

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, September 6, 2018  
3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

## AGENDA

### I Call to Order

### II Roll Call

### III Approval of Agenda

At this time the Historic District Commission can take action to approve the September 6, 2018 Agenda.

### IV Approval of Minutes

At this time Historic District Commission can take action to approve the August 2, 2018 meeting Minutes.

### V Public Comment on Agenda Related items

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

### VI New Business

#### **Permit Extension Request, Paula Rozmarek 347-349 River Street – Permits PHDC08032, PHDC09014 and PHDC11009**

Paula Rozmarek is request an extension for Permits PHDC08032, PHDC09014 and PHDC11009

At this time the Historic District Commission will take action to approve/deny the request from Paula Rozmarek, 347-349 River Street to extend permits PHDC08032, PHDC09014 and PHDC11009

#### **Permit Extension Request, Jeff Gordon 411 River Street - Permits PHDC12001, PHDC15-004, and PHDC15-005**

Jeff Gordon is requesting an extension for Permits PHDC12001, PHDC15-004 and PHDC15-005

At this time the Historic District Commission will take action to approve/deny the request from Jeff Gordon 411 River Street to extend permits PHDC12001, PHDC15-004 and PHDC15-005

### VII Old Business

#### **Permit Review**

#### **North Channel Investors LLC – 86 Washington Street**

A request has been received from North Channel Investors LLC, 86 Washington Street to close out permit

PHDC16-021. This permit was for the complete renovation of the exterior of the building. This project was submitted to the State Historic Preservation Office for Historic Rehabilitation Tax Credits. Commissioners may perform a site visit to 86 Washington Street.

At this time the Commission could take action to close out Permit PHDC16-021 and issue a Certificate of Compliance to North Channel Investors LLC, 86 Washington Street.

**VIII Public Comments and Communications concerning Items not on the Agenda**

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

**IX Correspondence**

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

**X Reports**

DDA Executive & Economic Development Director  
Museum Curator  
Museum Director  
Planning & Zoning Director

**XI Members Discussion**

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

**XII Worksession**

**XIII Adjournment**



## Memorandum

TO: Historic District Commissioners

FROM: Denise Blakeslee, Planning & Zoning Director

DATE: August 30, 2018

RE: Historic District Commission Meeting September 6, 2018

Denise Blakeslee  
Planning & Zoning Director  
70 Maple Street  
Manistee, MI 49660  
231.398.2805  
dblakeslee@manisteemi.gov  
www.manisteemi.gov

Commissioners, the next meeting of the Historic District Commission will be on Thursday, September 6, 2018. I am pleased to announce that Rob Carson, County Planning Director has been selected to fill until my position is permanently filled.

We have three items on the agenda:

### New Business

**Permit Extension Request, Paula Rozmarek 347-349 River Street – Permits PHDC08032, PHDC09014 and PHDC11009:** Paula Rozmarek is request an extension for Permits PHDC08032, PHDC09014 and PHDC11009

**Permit Extension Request, Jeff Gordon 411 River Street - Permits PHDC12001, PHDC15-004, and PHDC15-005:** Jeff Gordon is requesting an extension for Permits PHDC12001, PHDC15-004 and PHDC15-005

### Old Business – Permit review

**North Channel Investors LLC – 86 Washington Street:** A request has been received from North Channel Investors LLC, 86 Washington Street to close out permit PHDC16-021. This permit was for the complete renovation of the exterior of the building. This project was submitted to the State Historic Preservation Office for Historic Rehabilitation Tax Credits. The commission may perform a site visit to 86 Washington Street to review the project.

It has been my pleasure to work with the Historic District Commission since it was formed in 2006. The Manistee Commercial Historic District is a wonderful asset to our community and I have had the honor to work with all the volunteers who have served on the Commission and thank you for your service to the city.

If you are unable to attend the meeting please call 398.2805. (Calls will be forwarded to the county)

# HISTORIC DISTRICT COMMISSION

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

## MEETING MINUTES

August 2, 2018

A Meeting of the Manistee City Historic District Commission was held on Thursday, August 2, 2018 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:02 p.m. by Chair Perschbacher.

### ROLL CALL:

**Members Present:** Dick Albee, Aaron Bennett, John Perschbacher, Mary Russell, Mark Wittlieff

**Members Absent:** Lee Trucks, Vacancy

**Others:** Tyler Leppanen (DDA Director), Mark Fedder (Museum Director) Steve Harold (Museum Curator), Denise Blakeslee (Planning & Zoning Director)

### APPROVAL OF AGENDA:

Ms. Blakeslee asked the commission to amend the agenda to add under New Business - Establish goals for a three-year period as required under the Certified Local Government Program

MOTION by Aaron Bennett, seconded by Mark Wittlieff that the Agenda be approved with the addition under New Business - Establish goals for a three-year period as required under the Certified Local Government Program

With a voice vote this motion passed unanimously

### APPROVAL OF MINUTES:

MOTION by Mark Wittlieff, seconded by Mary Russell that the Minutes of the July 12, 2018 Meeting be approved as prepared.

With a voice vote this motion passed unanimously

### PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

## **NEW BUSINESS:**

### **Local Historic Districts Act (Act 169 of 1907)/Guidelines and Policies**

The Commission reviewed the Local Historic Districts Act and Chapter 1280 Historic District Commission.

Excerpt from the Act discussed reads:

#### **399.202 Historic preservation as public purpose; purpose of ordinance.**

Sec. 2. Historic preservation is declared to be a public purpose and the legislative body of a local unit may by ordinance regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the limits of the local unit. The purpose of the ordinance shall be to do 1 or more of the following:

- (a) Safeguard the heritage of the local unit by preserving 1 or more historic districts in the local unit that reflect elements of the unit's history, architecture, archaeology, engineering, or culture.
- (b) Stabilize and improve property values in each district and the surrounding areas.
- (c) Foster civic beauty.
- (d) Strengthen the local economy.
- (e) Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the local unit and of the state

Discussion included:

- Want to have all purposes considered when requests during deliberation/approval process
- Discussed differences in building material (existing vs replacement)
- Replace with materials with similar finish “replace in kind”
- Altering image of building vs preserving image of building/district
- Can’t abandon historic standards – has to be legally defensible
- How standards are applied to contributing buildings vs non-contributing buildings
- Do not want to chase away investors/developers
- By having the district, you will get quality investors
- Historic Preservation is a public purpose
- Beauty is subjective, the commission is not here to judge architecture merit, buildings have stood the test of time and are a community resource
- Not all buildings are examples of Victorian Architecture i.e. United Way, Vogue Theater

The commissioners had a good discussion on the topic and were encouraged to continue the discussion. They should utilize the resource of the consultant who assists with the update of the guidelines if it is selected as a component of Project Rising Tide.

This is Ms. Blakeslee’s last meeting and she wanted to encourage the Commissioners to request as a component of the Project Rising Tide Program to have the guidelines updated. The current guidelines are based off the Manistee Downtown Preservation and Development Plan from 1981. There has been changes in the Secretary

of the Interior Standards and in the Preservation Briefs since that time. The guidelines should be easy to read and allow the applicant to complete the application forms with minimal assistance.

The Commissioners signed a letter addressed to the Project Rising Tide Steering Committee requesting their assistance in updating the guidelines.

Chair Perschbacher left the meeting at 3:50 pm

### **Establish goals for a three-year period as required under the Certified Local Government Program**

Ms. Blakeslee spoke to the commission about the recent evaluation that was completed by the Certified Local Government Program. One item that needs to be address is that the Historic District Commission needs to annually establish goals for a three-year period. The goals can include updating the guidelines, submitting grant applications for city owned properties on the National Register of Historic Places and supporting and providing assistance as needed for the Fire Station nomination to the National Register of Historic Places.

Motion by Mary Russell, seconded by Mark Wittlieff that annually at their December meeting the Historic District Commission, the commission will establish goals for a three-year period as required under the Certified Local Government Program.

To comply with the requirement the Historic District Commission established the following goals:

- As a component of the Project Rising Tide Program update the City of Manistee Historic District Commission Guidelines to incorporate changes that have been made to the Secretary of the Interior's Standards and NPS Preservation Briefs. 2019-2020.
- The Historic District Commission reviewed City owned properties that are on the National Register of Historic places and came up with the following goals relating to the properties:
- Apply for a Certified Local Government grant from SHPO for a National Register nomination for the Ramsdell Theater – Deadline September 30 (1-3 years |2019-2021) for façade improvements that include chimney repair, remove paint and repair and repaint front columns, repair or replace rear stage door
- Apply for a Certified Local Government grant from SHPO for a National Register nomination for the Ramsdell Theater – Deadline September 30 (3-5 years |2021-2023) for façade improvements that include tuckpointing the entire building.
- Apply for a Certified Local Government grant from SHPO for a National Register nomination for the Manistee North Pierhead Light - Deadline: September 30, 2022 to complete interior painting, including restoring metal ladders and metal floor hatches.
- Assist the Fire Department with application to have the Fire Hall that is currently on the State Register of Historic Places with the National Register Nomination in 2019.

- Once Fire Station is on the National Register, apply for a Certified Local Government grant from SHPO for a National Register nomination for repairs/maintenance i.e. roof, window repair/placement, tuck pointing and painting. Date of application to be determined.

With a voice vote this motion passed unanimously

#### **OLD BUSINESS**

None

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

None

#### **CORRESPONDENCE**

Commissioner Albee shared a copy of his email with commissioners

#### **STAFF REPORTS**

Denise Blakeslee, Planning & Zoning Director – Thanked the commissioners for their service to the city along with Mark Fedder and Steve Harold for all their assistance with the commission over the years.

#### **MEMBERS DISCUSSION**

Commissioners thanked Ms. Blakeslee for her service and wished her well.

The Next meeting of the Historic District Commission will be on Thursday September 6, 2018 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

#### **ADJOURNMENT:**

MOTION by Mark Wittlieff, seconded by Mary Russell that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:05 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise Blakeslee, Acting as Recording Secretary

## 347-349 River Street Façade Project Checklist

Permit #	Details – <b>Issued October 2, 2008 (need to finish lower portion of building before ledge can be installed)</b>
PHDC08032	Ledge Reconstruction
	Existing corbels (brackets) will be gently cleaned and repainted black
	Roof Deck will be replaced
	Crown molding will be of natural oak matching existing shape, stained and varnished to match the doors installed in phase I
	Soffit will be replaced by natural oak, stained and varnished to match the doors
	Panel molding will be of natural oak matching existing shape, stained and varnished to match the doors
	Ledge will be painted white
	Removal of plywood covering building front – <b>Plywood removed</b>
	Update Historical Signage
	Replacement of second story windows with those that properly fill the arched brick openings – <b>Windows replaced</b>
	Rehabilitate exterior

Permit #	Details – <b>Issued July 10, 2009</b>
PHDC09014	Remove red planks from exterior, exposing historic store front. – <b>Planks removed</b>
	Remove cement tiles and expose deck of historic window displays. - <b>Removed</b>
	Reconstruct the window frames and store front matching the historic details found behind the current facade. The Museum Director will oversee the project and if needed refer any issues back to the Commission.
	Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used. Any paint removed shall be removed following Historic Preservation Brief #1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
	The Historic District Commission will allow the wood oak trim to be stained and varnished BUT STRONGLY ENCOURAGE use of pigmented finish (paint). Paint Color and Stain Colors to be approved by the Museum Director.

Permit #	Details – <b>Issued June 6, 2011</b>
PHDC11009	Remove existing store entrance, maintaining historical elements that exist - <b>Removed</b>
	Reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished)

Originally created June 6, 2016  
**Updated August 18, 2018**

347 River Street  
Front | North Elevation

2007 Survey Photo



2017 Survey Photo





**Historic Overlay Permit No: PHDC08032**

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**347 RIVER STREET** Location  
 51-51-453-708-04

**ROZMAREK PAULA** Owner  
 411 RIVER ST  
 MANISTEE MI 49660

Issued: 10/02/08  
 Const value 0  
 Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Contractor**  
 411 RIVER ST pH#  
 MANISTEE MI 49660

**Work Description:** Certificate of Appropriateness as approved by the Historic District Commission during their meeting of October 2, 2008 for the following:

Request from Paula Rozmiarek and Jeff Gordon, 347-349 River Street for Ledge Reconstruction on the front exterior of the building at 347-349 River Street as submitted with application HDC-2008-32.

**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.**



## Historic Overlay Permit No: PHDC08032

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**347 RIVER STREET** **Location**  
 51-453-708-04

**Owner**

ROZMAREK PAULA  
 411 RIVER ST  
 MANISTEE MI 49660  
 (248) 262 6695

Issued: 10/02/08  
 Const value 0  
 Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Contractor**

411 RIVER ST pH# (248) 262 6695  
 MANISTEE MI 49660

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

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 \_\_\_\_\_  
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Permit #: PHDC08032  
 Issued: 10/02/2008  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
347 RIVER STREET 51-453-708-04	<i>Paula Rozmarek</i> 411 RIVER ST MANISTEE MI 49660	411 RIVER ST MANISTEE MI 49660

**Work Description:**

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of October 2, 2008 for the following:

Request from Paula Rozmiarek and Jeff Gordon, 347-349 River Street for Ledge Reconstruction on the front exterior of the building at 347-349 River Street as submitted with application HDC-2008-32.

On June 2, 2011 the Historic District Commission approved an extension for permit HDC-2008-32 (Ledge Reconstruction) - Permit will expire on 6/2/12.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Jeff Gordon spoke to the Commission about the project and how they intend to finish the work

MOTION by John Perschbacher, seconded by Mary Russell to extend all three permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

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

*Denise Bladeris*  
 \_\_\_\_\_  
 Official



Permit #: PHDC08032  
 Issued: 10/02/2008  
 Expires: 12/31/2015

## Historic District Certificate of Appropriateness

**Planning & Zoning Department**

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
74 FILER ST 51-453-708-04 C-3	<i>Paula Rozmarek</i> 74 FILER ST MANISTEE MI 49660	74 FILER ST MANISTEE MI 49660

**Work Description:**

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of October 2, 2008 for the following:

Request from Paula Rozmiarek and Jeff Gordon, 347-349 River Street for Ledge Reconstruction on the front exterior of the building at 347-349 River Street as submitted with application HDC-2008-32.

On June 2, 2011 the Historic District Commission approved an extension for permit HDC-2008-32 (Ledge Reconstruction) - Permit will expire on 6/2/12.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

On April 2, 2015 the Historic District Commission took the following action:

MOTION by T. Eftaxiadis, seconded by John Perschbacher that permit PHDC 08032, PHDC09014 and PHDC11009 be individually extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

**Stipulations:**

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

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

*Resene J. Dufresne*  
 \_\_\_\_\_  
 Official



Historic District Certificate of Appropriateness

70 Maple Street Manistee, MI 49660 Phone 231.398.2805 Fax 231.723.1546 www.manisteemi.gov

Permit #: PHDC08032 Issued: 10/02/2008 Expires: 07/31/2018

Table with 3 columns: LOCATION, OWNER, APPLICANT. Row 1: 74 FILER ST, 74 FILER ST, 74 FILER ST. Row 2: 51-453-708-04, MANISTEE MI 49660, MANISTEE MI 49660. Row 3: C-3

Work Description:

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of October 2, 2008 for the following:

Request from Paula Rozmiarek and Jeff Gordon, 347-349 River Street for Ledge Reconstruction on the front exterior of the building at 347-349 River Street as submitted with application HDC-2008-32.

On June 2, 2011 the Historic District Commission approved an extension for permit HDC-2008-32 (Ledge Reconstruction) - Permit will expire on 6/2/12.

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On April 2, 2015 the Historic District Commission took the following action:

MOTION by T. Eftaxiadis, seconded by John Perschbacher that permit PHDC 08032, PHDC09014 and PHDC11009 be individually extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Excerpt February 2, 2017 HDC Meeting Minutes:

At the request of the Historic District Commission staff reached out to Jeff Gordon for updates on outstanding permits. Mr. Gordon was present and spoke if his intention to apply for DDA facade grants. The applications are due in early May with a DDA decision by July. The window to complete the grant work is one year, so our request is that the historical permits be extended through the end of July 2018 for all the outstanding permits for both buildings.

Mr. Gordon spoke to the commission about the outstanding items on the three permits PHDC08032, PHDC09014 and PHDC11009.

MOTION by T. Eftaxiadis, seconded by Aaron Bennett to extend permits until July 31, 2018.

With a Roll Call Vote motion passed 5 to 0.

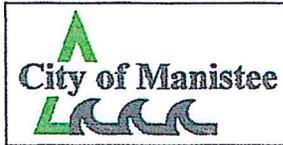
Stipulations:

Table with 4 columns: Permit Item, Work Type, Fee Basis, Item Total

This permit is valid for a period of one year from the date issued.

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

Handwritten signature and date 2.5.17



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

Submitted by: Paula M. Rozmiarek and Jeff Gordon  
Mailing Address: 411 River Street, Manistee, Michigan 49660  
Phone & Email Address: (248) 613-5302 [fishtowndesign@gmail.com](mailto:fishtowndesign@gmail.com)  
Address of Affected Property: 347-349 River Street, Manistee, Michigan 49660  
Type of Application: Reconstruction-Rehabilitation  
Proposed Work Start Date: Early October 2008  
Proposed Completion Date: Within one week of start date  
Contractor/Builder: Licensed contractor selected, ready to proceed  
Description of work proposal: Ledge reconstruction, as described below

**Reconstruct/Rehabilitation of the first floor cornice/ledge running the length of the two building fronts (347 & 349 River Street), with the objective of matching the historical design. This is the second phase in the rehabilitation of this building. The reconstruction of the ledge will include replacement of all rotten wood with material that matches the existing shape plus installation of a new roof deck.**

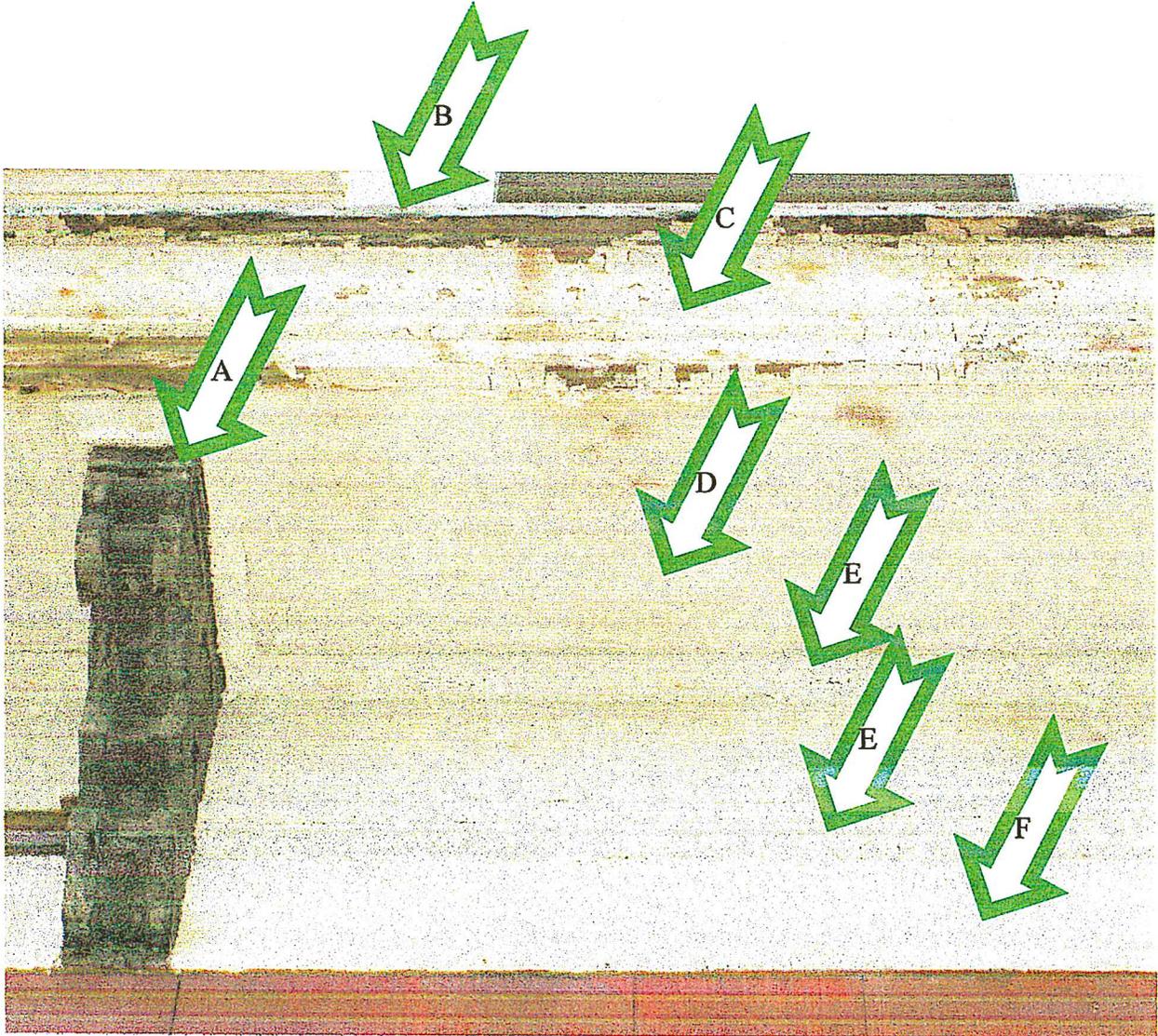
**Exhibit A is a photograph of the existing ledge detailing the reconstruction to be completed, including labels corresponding with the following descriptions:**

