

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, August 2, 2007

3:00 p.m. Manistee County Historical Museum

425 River Street - Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Historic District Commission will take action to approve the August 2, 2007 Agenda.

IV Approval of Minutes

At this time the Historic District Commission will take action to approve the July 5, 2007 Minutes.

V New Business

Mac's Design Print & Copy LLC - Request for Signage

Mac's Design Print & Copy LLC, 333 River Street - Window Signs

At this time the Historic District Commission will review the request for window signs at 333 River Street.

Jeff Skinner/Kieu Ngo - Request to construct a Victorian Sympathetic Building on Vacant Property.

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

At this time the Historic District Commission will review the request for a Victorian Sympathetic building for Commercial and Residential Use on vacant property.

Communicraft, Inc - Request for Signage

Ed Kriskywicz - Rik Davis Construction Design - 387 River Street Window Signage and removal of projecting sign.

At this time the Historic District Commission will review the request for signage at 387 River Street and the removal of a projecting sign.

Manistee County Historical Museum - Skylights

Manistee County Historical Museum, 425 River Street - Replace skylights that are leaking and causing damage to the interior of the building.

At this time the Historic District Commission will review the request from the Manistee County Historical Museum to replace skylights.

VI Old Business

None

VII Public Comments and Communications concerning Items not on the Agenda

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

VIII Correspondence

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

IX Staff Reports/Worksession

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

Awnings Standards/Guidelines - The Commission will continue work on establishing Standards and Guidelines for Awnings

X Adjournment



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

MEMORANDUM

TO: Historic District Commissioners
FROM: Denise Blakeslee
DATE: July 26, 2007
RE: August 2, 2007 Meeting

Good Morning! We have the following items on the August 2, 2007 meeting Agenda:

- ▶ **Mac's Design Print & Copy LLC - Request for Signage. Request for Window Signs.**
Approval was received for the installation of a temporary sign on July 5, 2007. The applicant is requesting the installation of window signage as shown on application.
- ▶ **Jeff Skinner/Kieu Ngo, Vacant Property north of 65 Maple Street and City Parking Lot - Construct new Victorian Sympathetic building for Commercial and Residential use.**
This request is for the construction of a Victorian Sympathetic Building for Commercial and Residential Use on vacant property. This property is south of Keleher & Brunner's Office (65 Maple Street) and north of the edge of the parking lot on Water and Clay Street. Copies of the North and East Elevations will be available at the meeting.
- ▶ **Communicraft, Inc - Request for Signage for Ed Kriskywicz - Rik Davis Construction Design - 387 River Street Window Signage and removal of projecting sign.**
This request is for installation of a new window sign and removal of a projecting sign.
- ▶ **Manistee County Historical Museum, 425 River Street - Replace skylights**
This request is to replace 125 year old skylights that are leaking and causing damage to the interior of the building.

See you Thursday!

:djb



Historic Overlay Permit No: PHDC7014

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

333 River Street **Location**
 51-51-453-710-19

Owner

SCHRADER TRUST
 333 River Street
 Manistee MI 49660
 Mac's Design, Print & Copy

Issued: 08/03/07
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor

333 River Street pH#
 Manistee MI 49660

Work Description: Certificate of Appropriateness for the installation of a window sign "Mac's Design Print & Copy LLC".
 As shown on Application and Plan (HDC-2007-14) approved by the Historic District Commission on August 2, 2007.

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

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

Official

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

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

Payment of permit fee constitutes acceptance of the above terms.



Application for a Certificate of Appropriateness

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

Please Print or Type

Name of Property Owner: land lord Gene Screder / Business owner Dannelle Montoya

Mailing Address: 333 River St Manistee MI (231) 378-9819

Phone# & e-mail Address: (231) 723-7748 Gene's Mac's (231) 370-3191

Address of Affected Property:

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

Proposed Work Start Date: 7/9/07 Proposed Completion Work Date: 7/9/07

Contractor/Builder: Self install

Mailing Address: _____

Phone# & e-mail Address: _____

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary):

would like to put a window sign in the windows on the front side of the building. Using Dragon Font in Black, Green, Brick + Apple Green.

PROCEDURE AND REQUIREMENTS:

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.

This application must be received by the City no less than 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. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

The following information should be included with this application. Additional information may be required. The applicant must supply 10 copies of any items submitted that are in color.

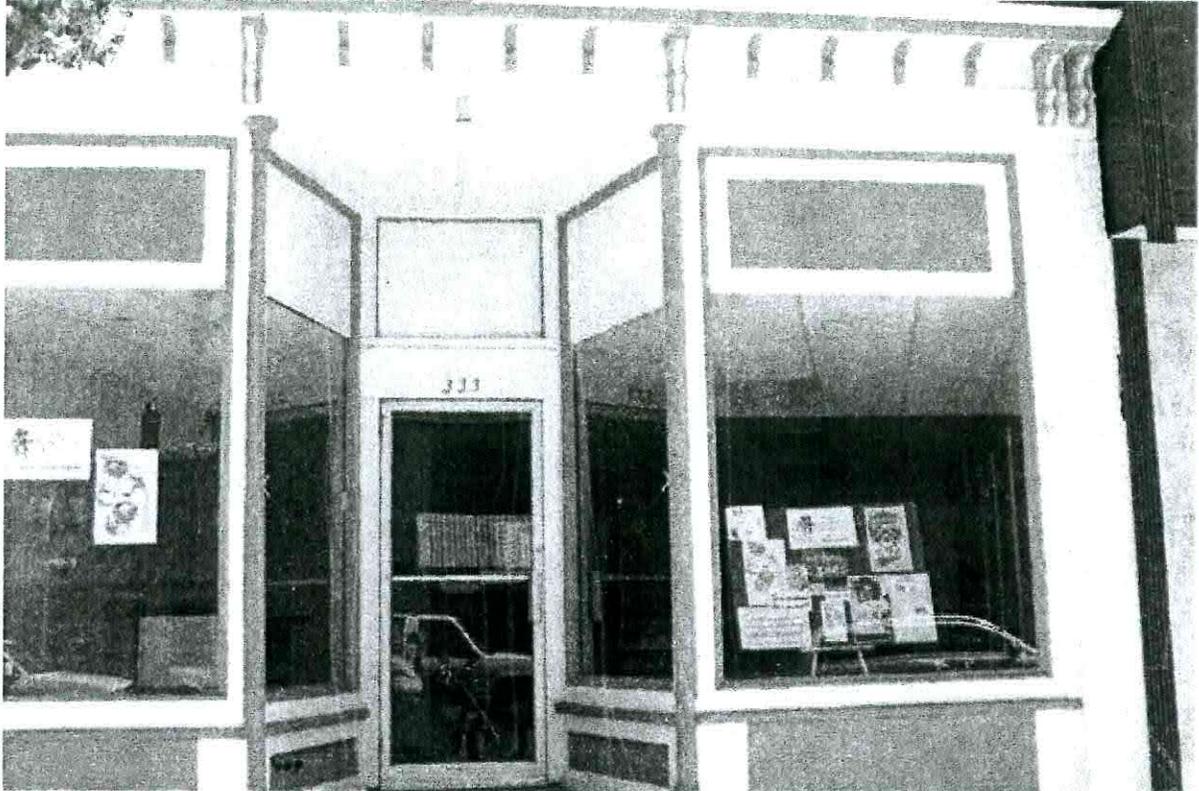
- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Where appropriate, plans showing property lines for fencing, projected view of structure for signs, perspective drawings for new additions.
- ▶ If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system. (Not required for for signage)

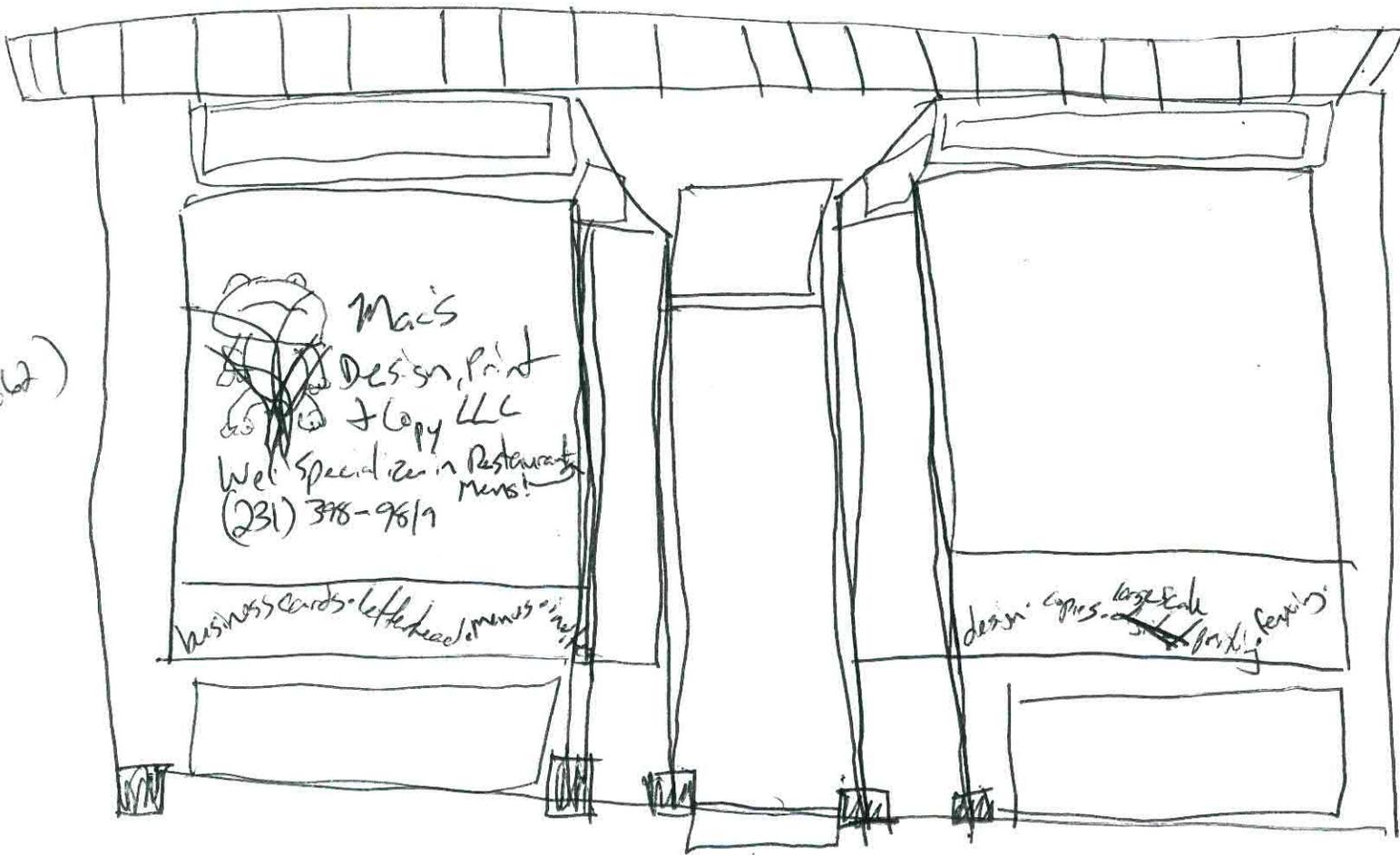
APPLICANT'S SIGNATURE: Daniel M. McIntyre

