

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, May 6, 2010
3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AMENDED - 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 6, 2010 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the April 1, 2010 meeting Minutes.

V New Business

John Smith, 437 River Street/438 Water Street - Request for Design Guidelines

Mr. Smith is requesting assistance from the Historic District Commission for the demolition of the West and South Wall of the "Ice House" (438 Water Street).

James & Susan Matthews, 334, 336, 338 River Street - Request for Design Guidelines

Mr. & Ms. Matthews are requesting assistance from the Historic District Commission for the demolition of the Northeast portion of their building.

Travis Alden, Main Street/DDA Director -Update

Travis Alden, Main Street DDA Director will give an update on the Activities in the District.

VI Old Business

None

VII Public Comments and Communications

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 Worksession

XII Adjournment



COMMUNITY DEVELOPMENT

231.398.2805

www.ci.manistee.mi.us

MEMORANDUM

TO: Historic District Commissioners

FROM: Jon R. Rose
Community Development Director

DATE: April 27, 2010

RE: Revised Agenda

Commissioners,

We received an application from Jim and Susan Matthews for demolition of a portion of their building at 334, 336, and 338 River Street. This will be treated as a Guideline request and will not have any formal action.

Please be prepared for a rather lengthy meeting as we have two site visits.



Historic Overlay Permit No: PHDC10012

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

334 RIVER STREET Location
51-452-703-17

MATTHEWS JAMES E & SUSAN Owner
1713 W 99TH ST
CHICAGO IL 60643
MATTHEWS JAMES E & S

Issued: 09/22/10
Const value 0
Zoning: Sec. No.

Contractor
1713 W 99TH ST pH#
CHICAGO IL 60643

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

Work Description: On June 3, 2010 the Historic District Commission approved the request from James and Susan Matthews, 334, 336, & 338 River Street for the demolition of a portion of the building as submitted with application HDC-2010-12 with the understanding that the building footprint will be as proposed when reconstruction is completed.

On September 17, 2010 Museum Director said that the Historic Record is satisfactory and complete.

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

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

Official signature

Official

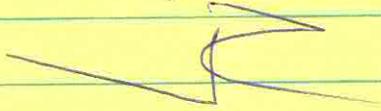
I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and 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.

9/17/10

Steve Harold Says

Jim Matthews Historic Record
is Satisfied & complete





Application for Demolition

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

The Historic District Commission is charged with insuring the **Maintenance and Preservation** of Buildings in the Manistee Commercial Historic District. Under **exceptional circumstances** a request may be made for the demolition of all or a portion of a building. The City of Manistee Historic District Commission defines the demolition of all or a portion of a building as a reduction in the footprint or elevation or a portion of an elevation of a building.

The Historic District Commission uses the Secretary of the Interior's Standards for Rehabilitation as interpreted by the Preservation Briefs. Copies are available through the National Park Service on line www.nps.gov/history/hps/TPS/briefs/presbhom.htm, at the Manistee County Historical Museum and in the Planning & Zoning Department at City Hall.

Contributing Buildings in the Manistee Commercial Historic District may be eligible for both Federal and State Tax Credits. By demolishing a portion of a building the owner may forfeit eligibility. Owners are advised to have all demolition plans reviewed by the State Historic Preservation Office prior to application for demolition to determine if the demolition may jeopardize tax credits.

This box must be checked by the applicant indicating that they have read and understood the requirements for tax credits or do not wish to pursue tax credits. If this box is not checked the application will not be processed.

Please Print or Type

Address of Subject Property: 334, 336, 338 River St.

Name of Property Owner: James E. & Susan Matthews

Name & Address of all other persons, firms or corporations having a legal or equitable interest in the property: NA

Name of Applicant (if different): _____

Mailing Address: 1713 W. 99th St. Chicago IL 60643

Phone# & e-mail address: 314 220 6253 | OPEN@1@ameritech.net

Contractor/Builder/Architect: Jim Nordlund Jr.

Mailing Address: 267 River St. Manistee, MI 49660

Phone# & e-mail Address: 231 723 6460

Proposed Work Start Date: after CMBRA Proposed Completion Work Date: _____

A Current photo of all sides of the structure (as applicable) must be submitted with the application. If the photographs are not submitted electronically 12 copies of each photo will be required 4" x 6" or larger.

