

VILLAGE OF MANCHESTER
ORDINANCE NO. 262
HISTORIC DISTRICT ORDINANCE

An ordinance to provide for the safeguarding of the heritage of the Village of Manchester by establishing and preserving historic districts including sites, structures and objects in the Village of Manchester which reflect elements of its cultural, social, economic, political, or architectural history; to provide for the acquisition of land and structures for historic purposes; to provide for the preservation of historic sites and structures; to provide for the creation of a historic district commission; to provide for coordination of local municipal historic commissions; to provide for the maintenance of publicly owned historic sites and structures within the Village of Manchester; to provide for fees; to stabilize and improve property values in historic districts; to foster civic beauty; to strengthen the local economy; to establish a historic district; to provide for penalties and remedies; to promote the use of historic districts including sites, structures, and objects for the education, pleasure and welfare of the citizens of the Village of Manchester, Washtenaw County, Michigan and the nation.

THE VILLAGE OF MANCHESTER ORDAINS THAT SECTION 150.01 THROUGH SECTION 150.99 OF THE MANCHESTER VILLAGE CODE ARE HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 150.01
SHORT TITLE

This ordinance shall be known as and may be cited as the “Manchester Village Historic District Ordinance.”

SECTION 150.02
DEFINITIONS

As used in this ordinance:

1. “Act” means the Local Historic District Act, Act 169 of Public Acts of 1970, as amended [MCL §399.201 et seq.].
2. “Alteration” means work that changes the detail of a resource but does not change its basic size or shape.
3. “Certificate of appropriateness” means the written approval of a permit application for work that is appropriate and that does not adversely affect a resource.
4. “Commission” or “Village of Manchester Historic District Commission” means a historic district commission created by the Manchester Village Council pursuant to subsection 3(C).
5. “Committee,” “Village of Manchester Historic District Study Committee,” or “study committee” means a committee appointed by the Manchester Village Council to study areas for possible establishment as historic districts.

6. “Demolition” means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect.
7. “Demolition by neglect” means neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.
8. “Denial” means the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.
9. “Department” means the department of history, arts and libraries.
10. “Fire alarm system” means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms.
11. “Historic district” means an area, or group of areas not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture.
12. “Historic preservation” means the identification, evaluation, establishment, and protection of resources that are significant in history, architecture, archaeology, engineering, or culture.
13. “Historic resource” means a publicly or privately owned building, structure, site, object, feature, or open space that is significant in the history, architecture, archaeology, engineering, or culture of this state or a community within this state, or of the United States.
14. “Inspector of buildings” means the person, municipality or agency authorized by the Village Council to enforce building codes in the Village.
15. “Notice to proceed” means the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under subsection 5(G).
16. “Open space” means undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.
17. “Ordinary maintenance” means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for purposes of this ordinance.
18. “Proposed historic district” means an area, or group of areas not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.
19. “Repair” means to restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for purposes of this ordinance.

20. “Resource” means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district or a proposed historic district.

21. “Smoke alarm” means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, “single-station alarm” means an assembly incorporating a detector, the control equipment, and the alarm sounding device into a single unit, operated from a power supply either in the unit or obtained at the point of installation. “Multiple-station alarm” means 2 or more single-station alarms that are capable of interconnection such that actuation of 1 alarm causes all integrated separate audible alarms to operate.

22. “Standing committee” means a permanent body established by the Village Council under subsection 4(G) to conduct the activities of a historic district study committee on a continuing basis.

23. “Village” means the Village of Manchester, Washtenaw County, Michigan.

24. “Village Council” means the legislative body for the Village of Manchester.

25. “Work” means construction, addition, alteration, repair, moving, excavation, or demolition.

SECTION 150.03 **HISTORIC DISTRICT COMMISSION**

A. Authority - The Village of Manchester Historic District Commission is hereby established pursuant to Act No. 169 of the Public Acts of 1970, as amended [MCL §399.201 et seq.], and Act No. 213 of the Public Acts of 1957, as amended [MCL §399.171 et seq.].

B. Purpose - Historic preservation is declared to be a public purpose and the Village Council may by ordinance regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the limits of the Village of Manchester. The purpose of this ordinance shall be to do one or more of the following:

1. Safeguard the heritage of the Village by preserving one or more historic districts in the Village that reflect elements of the Village’s history, architecture, archaeology, engineering, or culture.
2. Stabilize and improve property values in each district and the surrounding areas.
3. Foster civic beauty.
4. Strengthen the local economy.
5. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the Village and of the state.

C. Organization - The commission shall consist of five members to be appointed by the President of the Village Council and subject to the approval of the Council. All members shall

reside within the Village of Manchester. Members shall be appointed for three-year terms except the initial appointments of some of the members shall be staggered so that subsequent appointments shall not reoccur at the same time. Thus, one shall be appointed for a one (1) year term, two shall be appointed for a two (2) year term and two shall be appointed for a three (3) year term. Members shall be eligible for reappointment. In the event of a vacancy on the commission, appointments shall be made within 60 calendar days by the President with the approval of the Village Council to complete the term of such position. The majority membership shall consist of representative citizens who shall have demonstrated interest in or knowledge of historic preservation and the Village of Manchester's history. The President with the approval of the Council may appoint at least one member from a list of citizens submitted by a duly organized and existing Village preservation society or societies. If available, an architect who is a graduate of an accredited school of architecture and has two years of architectural experience or who is an architect registered in this state; an attorney who is duly registered in the state; a member of the Village of Manchester Downtown Development Authority; an owner of property within the District; an owner of a business within the district; and interested persons from the Village of Manchester shall be appointed.

D. Administrative Rules - The commission shall establish written rules providing for the holding of its meetings and for the election of its officers. The commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this ordinance.

E. Open Meetings Act - The business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended. A meeting agenda shall be part of the notice and shall include a listing of each permit application to be reviewed or considered by the commission.

F. Freedom of Information Act - The commission shall keep a record of its resolutions, proceedings, and actions. A writing prepared, owned, used, in the possession of, or retained by the commission in the performance of an official function shall be made available to the public in compliance with the freedom of information act, Act. No. 442 of the Public Acts of 1976, as amended, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

G. Functions and Duties - The commission shall carry out the following functions in accordance with its mission to safeguard the heritage of the Village, and perform the following duties:

1. It shall have those duties and powers set forth in this ordinance concerning construction, alteration, repair, moving, purchase, maintenance or demolition within a historic district.
2. It shall have those duties and powers set forth in this ordinance concerning the coordination of plans of cities, villages, and townships with its own historic plans.
3. It shall encourage and cooperate with civic and fraternal groups and other organizations in promoting the Village's history, heritage, traditions, and customs

through participation in public historical activities, patriotic celebrations or other special events.