Office Use Only:		
Date Submitted: <u>7-3-07</u>	Application # <u>HDC-2007-14</u>	Meeting Date: <u>8-2-07</u>
Notes: <u>Approved by Historic District Com. 8.2.07</u>		

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



(2x6)



(72x62 window size)

← this sign on back of this page.

design • copies • ^{large scale} digital printing • faxing • binding

business cards • letterhead • menus • invitations



Application for a Temporary Sign Manistee Commercial Historic District

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

Please Print or Type

Name of Property Owner: land lord Gene Schneider / business owner Danielle McIntyre
 Mailing Address: 333 River St Manistee MI 49660
 Phone# & e-mail Address: (231) 398-9819

Address of Affected Property: 333 River St Manistee MI

Name of Applicant (if different): Mac's Design Print + Copy LLC
 Mailing Address: 333 River St Manistee MI 49660
 Phone# & e-mail Address: (231) 398-9819

By Signing this form the Applicant agrees to the terms of the Temporary Sign Permit

Applicants Signature: Danielle McIntyre

Signage within the Historic District requires approval by the Historic District prior to installation. The Historic District Commission meets the first Thursday of each month and requests before the Commission must be received 10 days prior to a meeting to be placed on the agenda.

Since signage is an important component of Businesses in the Manistee Commercial Historic District and applicants cannot always get their information to the Commission in time to be placed on the agenda, the Historic District Commission has developed a process that allows the installation of Temporary Signage as follows:

- ▶ Temporary Signs are limited to 45 days. An extension can only be granted by the Historic District Commission.
- ▶ Temporary Signage is limited to 16 square feet and can only be located in the window/door of a building.
- ▶ Temporary Signs require review and approval by Steve Harold. Contact information for Mr. Harold is as follows:

Steve Harold, Manistee County Historical Museum
 425 River Street, Manistee, Michigan, 49660
 231.723-5531 - Tuesday thru Friday - 10:00 a.m. till 5:00 p.m.

453-710-19

Office Use Only:		
Date Submitted: <u>7.5.07</u>	Application # <u>J</u>	Expiration Date: <u>8.20.07</u>
Notes/Approval: <u>[Signature]</u>		

24" x 36" Temporary



Mac's
Design, Print
& Copy l.l.c.

We specialize in restaurant menus!
Call (231) 398-9819



Historic Overlay Permit No: PHDC7015

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

Location
51-51-453-703-01

Owner
Skinner Jeffrey Ronald & Ngo Kie
57 Greenbush Street
Manistee MI 49660

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

Contractor
57 Greenbush Street pH#
Manistee MI 49660

Work Description: Reviewed by Historic District Commission at their Meeting of August 2, 2007. Commission requesting submission of new plan that includes recommended changes.

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

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

8-3-07

Postponed

Official

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

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

Payment of permit fee constitutes acceptance of the above terms.



Application for a Certificate of Appropriateness

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

Please Print or Type

Name of Property Owner: Jeff Skinner / Kieu Ngo
Mailing Address: 418 6th st. unit #1 Manistee, mi 49660
Phone# & e-mail Address: 231-690-0364

Address of Affected Property:

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

Proposed Work Start Date: pending App. Proposed Completion Work Date: _____

Contractor/Builder: unknown at this time

Mailing Address: _____

Phone# & e-mail Address: _____

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary): Construct a historically sympathetic building for commercial and residential use on vacant lot.

note: Approval was received from former Historic overlay review committee.

PROCEDURE AND REQUIREMENTS:

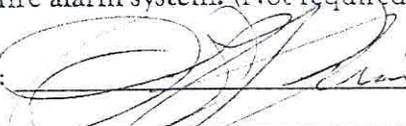
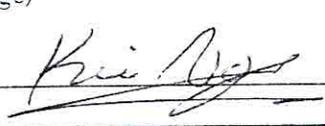
Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established 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.

This application must be received by the City no less than 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. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

The following information should be included with this application. Additional information may be required. The applicant must supply 10 copies of any items submitted that are in color.

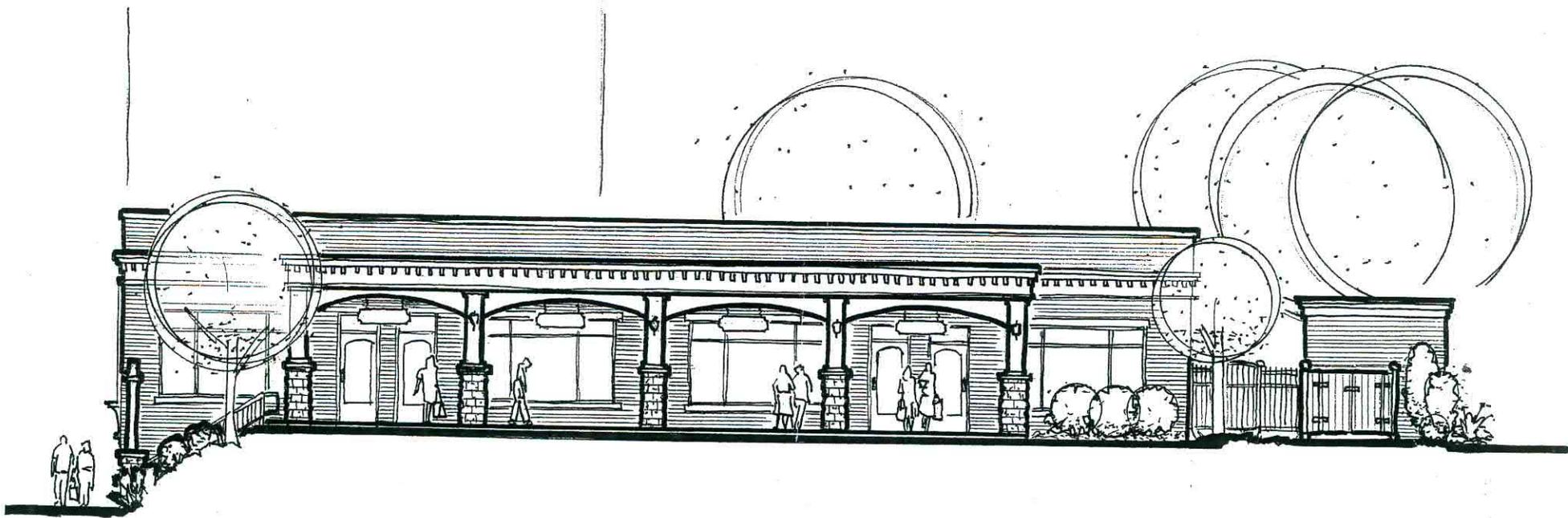
- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Where appropriate, plans showing property lines for fencing, projected view of structure for signs, perspective drawings for new additions.
- ▶ If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system. (Not required for for signage)

APPLICANT'S SIGNATURE:  

