

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, March 6, 2008  
3:00 p.m. -Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

## AGENDA

### I Call to Order

### II Roll Call

### III Approval of Agenda

At this time the Historic District Commission can take action to approve the March 6, 2008 Agenda.

### IV Approval of Minutes

At this time Historic District Commission can take action to approve the February 7, 2008 meeting Minutes.

### V New Business

**Saccharose, The Candy Store/334 River Street, Suite #2 - Window Signage/ Awning /Painting.** Saccharose, The Candy Store, 334 River Street Suite #2 are requesting Window Signage, Awning Replacement, and Re-Painting window trim with existing colors. The applicant will work on this project in two phases. Step 1 will be the installation of Window Signage. Step 2 will be replacing the awning material with Signature Series Sunbrella Fabric "Bay Crest Pacific" #4993. Re-painting window trim with existing colors. As submitted with Application #HDC-2008-06.

At this time the Historic District Commission can take action to approve/deny the request from Saccharose, The Candy Store, 334 River Street, Suite #2 for the installation of Window Signage, Awning Replacement (Signature Series Sunbrella Fabric "Bay Crest Pacific" #4993) and re-painting window trim with existing colors as submitted with Application #HDC-2008-06.

**Amor Sign Studios/Reusch Jewelers, 395 River Street - Window Signage.** Amor Sign Studios/Reusch Jewelers, 395 River Street are asking to install window graphics on three window panes as submitted with application HDC-2008-07 (Disk Amor/Design/Designprop/Reusch Jewelers dated 2-19-08)

At this time the Historic District Commission can take action to approve/deny the request from Amor Sign Studios/Reusch Jewelers, 395 River Street for window graphics on three window panes as submitted with application HDC-2008-07 (Disk Amor/Design/Designprop/Reusch Jewelers dated 2-19-08)

**Amor Sign Studios/Thomas & Donna Krahe, 142 Washington Street - Awning with Signage**

Amor Sign Studios/Thomas & Donna Krahe, are asking to remove and dispose of existing awning, furnish and install a new entry awning, of Sunbrella/Natural Material #4604 with 24.26 sq. ft. of signage as submitted with application HDC-2008-08 (Disk: Amor/Design/Krahe & Associates, dated 2-25-08).

At this time the Historic District Commission can take action to approve/deny the request from Amor Sign Studios/Thomas & Donna Krahe, to remove and dispose of existing awning, furnish and install a new entry awning, of Sunbrella/Natural Material #4604 with 24.26 sq. ft. of signage as submitted with application HDC-2008-08 (Disk: Amor/Design/Krahe & Associates, dated 2-25-08).

**Amor Sign Studios/Ronald Gardin, 390 River Street - Facade improvements and Signage.**

Amor Sign Studios/Ronald Gardin, 390 River Street are asking for Facade improvements and Signage as submitted with application HDC-2008-09 (Disk: Amor/Design/Design Prop/Heritage Square, dated 2-25-08) detailed as follows:

- ▶ *Furnish and Install parapet wall above top of existing wall*
- ▶ *Furnish and Install new double door entrance at west retail space*
- ▶ *Furnish and Install 8' high X 8' 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 14" wide and (1) 16" high x 18" wide.*
- ▶ *Furnish and install three D/F hanging signs below canopy 12" high x 48" 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 Amor Sign Studios/Ronald Gardin, 390 River Street are asking for Facade improvements and Signage as submitted with application HDC-2008-09 (Disk: Amor/Design/Design Prop/Heritage Square, dated 2-25-08) detailed as follows:

- ▶ *Furnish and Install parapet wall above top of existing wall*
- ▶ *Furnish and Install new double door entrance at west retail space*
- ▶ *Furnish and Install 8' high X 8' 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 14" wide and (1) 16" high x 18" wide.*
- ▶ *Furnish and install three D/F hanging signs below canopy 12" high x 48" wide.*
- ▶ *Furnish and apply digital print overly on top panes of storefront windows.*

**Maintenance of Historical Buildings**

Commissioner Perschbacher requested that the Commission discuss maintenance of historical buildings inside and outside the Historic District.

At this time the Historic District Commission will discuss maintenance of historical buildings inside and outside the Historic District.

**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**

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

**X Members Discussion**

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

**XI Adjournment**



## MEMORANDUM

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TO: Historic District Commissioners

FROM: Denise Blakeslee 

DATE: February 28, 2008

RE: March 6, 2008 Meeting

Commissioners, the next meeting of the Historic District Commission will be on Thursday, March 6, 2008 at 3:00 p.m. in the Council Chambers. We have the following items on the agenda:

**Saccharos, The Candy Store/334 River Street, Suite #2 - Window Signage/ Awning /Painting.**

Saccharos, The Candy Store, 334 River Street Suite #2 are requesting Window Signage, Awning Replacement, and Re-Painting window trim with existing colors. The applicant will work on this project in two phases. Step 1 will be the installation of Window Signage. Step 2 will be replacing the awning material with Signature Series Sunbrella Fabric "Bay Crest Pacific" #4993. Re-painting window trim with existing colors.

**Amor Sign Studios/Reusch Jewelers, 395 River Street - Window Signage.** Amor Sign Studios/Reusch Jewelers, 395 River Street is asking to install window graphics on three window panes as submitted with application HDC-2008-07 (Disk Amor/Design/Designprop/Reusch Jewelers dated 2-19-08).

*Approval requires removal of the existing lighted sign located above the windows (see attached photo).*

**Amor Sign Studios/Thomas & Donna Krahe, 142 Washington Street - Awning with Signage**

Amor Sign Studios/Thomas & Donna Krahe, is asking to remove and dispose of existing awning, furnish and install a new entry awning, of Sunbrella/Natural Material #4604 with 24.26 sq. ft. of signage as submitted with application HDC-2008-08 (Disk: Amor/Design/Krahe & Associates, dated 2-25-08).

*The Historic District Commission approved the installation of a ground mount sign for Krahe & Associates in February. The representative from the sign company said that the awing sign was being proposed instead of the ground mount sign - the Commission will want to clarify that with any approval which might be given.*

Amor Sign Studios/Ronald Gardin, 390 River Street - Facade improvements and Signage.

