

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, September 4, 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 September 4, 2008 Agenda.

### IV Approval of Minutes

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

### V New Business

#### Amor Sign Studios/Richard Mosher, 358 River Street - Signage

Amor Sign Studios/Richard Mosher, 358 River Street are requesting to install signage to the door and a wall sign as submitted with application HDC-2008-29.

At this time the Historic District Commission can take action to approve/deny the request from Amor Sign Studios/Richard Mosher, 358 River Street to install signage to the door and a wall sign as submitted with application HDC-2008-29.

#### Amor Sign Studios, Manistee Insurance, 330 River Street - Awning and Signage

Amor Sign Studios/Manistee Insurance, 330 River Street are requesting to install an awning and signage to the building as submitted with application HDC-2008-30

At this time the Historic District Commission can take action to approve/deny the request from Amor Sign Studios/Manistee Insurance, 330 River Street to install an awning and signage to the building as submitted with application HDC-2008-30

## VI Old Business

### Amor Sign Studios/Manistee Inn & Marina, 378 River Street - Open ended Awnings & Signage

Amor Sign Studios/Manistee Inn & Marina, 378 River Street requested to install open ended awnings and signage as submitted with application HDC-2008-28 at the August 7, 2008 Historic District Commission Meeting. The Commission tabled the request until the September 4, 2008 Meeting to allow the applicant time to complete the application.

At this time the Historic District Commission can take action to approve/deny the request from Amor Sign Studios/Manistee Inn & Marina, 378 River Street to install open ended awnings and signage as submitted with application HDC-2008-28.

## 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



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

## MEMORANDUM

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TO: Historic District Commissioners  
FROM: Denise Blakeslee *DB*  
DATE: August 28, 2008  
RE: September 4, 2008 Meeting

Commissioners, We have the following items on the September 4, 2008 Historic District Commission Agenda:

**Amor Sign Studios/Richard Mosher, 358 River Street - Signage**

**Amor Sign Studios/Manistee Insurance, 330 River Street - Awning and Signage**

**Amor Sign Studios/Manistee Inn & Marina, 378 River Street - Awnings & Signage**

If you are unable to attend the meeting please call me at 398-2805. See you Thursday!

:djb



# Application for Signage and/or Awning 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: RICHARD MOSNER

Name of Applicant (if different): AMOR SIGN STUDIOS, INC.

Applicant Mailing Address: 443 WATER ST. MANISTEE, MI 49660

Phone# & e-mail Address: 231-723-8361 TOMA@AMORSIGN.COM

Name of Business/Tenant: YOGA FITNESS CENTER

Address of Affected Property: 358 RIVER STREET

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 at least 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review.

The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.

- ▶ Current photo of the structure as seen from the street where proposed work is to take place.
- ▶ Samples of proposed materials for awnings.
- ▶ Copy of proposed signage (drawn to scale) showing dimensions including colors of signage as it will appear on the property.
- ▶ Description of proposed materials for signage. (i.e. wood, vinyl lettering for windows, metal bands, etc.)
- ▶ If re-using/altering an existing sign color samples must be supplied and reviewed.
- ▶ Provide photo, composite sketch or digital print of building that shows all existing signage, that indicates if any signage is to be moved/removed and includes proposed new signage.
- ▶ Include in application a photo, composite sketch or digital print that shows the property as it would appear upon completion (must be to scale). If a ground mount sign is requested or exists it must be included with this photo, composite sketch or digital print.

- Provide a narrative of all signage (existing, proposed, removed, and signage to be moved/relocated). Including sizes be specific (be specific and describe each work separately. Use additional sheets if necessary):

A. FURNISH AND APPLY VINYL LETTERING TO ENTRANCE DOOR  
 \* SPECS PER DRAWING.

B. FURNISH AND INSTALL DOOR AND VINYL SIGN.  
 \* SPECS PER DRAWING.

The Historic District Commission will deny incomplete applications. The applicant will need to submit a new application for placement on the next Agenda (must be received at least 10 days prior to meeting).

By signing this form the Applicant/Agent agrees to the terms of the Sign Permit and agrees to remove any non-conforming signs prior to installation of new signage.

APPLICANT'S SIGNATURE:

PROPERTY OWNER'S SIGNATURE:

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.

Office Use Only:	
Date Submitted: 8-25-08	Application # HDC 2008-29 Expiration Date: _____
Notes/Approval: _____	

**Denise Blakeslee**

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**From:** Tom H. Amor [tom@amorsign.com]  
**Sent:** Tuesday, August 26, 2008 2:39 PM  
**To:** Denise Blakeslee  
**Subject:** RE: HDC confirmation  
**Attachments:** IMG\_0997.jpg

Hi Denise –

Here is a photo for Yoga Fitness. It's the same photo that is on the sketch. There is no current signage at this address.

***Thanks - Tom H. Amor (JR)***  
***Amor Sign Studios, Inc.***  
***800-922-2667 ext. 17***  
***cell: 231-342-1144***

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**From:** Denise Blakeslee [mailto:dblakeslee@ci.manistee.mi.us]  
**Sent:** Tuesday, August 26, 2008 2:16 PM  
**To:** Tom H. Amor  
**Subject:** RE: HDC confirmation

Tom-

I have received the photos you sent and will forward them to the Commissioners. I noted that you had "58" River Street for Richard Mosher. It actually is "358" River Street (I added the "3") to the request. I do not determine if an application is complete only the Commission can do that and Jon is not here this week for his review.

The only thing that I noted was that you did not include a current photo (which you can e-mail me) of 358 River Street and the signage that is currently on the building for "Hulls" that is Richard Mosher's building.

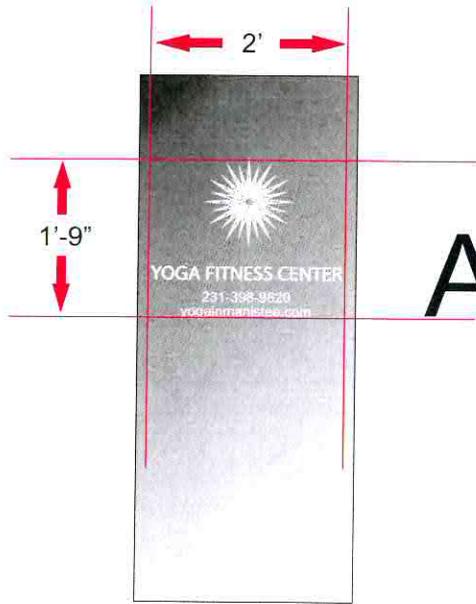
I will be off tomorrow to take my daughter to college. I will be back in the office on Thursday. My hopes are to have the packets agenda, copies of packets ready to mail to the commission by the end of the day on Thursday.

Thank you-

Denise

Denise Blakeslee  
Planning & Zoning  
City of Manistee  
P.O. Box 358, 70 Maple Street  
Manistee, MI 49660  
231.398.2805  
dblakeslee@ci.manistee.mi.us

8/26/2008



**A** DOOR GLASS  
27" X 66"  
LOGO ON CENTER  
60" FROM GROUND

220-10 WHITE  
VINYL WINDOW LETTERS

**ALLOWABLE WALL SIGNAGE:**  
10' X 1.5 = 15 SQ FT

**PROPOSED WALL SIGNAGE:**  
A. 1.75 X 2 = 3.5 SQ FT  
B. 2 X 1.5 = 3 SQ FT

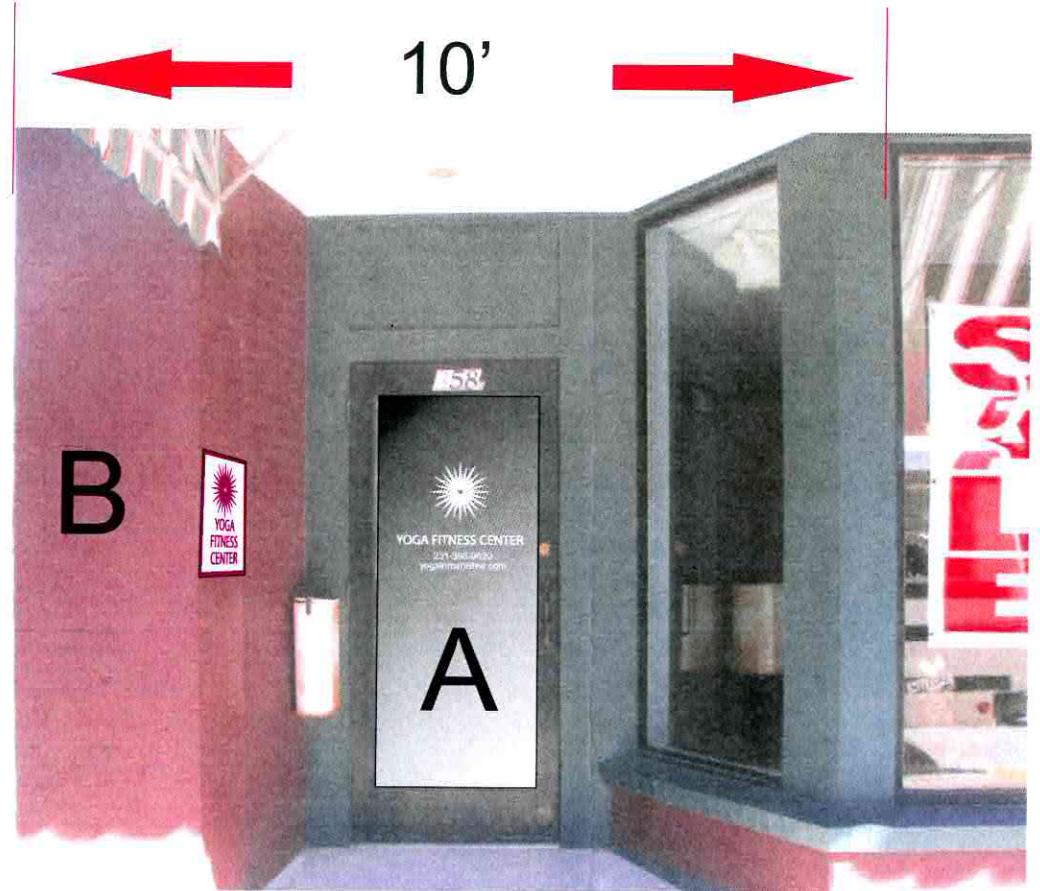
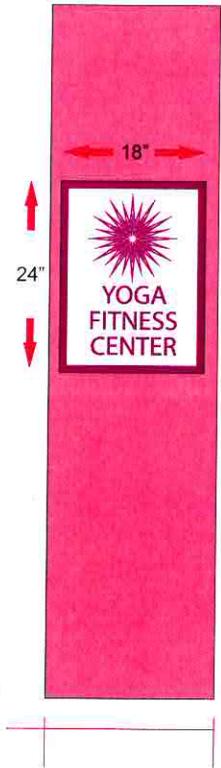
**TOTAL 6.5 SQUARE FEET**

**B**

3MM DIBOND PANEL  
FASTENED TO WALL  
WITH MASONRY  
FASTENERS

PMS 222 PURPLE

PS VINYL W/LAMINATE  
CENTER  
60" FROM GROUND



**ALL GLASS EXTERIOR APPLIED**



DATE: 8-21-08 SALES: THA  
SCALE: 1/2" = 1'  
GRAPHICS: WAYNE BIALIK

FILENAME: DOOR LETTERING

DISK: AMOR/DESIGN/DESIGN PROP/YOGA FITNESS CENTER

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**From:** Tom H. Amor [mailto:tom@amorsign.com]  
**Sent:** Tuesday, August 26, 2008 10:58 AM  
**To:** Denise Blakeslee  
**Subject:** HDC confirmation

Hi Denise –

I sent photos and sign schedules for Manistee Inn and Manistee Insurance. Please confirm whether you received them and whether our (3) applications will be considered complete.

