

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, May 7, 2009

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 May 7, 2009 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the April 2, 2009 meeting Minutes.

V New Business

Evarard Dominy/Port City Candy Company, 431 River Street - Signage HDC-2009-06 & Screening for Air Conditioner HDC-2009-07

Signage

A request has been received from Evarard Dominy/Port City Candy Company, 431 River Street for a Certificate of Appropriateness for signage as submitted with Application HDC-2009-06. Proposed signage includes a wall sign, projecting sign, lighted "Open" sign, flag and portable signs.

At this time the Historic District Commission could take action to approve/deny the request for a Certificate of Appropriateness for signage as submitted with Application HDC-2009-06.

Screening for Air Conditioner

A request has been received from Evarard Dominy/Port City Candy Company, 431 River Street for a Certificate of Appropriateness for screening of an Air Conditioner as submitted with Application HDC-2009-07. An Air Conditioner was installed on the roof of the building in accordance with Policy #12. The applicant is now requesting approval for screening as required in Policy #12

At this time the Historic District Commission could take action to approve/deny the request for a Certificate of Appropriateness for screening of an Air Conditioner as submitted with Application HDC-2009-07.

Amor Sign Studios/Suvi's, 419 River Street - Signage HDC-2009-08

A request has been received from Amor Sign Studios/Suvi's, 419 River Street for a Certificate of Appropriateness for signage as submitted with Application HDC-2009-08. Proposed signage includes two window signs and replacement of faces on A-frame sign.

At this time the Historic District Commission could take action to approve/deny the request for a Certificate of Appropriateness for signage as submitted with Application HDC-2009-08.

Amor Sign Studios/Mark Chmura, Pier Pressure Charters, 308 River Street - Signage HDC-2009-09

Window/Wall Signage

A request has been received from Amor Sign Studios/Mark Chmura, Pier Pressure Charters, 308 River Street for a Certificate of Appropriateness for signage as submitted with Application HDC-2009-09. Proposed signage includes installation of Window Sign on River Street, and new wall sign on Division Street. Both of these signs meet the requirements of the Zoning Ordinance.

At this time the Historic District Commission could take action to approve/deny the request for a Certificate of Appropriateness for installation of installation of Window Sign on River Street, and new wall sign on Division Street as submitted with Application HDC-2009-09.

Roof Sign

This application also includes a 319.66 sq. ft. Roof Sign, which does not meet the requirements of the Zoning Ordinance. A variance would be required under the Zoning Ordinance. However the applicants have requested that this sign be considered under Section 2102.A.8 of the Zoning Ordinance that states "*The Historic District Commission and City Council may approve exceptions to this Article 21 for historically appropriate signage or community events, respectively*".

At this time the Historic District Commission could take action to approve/deny request for a Certificate of Appropriateness for a 319.66 sq. ft. Roof Sign as submitted with Application HDC-2009-09

John Ball, 135 Washington Street - Facade Improvements HDC-2009-10

A request has been received from John Ball, 135 Washington Street for a Certificate of Appropriateness for facade improvements as submitted with Application HDC-2009-10. Facade Improvements include; brick replacement on bottom of building, change in storefront, awnings, replacement of iron balcony, window replacement, and removal/replacement of siding.

At this time the Historic District Commission could take action to approve/deny the request for Certificate of Appropriateness for facade improvements as submitted with Application HDC-2009-10.

Draft Policy #13 - Murals

The Historic District Commission reviewed a draft Policy #13 during their worksession on April 16, 2009. The Commission made some changes to the policy and are reviewing the new draft.

At this time the Historic Commission could take action to approve Policy #13 Murals.

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



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

MEMORANDUM

TO: Historic District Commissioners
FROM: Denise Blakeslee 
DATE: April 30, 2009
RE: May 7, 009 Meeting

Commissioners, We have the following items on the May 7, 2009 Historic District Commission Agenda:

Evarard Dominy/Port City Candy Company, 431 River Street - Signage HDC-2009-06 & Screening for Air Conditioner HDC-2009-07

Amor Sign Studios/Suvi's, 419 River Street - Signage HDC-2009-08

Amor Sign Studios/Mark Chmura, Pier Pressure Charters, 308 River Street - Signage HDC-2009-09

John Ball, 135 Washington Street - Facade Improvements HDC-2009-10

Draft Policy #13 - Murals

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

:djb



Historic Overlay Permit No: PHDC09006

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

431 RIVER STREET **Location**
 51-51-350-701-01

Owner
 WILD SHARLENE J
 7700 MILARCH RD
 ONEKAMA MI 49675

Issued: 05/08/09
 Const value 0
 Zoning: Sec. No.

Contractor
 7700 MILARCH RD pH#
 ONEKAMA MI 49675

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

Work Description: Certificate of Appropriateness as approved by the Historic District Commission during their meeting of May 7, 2009 for signage as submitted with Application HDC-2009-06 with the condition that only one "OPEN" lighted sign, one flag and one portable sign be allowed.

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.



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

MEMORANDUM

TO: Historic District Commissioners

FROM:  Jon Rose
Community Development Director

DATE: April 30, 2009

RE: Port City Candy Company

Commissioners, we have two requests from Everard Dominy, Port City Candy Company. Port City Candy Company want to relocate into the former Hollyhock Building at 431 River Street. The first application is a Certificate of Appropriateness for signage. A sign permit has been issued for the proposed signage and all of the requirements of the Zoning Ordinance have been met.

In addition to the signage they are requesting a Certificate of Appropriateness for screening of an Air Conditioner. An Air Conditioner was installed on the roof of the building in accordance with Policy #12.

Copies of both requests are attached.

JRR: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: Sherri Wild
Name of Applicant (if different): Everard Dominy
Applicant Mailing Address: 356-River st
Phone# & e-mail Address: 1-231-690-1538
Name of Business/Tenant: Port City Candy Co
Address of Affected Property: 431 River st

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):

Front signs suspended over The Front Door and measure 42" W X 54" H it is 120" off side walk on the north side of Building or River st side .
 on the west side or oak st side one wall sign that measure 30" H X 120" , and two side walk sign's that are A Frame that measure 24" X 36" , and two Flags one on the Front or north River st side in a existing Flag Holder and one Flag Holder on the west side or oak st side of Building
 one Flag - OPEN
 one Flag - CANDY
 and one Illuminated OPEN Sign For The Front window that measures 12" X 24" , and one For the oak st side window that measures 8' X 19" .

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: Everard Domingo

PROPERTY OWNER'S SIGNATURE: See sign permit App - [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.

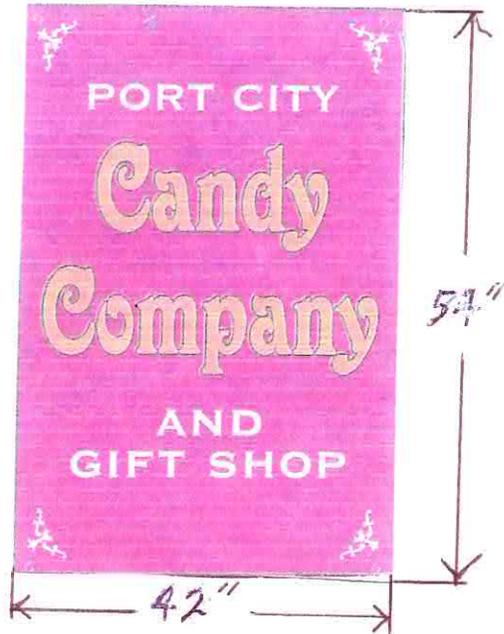
Office Use Only:		
Date Submitted:	<u>4-21-09</u>	Application # <u>HDC 2009-00</u> Expiration Date: <u>5-7-10</u>
Notes/Approval:	<u>Approved by HDC 5-7-09</u>	

Suspended
~~Projected~~
Sign

1-5

Front sign

Double sided
not to scale



2-5



MICHIGAN SPIRIT
Great Wines and Great Art

WINE
ART

Hollyhook

3-5



74

LOYD
HENRY

CRAFTY TREE & EVIL

EVELYN

110th

STOP

4-5



5-5



Oak st call sign 1-2



PORT CITY
Candy Company
AND GIFT SHOP

OAK ST
STOP
ONE WAY



2-2

3MM DIBOND INSERT - NO SCALE

A



PANEL/FRAME SIZE: 30" X 120"

BACKGROUND: PMS 261 PURPLE
 REVERSE (WHITE) LETTERS MASKED OUT
 230 GOLD NUGGET
 220 BLACK OUTLINE AND BORDER



443 WATER ST. - P.O. BOX 433 - MANISTEE, MI 49660 - 231-723-8361

DATE: 5-22-08 SALES: THA
 SCALE: 1/4" = 1'
 GRAPHICS: WAYNE BIALIK

FILENAME: WALL SIGN - A FRAME

DISK: AMOR/DESIGN/DESIGN PROP/PORT CITY CANDY

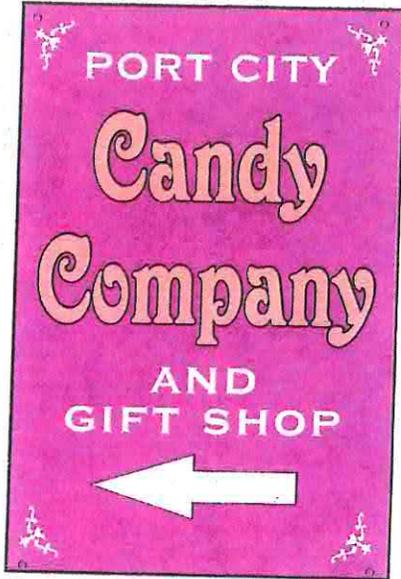
AMOR SIGN STUDIOS, INC. reserves the exclusive right to publish the above design.
 This document is the property of Amor Sign Studios, Inc. and is not to be
 reproduced in any form without the written permission of Amor Sign Studios, Inc.