Amor Sign Studios/Ronald Gardin, 390 River Street are asking for Facade improvements and Signage as submitted with application HDC-2008-09 (Disk: Amor/Design/Design Prop/Heritage Square, dated 2-25-08) detailed as follows:

- ▶ Furnish and Install parapet wall above top of existing wall
- ▶ Furnish and Install new double door entrance at west retail space
- ▶ Furnish and Install 8' high x 8' 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 14" wide and (1) 16" high x 18" wide.
- ▶ Furnish and install three D/F hanging signs below canopy 12" high x 48" wide.
- ▶ Furnish and apply digital print overly on top panes of storefront windows.

*The applicant will be required to have sealed plans to obtain a building permit.*

*The Commission in the past has required that the applicant submit a drawing/image of proposed alterations of a building (as seen from across the street) with the adjoining buildings.*

*The representative from Amor's said that the West entrance has been eliminated because "Momentum" will not be moving into the space. The application requests approval while the site plan does not show it.*

*The applicant requests the removal and reinstallation of the "Heritage Square" sign. This sign is not the same color as submitted on the plan.*

*The Heritage Square sign is above the roof line of the building. The Zoning Ordinance prohibits a sign higher than the roof of a building, but the Historic District Commission may allow a sign to exceed the roof a building it in the Historic District.*

*The Historic District Commission may approve exceptions to the Zoning Ordinance for historically appropriate signage. The Site Plan Submitted shows almost double the signage that is permitted by the Zoning Ordinance. The applicant has not shown all of the signage that is currently on the building or indicated its removal to determine the exact amount of signage.*

Maintenance of Historical Buildings

Commissioner Perschbacher requested that the Commission discuss maintenance of historical buildings inside and outside the Historic District.

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

:djb





# 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: F&L de Guia, LLC.

Mailing Address: 1082 Eden Hill Rd., Benlah, MI 49617

Phone# & e-mail Address: 231.882.7210 / Kikodeguia@yahoo.com

Address of Affected Property: 334 River St., Suite # 2, Manistee, MI 49660

Type of Application:  New Construction  Rehabilitation/Restoration  Demolition  
 Addition  Other (Specify) Signage (Window), Awning, Window Trim/Paint

Proposed Work Start Date: 3/8/08 Proposed Completion Work Date: 3/29/08

Contractor/Builder: Brad Butcher (Signage) | Rick Bendall / Manistee Covers (Awning)

Mailing Address: 1308 Huntington Dr., Okemos MI 48867 | 2201 Steinberg Rd., Manistee, MI 49660

Phone# & e-mail Address: 989.277.5926 / brad@nemmarketing.com | 231.398.0620 / info@manisteecovers.com

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

Step 1: Window Signage = Vinyl Cut-out graphics/lettering to adhere to windows. Over estimation of coverage of these graphics/lettering = 42 sq. Ft. / with 52.5 sq. Ft. signage available as per document from Denise Blakeslee, 1/7/08. Please see virtual mock-up for details & colors.

Step 2: Awning/Window Trim/Paint = Awning material to be replaced (Frame OK & will be used) on 20' wide w/ 45° angle Awning. Material to be used = Signature Series Sunbrella, "Bay Crest Pacific" #4993. Re-painting Window trim w/ existing colors. Please see Virtual mock-up for details & colors.

**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.

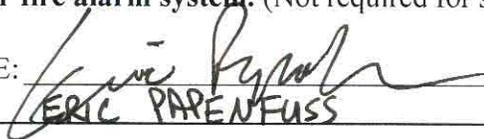
This application must be received by the City no less than 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal 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:

 2/21/08  
ERIC PARENTEFUSS

<b>Office Use Only:</b>		
Date Submitted: <u>2-21-08</u>	Application # <u>HTC 2008-06</u>	Meeting Date: <u>3-6-08</u>
Notes: <u>Approved by Historic District Commission 3-6-08</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.*

**334 River Street, Suite #2, Manistee, MI 49660**  
**“Storefront”**

**Manistee Historic District Commission approved Signage**



334 River Street, Suite #2, Manistee, MI 49660  
"Storefront"  
Window Space for Signage - Dimensions



334 River Street, Suite #2, Manistee, MI 49660

“Storefront”

Window Signage For Saccharos – The Candy Store, Step 1



334 River Street, Suite #2, Manistee, MI 49660

“Storefront”

Window Signage / Awning / Painting For Saccharos – The Candy Store, Step 2





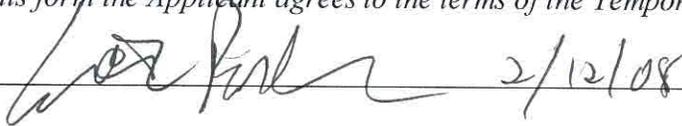
# Application for a Temporary Sign Manistee Commercial Historic District

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: F & L de Guia, LLC.  
 Mailing Address: 1082 Eden Hill Rd., Benlah, MI 49617  
 Phone# & e-mail Address: 231.882.7210 / Rikodeguia@yahoo.com  
 Address of Affected Property: 334 River St., Suite #2, Manistee, MI 49660  
 Name of Applicant (if different): Eric S. Papenfuss  
 Mailing Address: 2201 Steinberg Rd., Manistee, MI 49660  
 Phone# & e-mail Address: 650.219.6058 / info@saccharos.com

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

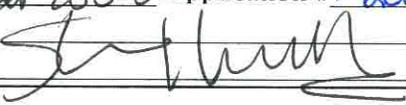
Applicants Signature:  2/12/08

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.  
 PLEASE CALL FOR AN APPOINTMENT

Office Use Only:		
Date Submitted: <u>12 Feb 2008</u>	Application # <u>T-2008-01</u>	Expiration Date: <u>3.29.08</u>
Notes/Approval: <u></u>		

6.4.09  
HDC  
Expired  
Permit



# Historic Overlay Permit No: PHDC08009

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

**Owner**  
GARDIN RONALD & SUZANN  
435 TAMARACK  
MANISTEE MI 49660  
Heritage Square

Issued: 03/07/08  
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:**

Historic District Commission on March 6, 2008 approved the the following items shown on the request from Amor Sign Studios/Ronald Gardin, 390 River Street are asking for Facade improvements and Signage as submitted with application HDC-2008-09 (Disk: Amor/Design/Design Prop/Heritage Square, dated 2-25-08):

1. Furnish and Install parapet wall above top of existing wall
2. Furnish and Install 8' high X 8' projection x 78'9" awning in three shades of Sunbrella Fabric per sketch.
3. Remove and Re-install existing Heritage Square sign breaking new parapet roof line per sketch. 6' high x 18' wide
4. Furnish and Install three sign panels without signage (2) 30" high x 14' wide and (1) 30" high x 18' wide.
5. Furnish and apply digital print overlay on top panels of storefront windows.