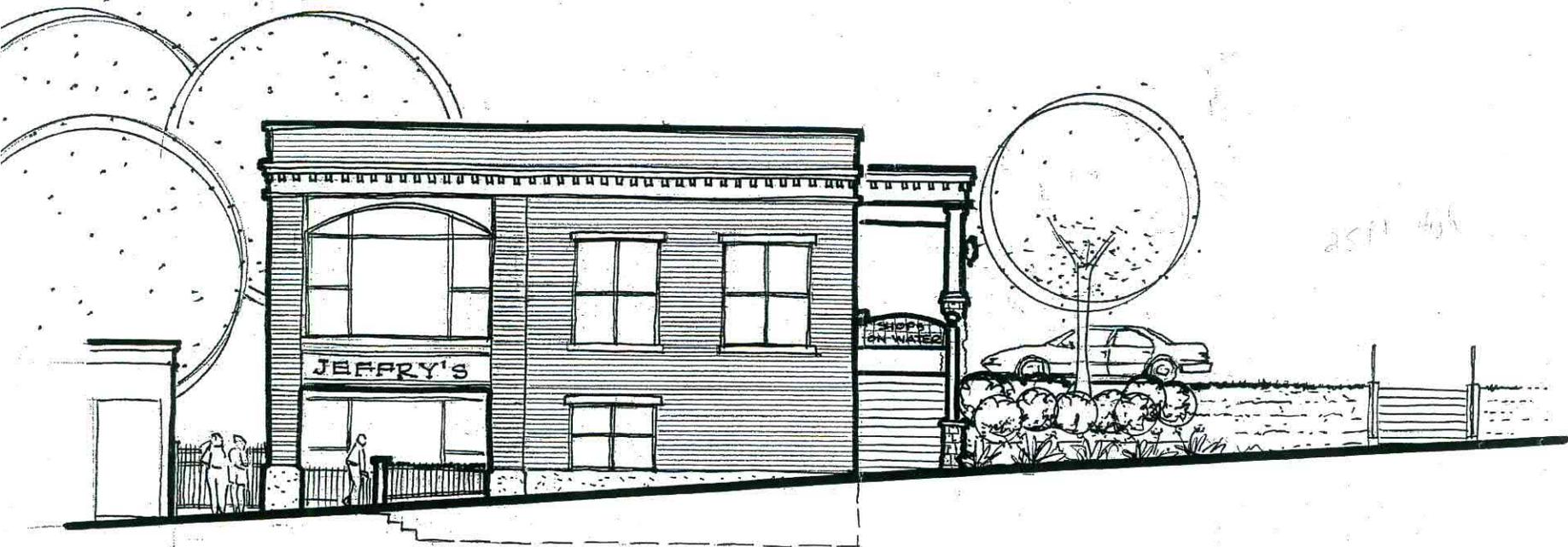
Office Use Only:		
Date Submitted: <u>7-18-07</u>	Application # <u>HDC-2007-15</u>	Meeting Date: <u>8-2-07</u>
Notes: <u>Postponed for add information at 8-2-07 meeting</u>		

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



South elevation

1/8" = 1'-0"



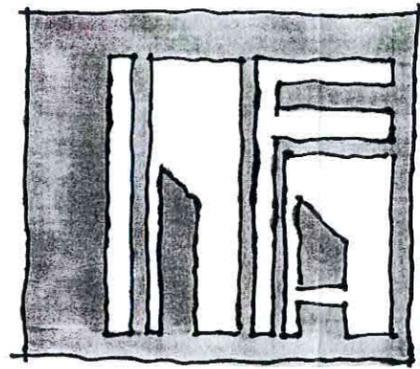
west elevation

1/8" = 1'-0"