***Thanks - Tom H. Amor (JR)***  
***Amor Sign Studios, Inc.***  
***800-922-2667 ext. 17***  
***cell: 231-342-1144***



SUITE 58

Red and white sign with illegible text



Historic Overlay Permit No: PHDC08030

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

330 RIVER STREET Location
51-51-452-704-01

CADILLAC REAL ESTATE & Owner
932 NORTH MITCHELL ST
CADILLAC MI 49601

Issued: 09/05/08
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 8361
MANISTEE MI 49660

Work Description: Certificate of Appropriateness as approved by the Historic District Commission during their meeting of September 4, 2008 for the following:

A request from Amor Sign Studios/Manistee Insurance, 330 River Street to install an awning and signage to the North and South building elevation as submitted with new plans as submitted under application HDC-2008-30, [DISK: Amor/Design Prop/Manistee Insurance; FILE NAME: Awning V3; DATE 8/29/08] and to deny signage on the East Elevation because the signage would exceed the amount of signage that is allowed under the ordinance.

The two pre-existing internally lit signs must be removed prior to installation of new signage.

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

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 Signage and/or Awning

## Manistee Commercial Historic District

Historic District Commission, 70 Maple Street, Manistee, MI 49660 231.398-2805 [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

Please Print or Type

Name of Property Owner: MANISTEE INSURANCE AGENCY  
Name of Applicant (if different): AMOR SIGN STUDIOS, INC.  
Applicant Mailing Address: 443 WATER ST. MANISTEE, MI 49660  
Phone# & e-mail Address: 231-723-8361 toma@amorsign.com  
Name of Business/Tenant: MANISTEE INSURANCE AGENCY  
Address of Affected Property: 330 RIVER STREET

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 at least 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review.

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- ▶ Samples of proposed materials for awnings.
- ▶ Copy of proposed signage (drawn to scale) showing dimensions including colors of signage as it will appear on the property.
- ▶ Description of proposed materials for signage. (i.e. wood, vinyl lettering for windows, metal bands, etc.)
- ▶ If re-using/altering an existing sign color samples must be supplied and reviewed.
- ▶ Provide photo, composite sketch or digital print of building that shows all existing signage, that indicates if any signage is to be moved/removed and includes proposed new signage.
- ▶ Include in application a photo, composite sketch or digital print that shows the property as it would appear upon completion (must be to scale). If a ground mount sign is requested or exists it must be included with this photo, composite sketch or digital print.

- ▷ Provide a narrative of all signage (existing, proposed, removed, and signage to be moved/relocated). Including sizes be specific.(be specific and describe each work separately. Use additional sheets if necessary):

FURNISH AND INSTALL (1) AWNING ON SOUTH ELEVATION.  
\* SPECS PER DRAWING.

FURNISH AND APPLY WINDOW GRAPHICS TO SOUTH WINDOW.  
\* SPECS PER DRAWING

REPAINT AND REINSTALL WALL SIGN ON EAST ELEVATION.  
\* SIGN TO BE REMOVED FROM FRONT AND  
REPAINTED AND REINSTALLED ON EAST SIDE.

REPAINT AND REINSTALL WALL SIGN ON NORTH ELEVATION  
\* SIGN TO BE REMOVED FROM EAST WALL  
AND REPAINTED AND REINSTALLED ON NORTH.

The Historic District Commission will deny incomplete applications. The applicant will need to submit a new application for placement on the next Agenda (must be received at least 10 days prior to meeting).

*By Signing this form the Applicant/Agent agrees to the terms of the Sign Permit and agrees to remove any non-conforming signs prior to installation of new signage.*

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

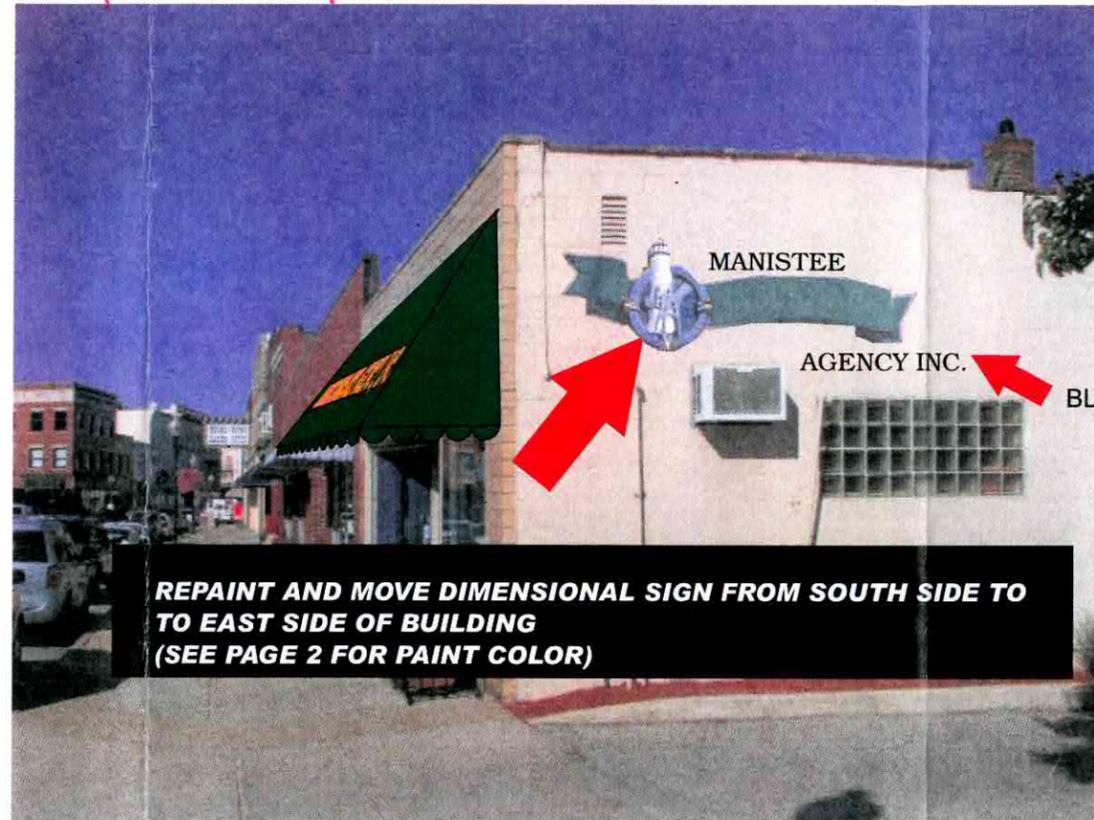
PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

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.

Office Use Only:	
Date Submitted: <u>8.25.08</u>	Application # <u>HDC-2008-30</u> Expiration Date: _____
Notes/Approval: _____	

New Signage Plan

Submitted at HDC meeting 8.4.08 - Replaces previous plan submitted with Application.



PMS 349 AND BLACK

LETTERING:  
28' X 18"



3 POINT AWNING

SUNBRELLA : 4637 FOREST GREEN/SCALLOPED 6" VALANCE

SEALED ON 230 GOLD COPY WITH BLACK OUTLINE

ENDS: SEALED ON DIGITAL LOGO WITH LAMINATE

62" X 79" WINDOW SPACE

VINYL WINDOW GRAPHICS:

230 GOLD NUGGET  
BLACK OUTLINE

PS DIGITAL ART WITH LAMINATE  
CENTER IN GLASS ON OUTSIDE  
CONTOUR CUT WITH HOLES

PAGE 1

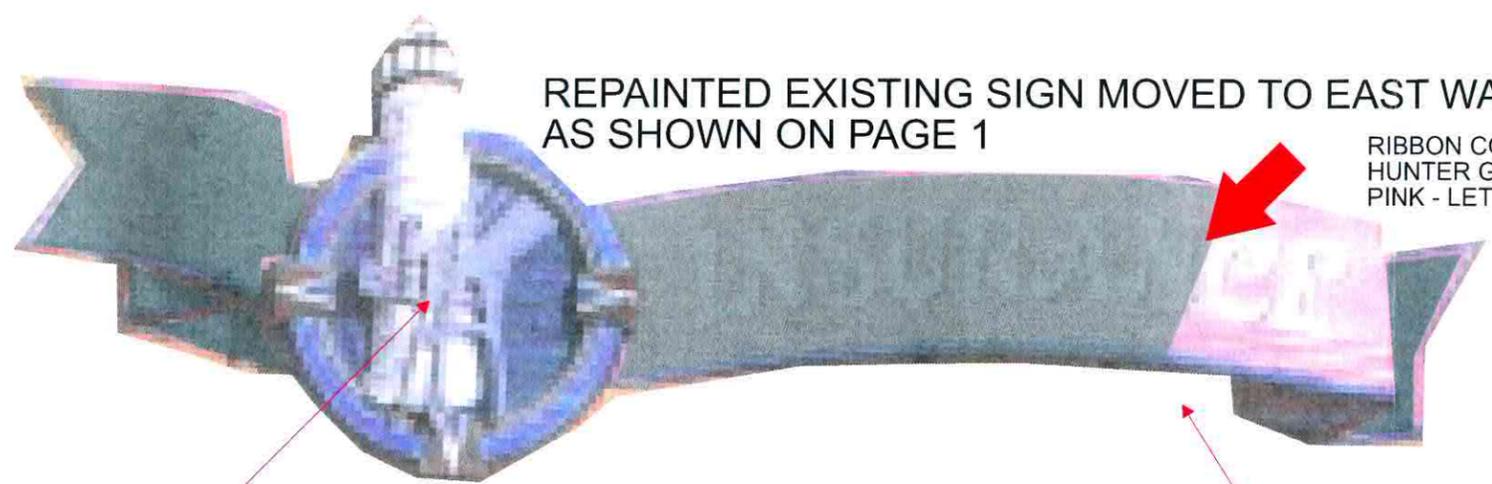
VECTOR LOGO ART REQUIRED FOR PRODUCTION



DATE: 8-29-08 SALES: THA  
SCALE: 1/8" = 1'  
GRAPHICS: WAYNE BIALIK

FILENAME: AWNING V3

DISK: AMOR/DESIGN/DESIGN PROP/MANISTEE INSURANCE



REPAINTED EXISTING SIGN MOVED TO EAST WALL  
AS SHOWN ON PAGE 1

RIBBON COLOR BECOMES  
HUNTER GREEN INSTEAD OF  
PINK - LETTERS REMAIN WHITE WITH BLACK SHADOW

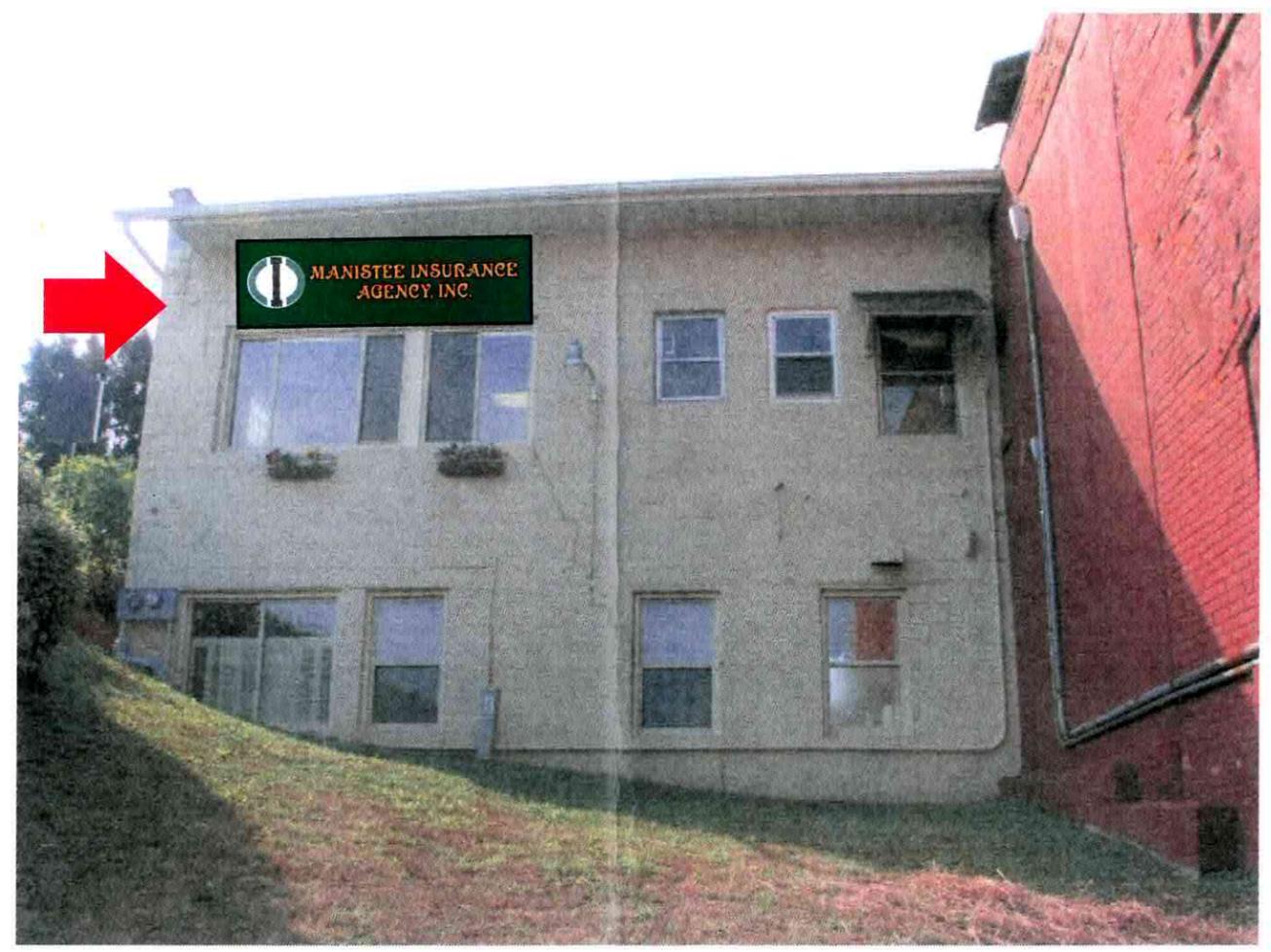
REPAINTED EXISTING DIMENSIONAL SIGN

LIGHTHOUSE BULLETIN COLOR:  
WHITE  
BLACK  
MED GRAY  
MED BLUE AND TEAL

RIBBON:  
PMS 294 BLUE  
PMS 188 BURGUNDY  
WHITE  
BLACK

REPLACEMENT 3MM DIBOND PANELS  
ON TUBE FRAME  
PSA DIGITAL WITH LAMINATE  
230 GOLD NUGGET WITH BLACK OUTLINE  
BORDER AND SIDES BLACK

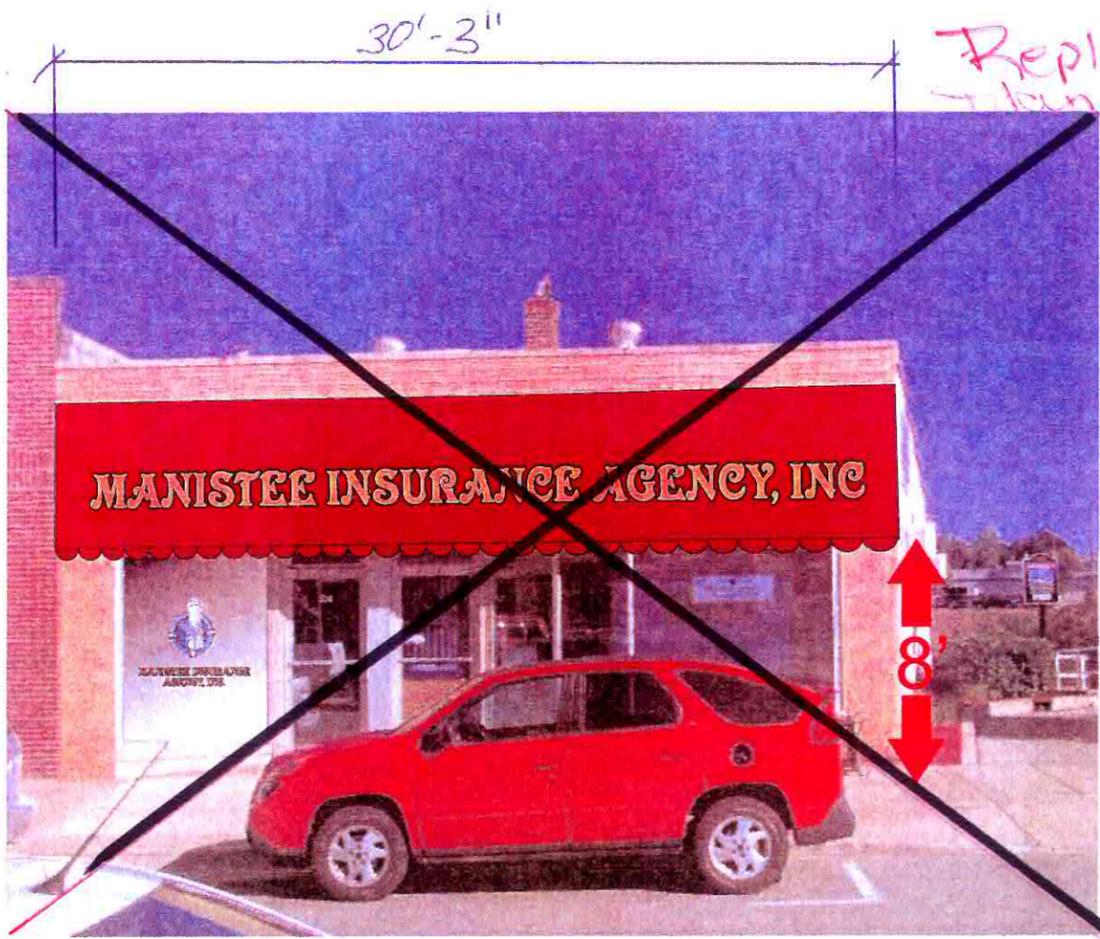
SIGN SIZE:  
3' X 10'



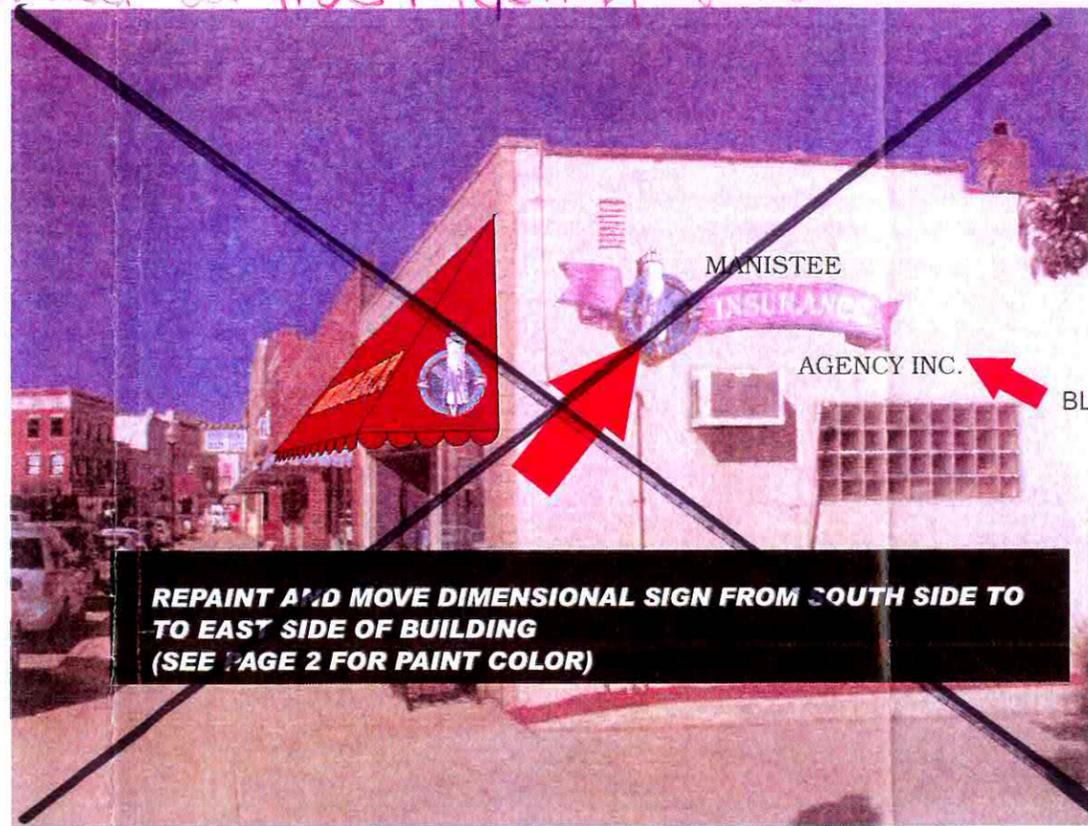
DATE: 8-21-08    SALES: THA  
SCALE: 1/8" = 1'  
GRAPHICS: WAYNE BIALIK  
FILENAME: AWNING  
DISK: AMOR.DESIGN\DESIGN PROP\MANISTEE INSURANCE

