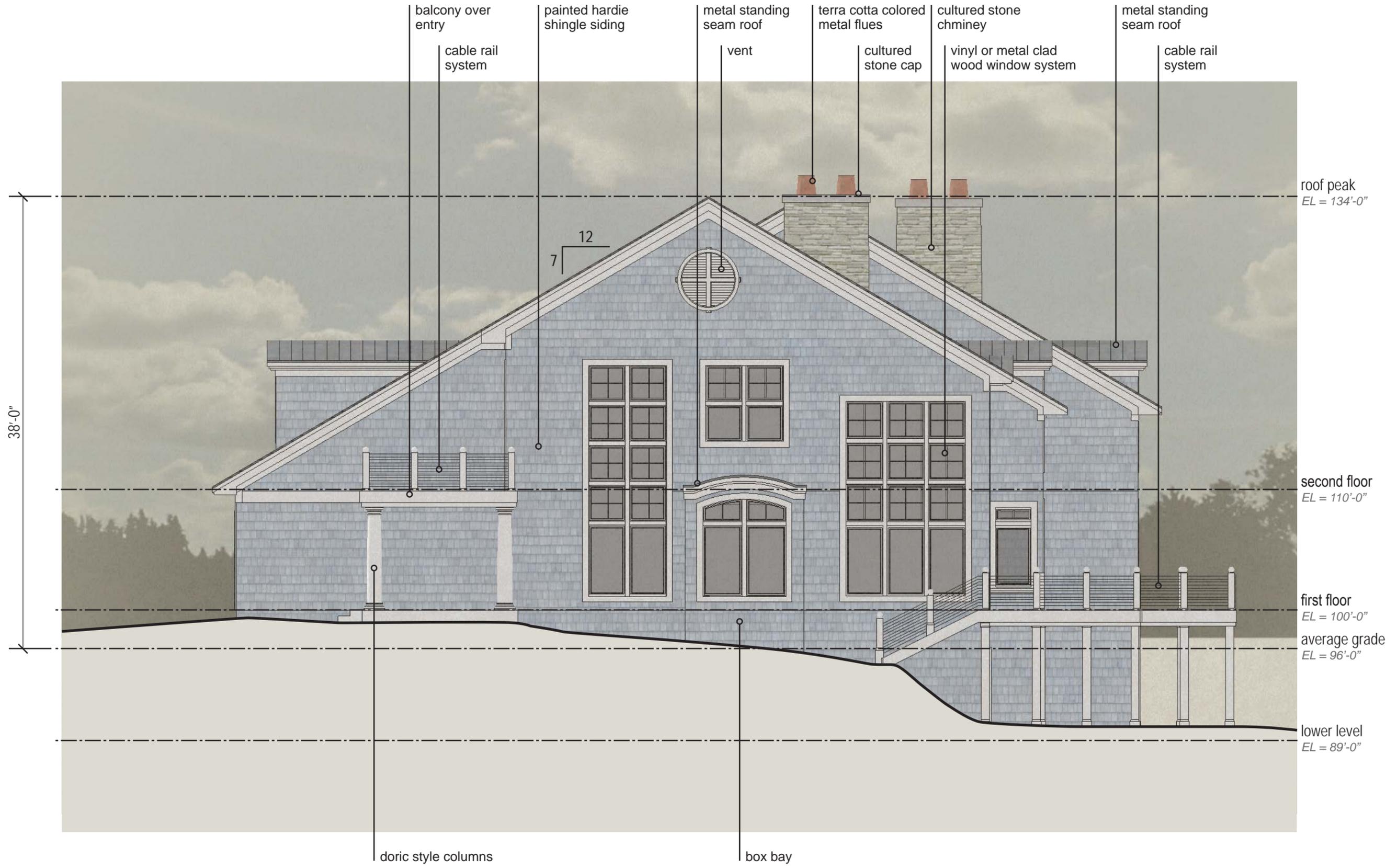


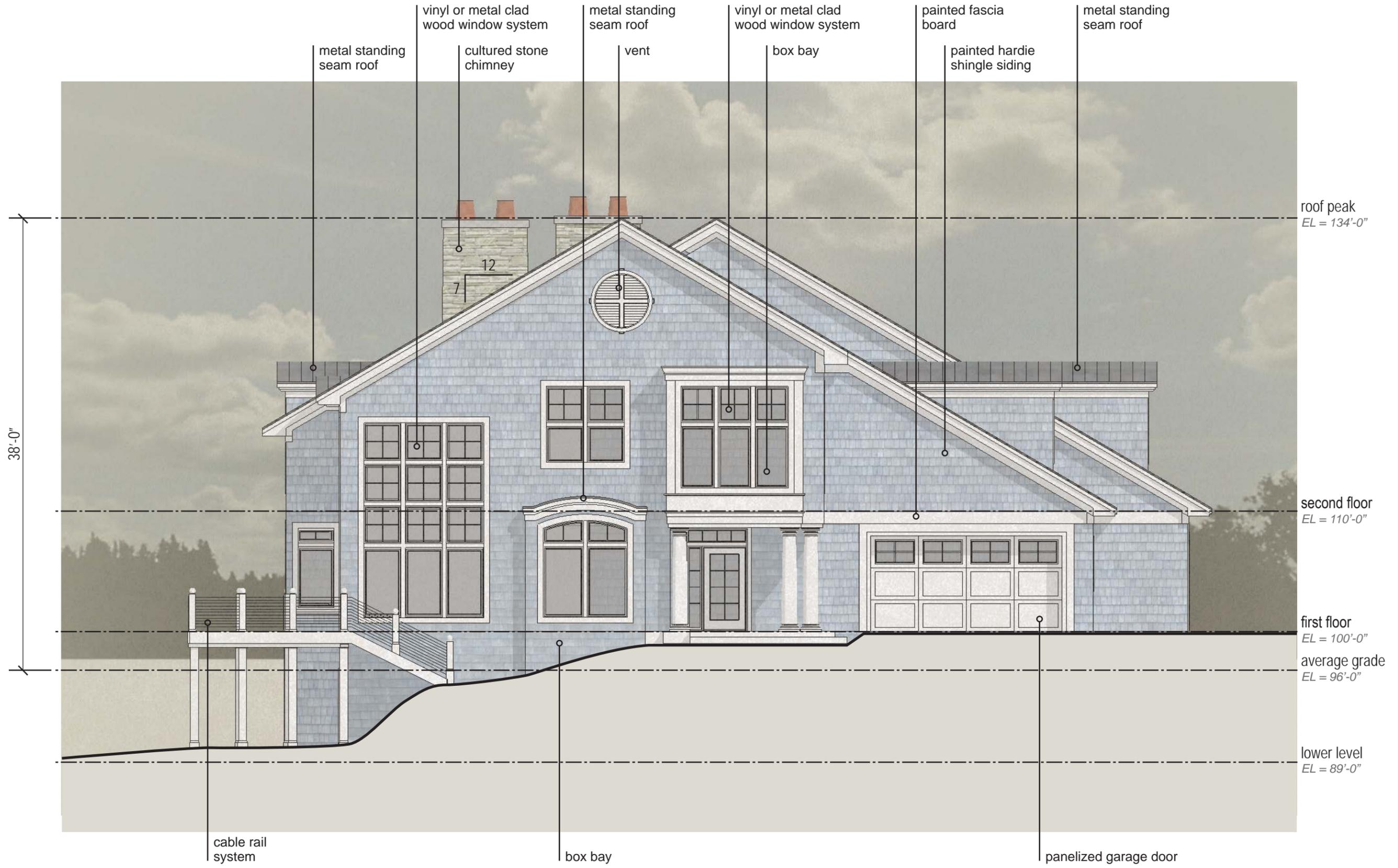