Preliminary Plans

Water Street Plaza

Manissee, MI April 23, 2006



Michael Fitzhugh - Architect, pc

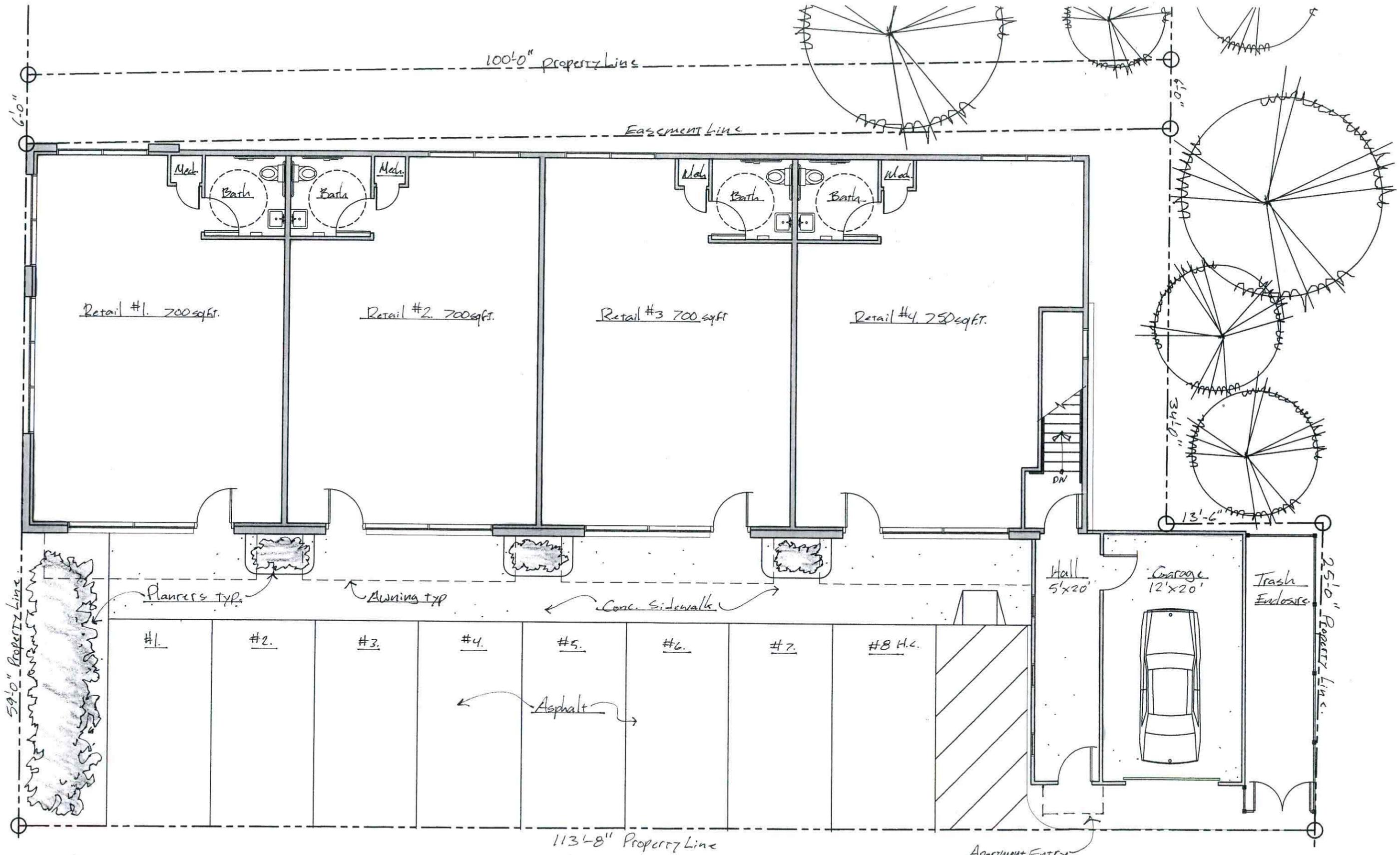


Elevations

Water Street Plaza
Manistee, MI



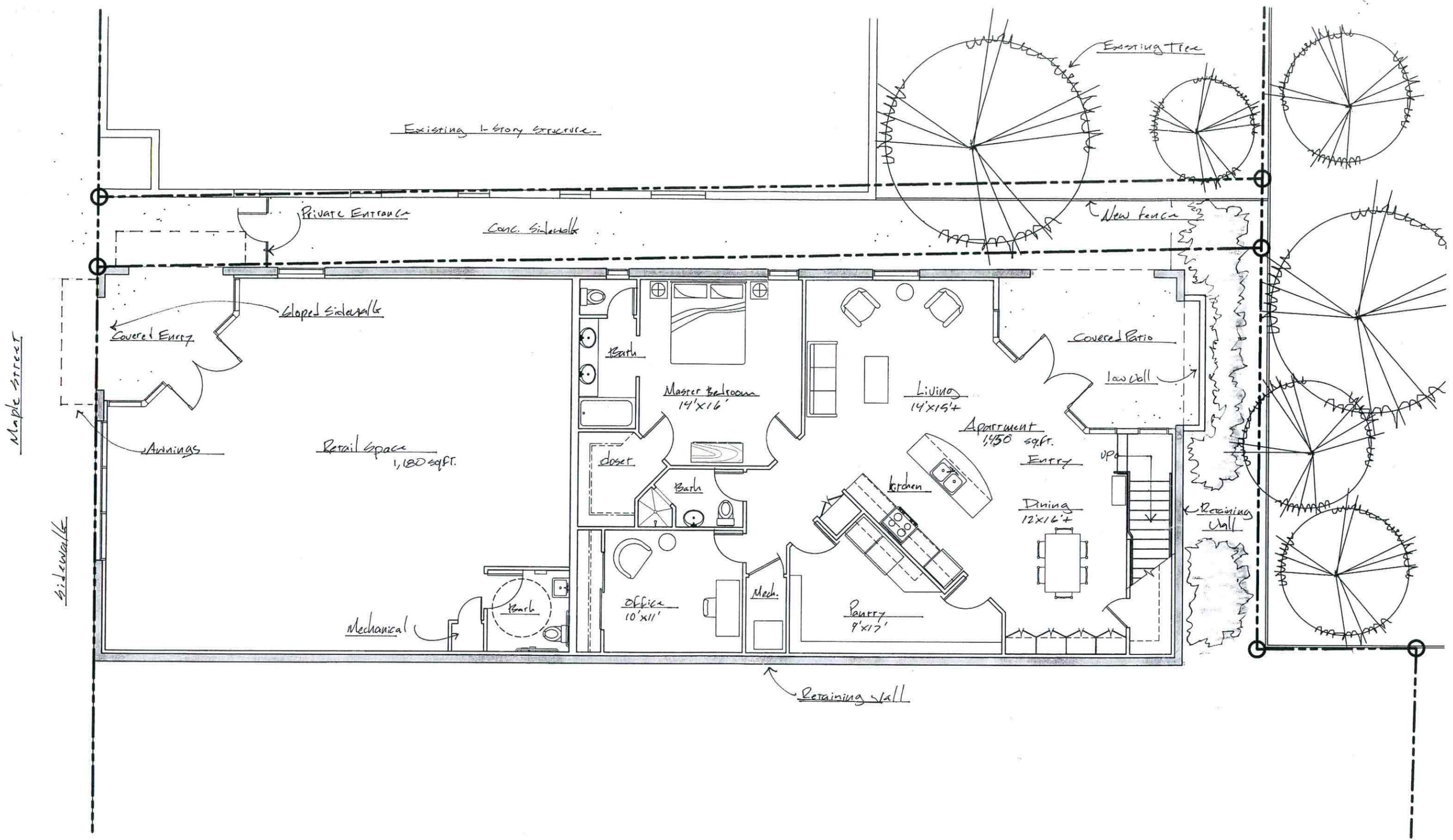
Michael Fitzhugh = Architect, PLC



Main Level Floor Plan 1/8" = 1'-0"
 Water Street Plaza
 Manistee, MI



Michael Fitzhugh = Architect, PLC



Lower Level Floor Plan 1/8"=1'-0"
 Water Street Plaza
 Manistee, MI



Michael Fitzhugh = Architect, PLC



Historic Overlay Permit No: PHDC7016

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

387 RIVER ST. **Location**
 51-51-453-701-10

Owner
 KRISKYWICZ EDWARD A
 387 1/2 RIVER STREET
 MANISTEE MI 496602710

Issued: 08/03/07
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
 387 1/2 RIVER STREET pH#
 MANISTEE MI 496602710

Work Description:

Certificate of Appropriateness for the instillation of a sign in the left window pane of door for "Construction Design" business and information.

Approved removal of existing projecting sign in the future.

As shown on Application and Plan (HDC-2007-16) approved by the Historic District Commission on August 2, 2007.

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

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

Official

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

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

Payment of permit fee constitutes acceptance of the above terms.



Application for a Certificate of Appropriateness

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

Please Print or Type

Name of Property Owner: ED KRISKYWICZ

Mailing Address: 387 RIVER ST, MANISTEE

Phone# & e-mail Address: 723-9552 cdi@jackpine.com

Address of Affected Property:

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

Proposed Work Start Date: 8-4-07 Proposed Completion Work Date: 8-4-07

Contractor/Builder: COMMUNICRAFT LTD

Mailing Address: 63 CLAY ST MANISTEE

Phone# & e-mail Address: 723-9973 communicraft@sbcglobal.com

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary):

VINYL WINDOW SIGN (WHITE LETTERING) IN LEFT
LIGHT OF ENTRY DOOR.

PROCEDURE AND REQUIREMENTS:

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.

This application must be received by the City no less than 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. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

The following information should be included with this application. Additional information may be required. The applicant must supply 10 copies of any items submitted that are in color.

- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Where appropriate, plans showing property lines for fencing, projected view of structure for signs, perspective drawings for new additions.
- ▶ If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system. (Not required for signage)

APPLICANT'S SIGNATURE: D. J. Forst

Office Use Only:		
Date Submitted: <u>7-20-07</u>	Application # <u>HDC-2007-16</u>	Meeting Date: <u>8-2-07</u>
Notes: <u>Approved by Historic District Commission 8-2-07</u>		

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

To BE APPLIED TO LEFT LIGHT OF ENTRY DOOR

IMAGE SIZE 11" X 4 1/2"

WHITE VINYL APPLIED TO EXTERIOR OF WINDOW

ed kriskywicz

rik davis

construction design

manistee

perrysburg

michigan

ohio

231-723-9552

419-872-2550





Historic Overlay Permit No: PHDC7017

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

425 RIVER ST Location
51-51-350-701-05

MANISTEE COUNTY HISTORICA Owner
425 RIVER ST
MANISTEE MI 49660

Issued: 08/03/07
Const value 0
Zoning: Sec. No.

Contractor
425 RIVER ST pH#
MANISTEE MI 49660

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

Work Description: Certificate of Appropriateness for the replacement of Skylights.

As shown on Application and Plan (HDC-2007-17) approved the the Historic District Commission on August 2, 2007.

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

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

Official

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

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

Payment of permit fee constitutes acceptance of the above terms.



Application for a Certificate of Appropriateness

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

Please Print or Type

Name of Property Owner: Manistee County Historical Museum
Mailing Address: 425 River Street, Manistee MI 49660
Phone# & e-mail Address: 723-5531

Address of Affected Property:

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

Proposed Work Start Date: ASAP Proposed Completion Work Date: _____

Contractor/Builder: Structural Specialties
Mailing Address: 249 River Street, Manistee MI 49660
Phone# & e-mail Address: 723-2982

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary): Replacing skylights (125 year old that are leaking & causing interior damage).

PROCEDURE AND REQUIREMENTS:

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.

This application must be received by the City no less than 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. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

The following information should be included with this application. Additional information may be required. The applicant must supply 10 copies of any items submitted that are in color.

- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Where appropriate, plans showing property lines for fencing, projected view of structure for signs, perspective drawings for new additions.
- ▶ If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system. (Not required for for signage)

APPLICANT'S SIGNATURE: 

Office Use Only:		
Date Submitted: <u>7.18.07</u>	Application # <u>4DC-2007-11</u>	Meeting Date: <u>8.2.07</u>
Notes: <u>Approved by Historic District Commission</u>		
<u>8.2.07</u>		

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



249 RIVER STREET • MANISTEE, MI 49660

PHONE 231-723-2982 • FAX 231-723-3278

Mr. Steve Harold
Manistee Co. Historical Museum
425 River Street
Manistee, MI 49660

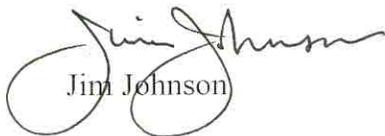
July 10, 2007

RE: Skylights

Dear Steve,

Enclosed are sketches of roof curbs with skylight placement, along with a catalog sheet indicating the general appearance. I hope this is adequate for your use.

Sincerely yours,


Jim Johnson

Enclosure: 2 sketches & 1 photocopy





249 RIVER STREET • MANISTEE, MICHIGAN 49660

Phone (231) 723-2982 • Fax (231) 723-3278

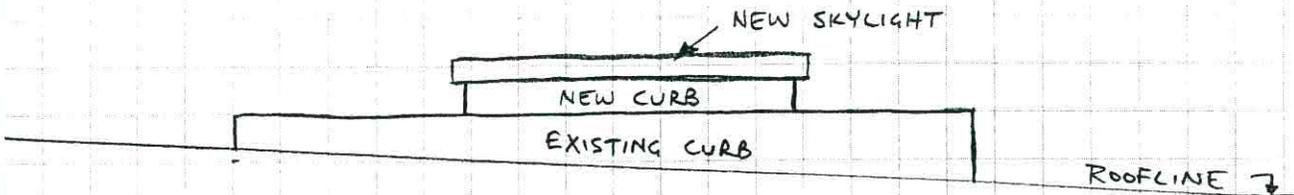
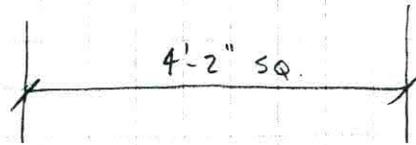
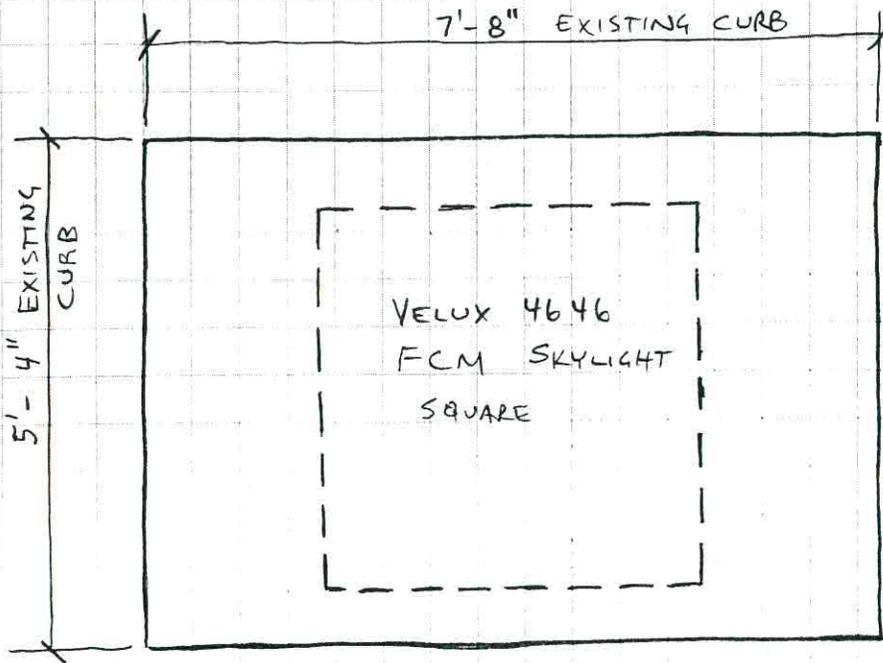
JOB MANISTEE HISTORICAL MUSEUM

