

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, February 7, 2008
3:00 p.m. in the Council Chambers, City Hall
70 Maple Street, Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Historic District Commission will take action to approve the February 7, 2008 Agenda.

IV Approval of Minutes

At this time the Historic District Commission will take action to approve the January 3, 2008 Meeting Minutes.

V New Business

Manistee Covers/Rich Mosher, 358 River Street - Awning Replacement. Manistee Covers did not meet the deadline for submitting an application to the Historic District Commission for the January Meeting. But after discussion of the proposed project to replace the awnings at 358 River Street using the existing frame and same materials the Historic District Commission approved the removal of the torn awnings that were an eyesore. Manistee Covers is now applying for approval from the Historic District Commission to replace the awnings at 358 River Street using Sunbrella #4911- Moss Classic material.

At this time the Historic District Commission can take action to approve/deny the request from Manistee Covers for awning replacement at 358 River Street reusing the awning frames that were previously in place and covering the frames with Sunbrella #4911 - Moss Classic material.

Amor Sign Studios/Krahe & Associates, 142 Washington Street - Ground Mount Sign & Recover awning. Krahe & Associates are relocating their business to 142 Washington Street. Amor Sign Studios is applying for approval from the Historic District Commission to install a 28 sq. ft. ground mount sign and recover existing awning frame with Burgundy Sunbrella Fabric.

At this time the Historic District Commission can take action to approve/deny the request from Amor Sign Studios/Krahe & Associates for the installation of a 28 sq. ft. ground mount sign and recover existing awning frame with Burgundy Sunbrella Fabric.

Amor Sign Studios/Dr. Gardin, 390 River Street - Front Facade Improvements and signage.

Dr. Gardin is looking at making improvements to the front facade of his building at 390 River Street. Amor Sign Studios is applying for approval from the Historic District Commission for the following changes:

Furnish and Install parapet wall above top of existing wall

Furnish and Install new double door entrance at west retail space - change paint color of window trim in west retail space.

Furnish and Install 8' high X8' projection x 78'9" awning in three shades of Sunbrella Fabric per sketch.

Remove and Re-install existing Heritage Square sign breaking new parapet roof line per sketch. 6' high x 18' wide

Furnish and Install three new non-illuminated single face wall signs (2) 30" high x 3' wide and (1) 16" high x 18" wide.

Furnish and apply digital print overly on top panes of storefront windows

At this time the Historic District Commission can take action to approve/deny the request from Amor Sign Studios/Dr. Gardin, 390 River Street - Front Facade Improvements and signage.

Mark Chmura, 308 River Street - Facade Improvement. Mr. Chmura has not filled out a formal application but is requesting input from the Historic District Commission regarding Facade Improvement to his building at 308 River Street.

No Formal Action will be taken until an application is submitted.

Jim Edewaard, 378 River Street - Facade Improvement. Mr. Edewaard is interested in purchasing the Manistee Inn and Marina, 378 River Street. Mr. Edewaard is requesting input from the Historic District regarding Facade Improvements to the building.

No Formal Action will be taken until an application is submitted.

VII Public Comments and Communications

At this time the Chair will ask for 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.

X Adjournment



MEMORANDUM

TO: Historic District Commissioners

FROM: Denise Blakeslee *DB*

DATE: January 31, 2008

RE: February 7, 2008 Meeting

Commissioners, the next meeting of the Historic District Commission will be on Thursday, February 7, 2008 at 3:00 p.m. in the Council Chambers. We have the following items on the agenda:

Manistee Covers/Rich Mosher, 358 River Street - Awning Replacement. Manistee Covers did not meet the deadline for submitting an application to the Historic District Commission for the January Meeting. But after discussion of the proposed project to replace the awnings at 358 River Street using the existing frame and same materials the Historic District Commission approved the removal of the torn awnings that were an eyesore. Manistee Covers is now applying for approval from the Historic District Commission to replace the awnings at 358 River Street using Sunbrella #4911- Moss Classic material.

Amor Sign Studios/Krahe & Associates, 142 Washington Street - Ground Mount Sign & Recover awning. Krahe & Associates are relocating their business to 142 Washington Street. Amor Sign Studios is applying for approval from the Historic District Commission to install a 28 sq. ft. ground mount sign and recover existing awning frame with Burgundy Sunbrella Fabric.

Amor Sign Studios/Dr. Gardin, 390 River Street - Front Facade Improvements and signage. Dr. Gardin is looking at making improvements to the front facade of his building at 390 River Street. Amor Sign Studios is applying for approval from the Historic District Commission for numerous changes to the facade of his building including signage.

Mark Chmura, 308 River Street - Facade Improvement. Mr. Chmura has not filled out a formal application but is requesting input from the Historic District Commission regarding Facade Improvement to his building at 308 River Street. No Formal Action will be taken until an application is submitted.