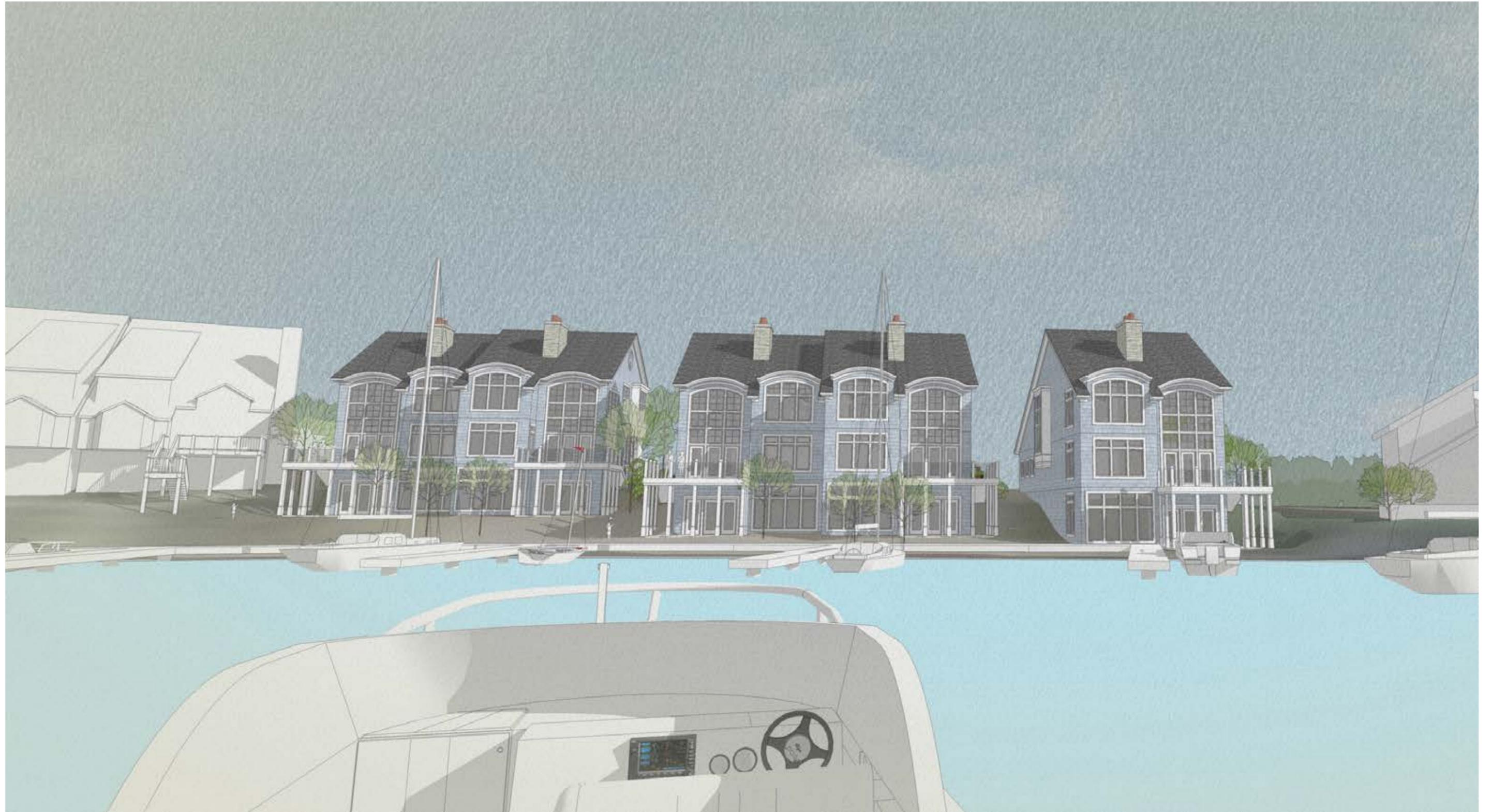


















# Memorandum



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Planning & Zoning  
Administrator