Portable

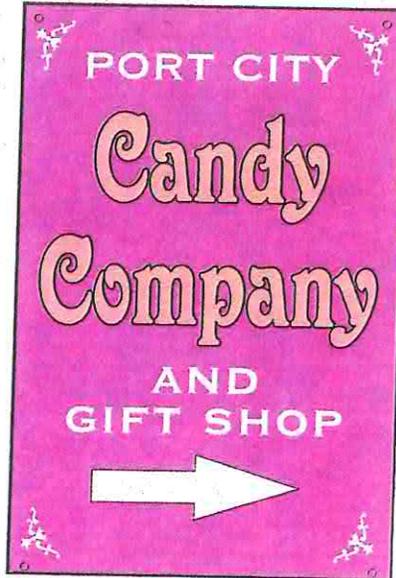
1-1

C2 d/f

QTY: 1

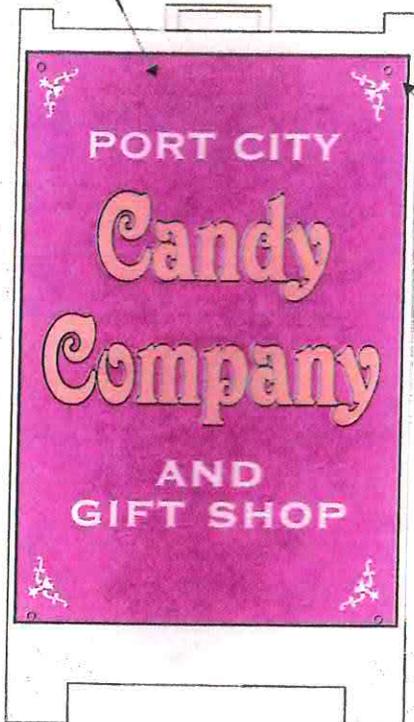


SIDE A



SIDE B

CENTER .040 PANEL ON EACH SIDE OF SIGN



C1 d/f

RIVET PAINTED MATCHING PURPLE

SIGNCASE FRAME: 25" X 45"
WHITE

APPLIED TO .040 ALUMINUM: 24" X 36"

FASTENED TO FACES

QTY: 1

BACKGROUND: PMS 261 PURPLE
REVERSE (WHITE) LETTERS MASKED OUT
230 GOLD NUGGET
220 BLACK OUTLINE AND BORDER

Portable

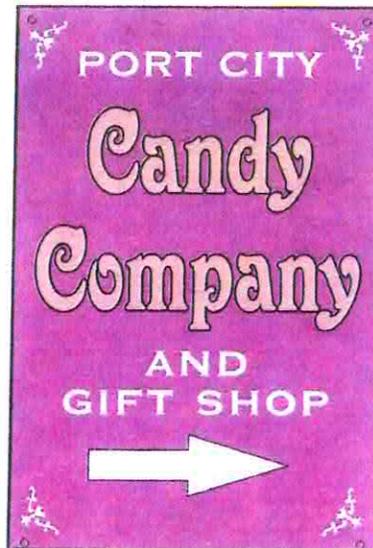
1-1

C2 d/f

QTY: 1

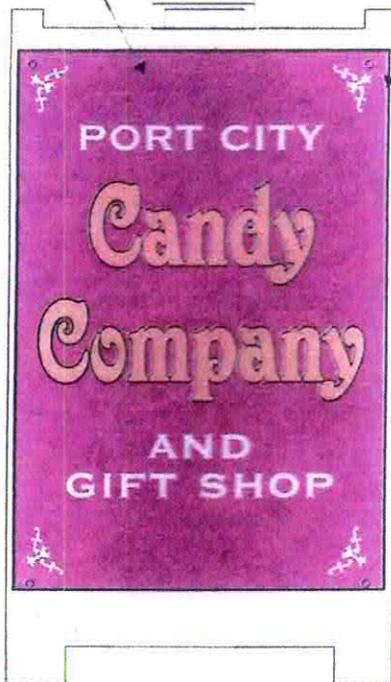


SIDE A



SIDE B

CENTER .040 PANEL ON EACH SIDE OF SIGN



C1 d/f

RIVET PAINTED MATCHING PURPLE

SIGNCADE FRAME: 25" X 45"
WHITE

APPLIED TO .040 ALUMINUM: 24" X 36"

FASTENED TO FACES

QTY: 1

BACKGROUND: PMS 261 PURPLE
REVERSE (WHITE) LETTERS MASKED OUT
230 GOLD NUGGET
220 BLACK OUTLINE AND BORDER



Historic Overlay Permit No: PHDC09007

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

431 RIVER STREET Location
51-51-350-701-01

Owner
WILD SHARLENE J
7700 MILARCH RD
ONEKAMA MI 49675

Issued: 05/08/09
Const value 0
Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
7700 MILARCH RD pH#
ONEKAMA MI 49675

Work Description: Certificate of Appropriateness as approved by the Historic District Commission during their meeting of May 7, 2009 for screening of an Air Conditioner as submitted with Application HDC-2009-07 with the condition that the enclosure be constructed with painted wood lattice using a diagonal pattern with final approval by the Museum Director

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.



PLANNING AND ZONING
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MEMORANDUM

TO: Historic District Commissioners

FROM:  Jon Rose
Community Development Director

DATE: April 30, 2009

RE: Port City Candy Company

Commissioners, we have two requests from Everard Dominy, Port City Candy Company. Port City Candy Company want to relocate into the former Hollyhock Building at 431 River Street. The first application is a Certificate of Appropriateness for signage. A sign permit has been issued for the proposed signage and all of the requirements of the Zoning Ordinance have been met.

In addition to the signage they are requesting a Certificate of Appropriateness for screening of an Air Conditioner. An Air Conditioner was installed on the roof of the building in accordance with Policy #12.

Copies of both requests are attached.

JRR: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: Sherri wild

Name of Applicant (if different): Everard Dominy

Mailing Address: 356 River St Manistee

Phone# & e-mail address: 1-231-690 1538

Address of Affected Property: 431 River St

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

Proposed Work Start Date: 04/06/09 Proposed Completion Work Date: _____

Contractor/Builder/Architect: Custom sheet metal & Heating inc

Mailing Address: 9444 North us 31 Free soil mich 49411

Phone# & e-mail Address: 1-231-464-5436

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

LG Putting one LS305HV 16 Seer R410A split AIR conditioning/
Heating on the Drop Roof on oak st^{west} side
of the Building and one in side cooling unit.

to put a Box 48" By 48" on the Roof
on the Back Roof at 431 River St
to cover the AC pump.

Incomplete requests will be returned to the applicant to supply needed information for review.

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 **at least 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 12 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.
- ▶ Photo or concept drawing showing how the building will look with proposed changes as seen from across the street including adjoining buildings and/or properties.
- ▶ 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, and 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.

APPLICANT'S SIGNATURE: *Edward Romanyuk*

PROPERTY OWNERS SIGNATURE: *Marlene Wild*

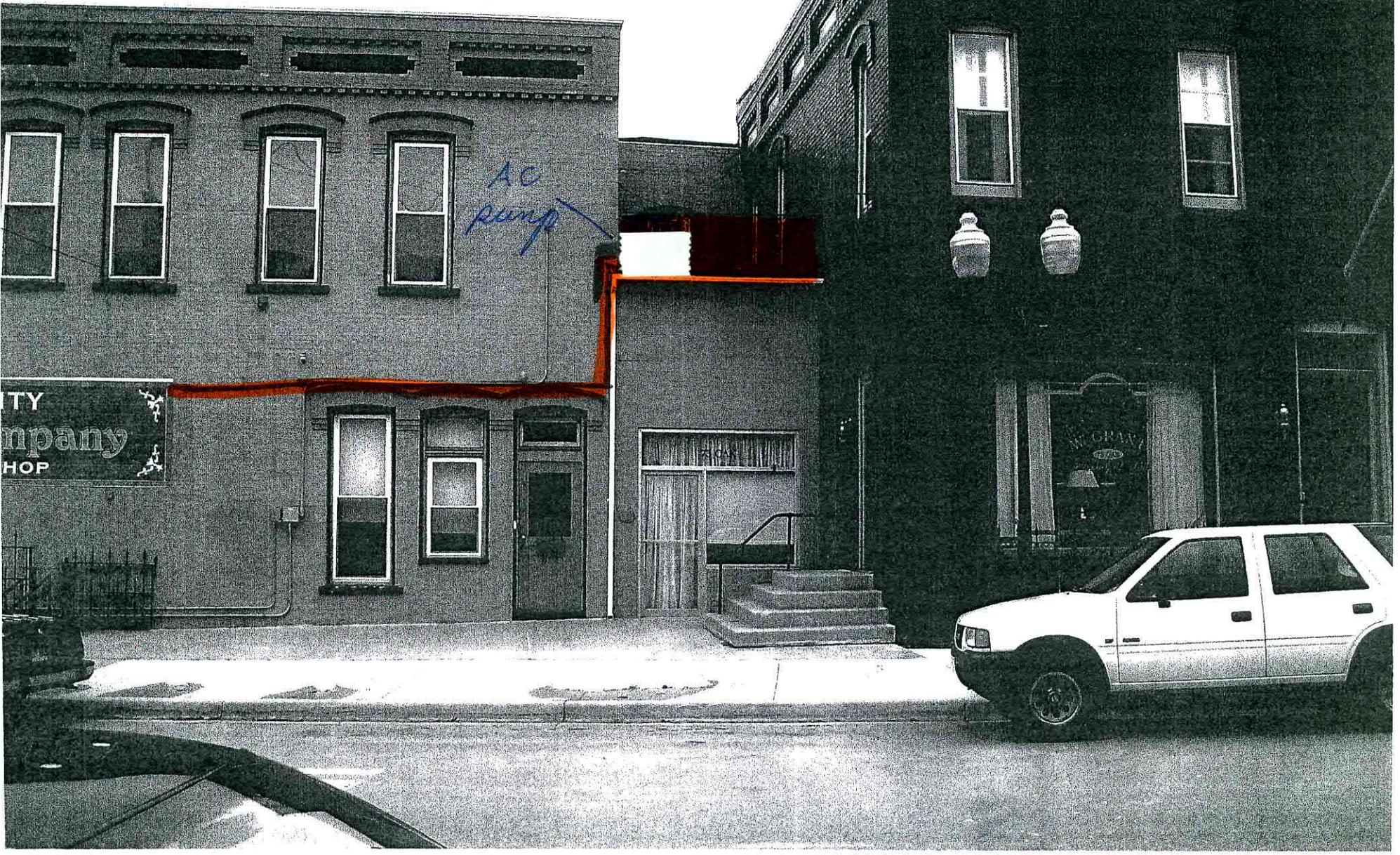
Office Use Only:		
Date Submitted: <u>4.21.09</u>	Application # <u>HDC-200907</u>	Meeting Date: <u>5-7-09</u>
Notes: <u>Approved by HDC - 20 5-7-09</u>		