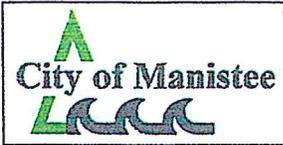
- A. Existing corbels (brackets) will be gently cleaned and repainted black.**
- B. Roof deck will be replaced.**
- C. Crown molding will be of natural oak matching existing shape, stained and varnished to match the doors installed in phase one of this project.**
- D. Soffit will be replaced by natural oak, stained and varnished to match the doors.**
- E. Panel molding will be of natural oak matching existing shape, stained and varnished to match the doors.**
- F. Ledger will be repainted white.**

**Exhibit B is a photograph of the existing building exterior (prior to door replacement project). Future reconstruction/rehabilitation projects include the following:**

- 1. Removal of plywood covering building front.**
- 2. Update to historic signage.**
- 3. Replacement of second story windows with those that properly fill the arched brick openings (Anderson windows have been selected).**
- 4. Rehabilitate exterior.**

**EXHIBIT A: Ledge reconstruction project details**





# Application for a Certificate of Appropriateness

## EXHIBIT B: Photographs of building exterior highlighting ledge and future projects



<b>Office Use Only:</b>		
Date Submitted: <u>9-19-08</u>	Application #: <u>HDC-2008-02</u>	Meeting Date: <u>10-2-08</u>
Notes: _____		
_____		
_____		

22 - SEPTEMBER - 2008

MANISTEE HISTORICAL COMMITTEE,

I CONFIRM & APPROVE OF THE  
APPLICATION TO FIX THE LEDGE ON  
MY BUILDING AT 347-349 RIVER  
STREET, MANISTEE, MI.

SIGNED



PAULA ROZUMALEK

**NEW BUSINESS:**

Suvi Inc - Projecting Sign 419 River Street

Commissioner Kelly Niles declared a conflict of interest and abstained from discussion and voting on the request for 419 River Street.

Suvi Inc. would like to add a projecting sign for their business at 419 River Street. The sign company in error installed the sign prior to approval. Ms. Brenner had them remove the sign but took pictures of the sign as it was installed.

Steve Harold noted that the mounting bracket was acceptable. The sign installer was present in the event the commission had any questions.

MOTION by John Perschbacher, seconded by Dave Carlson to approve the request from Suvi, Inc. 419 River Street for a projecting sign as submitted in their application "HDC-2007-19".

With a roll call vote this motion passed 4 to 0 with Commissioner Niles Abstaining.

Yes: DeRee, Carlson, Perschbacher, Kracht

No: None

~~X~~ Paula Rozmiarek - Door Replacement at 347-349 River Street

A request was received from Paula Rozmiarek to replace two exterior doors at 347-349 River Street. This request was received too late to be placed on the August meeting Agenda.

Commissioners discussed the request to replace two exterior doors at 347-349 River Street and the applicants notation that future phases of renovation were planned. The applicant stated "All phases will be, where appropriate, completed in natural oak, stained and varnished to match doors."

The Commission reviewed parts of Section "Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements" of the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, In the past the Historic Overlay Commission disallowed stained doors.

Commissioner ter Horst entered the meeting.

MOTION by John Perschbacher, seconded by Kelly Niles in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* the Commission approves the request for replacement of two exterior doors at 347-249 River Street (Application HDC-2007-18 - Simpson Door, Traditional, #2004, Stain Grade/ American Red Oak - Exterior Traditional). The door stain must be approved by Steve Harold prior to installation, or if painted, paint color must be approved by the Commission. The Commission commends the owners for undertaking the exterior renovation of this building. The application indicated that future phases would be stained to match the doors. Consensus of the commission is that painting of other exterior elements could be approved, while staining of other exterior elements would not be permitted. The Commission recommends the applicant review the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* for future phases.

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

Yes: Perschbacher, DeRee, terHorst, Carlson, Niles, Kracht  
No: None

#### OLD BUSINESS

#### Jeff Skinner/Kieu Ngo, Vacant Property north of 65 Maple Street and City Parking Lot - Construct new building for Commercial and Residential use.

Mr. Skinner took back the concerns/recommendations to his architect from the August meeting. They were unable to have all of the comments from the Historic District Commission incorporated in the plans in time for the September Meeting. Mr. Skinner called and asked to be placed on the October 4, 2007 Meeting agenda when his architect can be present to discuss the plans.

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

Jon Rose spoke of a grant application to MSHDA for exterior facade improvements. Six buildings in the Historic District will be included in the application. Due to the amount of time it will take to review six facade improvements the Commission recognized the unique circumstance of the situation and agreed to hold a special meeting when needed.

Discussed the benches that were installed at the Ramsdell Theatre.

Jon Rose spoke of a proposed Art Garden/Park that will be located in the vacant property between 323 and 333 River Street. The proposed Art Garden/Park will be a revolving display of art with some elements that will have a more permanent placement. The property is leased and upon termination of the lease all elements will be removed with 30 days of termination.



# Historic Overlay Permit No: PHDC11009

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**347 RIVER STREET** Location  
51-453-708-04

**Owner**  
ROZMAREK PAULA  
411 RIVER ST  
MANISTEE MI 49660  
(248) 262 6695

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

**Contractor**  
411 RIVER ST pH# (248) 262 6695  
MANISTEE MI 49660

**Work Description:** On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished) as submitted with application HDC-2011-09.

**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.**



Permit #: PHDC11009  
 Issued: 06/06/2011  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
347 RIVER STREET 51-453-708-04	<i>Paula Rozmarek</i> 411 RIVER ST MANISTEE MI 49660	411 RIVER ST MANISTEE MI 49660

**Work Description:**

On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished) as submitted with application HDC-2011-09.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Jeff Gordon spoke to the Commission about the project and how they intend to finish the work

MOTION by John Perschbacher, seconded by Mary Russell to extend all three permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

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

*Deborah Bladulis*  
 \_\_\_\_\_  
 Official



Permit #: PHDC11009  
 Issued: 06/06/2011  
 Expires: 12/31/2015

## Historic District Certificate of Appropriateness

Planning & Zoning Department

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
74 FILER ST 51-453-708-04 C-3	<i>Paula Rozmarek</i> 74 FILER ST MANISTEE MI 49660	74 FILER ST MANISTEE MI 49660

**Work Description:**

On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished) as submitted with application HDC-2011-09.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

On April 2, 2015 the Historic District Commission took the following action:

MOTION by T. Eftaxiadis, seconded by John Perschbacher that permit PHDC 08032, PHDC09014 and PHDC11009 be individually extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

**Stipulations:**

Permit Item	Work Type	Fee Basis	Item Total
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

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

*Denise Blafel*  
 \_\_\_\_\_  
 Official



## Historic District Certificate of Appropriateness

70 Maple Street  
Manistee, MI 49660  
Phone 231.398.2805  
Fax 231.723.1546  
www.manisteemi.gov

Permit #: PHDC11009  
Issued: 06/06/2011  
Expires: 07/31/2018

LOCATION	OWNER	APPLICANT
74 FILER ST 51-453-708-04 C-3	74 FILER ST MANISTEE MI 49660	74 FILER ST MANISTEE MI 49660

**Work Description:**

On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match the historical details found within the building. Door will swing out in accordance with current building code (request the option to deploy a single 8' wood door oak - or - install double doors similar to that found within the historical photograph, wood trim to be stained and varnished) as submitted with application HDC-2011-09.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

On April 2, 2015 the Historic District Commission took the following action:

MOTION by T. Eftaxiadis, seconded by John Perschbacher that permit PHDC 08032, PHDC09014 and PHDC11009 be individually extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Excerpt February 2, 2017 HDC Meeting Minutes:

At the request of the Historic District Commission staff reached out to Jeff Gordon for updates on outstanding permits. Mr. Gordon was present and spoke if his intention to apply for DDA facade grants. The applications are due in early May with a DDA decision by July. The window to complete the grant work is one year, so our request is that the historical permits be extended through the end of July 2018 for all the outstanding permits for both buildings.

Mr. Gordon spoke to the commission about the outstanding items on the three permits PHDC08032, PHDC09014 and PHDC11009.

MOTION by T. Eftaxiadis, seconded by Aaron Bennett to extend permits until July 31, 2018.

With a Roll Call Vote motion passed 5 to 0.

Excerpt February 2, 2017 HDC Meeting Minutes:

At the request of the Historic District Commission staff reached out to Jeff Gordon for updates on outstanding permits. Mr. Gordon was present and spoke if his intention to apply for DDA facade grants. The applications are due in early May with a DDA decision by July. The window to complete the grant work is one year, so our request is that the historical permits be extended through the end of July 2018 for all the outstanding permits for both buildings.

Mr. Gordon spoke to the commission about the outstanding items on the three permits PHDC08032, PHDC09014 and PHDC11009.

MOTION by T. Eftaxiadis, seconded by Aaron Bennett to extend permits until July 31, 2018.

With a Roll Call Vote motion passed 5 to 0.

**Stipulations:**

Permit Item	Work Type	Fee Basis	Item Total
			2,317



## Application for a Certificate of Appropriateness

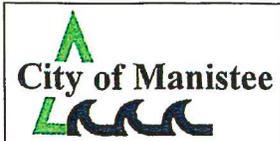
Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Paula M. Rozmiarek and Jeff Gordon**  
Mailing Address: **347 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**  
Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **After receipt of materials (6 week lead time)**  
Proposed Completion Date: **Within one month of start date**  
Description of work proposal: **Entry replacement for East store, as described below**

**Reconstruct/Rehabilitation of the East store front at 347 River Street, with the objective of matching the historical design. Proposed work includes the following:**

- A. Remove existing store entrance, maintaining historical elements that still exist behind the current exterior.**
- B. Reconstruct the door frame to match the historic details found within the building. The entrance will swing out in accordance with current building code.**
- C. The applicant requests the option to deploy a single eight foot (8') wood door (oak), or if it is found to be feasible, install double doors similar to that found within the historical photograph.**
- D. Wood trim to be of Oak, stained and varnished, returning the front to historical original.**

**Exhibit A is a photograph of the existing store front.**



# Application for a Certificate of Appropriateness

## EXHIBIT A: Photograph of building exterior highlighting window replacement



Submitted by: \_\_\_\_\_

Paula Rozmiarek

Date: May 23, 2011

**Office Use Only:**

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Historic Overlay Permit No: PHDC09014

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**347 RIVER STREET** Location  
 51-453-708-04

**ROZMAREK PAULA** Owner  
 411 RIVER ST  
 MANISTEE MI 49660  
 (248) 262 6695

Issued: 07/10/09  
 Const value 0  
 Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

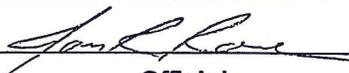
Contractor  
 411 RIVER ST pH# (248) 262 6695  
 MANISTEE MI 49660

**Work Description:** Certificate of Appropriateness as approved by the Historic District Commission during their meeting of July 9, 2009 with the following conditions for the reconstruction/rehabilitation of the storefront at 347 River Street as submitted with Application HDC-2009-14 as follows:

- Remove red planks from exterior, exposing historic store front.
- Remove cement tiles and expose deck of historic window displays.
- Reconstruct the window frames and store front matching the historic details found behind the current facade. The Museum Director will oversee the project and if needed refer any issues back to the Commission.
- Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used.
- Any paint removed shall be removed following Historic Preservation Brief #1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
- The Historic District Commission will allow the wood oak trim to be stained and varnished BUT STRONGLY ENCOURAGE use of pigmented finish (paint). Paint Color and Stain Colors to be approved by the Museum Director.

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

Permit Item	Work Type	Fee Basis	Item Total
		<b>Fee Total:</b>	\$0.00
		<b>Amount Paid:</b>	<del>0.00</del>
		<b>Balance Due:</b>	<b>\$0.00</b>

  
 \_\_\_\_\_  
**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.**



# Historic Overlay Permit No: PHDC09014

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**347 RIVER STREET** **Location**  
 51-453-708-04

**Owner**

ROZMAREK PAULA  
 411 RIVER ST  
 MANISTEE MI 49660  
 (248) 262 6695

Issued: 07/10/09  
 Const value 0  
 Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Contractor**

411 RIVER ST pH# (248) 262 6695  
 MANISTEE MI 49660

**Work Description:** Certificate of Appropriateness as approved by the Historic District Commission during their meeting of July 9, 2009 with the following conditions for the reconstruction/rehabilitation of the storefront at 347 River Street as submitted with Application HDC-2009-14 as follows:

Remove red planks from exterior, exposing historic store front.

Remove cement tiles and expose deck of historic window displays.

Reconstruct the window frames and store front matching the historic details found behind the current facade. The Museum Director will oversee the project and if needed refer any issues back to the Commission.

Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used.

Any paint removed shall be removed following Historic Preservation Brief #1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

The Historic District Commission will allow the wood oak trim to be stained and varnished BUT STRONGLY ENCOURAGE use of pigmented finish (paint). Paint Color and Stain Colors to be approved by the Museum Director.

On June 2, 2011 the Historic District Commission approved a one year extension for permit PHDC02014 - Permit will expire on 7/10/12.

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

Permit Item

Work Type

Fee Basis

Amount Paid:

Item Total

Official

Balance Due:

\$0.00

0.00

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.**



Permit #: PHDC09014  
 Issued: 07/10/2009  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
347 RIVER STREET 51-453-708-04	<i>Paula Rozmarek</i> 411 RIVER ST MANISTEE MI 49660	411 RIVER ST MANISTEE MI 49660

**Work Description:**

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of July 9, 2009 with the following conditions for the reconstruction/rehabilitation of the storefront at 347 River Street as submitted with Application HDC-2009-14 as follows:

Remove red planks from exterior, exposing historic store front.

Remove cement tiles and expose deck of historic window displays.

Reconstruct the window frames and store front matching the historic details found behind the current facade. The Museum Director will oversee the project and if needed refer any issues back to the Commission.

Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used.

Any paint removed shall be removed following Historic Preservation Brief #1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

The Historic District Commission will allow the wood oak trim to be stained and varnished BUT STRONGLY ENCOURAGE use of pigmented finish (paint). Paint Color and Stain Colors to be approved by the Museum Director.

On June 2, 2011 the Historic District Commission approved a one year extension for permit PHDC02014 - Permit will expire on 7/10/12.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Jeff Gordon spoke to the Commission about the project and how they intend to finish the work

MOTION by John Perschbacher, seconded by Mary Russell to extend all three permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

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

*Joseph Blakeslee*



Historic District
Certificate of
Appropriateness

70 Maple Street
Manistee, MI 49660
Phone 231.398.2805
Fax 231.723.1546
www.manisteemi.gov

Permit #: PHDC09014
Issued: 07/10/2009
Expires: 12/31/2015

Table with 3 columns: LOCATION, OWNER, APPLICANT. Location: 74 FILER ST, 51-453-708-04, C-3. Owner: Paula Rozmarek, 74 FILER ST, MANISTEE MI 49660. Applicant: 74 FILER ST, MANISTEE MI 49660.

Work Description:

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of July 9, 2009 with the following conditions for the reconstruction/rehabilitation of the storefront at 347 River Street as submitted with Application HDC-2009-14 as follows:

- Remove red planks from exterior, exposing historic store front.
Remove cement tiles and expose deck of historic window displays.
Reconstruct the window frames and store front matching the historic details found behind the current facade.
Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings tuck point the bricks on the building front, using lime mortar.
Any paint removed shall be removed following Historic Preservation Brief #1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
The Historic District Commission will allow the wood oak trim to be stained and varnished BUT STRONGLY ENCOURAGE use of pigmented finish (paint).

On June 2, 2011 the Historic District Commission approved a one year extension for permit PHDC02014 - Permit will expire on 7/10/12.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

On April 2, 2015 the Historic District Commission took the following action:

MOTION by T. Eftaxiadis, seconded by John Perschbacher that permit PHDC 08032, PHDC09014 and PHDC11009 be individually extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Stipulations:

Table with 4 columns: Permit Item, Work Type, Fee Basis, Item Total

This permit is valid for a period of one year from the date issued.

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

Handwritten signature of Denise Blakeslee



Historic District Certificate of Appropriateness

70 Maple Street Manistee, MI 49660 Phone 231.398.2805 Fax 231.723.1546 www.manisteemi.gov

Permit #: PHDC09014 Issued: 07/10/2009 Expires: 07/31/2018

Table with 3 columns: LOCATION, OWNER, APPLICANT. Row 1: 74 FILER ST, 51-453-708-04, C-3; 74 FILER ST, MANISTEE MI 49660; 74 FILER ST, MANISTEE MI 49660

Work Description:

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of July 9, 2009 with the following conditions for the reconstruction/rehabilitation of the storefront at 347 River Street as submitted with Application HDC-2009-14 as follows:

- Remove red planks from exterior, exposing historic store front. Remove cement tiles and expose deck of historic window displays. Reconstruct the window frames and store front matching the historic details found behind the current facade. The Museum Director will oversee the project and if needed refer any issues back to the Commission. Following Historic Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used. Any paint removed shall be removed following Historic Preservation Brief #1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. The Historic District Commission will allow the wood oak trim to be stained and varnished BUT STRONGLY ENCOURAGE use of pigmented finish (paint). Paint Color and Stain Colors to be approved by the Museum Director.

On June 2, 2011 the Historic District Commission approved a one year extension for permit PHDC02014 - Permit will expire on 7/10/12.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

On April 2, 2015 the Historic District Commission took the following action:

MOTION by T. Eftaxiadis, seconded by John Perschbacher that permit PHDC 08032, PHDC09014 and PHDC11009 be individually extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Excerpt February 2, 2017 HDC Meeting Minutes:

At the request of the Historic District Commission staff reached out to Jeff Gordon for updates on outstanding permits. Mr. Gordon was present and spoke of his intention to apply for DDA facade grants. The applications are due in early May with a DDA decision by July. The window to complete the grant work is one year, so our request is that the historical permits be extended through the end of July 2018 for all the outstanding permits for both buildings. Mr. Gordon spoke to the commission about the outstanding items on the three permits PHDC08032, PHDC09014 and PHDC11009.

MOTION by T. Eftaxiadis, seconded by Aaron Bennett to extend permits until July 31, 2018.

With a Roll Call Vote motion passed 5 to 0.