1. **Description of Work** (be specific and describe the proposed demolition. Use additional sheets if necessary):

Rear of Structure is composed of 2 separate bldgs under a common roof. The North East Bldg is a Brick Structure built approximately 1890. The adjacent structure is Post & Beam constructed in the 1920s. The Brick Structure is crumbling in several areas especially in the lower levels. — Continued on Attachment

2. **Justification of Request.** (Justification shall address each of the following. Use additional sheets if needed):

a. Whether reasonable measures can be taken to save the historic structure or site from collapse.

This structure is only Apprx to what originally existed. The rear 40' are gone. The Brick masonry is crumbling and cannot be safely or reasonably be rebuilt. The timbers in the lower level are rotted.

b. The condition of the structure and its probable life expectancy.

Without attention building could collapse at any time. Property has also been declared a Brownfield Site.

c. The reason for demolishing the structure and whether or not alternatives exist.

This part of the structure cannot be reasonably be saved, but the remaining ~70% can be. I plan to save what can be saved and use the space vacated by demolition as a green space.

d. Whether or not relocation of the structure would be a practical and preferable alternative to demolition.

Not possible

e. The public necessity of the proposed demolition.

Safety on the River walk. This structure directly abuts the River walk and is elevated approximately 25' above pedestrian walk.

f. The public purpose or interest in the land or building(s) to be protected.

PROPERTY HAS BEEN APPROVED FOR CONVERSION TO MIXED USE

g. Whether there are definite plans for the reuse of the property if the proposed demolition is carried out, and what the effect of those plans would be on the character of the surrounding area.

PROPERTY WILL RETAIN ENOUGH OF ORIGINAL FABRIC TO RETAIN AN INDUSTRIAL APPEARANCE FROM THE OUTSIDE - WILL PROVIDE A GREENSPACE FOR THE MIXED-USE RESIDENCES

h. Whether the historic structure or site is capable of earning reasonable economic return on its value.

NOT IN ITS CURRENT CONDITION - AT THIS POINT IT IS A HAZARD - IF IT WERE NOT IN THE SEVERELY COMPROMISED STATE IT WOULD STILL BE FUNCTIONALLY OBSOLETE + HAVE LIMITED ACCESS

i. Whether or not the proposed demolition could potentially affect adversely other historic buildings or the character of the historic district.

EVERY EFFORT WILL BE MADE TO RETAIN THE INDUSTRIAL APPEARANCE

As part of the review of the Application the Historic District Commission will schedule a Site Visit during the meeting to review the structure.

The Historic District Commission reserves the right to request additional information from the applicant prior to a final decision on requests.

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

This application must be received by the City at least 15 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.

APPLICANT'S SIGNATURE: James (Mend)

PROPERTY OWNERS SIGNATURE: James (Mend)

Office Use Only:		
Date Submitted: _____	Application # _____	Meeting Date: _____
Notes: _____		

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.

Attachment A- Application for Demolition

The 334, 336, 338 River Street building is at least 3 individual buildings under a common roof.. The North East corner is the partial remains of a brick structure constructed circa 1890. This building originally extended over the Manistee River where lumber was transferred into the Maxter and Neucombe planing mill that occupied the space. This structure was 3 levels at the River with a sand floor in the lower level. On the mid-level a boiler remains that is contaminated with asbestos and coal dust containing Polynuclear Aromatic Hydrocarbons (PNA). The soils around the boiler are also contaminated as a result of an attempt to remove the material some time in the past. Under the boiler in the lower level there are tens of cubic yards of coal ash, oily sawdust, demolition debris potentially contaminated with lead due to Lead Based Paint, and oily soils. It appears that when the mill was in operation coal was transferred into the building from the River. After it was burnt the ash, as well as other debris, was dropped through chutes into the lower level. This material has been analyzed as part of the Baseline Environmental Assessment (BEA) performed by the City of Manistee brownfield redevelopment Authority (CMBRA) and determined to be contaminated with heavy metals- lead, cadmium, and others. . Inside the structure, all wooden surfaces that are painted have been painted with lead-based paint.