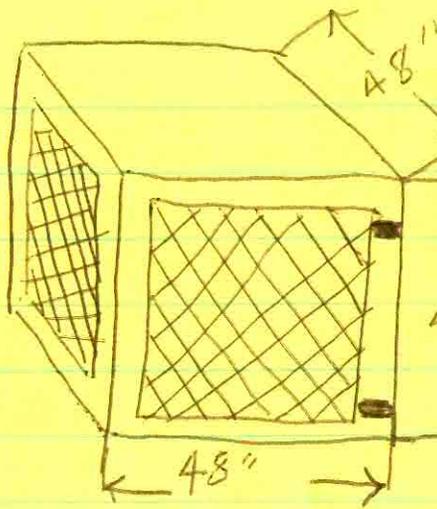
Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed.

14

AIR CONDITIONING

AC
Pump





4-2"

L Bracket's

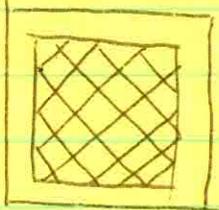
48" 2 on the Front and
2 on the Back

anchored to the Back wall
of 431-River st on the
Roof.

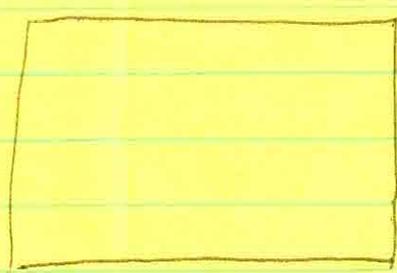
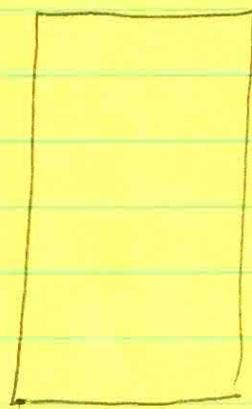
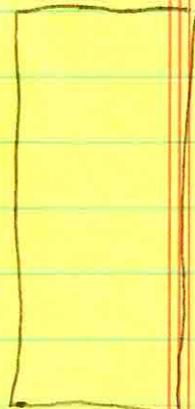
431 River st

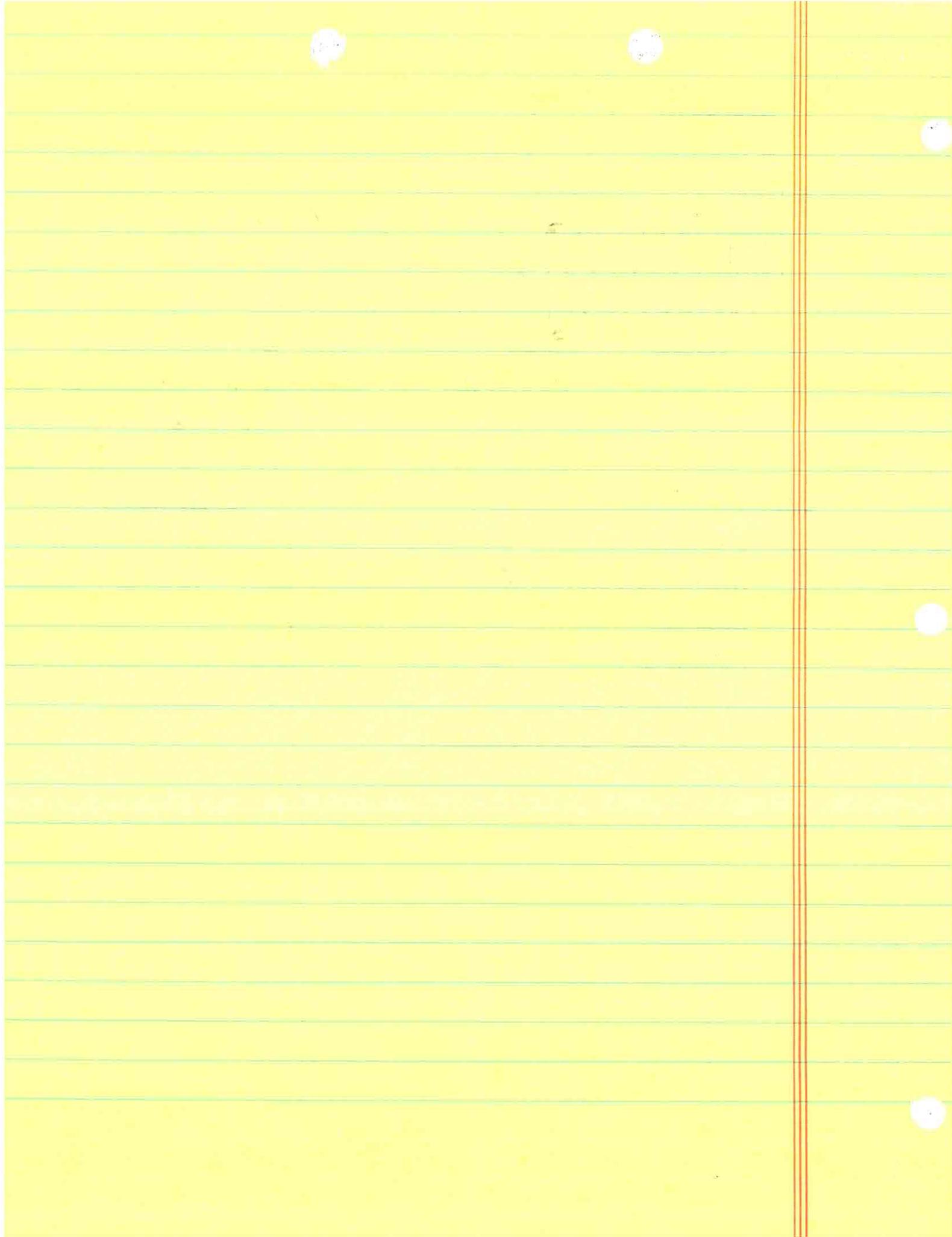
Everard Dominy

1-231-690-1538



Oak st







Historic Overlay Permit No: PHDC09008

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

419 RIVER STREET Location
51-51-350-701-13

Issued: 05/08/09
Const value 0
Zoning: Sec. No.

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

PORT CITY INVESTMENTS Owner
2845 CROOKS RD
ROCHESTER HILLS MI 48309
Suvi

2845 CROOKS RD pH# Contractor
ROCHESTER HILLS MI 48309

Work Description: Certificate of Appropriateness as approved by the Historic District Commission during their meeting of May 7, 0209 for signage as submitted with Application HDC-2009-08. Proposed signage includes two window signs and replacement of faces on A-Frame sign.

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.



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

MEMORANDUM

TO: Historic District Commissioners

FROM:  Jon Rose
Community Development Director

DATE: April 30, 2009

RE: Amor Sign Studios/Suvi - 419 River Street

Commissioners, we have received a request for new window signage for Suvi's at 419 River Street. The request meets the requirements of the sign ordinance and a sign permit has been issued for the request. A copy of the request is attached.

JRR: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: TONY FILIAPIS
Name of Applicant (if different): AMOR SIGN STUDIOS, INC.
Applicant Mailing Address: 443 WATER ST., MANISTEE, MI 49660
Phone# & e-mail Address: 723-8361 TOM@AMORSIGN.COM
Name of Business/Tenant: SUVI
Address of Affected Property: 419 RIVER ST.

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):

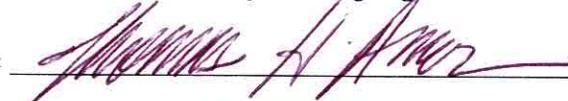
EXISTING: (1) PROJECTING SIGN --- SUVV
 (1) PROJECTING SIGN --- THE IDEAL KITCHEN
 (1) PROJECTING SIGN --- SURROUNDINGS
 (2) SETS VINYL LETTERS --- SURROUNDINGS

NEW: (2) SETS WINDOW VINYL --- SUVV
 (1) SET REPLACEMENT PAGES ON A-FRAME - SUVV

MATERIALS AND COLORS DESCRIBED ON SKETCHES,
 DIMENSIONS AND SQUARE FOOTAGES LISTED ON MENU

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).

