

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, February 2, 2012

4:00 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 February 2, 2012 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the January 5, 2012 meeting Minutes.

V New Business

HDC-2012-01 - Jeff Gordon and Paula Rozmiarek, 411 River Street – Door Replacement

A request has been received from 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

At this time the Historic District Commission could take action to approve/deny the request from 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

VI Old Business

None

VII Public Comments and Communications concerning Items not on the Agenda

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

VIII Correspondence

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

IX Reports

Main Street/DDA Director
Museum Curator
Museum Director
Community Development Director

X Members Discussion

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

XI Worksession

XII Adjournment

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

January 5, 2012

A Meeting of the Manistee City Historic District Commission was held on Thursday, January 5, 2012 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:07 pm by Chair Kracht.

The Commission welcomed new member Mary Russell

ROLL CALL:

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

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

Others: Mark Fedder (Manistee County Historical Museum) Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Mary Russell that the Agenda be approved as prepared.

With a voice vote this motion was approved unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Dave Carlson that the Minutes of the December 1, 2011 Meeting be approved.

With a voice vote this motion was approved unanimously.

NEW BUSINESS:

By Law Review

According to the By-Laws of the City of Manistee Historic District Commission shall annually review their By-Laws at the regularly scheduled meeting in January.

No changes were made.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

E-mail from Jeff Gordon sent on 12/28/11 which read as follows:

Please provide a Certificate of Appropriateness for the work recently completed at 347 and 349 River Street. Specifically, we have completed the installation of the second story windows, which were approved under number HDC201017. Please let us know if there are any questions.

Staff and the Commission discussed on how to close out permits.

MOTION by John Perschbacher, seconded by Mary Russell to establish a Permit Review Committee subcommittee of three members and one alternate to be appointed by the Chair that will review projects and close out permits.

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

Yes: Russell, Perschbacher, Carlson, Kracht

No: None

Chair Kracht appointed the following members to serve on the Permit Review Committee:

Dave Carlson, Teena Kracht and Mary Russell

Alternate Member John Perschbacher

STAFF REPORTS

Denise Blakeslee, Recording Secretary – left a voice mail for Nan Taylor to try to determine what time to schedule the HDC Training scheduled for February 2, 2012. The Historic District Commission has a regularly scheduled meeting that day; staff wants to allow sufficient time for the training, question/answer session and the regular meeting. Members were asked to clear their calendar for the entire afternoon.

Ms. Blakeslee received an e-mail from Travis Alden, Main Street/DDA Director who was unable to attend the meeting today. Mr. Alden asked that she report to the commission that they are beginning (in conjunction with a private property owner and the AES) a multi-pronged study on the Washington Street area of the DDA district. Primarily it will consist of a feasibility study of the Hotel Northern building including structural analysis, architectural design work, and various mixed-use business models for a future rehab of the project (the property is now under option by a potential buyer). Also part of the study is the Farmer's Market area, to determine if that is the best location for the market, potential improvements to be made, etc.

Mr. Alden also inquired about the HDC training, he and members of the Design Committee would like to attend.

MEMBERS DISCUSSION

Discussion on how the Commission was formed and operates.

The Next meeting of the Historic District Commission will be on Thursday, February 2, 2012 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

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

MEETING ADJOURNED AT 3:50 pm.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary

**Historic District
Permit Review Committee
Second Floor Conference Room, City Hall
January 11, 2012
4:00 pm**

Members Present: Teena Kracht, Mary Russell

Members Absent: Dave Carlson

Others Present: Denise Blakeslee (Planning & Zoning)

At the January 5, 2011 Historic District Commission meeting a Subcommittee was established to review projects and close out permits. The Permit Review Committee has three members and one alternate as appointed by the Chair. The members are Dave Carlson, Teena Kracht, Mary Russell. John Perschbacher was appointed as an alternate.

Paula Rozmarek & Jeff Gordon, 347-349 River Street – Second Story Window replacement

The Permit Review Committee met in response to a request from Jeff Gordon for a Certificate of Appropriateness for the work recently completed at 347 – 349 River Street. The permit was for the installation of Second Story Windows Permit HDC2301017. Members reviewed the site prior to the meeting.

MOTION by Teena Kracht, seconded by Mary Russell to issue a Certificate of Compliance to Paula Rozmarek & Jeff Gordon 347-349 River Street for window replacement as submitted with application HDC-2010-17.

Motion approved unanimously

Vogue Theatre, 381 River Street – Façade Stabilization

On December 2, 2010 the Vogue Theatre Review Committee a sub-committee of the Historic District Commission approved the proposal from NRWS for the Vogue Theatre Facade Stabilization as requested from Travis Alden, DDA/Main Street Director.