Jim Edewaard, 378 River Street - Facade Improvement. Mr. Edewaard is interested in purchasing the Manistee Inn and Marina, 378 River Street. Mr. Edewaard is requesting input from the Historic District regarding Facade Improvements to the building. No Formal Action will be taken until an application is submitted.

Please call me if you are unable to attend the meeting 398-2805. See you Thursday!

:djb



Historic Overlay Permit No: PHDC08003

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

358 RIVER STREET Location
51-51-452-702-15

MOSHER RICHARD E & Owner
677 LUGERS RD
HOLLAND MI 49423
HULL'S OF MANISTEE

Manistee Covers Contractor
2201 Steinberg Road pH# (231) 398 0620
Manistee MI 49660

Issued: 02/12/08
Const value 0
Zoning: CD4 Sec. No.

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

Work Description: Certificate of Appropriateness issued by the Historic District Commission on February 7, 2008 approving the request from Manistee Covers for awning replacement at 358 River Street reusing the awning frames that were previously in place and covering the frames with Sunbrella #4911 - Moss Classic material.

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

Table with 4 columns: Permit Item, Work Type, Fee Basis, Item Total. Row 1: 0.00, 0.00

Handwritten signature of Denis J. Blahoske
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: Rich Mosher
Mailing Address: 677 Lugers Road, Holland, MI, 49423
Phone# & e-mail Address: 616.403.8989 (cell) / rmosher@hollandoutpost.com

Address of Affected Property:

Type of Application: New Construction Rehabilitation/Restoration Demolition
 Addition Other (Specify) Awning Material Replacement

Proposed Work Start Date: 2/7/2008 Proposed Completion Work Date: 2/21/2008

Contractor/Builder: Manistee Covers / Rick Bendall & Eric Papenfuss
Mailing Address: 2201 Steinberg Road, Manistee, MI, 49660
Phone# & e-mail Address: 231.398.0620 (main) / info@manisteecovers.com

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary): 3 exterior awnings @ the SMITH Building/Hull's on 358 River Street, Manistee, MI, 49660 have deteriorated & ripped and are in need of replacement (fabric only). The aluminum frames are in solid condition and will be used & recovered with the exact replacement awning material by Manistee Covers. The right & left awnings are of the same size: 16' wide with a 7' face @ a 45° angle, the center awning is: 13.5' wide with a 7' face @ a 45° angle. A piece of the "old" fabric will be brought to the Historic District Commission Meeting (2/7/08) along with a sample of the "new" replacement fabric to verify pattern & color-scheme. The "new" replacement fabric is "today's" fabric replacement for the "old" awning material, which is: Sunbrella, Signature Series, Moss Classic (color) style # 4911-0000, Astrup (Manufacturer)

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. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

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: Rick Bendall Eric Papentass
Rick Bendall Eric Papentass

| | | |
|---|---------------------------------|-----------------------------|
| Office Use Only: | | |
| Date Submitted: <u>1-10-08</u> | Application # <u>HDC-200803</u> | Meeting Date: <u>2-7-08</u> |
| Notes: <u>Approved by Historic District Commission 2-7-08</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.

Manistee Covers - Application for a Certificate of Appropriateness (Support Material)

SMITH Building / Hull's
358 River Street, Manistee, MI 49660
("old" Awning Material)



SMITH Building / Hull's
358 River Street, Manistee, MI 49660
("new" Awning material, Sunbrella #4911 – Moss Classic)





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: January 25, 2008

RE: Manistee Covers/Rich Mosher, 358 River Street

Commissioners, we have received a request from Manistee Covers/Rich Mosher, 358 River Street for Awning Replacement. Manistee Covers did not meet the deadline for submitting an application to the Historic District Commission for the January Meeting. After discussion of the proposed project to replace the awnings at 358 River Street using the existing frame and same materials the Historic District Commission approved the removal of the torn awnings that were an eyesore.

Manistee Covers have submitted a request for approval from the Historic District Commission to replace the awnings at 358 River Street using Sunbrella #4911- Moss Classic material. A copy of the request is enclosed for your review.

:djb



Historic Overlay Permit No: PHDC08004

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

390 RIVER STREET Location
51-51-452-701-04

GARDIN RONALD & SUZANN Owner
435 TAMARACK
MANISTEE MI 49660

Issued: 02/12/08
Const value 0
Zoning: Sec. No.

AMOR SIGN STUDIOS INC Contractor
443 WATER STREET pH# (231) 723 836
MANISTEE MI 49660

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

Work Description: Historic District Commission issued a Certificate of Appropriateness on February 7, 2008 to approve the conceptual plan as submitted by Amor Sign Studios/Dr. Gardin, 390 River Street for Front Facade Improvements including signage and the applicant needs to bring to the Commission final plans for review and approval.