Stipulations:

Handwritten signature and date 2.3.17



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Paula M. Rozmiarek and Jeff Gordon**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**  
Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **October 2009**  
Proposed Completion Date: **Within one week of start date**  
Contractor/Builder: **Licensed contractor selected, ready to proceed**  
Description of work proposal: **Store front reconstruction, as described below**

**Reconstruct/Rehabilitation of the East store front at 347 River Street, with the objective of matching the historical design. This is the third phase in the rehabilitation of this building.**

**Exhibit A is a photograph of the existing store front detailing the reconstruction to be completed, including labels corresponding with the following descriptions:**

- A. Remove red planks from exterior, exposing historic store front.**
- B. Remove cement tiles and expose deck of historic window displays.**
- C. Reconstruct the window frames and store front matching the historic details found behind the current façade. The historic front appears to be similar to that found at 429 River Street (Lloyd Henry's), minus the paint on the bricks and the leaded glass windows.**
- D. Tuck point the bricks on the building front, using lime mortar. If any bricks need to be replaced, original bricks from building will be used. Remove as much paint as possible (without damaging bricks).**
- E. Paint "color" to be white. Wood trim to be of Oak, stained and varnished to match doors, returning the front to historical original.**

**Exhibit B provides a hint of what is behind the current exterior, including a pillar and the original window display deck.**

**Exhibit C is a photograph of the existing building exterior. Future reconstruction / rehabilitation projects, to be addressed in separate filings, include the following:**

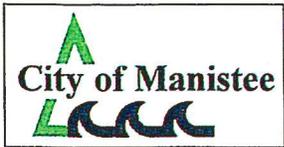
- 1. Update to historic signage.**
- 2. Replacement of 2<sup>nd</sup> story windows with those that properly fill the arched openings.**
- 3. Rehabilitate exterior.**

**EXHIBIT A: East Store Front reconstruction project details**



**EXHIBIT B: Photographs of East Store interior details**





Application for a Certificate of Appropriateness

**EXHIBIT C: Photographs of building exterior highlighting ledge and future projects**



Submitted by: \_\_\_\_\_

Paula Rozmiarek

Date: June 28, 2009

<b>Office Use Only:</b>		
Date Submitted: _____	Application #: _____	Meeting Date: _____
Notes: _____		
_____		

## 411 River Street Façade Project Checklist

Permit #	Details – <b><i>Issued March 7, 2012</i></b>
PHDC12001	Replace the existing metal main entrance door with a historically accurate wooden double door as submitted with application HDC-2012-01

Permit #	Details – <b><i>combined Permits PHDC10015 (August 9, 2010), PHDC1018 (September 7, 2010 ) and PHDC1103 (May 5, 2011) into one permit on April 2, 2015 East Façade (Parking Lot)</i></b>
PHDC15004	Remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties allow the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48") as submitted with request. <b><i>(windows removed/boarded up)</i></b>
	Installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Museum Director <b><i>(cutout for door/boarded up)</i></b>
	Installation of a 10" limestone window heading jam for each opening
	Installation of a 5" limestone window sill at the base of each opening
	Installation of either a 4" or 5" limestone, wood, or brick vertical on each side of the opening. Final approval for the proportions of the vertical will be approved by the Museum Director
	Allow the placement of brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed)

Permit #	Details – <b><i>Consolidated Permits PHDC11006 (June 6, 2011), PHDC11007 (June 6, 2011), and PHDC11—8 (June 6, 2011) into one permit on April 2, 2015</i></b>
PHDC15005	Replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03. In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director
	Remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front as submitted with application HDC-2011-07;
	Remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors with the option to use either a double or single door as submitted with application HDC-2011-08; Museum Director will have final approval for paint colors (no stark white).
	Museum Director will have final approval for paint colors (no stark white).

Originally created June 6, 2016  
***Updated August 18, 2018***

411 River Street  
Front | North Elevation

2007 Survey Photo



2017 Survey Photo



411 River Street  
¾ View | NE Elevation

2007 Survey Photo



2017 Survey Photo



411 River Street  
Side | East Elevation

2007 Survey Photo



2017 Survey Photo



411 River Street  
Rear | South Elevation

2007 Survey Photo



2017 Survey Photo



Historical File Photos  
411 River Street





70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

## Historic District Certificate of Appropriateness

Permit #: PHDC15-004  
 Issued: 04/02/2015  
 Expires: 07/31/2018

LOCATION	OWNER	APPLICANT
411 RIVER ST 51-350-702-05 C-3	411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On April 2, 2015 the Historic District Commission took the following action; 411 River Street – Permits PHDC10015, PHDC10018, and PHDC1103; Mr. Gordon said these three permits could be combined into one permit. He asked that all the permits have the same expiration date.

PHDC10015 - On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

PHDC10018 - On September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used; On May 9, 2011 the Historic District Commission approved the request to amend Permit HDC-2010-18 by allowing the addition of the following:

1. A 10" limestone window heading jam for each opening;
2. A 5" limestone window sill at the base of each opening.
3. That either a 4" or 5" limestone, wood, or brick vertical on each side of the opening. Final approval for the proportions of the vertical will be approved by the Museum Director or Curator; On June 2, 2011 the Historic District Commission approve the request to amend permit HDC-2010-18 by allowing the placement of brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48") as submitted with request.

PHDC11003 - On May 5, 2011 the Historic District Commission approved the request for a Certificate of Appropriateness to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03. In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director or Curator for approval. MOTION by John Perschbacher, seconded by T. Eftaxiadis that permits PHDC10015, PHDC10018, and PHDC1103 be combined into one permit to expire on December 31, 2015 based on the owner's expectation that the project will be completed at that time. With a roll call vote motion passed 4 to 0.

**Excerpt February 3, 2017 HDC Meeting Minutes:**

At the request of the Historic District Commission staff reached out to Jeff Gordon for updates on outstanding permits. Mr. Gordon was present and spoke if his intention to apply for DDA facade grants. The applications are due in early May with a DDA decision by July. The window to complete the grant work is one year, so our request is that the historical permits be extended through the end of July 2018 for all the outstanding permits for both buildings. Mr. Gordon spoke to the commission about the outstanding items on the three permits PHDC1201, PHD1504 and PHDC1505.

Motion by Lee Trucks, seconded by Mary Russell that the Historic District Commission permits until July 31, 2018. With a roll call vote this motion passed 5 to 0.

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

**Stipulations:**

*Deborah D. Duda* 2.2.17

Permit Item	Work Type	Fee Basis	Item Total
Certificate of Appropriateness	Application	0.00	0.00



Permit #: PHDC15-004  
 Issued: 04/02/2015  
 Expires: 12/31/2015

## Historic District Certificate of Appropriateness

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER ST 51-350-702-05 C-3	411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On April 2, 2015 the Historic District Commission took the following action; 411 River Street – Permits PHDC10015, PHDC10018, and PHDC1103; Mr. Gordon said these three permits could be combined into one permit. He asked that all the permits have the same expiration date.

PHDC10015 - On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

PHDC10018 - On September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used; On May 9, 2011 the Historic District Commission approved the request to amend Permit HDC-2010-18 by allowing the addition of the following:

1. A 10" limestone window heading jam for each opening;
2. A 5" limestone window sill at the base of each opening.
3. That either a 4" or 5" limestone, wood, or brick vertical on each side of the opening. Final approval for the proportions of the vertical will be approved by the Museum Director or Curator; On June 2, 2011 the Historic District Commission approved the request to amend permit HDC-2010-18 by allowing the placement of brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48") as submitted with request.

PHDC11003 - On May 5, 2011 the Historic District Commission approved the request for a Certificate of Appropriateness to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03. In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director or Curator for approval.

MOTION by John Perschbacher, seconded by T. Eftaxiadis that permits PHDC10015, PHDC10018, and PHDC1103 be combined into one permit to expire on December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

**Stipulations:**

Permit Item	Work Type	Fee Basis	Item Total
Certificate of Appropriateness	Application	0.00	0.00

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>



# Historic Overlay Permit No: PHDC10015

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** Location  
51-350-702-05

**Owner**  
GORDON JEFFREY S  
411 1/2 RIVER ST  
MANISTEE MI 49660

Issued: 08/09/10  
Const value 0  
Zoning: Sec. No.

**Contractor**  
411 1/2 RIVER ST pH#  
MANISTEE MI 49660

**PLEASE CALL (231) 398-2806**

**FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Work Description:**

On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

**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.**



# Historic Overlay Permit No: PHDC10015

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** Location  
51-350-702-05

**Owner**  
GORDON JEFFREY S  
411 1/2 RIVER ST  
MANISTEE MI 49660

Issued: 08/09/10  
Const value 0  
Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Contractor**  
411 1/2 RIVER ST pH#  
MANISTEE MI 49660

**Work Description:** On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

On June 2, 2011 the Historic District Commission for approved a one year extension for Permit PHDC10015 - **Permit will expire on 8/5/12.**

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

Permit Item	Work Type	Fee Basis	Item Total
Permit Expired		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.**



Permit #: PHDC10015  
 Issued: 08/09/2010  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

**Planning & Zoning Department**

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER STREET 51-350-702-05	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On August 5, 2010 the Historic District Commission issued a Certificate of Appropriateness to remove bay windows on east side of building and replace with commercial grade windows supplied by Glass Specialties as submitted with application HDC-2010-15 dated 7-15-10.

On June 2, 2011 the Historic District Commission for approved a one year extension for Permit PHDC10015 - Permit will expire on 8/5/12

On January 3, 2013 the Historic District Commission approved extending permit until December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Mr. Gordon spoke to the Commission on his plans for the project and that they will continue working on the various elements. With the exception of reconstructing the store entrance most should be completed by the end of next year.

The Commission said that they would grant an extension for the store entrance if needed.

MOTION by Dave Carlson, seconded by Mary Russell to extend all outstanding permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

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

\_\_\_\_\_  
 Official



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Jeff Gordon and Paula M. Rozmiarek**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**  
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **July 30, 2010**  
Description of work proposal: **Building reconstruction, as described below**

**Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase the side and rear windows will be addressed.**

- 1. Issue new permit to remove bay windows depicted in Exhibit A and replace them with commercial grade windows supplied by Glass Specialties.**
  - a. The windows will be ~ 60" tall by 80" wide, to fit masonry opening**
  - b. The insulated Glass Units (IGU's) include Low E, Clear glass (same glass as that deployed in the Manistee Museum).**
  - c. The IGU's will be one inch in total thickness, dual pane tempered glass with each pane 1/4" in thickness.**
  - d. The frame will be wood with the IGU sandwiched between mitered layered Oak boards. A 1 3/4" round dowel will frame the sides and top of the window. Exhibit B depicts the design concept. Exhibit C depicts the new windows.**

### EXHIBIT A: Bay Windows to be replaced





## Application for a Certificate of Appropriateness

### EXHIBIT B: Depiction of window frame design





# Application for a Certificate of Appropriateness

## EXHIBIT C: Depiction of new windows



Submitted by: Jeff Gordon

Date:

Jeff Gordon

July 15, 2010

<b>Office Use Only:</b>		
Date Submitted: _____	Application #: _____	Meeting Date: _____
Notes: _____		
_____		
_____		

0.4.20





# Historic Overlay Permit No: PHDC10018

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** Location  
 51-350-702-05

Owner

GORDON JEFFREY S  
 411 1/2 RIVER ST  
 MANISTEE MI 49660

Issued: 09/07/10  
 Const value 0  
 Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

Contractor

411 1/2 RIVER ST pH#  
 MANISTEE MI 49660

**Work Description:** On September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used.

**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.**



# Historic Overlay Permit No: PHDC10018

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** Location  
 51-350-702-05

GORDON JEFFREY S Owner  
 411 1/2 RIVER ST  
 MANISTEE MI 49660

Issued: 09/07/10  
 Const value 0  
 Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

Contractor  
 411 1/2 RIVER ST pH#  
 MANISTEE MI 49660

**Work Description:** On September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used.

On May 9, 2011 the Historic District Commission approved the request to amend Permit HDC-2010-18 by allowing the addition of the following:

1. A 10" limestone window heading jam for each opening;
2. A 5" limestone window sill at the base of each opening.
3. That either a 4" or 5" limestone, wood, or brick vertical on each side of the opening. Final approval for the proportions of the vertical will be approved by the Museum Director or Curator.

**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.**



# Historic Overlay Permit No: PHDC10018

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** **Location**  
 51-350-702-05

**GORDON JEFFREY S** **Owner**  
 411 1/2 RIVER ST  
 MANISTEE MI 49660

Issued: 09/07/10  
 Const value 0  
 Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Contractor**  
 411 1/2 RIVER ST pH#  
 MANISTEE MI 49660

**Work Description:**

*Permit Expired*

On September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used.

On May 9, 2011 the Historic District Commission approved the request to amend Permit HDC-2010-18 by allowing the addition of the following:

1. A 10" limestone window heading jam for each opening;
2. A 5" limestone window sill at the base of each opening.
3. That either a 4" or 5" limestone, wood, or brick vertical on each side of the opening. Final approval for the proportions of the vertical will be approved by the Museum Director or Curator.

On June 2, 2011 the Historic District Commission approve the request to amend permit HDC-2010-18 by allowing the placement of brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48") as submitted with request.

On June 2, 2011 the Historic District Commissionfor approved a one year extension for Permit PHDC10018 - Permit will expire on 9/7/12

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

Permit Item	Work Type	Fee Basis	Item Total
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	0.00	0.00
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	<b>Fee Total:</b>	\$0.00
	<b>Amount Paid:</b>	0.00

<b>Balance Due:</b>	<b>\$0.00</b>
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**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.**



Permit #: PHDC10018  
 Issued: 09/07/2010  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER STREET 51-350-702-05	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On September 2, 2010 the Historic District Commission approved the request for a Certificate of Appropriateness for the installation of a new Wood Door on the East Side of the Building as submitted with application HDC-2010-18 or a door with vertical panels as approved by Steve Harold can be used.

On May 9, 2011 the Historic District Commission approved the request to amend Permit HDC-2010-18 by allowing the addition of the following:

1. A 10" limestone window heading jam for each opening;
2. A 5" limestone window sill at the base of each opening.
3. That either a 4" or 5" limestone, wood, or brick vertical on each side of the opening. Final approval for the proportions of the vertical will be approved by the Museum Director or Curator.

On June 2, 2011 the Historic District Commission approved the request to amend permit HDC-2010-18 by allowing the placement of brick closing matching those found within the wall inside jamb of each window opening (replacing the vertical limestone columns previously reviewed) and allowing the applicant the option to split each of the northern most windows into two equal sized windows (60" x 48") as submitted with request.

On June 2, 2011 the Historic District Commission approved a one year extension for Permit PHDC10018 - Permit will expire on 9/7/12

On January 3, 2013 HDC granted extension - permit will expire on 12/31/13

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Mr. Gordon spoke to the Commission on his plans for the project and that they will continue working on the various elements. With the exception of reconstructing the store entrance most should be completed by the end of next year.

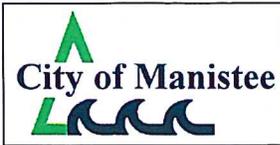
The Commission said that they would grant an extension for the store entrance if needed.

MOTION by Dave Carlson, seconded by Mary Russell to extend all outstanding permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

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



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Jeff Gordon and Paula M. Rozmiarek**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 228-6739 fishtowndesign@gmail.com**  
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **May 2010**  
Description of work proposal: **Building reconstruction, as described below**

**Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. This is a modification of a previously approved project for the window openings on the East side of the building.**

**1. Modify the approved window design as follows:**

- a. Place brick closing matching those found within the wall in side jamb of each window opening. This will replace the vertical limestone columns previously reviewed.**
- b. In addition to the approved design, provide the applicant the option to split each of the northern-most windows into two equal sized windows. This will result in a total of five (5) windows of the same size on the side of the building, each of which are ~60" tall by ~48" wide.**

**2. As previously approved:**

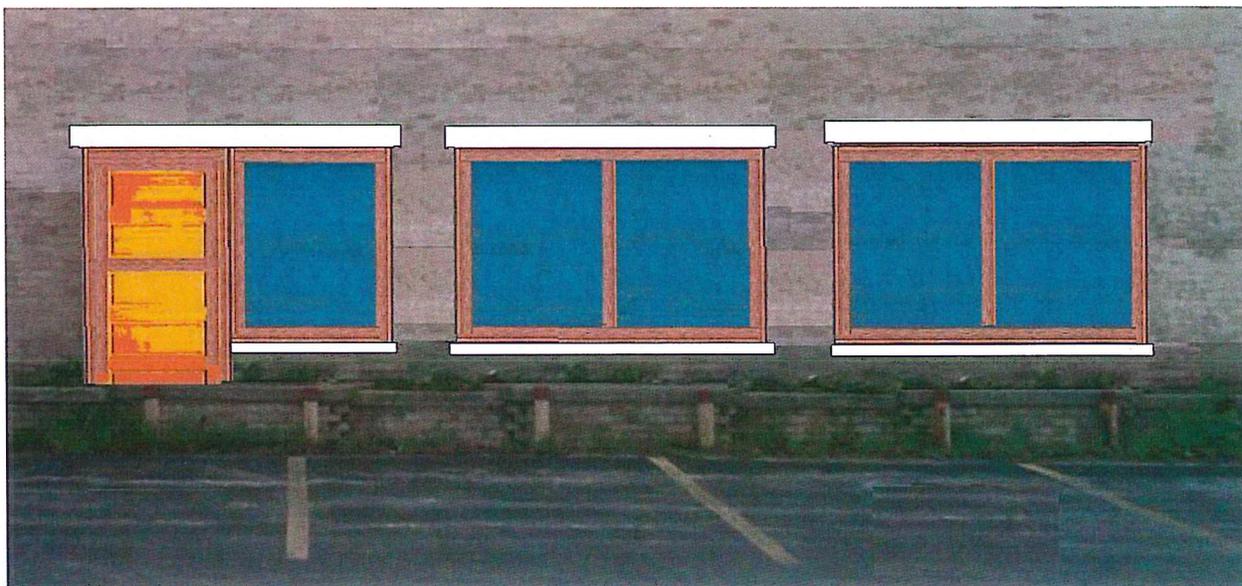
- a. Add limestone window sills and frame to project, as depicted in Exhibit A, to echo the existing sills in the upper front windows of the building.**
  - i. Place a 5" thick limestone window sill at the base of each window frame.**
  - ii. Place a 10" thick limestone window head jamb for each window opening.**
- b. The Southernmost opening will have a 36" wide wooden entry door of standard height (~6' 8").**
- c. This door will be a Traditional style, Exterior Five panel-style family Oak wooden door manufactured by Simpson.**
- d. The door and window will split the existing 96" opening.**
- e. All windows will be glazed with Insulated Glass Units (IGU's) include Low E, Clear glass (same glass as that deployed in the Manistee Museum).**



## Application for a Certificate of Appropriateness

- f. All IGU's will be one inch in total thickness, dual pane tempered glass with each pane 1/4" in thickness.
- g. The window frame will be wood with the IGU sandwiched between mitered layered Oak boards. A 1 3/4" round dowel will frame the sides and top of the window. Exhibit B depicts the approved design.
- h. The door frame details will match those of the window frames.