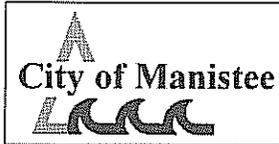
MOTION by Teena Kracht, seconded by Mary Russell to issue a Certificate of Compliance to the Vogue Theatre, 381 River Street for façade stabilization as submitted with application HDC-2010-22.

Motion approved unanimously

The Committee reviewed the remaining outstanding permits. They will review three that may have been completed prior to their February Meeting. If completed they will authorize the issuance of Certificates of Compliance at that time.

Meeting adjourned at 4:50 pm


Denise Blakeslee, Recording Secretary
Historic District Commission



Application for a Certificate of Appropriateness

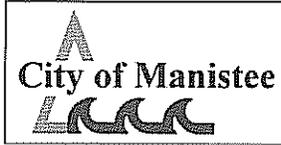
Historic District Commission, 70 Maple Street, Manistee, MI 49660 (231) 398-2805 www.ci.manistee.mi.us

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 ¾" 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



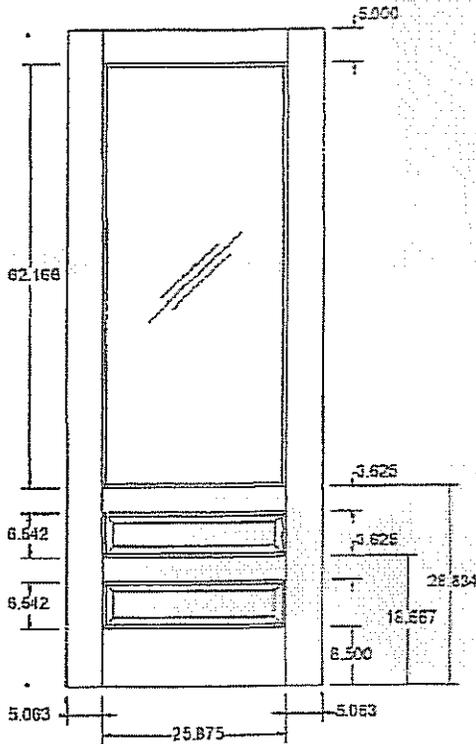
Mailing Address: 11657
Peninsula Wholesale - Traverse City
225 E. 16th Street Suite B
Traverse City, MI 49684
Attention: Jim Bley
Fax: 231-947-8890

Shipping Address:
Peninsula Wholesale - Traverse City

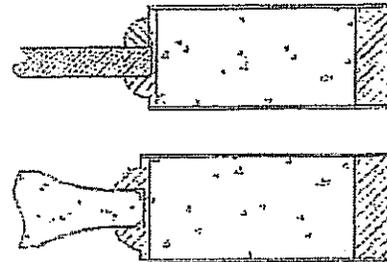
225 E. 16th Street Suite B
Traverse City, MI 49684

Carrier: Customer Pickup
Project: Linke Lumber

Qty	Model	Specie	Line Item 6 Width	Height	Thick
1	X-53001G	Redoak	36	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.

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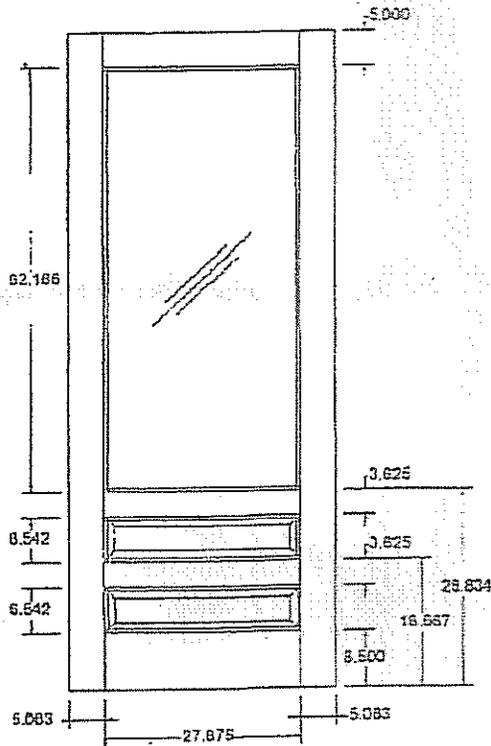
Mailing Address: 11661
Peninsula Wholesale - Traverse City
225 E. 16th Street Suite B
Traverse City, MI 49684
Attention: Jim Bley
Fax: 231-947-8890