A request to the State of Michigan for Brownfield remediation funds is in progress through the CMBRA with the intent of mitigating the contamination problems prior to building out the approved mixed-use space. The funding request also includes demolition of the North East (brick) portion of the building to provide safe access to that portion of the building as needed for the remediation. In that portion of the building the ash piles completely surround at least 3 of deteriorating support posts. . In addition, large sections of the brick walls are already missing and covered with plywood on the outside. There are no apparent footings, and the lowest courses of brick are disintegrated. Settling cracks are everywhere indicating the walls are completely unstable. This has been verified by my architect Jim Nordlund Jr. The CMBRA's consultant and demolition contractor have determined that in order to remove or encapsulate the contaminated material safely, the rear section of the brick building must be removed to provide access. This should be done by cutting away the roof from the section to be retained, and removing the roof material. This material is contaminated with lead-based paint. Next, the upper level wooden floor, then the lower level wooden floor and other wooden chutes should be removed. The demolition must be taken back to the location of the second set of posts and beams supporting the floor. This point is just under the roof truss, so that if this is done carefully the truss and remainder of the building can be saved. This must be stabilized so that the rest of the building does not collapse. At that point the brick walls should be reduced to a safe level so that workers can safely remove or encapsulate the contaminated materials. This will also expose the asbestos coated boiler and soils so that they may be safely removed. Since my intent has always been to save most of the building; this is the safest and most expeditious approach.

The North West corner of the building is a post and beam building that was built independent of the North East Brick building. This building once served as an automotive service facility. As a result, the wood flooring is saturated with automotive fluids and contaminated with heavy metals. There are three hydraulic lifts still in place. Over the years the cylinders have leaked into the sand beneath that section of the building. The soils in this section of the building are saturated with oil and lead from the leaded gasoline spilled from the garage operation on the

upper level . In addition, there is a significant layer of coal ash in this section as well While this is a post and beam building that can be stabilized more readily than the brick portion of the building, some demolition may be required to remove the contaminated soils and auto hoists from the lower level. The East wall will have to be enclosed once the brick wall from the original brick building that has been described can be removed..

Once the contaminated materials are removed, a new footing, foundation, and rear wall will be erected to close the rear of the North East building. The concrete retainer that abuts the river walk will be retained. The wall will be stabilized or otherwise rebuilt to a height of 8' above the river walk, then capped with cement or limestone blocks. The East wall will be stepped up the hill toward the insurance company building in 3 to 4 steps in order to restore the integrity of the party wall between the two buildings, and to stabilize the roof truss at that point where it bears on the outside wall. Each step in the wall will be capped with the same material as the wall on the river walk.

This plan was discussed with Rob McKay of the Michigan State Historic Preservation Office. A draft part 1 and part 2 historic grant applications were submitted. The determination was made that both facades on the building have been substantially modified to the point where the state would not grant historic credits. From a State perspective this is no longer a contributing building, so they have no interest in whether or not it is further preserved.

The BEA that was required following my purchase of the property did disclose substantial contamination that cannot be ignored without incurring substantial environmental risk and liability. The partial demolition is no longer a matter of personal choice or due to structural stability. Instead it is now required to address the environmental conditions of the site. Once this work is completed the rear of the building will be enclosed and reconfigured as was described in the Mixed Use application currently on file.