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

Table with 4 columns: Permit Item, Work Type, Fee Basis, Item Total. Row 1: 0.00, 0.00

Handwritten signature of Denise of Blakeslee
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: Ronald Gardin

Mailing Address: 390 River St. Manistee

Phone# & e-mail Address: 231-723-3112

Address of Affected Property: 390 River St.

Type of Application: New Construction Rehabilitation/Restoration Demolition
 Addition Other (Specify) Signs + Awnings

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

Contractor/Builder: Amor Sign Studios Inc

Mailing Address: PO. Box 433 Manistee

Phone# & e-mail Address: 231-723-8361

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary): * Furnish + Install parapet wall above top of existing wall.

* Furnish + Install new double door entrance at west retail space

* Furnish + Install 8' high x 8' projection x 78'-9" awning in 3 shades of Sunbrella fabric per sketch

* Remove + Re-install existing Heritage square sign breaking new parapet roof line per sketch. 6' high x 12' wide

* Furnish + Install (3) new non-illuminated single face wall signs (2) 30" high x 14' wide + (1) 16" high x 18' wide

* Furnish + Install (3) D/F Hanging signs below canopy 12" high x 48" wide

* Furnish + Apply digital print overlay on top panes of storefront windows

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.

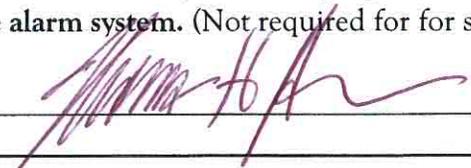
This application must be received by the City no less than 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan unless it is 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: _____



| | | |
|--|---------------------------------|-----------------------------|
| Office Use Only: | | |
| Date Submitted: <u>1-28-08</u> | Application # <u>HDC 200804</u> | Meeting Date: <u>2-7-08</u> |
| Notes: <u>Historic District Commission approved conceptual plan 2-7-08 Applicant needs to bring final plans for review and approval.</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.





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: January 29, 2008

RE: Amor Sign Studios/Ronald Gardin, 390 River Street

Commissioners, we have received a request from Amor Sign Studios on behalf of Dr. Gardin, 390 River Street for Front Facade Improvements and signage.

The request is as follows:

- ▶ Furnish and Install parapet wall above top of existing wall.
- ▶ Furnish and Install new double door entrance at west retail space - change paint color of window trim in west retail space.
- ▶ Furnish and Install 8' high X8' projection x 78'9" awning in three shades of Sunbrella Fabric per sketch.
- ▶ Remove and Re-install existing Heritage Square sign breaking new parapet roof line per sketch. 6' high x 18' wide.
- ▶ Furnish and Install three new non-illuminated single face wall signs (2) 30" high x 3' wide and (1) 16" high x 18" wide.
- ▶ Furnish and apply digital print overly on top panes of storefront windows

The applicants request includes 212.5 square feet of signage (the request does not show any of the existing window signage or indicate that existing window signage will be removed). The Zoning ordinance permits 118 square feet of signage for this building on River Street. The Historic District Commission under section 2101.8 can permit signage in excess of what is permitted under the Zoning Ordinance.

"The Historic District Commission and City Council may approve exceptions to this Article 21 (Signs) for historically appropriate signage or community events, respectively."

A copy of the request is attached for your review.