### EXHIBIT A: Depiction of new Wooden door entry and Window combination



Submitted by: Jeff Gordon

Date:

Jeff Gordon

May 20, 2011

#### Office Use Only:

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Jeff Gordon and Paula M. Rozmiarek**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 228-6739 fishtowndesign@gmail.com**  
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **September 30, 2010**  
Description of work proposal: **Building reconstruction, as described below**

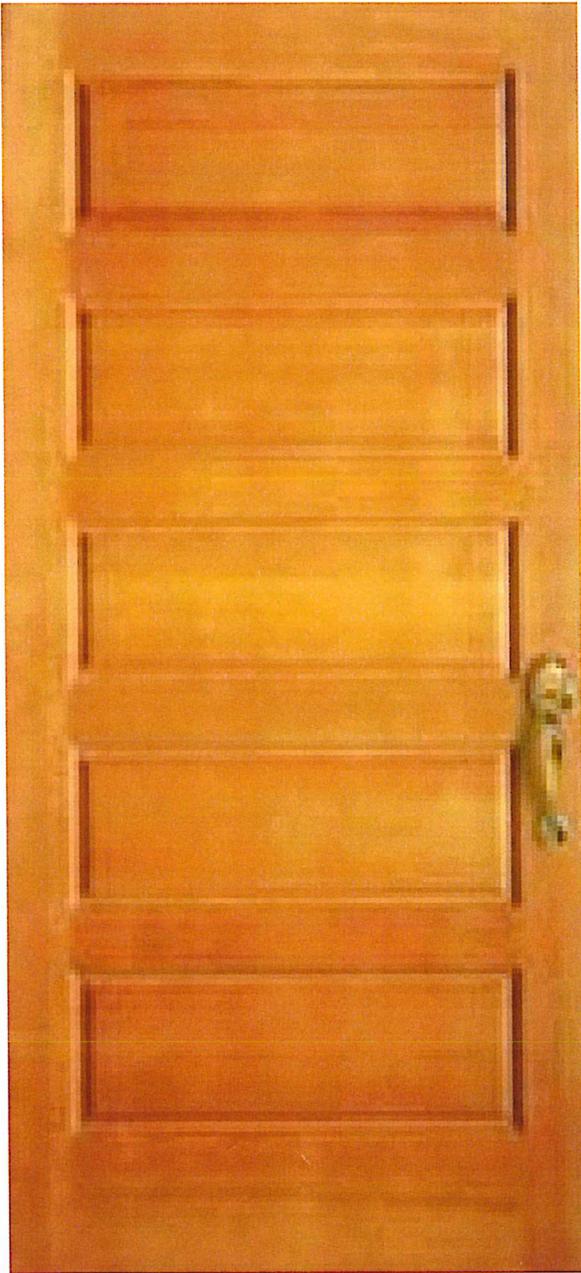
**Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase a side entry door will be added in the Southernmost window opening on the East side of the building.**

- 1. Issue new permit to insert a Wood door side entry and reduce the size of the previously approved side window.**
  - a. The door will be a 36" wide wooden entry door of standard height (~6' 8").**
  - b. This door will be a Traditional style, Exterior Five panel Oak wooden door manufactured by Simpson. The manufacturer model number is 2055. Exhibit A depicts the Oak Wooden Entry door.**
  - c. The door and window will split the existing 96" opening.**
  - d. The window will be ~ 60" tall by 48" wide, to fit masonry opening. This window is half the width that was previously approved.**
  - e. As previously approved, the window will be glazed with Insulated Glass Units (IGU's) include Low E, Clear glass (same glass as that deployed in the Manistee Museum).**
  - f. As previously approved, the IGU's will be one inch in total thickness, dual pane tempered glass with each pane 1/4" in thickness.**
  - g. As previously approved, the window frame will be wood with the IGU sandwiched between mitered layered Oak boards. A 1 3/4" round dowel will frame the sides and top of the window. Exhibit B depicts the design concept.**
  - h. The door frame details will match those of the window frames.**
  - i. Exhibit C depicts the new window and door concept.**
  - j. Egress design to be addressed with Manistee Building Inspector.**



## Application for a Certificate of Appropriateness

**EXHIBIT A: Wooden Oak Entry Door to be installed on South East side of building**





## Application for a Certificate of Appropriateness

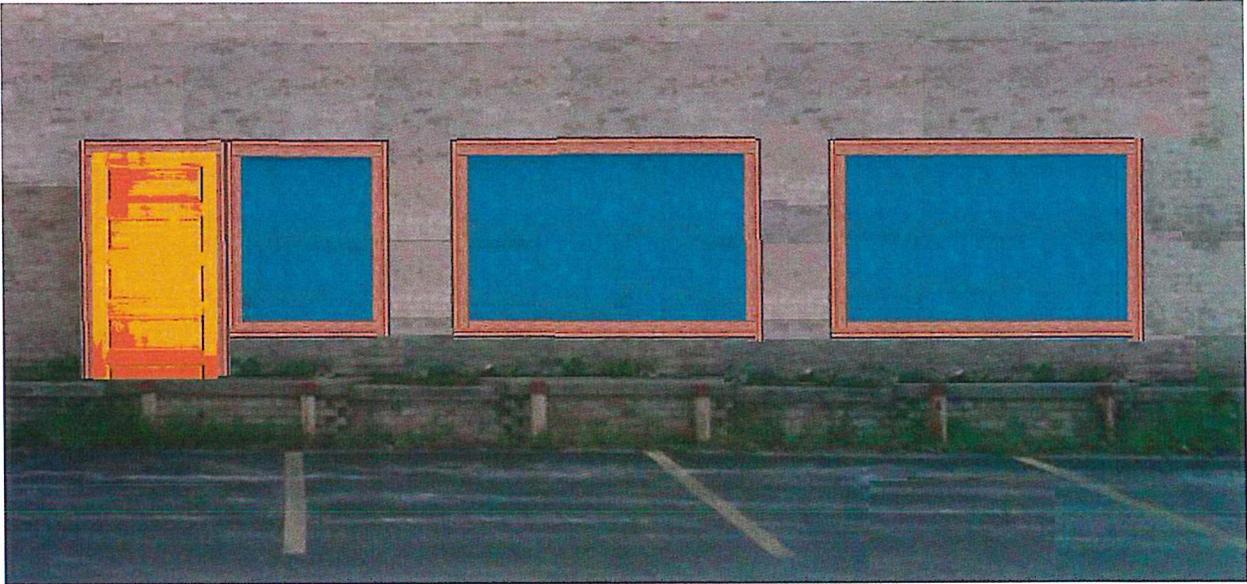
### EXHIBIT B: Depiction of window frame design





# Application for a Certificate of Appropriateness

## EXHIBIT C: Depiction of new Wooden door entry and Window combination



Submitted by: Jeff Gordon

Date:

Jeff Gordon

August 22, 2010

<b>Office Use Only:</b>		
Date Submitted: _____	Application #: _____	Meeting Date: _____
Notes: _____		
_____		
_____		

# SIMPSON DOOR

 SHARE

1.800.SIMPSON



## Door Options

Maximum Weather Resistance:

[Performance Series](#)

## Traditional

---

2055

Series: [Stain Grade](#)

Type: Exterior Traditional

### Standard Features

Available in Any Wood Species

Available in Virtually Any Size

Panels: 3/4" Double Hip-Raised

Moulding: na

Glass: na

Caming: na

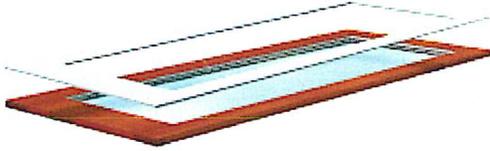
[Get a Quote](#)

[Locate a Dealer](#)

[Print/Share](#)



## PERFORMANCE SERIES®



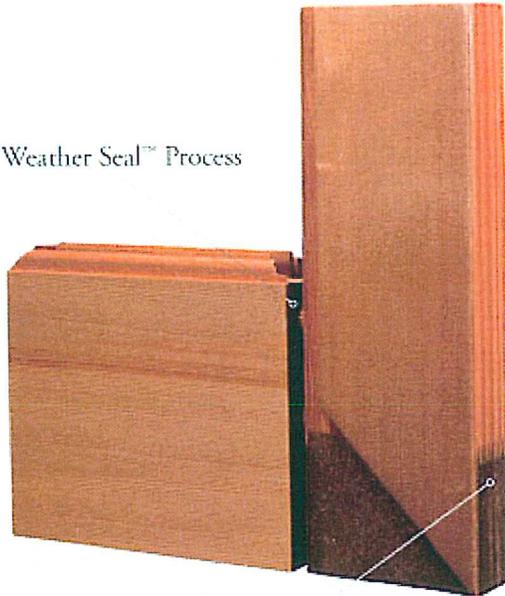
[Click to see more detail about what makes the Performance Series work.](#)

Sometimes an exterior door needs additional protection from the demanding elements of Mother Nature. Developed for exterior doors that are subject to harsher environments, Performance Series® is a selection of options that deliver maximum protection of your finely crafted Simpson door. We currently offer two Performance Series options, UltraBlock® and WaterBarrier® Technologies. The combination of these two technologies creates a door suited for the toughest exposures. And this protection is delivered without sacrificing the charm and craftsmanship you've come to expect from a Simpson door. After all, a beautiful door is only worth having if you can protect it.

---

### UltraBlock® (Available in all 1- 3/4" doors)

Exclusive Weather Seal™ Process



UltraBlock® Technology

A long time favorite of Simpson's most discriminating customers, UltraBlock technology combines a composite block in the bottom of the stiles, where water infiltration typically

occurs. Our exclusive Weather Seal™ process provides additional protection against moisture penetrating the bottom rail. It's our answer to the galoshes you splashed around in as a kid.

### What is UltraBlock Technology?

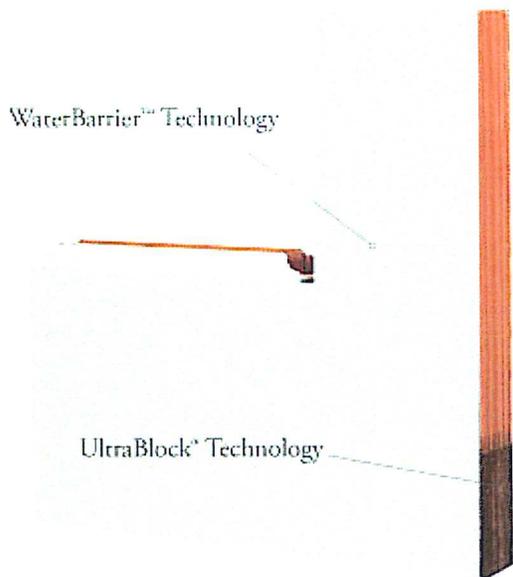
- Maximum protection against extreme weather conditions
- Composite block material finger-jointed into the bottom of the stiles eliminates water infiltration
- Minimizes stile and rail separation
- Eliminates bottom rail and lower stile rot
- Reduces buckling and swelling of bottom rail and lower stile components
- Improves warp resistance
- Beautiful genuine wood
- Five year limited warranty

Order UltraBlock® in all your 1-3/4" Thick Exterior Doors.



### WaterBarrier®

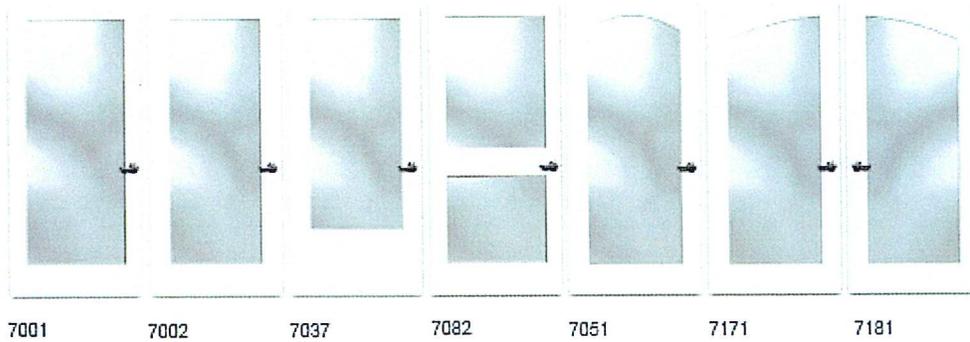
(Patent Pending)



Available on select French doors, WaterBarrier technology combines a Medium Density Overlay (MDO) with PVC glazing bead to create an exterior that stops water in its tracks. Select your choice of wood species and you've got the best of both worlds: water-protection on the outside and the unmatched beauty of a real wood door on the inside. It's a perfect alternative to an expensive clad door, and exactly the type of innovation you'd expect from Simpson.

### What is WaterBarrier® Technology?

- One-piece of Medium Density Overlay (MDO) on outside for the very toughest exposures - commonly used on concrete forms and street signs
- Minimizes the possibility of stile and rail separation
- Eliminates checking on the face of the door
- Excellent durability and resists moisture absorption
- Overlay has thermoset acrylic latex primer topcoat, resulting in superior paint application
- Can use water or alkyd-based paints on finish
- PVC glazing bead provides moisture resistance
- Choose any species to match interior architecture
- Available in select French doors
- Five year limited warranty



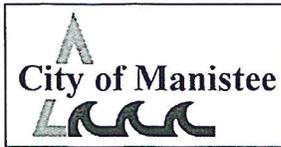
For further information, see our [Literature Request](#) page.

Simpson Performance Series U.S. Patent No. 6,185,894. This product incorporates the patented FRAMESAVER® technology under license from Endura Products, Inc. of Colfax, NC, and may be covered by one or more of the following U.S. Patent Nos. 5,661,943; 5,873,209; 5,950,391; 6,122,882; 6,425,222; 6,446,410; 7,100,339 and foreign equivalent patents. Simpson WaterBarrier Technology - Patent Pending.

AIA Continuing Education Warranties Care & Finishing Environment Press Room Simpson Investment  
Company Sitemap  SHARE [1.800.SIMPSON](tel:1800SIMPSON)

Copyright © 2010 Simpson Door Company. All rights reserved.

SEE US AT [GreenExpo365.com](http://GreenExpo365.com)



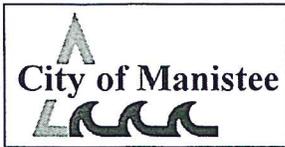
## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

Submitted by: **Jeff Gordon and Paula M. Rozmiarek**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 228-6739 [fishtowndesign@gmail.com](mailto:fishtowndesign@gmail.com)**  
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **May 2010**  
Description of work proposal: **Building reconstruction, as described below**

**Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. This is a modification of a previously approved project for the window openings on the East side of the building.**

- 1. Add limestone window sills and frame to project, as depicted in Exhibit A, to echo the existing sills in the upper front windows of the building.**
  - a. Place a 5" thick limestone window sill at the base of each window frame.**
  - b. Place a 10" thick limestone window head jamb for each window opening.**
  - c. Place 4" thick limestone side jamb of each window opening.**
- 2. As previously approved:**
  - a. The Southernmost opening will have a 36" wide wooden entry door of standard height (~6' 8").**
  - b. This door will be a Traditional style, Exterior Five panel-style family Oak wooden door manufactured by Simpson.**
  - c. The door and window will split the existing 96" opening.**
  - d. The window will be ~ 60" tall by 48" wide, to fit masonry opening. This window is half the width that was previously approved.**
  - e. All windows will be glazed with Insulated Glass Units (IGU's) include Low E, Clear glass (same glass as that deployed in the Manistee Museum).**
  - f. All IGU's will be one inch in total thickness, dual pane tempered glass with each pane 1/4" in thickness.**
  - g. The window frame will be wood with the IGU sandwiched between mitered layered Oak boards. A 1 3/4" round dowel will frame the sides and top of the window. Exhibit B depicts the approved design.**
  - h. The door frame details will match those of the window frames.**



# Application for a Certificate of Appropriateness

## EXHIBIT A: Depiction of new Wooden door entry and Window combination

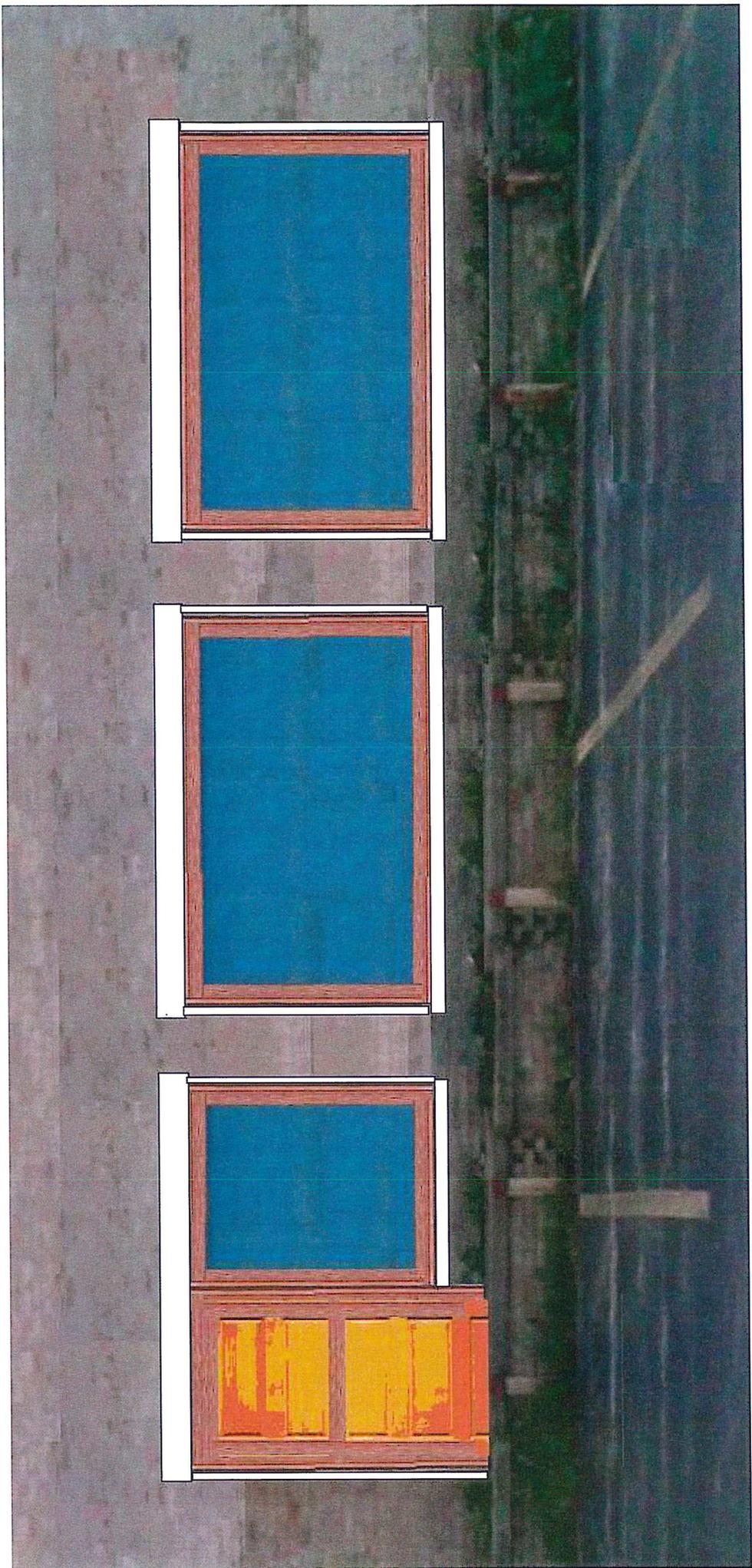
Submitted by: Jeff Gordon

Date:

Jeff Gordon

April 24, 2011

<b>Office Use Only:</b>		
Date Submitted: _____	Application #: _____	Meeting Date: _____
Notes: _____		
_____		
_____		



21001





# Historic Overlay Permit No: PHDC11003

Community Development Department  
 Phone: (231) 398 2805

70 Maple Street  
 Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** **Location**  
 51-350-702-05

**Owner**

GORDON JEFFREY S  
 411 1/2 RIVER ST  
 MANISTEE MI 49660

Issued: 05/09/11  
 Const value 0  
 Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Contractor**

411 1/2 RIVER ST pH#  
 MANISTEE MI 49660

**Work Description:** On May 5, 2011 the Historic District Commission approved the request for a Certificate of Appropriateness to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03.

In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director or Curator for approval.

**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.**



Permit #: PHDC11003  
 Issued: 05/09/2011  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

**Planning & Zoning Department**

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER STREET 51-350-702-05	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On May 5, 2011 the Historic District Commission approved the request for a Certificate of Appropriateness to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03.

In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director or Curator for approval.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Mr. Gordon spoke to the Commission on his plans for the project and that they will continue working on the various elements. With the exception of reconstructing the store entrance most should be completed by the end of next year.

The Commission said that they would grant an extension for the store entrance if needed.