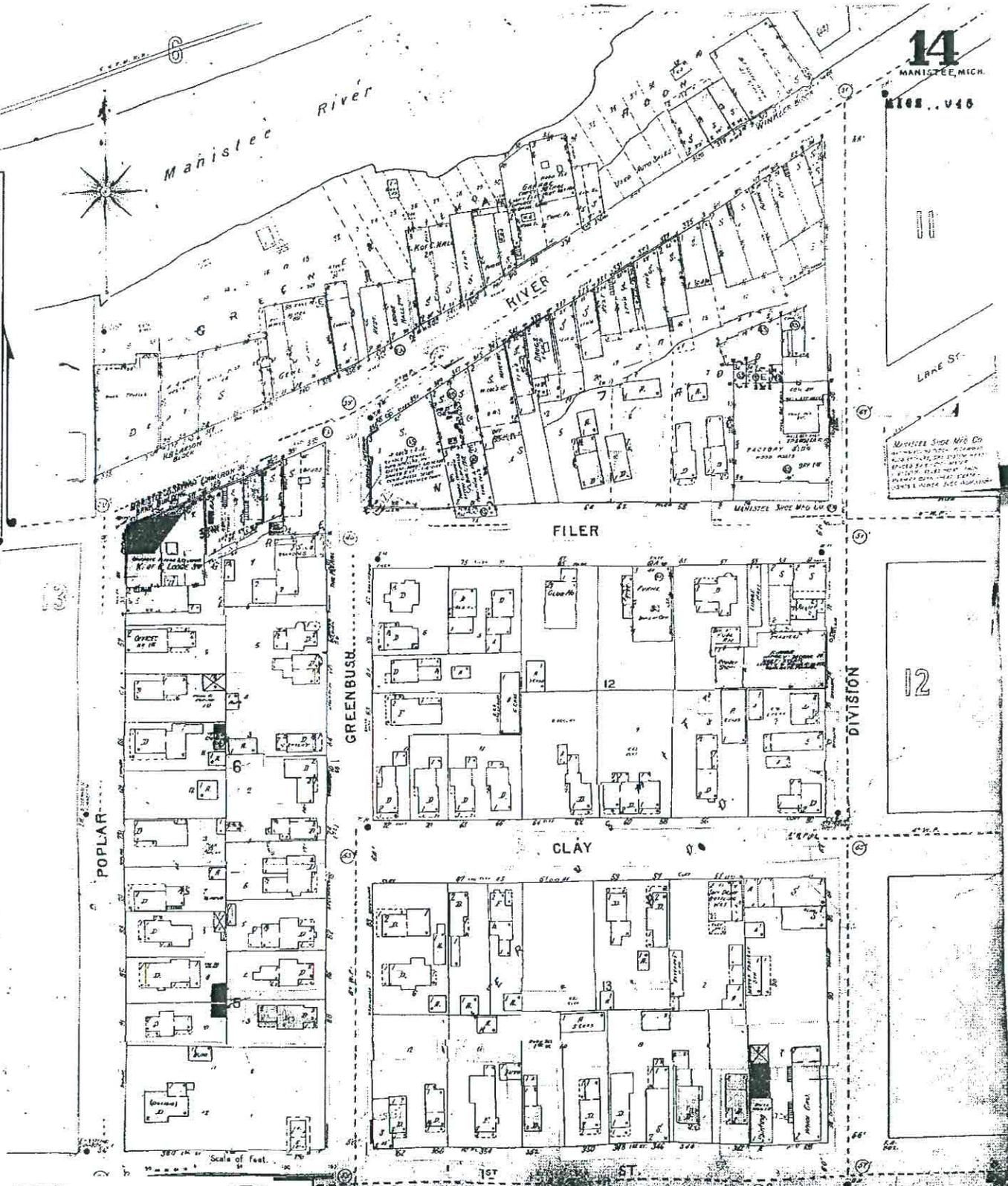
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Certification # DD10-4AA9-B570

Site Name: Downtown Site
 Address: 334 River Street
 City, ST, ZIP: Marquette MI 49660
 Client: Earthstar Consulting, Inc.
 EDR Inquiry: 2010418.3s
 Order Date: 6/21/2007 2:45:14 PM
 Certification #: DD10-4AA9-B570