PAGE 2

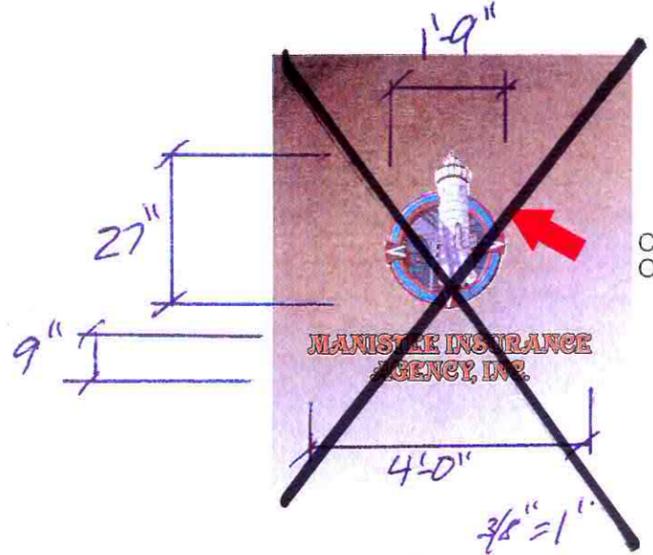
VECTOR LOGO ART REQUIRED FOR PRODUCTION



Replaced by new signage  
 sign submitted at HDC meeting 8.4.08



ALLOWABLE SIGN AREA  
 (EAST ELEVATION)  
 $50 \times 1.75 = 87.50$   
 PROPOSED SIGN AREA  
 (EAST ELEVATION)  
 $4 \times 12 = 48 \text{ SR. FT.}$



COLORS PER PAINTED SIGN  
 ON EAST WALL SEE PAGE 2

LETTERING:  
 28" X 18"



LIGHTHOUSE GRAPHIC:  
 27" X 35"

- 3 POINT AWNING
- SUNBRELLA : BURGUNDY
- SCALLOPED 6" VALANCE
- SEALED ON 230 GOLD COPY WITH BLACK OUTLINE
- ENDS: SEALED ON DIGITAL LIGHTHOUSE WITH LAMINATE

62" X 79" WINDOW SPACE  
 VINYL WINDOW GRAPHICS:  
 230 GOLD NUGGET  
 BLACK OUTLINE  
 PS DIGITAL AR WITH LAMINATE  
 CENTER IN GLASS ON OUTSIDE

ALLOWABLE SIGN AREA (SOUTH ELEVATION)  
 $30.25 \times 1.5 = 45.375$   
 PROPOSED SIGN AREA (SOUTH ELEVATION)  
 AWNING:  $1.5 \times 28 = 42 \text{ SR FT}$   
 LOGO ENDS:  $2.25 \times 2.92 = 6.57 \times 2 = 13.14 \text{ SR FT}$   
 WINDOW:  $2.25 \times 1.75 = 3.93$   
 $.75 \times 4 = 3$   
 TOTAL PROPOSED WALL: 50.07

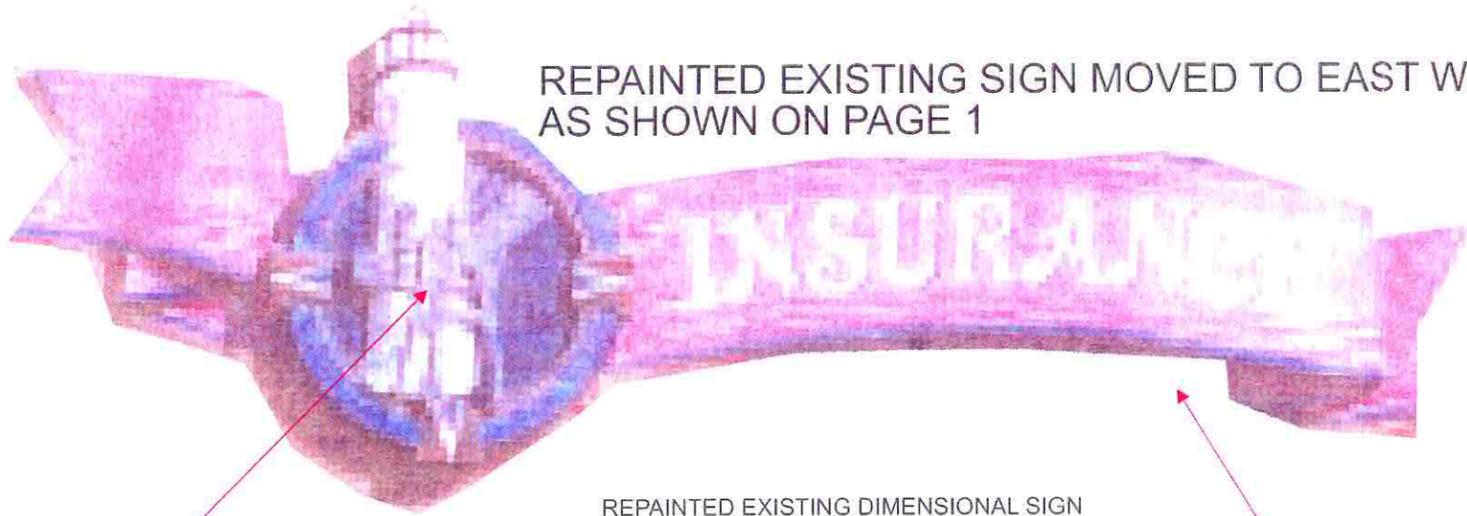
PAGE 1



DATE: 8/1/08  
 DRAWN BY: J. J. JONES  
 GRAPHIC DESIGNER: J. J. JONES  
 FILENAME: AWNING  
 CHECK: J. J. JONES

Replaced by  
New Signage Plan  
Submitted at HDC  
Meeting 8.4.08

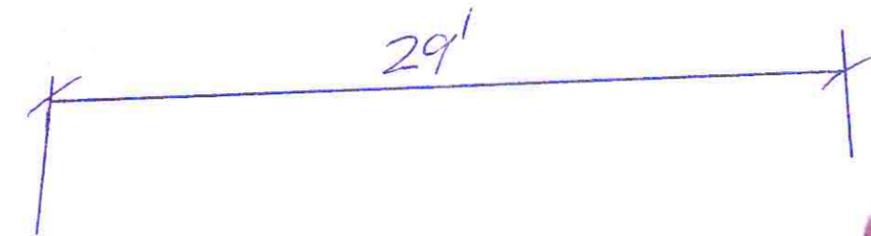
REPAINTED EXISTING SIGN MOVED TO EAST WALL  
AS SHOWN ON PAGE 1



REPAINTED EXISTING DIMENSIONAL SIGN

LIGHTHOUSE BULLETIN COLOR:  
WHITE  
BLACK  
MED GRAY  
MED BLUE AND TEAL

RIBBON:  
PMS 294 BLUE  
PMS 188 BURGUNDY  
WHITE  
BLACK



ALLOWABLE SIGN SQUARE FOOTAGE:

$$29 \times .75 = 21.75 \text{ SQ. FT.}$$

PROPOSED WALL SIGNAGE:

$$3' \times 10' = 30 \text{ SQ. FT.}$$

MOVE EXISTING SIGN FROM EAST WALL  
TO NORTH SIDE OF BUILDING  
CENTER OVER WINDOWS

SIGN SIZE:  
3' X 10'



## Denise Blakeslee

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**From:** Tom H. Amor [tom@amorsign.com]  
**Sent:** Tuesday, August 26, 2008 10:40 AM  
**To:** Denise Blakeslee  
**Subject:** Manistee Insurance - Existing sign photos & existing sign schedule  
**Attachments:** South Elevation.jpg; close-up east wall sign.jpg; close-up south wall sign.jpg; close-up windows.jpg; East Elevation.jpg; North Elevation.jpg

Hi Denise –

Attached are photos of Manistee Insurance showing the existing signs. Here is a schedule:

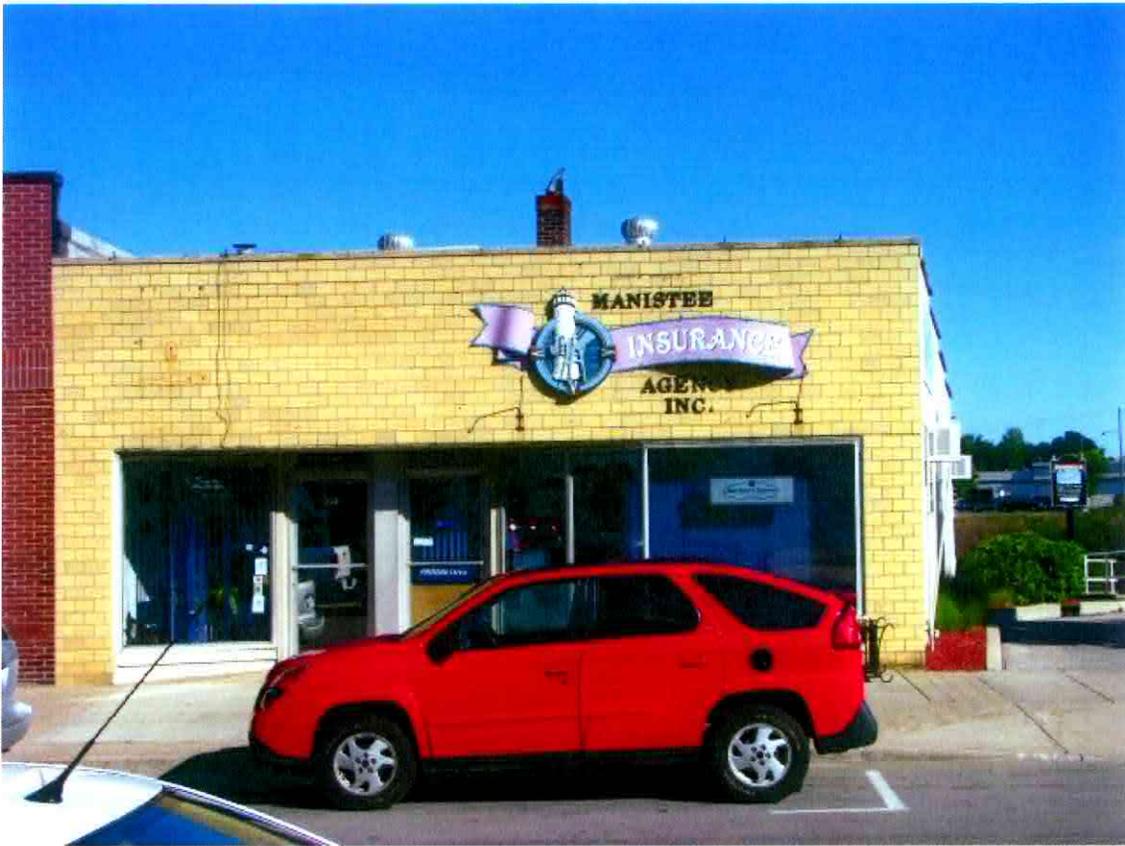
### **South elevation:**

- 3-D Manistee Insurance wall sign (40 sq. ft.) - - This sign is proposed to be repainted and reinstalled on the east elevation.
- Interior hanging Auto Owners sign (3 sq. ft.) - - This sign would remain.

### **East Elevation:**

- Manistee Insurance wall sign (30 sq. ft.) - - This sign is proposed to be repainted and reinstalled on the north elevation.

***Thanks - Tom H. Amor (JR)***  
***Amor Sign Studios, Inc.***  
***800-922-2667 ext. 17***  
***cell: 231-342-1144***



South Elevation



Close up Sign currently on South Elevation to be removed, re-painted and re-installed on the East Elevation



South Elevation – Close up of Windows



North Elevation of Building



East Building Elevation



Existing East Elevation Sign – to be removed, re-painted and re-installed on rear of building - North Elevation



MANISTEE

INSURANCE

AGENCY  
INC.



MANISTEE

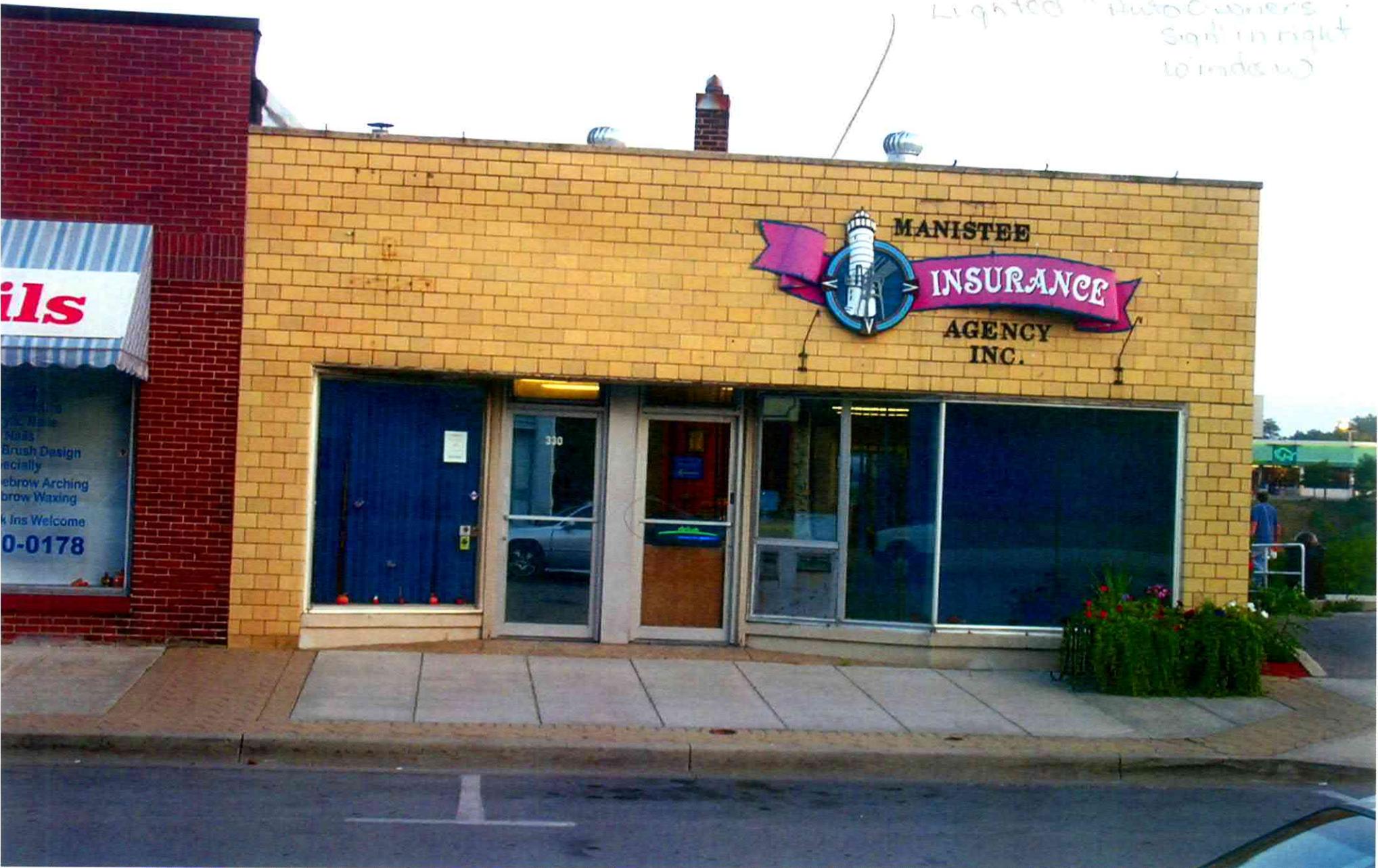
PROGRESSIVE

Auto Dealer's License

MANISTEE  
**INSURANCE**  
AGENCY  
INC.



Lighted sign in door  
Lighted "Auto Owners  
Sign" in right  
window



ils

Brush Design  
Specialty  
Brow Arching  
Brow Waxing  
Kins Welcome  
0-0178

MANISTEE

INSURANCE

AGENCY  
INC.

330

**Image/Sketch for Parcel: 51-51-452-704-01**

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

**Caption:** C001

Sketch by Apex I/M

*Handwritten notes:*  
front  
100'  
total

BSMT = 1192 SF  
3/4 OF FIRST FLOOR AREA

Ordinances Allow  
min standards

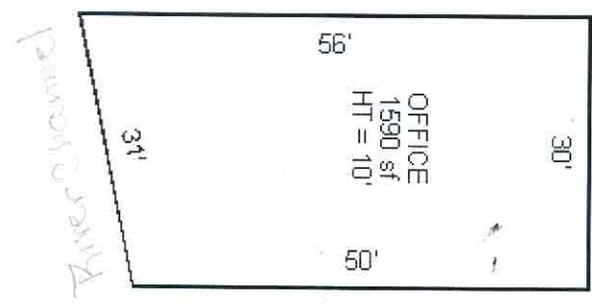
River Street 50%  
River Channel 25%  

---

75% total

Proposed  
Signage 125 SF  
Channel 75 SF

Additional  
Channel  
if permitted  
by zoning  
ordinance



River St

We have allowed businesses in the past to transfer a portion of their signage allowance to the front of a building. We are now allowing businesses to use additional signage for a building.

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[Privacy Policy](#)

- a. For Use Type 3, as provided in Section 2108, in the C-1, C-2, C-3 and W-F districts when fronting US-31, wall, window, marquee, and/or electronic signs shall be permitted and the maximum cumulative sign area permitted expressed in square feet shall be not more than 1.5 times the principal building width, measured from corner to corner, facing the public right-of-way. [Annotation: the word principal was added for clarification purposes by Amendment 07-16, effective 5/29/07]
  1. The maximum width of any wall sign shall not exceed ninety (90) percent of the width of the wall to which the sign is attached and shall not project higher than the roofline of the structure to which it is attached.
  2. For buildings located on corner lots where two or more sides of the building face a public right-of-way, maximum permitted cumulative sign area may be determined for each building side that faces the road right-of-way provided that all such sign area shall only be allowed to the building side for which it is based.
- b. For Use Type 3, as provided in Section 2108, in the C-1, C-2, C-3 and WF districts that do not front US-31, wall, ground, projecting, window and marquee signs shall be permitted and the maximum cumulative sign area permitted expressed in square feet shall not be more than 1.5 times the principal building width, measured from corner to corner, facing the public right-of-way, or fifty (50) square feet, which ever is greater. [Annotation: the word principal was added for clarification purposes by Amendment 07-16, effective 5/29/07]
  1. The maximum width of any wall sign shall not exceed ninety (90) percent of the width of the wall to which the sign is attached and shall not project higher than the roofline of the structure to which it is attached.
  2. For buildings located on corner lots where two or more sides of the building face a public right-of-way, maximum permitted cumulative sign area may be determined for each building side that faces the road right-of-way provided that all such sign area shall only be allowed to the building side for which it is based.
  3. Projecting signs shall be limited to one per parcel and no greater than sixteen (16) square feet in area.
- c. For Use Type 3, as provided in Section 2108, in the C-2, C-3 and WF districts with water frontage, wall, ground, projecting, window and marquee signs shall be permitted on the water front side and the maximum cumulative sign area permitted expressed in square feet shall not be more than .75 times the principal building width, measured from corner to corner, facing the public right-of-way, or twenty-five (25) square feet, which ever is greater.



Historic Overlay Permit No: PHDC08028

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

378 RIVER STREET Location
51-51-452-702-01

SHREENIVAS MOTEL INC Owner
5 VALEWOOD COURT
STREAMWOOD IL 601072615
(231) 723 4000 Vincient's Ice Cream Shop

Issued: 09/05/08
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 8361
MANISTEE MI 49660

Work Description:

The Historic District Commission at their meeting of August 7, 2008 noted that the proposed project at the Manistee Inn and Marina is commendable, but the application is incomplete and the request will be tabled until the September 4, 2008 meeting.