Applicant must return to the Commission for Signage approval and Parapet Brick Approval.

**AMENDMENT TO PERMIT PHDC08009 APPROVED 4-3-08**

Amend Sign Permit HDC-2008-09 Item #3

MOTION to approve the removal, Redecoration, and reinstallation of existing Heritage Square sign breaking new parapet roof line per sketch.

**REQUEST TO AMEND Item #4 DENIED 4-3-08**

MOTION to deny Item #4 from Permit HDC-2009-09 that would eliminate previously approved three sign panels. (Sign panels are to remain)

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

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

Official

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

**Payment of permit fee constitutes acceptance of the above terms.**



Historic Overlay Permit No: PHDC08009

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
Heritage Square

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

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

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

Work Description:

Historic District Commission on March 6, 2008 approved the the following items shown on the request from Amor Sign Studios/Ronald Gardin, 390 River Street are asking for Facade improvements and Signage as submitted with application HDC-2008-09 (Disk: Amor/Design/Design Prop/Heritage Square, dated 2-25-08):

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5. Furnish and apply digital print overlay on top panels of storefront windows.

Applicant must return to the Commission for Signage approval and Parapet Brick 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

Signature of Denise B. 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: Amar 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 18' 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 Store front windows

**PROCEDURE AND REQUIREMENTS:**

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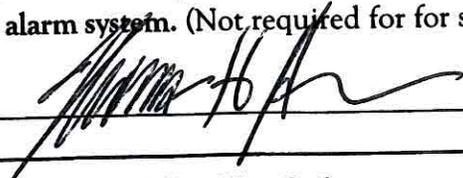
This application must be received by the City no less than 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan unless it is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

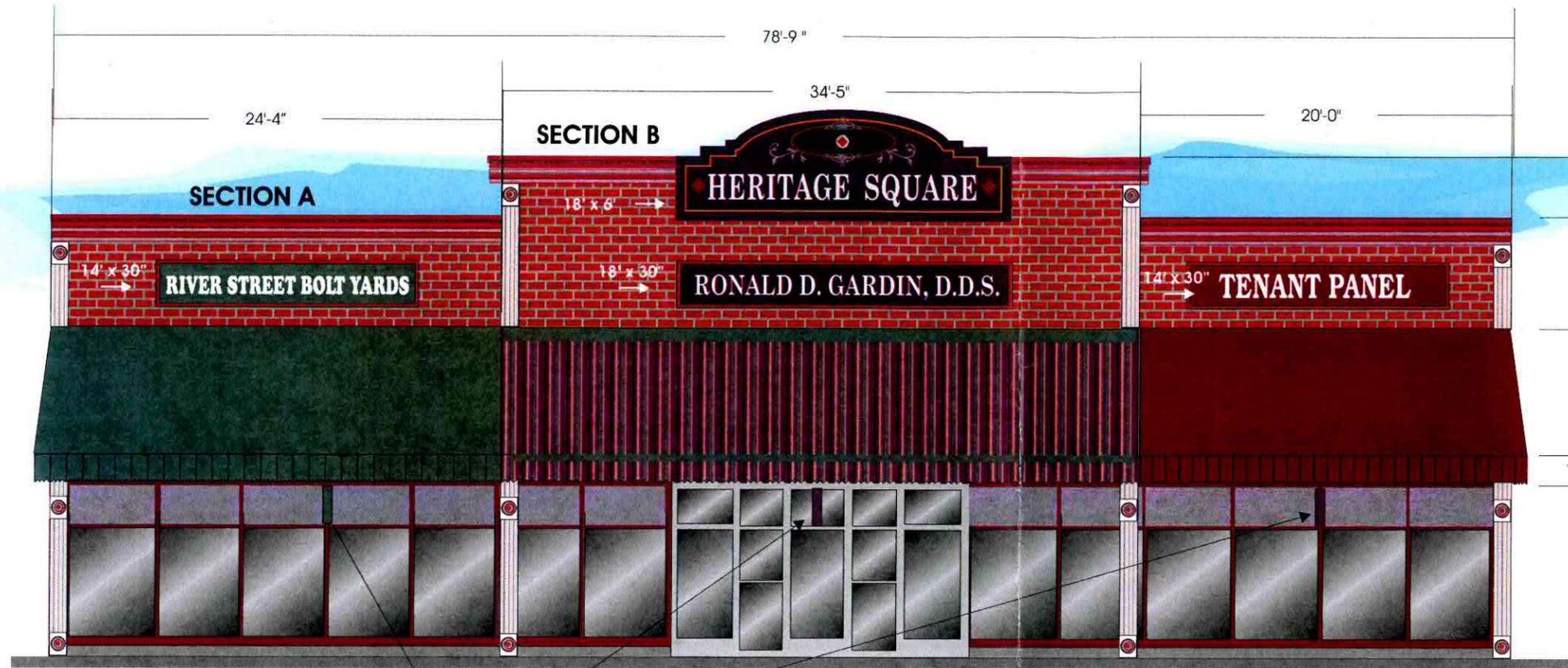
I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system. (Not required for signage)

APPLICANT'S SIGNATURE: \_\_\_\_\_



<b>Office Use Only:</b>	
Date Submitted: <u>2-25-08</u>	Application # <u>HDC-2008-09</u> Meeting Date: <u>3-6-08</u>
Notes: <u>Part of Application approved 3-6-08</u>	
<u>Applicant needs to return for signage &amp; Brick</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.