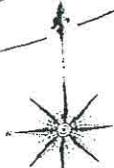


Research Associate: LHE Copyright: 1957



1957

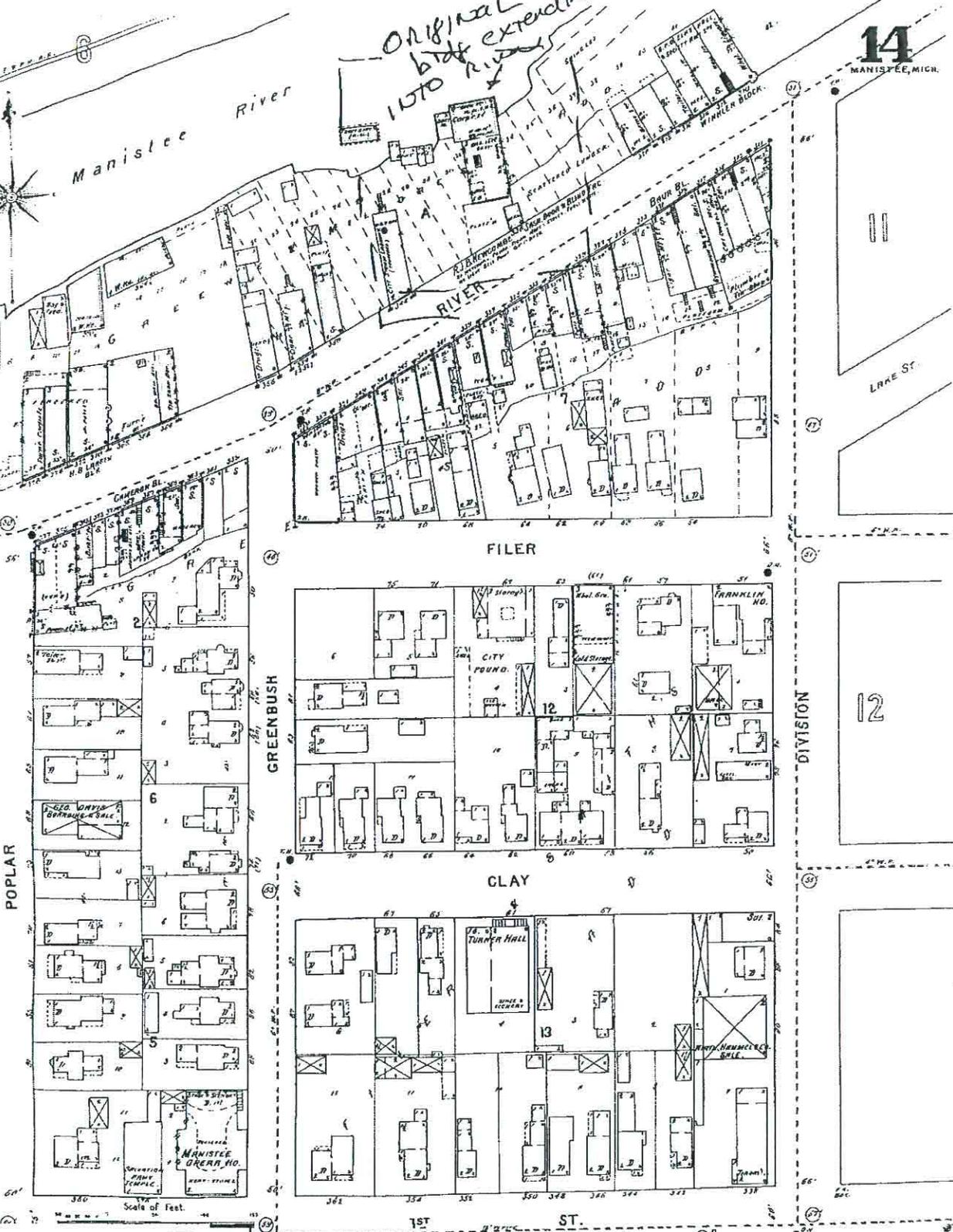
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Manistee River