:djb



NO SCALE

3 - 12" x 48" HANGING
UNDER CANOPY SIGNS
DOUBLE FACE



DATE: 1-28-08 SALES: THA

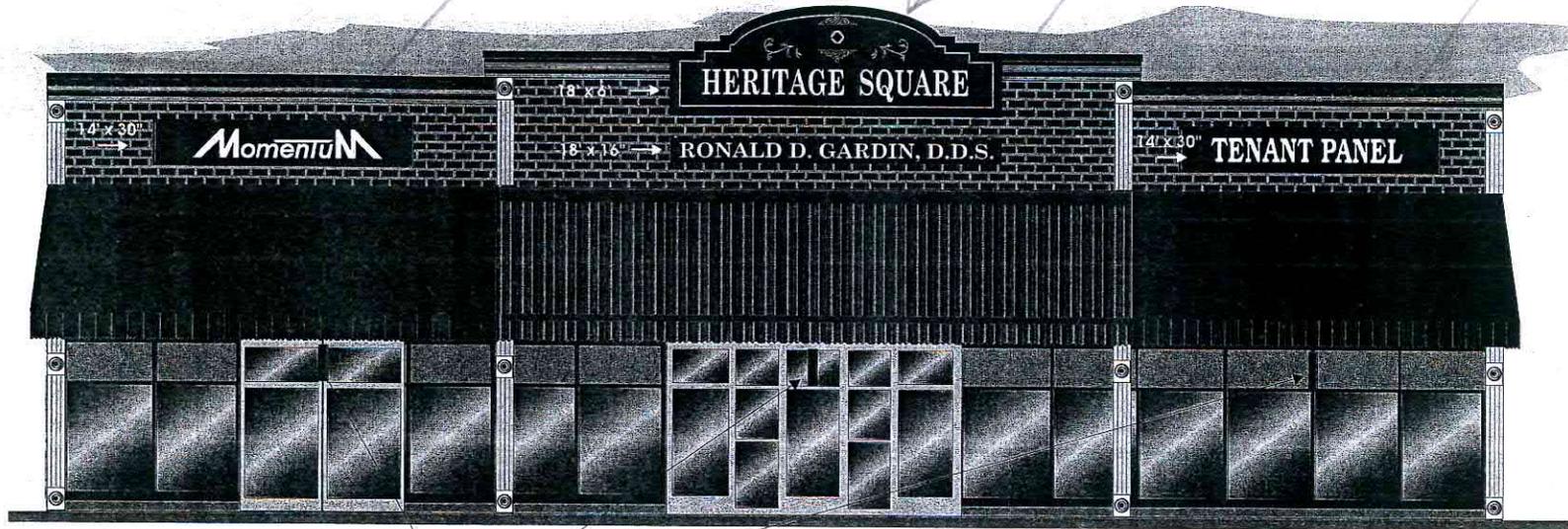
SCALE: 1/8" = 1'

GRAPHICS: WAYNE BIALIK

FILENAME: BUILDING FASCIA VER 4

DISK: AMOR/DESIGN/DESIGN PROP/HERITAGE SQUARE

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48
48
48



NO SCALE

3 - 12" x 48" HANGING
UNDER CANOPY SIGNS
DOUBLE FACE

AMORSIGN
Amor Sign Studios, Inc.
443 WATER ST. - P.O. BOX 433 - MANISTEE, MI 49660 - 231-723-0361
IMAGEPRO
we are a hard product Affiliate

DATE: 1-28-08 SALES: THA
SCALE: 1/8" = 1'
GRAPHICS: WAYNE BIALIK

FILENAME: BUILDING FASCIA VER 4

DISK: AMOR/DESIGN/DESIGN PROP/HERITAGE SQUARE

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This design/illustration is protected by U.S. Federal Copyright Law.
Reproduction in all or part is STRICTLY PROHIBITED.

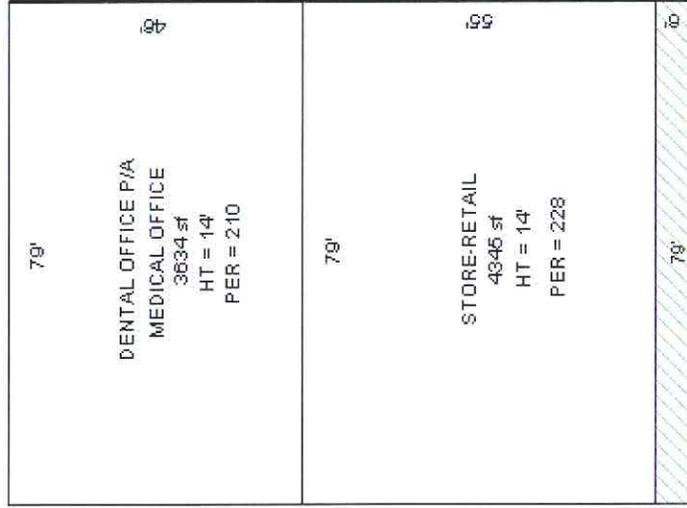
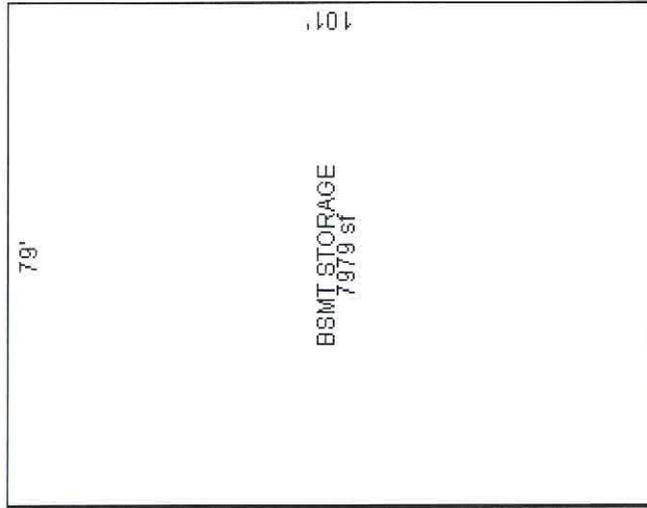
212.5A