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of September 4, 2008 for the following:

A request from Amor Sign Studios/Manistee Inn & Marina, 378 River Street to install open ended awnings and signage as submitted with application HDC-2008-28 [DISK Amor/Design/Design Prop/Manistee Inn 2008; FILENAME: Manistee Inn; DATE 8-19-08].

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 an official

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.



2nd  
Application  
Complete

Application for Signage  
and/or Awning  
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: RK INVESTMENTS  
Name of Applicant (if different): AMOR SIGN STUDIOS, INC.  
Applicant Mailing Address: 443 WATER ST. MANISTEE, MI 49660  
Phone# & e-mail Address: 231-723-8361 toma@amorsign.com  
Name of Business/Tenant: MANISTEE INN & MARINA  
Address of Affected Property: 378 RIVER STREET

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 at least 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review.

The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.

- ▷ Current photo of the structure as seen from the street where proposed work is to take place.
- ▷ Samples of proposed materials for awnings.
- ▷ Copy of proposed signage (drawn to scale) showing dimensions including colors of signage as it will appear on the property.
- ▷ Description of proposed materials for signage. (i.e. wood, vinyl lettering for windows, metal bands, etc.)
- ▷ If re-using/altering an existing sign color samples must be supplied and reviewed.
- ▷ Provide photo, composite sketch or digital print of building that shows all existing signage, that indicates if any signage is to be moved/removed and includes proposed new signage.
- ▷ Include in application a photo, composite sketch or digital print that shows the property as it would appear upon completion (must be to scale). If a ground mount sign is requested or exists it must be included with this photo, composite sketch or digital print.

Provide a narrative of all signage (existing, proposed, removed, and signage to be moved/relocated). Including sizes be specific. (be specific and describe each work separately. Use additional sheets if necessary):

FURNISH AND INSTALL (5) AWNINGS ON SOUTH ELEVATION,  
\* SPECS PER DRAWING

\* 1 AWNING WITH MANISTEE INN COPY

\* 1 AWNING WITH VINCENTS ICE CREAM COPY

FURNISH AND INSTALL (2) "M" LOGOS ON SOUTH WALL,  
\* SPECS PER DRAWING

FURNISH AND INSTALL (1) HANGING SIGN ON SOUTH WALL,  
\* SPECS PER DRAWING

FURNISH AND INSTALL (8) AWNINGS ON EAST ELEVATION,  
\* SPECS PER DRAWING

FURNISH AND INSTALL (1) "M" LOGO ON EAST ELEVATION,  
\* SPECS PER DRAWING

FURNISH AND INSTALL (16) AWNINGS ON NORTH ELEVATION,  
\* SPECS PER DRAWING

FURNISH AND INSTALL "MANISTEE INN & MARINA" LETTERS  
ON NORTH ELEVATION.  
\* SPECS PER DRAWING

The Historic District Commission will deny incomplete applications. The applicant will need to submit a new application for placement on the next Agenda (must be received at least 10 days prior to meeting).

By Signing this form the Applicant/Agent agrees to the terms of the Sign Permit and agrees to remove any non-conforming signs prior to installation of new signage.

APPLICANT'S SIGNATURE: [Signature]

PROPERTY OWNER'S SIGNATURE: [Signature]

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.

Office Use Only:		
Date Submitted: <u>8.25.08</u>	Application # <u>HDC-2008-08</u>	Expiration Date: _____
Notes/Approval: _____		

## Denise Blakeslee

**From:** Tom H. Amor [tom@amorsign.com]  
**Sent:** Tuesday, August 26, 2008 10:39 AM  
**To:** Denise Blakeslee  
**Subject:** Manistee Inn - existing sign photos and schedule of existing signs  
**Attachments:** South Awning.jpg; close-up Vincent South Window.jpg; close-up South Doors.jpg; close-up Dem South window.jpg; Entrance gate letters.JPG; close-up east signs.jpg; East awning.JPG; Rear Elevation.JPG; South Elevation - perspective.JPG; South Elevation - Left half.JPG; South Elevation - right half.JPG

Hi Denise –

Attached are photos of the Manistee Inn showing the existing signs and awnings. Here is a schedule:

### South Elevation:

- Plastic sign panel on front awning (13.33 sq.ft.) - - This awning will be removed.
- Vincent's window lettering (30.19 sq.ft.) - - This window lettering remains.
- Vincent's "cone" on front door (2.66 sq.ft.) - - This lettering remains.
- Democrat banner at top of window (9.75 sq.ft.) - - - This remains.

### South "Gate" Entrance:

- Raised lettering on gate (20 sq.ft.) - - This will remain; missing letter will be replaced.
- Clearance sign (2.92 sq.ft.) - - This sign will remain.

### East Elevation:

- Manistee Inn letters (14.5 sq.ft.) - - This will be removed.
- Manistee Inn Office sign (13.75 sq.ft.) - - This will be removed.
- Vacancy sign (3.5 sq.ft.) - - This will be removed.
- Awning copy (18.33 sq.ft.) - - This will be removed.

### North Elevation:

- No existing signage.

***Thanks - Tom H. Amor (JR)***  
***Amor Sign Studios, Inc.***  
***800-922-2667 ext. 17***  
***cell: 231-342-1144***

2nd Application Complete

# SOUTH SIDE

30" FORMED MONOGRAMS LETTERS  
2753 GOLD (QTY: 3)



# EAST SIDE



TRADITIONAL 3 POINT  
OPEN ENDS WITH VALANCE

ALUMINUM FRAMES

SUNBRELLA FABRIC:  
4939 BRASS/BLACK CHERRY CLASSIC  
4640 BLACK CHERRY

SEALED ON COPY  
AS REQUIRED

SUSPENDED MERCHANT  
SIGNS BELOW AWNING  
CANOPY

PAINT AND HP  
VINYL GRAPHICS  
3MM DIBOND ON  
FRAMES



1/2" OMEGABOARD  
DOUBLE FACE  
4 COLOR DIGITAL PRINTS  
WITH UV LAMINATE EACH SIDE  
SEALED EDGES



SEE COLORS PAGE 3

ALLOWABLE SIGN AREA (SOUTH ELEVATION)  
99'-3" X 1.5 = 148 SQ FT

PROPOSED SIGN AREA (SOUTH ELEVATION)  
CENTER AWNING: 48 SQ FT  
"VINCENTS" AWNING: 15 SQ FT  
"VINCENT'S" PROJECTING: 5 SQ FT  
"M": 6.25 X 2: 12 SQ FT  
TOTAL NEW: 80.5 SQ FT

REMAINING EXISTING SIGNAGE (SOUTH ELEVATION)  
"VINCENTS" WINDOW: 5.25 X 5.75 = 30.187 SQ FT  
CONE ON DOOR: 2 X 1.33 = 2.66 SQ FT  
DEMOCRAT BANNER: 1.33 X 7.33 = 9.75 SQ FT  
TOTAL REMAINING EXISTING: 42.60 SQ FT

SEE PAGE 3 FOR SOUTH  
AWNING SIDE VIEW

ALLOWABLE SIGN AREA (EAST ELEVATION)  
100 X 1.5 = 150 SQ FT

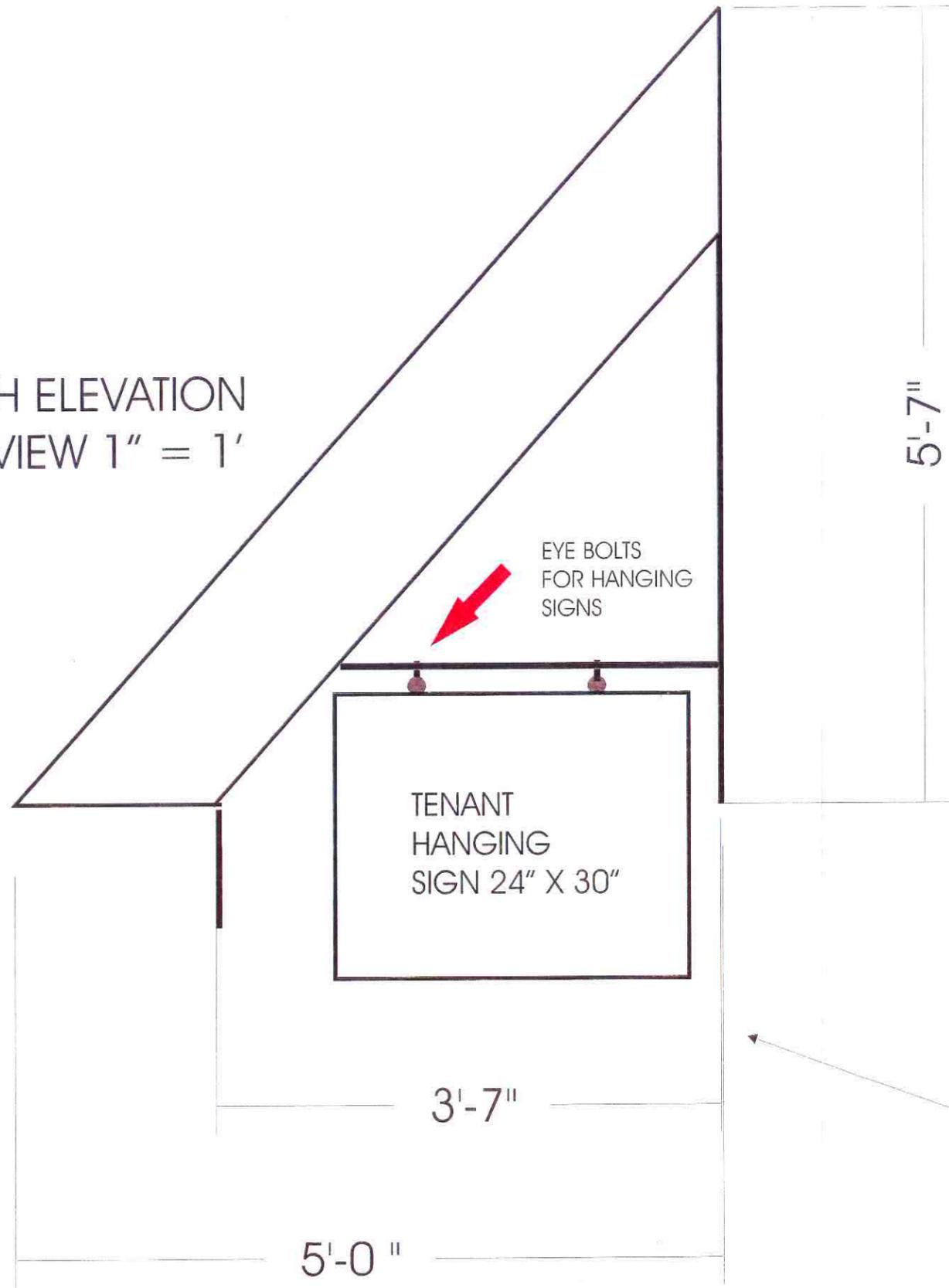
PROPOSED SIGN AREA (EAST ELEVATION)  
LEFT AWNING: 48 SQ FT  
CENTER AWNING: 48 SQ FT  
"M": 6.25 SQ FT