4. As long as the proposed activity meets the purposes set forth in this ordinance, it shall encourage and cooperate with merchants, banks, utilities, and other commercial enterprises in the use of local historical material in their advertising and sales promotion using the Commission's collections, knowledge and skill.
5. It shall encourage and cooperate with local organizations in the use of historical materials in promoting the welfare of the Village.
6. It shall work with local, county, state or national groups, organizations, agencies, individuals, or units of government in the selection, marking, and/or acquisition of historic structures, sites, districts, objects or items as well as the acquisition, preservation and display of historical material.
7. It shall represent or serve as a liaison between the Village Council and other organizations interested in the history of the Village of Manchester.
8. It shall act in a management, administrative, advisory, research, or service capacity for the Village Council in historical matters subject to the instructions of the Village Council.
9. It shall advise the Village Council regarding the acceptance by the Village of gifts of property both new and having historical significance and cooperate in the receipt of such property, funds, and bequests. It will assist with the sale of such resources, attaching protective covenants, if necessary.
10. It shall carry out such special assignments on historical matters as the Village Council may direct from time to time including the solicitation of grants and bequests for historical purposes by any and all appropriate available means.
11. It shall not obligate itself or the Village in any financial undertaking unless provided with the budget funds for such obligation or unless first authorized by the Village Council, though it may cooperate with the various other local foundations and societies on the appropriate use, application or expenditure of other society or foundation funds or assets.
12. It shall report annually and as requested to the Village Council on its activities and the results. The annual report shall be created with promotion and education in mind.
13. One or more members may serve on or be members of any historic district study committee created pursuant to this ordinance. To avoid any conflict of interest, the commissioners shall act in an advisory capacity to the study committee.

14. It shall advise the Village Council regarding the possibility of issuing revenue bonds pursuant to Act No. 94 of the Public Acts of 1933, as amended.

H. Removal from Office- Following a hearing before the Village Council, a member of the commission may be removed from office upon a showing of just cause. Just cause may include (but not limited to) failure to attend meetings, failure to follow the provisions of this ordinance, or acting upon a matter in which the member had a clear conflict of interest.

SECTION 150.04
ESTABLISHMENT, MODIFICATION,
AND ELIMINATION OF HISTORIC DISTRICTS

A. The Village Council may, by ordinance, establish one or more historic districts. The commission shall administer the historic districts.

B. Before establishing a historic district, the Village Council shall appoint a historic district study committee. The committee shall contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation, and shall contain representation from one or more duly organized local historic preservation organizations.

C. The committee shall do all of the following:

1. Conduct a photographic inventory of resources within each proposed historic district following procedures established or approved by the department.
2. Conduct basic research of each proposed historic district and the historic resources located within that district.
3. Determine the total number of historic and non-historic resources within a proposed historic district and the percentage of historic resources of that total. In evaluating the significance of historic resources, the committee shall be guided by the selection criteria for evaluation issued by the United States Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 C. F. R. part 60, and criteria established or approved by the department, if any.
4. Prepare a preliminary historic district study committee report that addresses at a minimum all of the following:
 - (i) The charge of the committee.
 - (ii) The composition of the committee membership.
 - (iii) The historic district or districts studied.
 - (iv) The boundaries for each proposed historic district in writing and on maps.
 - (v) The history of each proposed historic district.

- (vi) The significance of each district as a whole, as well as a sufficient number of its individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.

- 5. Transmit copies of the preliminary report for review and recommendations to the commission, Village Council, Village of Manchester Planning Commission, Department, Washtenaw County Historic District Commission, Michigan Historical Commission, State Historic Preservation Review Board, and the State Historic Preservation Office of the Michigan Historical Center of the Michigan Department of State.
- 6. Make copies of the preliminary report available to the public pursuant to subsection F.

D. Not less than sixty (60) calendar days after the transmittal of the preliminary report, the committee shall hold a public hearing in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the hearing shall be given in the manner required by the open meetings act, Act No. 267 of the Public Acts of 1976, as amended. Written notice shall be mailed by first-class mail not less than 14 calendar days before the hearing to the owners of properties within the proposed historic district, as listed on the tax rolls of the Village.

E. After the date of the public hearing, the committee and the Village Council shall have not more than one year, unless otherwise authorized by the Village Council, to take the following actions:

- 1. The committee shall prepare and submit a final report with its recommendations and the recommendations of the planning commission to the Village Council. If the recommendation is to establish a historic district or districts, the final report shall include a draft of a proposed ordinance or ordinances.
- 2. After receiving a final report that recommends the establishment of a historic district or districts, the Village Council, at its discretion, may introduce and pass or reject an ordinance or ordinances. If the Village passes an ordinance or ordinances establishing one or more historic districts, the Village Council shall file a copy of that ordinance or those ordinances, including a legal description of the property or properties located within the historic district or districts, with the register of deeds. The Village Council shall not pass an ordinance establishing a contiguous historic district less than 60 days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the Village, have approved the establishment of the historic district pursuant to a written petition.

F. A writing prepared, owned, used, in the possession of, or retained by a committee in the performance of an official function shall be made available to the public in compliance with the freedom of information act, Act No. 442 of the Public Acts of 1976, as amended, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

G. The Village Council may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, a historic district study committee appointed by the Village Council shall, except as provided in subsection H, comply with the procedures set forth subsections (A) through (E) and shall consider any previously written committee reports pertinent to the proposed action. To conduct these activities, the Village Council may retain the initial committee, establish a standing committee, or establish a committee to consider only specific proposed districts and then be dissolved.

H. If considering elimination of a historic district, a committee shall follow the procedures set forth in this subsections (A) through (E) for issuing a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing one or more of the following:

1. The historic district has lost those physical characteristics that enabled establishment of the district.
2. The historic district was not significant in the way previously defined.
3. The historic district was established pursuant to defective procedures.