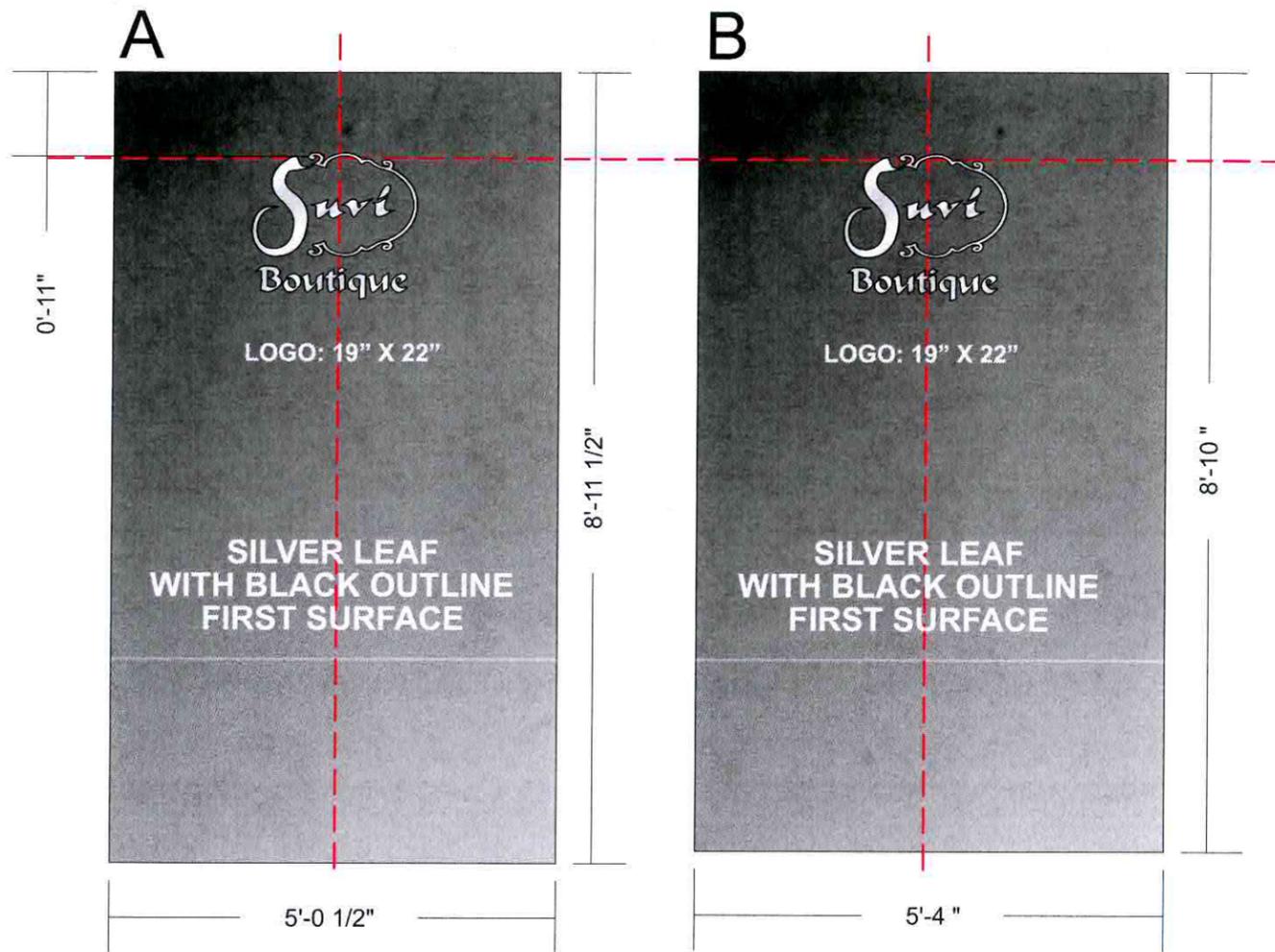
By Signing this form the Applicant/Agent agrees to the terms of the Sign Permit and agrees to remove any non-conforming signs prior to installation of new signage.

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>4-27-09</u>	Application # <u>HTC 2009-08</u>	Expiration Date: <u>5-7-10</u>
Notes/Approval: <u>Approved 5-7-09</u>		



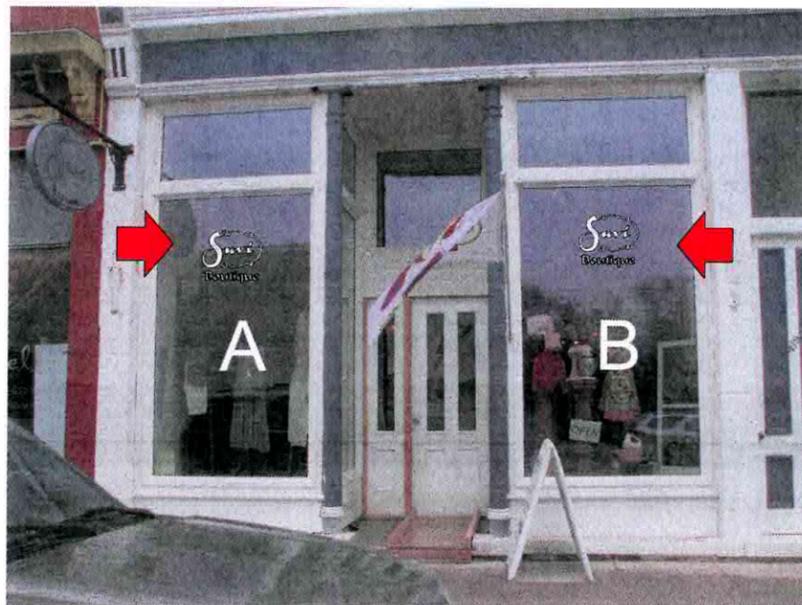
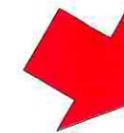
COLORS SHOWN: RED 491; BLACK 7; 10% BLACK BACKGROUND

PLACE NEW PSA DIGITAL GRAPHIC WITH UV LAMINATE

OVER CUSTOMER EXISTING COROPLAST FACES: 24" X 36"

REINSTALL ON EXISTING SIGNCADE FRAME WHITE

QTY: 2



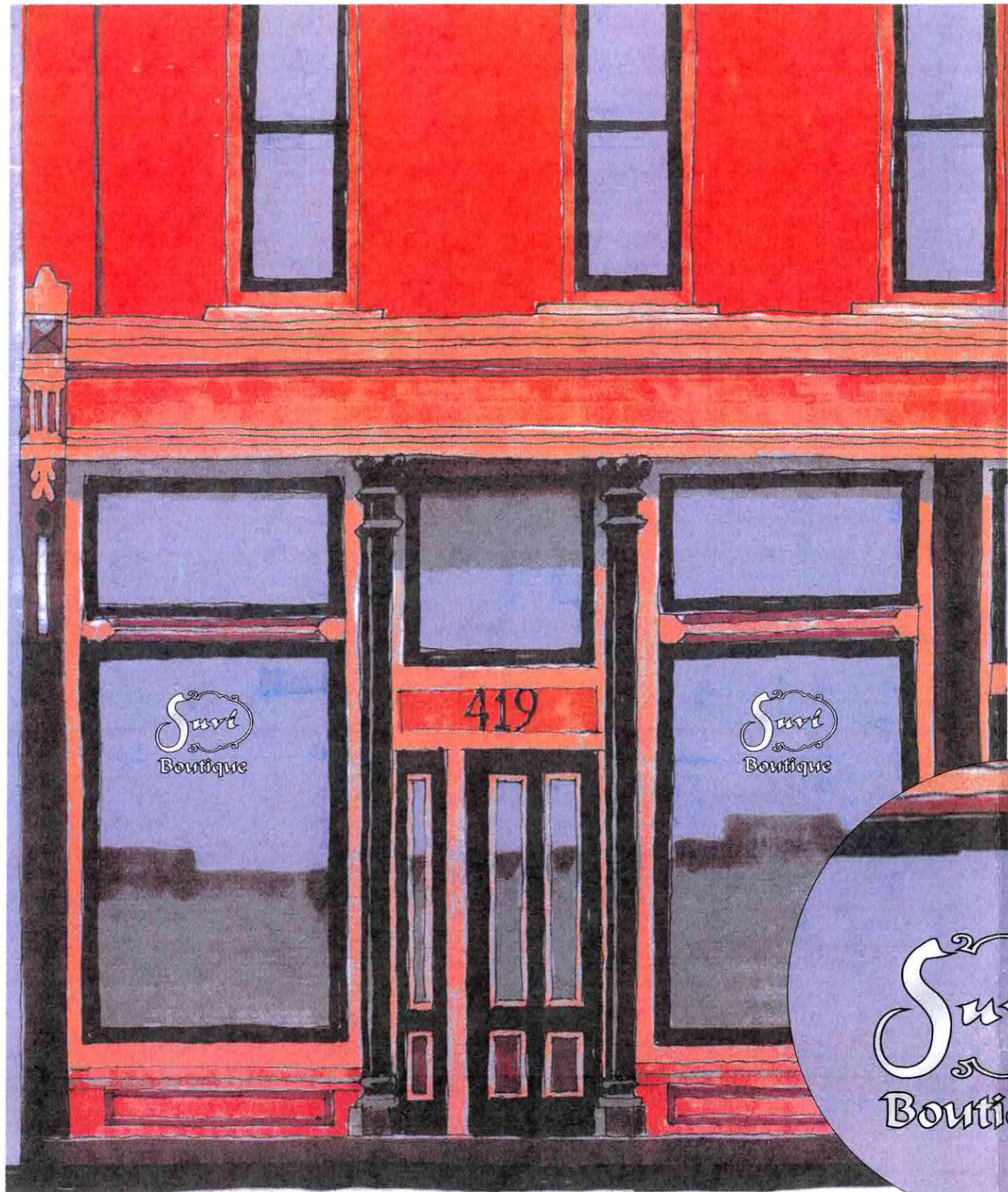
AMORSIGN
Amor Sign Studios, Inc.
443 WATER ST. - P.O. BOX 433 - MANISTEE, MI 49660 - 231-723-8561
IMAGEPRO
Affiliate

DATE: 4-24-09 SALES: THA
SCALE: 1-1/2" = 1'
GRAPHICS: WAYNE BIALIK

FILENAME: WINDOW LETTERING AND A FRAME_v2

DISK: AMOR/DESIGN/DESIGN PROP/SUVI

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

DATE: 4-24-09 SALES: THA
 SCALE: 1-1/2" = 1'
 GRAPHICS: WAYNE BIALIK

FILENAME: WINDOW LETTERING AND A FRAME_v2

DISK: AMOR/DESIGN/DESIGN PROP/SUVI

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443 Water Street ~ P.O. Box 433 ~ Manistee, MI 49660 ~ 231.723.8361 ~ 800.922.2667 ~ FAX 231.723.9365
www.amorsign.com

To: City of Manistee
From: Tom Amor (JR)
Date: April 27, 2009
Re: Suvi – Sign Area Calculations