MOTION by Dave Carlson, seconded by Mary Russell to extend all outstanding permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

\_\_\_\_\_  
 Official



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Jeff Gordon and Paula M. Rozmiarek**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 228-6739 fishtowndesign@gmail.com**  
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **June 2010**  
Description of work proposal: **Building reconstruction, as described below**

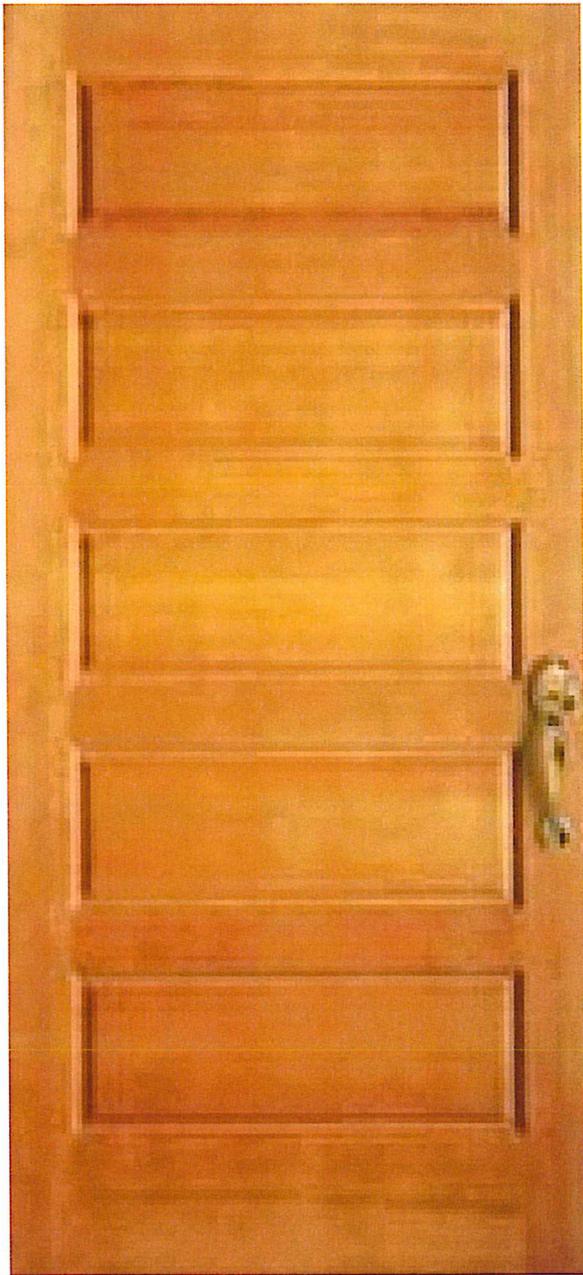
**Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase the existing side entry door will be replaced on the front of the building.**

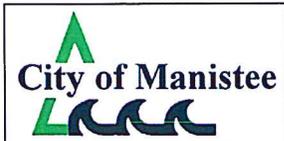
- 1. Issue new permit to insert replace the front door on the West side of the building that leads to the upstairs.
  - a. The door will be a 36" wide wooden entry door of historical height, eight foot (8').**
  - b. This door will be a Traditional style, Exterior Five panel Oak wooden door manufactured by Simpson. The manufacturer model number is 2055. Exhibit A depicts the Oak Wooden Entry door.**
  - c. As previously approved, the door frame will be wood with the IGU sandwiched between mitered layered Oak boards. A 1 3/4" round dowel will frame the sides and top of the door. Exhibit B depicts the design concept.**
  - d. Exhibit C depicts the door to be replaced.****



## Application for a Certificate of Appropriateness

### EXHIBIT A: Wooden Oak Entry Door to be installed on South East side of building





## Application for a Certificate of Appropriateness

### EXHIBIT B: Depiction of window frame design

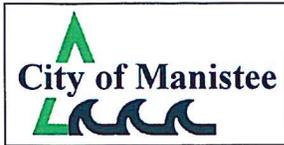




## Application for a Certificate of Appropriateness

### EXHIBIT C: Existing door to be replaced





## Application for a Certificate of Appropriateness

Submitted by: Jeff Gordon

Date:

Jeff Gordon

April 24, 2011

**Office Use Only:**

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





Historic District Certificate of Appropriateness

70 Maple Street Manistee, MI 49660 Phone 231.398.2805 Fax 231.723.1546 www.manisteemi.gov

Permit #: PHDC15-005 Issued: 04/02/2015 Expires: 07/31/2018

Table with 3 columns: LOCATION, OWNER, APPLICANT. Row 1: 411 RIVER ST, 411 1/2 RIVER ST, 411 1/2 RIVER ST. Row 2: 51-350-702-05, MANISTEE MI 49660, MANISTEE MI 49660. Row 3: C-3

Work Description:

On April 2, 2015 the Historic District Commission took the following action; 411 River Street – Permits PHDC11006, PHDC11007, and PHDC11008; Mr. Gordon said these three permits could be combined into one permit.

PHDC11006 - On May 5, 2011 the Historic District Commission approved the request for a Certificate of Appropriateness to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03; In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director or Curator for approval.

PHDC11007 - On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current facade and expose the main entry columns hidden behind the current front as submitted with application HDC-2011-07; Museum Director will have final approval for paint colors (no stark white).

PHDC-11008 - On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors with the option to use either a double or single door as submitted with application HDC-2011-08; Museum Director will have final approval for paint colors (no stark white).

MOTION by T. Eftaxiadis seconded by Aaron Bennett that permits PHDC11006, PHDC11007, and PHDC11008 be combined into one permit to expire on December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

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

Excerpt February 3, 2017 HDC Meeting Minutes:

At the request of the Historic District Commission staff reached out to Jeff Gordon for updates on outstanding permits. Mr. Gordon was present and spoke of his intention to apply for DDA facade grants. The applications are due in early May with a DDA decision by July. The window to complete the grant work is one year, so our request is that the historical permits be extended through the end of July 2018 for all the outstanding permits for both buildings.

Mr. Gordon spoke to the commission about the outstanding items on the three permits PHDC1201, PHD1504 and PHDC1505.

Motion by Lee Trucks, seconded by Mary Russell that the Historic District Commission permits until July 31, 2018.

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

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

Stipulations:

Handwritten signature and date 2.3.17



Permit #: PHDC15-005  
 Issued: 04/02/2015  
 Expires: 12/31/2015

## Historic District Certificate of Appropriateness

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER ST 51-350-702-05 C-3	 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On April 2, 2015 the Historic District Commission took the following action; 411 River Street – Permits PHDC11006, PHDC11007, and PHDC11008; Mr. Gordon said these three permits could be combined into one permit.

PHDC11006 - On May 5, 2011 the Historic District Commission approved the request for a Certificate of Appropriateness to replace the front door on the west side of the building that leads to the upstairs as submitted with application HDC-2011-03; In the event that Mr. Gordon's supplier can find a door with a glass panel final approval can be granted by the Museum Director or Curator for approval.

PHDC11007 - On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front as submitted with application HDC-2011-07; Museum Director will have final approval for paint colors (no stark white).

PHDC-11008 - On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors with the option to use either a double or single door as submitted with application HDC-2011-08; Museum Director will have final approval for paint colors (no stark white).

MOTION by T. Eftaxiadis seconded by Aaron Bennett that permits PHDC11006, PHDC11007, and PHDC11008 be combined into one permit to expire on December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

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

**Stipulations:**

Permit Item	Work Type	Fee Basis	Item Total
Certificate of Appropriateness	Application	0.00	0.00

**This permit is valid for a period of one year from the date issued.**

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

  
 \_\_\_\_\_  
 Official



# Historic Overlay Permit No: PHDC11006

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** Location  
51-350-702-05

**Owner**  
GORDON JEFFREY S  
411 1/2 RIVER ST  
MANISTEE MI 49660

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

**Contractor**  
411 1/2 RIVER ST pH#  
MANISTEE MI 49660

**Work Description:** On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical ledge and reconstruct a new ledge to match the documented historical ledge as submitted with application HDC-2011-06.

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

Permit Item	Work Type	Fee Basis	Item Total
Permit Expired		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.**



Permit #: PHDC11006  
 Issued: 06/06/2011  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

**Planning & Zoning Department**

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER STREET 51-350-702-05	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical ledge and reconstruct a new ledge to match the documented historical ledge as submitted with application HDC-2011-06.

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Mr. Gordon spoke to the Commission on his plans for the project and that they will continue working on the various elements. With the exception of reconstructing the store entrance most should be completed by the end of next year.

The Commission said that they would grant an extension for the store entrance if needed.

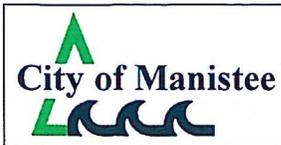
MOTION by Dave Carlson, seconded by Mary Russell to extend all outstanding permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
-------------	-----------	-----------	------------

**This permit is valid for a period of one year from the date issued.**

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

\_\_\_\_\_  
 Official



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Jeff Gordon**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**  
Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **August 2011**  
Proposed Completion Date: **Within three months of start date**  
Description of work proposal: **Store front reconstruction, as described below**

**Reconstruct/Rehabilitation of the store front at 411 River Street, with the objective of matching the historical design.**

**Exhibit A is a photograph of the existing store front detailing the reconstruction to be completed, including labels corresponding with the following descriptions:**

- A. Remove existing non-historical ledge.**
- B. Reconstruct a new ledge to match the historical design and dimensions, as described below.**

**Exhibit B includes several photographs of the historic store front.**

- A. The first photo is from the City of Manistee web page, depicting the oldest known photograph of the building. (Note that the original building design does not include either a bay window or an ornate upper cornice, these features were subsequently added and then removed). The objective of this work is to return the building to this state.**
- B. The second photo from 1921 provides good guidance regarding targeted elements for this rehabilitation.**
  - i. The ledge details include corbels aligned with the entrances, cornice details and trim work covering the seams between vertical back boards and alignment directly under the upper windows.**
  - ii. Paint color to be white and green. Wood trim to be of Oak, stained and varnished to match door, returning the front to historical original.**
  - iii. Replacement of the decorative columns on either side of the building and upstairs entry are not included within this request. Existing masonry facing will be repaired and prepared for the installation of columns similar to those depicted in the event that suitable replacement items are found and approved.**



## Application for a Certificate of Appropriateness

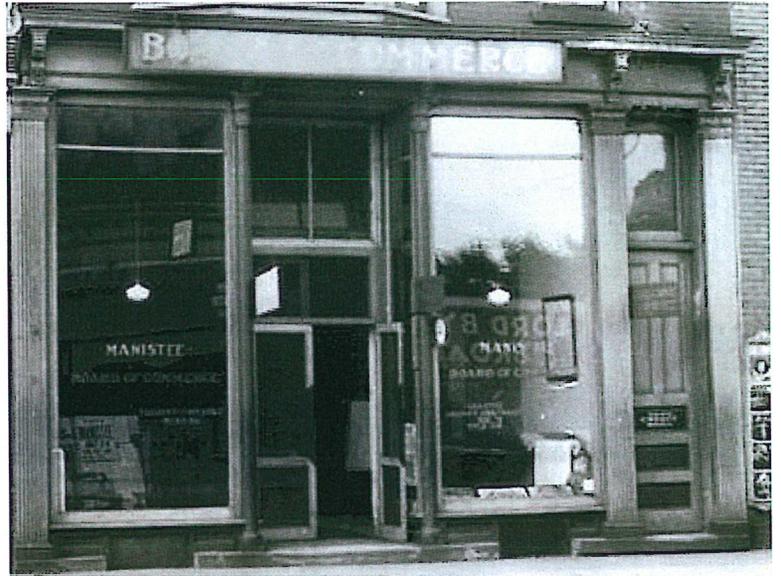
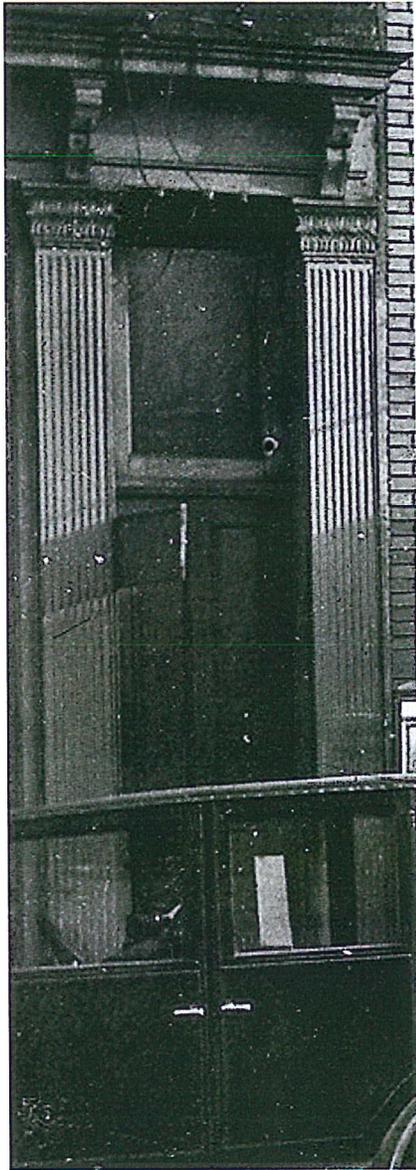
### EXHIBIT A: 411 Store Front reconstruction project details





# Application for a Certificate of Appropriateness

## EXHIBIT B: 411 Historical Store Front pictures



Submitted by: Jeff Gordon  
Jeff Gordon

Date: May 20, 2011

<b>Office Use Only:</b>		
Date Submitted: _____	Application #: _____	Meeting Date: _____
Notes: _____		
_____		
_____		

Photos Submitted by Jeff Gordon, 411 River Street



411 River Street –  
As it looks today

Photo of Lyric Theater (A Portion of 411 River Street is shown to the left of the Theatre)





Historic Postcard (portion of 411 River Street is the first building on the left)

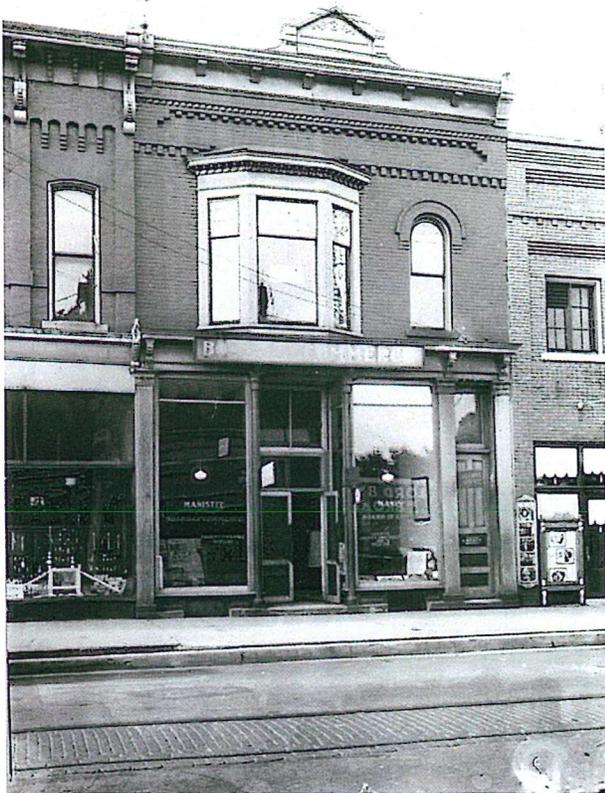
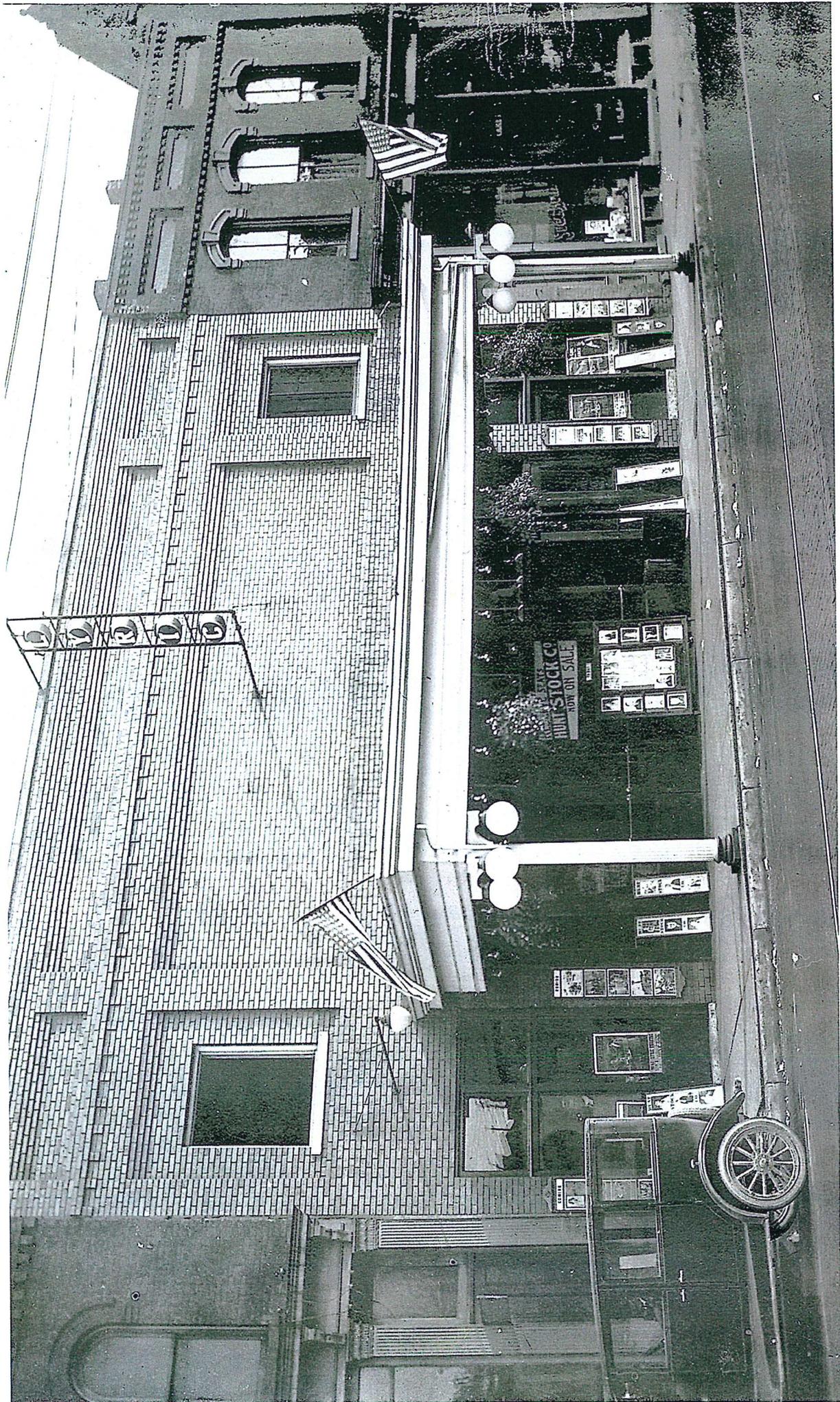


Photo of Board of Commerce Building





# Historic Overlay Permit No: PHDC11007

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** Location  
51-350-702-05

**Owner**  
GORDON JEFFREY S  
411 1/2 RIVER ST  
MANISTEE MI 49660

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

**Contractor**  
411 1/2 RIVER ST pH#  
MANISTEE MI 49660

**Work Description:** On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front as submitted with application HDC-2011-07; Museum Director will have final approval for paint colors (no stark white).

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

Permit Item	Work Type	Fee Basis	Item Total
Permit Expired		0.00	0.00

Official

<b>Fee Total:</b>	\$0.00
<b>Amount Paid:</b>	0.00
<b>Balance Due:</b>	<b>\$0.00</b>

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.**



Permit #: PHDC11007  
 Issued: 06/06/2011  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER STREET 51-350-702-05	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness to remove existing non-historical features and reconstruct the window frames and storefront matching the historical details found behind the current façade and expose the main entry columns hidden behind the current front as submitted with application HDC-2011-07; Museum Director will have final approval for paint colors (no stark white).