ORIGINAL
bldg extendat
1870 River

14
MANISTEE, MICH.



Certification # DD10-4AA9-B570

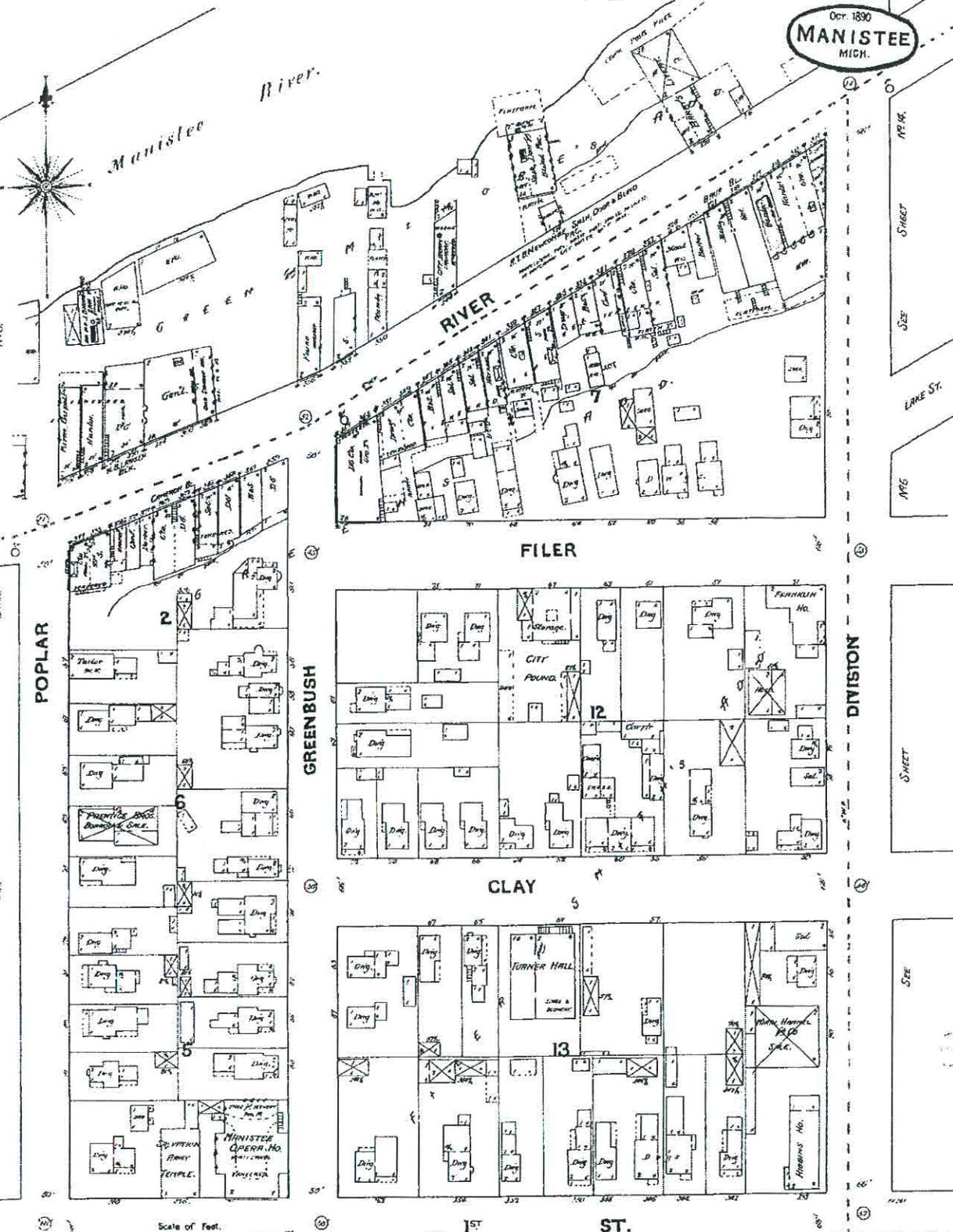
Site Name: Downtown Site
 Address: 334 River Street
 City, ST, ZIP: Manistee MI 49660
 Client: Earthstar Consulting, Inc.
 EOR Inquiry: 2010416.3e
 Order Date: 8/21/2007 2:45:14 PM
 Certification #: DD10-4AA9-B570



Research Associate: LHE Copyright: 1995

1895

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Certification #
 DD10-4AA9-8570

To Name: Downtown Site
 Address: 334 River Street
 City, ST, ZIP: Manistee MI 49860
 Client: Etzold's Consulting, Inc.
 EDR Inquiry: 2010418.3e
 Order Date: 8/21/2007 2:45:14 PM
 Certification #: DD10-4AA9-8570