AWNING FABRIC:  
SUNBRELLA

4909 PLUM FANCY  
4631 BURGUNDY  
4637 FOREST GREEN

PANEL BRICK COLOR:  
OWENSBORO FLASHED MARTINGALE

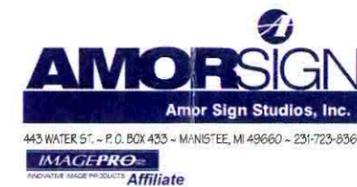
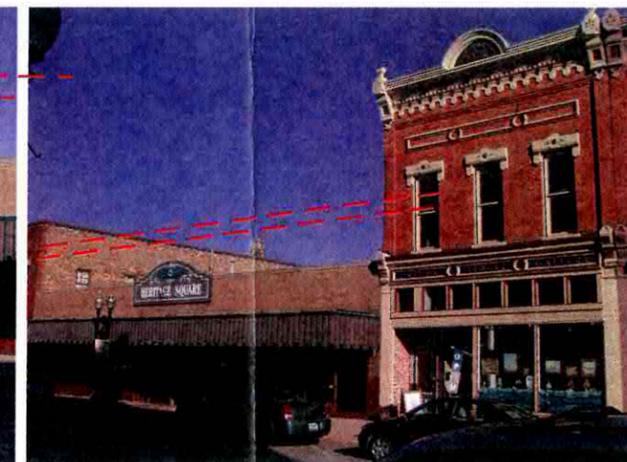
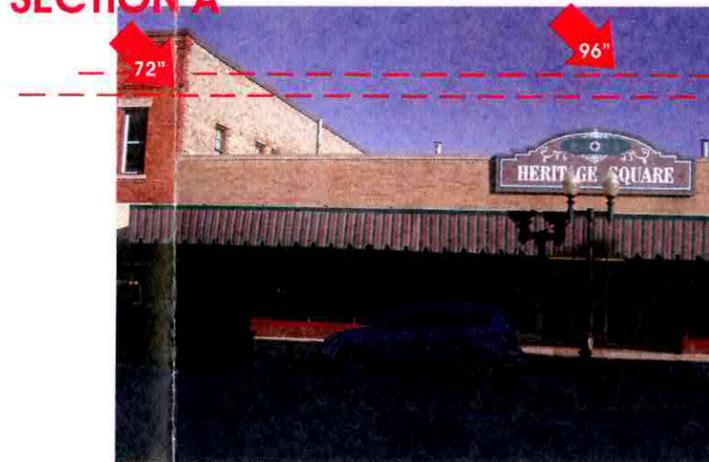


NO SCALE

3 - 12" x 48" HANGING  
UNDER CANOPY SIGNS  
DOUBLE FACE  
1/2" OMEGABOARD  
3M VINYL COPY

SECTION A

SECTION B



DATE: 2-25-08 SALES: THA  
SCALE: 1/8" = 1'  
GRAPHICS: WAYNE BIALIK

FILENAME: BUILDING FASCIA VER 5

DISK: AMOR/DESIGN/DESIGN PROP/HERITAGE SQUARE

AMOR SIGN STUDIOS, INC. reserves the exclusive right to this illustrated design.  
This design/illustration is protected by U.S. Federal Copyright Laws.  
Reproduction in all or part is STRICTLY FORBIDDEN.

GUIDE SPECIFICATIONS

COLORS

Panel Brick Manufacturing, Inc. has prepared a guide specification in electronic media, as an aid to specifiers in preparing written construction documents for Section 04840 - Thin Brick Brickettes® (c) and Panel Brick Veneer.

Please refer to our program on Sweets CD, [www.sweets.com](http://www.sweets.com), or our website at [www.thinbrickbyowensboro.com](http://www.thinbrickbyowensboro.com).

The present ownership of Thin Brick by Owensboro dates back to the late 1920's, when William N. Richard Sr. left the employ of a brick company in Tell City, Indiana and acquired a brick company in Rockport, Indiana. In 1954, his three sons, Bob, Jack and Bill purchased the Owensboro, Kentucky plant.

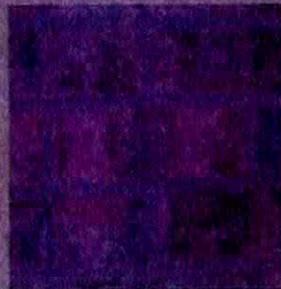
**Family Pride**

We are proud that our thin brick Brickettes® and Panel Brick have been specified and used on high profile interiors and exteriors throughout the US and the world. Well known retail companies such as: American Eagle, Barnes & Noble, The Gap, Harley Davidson, CVS Pharmacy and 84 Lumber have successfully integrated our products into their building designs. The designers of the Pittsburgh Pirates Stadium chose our Brickettes® to add a special ambiance to the stadium interior. In addition, our products have been used on many residential and commercial facilities such as apartments, condominiums, office buildings, hospitals, churches, and schools.

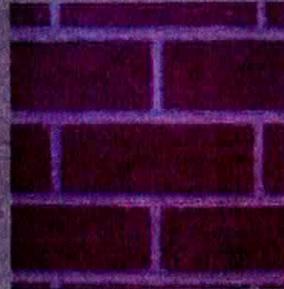
**Responsive Customer Care**

We make every effort to assure that every customer receives the personalized attention they deserve. It's just something extra customers can expect from Thin Brick by Owensboro. You could say that when it comes to customer care, we leave no brick unturned!

Choose from a palette of warm, rich color blends in both sand and smooth faces. Mix and match Brickettes®, Panel Brick and full-size brick because all of our products come in matching colors.