Memo

North Elevation

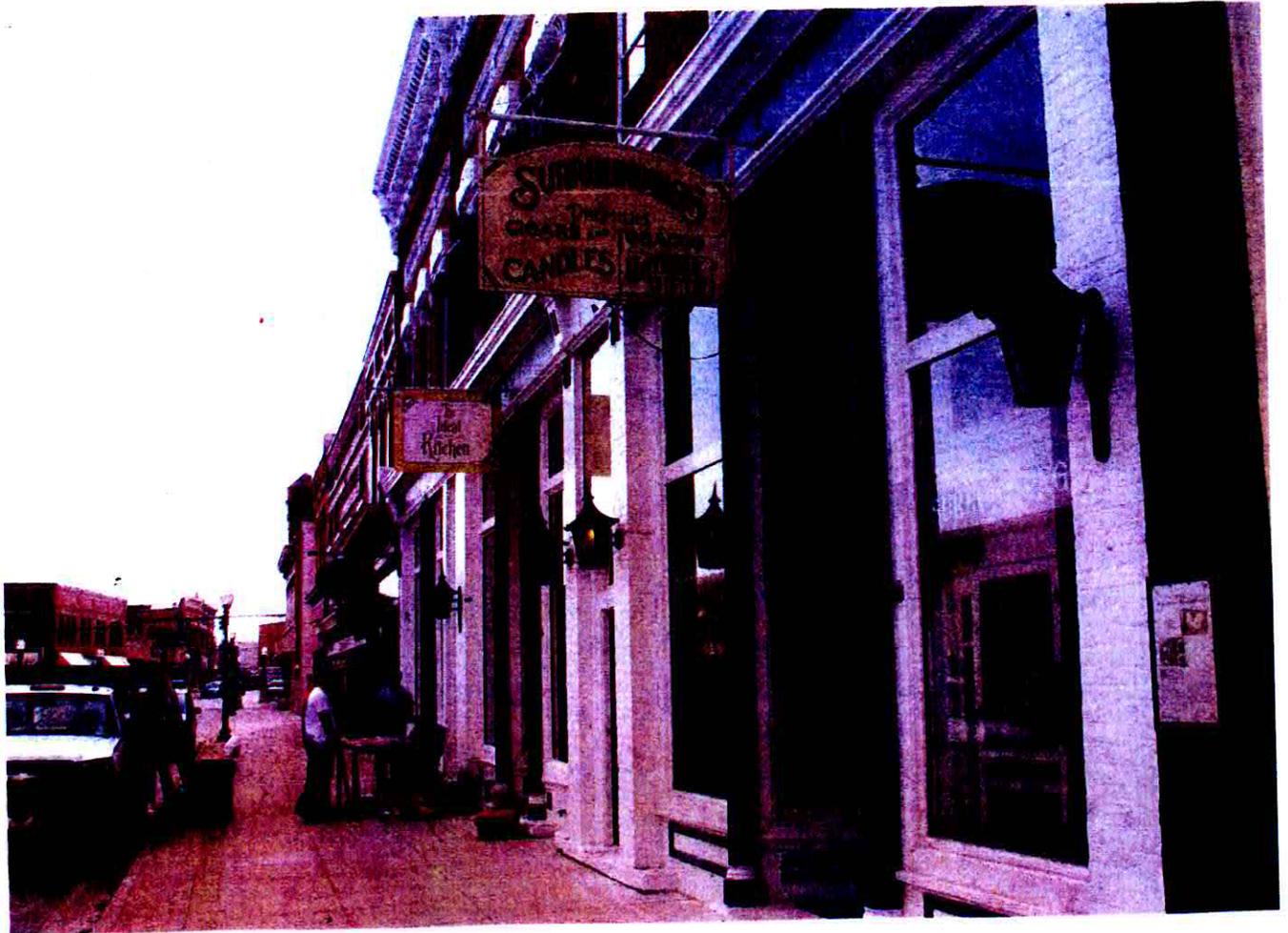
Total Allowable Sq. Ft.: 67'-10.5" x 1.5 = **101.81 sq.ft.**

Total Existing Sq. Ft.: **41.32 sq.ft.**
Existing Suvi projecting sign (2'-5" x 3'-6" = 8.46 sq.ft.)
Existing Ideal Kitchen projecting sign (3' x 4'-6" = 13.5 sq.ft.)
Existing Surroundings projecting sign (3' x 5'-4" = 16 sq.ft.)
2 Existing Surroundings window lettering (5" x 4' = 1.68 sq.ft. ea.)

Total Proposed Sq.Ft.: **47.26 sq.ft.**
2 New Suvi Window vinyl (1'-7" x 1'-10" = 2.97 sq.ft. ea.)
All existing sign square footage listed above

Other: **6 sq.ft.**
Replacement faces on A-Frame sign (2' x 3' = 6 sq.ft.)









Historic Overlay Permit No: PHDC09009

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

308 RIVER STREET **Location**
 51-51-452-704-23

FERGUSON WILLIAM & NANCY **Owner**
 466 FOURTH STREET
 MANISTEE MI 49660

Issued: 05/08/09
 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 May 7, 2009 for a window sign on 308 River Street and a new wall sign on Division Street as submitted with Application HDC-2009-09 that meets the requirements of the Zoning Ordinance.

The Historic District Commission DENIED the request from Amor Sign Studios/Mark Chmura, Pier Pressure Charters, for a Roof Sign as submitted with Application HDC-2009-09. The reason for denial is that the sign does not meet the requirements of the City of Manistee Zoning Ordinance, the requirements of the Secretary of the Interior's Guidelines, and the requirements of the Preservation Brief 25: the Preservation of Historic Signs.

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.



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

MEMORANDUM

TO: Historic District Commissioners

FROM:  Jon Rose
Community Development Director

DATE: April 30, 2009

RE: Amor Sign Studios/Mark Chmura, Pier Pressure Charters - 308 River Street

Commissioners, a request has been received from Mark Chmura, Pier Pressure Charters, 308 River Street for a Certificate of Appropriateness for signage. Proposed signage includes installation of Window Sign on River Street, and new wall sign on Division Street. Both of these signs meet the requirements of the Zoning Ordinance.

This application also includes a 319.66 sq. ft. Roof Sign, which does not meet the requirements of the Zoning Ordinance. A variance would be required under the Zoning Ordinance. However the applicants have requested that this sign be considered under Section 2102.A.8 of the Zoning Ordinance that states "*The Historic District Commission and City Council may approve exceptions to this Article 21 for historically appropriate signage or community events, respectively*".

A copy of the request and staff report is attached.

JRR:djb



A

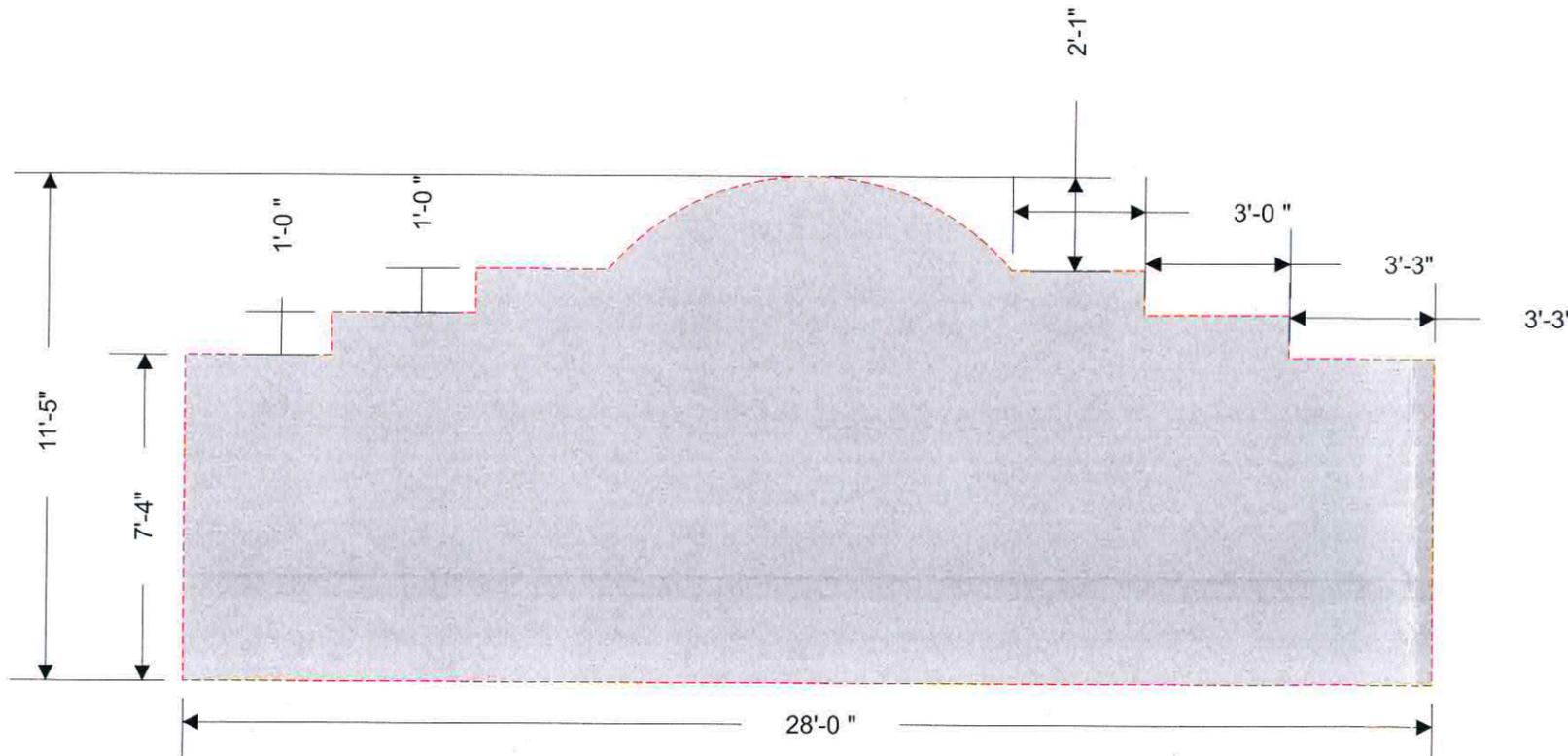


.063 ALUMINUM SIGN CABINET
WITH ALUMINUM TUBE INNER FRAME

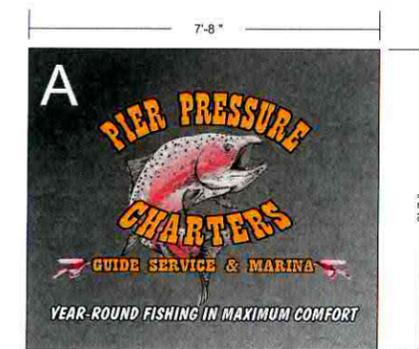
NON-ILLUMINATED

PMS 2768 DARK BLUE MAPS PAINTED BACKGROUND
FIRST SURFACE VINYL GRAPHICS
INCLUDING DIGITALLY PRINT "SALMON" WITH
ULTRAVIOLET COATING