SHEET NO. _____ OF _____

CALCULATED BY JIM JOHNSON DATE 07-10-07

CHECKED BY _____ DATE _____

SCALE _____



EAST SKYLIGHT



249 RIVER STREET • MANISTEE, MICHIGAN 49660

Phone (231) 723-2982 • Fax (231) 723-3278

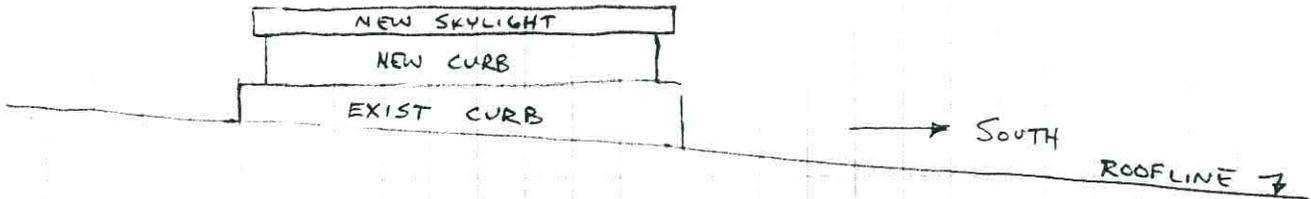
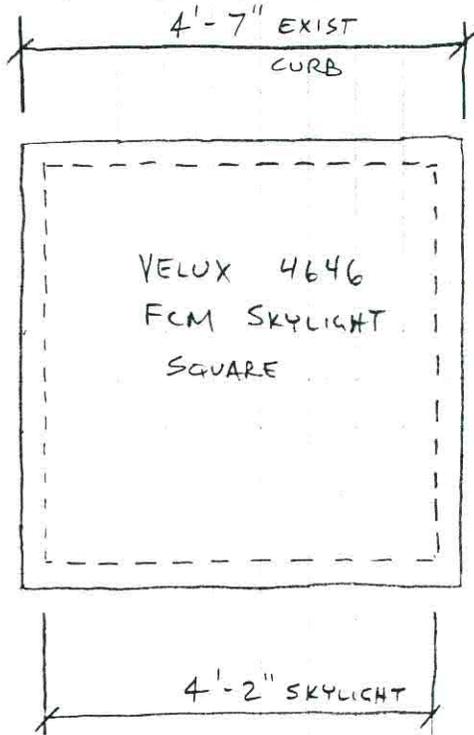
JOB MAN CO. HISTORICAL MUSEUM

SHEET NO. _____ OF _____

CALCULATED BY Jim JOHANSSON DATE 7-10-07

CHECKED BY _____ DATE _____

SCALE _____



WEST SKYLIGHT

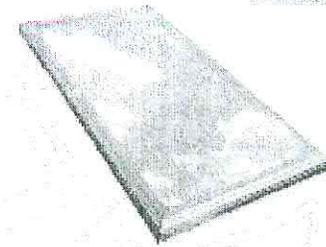
FCM CURB MOUNTED FIXED SKYLIGHT

Quality VELUX Skylight Designed for Curb Mount Installations

The model FCM curb mounted fixed skylight is sized to work with all types of site-built curbs. And since the FCM has no designed top, bottom, or sides, you can install it in whatever direction you want.

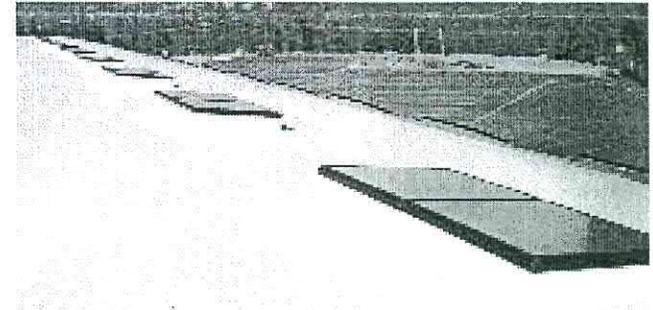
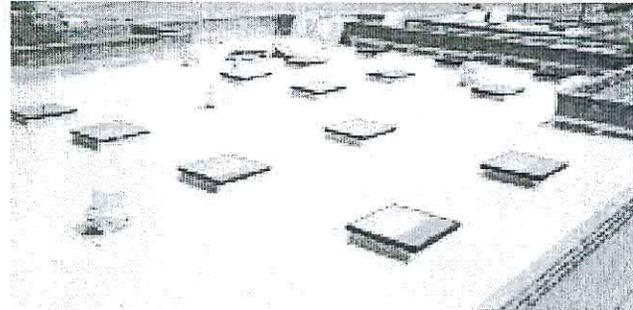
The FCM is built out of aluminum and low-E coated, argon insulated glazing. All materials composing the FCM are noncombustible and therefore ideal for all applications in commercial buildings. The FCM can be installed flat on any commercial building.

Durable construction and easy installation make the Model FCM a great replacement skylight.



Site-built curb

Flat Roof Applications for FCM



The VELUX model FCM meets ENERGY STAR[®] guidelines nationwide and is tested to exceed OSHA fall protection requirements. For greatest thermal performance and durability, this is the skylight of choice for flat roof applications.

FCM Curb Mounted Fixed Skylight

Size Code	1430	1446	2222	2230	2234	2246	3030	3046	3434	4646
Inside Curb Dimension	14 $\frac{1}{2}$ x 30 $\frac{1}{2}$	14 $\frac{1}{2}$ x 46 $\frac{1}{2}$	22 $\frac{1}{2}$ x 22 $\frac{1}{2}$	22 $\frac{1}{2}$ x 30 $\frac{1}{2}$	22 $\frac{1}{2}$ x 34 $\frac{1}{2}$	22 $\frac{1}{2}$ x 46 $\frac{1}{2}$	30 $\frac{1}{2}$ x 30 $\frac{1}{2}$	30 $\frac{1}{2}$ x 46 $\frac{1}{2}$	34 $\frac{1}{2}$ x 34 $\frac{1}{2}$	46 $\frac{1}{2}$ x 46 $\frac{1}{2}$
Outside Curb Dimension	17 $\frac{1}{2}$ x 33 $\frac{1}{2}$	17 $\frac{1}{2}$ x 49 $\frac{1}{2}$	25 $\frac{1}{2}$ x 25 $\frac{1}{2}$	25 $\frac{1}{2}$ x 33 $\frac{1}{2}$	25 $\frac{1}{2}$ x 37 $\frac{1}{2}$	25 $\frac{1}{2}$ x 49 $\frac{1}{2}$	33 $\frac{1}{2}$ x 33 $\frac{1}{2}$	33 $\frac{1}{2}$ x 49 $\frac{1}{2}$	37 $\frac{1}{2}$ x 37 $\frac{1}{2}$	49 $\frac{1}{2}$ x 49 $\frac{1}{2}$
Skylight Dimension	18 $\frac{7}{8}$ x 34 $\frac{1}{8}$	18 $\frac{7}{8}$ x 49 $\frac{1}{8}$	26 $\frac{1}{8}$ x 26 $\frac{1}{8}$	26 $\frac{1}{8}$ x 34 $\frac{1}{8}$	26 $\frac{1}{8}$ x 38 $\frac{1}{8}$	26 $\frac{1}{8}$ x 50 $\frac{1}{8}$	34 $\frac{1}{8}$ x 34 $\frac{1}{8}$	34 $\frac{1}{8}$ x 50 $\frac{1}{8}$	38 $\frac{1}{8}$ x 38 $\frac{1}{8}$	50 $\frac{1}{8}$ x 50 $\frac{1}{8}$



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

MEMORANDUM

TO: Historic District Commissioners
FROM: Denise Blakeslee *DB*
DATE: July 26, 2007
RE: Miscellaneous Items

Good Morning!

Enclosed are the following:

- ◆ A copy of the article that Steve Harold was referring to at the July Meeting.
- ◆ In response to a concern about painting the building at 356 River Street the existing color, we have highlighted a section of "The Historic District Commission" information that was found on-line. If time permits we will discuss this at the meeting.
- ◆ We have drafted a letter from the Commission to the property owners and occupants of the buildings in the Historic District for your review/changes/approval and signatures.
- ◆ Changes have been made to the Awning guidelines for your review and discussion.

:djb



T

*****5-DIGIT 49684
2245 02-10-08 40P 15S
STEVE HAROLD
1290 E HARVEST
TRAVERSE CITY MI 49684-8625

rier
Community

75¢

Volume 54, Number 8

Mackinac Island, Michigan

June 16 to June 22, 2007

Descendants of Chief Mackinac To Lead Grand Parade

Event To Be Festival's Crowning Touch Sunday

By Eric Fish

Just as the ceremonial queen's coronation marks the beginning of the Mackinac Island Lilac Festival, the traditional Grand Parade on Father's Day afternoon, Sunday, June 17, closes it.

The parade is the single element of the annual Lilac Festival that has been part of the celebration since the beginning. Mackinac Island lay health nurse Stella King organized a parade to welcome summer in 1949, and it is the grand finale of a 10-day festival.

The Grand Parade is one of the only parades in North America where floats are completely powered by horses and

it is led by brothers Don and Carl Andress, who are descendants of Chief Mackinac. Dynamite the Clown will be the parade's Grand Marshal in recognition of his 25 years participation.

This year's Lilac Festival theme is stories and fairy tales from the Victorian era, which includes the tales of Peter Pan, Cinderella, and Beauty and the Beast. Downtown shops and parade floats will be decorated with the theme.

The Grand Parade offers several awards, such as best float, best carriage, best horse hitch, best marching band, best parade theme, and the Stella King Memorial Award, which

is honored to the parade entry with the highest overall score.