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Mr. Gordon spoke to the Commission on his plans for the project and that they will continue working on the various elements. With the exception of reconstructing the store entrance most should be completed by the end of next year.

The Commission said that they would grant an extension for the store entrance if needed.

MOTION by Dave Carlson, seconded by Mary Russell to extend all outstanding permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

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

  
 Official



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Jeff Gordon**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**  
Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **August 2011**  
Proposed Completion Date: **Within three months of start date**  
Description of work proposal: **Store front reconstruction, as described below**

**The applicant requests approval to reconstruct/rehabilitate the store front at 411 River Street, with the objective of matching the historical design.**

**Exhibit A is a photograph of the existing store front detailing the reconstruction to be completed, including labels corresponding with the following descriptions:**

- A. Remove pink planks and stone from exterior, exposing the remaining historic store front. (Many historical elements still exist behind the portion of the current exterior covered by wood).**
- B. Reconstruct the window frames and store front matching the historic details found behind the current façade.**
- C. The main entry columns appear to in reasonably good shape, hidden behind the current front. These will be exposed, cleaned and repainted in the same green color that currently exists.**
- D. Paint color to be white and green. Wood trim to be of Oak, stained and varnished to match door, returning the front to historical original.**

**Exhibit B includes several photographs of the historic store front.**

- A. The first photo is from the City of Manistee web page, depicting the oldest known photograph of the building. (Note that the original building design does not include either a bay window or an ornate upper cornice, these features were subsequently added and then removed). The objective of this work is to return the building to this state.**
- B. The second photo from 1921 provides good guidance regarding targeted elements for this rehabilitation.**
  - i. A reduction in the size of the transom window and corresponding increase in the display window will not be included in the work. The design reflected in the first photo is the target.**

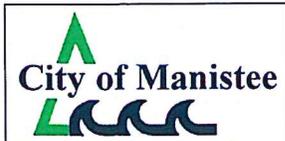


## Application for a Certificate of Appropriateness

- ii. Replacement of the decorative columns on either side of the building and upstairs entry are not included within this request. Existing masonry facing will be repaired and prepared for the installation of columns similar to those depicted in the event that suitable replacement items are found and approved.

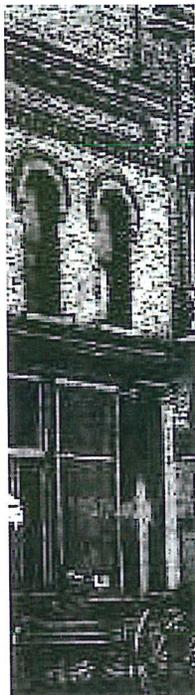
### EXHIBIT A: 411 Store Front reconstruction project details





# Application for a Certificate of Appropriateness

## EXHIBIT B: 411 Historical Store Front pictures



Submitted by: Jeff Gordon

Jeff Gordon

Date: May 19, 2011

**Office Use Only:**

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





# Historic Overlay Permit No: PHDC11008

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** Location  
51-350-702-05

**Owner**  
GORDON JEFFREY S  
411 1/2 RIVER ST  
MANISTEE MI 49660

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

**Contractor**  
411 1/2 RIVER ST pH#  
MANISTEE MI 49660

**Work Description:** On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors with the option to use either a double or single door as submitted with application HDC-2011-08; Museum Director will have final approval for paint colors (no stark white).

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

Permit Item	Work Type	Fee Basis	Item Total
Permit Expired		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.**



Permit #: **PHDC11008**  
 Issued: **06/06/2011**  
 Expires: **12/31/2013**

## Historic District Certificate of Appropriateness

**Planning & Zoning Department**

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER STREET 51-350-702-05	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

On June 2, 2011 the Historic District Commission issued a Certificate of Appropriateness request to remove existing store entrance, maintaining historical elements that exist, reconstruct the door frame to match documented historical doors with the option to use either a double or single door as submitted with application HDC-2011-08; Museum Director will have final approval for paint colors (no stark white).

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Mr. Gordon spoke to the Commission on his plans for the project and that they will continue working on the various elements. With the exception of reconstructing the store entrance most should be completed by the end of next year.

The Commission said that they would grant an extension for the store entrance if needed.

MOTION by Dave Carlson, seconded by Mary Russell to extend all outstanding permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

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

\_\_\_\_\_  
 Official



## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Jeff Gordon**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(248) 613-5302 fishtowndesign@gmail.com**  
Address of Affected Property: **347-349 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **August 2011**  
Proposed Completion Date: **Within three months of start date**  
Description of work proposal: **Store front reconstruction, as described below**

**The applicant requests approval to reconstruct/rehabilitate the store front at 411 River Street, with the objective of matching the historical design.**

**Exhibit A is a photograph of the existing store front detailing the reconstruction to be completed, including the following changes:**

- A. Remove existing store entrance, maintaining historical elements that still exist behind the current exterior.**
- B. Reconstruct the door frame to match the historic details found within the attached photographs. The screen doors found in the pictures will not be installed. Also, the entrance will swing out in accordance with current building code.**
- C. The applicant requests the option to deploy a single eight foot (8') wood door (oak), or if it is found to be feasible, install double doors similar to that found within the historical photograph.**
- D. Paint color to be white and green. Wood trim to be of Oak, stained and varnished, returning the front to historical original.**

**Exhibit B includes several photographs of the historic store front.**

- A. This photo from 1921 provides good guidance regarding targeted elements for this rehabilitation, with the entrance doors slightly obscured by screen doors.**



# Application for a Certificate of Appropriateness

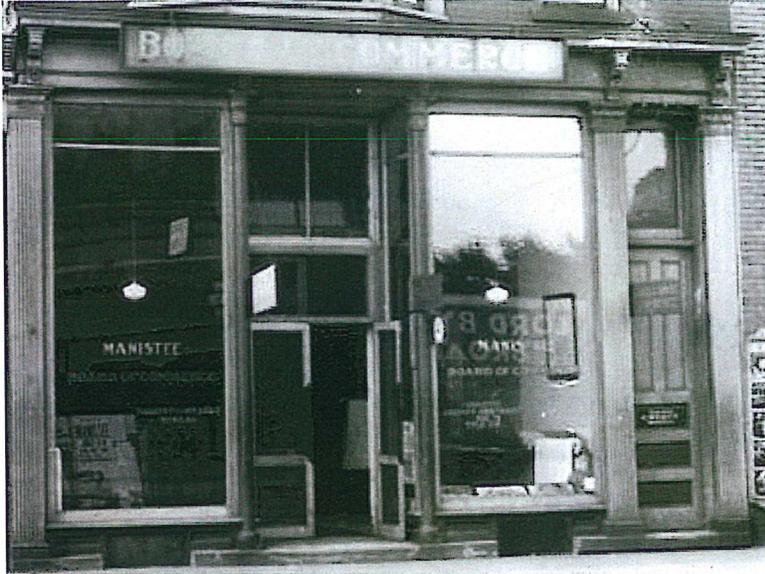
## EXHIBIT A: 411 Store Front reconstruction project details





## Application for a Certificate of Appropriateness

### EXHIBIT B: 411 Historical Store Front pictures



Submitted by: Jeff Gordon

Jeff Gordon

Date: May 23, 2011

**Office Use Only:**

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

## Denise Blakeslee

---

**From:** Jeff Gordon [jeffgordon1@gmail.com]  
**Sent:** Monday, May 23, 2011 11:22 AM  
**To:** Denise Blakeslee; Fish Town Design  
**Subject:** Expiring Historical Approvals - 411 River Street

Hi Denise,

We respectfully request that the Historical Approvals previously approved be extended for an additional one year from their current expiration dates.

Thanks!

Jeff and Paula

(248) 228-6739



# Historic Overlay Permit No: PHDC12001

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**411 RIVER STREET** **Location**  
51-350-702-05

**Owner**  
GORDON JEFFREY S  
411 1/2 RIVER ST  
MANISTEE MI 49660

Issued: 03/07/12  
Const value 0  
Zoning: Sec. No.  
**PLEASE CALL (231) 398-2806**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Contractor**  
411 1/2 RIVER ST pH#  
MANISTEE MI 49660

**Work Description:** Certificate of Appropriateness as approved by the Historic District Commission during their meeting of February 2, 2012 Jeff Gordon and Paula Rozmiarek, 411 River Street to replace the existing metal main entrance door with a historically accurate wooden double door as submitted with application HDC-2012-01

**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.**



Permit #: PHDC12001  
 Issued: 03/07/2012  
 Expires: 12/31/2013

## Historic District Certificate of Appropriateness

Planning & Zoning Department

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER STREET 51-350-702-05	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of February 2, 2012 Jeff Gordon and Paula Rozmiarek, 411 River Street to replace the existing metal main entrance door with a historically accurate wooden double door as submitted with application HDC-2012-01

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

**Stipulations:**

On January 3, 2013 the Historic District Commission reviewed all outstanding permits

Mr. Gordon spoke to the Commission on his plans for the project and that they will continue working on the various elements. With the exception of reconstructing the store entrance most should be completed by the end of next year.

The Commission said that they would grant an extension for the store entrance if needed.

MOTION by Dave Carlson, seconded by Mary Russell to extend all outstanding permits until December 31, 2013. Motion passed unanimously.

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

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

\_\_\_\_\_  
 Official



Permit #: PHDC12001  
 Issued: 03/07/2012  
 Expires: 12/31/2015

## Historic District Certificate of Appropriateness

**Planning & Zoning Department**

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER ST 51-350-702-05 C-3	<i>Jeff Gordon</i> 411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of February 2, 2012 Jeff Gordon and Paula Rozmiarek, 411 River Street to replace the existing metal main entrance door with a historically accurate wooden double door as submitted with application HDC-2012-01

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

On April 2, 2014 the Historic District Commission took the following action

411 River Street – Permit PHDC12001

Mr. Gordon said this portion of the project may not be completed by December 31, 2015. The Commission said that he could request an extension if needed and the request could be made on his behalf by the Museum Director if needed.

MOTION by John Perschbacher, seconded by T. Eftaxiadis that permits PHDC12001 to be extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Yes: Perschbacher, Eftaxiadis, Bennett, Kracht

No: None

**Stipulations:**

Permit Item	Work Type	Fee Basis	Item Total
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**This permit is valid for a period of one year from the date issued.**

Fee Total:	\$0.00
Amount Paid:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

\_\_\_\_\_  
 Official



Permit #: PHDC12001  
 Issued: 03/07/2012  
 Expires: 07/31/2018

## Historic District Certificate of Appropriateness

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
411 RIVER ST 51-350-702-05 C-3	411 1/2 RIVER ST MANISTEE MI 49660	411 1/2 RIVER ST MANISTEE MI 49660

**Work Description:**

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of February 2, 2012. Jeff Gordon and Paula Rozmiarek, 411 River Street to replace the existing metal main entrance door with a historically accurate wooden double door as submitted with application HDC-2012-01

On January 3, 2013 the Historic District Commission granted extension. Permit will expire December 31, 2013

On April 2, 2014 the Historic District Commission took the following action

411 River Street – Permit PHDC12001

Mr. Gordon said this portion of the project may not be completed by December 31, 2015. The Commission said that he could request an extension if needed and the request could be made on his behalf by the Museum Director if needed.

MOTION by John Perschbacher, seconded by T. Eftaxiadis that permits PHDC12001 to be extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

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

Excerpt February 3, 2017 HDC Meeting Minutes:

At the request of the Historic District Commission staff reached out to Jeff Gordon for updates on outstanding permits. Mr. Gordon was present and spoke of his intention to apply for DDA facade grants. The applications are due in early May with a DDA decision by July. The window to complete the grant work is one year, so our request is that the historical permits be extended through the end of July 2018 for all the outstanding permits for both buildings.

Mr. Gordon spoke to the commission about the outstanding items on the three permits PHDC1201, PHD1504 and PHDC1505.

Motion by Lee Trucks, seconded by Mary Russell that the Historic District Commission permits until July 31, 2018.

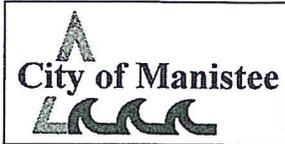
With a roll call vote this motion passed 5 to 0.

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

**Stipulations:**

*[Handwritten Signature]* 2-3-17

Permit Item	Work Type	Fee Basis	Item Total



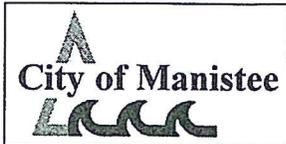
## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

Submitted by: **Jeff Gordon and Paula Rozmiarek**  
Mailing Address: **411 River Street, Manistee, Michigan 49660**  
Phone & Email Address: **(231) 723-9322 fishtowndesign@gmail.com**  
Address of Affected Property: **411 River Street, Manistee, Michigan 49660**  
Type of Application: **Reconstruction-Rehabilitation**  
Proposed Work Start Date: **August 2012**  
Description of work proposal: **Building reconstruction, as described below**

**Reconstruct/Rehabilitation of 411 River Street, with the objective of matching the design found within Manistee. The rehabilitation of this building is to be accomplished in multiple phases. In this phase we are addressing the front entrance doors.**

- 1. Replace the existing metal main entrance door with a historically accurate wooden double door.**
  - a. These doors will be a Traditional style, Exterior panel-style Oak wooden door manufactured by Karona (out of Grand Rapids). Doors will be the traditional 8' tall.**
  - b. The existing opening will support a total door width of 66", allowing for one 36" door and one 30" door. (The 36" door is necessary for ADA).**
  - c. In our opinion, the difference in width between the two doors will not be notable.**
  - d. Drawings of the proposed doors are included as an attachment to this submission. Door features wood panels up to a height of 3' 6" and a clear glass window that is 62" tall.**
  - e. The door frame will be wood with the IGU sandwiched between mitered layered Oak boards. A 1 3/4" round dowel will frame the sides and top of the window.**
  
- 2. Historical approvals associated with the renovation of the balance of the building front has been previously provided, including upper windows, ledge, door to upstairs and store windows. Key points from the submissions supporting these approvals, along with the attached photographs, include the following:**
  - a. The first photo is from the City of Manistee web page, depicting the oldest known photograph of the building. (Note that the original building design**



## Application for a Certificate of Appropriateness

does not include either a bay window or an ornate upper cornice, these features were subsequently added and then removed). The objective of this work is to return the building to this state.

- b. The second photo from 1921 provides good guidance regarding targeted elements for this rehabilitation. (Far left building, partially depicted).
- i. The main entry columns appear to in reasonably good shape, hidden behind the current front. These will be exposed, cleaned and repainted in the same green color that currently exists.
  - ii. A reduction in the size of the transom window and corresponding increase in the display window will not be included in the work. The design reflected in the first photo is the target.
  - iii. Replacement of the decorative columns on either side of the building and upstairs entry are not included within this request. Existing masonry facing will be repaired and prepared for the installation of columns similar to those depicted in the event that suitable replacement items are found and approved.
  - iv. We will not be installing the screen doors depicted in this photograph.

Submitted by: Jeff Gordon

Date:

Jeff Gordon

January 12, 2012

### Office Use Only:

Date Submitted: \_\_\_\_\_ Application #: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

QUOTE QUOTE

Karona, Inc., P.O. Box 888410, Grand Rapids, MI 49588-8410  
(outside Michigan) WATS 800-829-9233 / 616-554-3551 / Fax 616-554-3902  
8/31/11 04:24:01 PM

Order: CQ-135596 SalesRep: 47 By: Paul

Date: 8/31/11



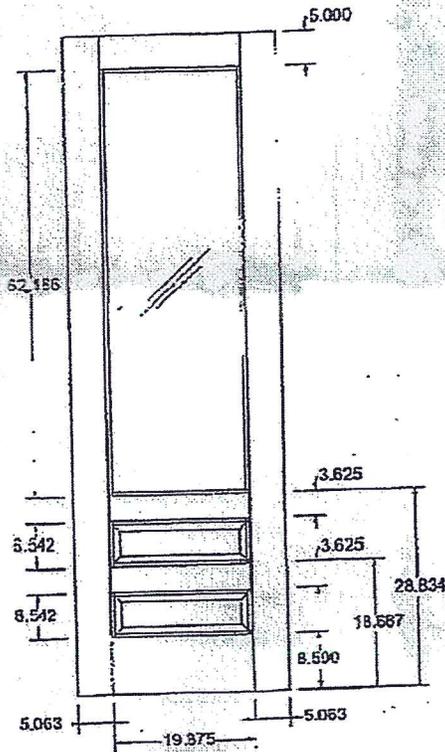
Mailing Address: 11661  
Peninsula Wholesale - Traverse City  
225 E. 16th Street Suite B  
Traverse City, MI 49684  
Attention: Jim Bley  
Fax: 231-947-8890

Shipping Address:  
Peninsula Wholesale - Traverse City

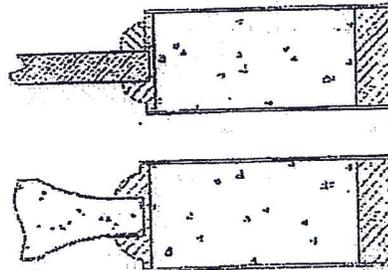
225 E. 16th Street Suite B  
Traverse City, MI 49684

Carrier: Customer Pickup  
Project: Linke Lumber

Qty	Model	Specie	Line Item #	Width	Height	Thick
1	X-5300IG	Redoak		30	96	1.75



0.5" Insulated Glass



The above drawing is proportional to the actual door required based upon the given attributes

Notes: Exterior / LTL

Sticking: Ovolo  
\* All doors described here conform to WDMA custom grade specifications.

QUOTE QUOTE

Karona, Inc., P.O. Box 888410, Grand Rapids, MI 49588-8410  
(outside Michigan) WATS 800-829-9233 / 616-554-3551 / Fax 616.554.3902  
8/31/11 04:24:01 PM

Order:CQ-135596 SalesRep:47 By:Paul

Date:8/31/11



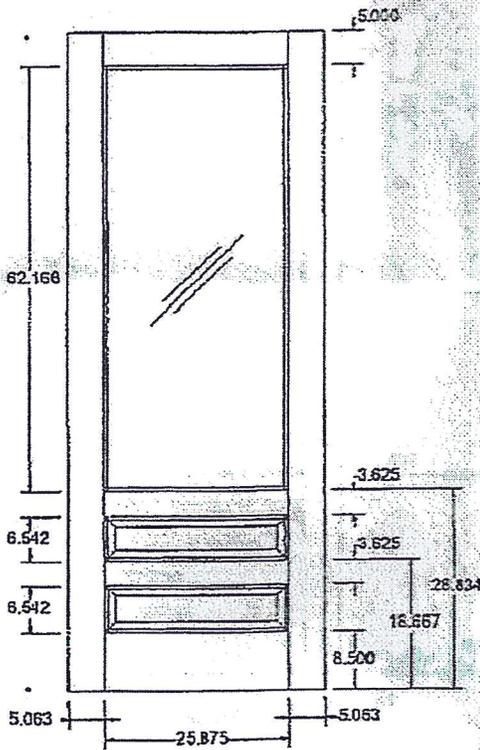
Mailing Address: 11661  
Peninsula Wholesale - Traverse City  
225 E. 16th Street Suite B  
Traverse City, MI 49684  
Attention: Jim Bley  
Fax: 231-947-8890

Shipping Address:  
Peninsula Wholesale - Traverse City

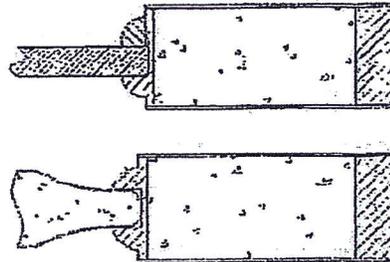
225 E. 16th Street Suite B  
Traverse City, MI 49684

Carrier: Customer Pickup  
Project: Linke Lumber

Qty	Model	Specie	Line Item #	Width	Height	Thick
1	X-5300IG	Redoak		35	96	1.75



0.5" Insulated Glass



The above drawing is proportional to the actual door required based upon the given attributes

Notes: Exterior / Mach: PBHM Stk / LTL

Sticking: Ovolo

\* All doors described here conform to WDMA custom grade specifications.