DECORATIVE END POSTS WITH
CAPS AND OVERLAYS



SIZES ARE NOMINAL



PSA DIGITAL FISH & FLIES
WITH UV LAMINATE
3M
220 SUNFLOWER YELLOW
220 WHITE
220 BLACK

INSIDE GLASS DIMENSIONS
ISTOCK ARTWORK: File #: 6158026



DATE: 4-24-09 SALES: THA

SCALE: 1/4" = 1'

GRAPHICS: WAYNE BIALIK

FILENAME: ROOF AND WALL SIGNS_v2

DISK: AMOR/DESIGN/DESIGN PROP/PIER PRESSURE CHARTERS

AMOR SIGN & STUDIO, INC. IS AN AFFILIATE OF IMAGEPRO. ALL RIGHTS RESERVED. THIS IS A PRELIMINARY DESIGN. ALL DIMENSIONS AND COLORS ARE APPROXIMATE. FOR FINAL APPROVAL, PLEASE CONTACT US AT 231-723-8361.



B

NO SCALE



NO SCALE

48" X 114"
3mm DIBOND PANEL
ALUMINUM TUBE FRAME

PAINT AND GRAPHICS PER MAIN SIGN

SIZES ARE NOMINAL

B



C

NO SCALE

**ROOF MOUNTED FRONT SIGN
AS SEEN FROM REAR (NORTH ELEVATION)**



DATE: 4-23 SALES: THA
SCALE: 1/4" = 1'
GRAPHICS: WAYNE BIALIK

FILENAME: ROOF AND WALL SIGNS_v2

DISK: AMOR/DESIGN/DESIGN PROPIER PRESSURE CHARTERS

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STAFF REPORT

The request from Amor Sign Studios/Mark Chmura, Pier Pressure Charters, 308 River Street includes a 319.66 sq. ft. Roof Sign, which does not meet the requirements of the Zoning Ordinance. A variance would be required under the Zoning Ordinance. The applicants have requested that this sign be considered under Section 2102.A.8 of the Zoning Ordinance that states *"The Historic District Commission and City Council may approve exceptions to this Article 21 for historically appropriate signage or community events, respectively"*.

In support of this request they have included a photograph from the late 1940's or early 1950's. This photograph shows a large roof sign advertising "Mackin Motor Sales". The building was constructed in 1925 and the Historic Name is "Hill Tire Company".

The term "Historically Appropriate" deserve special attention. The section of the Secretary of the Interior Guidelines dealing with restoration and reconstruction speak of the importance of documenting. They caution against *"constructing a feature that was thought to have existed during the restoration, but for which there is insufficient documentation"*.

On April 30, 2009 Teena Kracht and I spoke (conference call) with Robb McKay, Historical Architect, State Historic Preservation Office regarding the request. Mr. McKay was sent via e-mail a copy of the request.

Mr. McKay suggested that the sign was a billboard and should be regulated under the Zoning Ordinance (under which it would not be allowed).

It is highly doubtful that the sign is an original architectural feature.. That type of signage would likely not have appeared until the mid century. Documentation is required to prove it existed when the building was originally constructed.

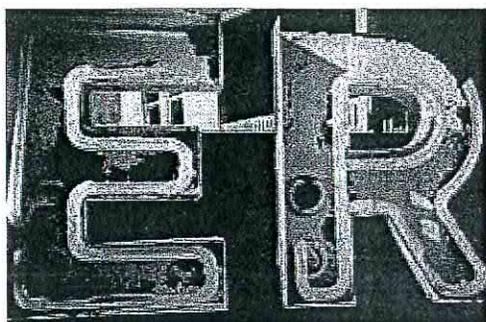
Even if the Commission decided it was an original feature, was it historical? Is there a specific historic significance attributed to that feature at that time in history that would warrant such an extraordinary departure from the ordinance? The mere fact that it existed does not make it historic.

The applicant cannot pick or chose a previous feature to suit their needs without having to restore the entire building. The order for restoration is that original architectural features must be restored before replicating a sign.

Historic Signs should be considered in their original context e.g. the "Vogue" sign is an architectural feature of the building and would **NOT** be allowed to be changed to "Smith"

I have included a section from the Preservation Briefs #25 regarding new signs and historic buildings.

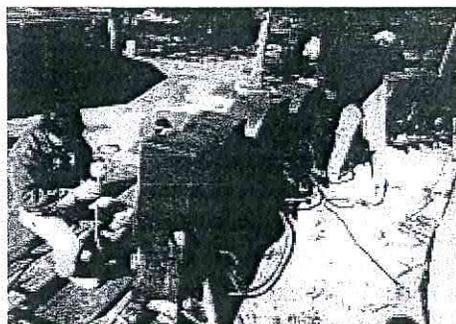
Jon Rose, Community Development Director
MAY 4, 2009



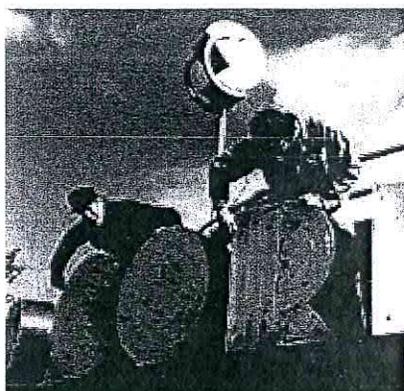
These tubes in this amusement park's sign were broken and the surrounding "metal cans" needed work also. See below. Photo: Stan Fowler.

electrode at the end of the tube are heated in turns. As these elements become hot, surface impurities burn off into the tube. The resulting vapor is then removed through "evacuation" -- the process of creating a vacuum. Only then is the "neon" gas (neon or mercury-argon) added. Neon gives red light, mercury-argon produces blue. Other colors are produced by using colored glass and any of dozens of phosphor coatings inside the tube. Green, for example, can be produced by using mercury-argon in yellow glass. Since color is so important in neon signs, it is vital to determine the original color or colors. A neon studio can accomplish this using a number of specialized techniques.

The glass and the metal



Workers prepare the "metal cans" from a sign for re-mounting. Photo: Larry Kanter.



Neon fabricators are installing the new tubing in the repaired and remounted cans. Photo: Larry Kanter.

A failing transformer can cause the neon sign to flicker intensely, and may have to be replaced. Flickering neon can also indicate a problem with the gas pressure inside the tube. The gas may be at too high or too low a pressure. If so, the gas must be repumped.

Repairs to neon signs also include repairs to the surrounding components of the sign. The "metal cans" that often serve as backdrops to the tubing may need cleaning or, in case of rust, scraping and repainting.

As with gilded signs, repair of neon signs is not a matter for amateurs.

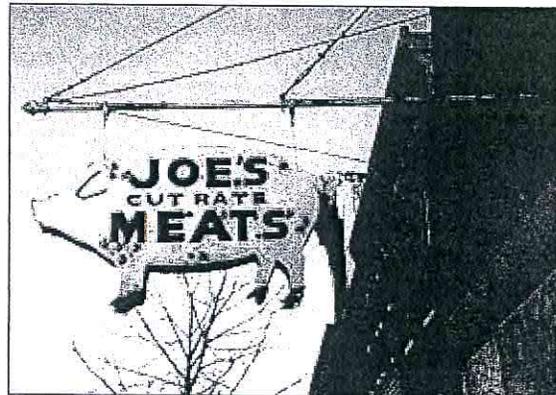
New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: **Historic sign practices were not always "sympathetic" to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.**

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs--their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

The following points should be considered when designing and constructing new signs for historic buildings:

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.



This hanging pig is delightful, even without its neon. Holes show where tubing was attached. It has been a local landmark in Baltimore's Fells Point neighborhood for over 60 years. Photo: NPS files.

Conclusion

Historic signs once allowed buyers and sellers to communicate quickly, using images that were the medium of daily life. Surviving historic signs have not lost their ability to speak. But their message has changed. By communicating names, addresses, prices, products, images and other fragments of daily life, they also bring the past to life.



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: MARK CHMURA, PIER PRESSURE CHARTERS
Name of Applicant (if different): AMOR SIGN STUDIOS, INC.
Applicant Mailing Address: 443 WATER ST. MANISTEE, MI 49660
Phone# & e-mail Address: 723-8361 TOM@AMORSIGN.COM
Name of Business/Tenant: PIER PRESSURE CHARTERS
Address of Affected Property: 308 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):

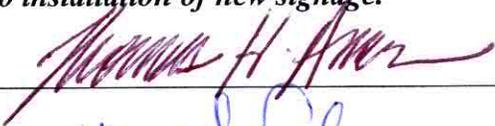
EXISTING: (1) SUNBRELLA AWING WITH "HOKANSON'S" COPY TO REMAIN
 (3) PLYWOOD SIGNS ON EAST ELEVATION TO REMAIN

NEW: (1) DOUBLE FACE ROOF MOUNTED SIGN TO MATCH
 SIZE AND SHAPE OF HISTORIC SIGN
 (1) VINYL WINDOW LETTERING ON SOUTH ELEVATION
 (1) WALL SIGN ON EAST ELEVATION

MATERIALS AND COLORS DESCRIBED ON SKETCHES.
 DIMENSIONS AND SQUARE FOOTAGES LISTED ON MEMO.