I. Upon receipt of substantial evidence showing the presence of historic, architectural, archaeological, engineering, or cultural significance of a proposed historic district, the Village Council may, at its discretion, adopt a resolution requiring that all applications for permits within the proposed historic district be referred to the commission as prescribed in Section 5 and subsections 6(A) and (B). The commission shall review permit applications with the same powers that would apply if the proposed historic district was an established historic district. The review may continue in the proposed historic district for not more than one year, or until such time as the Village Council approves or rejects the establishment of the historic district by ordinance, whichever occurs first.

J.

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

SECTION 150.05 **HISTORIC DISTRICT COMMISSION REVIEW**

A. A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within a historic district or, if required under subsection (E), work affecting the interior arrangements of a resource is performed within a historic district. The person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a permit with the inspector of buildings. If the inspector of buildings or other authority receives the application, the application shall be immediately referred together with all required supporting materials including but not

limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used to the Commission via hand delivery, fax or mail. A permit shall not be issued and proposed work shall not proceed until the commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.

B. The commission shall not issue a certificate of appropriateness unless the applicant certifies in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, [MCL 125.1501](#) to [125.1531](#).

C. An applicant aggrieved by a decision of a commission concerning a permit application may file an appeal with the state historic preservation review board within the department. The appeal shall be filed within 60 days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. The review board shall consider an appeal at its first regularly scheduled meeting after receiving the appeal, but may not charge a fee for considering an appeal. The review board may affirm, modify, or set aside a commission's decision and may order a commission to issue a certificate of appropriateness or a notice to proceed. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the circuit court having jurisdiction over the historic district commission whose decision was appealed to the state historic preservation review board.

D. In reviewing plans, the commission shall follow the U. S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the Secretary of Interior's standards and guidelines and are established or approved by the department. The commission shall also consider all of the following:

1. The historical and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
4. Other factor, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hall single state construction code act, 1972 Public Act 230 [MCL §125.1501 to §125.1531]

E. The commission shall review and act upon only exterior features of a resource and, except for noting compliance with the requirement to install a fire alarm system or a smoke

alarm, shall not review and act upon interior arrangements unless specifically authorized to do so by the Village Council or unless interior work will cause visible change to the exterior of the resource. The commission shall disapprove an applications due to considerations not prescribed in subsection (D).

F. If an application is for work that will adversely affect the exterior appearance of a resource which the commission considers valuable to the Village, state, or nation and the commission determines that the alteration or loss of that resource will adversely affect the public purpose of the Village, state, or nation the commission shall attempt to establish with the owner of the resource an economically feasible plan for preservation of the resource.

G. Work within a historic district shall be permitted through the issuance of a notice to proceed by the commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
4. Retention of the resource is not in the interest of the majority of the community as determined by the commission and such structure may be given appropriate preservation in terms of photographic, pictorial, item removal, written or other means of limited or special preservation.

H. The commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

I. The Village Council by resolution may establish an application fee and/or provide for the deposit of funds to defray the actual costs incurred by the Village to process and administer the application and/or permit.

SECTION 150.06
HISTORIC DISTRICT COMMISSION DETERMINATION

A. The commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the inspector of buildings or other duly delegated authorities. A permit shall not be issued until the commission has acted as prescribed by this ordinance. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for commission review when suggested changes have been made. The denial shall also include notification of the applicant's rights of appeal to the state historic preservation review board and to the circuit court. The failure of the commission to act within sixty (60) calendar days after the date a complete application is filed with the commission, unless the applicant and the commission agree upon an extension in writing, shall be considered to constitute approval.

B. Local public officials and employees shall provide information and records to study committees, standing committees, and the commission, and shall meet with those bodies upon request to assist with their activities.

C. When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, as determined by the Historic District Commission, the commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the Village as a special assessment against the property. When acting pursuant to an order of the circuit court, a commission or its agents may enter a property for purposes of this section.

D. An applicant aggrieved by a decision of the commission concerning a permit application shall file an appeal in accordance with Section 10 of this ordinance.

SECTION 150.07
ACQUISITION OF PROPERTY

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the Village Council that public ownership is most suitable, the Village Council, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. The acquisition shall be based upon the recommendation of the commission or standing committee. The commission or standing

committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Village Council. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the commission or standing committee, the Village may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

SECTION 150.08
ORDINARY MAINTENANCE

Nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

SECTION 150.09
NEGLECT OF MAINTENANCE

A. No person shall permit a resource under his or her ownership or control within an historic district to deteriorate resulting in any of the following conditions that constitute demolition by neglect:

1. A deterioration of exterior walls or other vertical supports.
2. A deterioration of roofs or other horizontal members.
3. A deterioration of exterior chimneys.
4. The deterioration or crumbling of exterior plaster or mortar.
5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the commission produces a detrimental effect upon the character of the district as a whole and the life and character of the landmark in question.

B. The commission on its own initiative may file a petition with the local building inspector requesting that said office proceed to require correction of defects or repairs of any such structure covered by this section so that such structure may be preserved and protected in consonance with the purpose of this ordinance. Upon a finding by a commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do the following:

1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
2. If the owner does not make repairs within a reasonable time, the commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the

owner, and may be levied by the Village as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

SECTION 150.10 **APPEAL**

A. Except as provided in subsection 10(B), any citizen or duly organized historic preservation organization in the Village, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission may appeal to the Village Council. The appeal shall be filed within 60 days after the decision is rendered. The appellant may submit all or part of the appellant's evidence and arguments in written form. The Village Council shall consider an appeal at its first regularly scheduled meeting after receiving the appeal, but may not charge a fee for considering an appeal. The Village Council may affirm, modify, or set aside a commission's decision and may order a commission.

B. Any citizen or duly organized historic preservation organization in the Village, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission rendered under subsection 5(A) may appeal to the state historic preservation review board under subsection 5(C).

C. Any citizen or duly organized historic preservation organization in the Village, as well as resource property owners, jointly or severally aggrieved by a decision, after exhausting the right to appeal under subsections 10 (A) or (B), may appeal to the circuit court.

SECTION 150.11 **ACCEPTANCE OF FUNDS**

The Village Council may accept state or federal grants for historic preservation purposes, and may participate in state and federal programs that benefit historic preservation, and may accept public or private gifts for historic preservation purposes. The Village Council may make the historic district commission, a standing committee, or other agency its duly appointed agent to accept and administer grants, gifts and program responsibilities.