1890

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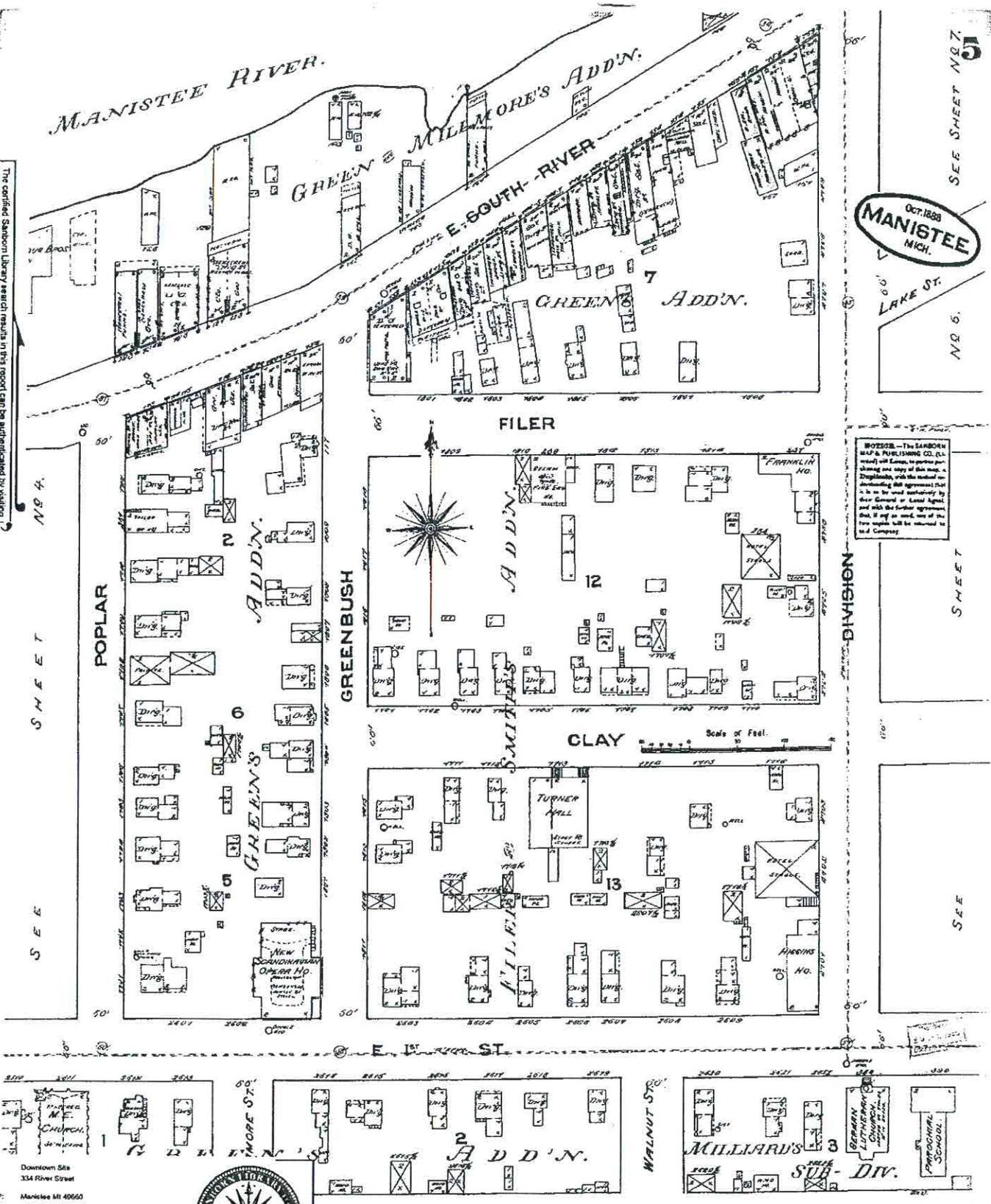
Certification # DD10-4AA9-B570



126 N. Main
Downtown Site
334 River Street
Manistee MI 49660

Client: ERMEDIA Consulting, Inc.
EDR Inquiry: 2013416.3s
Order Date: 8/21/2007 2:45:14 PM
Cartographic #: DD10-4AA9-B570

Research Associate: LHE Copyright: 2007



Oct. 1888
MANISTEE
MICH.

NOTICE.—The SANBORN MAP & PUBLISHING CO. (successors) will issue, in return for purchase and copy of this map, a Certificate, with the usual acknowledgment agreement, that it is to be used exclusively by the General or Local Agent and with the further agreement that, if any in word, use of the true copies will be returned to said Company.

SEE SHEET NO. 7.

NO. 6.

SHEET

S.F.E.

1883

From: Robbert McKay <McKayR@michigan.gov>
To: James Matthews <open01@ameritech.net>
Sent: Wed, March 10, 2010 10:19:28 AM
Subject: Fwd: 332-336 River Street, Manistee

Jim,

I received this response regarding the mill building last week while I was in DC. Sorry for the delay getting it on to you.

Unfortunately it appears that NPS isn't buying the argument that the building continues to contribute to the character of the district. Basically at this point Federal and State tax credits are off the table.