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: _____	Application # _____	Expiration Date: _____
Notes/Approval: _____		



443 Water Street ~ P.O. Box 433 ~ Manistee, MI 49660 ~ 231.723.8361 ~ 800.922.2667 ~ FAX 231.723.9365
www.amorsign.com

To: City of Manistee

From: Tom Amor (JR)

Date: April 27, 2009

Memo

Re: Pier Pressure Charters – Sign Area Calculations

South Elevation

Total Allowable Sq. Ft.: $36'-6" \times 1.5 = 54.75 \text{ sq.ft.}$

Total Existing Sq. Ft.: **23 sq.ft.**
Existing Hokanson's awning copy ($15'-4" \times 1'-6" = 23 \text{ sq.ft.}$)

Total Proposed Sq. Ft.: **372.66 sq.ft.**
New window vinyl ($5' \times 6' = 30 \text{ sq.ft.}$)
New roof mounted sign ($11'-5" \times 28' = 319.66 \text{ sq.ft.}$)
Existing Hokanson's awning (23 sq.ft.)

East Elevation

Total Allowable Sq. Ft.: $88'-7" \times 1.5 = 132.87 \text{ sq.ft.}$

Total Existing Sq. Ft.: **94.86 sq.ft.**
3 Existing Hokanson's signs ($5'-6" \times 5'-9" = 31.62 \text{ sq.ft. ea.}$)

Total Proposed Sq. Ft.: **132.86 sq.ft.**
New wall sign ($4' \times 9'-6" = 38 \text{ sq.ft.}$)
3 Existing Hokanson's signs ($5'-6" \times 5'-9" = 31.62 \text{ sq.ft. ea.}$)

North Elevation

Total Allowable Sq. Ft.: $58'-0" \times .75 = 43.5 \text{ sq.ft.}$

Total Existing Sq. Ft.: **none**

Total Proposed Sq.Ft.: **319.66 sq.ft.**
Roof mounted sign ($11'-5" \times 28' = 319.66 \text{ sq.ft.}$)







MACKIN MOTOR SALES

FORD CARS & TRUCKS

BUMPING
& PAINTING

Guaranteed Workmanship
ON ALL MAKES





Historic Overlay Permit No: PHDC09010

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

135 WASHINGTON ST **Location**
 51-51-146-732-01

BALL JOHN **Owner**
 520 WATER ST
 MANISTEE MI 49660

Issued: 05/08/09
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

520 WATER ST **Contractor**
 MANISTEE MI 49660

Work Description:

Certificate of Appropriateness as approved by the Historic District Commission during their meeting of May 7, 2009 approve the request for a Certificate of Appropriateness for facade improvements as submitted with Application HDC-2009-10 as follows: To allow the removal of 6 rows of sand brick and replace with new red brick along the bottom of the building with the condition that the brick and mortar used must comply with Preservation Brief #2 "Repointing Mortar Joints in Historic Masonry Buildings" with final approval by the Museum Director. To allow the removal of existing store front and replace with same, new wood trim etc. To change front entrance from a flat front, to a walk in entrance. To allow the installation of three new awnings that meet the requirements of the Historic District Commission Awning Guidelines. Awnings are to be approved by the Museum Director along with the fabric and colors. The original awning hardware if not used is to remain unless it is a safety issue as determined by the Building Inspector. No Signage can be installed on the awning without Historic District Commission approval. To allow the replacement of the iron rail on the second story balcony that meets the requirements of the building code with final approval by the Building Inspector and Museum Director. To allow the replacement of three second story windows on the South side of the building and two second story windows on the North side of the building with wooden double hung windows that match the original windows. Final approval of windows will be required from the Museum Director if determined by the Building Inspector and Museum Director that the existing windows cannot be repaired. To allow the removal of T-1-11 siding from the rear addition and replace with T-1-11 on 8" centers. Instead of T-1-11 on 12" centers. With the recommendation that battens be added.

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

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00
		Fee Total:	\$0.00
		Amount Paid:	0.00
		Balance Due:	\$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.



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

MEMORANDUM

TO: Historic District Commissioners

FROM:  Jon Rose
Community Development Director

DATE: April 30, 2009

RE: John Ball, 135 Washington Street

Commissioners, a request has been received from John Ball, 135 Washington Street for a Certificate of Appropriateness for facade improvements. The Facade Improvements are broken down as follows:

- ▶ Remove 6 coarse of sand brick and replace with new red brick along bottom of building.
- ▶ Remove existing store front and replace with same, new wood trim etc.
- ▶ Change front entrance from a flat front, to a walk in entrance
- ▶ Install three new awnings to comply with color and style required.
- ▶ Replace Iron Rail on the second story balcony.
- ▶ Replace second story windows, with wood sash or appropriate replacement's code or better.
- ▶ Remove T-I-11 siding from the south wall and replace with T-1-11 on 8" centers. Instead of T-1-11 on 12" centers that is no longer manufactured.

A copy of the request is attached.

JRR: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: John Ball
 Name of Applicant (if different): LITTLE RIVER Mgt LLC
 Mailing Address: 1820 MAPLE RD. MANISTEE MI 49660
 Phone# & e-mail address: 723-2017-OR 231-510-1238 port.#

Address of Affected Property:

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

Proposed Work Start Date: ASAP. Proposed Completion Work Date: Aug 09

Contractor/Builder/Architect: SAME

Mailing Address: SAME

Phone# & e-mail Address: SAME

① Description of Work (be specific and describe each work separately. Use additional sheets if necessary):

① REMOVE 6 COARSE OF SAND BRICK AND REPLACE WITH NEW RED BRICK ALONG BOTTOM OF BUILDING.

② REMOVE EXISTING STORE FRONT AND REPLACE WITH SAME, NEW WOOD, trim, ECT. ~~WITH SAME MATERIAL.~~

③ CHANGE FRONT ENTRANCE FROM A FLAT FRONT, TO A WALK-IN ENTRANCE

④ INSTALL 3 NEW AWNINGS TO COMPLY WITH COLOR AND STYLE REQUIRED

Incomplete requests will be returned to the applicant to supply needed information for review.

PROCEDURE AND REQUIREMENTS:

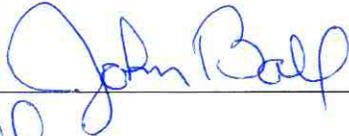
Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established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

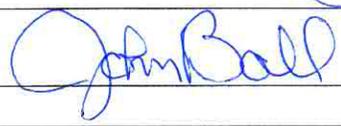
This application must be received by the City at least 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. 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 12 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.
- ▶ Photo or concept drawing showing how the building will look with proposed changes as seen from across the street including adjoining buildings and/or properties.
- ▶ 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, and 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.

APPLICANT'S SIGNATURE: _____ 

PROPERTY OWNERS SIGNATURE: _____ 

Office Use Only:		
Date Submitted: <u>4-27-09</u>	Application # <u>HDC-2009-10</u>	Meeting Date: <u>5-7-09</u>
Notes: <u>Approved w/ Conditions / Requirements - See permit</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.

DATE	1 / 1	PROJECT
------	-------	---------

⑤ REPLACE IRON RAIL ON THE SECOND STORY BALCONY.

⑥ REPLACE SECOND STORY WINDOWS, WITH WOOD SASH OR APPROPRIATE REPLACEMENT'S CODE OR BETTER.

⑦ REMOVE T-1-11 SIDING FROM THE SOUTH OF THE ~~BACK~~ WALL AND REPLACE WITH T-1-11 ON 8" CENTERS - INSTEAD OF T-1-11 12" CENTERS THAT IS NO LONGER MANUFACTURED.









Historic Overlay Permit No: PHDC09011

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

440 RIVER ST **Location**
51-51-349-702-05

Owner
DIEBEL ENTERPRISES LLC
9350 FOREST PATH
ADA MI 49301

Issued: 05/08/09
Const value 0
Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor
9350 FOREST PATH pH#
ADA MI 49301

Work Description: Certificate of Appropriateness as approved by the Museum Director for Paint Colors as follows:
Body of Building - Cabot Solid Color Stain "Indian Corn" on sides and back. Trim - Cabot Solid Color Stain "Newburyport Blue"
Deck - Cabot Solid Color Stain "Shale".

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 Paint Colors Only

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: GARY DIEBEL

Name of Applicant (if different): 10893 Old Freesoid Rd

Mailing Address: 49660

Phone# & e-mail address: _____

Address of Affected Property: 440 RIVER ST

Type of Application: Paint Colors

Proposed Work Start Date: 25 APR 09 Proposed Completion Work Date: 31 MAY 09

Contractor/Builder/Architect: SELF

Mailing Address: _____

Phone# & e-mail Address: _____

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

REPAINT BUILDING-
Body - CABOT SOLID COLOR STAIN - INDIAN CORN
ON SIDES & BACK

TRIM - CABOT SOLID COLOR STAIN - NEWBURYPORT BLUE

DECK - CABOT SOLID COLOR STAIN - SHALE

Incomplete requests will be returned to the applicant to supply needed information for review.

PROCEDURE AND REQUIREMENTS:

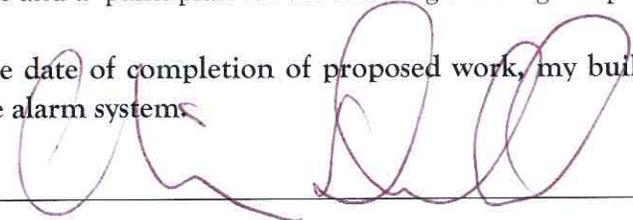
Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established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

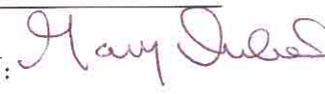
- ▶ New color schemes following the guidelines may be approved by the Manistee County Historical Museum Director.
- ▶ Color schemes that do not follow the guidelines must be approved by the Historic District Commission.
- ▶ A building owner may request Historic District Commission review and/or approval of any paint scheme.
- ▶ The Manistee County Historical Museum Director may require Historic District Commission review or approval of any proposed paint scheme at his discretion. In this event the requirements for applications submittal to the Historic District Commission must be met.