QUOTE QUOTE

Karona, Inc., P.O. Box 888410, Grand Rapids, MI 49588-8410  
 (outside Michigan) WATS 800-829-9233 / 616-554-3551 / Fax 616.554.3902  
 8/31/11 04:24:01 PM

Order: CQ-135596 SalesRep: 47 By: Paul

Date: 8/31/11



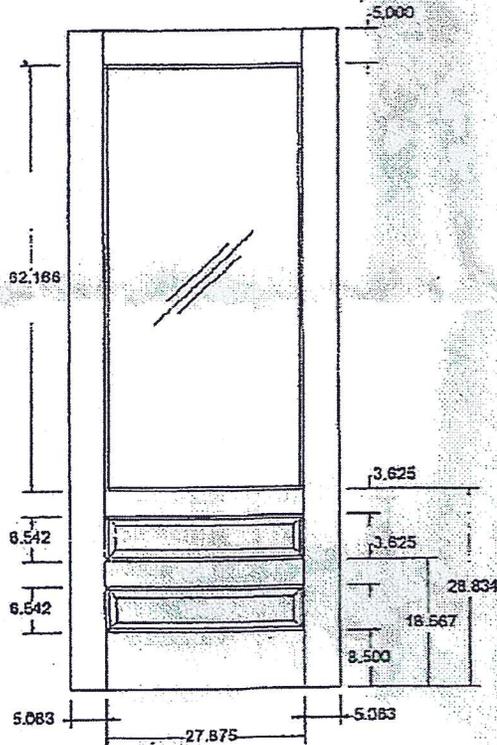
Mailing Address: 11661  
 Peninsula Wholesale - Traverse City  
 225 E. 16th Street Suite B  
 Traverse City, MI 49684  
 Attention: Jim Bley  
 Fax: 231-947-8890

Shipping Address:  
 Peninsula Wholesale - Traverse City

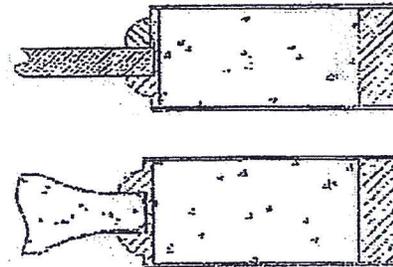
225 E. 16th Street Suite B  
 Traverse City, MI 49684

Carrier: Customer Pickup  
 Project: Linke Lumber

Qty	Model	Specie	Line Item ID	Width	Height	Thick
1	X-5300IG	Redoak		38	96	1.75



0.5" Insulated Glass



The above drawing is proportional to the actual door required based upon the given attributes

Notes: Exterior / Mach: PBHM / LTL

Sticking: Ovolo

\* All doors described here conform to WDMA custom grade specifications.





B

WANTED

WANTED FOR THE

WANTED FOR THE

MANISTEE, MICH.

River St. Scene



**From:** eftaxiadis  
**To:** [Denise Blakeslee](#)  
**Cc:** [John Groothuis](#)  
**Subject:** North Channel HDC Certificate of Appropriateness  
**Date:** Thursday, August 23, 2018 10:24:46 AM

---

Denise

As we discussed, we are ready to have this project closed. The completion of the historic restoration has been approved by SHPO and forwarded to NPS. We like to present the completed project to the HDC at its next meeting on September 6. A site visit by the HDC can be scheduled for that date.

Thank you.

T Eftaxiadis  
232-233-5642

Sent from my Samsung Galaxy smartphone.



Permit #: PHDC16-021  
 Issued: 10/10/2016  
 Expires: 10/10/2017

## Historic District Certificate of Appropriateness

70 Maple Street  
 Manistee, MI 49660  
 Phone 231.398.2805  
 Fax 231.723.1546  
 www.manisteemi.gov

LOCATION	OWNER	APPLICANT
86 WASHINGTON ST 51-211-100-02 C-3	300 WASHINGTON AVE STE 200 Grand Haven MI 49417	300 WASHINGTON AVE STE 200 Grand Haven MI 49417

**Work Description:**

PERMIT ISSUED TO North Channel INvestors LLC

The Historic District Commission issued a Certificate of Appropriateness for the complete renovation of the exterior of the building including:

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

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

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

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

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

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

With a roll call vote this motion passed 4 to 0 with Commissioner Eftaxiadis abstaining due to a conflict of interest.

Yes: Bennett, Carlson, Perschbacher, Kracht

No: None

**Stipulations:**

Permit Item	Work Type	Fee Basis	Item Total
Certificate of Appropriateness	Application	0.00	0.00

**This permit is valid for a period of one year from the date issued.**

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





Historic District Commission  
 Planning & Zoning Department  
 70 Maple Street  
 Manistee, MI 49660  
 231.398.2805  
[www.manisteemi.gov](http://www.manisteemi.gov)

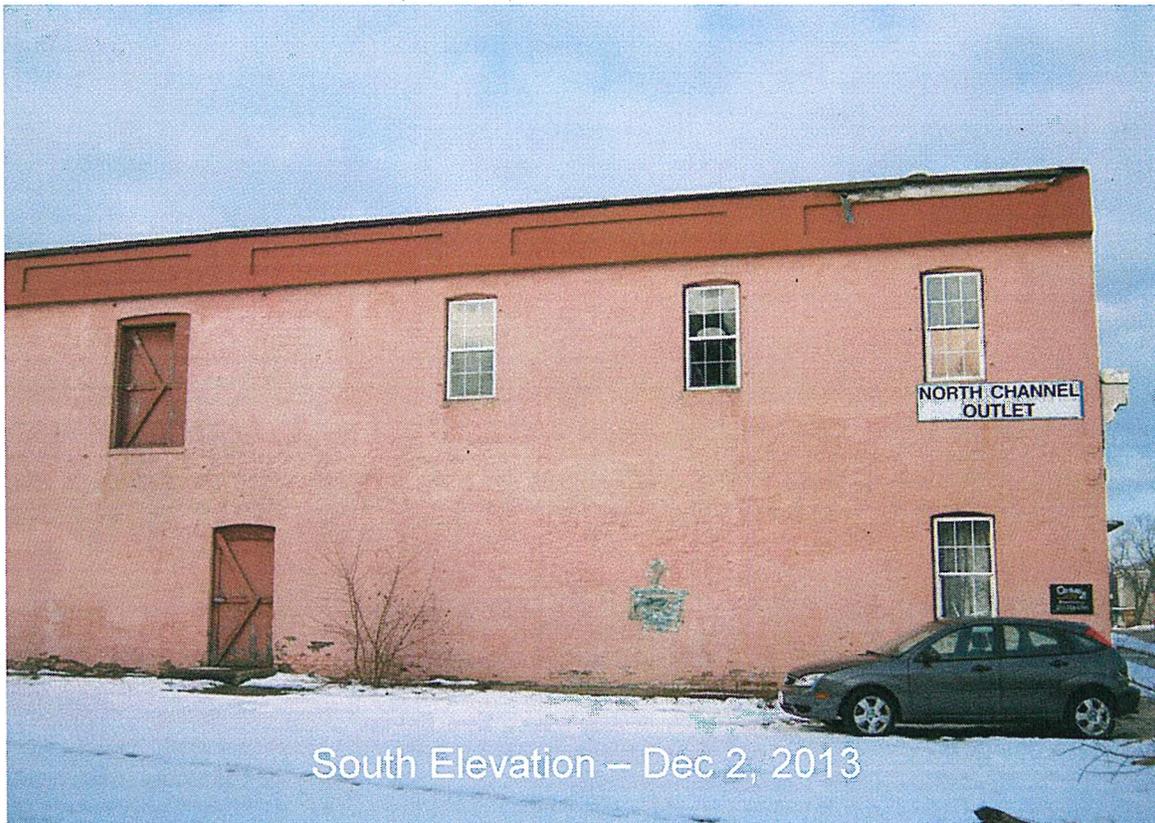
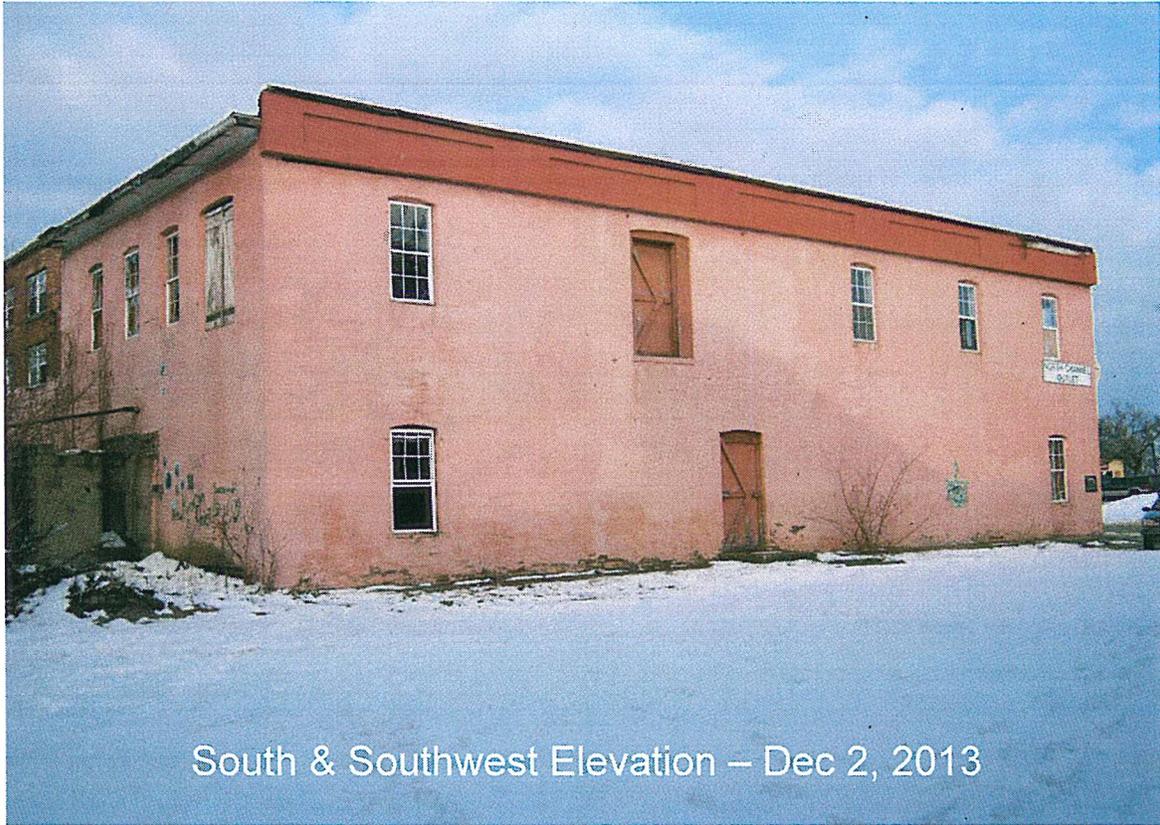
## Application for a Certificate of Appropriateness

Please Print

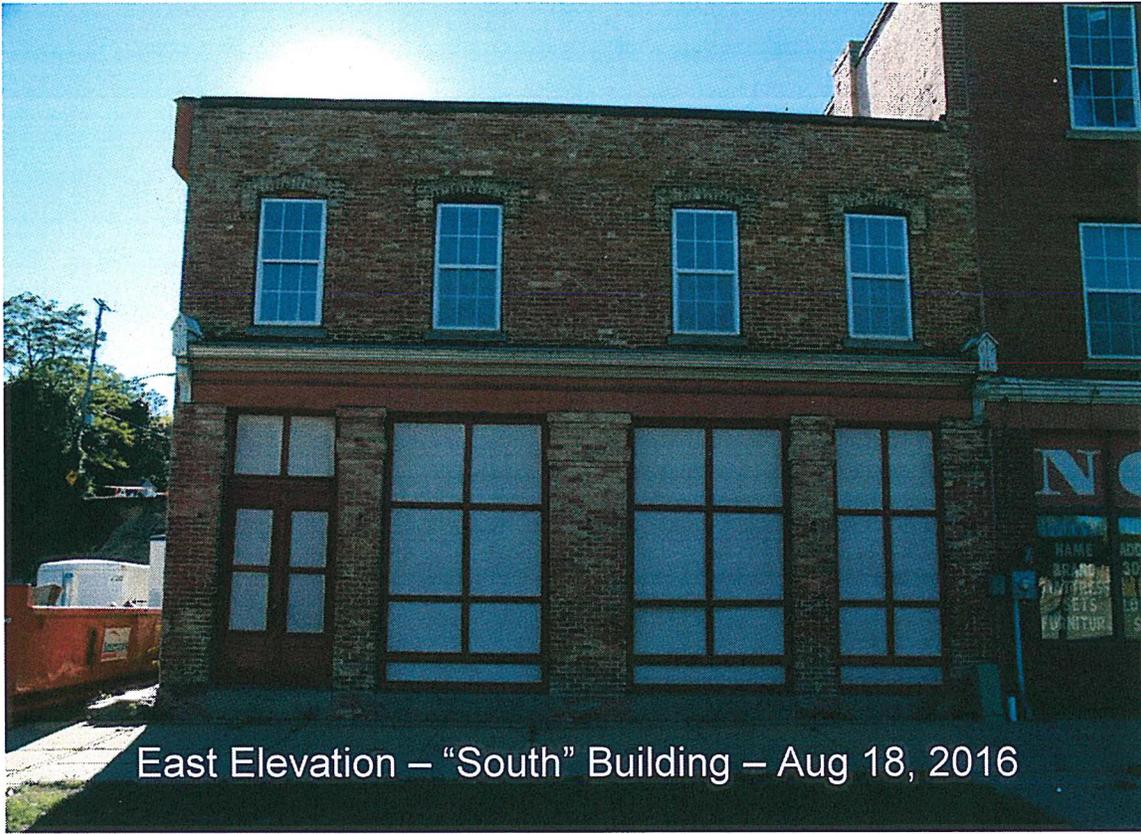
Standards			
<p>If the owner of the property is interested in receiving tax credits, <b>APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE.</b> If original features are found during renovation or demolition, a project must be stopped until an emergency meeting of the Historic District 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 type="checkbox"/> This box must be checked by the applicant indicating that they have read and understood the requirements for tax credits and that a project may be stopped for review if original features are found during the course of the project. If this box is not checked the application will not be processed.</p>			
<p>Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.</p>			
Submission of Application			
<p>This application must be received by the City at least 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.</p>			
Property Information			
Address: 86 Washington Street		Parcel # 51-51-211-100-01/-02/-03	
Applicant Information			
Name of Owner or Lessee: North Channel Investors LLC			
Address: 300 Washington Avenue, Suite 100, Grand Haven, MI 49417			
Phone #: 616-847-1031		Cell#:	e-mail:jg@capstonerealestate.com
Name of Contractor (if applicable): TBD			
Address:			
Phone #:		Cell#:	e-mail:
License Number:		Expiration Date:	
Application Requirements			
<p>The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.            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 type="checkbox"/>	Sketch, drawing or plans drawn to scale to show details and specification of ornamental features. Replacement doors, windows and lights require a copy of the specification sheet.		
<input type="checkbox"/>	A completed Certificate of Appropriateness Checklist.		
<input type="checkbox"/>	Replacement doors, windows and lights require a copy of the specification sheet.		

Description of Work			
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)
<p><b>Describe the proposed project:</b></p> <ol style="list-style-type: none"> <li>1. The building is a contributing structure within the HDC and DDA District. Building rehabilitation will involve the creation of a commercial space (brewery and restaurant) that will occupy the entire first floor of the building, and 14 apartments on the second and third floors of the building.</li> <li>2. The building has been declared "Blighted" and "Functionally Obsolete" by the City of Manistee; it is also a "facility" (contaminated). Proposed rehabilitation is required to meet building code and accommodate residential and commercial uses.</li> <li>3. Proposed changes to the building are described below, are shown on the attached architectural drawings, and will include the following elements:               <ol style="list-style-type: none"> <li>a. East side: Replacement/repair of the entire 1<sup>st</sup> floor façade, replacement of all windows, brick cleaning &amp; repairs, repair/repainting of all wood elements.</li> <li>b. West side: Replacement of all windows, addition of secondary entrance to building, addition of new balcony, replacement of exterior brick of "North" building, cleaning/repair of brick of "South" building.</li> <li>c. South side: Replacement of all windows &amp; door, installation of new windows, addition of new balconies, cleaning/repair of brick wall.</li> <li>d. North side: Demolition of existing wall, construction of new wall, placement of new windows, addition of balconies, addition of entrance to apartments, and addition of utility doors/windows for brewery.</li> </ol> </li> <li>4. Detailed plans for all exterior and interior demolitions, replacements and new construction components of the building rehabilitation will be submitted to the State Historic Preservation Office (SHPO) for review and recommendations for approval of Historic Rehabilitation Tax Credits (HRTC) by the Parks Service of the US Department of Interior. Therefore, final rehabilitation details normally described in the Certificate of Appropriateness Checklist will be determined and specified following review/approval of the Part II application for HRTC by SHPO; SHPO is currently reviewing the Part I application.</li> </ol> <p><b>Attachments:</b></p> <ol style="list-style-type: none"> <li>1. Photos of current exterior building views (East, West, North and South).</li> <li>2. Rendering of future East, West, North and South building facade.</li> <li>3. Exterior elevations – Architectural drawings (East, West, North and South).</li> </ol>			
Proposed Start Date: <b>November 2016</b>		Proposed Completion Date: <b>October 2017</b>	
<b>Incomplete requests will be returned to the applicant to supply needed information for review.</b>			
<b>Authorization</b>			
<p><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></p>			
Applicant Signature: _____		Date: <b>September 29, 2016</b>	
<p><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></p>			
<b>Office Use Only</b>			
HDC - _____ - _____	Notes: _____		
Signature: _____		Date: _____	