Shipping Address:
Peninsula Wholesale - Traverse City

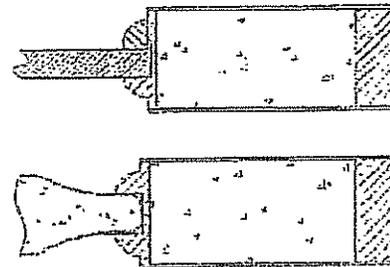
225 E. 16th Street Suite B
Traverse City, MI 49684

Carrier: Customer Pickup
Project: Linke Lumber

Qty	Model	Specie	Line Item 10	Width	Height	Thick
1	X-5300IG	Redoak		38	96	1.75



0.5" Insulated Glass

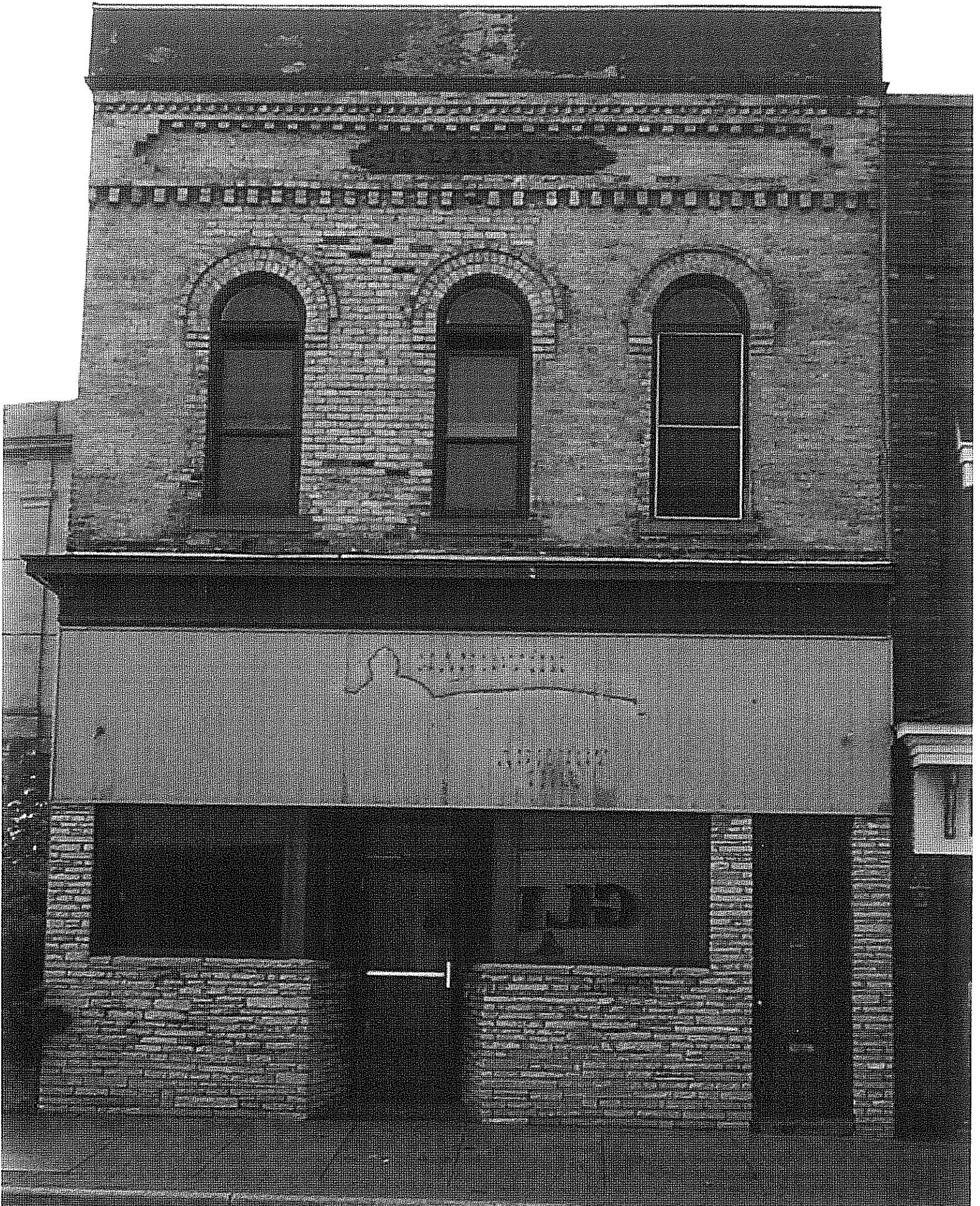


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MANISTEE, MICH.

River St. Scene