[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: C001

Image/Sketch for Parcel: 51-51-452-701-04

Sketch by Apex V™



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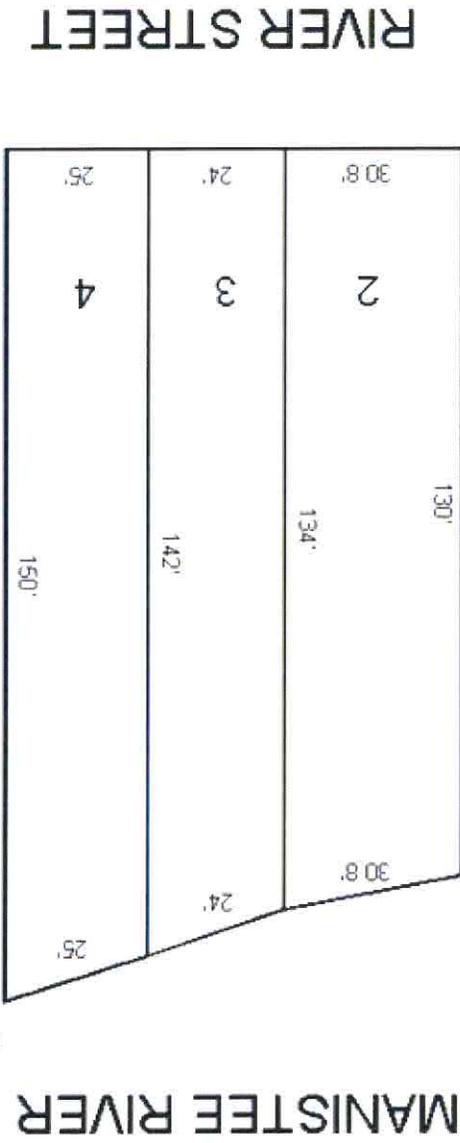
[Privacy Policy](#)

110.5 A

Image/Sketch for Parcel: 51-51-452-701-04

Caption: L001

[Back to Non-Printer Friendly Version] [Send To Printer]



>30' CITY EASEMENT

Sketch by Apex RV™

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[Privacy Policy](#)



Historic Overlay Permit No: PHDC08005

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

142 WASHINGTON STREET Location
51-51-270-709-01

Owner
KRAHE THOMAS M & DONNA M
3224 COUNTY LINE RD
MANISTEE MI 49660

Issued: 02/12/08
Const value 0
Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
AMOR SIGN STUDIOS INC
443 WATER STREET pH# (231) 723 836
MANISTEE MI 49660

Work Description: Approval for a Certificate of Appropriateness from the Historic District Commission on February 7, 2008.

Approving the request to recover the existing awning frame with Burgundy Sunbrella Fabric #4631 at 142 Washington Street.

Approving the revised ground mount sign for Krahe & Associates, 142 Washington Street (FILENAME: Monument 2 DISK Amor/design/Krahe & Associates.)

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**

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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: Krahe + Associates

Mailing Address: 142 Washington St. Manistee

Phone# & e-mail Address: 231-723-9440

Address of Affected Property: 142 Washington St.

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

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

Contractor/Builder: Amor Sign Studios, Inc

Mailing Address: P.O. Box 433 Manistee

Phone# & e-mail Address: 231-723-8361

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary): *Furnish + Install (1) Non-Illuminated double face ground

mount sign per sketch. 3'-6" high x 8'-0" wide 7'-10" overall height

*Recover Existing Awning Frame w/sunbrella fabric.

PROCEDURE AND REQUIREMENTS:

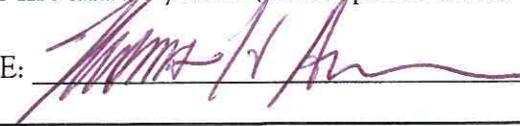
Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established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