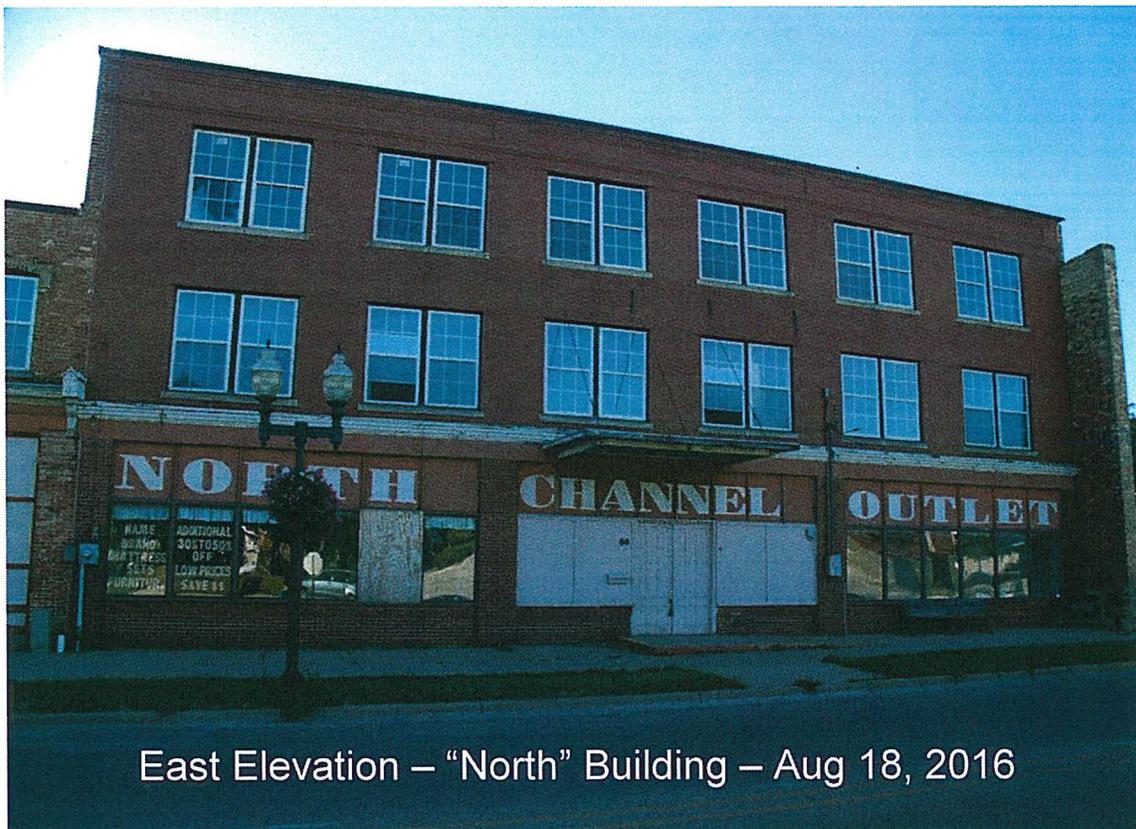
## NORTH CHANNEL BUILDING ELEVATIONS



## NORTH CHANNEL BUILDING ELEVATIONS



East Elevation – “South” Building – Aug 18, 2016

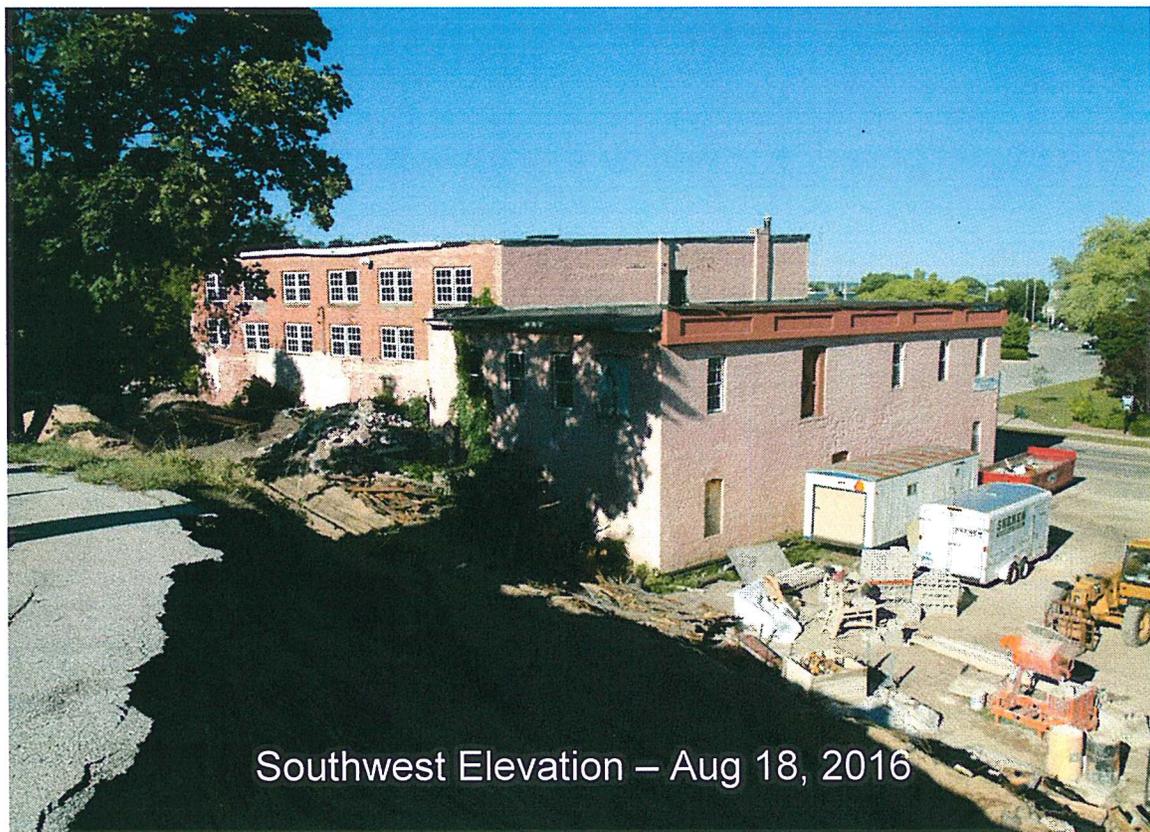
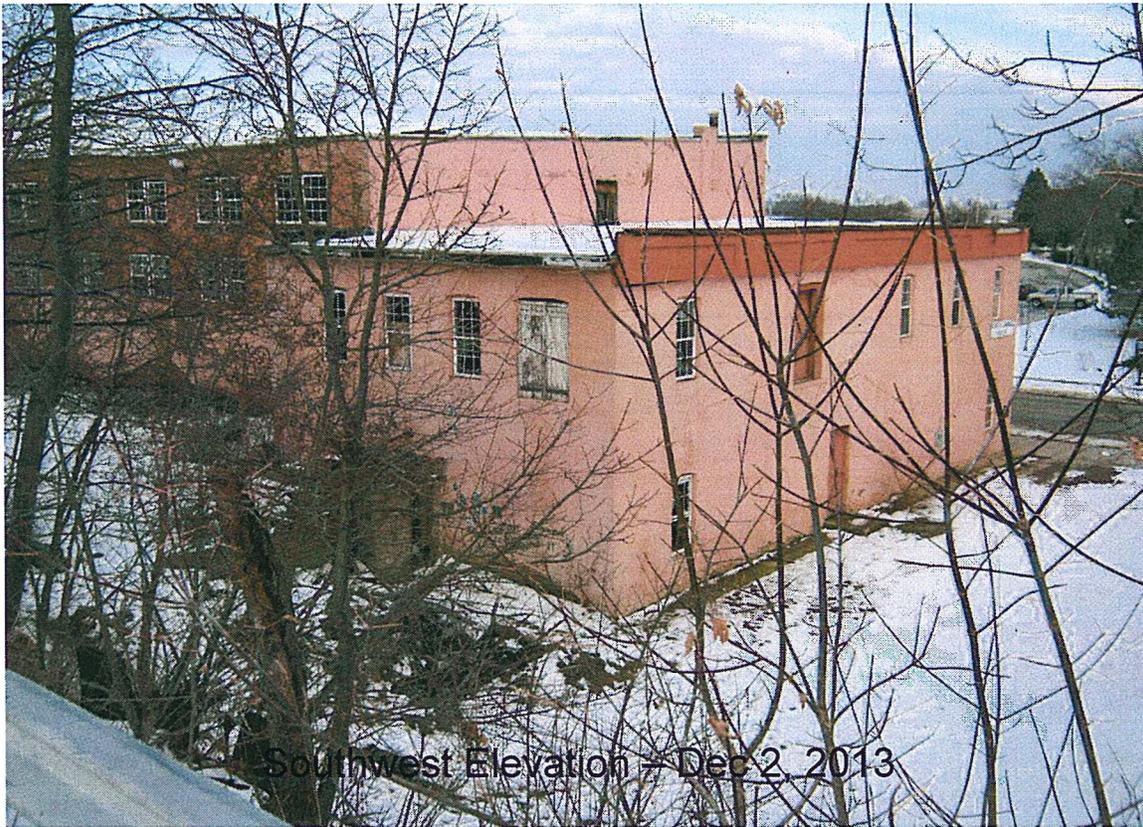


East Elevation – “North” Building – Aug 18, 2016

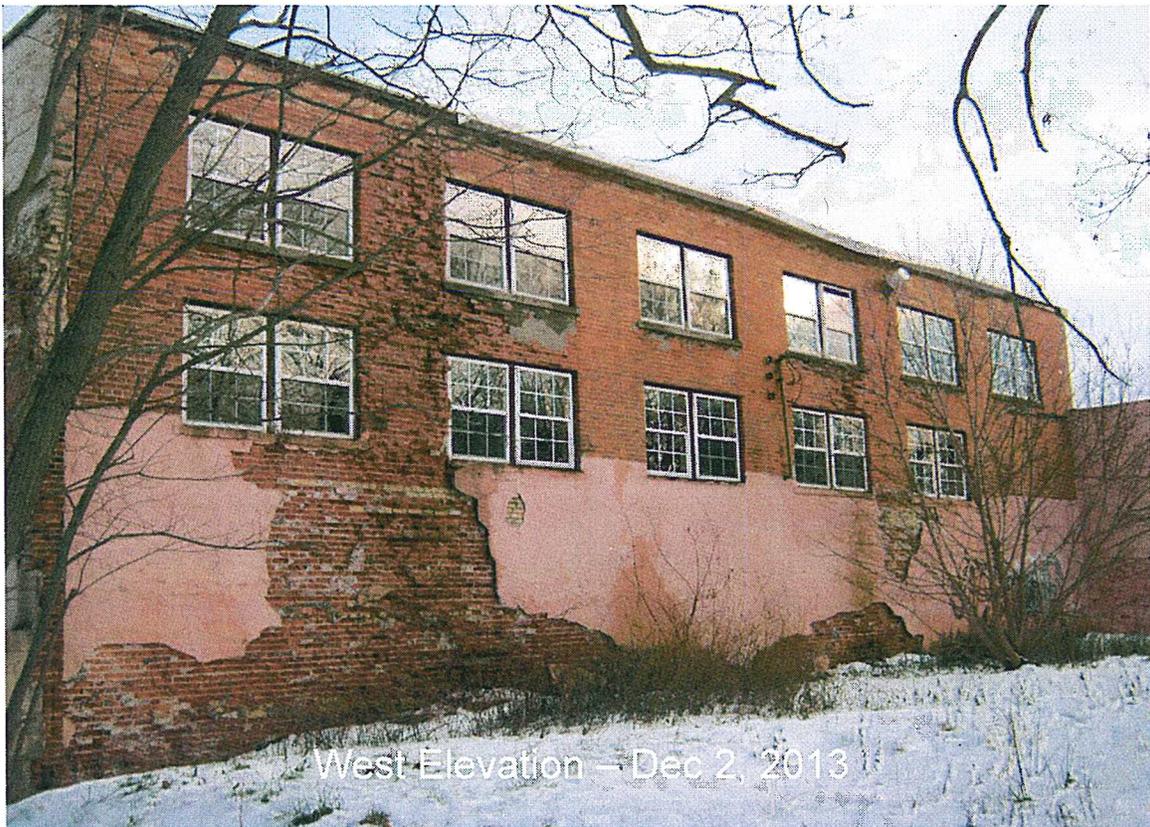
## NORTH CHANNEL BUILDING ELEVATIONS



## NORTH CHANNEL BUILDING ELEVATIONS



## NORTH CHANNEL BUILDING ELEVATIONS





WEST ELEVATION - PROPOSED



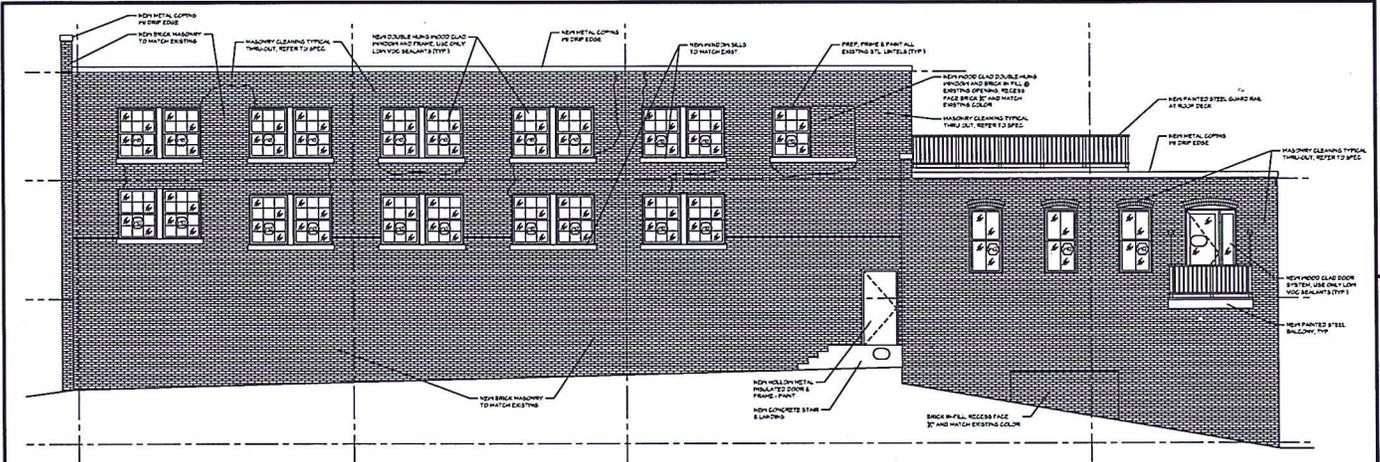
EAST ELEVATION - PROPOSED



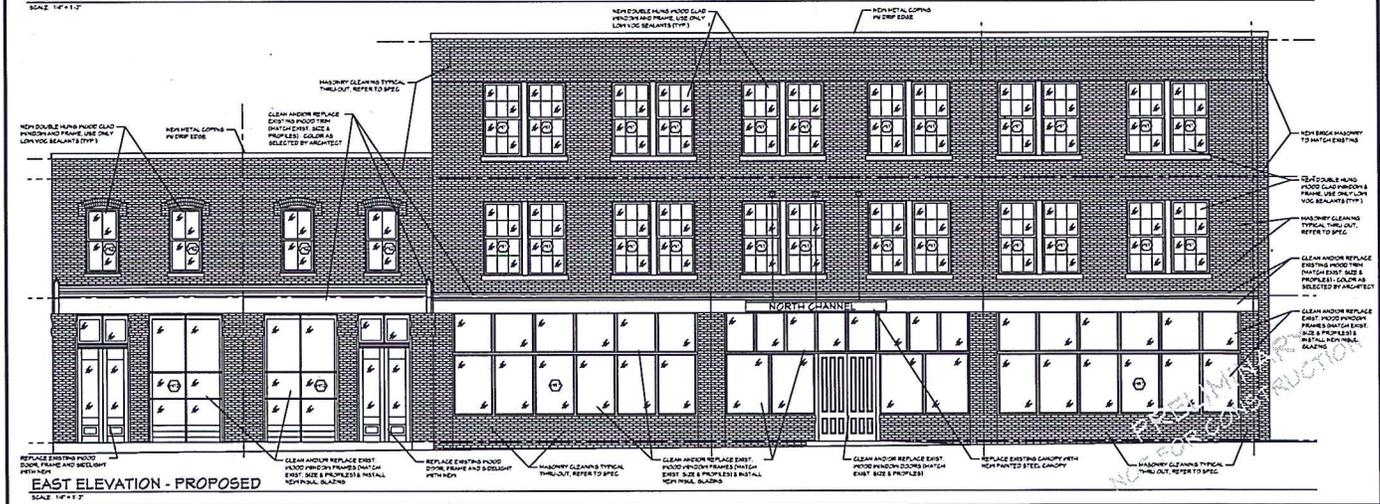
SOUTH ELEVATION - PROPOSED



NORTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED  
SCALE 1/4" = 1'-0"



EAST ELEVATION - PROPOSED  
SCALE 1/4" = 1'-0"

CONCEPT DESIGN STUDIO, INC.  
400 E. LANSING ROAD, SUITE 200  
ANN ARBOR, MI 48106  
PH: (734) 769-4433  
FAX: (734) 769-4437

**CDS**  
CONCEPT DESIGN STUDIO, INC.

ADAPTIVE REUSE RENOVATION FOR  
**NORTH CHANNEL OUTLET**  
86 WASHINGTON STREET ANN ARBOR, MICHIGAN 48106

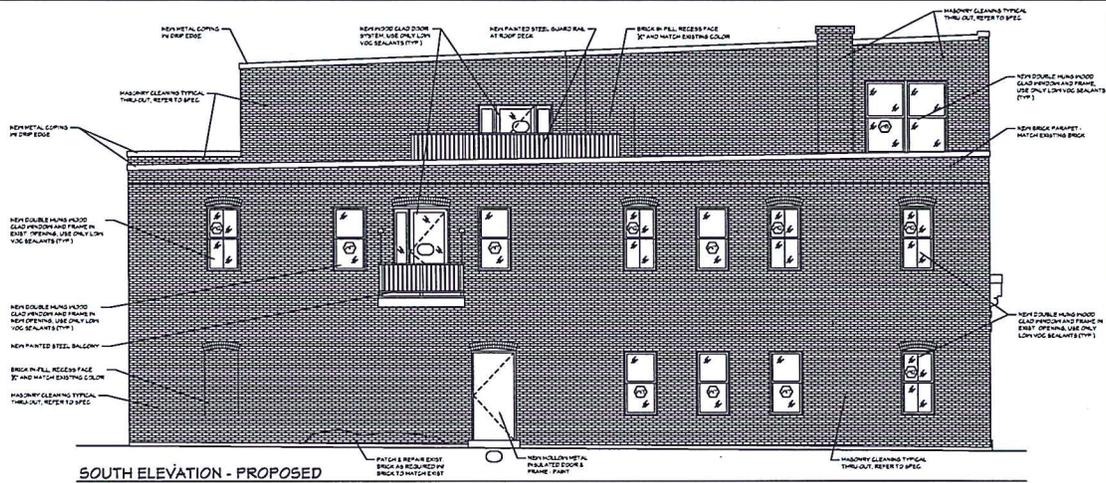
PROJECT # 0470-18

DATE	DESCRIPTION
09-21-2018	ISSUANCE
06-22-2018	SCHEMATIC REVIEW
05-23-2018	SCHEMATIC REVIEW
05-21-2018	SCHEMATIC REVIEW
05-17-2018	SCHEMATIC REVIEW

DESIGNED BY: S&B

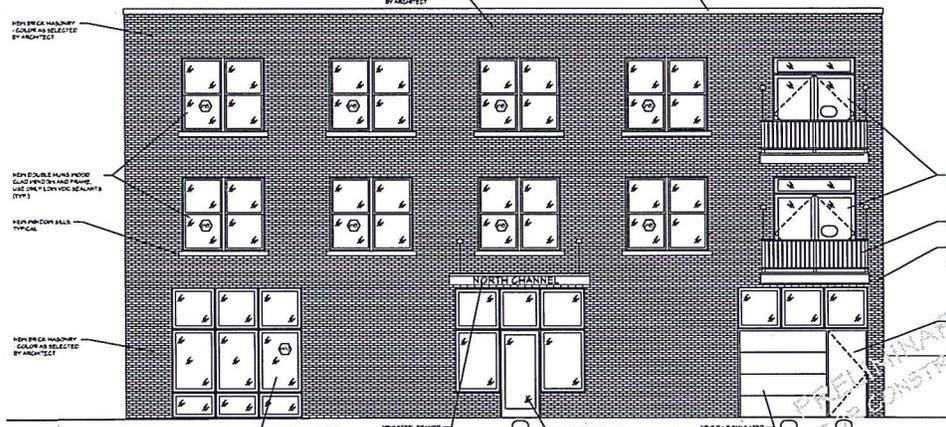
PROJECT TITLE: EXTERIOR ELEVATIONS - PROPOSED

SHEET NO. **A3.11**



**SOUTH ELEVATION - PROPOSED**

SCALE 1/4"=1'-0"



**NORTH ELEVATION - PROPOSED**

SCALE 1/4"=1'-0"

PROJECT # 047M-16

REVISIONS	DATE
CONCEPT DESIGN	05.21.21
ARCHITECTURAL REVIEW	06.23.21
MECHANICAL REVIEW	07.21.21
ELECTRICAL REVIEW	07.21.21
PLUMBING REVIEW	07.21.21
REVISIONS	07.21.21
REVISIONS	07.21.21
REVISIONS	07.21.21

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

PROJECT: [Project Name]

SHEET TITLE: EXTERIOR ELEVATIONS - PROPOSED

SHEET NO: [Number]

**A3.12**