Bircham



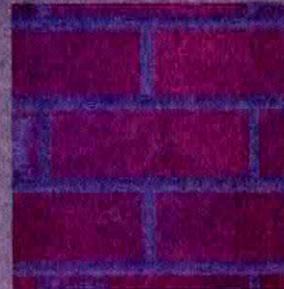
Martingale



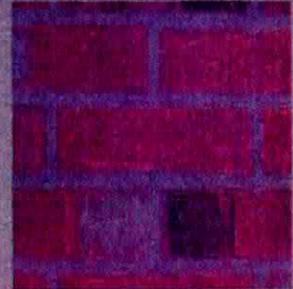
Colonial



Old Lexington



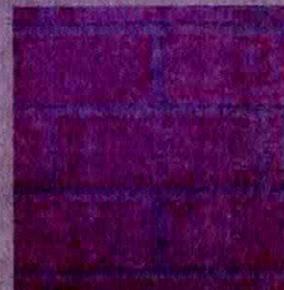
Cooperstown



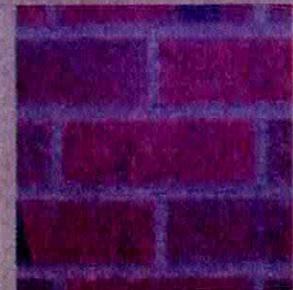
Old Oakley



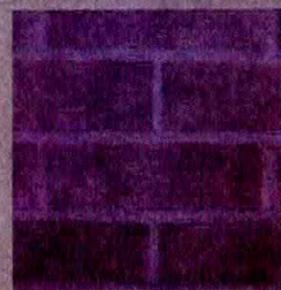
Flashed Martingale



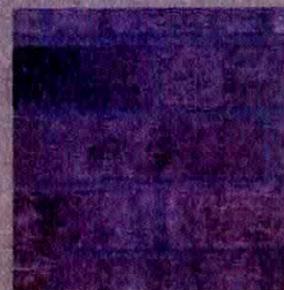
Rosewood



King William



Greywood



Sierra



Springfield

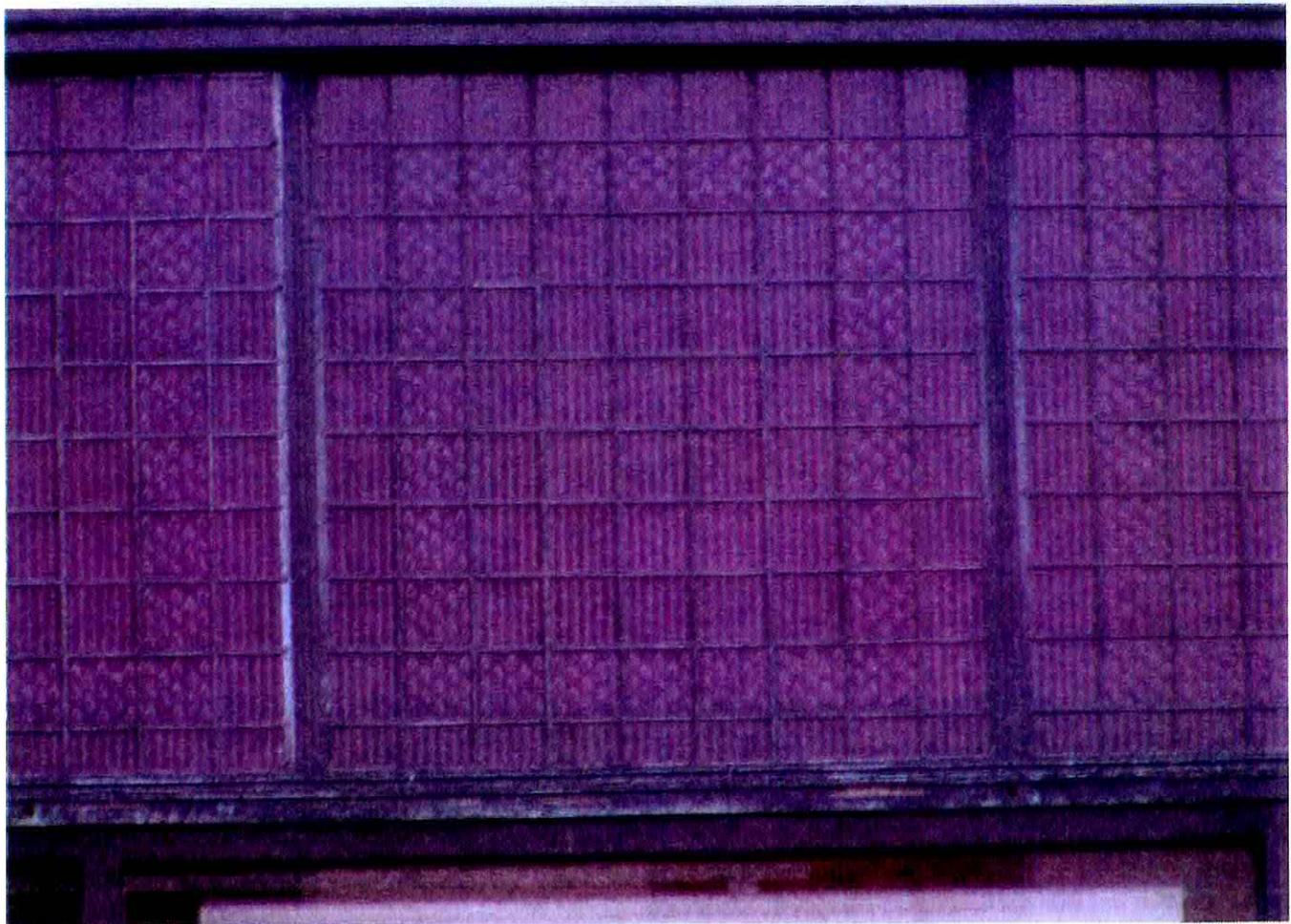
THIN BRICK *by Owensboro*

P.O. Box 907  
Owensboro, Kentucky 42302  
270-684-7268 • 270-685-5128

SEE US IN



[www.thinbrickbyowensboro.com](http://www.thinbrickbyowensboro.com)



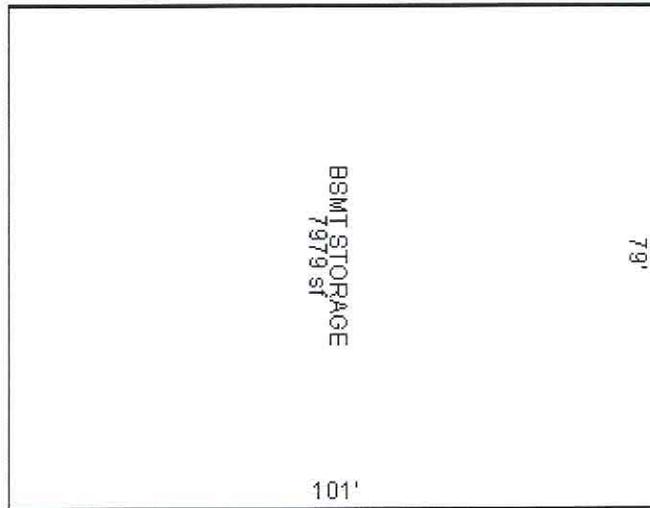
**Image/Sketch for Parcel: 51-51-452-701-04**