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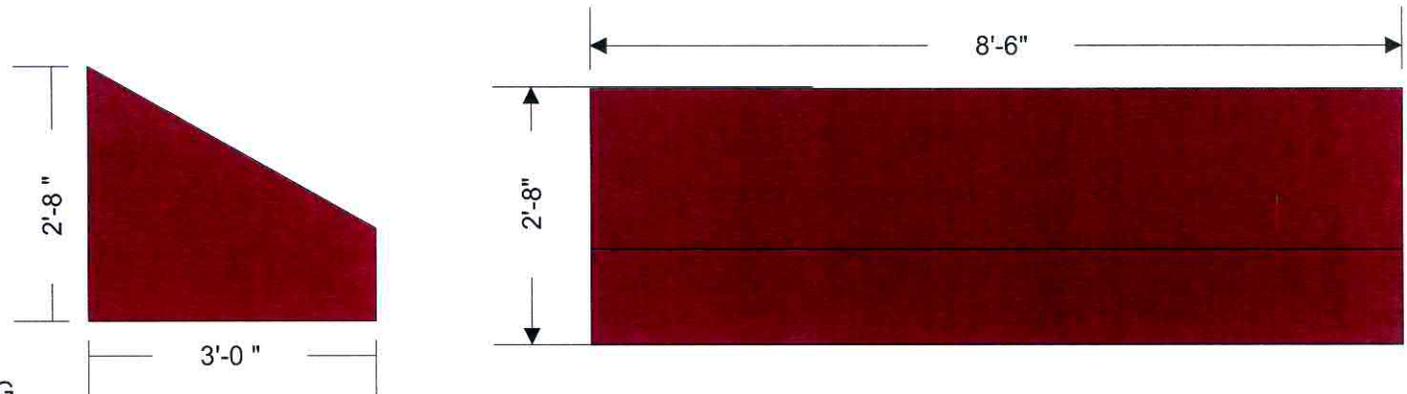
- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and 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>1-28-08</u> | Application # <u>HDC-2008-05</u> | Meeting Date: <u>2-7-08</u> |
| Notes: <u>Historic District Commission approved re-covering awnings w/ Burgundy Sunbrella Fabric #4631</u> | | |
| <u>Approved revised ground mount sign on 2-7-08</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.



RECOVER
 TRADITIONAL 3 POINT AWNING
 SUNBRELLA : BURGUNDY

H: 32"
 W: 8'-6"
 P: 36"
 SB:: 12"

MOUNTED OVER ENTRANCE



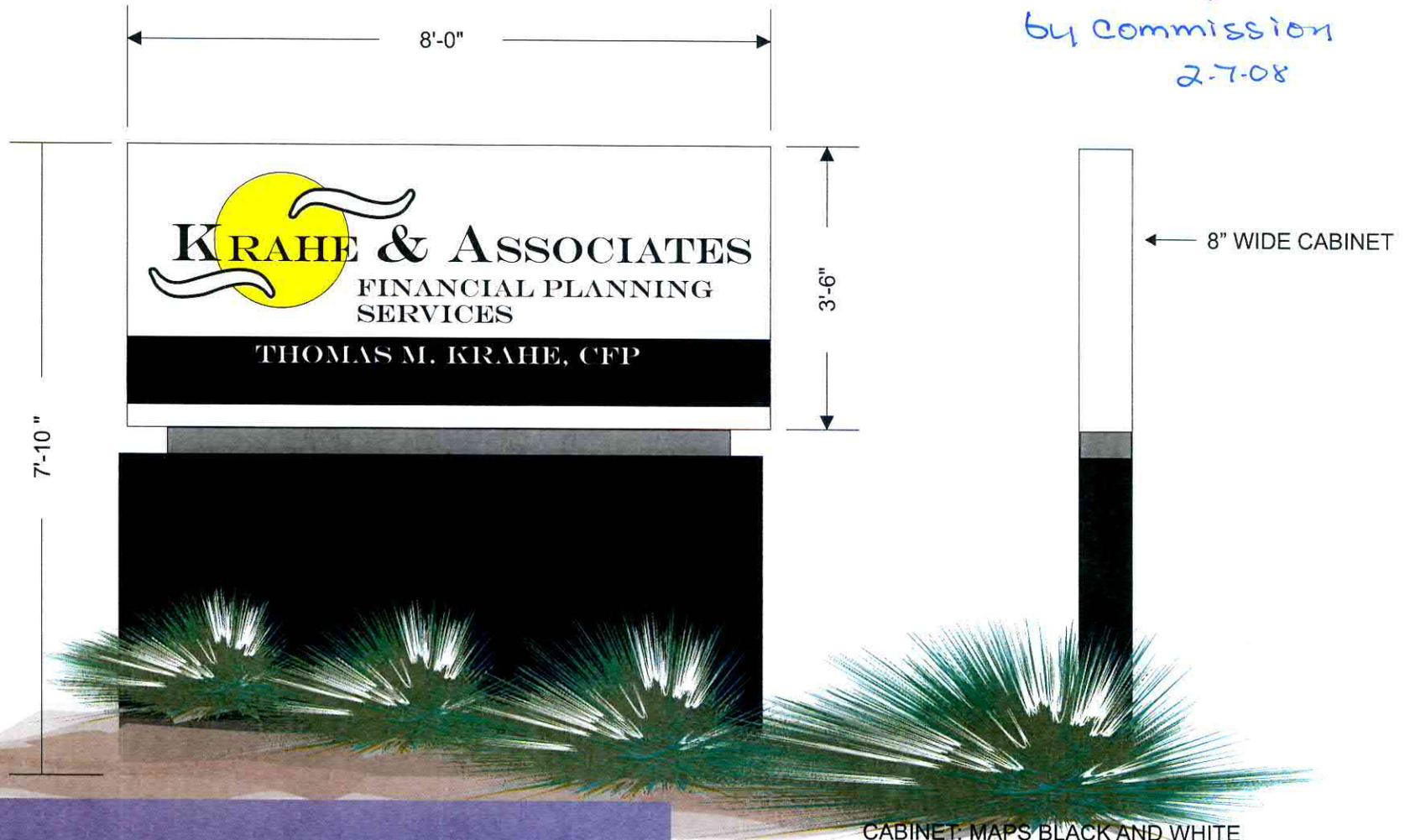
DATE: 1-25-08 SALES: THA
 SCALE: 1/2" = 1'
 GRAPHIC: WAYNE BIALIK