SECTION 150.12 **BUDGET**

There may be appropriated in the annual Village budget a sum of money which may be expended by the Historic District Study Committee and the Historic District Commission for and in connection with:

1. The preparation of surveys of buildings and structures in districts in the Village of Manchester.
2. The acquisition and/or restoration of buildings or structures of historical or architectural significance.

3. Subject to the approval of the Village Council an incentive improvement program under which the commission may contract with the owner or lessee of the designated historic building or structure or designated historic cultural site to reimburse such owner or lessee some predetermined portion of the cost incurred by him in the reconstruction, construction, addition, moving, excavation, alteration, removal, preservation, maintenance, repairs or painting, of an exterior or designated interior feature and furtherance of the purposes of this ordinance as determined by the commission. In any and all cases the commission shall have the absolute right to determine the actual cost of such work the proportion or amount to be reimbursed out of appropriated funds.
4. To provide funds for the operation of a village historical museum.
5. To provide funds for special studies.
6. To provide funds for staff or consultants to do necessary work of the commission.

SECTION 150.13

REVENUE BONDS

The Village Council may issue revenue bonds pursuant to Act No. 94 of the Public Acts of 1933, as amended, for carrying out the functions of the historical commission.

SECTION 150.14

PENALTIES

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more that \$5,000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this ordinance may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

SECTION 150.15

HISTORIC DISTRICT BOUNDARY

The following describe/depict Manchester Historic District: Exchange Place Historic District

PART A

INDIVIDUAL PARCELS WITHIN MANCHESTER HISTORIC DISTRICT LEGAL DESCRIPTION:

EXCHANGE PLACE

N/A Adrian (Survey No. 56): PM-16-02-462-017

*OLD SID - PM 16-540-010-00 MA 2-10 Beginning at the southeast Corner of Lot 1; Thence northwesterly 46 1/3 feet in the easterly line of Lot 1; Thence DEFL 90° to the left 45.50 feet; Thence DEFL 90° to the left 46 1/3 feet; Thence northeasterly 45.50 feet in the southerly line of Lot 1 to the PLACE OF BEGINNING; Being part of Lot 1, Block 3, original plat.

108 Adrian (Survey No. 58b): PM-16-02-462-020

*OLD SID - PM 16-540-013-00 MA 2-13 Commencing at the Southeast Corner of Lot 1; Thence northwesterly 93.50 feet in the easterly line of Lot 1 for a PLACE OF BEGINNING; THENCE NORTHWESTERLY 21 feet in the easterly line of Lot 1; Thence DEFL 90° to the left 45 feet; Thence DEFL 90° to the left, 21 feet; Thence DEFL 90° to the left 45 feet to the PLACE OF BEGINNING.

112 Adrian (Survey No. 58a): PM-16-02-462-019

*OLD SID - PM 16-540-012-00 MA 2-12 Commencing at the southeast Corner of Lot 1; Thence northwesterly 73 feet in the easterly line of Block 1 for a PLACE OF BEGINNING; Thence northwesterly 20.50 feet in the easterly line of Lot 1; Thence DEFL 90° to the left 45.50 feet; Thence DEFL 90° to the left 20.50 feet; Thence DEFL 90° to the left 45.50 feet to the PLACE OF BEGINNING. Being a part of Lot 1, Block 3, original plat.

114 Adrian (Survey No. 57): PM-16-02-462-018

TRANS 10/24/97 *OLD SID - PM 16-540-011-00 MA 2-11 Commencing at the southeast Corner of Lot 1; Thence northwesterly 46 1/3 feet in the easterly line of Lot 1 for a PLACE OF BEGINNING; Thence northwesterly 26 2/3 feet in the easterly line of Lot 1; Thence DEFL 90° to the left 45.50 feet; Thence DEFL 90° to the left 26 2/3 feet; Thence DEFL 90° to the left 45.50 feet to the PLACE OF BEGINNING. Being a part of Lot 1, Block 3, original plat.

N/A E. Madison (Survey No. 15): PM-16-02-432-019

*OLD SID - PM 16-540-125-00 MA 2-118 Beginning at the northwest Corner of Lot 11; Thence southeasterly 50 feet in the west line of Lot 11; Thence DEFL 90° to the left 72.67 feet; Thence DEFL 90° to the left 18 feet; Thence DEFL to the right 2.33 feet; Thence DEFL 90° to the left 32 feet to the north line of Lot 9; Thence southwesterly in the north line of Lots 9, 10, and 11, 75 feet to THE PLACE OF BEGINNING. Being a part of Lots 9, 10, and 11, Block 22, original plat.

N/A E. Madison (No Survey Number)

*OLD SID - PM 16-540-112-00 MA 2-106-A Commencing at the southwest Corner of Lot 3; Thence northwesterly in a west line of Lot 3, 99 feet for a PLACE OF BEGINNING; Thence continuing northwesterly in a west line of Lot 3 to the northwest Corner of Lot 3; Thence southwesterly 22 feet in the north line of Lot 4; Thence DEFL 90° left 66 feet; Thence DEFL 90° left 17 feet; Thence DEFL 90° right 33 feet; Thence DEFL 90° left 5 feet to the PLACE OF BEGINNING. Being part of Lot 4, Block 22, original plat.

100 E. Main (Survey No. 16): PM-16-02-432-020

*OLD SID - PM 16-540-126-00 MA 2-119 Beginning at the southwest Corner of Lot 11; Thence northwesterly 148 feet in a west line of Lot 11; Thence DEFL 90° to the right 72.67 feet; Thence DEFL 90° to the left 18 feet; Thence DEFL 90° to the right 2.33 feet; Thence DEFL 90° to the right 66 feet; Thence DEFL 90° to the right 32 feet and 10 inches; Thence DEFL 90° to the left 64 feet and 2 inches; Thence DEFL 90° to the left 7 inches; Thence DEFL 90° to the right 35 feet and 10 inches to the south line of Lot 10; Thence southwesterly 42 feet and 9 in a south line of

Lots 10 and 11 to a Place of Beginning. Being a part of Lots 9, 10, and 11, Block 22, original plat.

103 E. Main (Survey No. 63): PM-16-02-462-024

(Property address listed as 102 S. Clinton) FROM 1602462021 08/30/94 **FROM 1602462022 08/30/94 **FROM 1602462023 08/30/94 MAV 2-21A-1 Lots 6 and 7, Block 3, original plat.