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

Caption: C001

Sketch by Apex I/vm

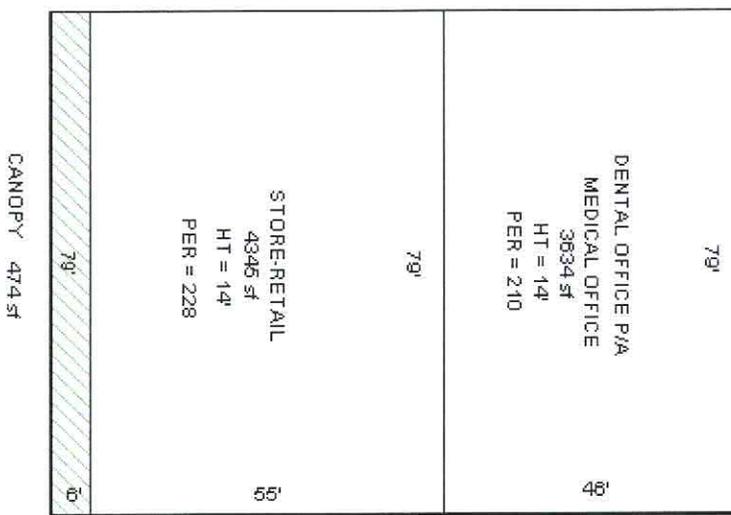
118.57



tenant signs  
2 @ 357  
Dr Gardin 457  
Heritage Sq 1088  
Hanging signs  
4 @ 37  

---

total 2357



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# Historic Overlay Permit No: PHDC08007

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**395 RIVER STREET** Location  
51-51-453-701-06

**PAWLOWSKI JAMES** Owner  
395 1/2 RIVER ST  
MANISTEE MI 49660  
Reusch Jewelers

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

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

**Work Description:** Historic District Commission approved the request from Amor Sign Studios/Reusch Jewelers, 395 River Street for window graphics on three window panes as submitted with application HDC-2008-07 (Disk Amor/Design/Designprop/Reusch Jewelers dated 2-19-08) conditional upon the removal of the two lighted signs (Reusch Jewelers Sign and Open Sign).

**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: Reusch Jewelers

Mailing Address: 395 River St.

Phone# & e-mail Address: 231-723-4313

Address of Affected Property: 395 River St.

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

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 Window Graphics on (3) Window Panes

\* Decoration: 22k Sign Gold Burnish Gild, with Black outline, and translucent Frosted Crystal vinyl film

\* Mounting: Pressed on Applied to inside surface.

**PROCEDURE AND REQUIREMENTS:**

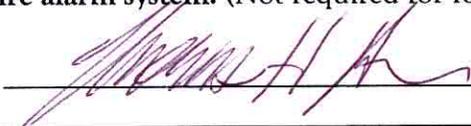
Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established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

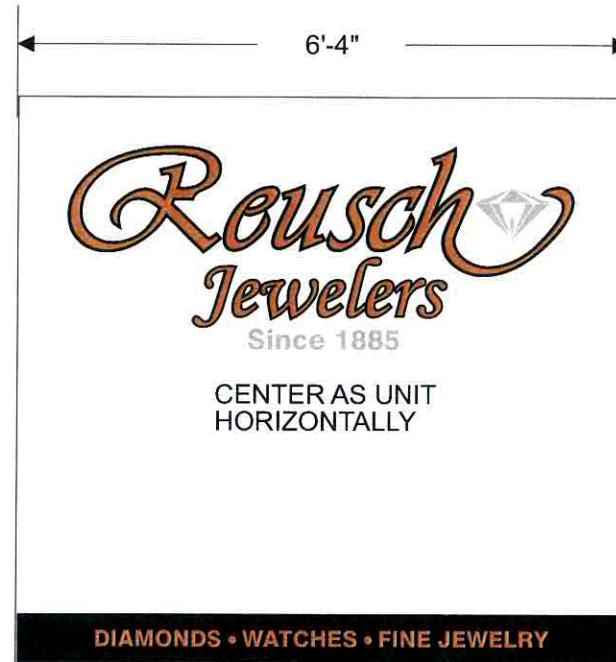
APPLICANT'S SIGNATURE: 

<b>Office Use Only:</b>		
Date Submitted: <u>2.25.08</u>	Application # <u>HDC-2008-07</u>	Meeting Date: <u>3.6.08</u>
Notes: <u>Approved by Historic District Commission 3.6.08</u>		
<u>Conditioned upon removal of 2 lighted signs</u>		
<u>"Reusch Jewellers Local sign" "Open" sign</u>		

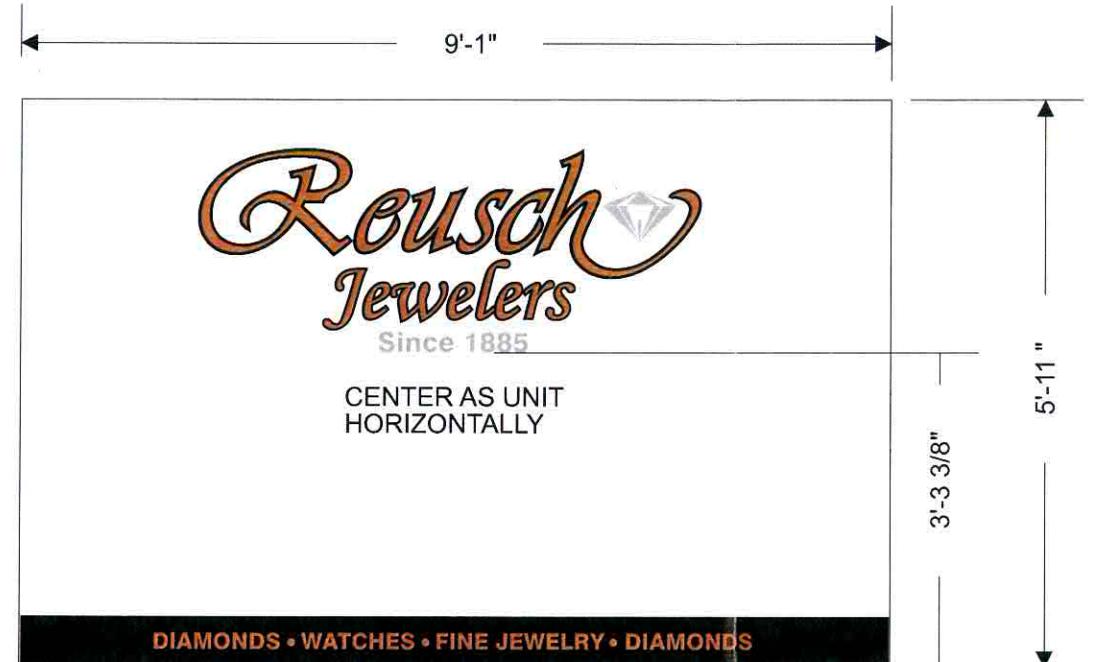
Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed.