FILENAME: LETTERS AND AWNING

DISK: AMOR/DESIGN/KRAHE & ASSOCIATES

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Sign rejected
by commission
2-7-08



KRAHE & ASSOCIATES
 FINANCIAL PLANNING
 SERVICES
 THOMAS M. KRAHE, CFP

CABINET: MAPS BLACK AND WHITE
 PMS 431 GRAY REVEAL

220-12 BLACK
 220-15 BRIGHT YELLOW



DOUBLE FACE
 NON-ILLUMINATED SIGN CABINET
 GROUND MOUNT
 LANDSCAPE BY OTHERS

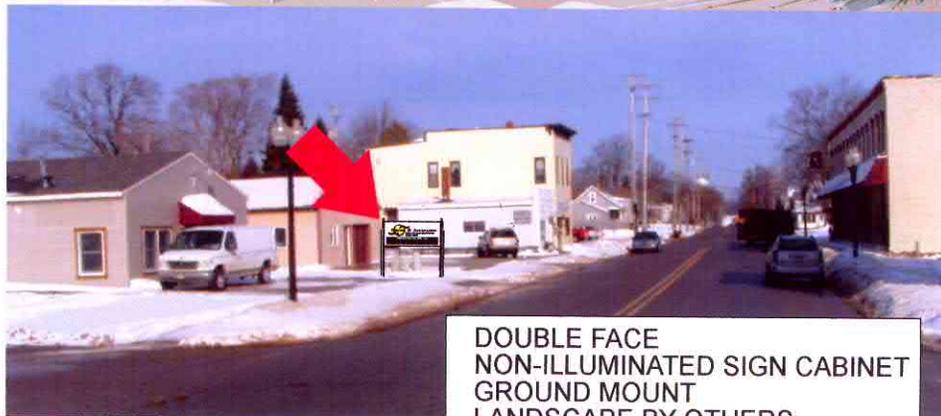


DATE: 1-28-08 SALES: THA
 SCALE: 1/2" = 1'
 GRAPHICS: WAYNE BIALIK
 FILENAME: MONUMENT 2
 DISK: AMOR/DESIGN/KRAHE & ASSOCIATES

Sign approved by commission 2-7-08



CABINET: MAPS BLACK AND WHITE
 220-12 BLACK
 220-15 BRIGHT YELLOW



DOUBLE FACE
 NON-ILLUMINATED SIGN CABINET
 GROUND MOUNT
 LANDSCAPE BY OTHERS

AMORSIGN
 Amor Sign Studios, Inc.
 443 WATER ST. - P.O. BOX 433 - MANISTEE, MI 49660 - 231-723-8361
 IMAGEPRO Affiliates

| | |
|---|------------|
| DATE: 1-28-08 | SALES: THA |
| SCALE: 1/2" = 1' | |
| GRAPHICS: WAYNE BIALIK | |
| FILENAME: MONUMENT 2 | |
| DISK: AMOR/DESIGN/KRAHE & ASSOCIATES | |
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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: January 29, 2008

RE: Amor Sign Studios/Krahe & Associates

Commissioners, we have received a request from Amor Sign Studios on behalf of Krahe & Associates.

Krahe and Associates are relocating their business to 142 Washington Street. Amor Sign Studios is applying for approval from the Historic District Commission to install a 28 sq. ft. ground mount sign and recover existing awning frame with Burgundy Sunbrella Fabric.

The proposed sign is 28 square feet in size and they are permitted 50 square feet of signage on Washington Street.

A copy of the request is attached for your review.