TOTAL EAST ELEVATION: 102.25 SQ FT



DATE: 8-19-08 SALES: IRA  
SCALE: 1/8"=1'-0"  
GRAPHICS: WAYNE BARTER  
FILENAME: MANISTEE INN V7  
USER: AMORPRO15041508508 PROP: YANKEE, SA, JAY

SOUTH ELEVATION  
SIDE VIEW 1" = 1'



DIGITAL PRINT COLORS:  
 PINK 210  
 TAN 1205  
 BLUE 288  
 RED 485  
 BROWN 470



DATE: 8-13-09    SALES: 1784  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: WAYNE HAYES  
 FILE NAME: MANISTEE INK\_V7  
 PROJECT: AMOR SIGN STUDIOS INC./MANISTEE, MICHIGAN

# NORTH SIDE

24" ROMAN ROUND FACE FORMED PLASTIC LETTERS STUD MOUNTED TO EXTERIOR WALL NORTH ELEVATION

COLOR: 2240 GEMINI DEEP RED

LETTERS 24" X 32'



OPEN ENDED AWNINGS  
OVER WINDOWS

3' H X 4'-9" LENGTH X 1' PROJECTION

SURVEY REQUIRED



440 WATER ST. • P.O. BOX 433 • MANISTEE, MI 49829 • 517-333-1100  
IMAGEPRO  
Affiliate

DATE: 8/14/18 SALES: TWA  
SCALE: 1" = 10'-0"  
GRAPHICS: WAYNE BIALIK  
FILENAME: MANISTEE INN\_V01  
PROJECT: AMOR SIGN STUDIOS ON PROPOSAL FOR 2018

PAGE 2

ALLOWABLE SIGN AREA (NORTH ELEVATION)  
99'-3" X .75 = 74.43 SQ FT

PROPOSED SIGN AREA (NORTH ELEVATION)  
2' X 32' = 64 SQ FT



South Elevation of Building - Left Half



Democrat Banner as shown in window (Political Signs not in calculation)



South Elevation – Perspective



Existing Awning on South Elevation – To be Removed



South Elevation of Building - Right Half



Vincent's Ice Cream South Window



Close up Doors - South Elevation



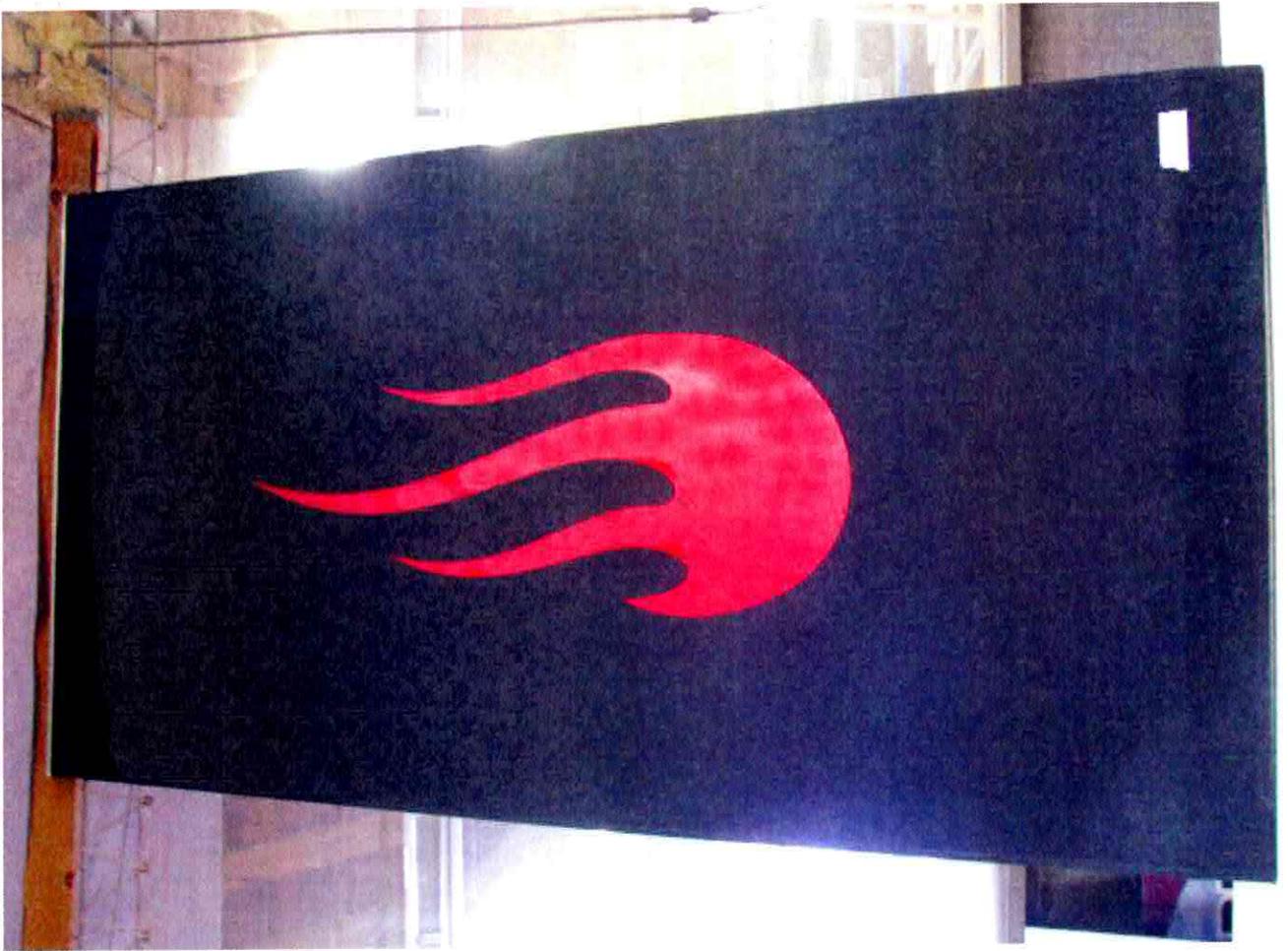
Entrance Gate Letters

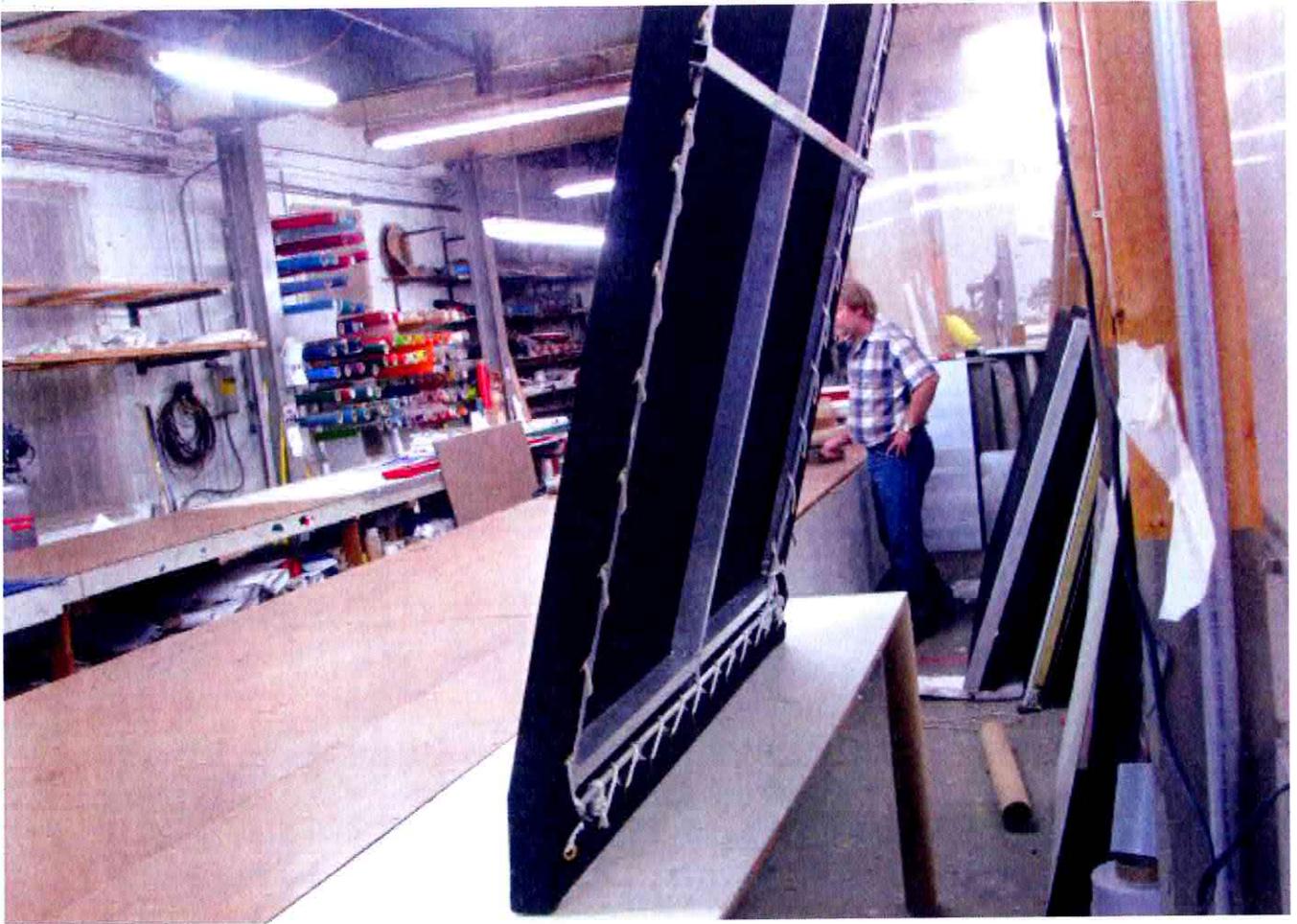


Close-up East Signs



East Awning – to be removed





1st  
Application  
Incomplete



# Application for Signage and/or Awning 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: R K INVESTMENTS

Name of Applicant (if different): AMOR SIGN STUDIOS, INC.