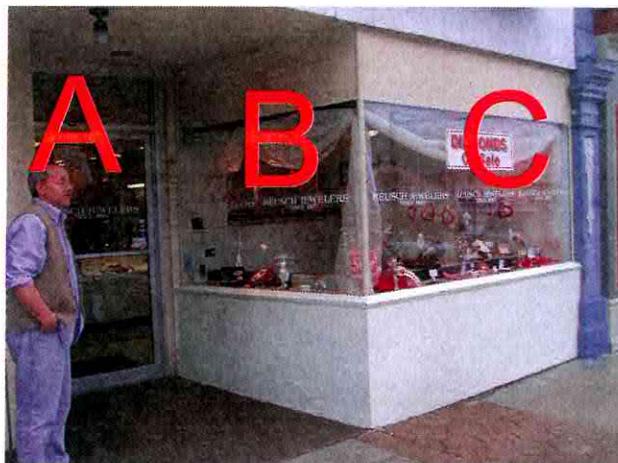
A



B



C



**ZONING CALCULATIONS:**

ALLOWABLE SIGN AREA: 21.75' X 1.5 = 32.63 SQ FT

PROPOSED:

- (A) 1' X 2.25' = 11.25 SQ FT
- (B) 2' X 5.25' = 10.50 SQ FT
- (C) 2' X 5.25' = 10.50 SQ FT

TOTAL: 32.25 SQ FT

22k SIGNGOLD BURNISHED GLASS  
REVERSE CUT (INSIDE OF GLASS)

220-12 BLACK 3M SCOTCHCAL OUTLINE

210-324 FROSTED CRYSTAL



DATE: 2-19-08 SALES: THA

SCALE: 1/2" = 1'

GRAPHICS: WAYNE BIALIK

FILENAME: WINDOW VINYL

DISK: AMOR/DESIGN/DESIGN PROP/REUSCH JEWELERS

AMOR SIGN STUDIOS, INC. reserves the exclusive right to file an illustration design. This design/illustration is protected by U.S. Federal Copyright Laws. Reproduction in all or part is STRICTLY FORBIDDEN.



MENS  
WOMENS  
SHOES  
**Carey's**

**REUSCH**  **JEWELERS**

**Snyder's**  
SHOES  
Since 1938 

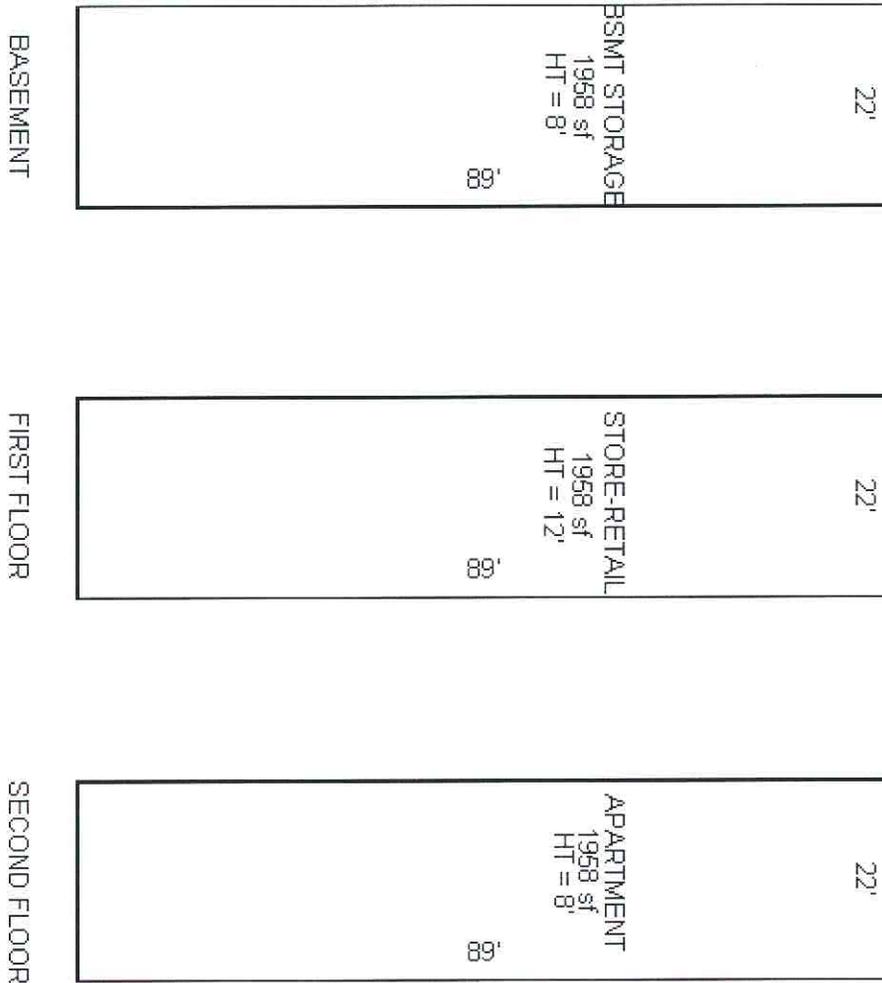
### Image/Sketch for Parcel: 51-51-453-701-06

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

Caption: C001

Sketch by Apex I/vm

33#  
50# minimum



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# Historic Overlay Permit No: PHDC08008

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  
Krahe & Associates

Issued: 03/07/08  
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:**

Historic District Commission approved on March 6, 2008 the the request from Amor Sign Studios/Thomas & Donna Krahe, to remove and dispose of existing awning, furnish and install a new entry awning, of Sunbrella/Natural Material #4604 with 24.26 sq. ft. of signage as submitted with application HDC-2008-08 (Disk: Amor/Design/Krahe & Associates, dated 2-25-08)

and

Void permit #PHDC08005 issued on February 12, 2008 for a ground mount sign.