There will be 79 entries in the 2007 installment of the Grand Parade.

The color guard will be provided by members of the U.S. Coast Guard stationed at St. Ignace and the Indian River Veterans of Foreign Wars Post 7439. They will be followed by the Mackinac Island State Park 23rd U.S. Infantry Company E Regiment and the Mackinac Island Police and Fire Departments.

Dignitaries hosted by Mayor Margaret Doud for the parade include U.S. Congressman Bart Stupak and Michigan State

**Please turn to page 14*



2007 Lilac Queen Kristi Kamphuis poses with 2005 Miss Teen of Michigan Nicole Hinchman. Miss Hinchman participated in her second Lilac Festival and helped welcome Ms. Kamphuis to community service.

Kristi Kamphuis Is Queen

By Eric Fish

Blooming lilacs of all colors around Mackinac Island helped celebrate the opening of the 58th annual Lilac Festival Friday, June 8.

"It's a special time on Mackinac," Mayor Margaret Doud said during the crowning of the 2007 Lilac Queen. "It's a time for the year-around residents to come together, as well as the tourists that come to see us."

Mayor Doud has fond memories of the Island's first Lilac Day in 1949.

"I was on the court with the Lilac Queen Sue [Perault]

Chambers," she said. "I date back a few years, but it's been a wonderful experience and every year we look forward to Lilac Day."

She gathered last Friday at the Chippewa Hotel with 2006 Queen Melissa Bunker, the Revered Vincent Carroll of Little Stone Church, Tourism Bureau Director Mary McGuire Slevin, and 2005 Miss Teen of Michigan Nicole Hinchman to crown Kristi Kamphuis the Lilac Queen for 2007 and Dana Roguska as Lilac Princess. Karlena

**Please turn to page 11*

City Will Tighten Sign Ordinance

By Karen Gould

Businesses filling their windows with merchandise, promoting services on awnings, using oversized price tags and sandwich boards, and piping music onto downtown streets could be found in violation of proposed changes to city ordinances. To protect the historic ambiance of the Island, the city's Ordinance Committee wants to stop these practices and plans to do so by strengthening the ordinance.

Meeting Wednesday, June 6, the committee agreed to revise its sign ordinance and will meet within a few weeks to review new language. Members also are considering updating the noise ordinance to eliminate piped music. The committee asked city attorney Tom Evashevski, building inspector Dennis Dombroski, and Island resident and attorney Dennis

Cawthorne to draft ordinance wording that addresses concerns and complaints the city has received from residents, tourists, and other business owners.

"How do we legislate against poor taste?" asked committee member Armand "Smi" Horn.

"It's not a historic atmosphere," said Mayor Margaret Doud, who compared some areas to Coney Island, an amusement park in New York.

Committee member Mike Hart agreed, and said businesses piping music into the street create noise pollution.

"It distracts from the whole notion of the peace and quiet of the place," he said.

For almost an hour, the committee held a general discussion on window display problems, signs, awnings, and piped music, and how to regulate

them.

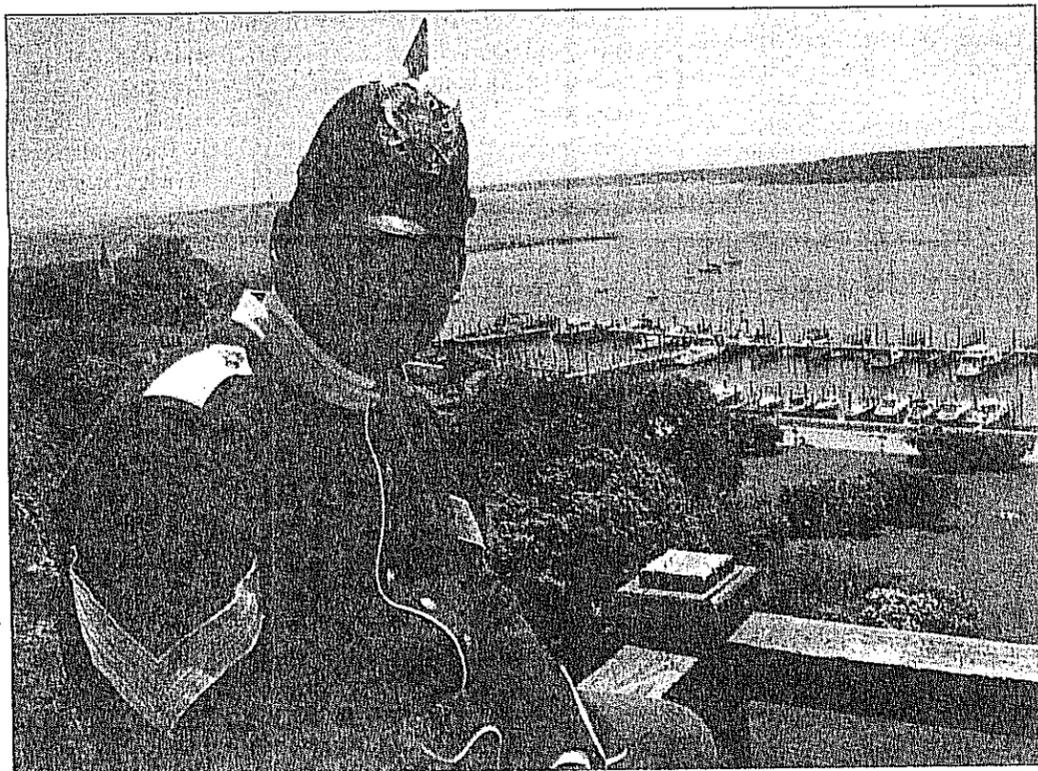
Committee member Armin Porter said he had walked the downtown area that day and counted 140 T-shirts in the window of one store.

"Right now we've got windows that are 100% blocked," with merchandise, said Mr. Dombroski.

When T-shirt shops have been contacted about the concerns, Mr. Dombroski said, they point to the fudge store window displays showing all of the boxes, imprinted with the store's name, which can be seen from the street.

"Nobody wants to be singled out," he said. "Nobody wants to be told they can't have anything, so they try to point in another direction. It's not that simple to look at one versus the other. We've tried to limit the

**Please turn to page 8*



Lead interpreter Joe Frost stops for a portrait Monday, June 11, at Fort Mackinac. While the hot and sticky weather makes wearing a soldier's wool uniform tough, he enjoys the opportunity he has been given with Mackinac State Historic Parks.

Interpreters Tell Story of Island's History, Culture

Frost, Spranger Appointed Lead Interpreters

By Sean Ely

Joe Frost, 24, and Maria Spranger, 20, have been interpreters at Mackinac State Historic Parks for a combined 10 years, but they are considered rookies because they have been promoted to "lead interpreters."

As general interpreters, the two gained knowledge and experience that helped them acquire the head spots. For the remaining weeks of summer, they will be responsible for making schedules, training and managing crews, issuing memos to the staff, confronting anyone who is struggling, bestowing praise for jobs well done, and manning their posts at Fort Mackinac and the downtown museums.

"I was a scout for six years with the Gross Point troop and I determined that I absolutely loved the Island and that I wanted to work up here when I got the chance," said Miss Spranger, who is originally from Warren. "I applied to be a 'crafty,' or a Historic House Interpreter, and got the job. I was the only new person my first year, and I absolutely loved the job, and I've been coming back ever since."

Mr. Frost, from Davison, had never been to Mackinac Island before his first summer working as an interpreter, so the motivation to put in an application came from an outside source.

For two seasons in high

**Please turn to page 13*

Piped-in Music, Oversize Price Tags May Be Targets of New Ordinances



*Continued from page 1

number of sale signs. We've tried to limit the numbers of products, but yet on every candy maker's candy box is the name of the business, sitting right there in the window, so isn't that additional signage?"

The committee discussed not allowing any merchandise to be attached to a window, although Mr. Dombroski speculated some businesses then would install a screen a few inches from the window and fill it with merchandise.

He suggested the committee consider amending the ordi-

nance to stipulate that no more than 50% of a window can be used for display of merchandise.

"Sure, when you look inside a window you're going to see a whole store filled with merchandise, but that's casual viewing," he said.

"We need some way to stop them from covering the windows 100%," said Mayor Doud, "and that's what we're doing."

A second issue the city needs to address are complaints about price tags, said Mr. Dombroski. The concern is with fluorescent paper, either

five inches by seven inches or 8.5 inches by 11 inches, attached to merchandise containing the word sale and including a price.

The ordinance does not limit the size of price tags.

"It looks tacky, and people are asking, 'Can't you do anything about that?'" said Mr. Dombroski. "That's a major complaint."

A third issue the committee discussed was sandwich boards, because they present a tripping hazard for people, said Mr. Dombroski, even if some are on private property.

Committee members agreed, noting that some boards are crudely built, using markers and construction paper.

Mr. Cawthorne said he had reviewed sign ordinances in Traverse City and Mackinaw City and both have banned sandwich boards. In Traverse City, they are banned completely in the commercial district, he said, which means they cannot even be used on private property.

While businesses are allowed special sale signs,

The use of oversized price tags may be eliminated when the city finishes revisions to its sign ordinance.

Concerns over too many awning signs have also been brought to the city. Some businesses have interpreted the ordinance to mean that if the business name is not on the awning, said Mr. Dombroski, then it is not considered signage, rather it is equivalent to posting a menu.

restaurants are allowed a food "specials" board, and that now is becoming a safety issue by restricting doorways and serving as a tripping hazard.

"The problem with them is they are ending up on easels outside the doors," said Mr. Dombroski. "The fire department has had a major problem with that."