104 E. Main (Survey No. 17): PM-16-02-432-018

TRANS 07/25/97 *OLD SID - PM 16-540-124-00 MA 2-117 Commencing at the southeast Corner of Lot 10; Thence northeasterly 4 feet and 3 inches in the south line of Lot 9 for a PLACE OF BEGINNING; Thence DEFL 90° to the left 100 feet; Thence DEFL 90° to the left 28 feet and 1 inch; Thence DEFL 90° to the left 64 feet and 2 inches; Thence DEFL 90° to the left 7 inches; Thence DEFL 90° to the right 35 feet and 10 inches; Thence DEFL 90° to the left 27 feet and 6 inches to the PLACE OF BEGINNING. Being a part of Lots 9 and 10, Block 22, original plat.

108 E. Main (Survey No. 18a): PM-16-02-432-017

(Narrow alley way just west of 108 E. Main PM-16-02-432-016)

*OLD SID - PM 16-540-123-00 MA 2-116 Commencing at the southwest Corner of Lot 9; Thence northeasterly 4 feet and 3 inches in the south line of Lot 9 for a Place of Beginning; Thence northeasterly in the south line of Lot 9, 4 feet and 9 inches; Thence DEFL 90° to the left 100 feet; Thence DEFL 90° to the left 4 feet and 9 inches; Thence DEFL 90° to the left 100 feet to the Place of Beginning. Being a part of Lot 8, Block 22, original plat.

108 E. Main (Survey No. 18b): PM-16-02-432-016

*OLD SID - PM 16-540-122-00 MA 2-115 The east 24 feet in width of Lot 9; The westerly boundary of said 24 feet being parallel to the east line of Lot 9, Block 22, original plat.

109 E. Main (Survey No. 62b): PM-16-02-462-007

*OLD SID - PM 16-540-020-00 MA 2-20 Lot 5 EXC the easterly 5 feet and 1 inch in width thereof Block 3, original plat.

110 E. Main (Survey No. 19): PM-16-02-432-015

*OLD SID - PM 16-540-121-00 MAV 2-114A The westerly 29 feet in width of Lot 8; Then easterly boundary of said 29 feet being parallel to the west line of Lot 8, Block 22, original plat.

111 E. Main (Survey No. 62a): PM-16-02-462-006

TRANS 2/19/97 *OLD SID - PM 16-540-019-00 MA 2-19 Westerly 22 feet in width of Lot 4; Also the easterly 5 feet and 1 inch in width of Lot 5, Block 3, original plat.

112 E. Main (Survey No. 19): PM-16-02-432-014

*OLD SID - PM 16-540-120-00 MA V 2-113 The westerly 13 feet in width of Lot 7 and the easterly 7 feet in width of Lot 8; The easterly boundary of said 13 feet being parallel to the west line of Lot 7 and the westerly boundary of said 7 feet being parallel to the east line of Lot 8, Block, original plat.

115 E. Main (Survey No. 61b): PM-16-02-462-005

*OLD SID - PM 16-540-018-00 MA 2-18 Westerly 11 feet in width of Lot 3; Also the easterly 11 feet in width of Lot 4, Block 3, original plat.

116 E. Main (Survey No. 20): No parcel ID

117 E. Main (Survey No. 61a): PM-16-02-462-004

*OLD SID - PM 16-540-017-00 MA 2-17 Easterly 22 feet in width of Lot 3, Block 3, original plat.

118 E. Main (Survey No. 21): PM-16-02-432-013

TRANS 03/29/96 *OLD SID - PM 16-540-119-00 MA 2-112 The easterly 20 feet in width of Lot 7; The westerly boundary of said easterly 20 feet being parallel to the east line of Lot 7 also the west 11 feet in width of Lot 6, The east boundary of said west 11 feet being parallel to the west line of Lot 6, Block 22, original plat.

122 E. Main (Survey No. 22): No parcel ID

126 E. Main (Survey No. 23): PM-16-02-432-012

*OLD SID - PM 16-540-118-00 MA 2-111 Lot 6 EXC the west 11 feet in width thereof; The boundary of said west 11 feet being parallel to the west line of Lot 6, Block 22, original plat.

128 E. Main (Survey No. 24a): PM-16-02-432-010

TRANS 03/11/98 *OLD SID - PM 16-540-116-00 MA 2-109 The westerly 11 feet in width of Lot 4 and the easterly 11 feet in width of Lot 5; The easterly boundary of said westerly 11 feet being parallel to the west side of Lot 4 and the westerly boundary of said easterly 11 feet being parallel to the east line of Lot 5, Block 22, original plat.

128 (130) E. Main (Survey No. 24b): PM-16-02-432-011

TRANS 03/11/98 *OLD SID - PM 16-540-117-00 MA 2-110 The westerly 22 feet in width of Lot 5; The easterly boundary of said 22 feet being parallel to the west line of Lot 5, Block 22, original plat.

131 (135) E. Main (Survey No. 60): PM -16-02-462-025

(Same legal description as above)

134 E. Main (Survey No. 25a): PM-16-02-432-009

*OLD SID - PM 16-540-115-00 MA 2-108 Commencing at southeast Corner of Lot 4; Thence southwesterly 5 feet in a south line of Lot 4 for a PLACE OF BEGINNING; Thence DEFL 90° to the right 99 feet; Thence DEFL 90° to the left 17 feet; Thence DEFL 90° to the left 99 feet; Thence northeasterly 17 feet in the south line of Lot 4 to the PLACE OF BEGINNING. Being a part of Lot 4, Block 22, original plat.

135 E. Main (Survey No. 59): PM-16-02-462-025

OWNER REQUEST MA 2-14A Lots 1 and 2, Block 3, Original Plat, EXC Beginning at the southeast Corner of said Lot 1; Thence northwesterly along the east line of Lot 1 114.50 feet; Thence DEFL 90° 00' 00" left 45 feet; Thence DEFL 90° 00' 00" left 21 feet; Thence DEFL 90° 00' 00" right 0.5 feet; Thence DEFL 90° 00' 00" left 93.50 feet; Thence DEFL 90° 00' 00" left 45.50 feet to the PLACE OF BEGINNING. Split on 03/23/2005 from PM-16-02-462-001, PM-16-02-462-002, PM-16-02-462-003;

136 E. Main (Survey No. 25b): PM-16-02-432-006

* OLD SID – PM -16-540-113-00 MA 2-106-B Beginning at the southwest Corner of Lot 3; Thence along the south line of Lot 3, 12 feet; Thence DEFL 90° 04' 30".