:djb

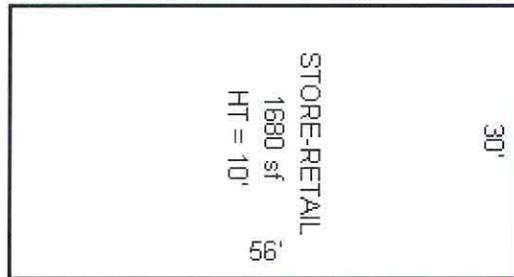
Image/Sketch for Parcel: 51-51-270-709-01

[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: C001

Sketch by Apex I/m

Signage 50' Washington
84' Third Ave



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PLANNING AND ZONING
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www.ci.manistee.mi.us

MEMORANDUM

TO: Historic District Commissioners
FROM: Denise Blakeslee *DB*
DATE: January 25, 2008
RE: Mark Chmura, 308 River Street

Commissioners, Mark Chmura owns the building at 308 River Street (Hokanson's). Mr. Chmura has requested to be placed on the February 7, 2008 Agenda to discuss options in changing the exterior facade of his building.

Mr. Chmura has dropped off photos of the building along with copies of historical photos of the building. He is not asking the Commission to design changes to his building just trying to figure out what type of changes would be acceptable to the Commission.

We will need to discuss how requests of this nature should be handled in the future. Often the owner/architect of a building would like input from the Commission prior to preparing renderings of their building. Since each building is unique these requests are an effort to keep the owner/architect and Commission on tract to follow the Secretary of the Interior Guidelines. This is also cost effect for the owners.

I have developed a draft form that could be used when an owner is requesting to be placed on the agenda for Design Guidelines.

:djb

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THIS WEEK'S SUBJECT
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Photography
(Macro)

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SPEED VS.
TOSSLER
SPEED

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RESTROOM

OLYMPUS

1-HOUR
PHOTO





308

PLEASE USE OTHER DOOR

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1-HOUR

OLYMPUS

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OLYMPUS EXCELLENCE

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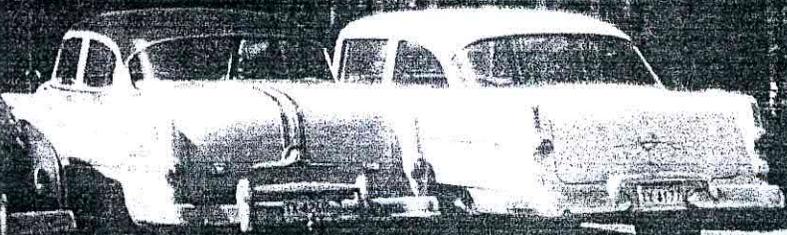
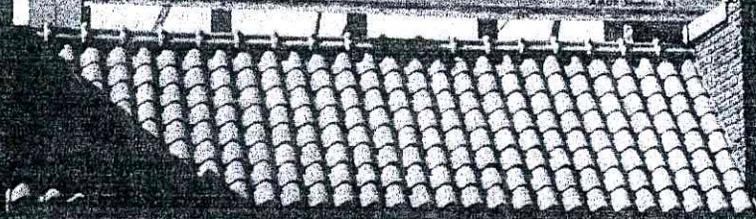


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MEMORANDUM

TO: Historic District Commissioners

FROM: Denise Blakeslee 

DATE: January 25, 2008

RE: Jim Edewaard, 378 River Street

Commissioners, we have received a request from Jim Edewaard, 378 River Street (Manistee Inn and Marina). Mr. Edewaard is interested in purchasing the Manistee Inn and depending on costs and a possible change to the Zoning Ordinance may or may not purchase the property.

Mr. Edewaard is looking at constructing balconies on the rear of the building. A similar request was approved by the Historic Overlay Review Commission several years ago. Since that time the Waterfront Setback in the Zoning Ordinance has been reduced which would eliminate the need for a variance from the Zoning Board of Appeals.

Enclosed are photos of the Manistee Inn and Marina Building that we had on file.

:djb







Request for Design Guidelines

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

Please Print or Type

THIS IS NOT A FORMAL REQUEST TO THE HISTORIC DISTRICT COMMISSION. THIS IS A REQUEST FOR DESIGN GUIDELINES. AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ALL PROJECTS IN THE DISTRICT.

Name of Property Owner: _____

Mailing Address: _____

Phone# & e-mail Address: _____

Address of Affected Property: _____

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

This request must be submitted 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review.

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 if available.
- ▶ Drawings to show details and specification of ornamental features.

APPLICANT'S SIGNATURE: _____

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.

NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on Thursday, February 7, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

Manistee Covers/Rich Mosher, 358 River Street - Awning Replacement.

Amor Sign Studios/Krahe & Associates, 142 Washington Street - Ground Mount Sign & Recover awning.

Amor Sign Studios/Dr. Gardin, 390 River Street - Front Facade Improvements and signage.

Mark Chmura, 308 River Street - Facade Improvement. No Formal Action will be taken until an application is submitted.

Jim Edewaard, 378 River Street - Facade Improvement No Formal Action will be taken until an application is submitted.

All meetings are open to the public.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 4:30 p.m., Thursday, January 31, 2008 on the bulletin board at the south entrance to City Hall.

Signed:



Denise J. Blakeslee