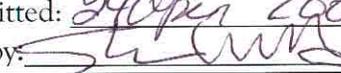
The following information should be included with this application

- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Photo or concept drawing showing how the building will look with proposed changes as seen from across the street including adjoining buildings and/or properties.
- ▶ 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.

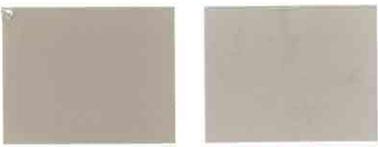
APPLICANT'S SIGNATURE: 

PROPERTY OWNERS SIGNATURE OR ATTACH LETTER OF AUTHORIZATION: 

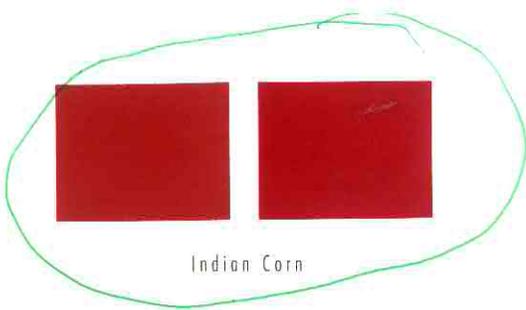
Office Use Only:	
Date Submitted: <u>24/Sept 2009</u>	Application # <u>HDC-2009-11</u>
Approved by: 	

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.

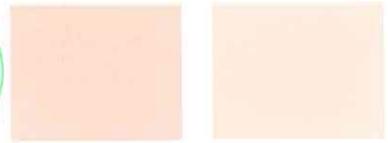
Deep Reds • Vibrant Wood Colors



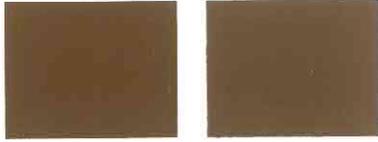
Dusk



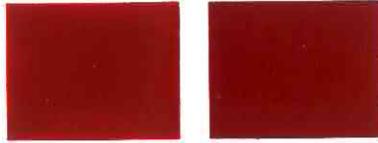
Indian Corn



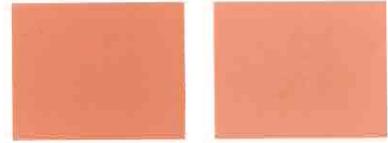
Rose Quartz



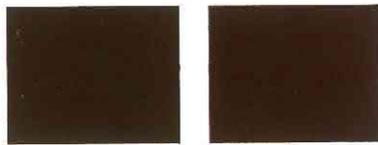
Sandstone



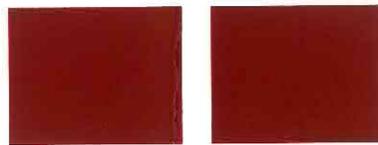
Tile Red



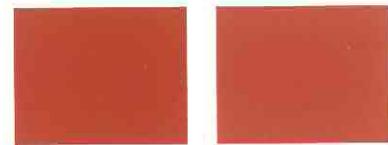
Earthen Clay



34 Mission Brown



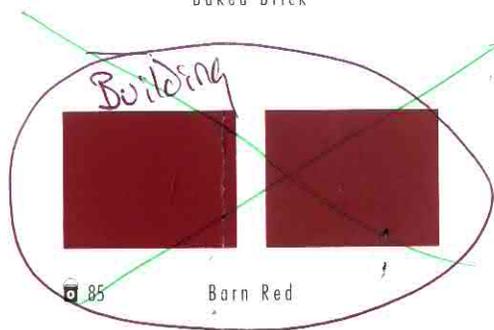
Baked Brick



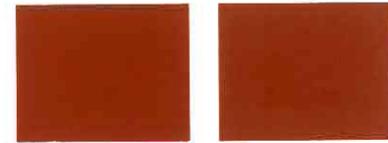
Terra



Plum Island



85 Barn Red

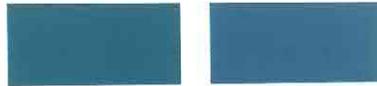


Redwood

Colors best viewed in daylight. Colors shown will vary with the type, color, grain, porosity and texture of wood used.



Spruce Blue



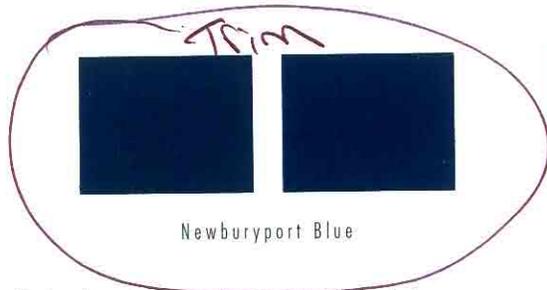
Federal Blue



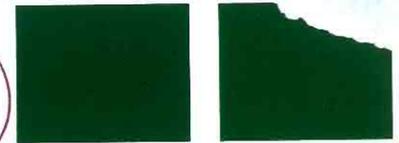
Mountain Laurel



Foothill



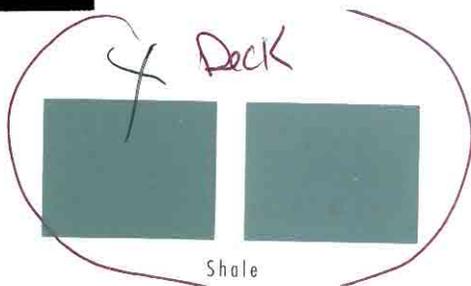
Newburyport Blue



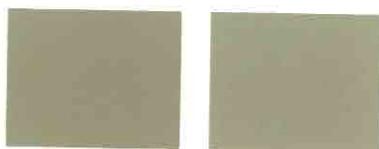
Evergreen

Ready-mixed O.V.T. Solid Color Oil Stain colors

All other colors require custom tinting using a Cabot Tint Base System



Shale



Thatch



Sienna Sand

ed Grays •

Muted Blues



Manistee Commercial Historic District Policy #13 Murals

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

The Historic District Commission is sensitive to the desire for property owners to enhance their Buildings in the Manistee Commercial Historic District. The Historic District Commission has developed this policy to assist in the request for murals in the district.

While the use of murals of various styles and topics old and new can be interesting and add appeal throughout a community. The Historic District Commission wants to differentiate the Manistee Commercial Historic District from other communities which use murals in their Commercial Districts.

The Historic District Commission recognizes that murals were used in the Historic District. Typically murals were signs that were painted onto an exterior wall of the building that related to a business or product that was sold in the building.

Murals should reflect the age of the building. Murals may be reproductions of advertisements that reflect a product or previous business in Manistee. Using Manistee in the text is encouraged. Documentation is required with the application to assist the commission in their review.

Example: The building at 312 River Street (Winkler Block 1894) once had a "Cigar" advertisement on the exterior wall of the building. The owner of the building at 431 River Street (Gardner Jewelry Store, 1878) has a painted wall and would like to duplicate the "Cigar" sign that was originally on the building at 312 River Street. The applicant brings in photos of the "Cigar" sign for the commission to review. The request reflects the age of the building.

If the same application were to be made for the building at 440 River Street (The Spot, circa 1950) the mural would not reflect the age of the building.

Murals of a nature that depict a scene must be a reproduction of a Manistee Mural. Photographic evidence must accompany the application and must be appropriate to the age of the building.

The Historic District Commission discourages murals that would create pseudo-vintage scenes this is similar to the creation of a false architecture that are not permitted under State and Federal Guidelines.

- ▶ Murals cannot be used to supplement existing business signage.
- ▶ Murals will only be considered on buildings that previously have been painted. The painting of previously unpainted masonry is not permitted in the district.

- ▶ A mural is not allowed to be mounted onto the building. This could cause damage from moisture/condensation behind the attached panel.
- ▶ Murals cannot be used as a substitute for wall repair and maintenance to the exterior of a building. Murals will only be allowed on painted walls that are currently in good condition and have been maintained.
- ▶ Murals cannot interfere with existing architectural features.
- ▶ Freestanding Murals are inappropriate.
- ▶ It is advisable to meet with the Historic District Commission early on when considering a mural.

Draft



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

MEMORANDUM

TO: Historic District Commissioners

FROM:  Jon Rose
Community Development Director

DATE: March 28, 2009

RE: Manistee Insurance

Commissioners, a Certificate of Appropriateness was issued to Manistee Insurance on September 5, 2008 for awnings and signage. A condition of approval was that "The two pre-existing internally lit signs must be removed prior to installation of new signage."

After inspection of the installation of the new awning/signage it was notice that the two pre-existing internally lit signs are no longer lit, but remain in the window.

We are asking direction from the Historic District Commission how to proceed.

JRR:djb



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.

AMOR SIGN STUDIOS INC Contractor
 443 WATER STREET pH# (231) 723 8361
 MANISTEE MI 49660

PLEASE CALL (231) 398-2806

FOR AN INSPECTION 24 HOURS IN ADVANCE

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.

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

4-21-09
Lighted signs in windows - not lit

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.

NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on **Thursday, May 7, 2009 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

Evarard Dominy/Port City Candy Company, 431 River Street - Signage Screening for Air Conditioner HDC-2009-06 & HDC-2009-07

Amor Sign Studios/Suvi's, 419 River Street - Signage HDC-2009-08

Amor Sign Studios/Mark Chmura, Pier Pressure Charters, 308 River Street - Signage HDC-2009-09

John Ball, 135 Washington Street - Facade Improvements HDC-2009-10

Draft Policy #13 - Murals

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, Friday, May 1, 2009 on the bulletin board at the south entrance to City Hall.

Signed:  _____
Denise J. Blakeslee