That's why there are a lot of awnings listing items, rather than the name of the establishment, he said.

*Please turn to page 9

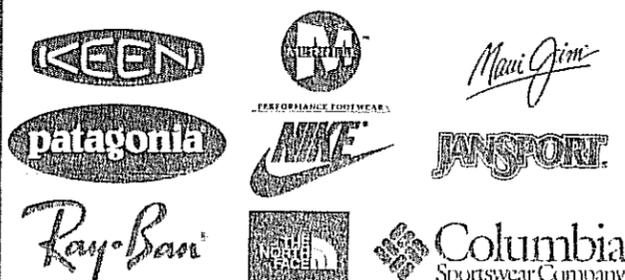
Intimate collection of home decor for lovers of Mackinac Island and the Victorian way of life.

www.kristynscottage.com

Kristyn's Cottage
Victorian Home Decor

MACKINAC OUTFITTER & MARINE SUPPLY

Sportswear • Outdoor Gear • Backpacks • Sunglasses • Watches • Knives
Binoculars • Travel Accessories • Boating Accessories
"Outfitters for all Seasons"



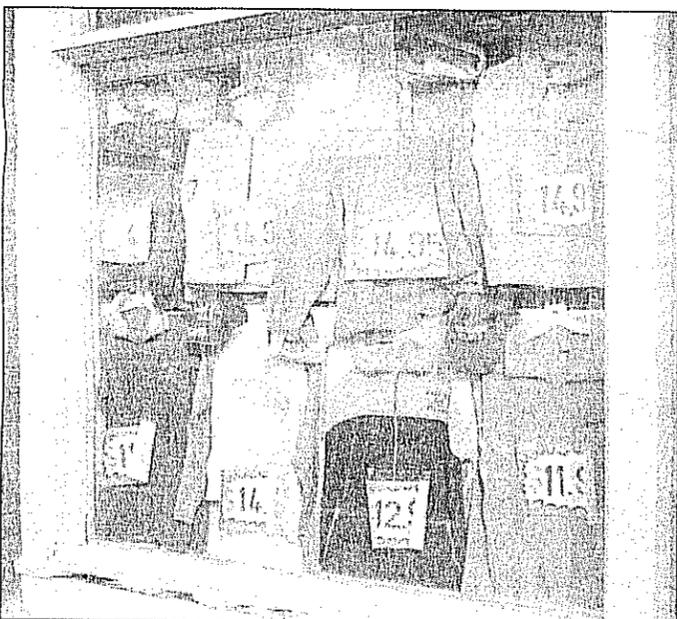
(906) 847-6100 PHONE • (906) 847-3750 FAX

Located just east of the state marina

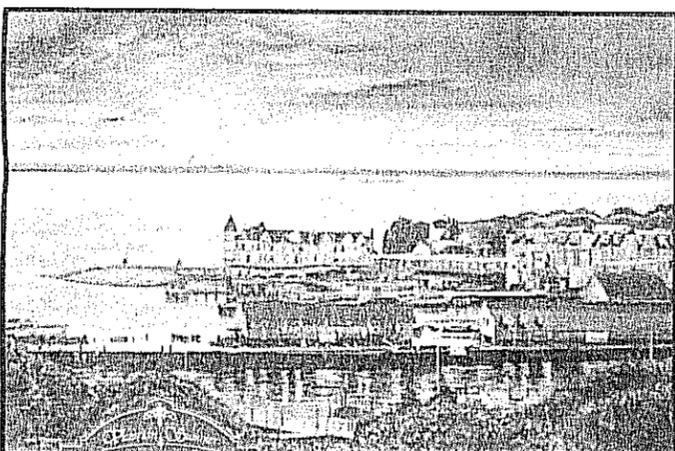
MACKINAC ISLAND, MI

Hours: 9 a.m. - 8 p.m. 7 days a week

Phone orders accepted • We ship UPS



The use of oversized price tags may be eliminated once the city finishes revisions to the sign ordinance.



GALLERY

"Troquois Evening"
by Island Artist

John Manikoff,

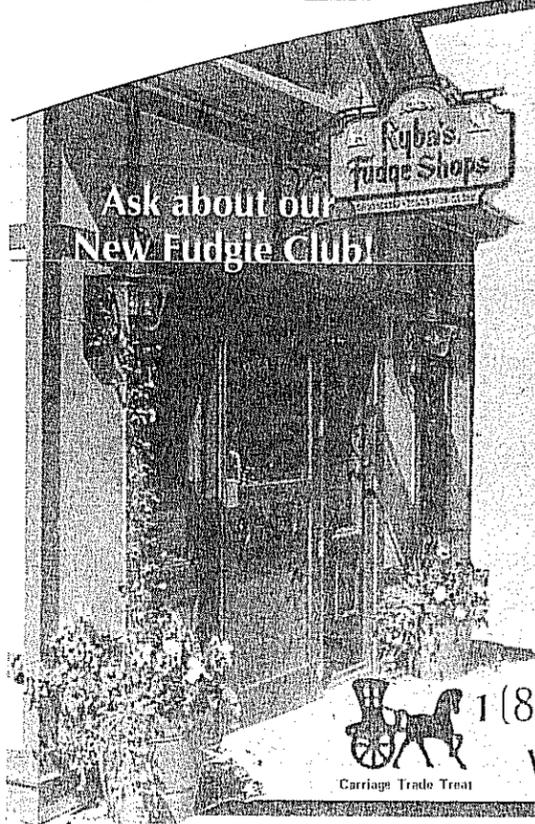
who will be **Painting & Signing** from
12p.m. - 3p.m. on Sat., June 16th & Sun., June 17th

Mr. Manikoff is a graduate of Platt College of Design in Los Angeles, and is a graphic designer, artist and illustrator. His oil paintings capture the beauty that is Mackinac Island. This piece Troquois Evening is available in signed, numbered limited edition giclées.

Market Street at Grand Avenue

P. O. Box 1539, Mackinac Island, MI 49757 - (906) 847-1006
www.victoriansummer.com - We Ship -

Ryba's Fudge Shops



Mackinac Fudge is Magic

Savor the Flavor

Made Fresh Daily

Hand-Dipped Chocolates

Victor's Caramel Corn

Visit any of our 5 locations and get FREE Fudgemaker Hats for the kids!

1 (800) 44-RYBAS

www.ryba.com



Carriage Trade Treat

Planned Ordinance Revisions To Protect Historic Atmosphere

*Continued from page 8

Ordinance revisions would help resolve some of the issues the committee is addressing, said Mr. Evashevski.

The committee agreed that language in the ordinance regarding awnings requires clarity, and should be more specific to eliminate a variety of interpretations.

Those attending the meeting included Mayor Doud and her assistant, Kelly Bean, Mr. Hart, who chairs the Ordinance Committee, and Messrs. Horn and Porter. Also in attendance were Mr. Evashevski, Mr. Dombroski, Chief of Police Bill Lenaghan, and Officer Jim Marks. Mr. Cawthorne, who participated via telephone, is an Island property owner, attorney, and chairman of the Mackinac Island State Park Commission, although he said his input at the meeting was strictly as a private citizen.

"We can't let the lowest com-

mon denominator drag down what we're all trying to do," said Mr. Cawthorne, who expressed his concern over the appearance of some downtown businesses.

Adopted in 1998 and revised in 2002, the sign ordinance is designed "to promote and protect the social welfare and economic soundness of the city and its inhabitants by protecting the historic nature and enhancing the attractiveness of the city as a recreational resort, particularly in view of the following facts:

1) One of the great scenic islands of the Great Lakes area lies within the borders of the city, rich in Indian lore and historic interest dating back to the year 1670.

2) Because of the history and the natural beauty of the island, the city has become a world renowned recreational resort.

3) The city is, in effect, the steward for mankind for the preservation of both its natural beauty and its historical monuments."

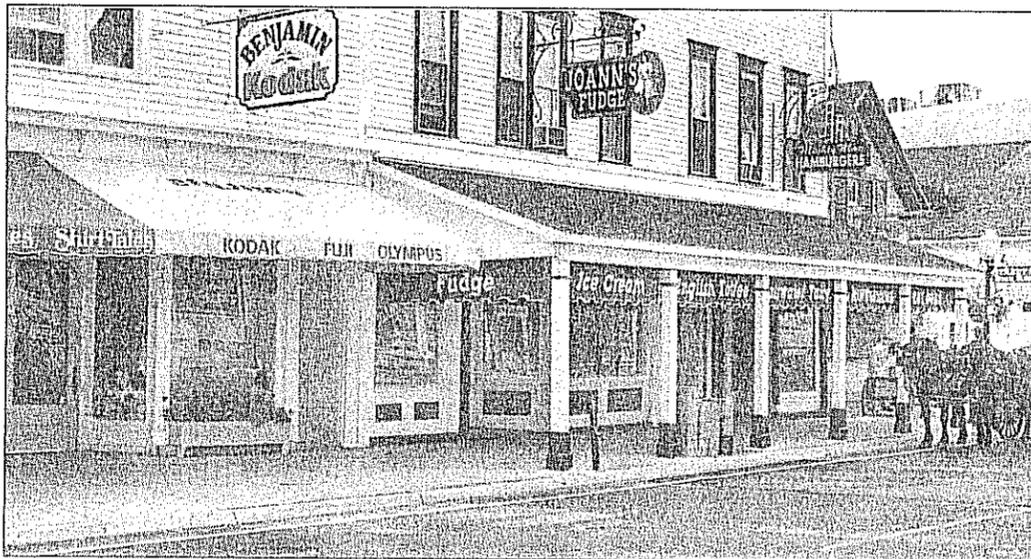
The committee also reviewed whether its enforcement procedures are as effective as they could be.