N/A E. Main (Survey No. 26): PM-16-02-432-008

*OLD SID - PM 16-540-114-00 MA 2-107 Commencing at the southeast Corner of Lot 4; Thence southwesterly 5 feet in a south line of Lot 4; Thence DEFL 90° to the right 99 feet for a PLACE OF BEGINNING; Thence DEFL 90° to the left 17 feet; Thence DEFL 90° to the right 33 feet; Thence DEFL 90° to the right 17 feet; Thence DEFL 90° to the right 33 feet to the PLACE OF BEGINNING. Being part of Lot 4, Block 22, original plat.

138 E. Main (Survey No. 27a): PM-16-02-432-005

*OLD SID - PM 16-540-111-00 MA V2-105 Commencing at the southwest Corner of Lot 3; Thence northeasterly 12 feet in the south line of Lot 3 for a PLACE OF BEGINNING; Thence DEFL 90° to the left 99 feet; Thence DEFL 90° to the left 12 feet; Thence northwesterly in the west line of Lot 3 to the northwest Corner of Lot 3; Thence northeasterly 64.50 feet in the north line of Lots 3 and 2; Thence DEFL 90° to the right to a point in the south line of Lot 2; Thence southwesterly 52.50 feet in the south line of Lots 2 and 3 to the PLACE OF BEGINNING. Being a part of Lots 2 and 3, Block 22, original plat. Assessment applies to that portion of this description not tax exempt - The Lodge Hall.

144 E. Main (Survey No. 27b): PM- 16-02-432-005

(Same legal description as above)

146 E. Main (Survey No. 28a): PM-16-02-432-004

TRANS 09/01/97 *OLD SID - PM 16-540-110-00 MA 2-104 Commencing at the southeast corner of Lot 4; Thence northeasterly 64.50 feet in the south line of Lots 3 and 2 for a PLACE OF BEGINNING; Thence DEFL 90° to the left 8 rods; Thence DEFL 90° to the right 22 feet; Thence DEFL 90° to the right 8 rods; Thence southwesterly 22 feet in the south line of Lots 1 and 2 to the PLACE OF BEGINNING. Being a part of Lots 1 and 2, Block 22, original plat.

150 E. Main (Survey No. 28b): PM-16-02-432-003

TRANS 09/01/97 *OLD SID - PM 16-540-109-00 MA 2-103 Commencing at the southeast Corner of Lot 4; Thence northeasterly 86.50 feet in the south line of Lots 3, 2, and 1 for a PLACE OF BEGINNING; Thence northeasterly 15 1/3 feet in a south line of Lot 1; Thence DEFL 90° to the left 99.50 feet; Thence northwesterly to a point which is 8 rods at right angles to the south line of Lot 1 from the PLACE OF BEGINNING; Thence southeasterly 8 rods to the PLACE OF BEGINNING. BEING a part of Lot 1, Block 22, original plat.

152 E. Main (Survey No. 28c): PM-16-02-432-002

*OLD SID - PM 16-540-108-00 MA 2-102 Commencing at the southeast Corner of Lot 4; Thence northeasterly 101 feet 10 inches in the south line of Lots 3, 2, and 1 for a Place of Beginning; Thence northeasterly 15 feet 2 inches in the south line of Lot 1; Thence DEFL 90° to the left 65.50 feet; Thence northwesterly to a point which is 99.50 feet at right angles to the south line of Lot 1 from the PLACE OF BEGINNING; Thence southeasterly 99.50 feet to the Place of Beginning. Being a part of Lot 1, Block 22, original plat.

154 Main (Survey No. 29): PM-16-02-432-001

*OLD SID - PM 16-540-107-00 MA 2-101 Commencing at the southeast Corner of Lot 4; Thence northeasterly 117 feet in the south line of Lots 3, 2, and 1 for a PLACE OF BEGINNING; Thence DEFL 90° to the left 65.50 feet to the bank of the River Raisin; Thence southeasterly along the River to a point in the south line of Lot 1; Thence southwesterly 37.40 feet in the south line of Lot 1 to the PLACE OF BEGINNING. Being a part of Lot 1, Block 22, original plat.

E. Main (Bridge) (Survey No. 54)

No legal description

N/A E. Main (Survey No. 30): PM-16-02-428-011

*OLD SID - PM 16-502-024-00 MA 1-49 Commencing at the southeast Corner of Lot 1, Block 1, John W. Cowan's Addition; Thence south 61° west 79.19 feet in a north line of Jefferson Street for a PLACE OF BEGINNING; Thence north 28° 26' west 88.94 feet; Thence southwesterly to a point in the north line of Jefferson Street; Thence north 61° East 66.81 feet to a PLACE OF BEGINNING. Being a part of the southeast 1/4 of Section 2, T4S R3E.

N/A E. Main (Survey No. 31): PM-16-02-428-010

*OLD SID - PM 16-560-001-00 MA V 4-1 Commencing at the southeast Corner of Lot 1, Block 1; Thence south 61° west 58 feet in the south line of Lot 1 for a PLACE OF BEGINNING; Thence north 29° west 117 feet; Thence south 7° 52' 30".

201 E. Main (Survey No. 55): PM-16-02-460-021

OWNER REQUEST MA 2-96A All that part of Block 21 which lies north of a line described as commencing at the northwest Corner Lot 1, Block 21, original plat; Thence north 29° 30' 00" west 47.50 feet to a PLACE OF BEGINNING; Thence north 60° 42' 51" east to the westerly bank of the River Raisin, and Poe. Split on 08/13/2002 from PM-16-02-460-009PM-16-02-460-010

E. Main (Dam) (Survey No. 53)

No legal description

213 E. Main (Survey No. 50): PM-16-02-460-008

*OLD SID - PM 16-540-238-00 MA 2-214 Commencing at the northeast Corner of Block 40; Thence south 61° west 193 feet in the north line of Block 40 for a PLACE OF BEGINNING; Thence south 29° east 78 feet; Thence 61° east 28 feet; Thence south 29° east 24 feet; Thence south 61° west 68 feet to the River Raisin; Thence northerly along the river to a point in the north line of Block 40; Thence north 61° east 22.30 feet in the north line of Block 40 to the PLACE OF BEGINNING. Being a part of Block 40, original plat.