Applicant Mailing Address: 443 WATER STREET, MANISTEE, MI 49660

Phone# & e-mail Address: 231-723-8361 tom@amorsign.com

Name of Business/Tenant: MANISTEE INN & MARINA

Address of Affected Property: 378 RIVER STREET

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 at least 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review.

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- ▶ Current photo of the structure as seen from the street where proposed work is to take place.
- ▶ Samples of proposed materials for awnings.
- ▶ Copy of proposed signage (drawn to scale) showing dimensions including colors of signage as it will appear on the property.
- ▶ Description of proposed materials for signage. (i.e. wood, vinyl lettering for windows, metal bands, etc.)
- ▶ If re-using/altering an existing sign color samples must be supplied and reviewed.
- ▶ Provide photo, composite sketch or digital print of building that shows all existing signage, that indicates if any signage is to be moved/removed and includes proposed new signage.
- ▶ Include in application a photo, composite sketch or digital print that shows the property as it would appear upon completion (must be to scale). If a ground mount sign is requested or exists it must be included with this photo, composite sketch or digital print .

- ▶ Provide a narrative of all signage (existing, proposed, removed, and signage to be moved/relocated). Including sizes be specific.(be specific and describe each work separately. Use additional sheets if necessary):

SOUTH ELEVATION:

\* (5) AWNINGS: CENTER AWNING 6' HIGH X 15'-6" WIDE X 5' PROJECTION;  
 OUTSIDE AWNINGS 4' HIGH X 16'-6" WIDE X 3' PROJECTION;  
 INSIDE AWNINGS 4' HIGH X 19'-10" WIDE X 3' PROJECTION;  
 BLACK CHERRY # 4640 SUNBRELLA SOLID;  
 BRASS/BLACK CHERRY CLASSIC # 4939 STRIPE

\* COPY ON 3 OF ABOVE AWNINGS: \* (2) 30" "M" IN GABLE PEAK  
 CENTER (MANISTEE INN) → 48 SQ FT  
 TENNANT A (VINCENT'S ICE CREAM) → 15 SQ FT  
 TENNANT B (UNKNOWN AT PRESENT)

\* PROJECTING SIGNS

TENNANT A (VINCENT'S ICE CREAM) → 2'-0" HIGH X 2'-6" WIDE = 5 SQ FT  
 TENNANT B (UNKNOWN AT PRESENT)

EAST ELEVATION:

\* (8) AWNINGS: SIMILAR FABRIC AND COLORS AS ABOVE; 4' HIGH X 3' PROJECTION  
 WIDTHS OF AWNINGS FROM LEFT: 9'-0"; 10'-0"; 10'-0"; 9'-0"; 17'-9"; 13'-1"; 13'-11"; 5'-4"

\* COPY ON 2 OF ABOVE AWNINGS: \* 30" "M" IN GABLE PEAK  
 LEFT AWNING → 20 SQ FT ENTRANCE AWNING → 48 SQ FT

NORTH ELEVATION:

\* WALL LETTERS → 46 SQ FT \* (16) AWNINGS 3' HIGH X 1' PROJECTION X 4'-9" WIDE

The Historic District Commission will deny incomplete applications. The applicant will need to submit a new application for placement on the next Agenda (must be received at least 10 days prior to meeting).

**By Signing this form the Applicant/Agent agrees to the terms of the Sign Permit and agrees to remove any non-conforming signs prior to installation of new signage.**

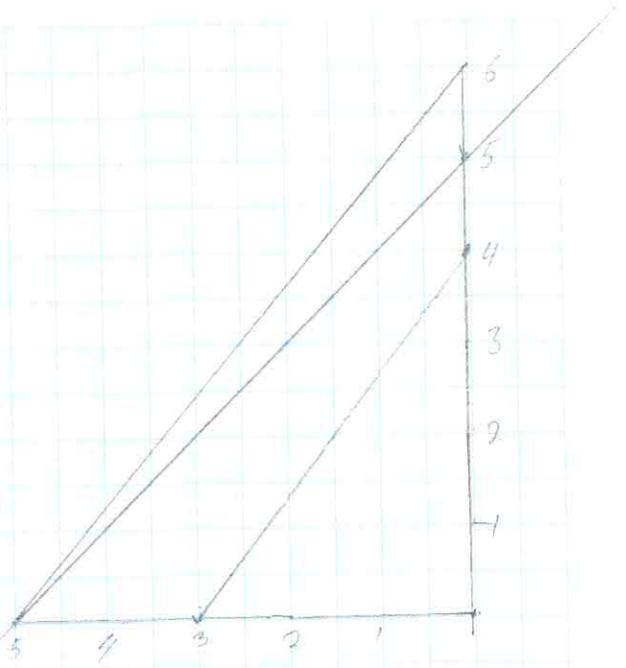
APPLICANT'S SIGNATURE: Thomas H. Amor

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

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.

Office Use Only:		
Date Submitted: <u>7-28-08</u>	Application # <u>HDC-2008-38</u>	Expiration Date: _____
Notes/Approval: _____		

45°





P. O. Box 358 • Manistee, Michigan 49660-0358 • [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

**CITY HALL**  
70 Maple Street

Friday, August 8, 2008

**CITY MANAGER**  
231.398.2801

Amor Sign Studios  
443 Water Street  
Manistee, MI 49660

**CITY ASSESSOR**  
231.398.2802

**BUILDING INSPECTOR**  
231.398.2806

RE: Application HDC-2008-28

**PLANNING, ZONING &  
COMMUNITY DEV.**  
231.398.2805

Good Morning!

**CITY CLERK**  
231.398.2803

Enclosed find a draft copy of the August 7, 2008 Historic District Commission Meeting Minutes. The Historic District Commission noted that the proposed project at the Manistee Inn and Marina is commendable, but the application is incomplete and the request will be tabled until the September 4, 2008 meeting.

**CITY TREASURER**  
231.398.2804

**WATER BILLING**  
231.723.2559

Amor Sign Studios will need to submit a complete application for the Commission to by August 25, 2008 to be placed on the September 4, 2008 Agenda. This item will be placed under Old Business.

**ADMINISTRATION**  
FAX 231.723.1546

**CLERK/TREASURER**  
FAX 231.723.5410

Please Review the enclosed Draft copy of the August 7, 2008 Historic District Commission Meeting Minutes for "Items for Consideration" and "Guideline Suggestions" that the Commission made at the August Meeting.

**POLICE DEPARTMENT**  
70 Maple Street  
231.723.2533  
FAX 231.398.2012

If you have any questions, please call me at 398-2805.

**FIRE DEPARTMENT**  
281 First Street  
231.723.1549  
FAX 231.723.3519

Sincerely,

**PUBLIC WORKS**  
280 Washington St.  
231.723.7132  
FAX 231.723.1803

CITY OF MANISTEE

**PARKS DEPARTMENT**  
231.723.4051

Jon R. Rose  
Community Development Director

**WATER MAINTENANCE**  
231.723.3641

JRR:djb

**WASTEWATER PLANT**  
50 Ninth St.  
231.723.1553

Cc: Manistee Inn & Marina, 378 River Street  
Historic District Commission



# SOUTH SIDE

FORMED MONOGRAMS LETTERS



**TRADITIONAL 3 POINT  
OPEN ENDS WITH VALANCE  
ALUMINUM FRAMES  
SUNBRELLA FABRIC  
SEALED ON COPY  
AS REQUIRED**

**MAIN NOMINAL SIZE:  
15'6" X 6' X 5'**

**SIDE AWNINGS 48" HEIGHT  
WIDTHS VARY**



DATE: 7-25 SALES: THA  
SCALE: 1/2" = 1'  
GRAPHICS: WAYNE BIALIK

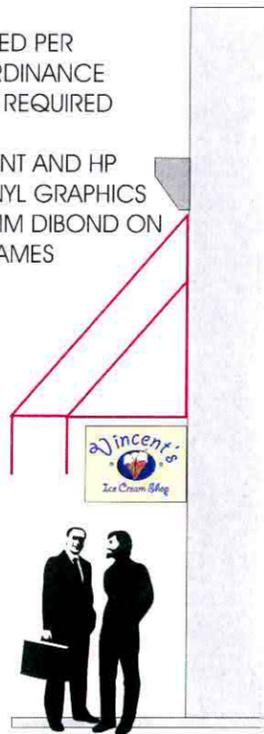
FILENAME: front elevation - no scale\_v3

DISK: AMOR/DESIGN/DESIGN PROP/MANISTEE INN 2008

SUSPENDED MERCHANT  
SIGNS BELOW AWNING  
CANOPY

SIZED PER  
ORDINANCE  
AS REQUIRED

PAINT AND HP  
VINYL GRAPHICS  
3MM DIBOND ON  
FRAMES



1st  
Application  
Incomplete

# SOUTHEAST CORNER

REMOVE EXISTING LETTERS



# EAST SIDE

SEALED ON 220 IMITATION  
GOLD HP VINYL GRAPHICS



24" ROMAN ROUND FACE FORMED PLASTIC  
LETTERS STUD MOUNTED TO EXTERIOR WALL  
NORTH ELEVATION

COLOR: TO BE DETERMINED

**MANISTEE INN & MARINA**

OPEN ENDED AWNINGS  
OVER WINDOWS

SURVEY REQUIRED



443 WATER ST. - P.O. BOX 433 - MANISTEE, MI 49660 - 231-723-6361



DATE: 7-25-08 SALES: THA  
SCALE: 1/2" = 1'  
GRAPHICS: WAYNE BIALIK

FILENAME: front elevation - no scale\_v3

DISK: AMOR/DESIGN/DESIGN PROP/MANISTEE INN 2008

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PURDOM BUILDING

NOTICE OF  
Meeting of the Historic District Commission

The Historic District Commission will meet on **Thursday, September 4, 2008 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

Amor Sign Studios/ Richard Mosher, 358 River Street - Signage

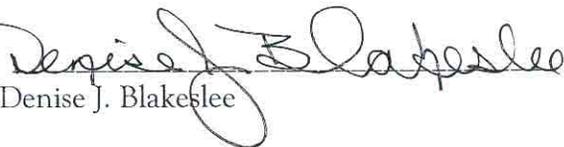
Amor Sign Studios, Manistee Insurance, 330 River Street - Awning & Signage

Amor Sign Studios/Manistee Inn & Marian, 378 Rive Street - Awnings & Signage

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, August 28, 2008 on the bulletin board at the south entrance to City Hall.

Signed:

  
Denise J. Blakeslee