70 Maple Street  
Manistee, MI 49660  
231.398.2805

dblakeslee@manisteemi.gov  
www.manisteemi.gov

TO: Historic District Commissioners  
FROM: Denise Blakeslee, Planning & Zoning Administrator  
DATE: October 28, 2014  
RE: Smith - Icehouse

Commissioners, staff has discussed the process needed to move forward with the demolition of the Icehouse on John Smith's Building at 435 River Street. The Historic District Commission operates under Chapter 1280 Historic District of the Code of Ordinance and the Local Historic Districts Act, Act 169 of 1970.

**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)*

Both cover the process for Demolition by Neglect which provides for the Commission to require to repairs to prevent demolition by neglect. The Commission has discussed how this structure is beyond repair and is a health and safety issue and needs to be demolished. The concern that has been raised is how the icehouse is structurally tied into the adjoining building. This has resulted in the need to have an engineering report done prior to demolition to insure that the structural integrity of the adjoining building is not impacted when the icehouse is demolished.

Mr. Smith was sent a letter on August 25<sup>th</sup> from City Manager Mitch Deisch asking that he bring in an engineering report and application for demolition to the October 2, 2014 meeting. Mr. Smith did not respond to the letter and the Commission which resulted in the following action taking place:

**October 2, 2014 Meeting Minutes (excerpt)**  
**John Smith, 435 River Street – Icehouse**

*A letter was sent to Mr. Smith to contact the Historic District Commission about the status of the “Ice House” located on the rear of the building (Water Street). The Commission discussed the issue.*

*MOTION by T. Eftaxiadis, seconded by Thomas Smith that a Certified Letter or Notice of Correction be prepared and reviewed by the City Attorney giving Mr. Smith a reasonable amount of time to secure the permits needed and remove the Ice House or a citation will be issued.*

*With a roll call vote this motion passed 6 to 0.*

*Yes: Russell, Eftaxiadis, Smith, Perschbacher, Carlson, Kracht*  
*No: None*

Staff forwarded the information to the City Attorney who has reviewed the issue. The ordinance and act does not address the commission taking action to demolish a structure in the district. The requirement to remove the building would fall under Chapter 650 Anti-Blight, which defines a Blighted Structure as follows:

- A. **Blighted Structure.** *Any dwelling, garage, or outbuilding, or any factory, shop, store, office building, warehouse, or other structure or part of a structure which:*
1. *Because of fire, wind, other natural disaster, or physical deterioration, cannot be occupied as a dwelling, does not have adequate heating, plumbing or electrical systems, or cannot be used for its intended purpose; or (Ord. No. 11-05, Adopted 5-4-11)*
  2. *Is partially completed and which is not presently being constructed under an existing, valid building permit issued by or under the authority of the City of Manistee; or*
  3. *Is not structurally sound, weather-tight, waterproof or vermin-proof; or*
  4. *Is not covered by a water resistant paint or other waterproof covering so as to protect said structure from the adverse effects of the elements or from physical deterioration.*

For the City to move forward with removal of the blighted icehouse, staff is asking the Commission to take action to declare that the building is beyond salvaging and that the Commission supports the City of Manistee to take action under Chapter 650 Anti-Blight of the City of Manistee Code of Ordinance to remove the structure. After this determination, the matter will be turned over to the Building Inspector to begin action to have the building demolished.

The following photos were taken by staff that shows the condition of the building. The 2007 Photo shows the building was in poor shape. The 2013 Photos show the sever deterioration of the building and were taken when the commission reviewed the district in 2013. No efforts have been made by the owner to stop the deterioration of the icehouse since the commissions review last year.



2007 Photo of Building



2013 Photo



**Photos taken through west window of building**