215 E Main (Survey No. 49): PM-16-02-460-007

*OLD SID - PM 16-540-237-00 MA V 2-213 Commencing at the northeast Corner of Block 40; Thence south 61° west 10 rods in the north line of Block 40 for a PLACE OF BEGINNING; Thence south 29° east 78 feet; Thence south 61° west 28 feet; Thence north 29° west 78 feet; Thence north 61° east 28 feet in the north line of Block 40 to the PLACE OF BEGINNING. Being a part of Block 40, original plat.

223 E. Main (Survey No. 48a & b): PM-16-02-460-006

*OLD SID - PM 16-540-236-00 MA V 2-212A Commencing at the northeast Corner of Block 40; Thence south 61° west 102 feet in the north line of Block 40 for a PLACE OF BEGINNING; Thence south 29° east 78 feet; Thence south 61° west 30 feet; Thence south 29° east 26.94 feet; Thence south 61° west 13 feet; Thence north 29° west 104.94 feet; Thence north 61° east 43 feet to a PLACE OF BEGINNING. Being a part of Block 40, original plat.

227 E. Main (Survey No. 47b): PM-16-02-460-005

*OLD SID - PM 16-540-235-00 MA 2-211 Commencing at the northeast Corner of Block 40; Thence south 61° west 80 feet in the north line of Block 40 for a PLACE OF BEGINNING; Thence south 29° east 78 feet; Thence south 61° west 22 feet; Thence north 29° west 78 feet; Thence north 61° east 22 feet in the north line of Block 40 to the PLACE OF BEGINNING. Being a part of Block 40, original plat.

230 E. Main (Survey No. 32): PM-16-02-428-009

*OLD SID - PM 16-560-002-00 MA 4-2 Commencing at the southeast Corner of Lot 1, Block 1; Thence north 29° west 141 feet in the east line of Lots 1, 2, and 3 for a PLACE OF BEGINNING; Thence south 29° 141 feet to the southeast corner of Lot 1; Thence south 61° west 58 feet; Thence north 29° west 117 feet; Thence northerly to a point which is south 61° west 54.59 feet from the PLACE OF BEGINNING; Thence north 61° east 54.59 feet to the PLACE OF BEGINNING. Being a part of the southeast 1/4 of Section 2. Being a part of Lots 1, 2, and 3, Block 1, John W. Cowan's addition owned and occupied as one parcel.

231 E. Main (Survey No. 47a): PM-16-02-460-004

*OLD SID - PM 16-540-234-00 MA V2-210 Commencing at the northeast Corner of Block 40; Thence south 61° west 60 feet in a northerly line of Block 40 for a PLACE OF BEGINNING; Thence south 61° west 20 feet; Thence south 29° east 78 feet; Thence south 61° west 22 feet; Thence south 29° east 90 feet; Thence north 61° east 22 feet; Thence north 29° west 40 feet; Thence north 61° east 20 feet; Thence north 29° west 128 feet to the PLACE OF BEGINNING. Being a part of Block 40, original plat.

235 E. Main (Survey No. 46b): PM-16-02-460-003

*OLD SID - PM 16-540-233-00 MA V 2-209 Commencing at the northeast Corner of Block 40; Thence south 61° west 41 feet and 10 inches in the north line of Block 40 for a PLACE OF BEGINNING; Thence south 61° west 18 feet and 2 inches; Thence south 29° east 78 feet; Thence north 61° east 18 feet and 2 inches; Thence north 29° west 78 feet to the PLACE OF BEGINNING. Being a part of Block 40, original plat.

237 E. Main (Survey No. 46a): PM-16-02-460-022

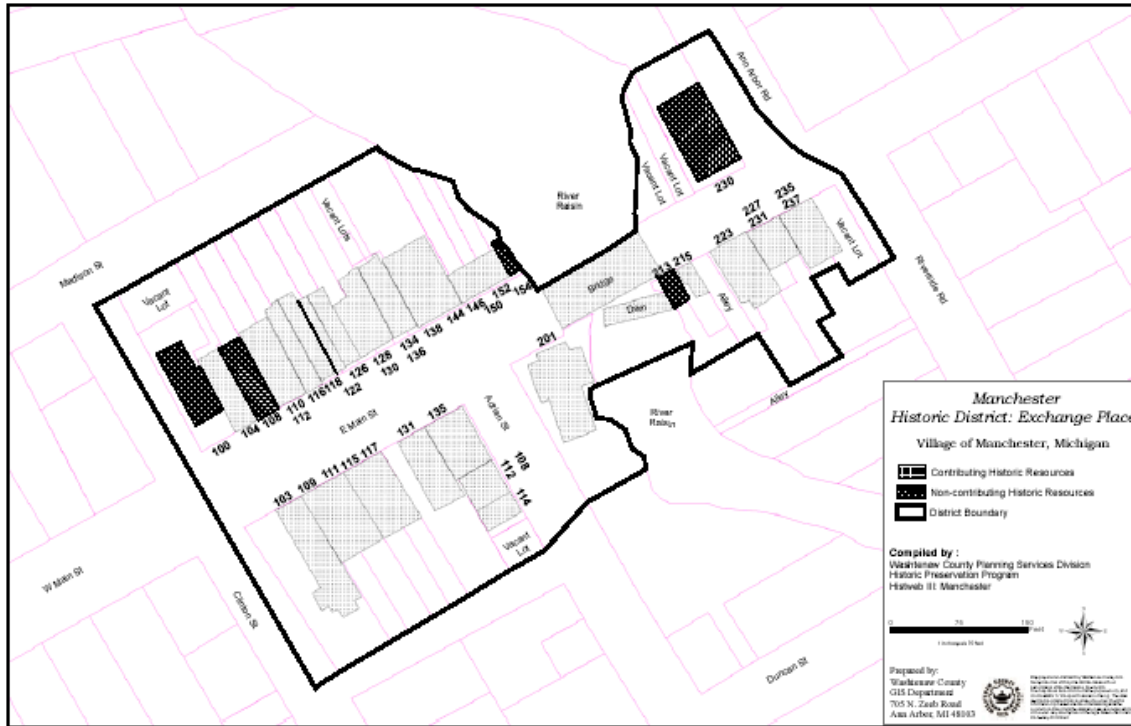
OWNER REQUEST MA 2-206A Beginning at the northeast Corner of Block 40, original plat; Thence south 29° 00' 00" east 102.00 feet; Thence south 61° 00' 00" west 40.00 feet; Thence north 29° 00' 00" west 24.00 feet; Thence south 61° 00' 00" west 1.83 feet; Thence north 29° 00' 00" west 78.00 feet; Thence north 61° 00' 00" east 41.83 feet to the PLACE OF BEGINNING. Part of Block 40, original plat, split on 01/27/2003 from PM-16-02-460-001PM-16-02-460-002.