**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: Thomas + Donna Krahe

Mailing Address: 3324 County Line Rd

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) \_\_\_\_\_

Proposed Work Start Date: \_\_\_\_\_ Proposed Completion Work Date: \_\_\_\_\_

Contractor/Builder: Amor Sign Studios Inc

Mailing Address: P.O. Box 433 Manistee, MI 49660

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

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

Furnish + Install (1) Entrance Awning

\* Dimensions: 5'0" high x 3'6" proj x 11'8" long

\* Fabric: Sunbrella / Natural

\* Decoration: HP vinyl film sealed on 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.

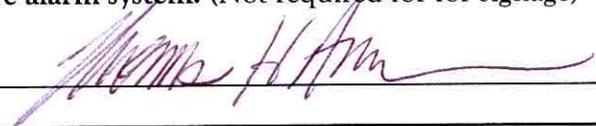
This application must be received by the City no less than 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan unless it is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

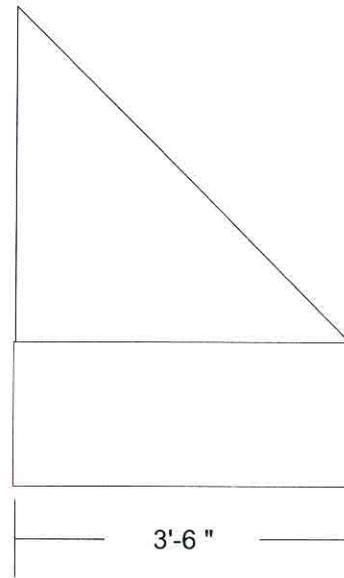


<b>Office Use Only:</b>		
Date Submitted: <u>2-25-08</u>	Application # <u>HDC-2008-07</u>	Meeting Date: <u>3-6-08</u>
Notes: <u>Approved by Historic District Commission 3-6-08</u>		
<u>Commission Voided Permit PHDC-08005 issued 2-12-08</u>		

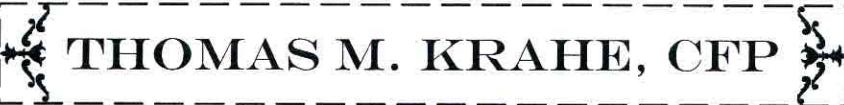
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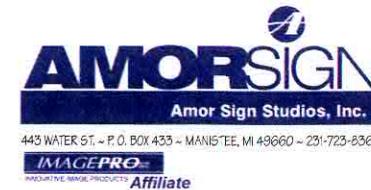
TRADITIONAL 3 POINT AWNING



**SUNBRELLA NATURAL 4604  
WITH SEALED ON HP VINYL:  
BLACK - PRIMROSE**



**ZONING CALCULATIONS:**  
 ALLOWABLE SIGN AREA: 30.25' X 1.5 = 45.375 SQ FT  
 AWNING COPY AREA:  
 (A) 2.25' X 9.5' = 21.38 SQ FT  
 (B) 0.33' X 8.75' = 2.88 SQ FT  
 TOTAL: 24.26 SQ FT



DATE: 2-25-08 SALES: THA  
 SCALE: 1/2" = 1'  
 GRAPHICS: WAYNE BIALIK  
 FILENAME: AWNING-RECOVER 4  
 DISK: AMOR/DESIGN/KRAHE & ASSOCIATES  
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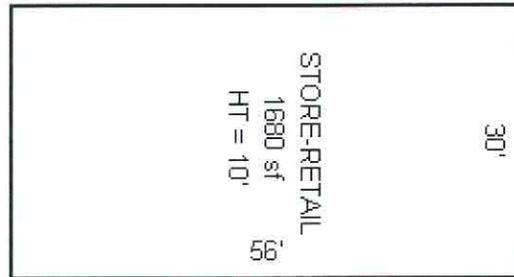
**Image/Sketch for Parcel: 51-51-270-709-01**

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

**Caption:** C001

Sketch by Apex Vm

45 ft  
50 ft max  
oil  
Washington St.



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MEMO TO: Denise Blakeslee  
FROM: Sid Scrimger, Fire Chief   
DATE: January 31, 2008  
SUBJECT: Knox Box - 319 and 321 River Street

Heath Darling recently delivered a Knox Box to the owner of 319 and 321 River Street. His examination of the location indicated on our master list discovered that placing the Knox Box anywhere in the alcove of that building will damage the decorative panels that cover the alcove (and most of the front) of that building. In order to expedite placement of the Knox Box and preserve the historic facade on this building I have approved placing the Knob Box on the east edge of the front of the building. This edge of the building is not covered with decorative panels and the Knox Box can be placed without damaging materials that would be difficult or impossible to replace.

## Denise Blakeslee

---

**From:** Jim Edewaard [jedewaard@woodlandrealty.com]  
**Sent:** Wednesday, February 20, 2008 8:20 AM  
**To:** Jon Rose  
**Cc:** Denise Blakeslee  
**Subject:** Manistee Inn

Denise and John,

At this point, I am no longer pursuing a purchase of the Manistee Inn. Your cooperation and assistance with my plans are very much appreciated and actually a refreshing experience that I am not generally accustomed to in other municipalities. There is interest from others in the property but I am unable to make financial sense of the project for my situation. Best wishes to you and again thanks!

Jim Edewaard, CCIM  
Coldwell Banker Commercial  
456 East 16th Street  
Holland, MI 49423  
800.660.6687  
Direct: 616.355.6302  
Fax: 616.396.8030

# NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on **Thursday, March 6, 2008 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

Saccharose, The Candy Store/334 River Street, Suite #2 - Window Signage/ Awning  
/Painting

Amor Sign Studios/Reusch Jewelers, 395 River Street - Window Signage.

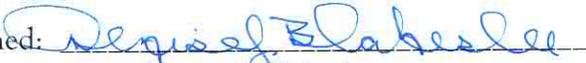
Amor Sign Studios/Thomas & Donna Krahe, 142 Washington Street - Awning with  
Signage

Amor Sign Studios/Ronald Gardin, 390 River Street - Facade improvements and Signage.

Maintenance of Historical Buildings

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 12:00 noon, Thursday, February 28, 2008 on the bulletin board at the south entrance to City Hall.

Signed:   
Denise J. Blakeslee