The only remedy for violations of the sign ordinance is charging owners with a civil infraction, Mr. Evashevski said.

"We also have the remedy that no one can get a business license," he said, "if they are not in compliance."

Also, a business license can be revoked if the ordinance is violated.

"I think most of the tools we need are there," he said, noting that part of enforcement is having people available to enforce the ordinance.



Wording allowed on awnings (above) will be clarified as the Ordinance Committee makes revisions.

Placing restrictions on clothing hanging on doorways (right) is an issue the ordinance committee again is considering, even though it lost in court several years ago.

Several years ago, the city lost a court case involving hanging clothing on doors. Then-Judge Stephen Ford ruled that the inside of a door is still the inside of a building whether it is closed or open, and clothing could be hung from it. Mr. Evashevski suggested the city revisit the issue.

The committee is expected to meet again sometime this month.



Lansing Native Nick Minnaar Is Resident Doctor

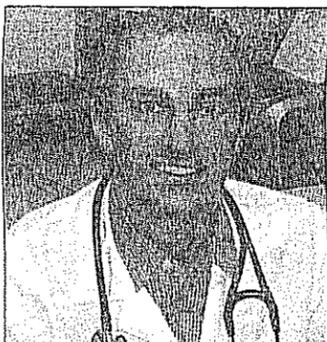
Dr. Nick Minnaar arrived on Mackinac Island Sunday, June 10, as the most recent member of the Mackinac Island Medical Center's resident physician rotation program. A Lansing native, Dr. Minnaar attended Michigan State University for his undergraduate degree and medical school. He has one year left on a residency in family medicine at Sparrow Hospital in Lansing.

"It's nice to know where people are coming from, the outlying towns that they come in from,"

he said of practicing medicine in his hometown. "You often times know people and can connect with people that way, which I've really appreciated. It makes a bigger town seem a little smaller."

Following his residency, he hopes to join a practice in the mid-Michigan area.

Having grown up in Michigan, Mackinac Island was the destination for periodic vacations in his youth. Now he'll be practicing medicine at the med-



Dr. Nick Minnaar is serving a rotating residency program on Mackinac from Sunday, June 10, to Sunday, June 24.

ical center until his residency concludes June 24.

"I've really appreciated the diversity of the work here," he said. "It's sort of a primary care setting, but it's also an urgent care and it's also an emergency room. It's more variety than I'm used to."

Dr. Minnaar is here with his wife, Carissa, and their three children.

"It's such a beautiful place and a great opportunity to still get credit for working and be on vacation at the same time," he said.

FOR RENT
Monthly or Seasonal

Matthew Geary House
Market Street
Mackinac Island
Summer 2007
May - October
For information call
(906) 847-3328

Welcome Back Summer Friends!

SERVING BREAKFAST LUNCH, DINNER & LATE NIGHT MENU 7 DAYS A WEEK

HAPPY HOUR 4-6 - \$2 BOTTLE • \$2 WELL
OPEN TIL 2 A.M. • 906-847-8255

PARTY AT THE IRISH PUB
EVERY NIGHT WITH

- LIVE ENTERTAINMENT •

FRIDAY AND SATURDAY
Live Bands

SUNDAY
Employee Appreciation
with DJ Brevin

MONDAY
Men's Madness with T-n-T Tony

TUESDAY
Open Mic with Kurt Straus

WEDNESDAY - Karaoke

THURSDAY - 70s

SUNDAY BRUNCH 9 A.M. - 1 P.M.
BREAKFAST EVERYDAY 8-11 A.M. ONLY \$5

10 A.M. COFFEE BREAK
\$1 COFFEE & FREE PASTRIES

Are You Charged With a Crime?

You Still have Rights

You Need to Know What a Conviction will do to Your Life Before You Enter the Courtroom

Mark L. Dobias
Attorney at Law

Practicing Since 1983
in State, Federal and Tribal Courts
Misdemeanor Cases From \$750.00

Call : (906) 632-8440 in the Upper Peninsula
(231) 436-7752 in the Lower Peninsula

Website : www.dobiaslaw.com

"The" Sandal Source
on Mackinac Island

MACKINAC OUTFITTER & MARINE SUPPLY

"Largest selection on Mackinac Island"

(906) 847-6100 PHONE (906) 847-3750 FAX
Located just east of the state marina
MACKINAC ISLAND, MI

alteration, repair, moving excavation or demolition. A resource can be a building, structure, object, site, feature or open space. The commission reviews:

- proposed work to all sides of the resource whether they are visible from the right of way or not
- proposed work to both historic and non-historic resources in a designated district
- the open space that ties buildings together in a district. **Examples:** old growth street trees planted along a boulevard, a park, or a garden designed by a famous landscape architect.
- work that would affect small features or ancillary buildings that have been determined to be significant to the district such as street lights, stone walls, brick pavements and garages
- all resources in the district at the same level of review using the same standards and guidelines

It is important to note that historic district commissions use the *Secretary of the Interior's Standards for Rehabilitation* when reviewing work in a local historic district. The Secretary has established four treatments for historic resources: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is defined as:

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Many people think of historic preservation only in terms of restoration—taking a resource back to what it looked like at a specific period of time. The restoration treatment applies mainly to museum quality projects and is **NOT** the treatment that is used for local historic districts. Rehabilitation allows for change while protecting as much as the historic material as possible.

What the Commission Does Not Review

The commission does not review ordinary maintenance—any work that alleviates the effects of weathering but does not change the appearance of a resource. Typically, this is “like for like” replacement such as a clapboard of the same size and wood type as the original.

The commission does not review interior work unless it will affect the exterior. **Example:** moving a kitchen cabinet may require the removal of a window opening.

Historic District Commission Decisions

When a project is presented to a commission, the commission has four options. It can **Table** the request if it feels more information is needed to make an informed decision or it can issue a:

- **Certificate of Appropriateness (COA).** A COA means that the work meets the *Secretary's Standards for Rehabilitation* and any other guidelines adopted by the commission. A national study has shown that 95 percent of all work is approved the first time it comes before a historic district commission.
- **Denial.** A Denial means the work does not meet the *Secretary's Standards*. Denials must be accompanied by an explanation in writing as to why the project was considered inappropriate. The commission should work with an applicant to help them modify the proposed project so that it meets the *Standards*. The modified project can be resubmitted to the commission for approval.
- **Notice to Proceed.** A Notice to Proceed means that the commission approves work that is inappropriate for the historic district and does not meet the *Standards* but the

DATE

Business Owner & Occupant
Street
City, State, ZIP

Good Morning!

We would like to take this opportunity to introduce ourselves, we are the members of the Historic District Commission. The Historic District and Historic District Commission were established by City Council on February 21, 2007. The property owners in the district are now eligible to apply for Federal and State Tax Credits!

We are excited to serve on the Commission and preserve our beautiful downtown area and these wonderful historic buildings. Information about the Historic District is available on the City of Manistee Web page www.ci.manistee.mi.us . Just look under "Administration" and click on "Historic District Commission".

We are charged with ensuring that all exterior modifications to the buildings (including paint color and signage) meet the requirements of the Secretary of the Interior Guidelines and look forward to working with you on future projects. Together we will work on keeping downtown Manistee the Historical Heart of our community.

Sincerely,

Mary "Teena" Kracht
Chair

John Perschbacher
Vice Chair

Dave Carlson
Commissioner

T. Eftaxiadis
Commissioner

P. Kelly Niles
Commissioner

Maria DeRee
Commissioner

Dennis terHorst
Commissioner

Steve Harold
Staff Liaison

Denise Blakeslee
Recording Secretary

AWNINGS

The storefront awning creates a "special place" on the sidewalk. Protected from rain, snow and harsh sun, the awning forms an intimate enclosed space near the storefront. This space emphasizes the recessed entry, storefront window, and window displays. It also contributes bright color and pattern to the streetscape, and is often used for signage.

Retractable canvas awning were often used on traditional commercial facades. In the summer, the awning could be lowered to shade the storefront and keep it cool. In the winter, in a raised position, it allowed the welcome sun to warm the store. Year around it could be used to protect the sidewalk pedestrian from extremes of sun and weather.

The awning can, and does, play these same roles in the contemporary commercial environment. They can be retractable or fixed in one position. They should be made with a triangular profile. They are available in many traditional colors and striped patterns. Modern materials which replicate the look of canvas are acceptable.

The awning can play a special role in bringing visual harmony back to today's historic commercial street. Visually unrelated upper facade and storefronts represent a common problem. The careful addition of an appropriate awning can create a pleasant transition between the two, thus minimizing undesirable visual contrast. In such cases, the color and pattern of the awning should be carefully chosen to tie the two basic facade parts together.

- * Small retractable canvas awnings can be used for upper floor windows. Their color and pattern should be coordinated with the storefront awning.
- * A storefront awning with lettering on the front flap is excellent signage.
- * Awnings shall have a triangular cross-section with a slope of approximately forty-five (45) degrees. Awnings shall be installed in such a manner so that the "Sign Panel" is left exposed and eight (8) feet of clearance from the ground is maintained.
- * Awnings shall be made of any canvas or acrylic fabric having the appearance of canvas, and shall have a flat or dull finish and be opaque to light. Vinyls and any other fabrics, having a glossy finish, are not acceptable.
- * Awnings shall not be intentionally back lighted, nor designed to be a back lighted for the purposes of incorporated translucent signage nor for the flood lighting of display windows.