Part B
Exterior Boundary Legal Description Manchester Historic District: Exchange Place

Particularly described as commencing at the South Quarter Corner of Manchester Township, Section 2, Thence north 1° 58' 46.22" west 1403.508 feet along the center line of said Section 2, Thence south 74° 56' 28.56" east 87.256 feet, for a POINT OF BEGINNING; Thence north 60° 46' 54.83" east 356.028 feet, Thence south 39° 54' 1.80" east 5.41 feet; Thence south 58° 53' 47.24" east 22.494 feet; Thence south 62° 48' 12.45" east 17.854 feet; Thence south 78° 11' 14.95" east 11.626 feet; Thence south 72° 12' 19.07" east 10.471 feet; Thence south 72° 10' 22.95" east 24.139 feet; Thence south 19° 51' 10.50" east 19.552 feet; Thence south 41° 35' 9.24" east 16.979 feet; Thence south 55° 11' 38.60" east 38.595 feet; Thence south 12° 19' 31.24" east 15.272 feet; Thence south 48° 44' 14.08" east 10.523 feet; Thence south 30° 52' 25.02" east 17.441 feet; Thence south 42° 13' 59.07" east 21.826 feet; Thence south 32° 58' 1.34" east 16.484 feet; Thence north 60° 0' 53.23" east 90.781 feet; Thence north 56° 25' 39.23" east 36.474 feet; Thence north 13° 14' 25.87" west 5.938 feet; Thence north 1° 15' 29.64" east 7.742 feet; Thence north 7° 34' 3.68" west 5.619 feet; Thence north 7° 37' 2.84" east 9.958 feet; Thence north 1° 38' 50.49" east 50.091 feet; Thence north 24° 19' 52.47" west 18.932 feet; Thence north 0° 36' 56.33" east 14.891 feet; Thence north 15° 15' 13.00" west 33.334 feet; Thence north 6° 51' 52.95" east 10.374 feet; Thence north 26° 27' 3.30" east 22.45 feet; Thence north 61° 31' 53.42" east 58.3 feet; Thence north 61° 31' 54.95" east 37.573 feet; Thence south 31° 29' 35.59" east 99.847 feet; Thence south 41° 45' 16.62" east 32.225 feet; Thence south 43° 52' 50.22" east 20.27 feet; Thence south 54° 26' 23.08" east 20.651 feet; Thence south 62° 58' 17.78" east 46.454 feet; Thence south 32° 36' 29.86" east 63.463 feet; Thence south 31° 2' 36.62" east 45.59 feet; Thence south 60° 4' 44.63" west 56.916 feet; Thence north 29° 54' 38.91" west feet; Thence south 63° 2' 33.66" west 32.008 feet; Thence south 30° 29' 4.57" east 45.732 feet; Thence south 63° 49' 38.90" west 18.931 feet; Thence south 34° 21' 48.87" east 46.01 feet; Thence south 60° 58' 40.57" west 64.991 feet; Thence north 32° 32' 30.06" west 65.457 feet; Thence south 59° 41' 11.88" west 84.758 feet; Thence north 1° 28' 29.17" west 14.765 feet; Thence north 5° 47' 35.61" east 19.319 feet; Thence south 65° 52' 9.95" west 115.602 feet; Thence south 60° 37' 6.53" west 9.192 feet; Thence south 1° 13' 41.14" east 7.932 feet; Thence south 18° 11' 4.15" east 23.872 feet; Thence south 81° 18' 8.34" east 15.276 feet; Thence south 55° 21' 52.64" east 20.005 feet; Thence south 19° 54' 15.04" east 21.707 feet; Thence south 54° 53' 0.09" east 15.819 feet; Thence south 11° 24' 28.75" east 13.752 feet; Thence south 60° 42' 54.52" west 74.926 feet; Thence south 41° 18' 47.61" west 70.709 feet; Thence south 59° 22' 29.34" west 293.707 feet; Thence north 30° 2' 7.31" west 483.923 feet, to the POINT OF BEGINNING. TS, R3E containing 6.33 acres.

Part C
Historic District Boundary Map

Manchester Historic District: Exchange Place Historic District Map



SECTION 150.16
REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances conflicting with the provision of this ordinance of the Village of Manchester are hereby repealed.

SECTION 150.17
SEPARABILITY

Should any sections, subdivisions, sentence, clause, phrase of this ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

SECTION 150.18
EFFECTIVE DATE

Within 15 days after this ordinance is passed, the clerk shall publish the ordinance or a synopsis of the ordinance in a newspaper circulated in the Village. Immediately after the ordinance or synopsis of the ordinance is published, the clerk shall enter in the record of ordinances, in a blank space to be left for that purpose under the record of the ordinance, a signed certificate, stating the date on which and the name of the newspaper in which the ordinance was published. The ordinance shall not take effect before the twentieth day after its passage or before the date of its publication, whichever occurs first.

In Witness Whereof, this ordinance is hereby adopted this 6th day of August 2007.

ATTESTED TO:

Village of Manchester

By: _____
Julie A. Schaible
Its: Clerk

By: _____
Patricia K. Vaillencourt
Its: President

Certification

I, Julie A. Schaible, am the Clerk for the Village of Manchester and certify that the above Ordinance was offered by member Newman and supported by member Dresch and the following council members voted:

AYE: Newman, Dresch, Conaway, DuRussel, Herron, Way, Vaillencourt

NAY:

ABSTAINED OR ABSENT:

Further, this Ordinance, or a synopsis of this Ordinance, was published in the Manchester Enterprise, a newspaper circulated in the Village of Manchester on August 16th 2007.

Julie A. Schaible
Village Clerk
Dated: 08/16/2007