REM

Robbert McKay
Historical Architect
State Historic Preservation Office
Michigan State Housing Development Authority
P.O. Box 30740
702 W. Kalamazoo St.
Lansing, MI 48909-8240

Phone: (517) 335-2727 e-mail: McKayR@Michigan.gov
Fax: (517) 335-0348 URL: www.michigan.gov/shpo

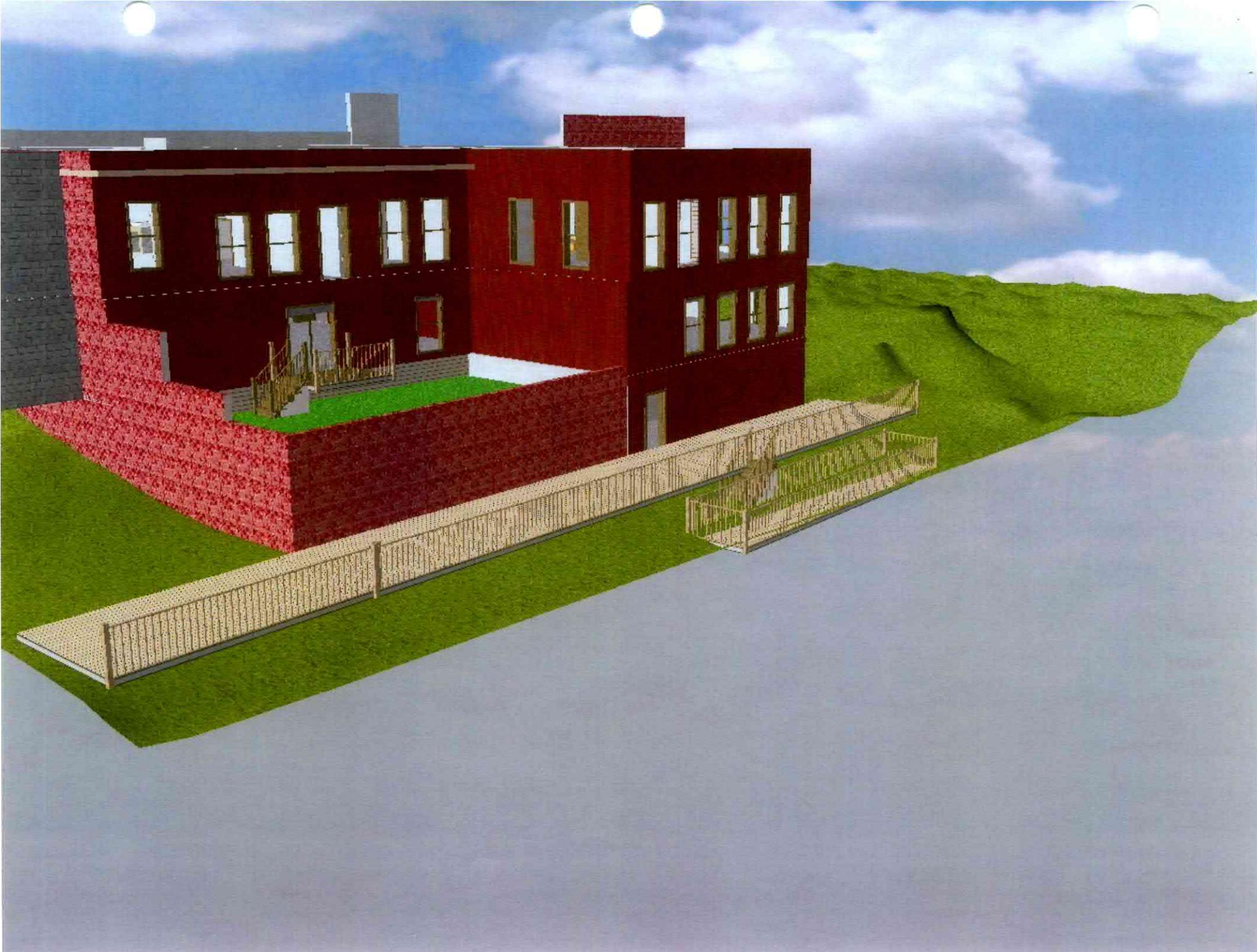
>>> <Roger_Reed@nps.gov> 3/5/2010 >>>

Dear Robb,

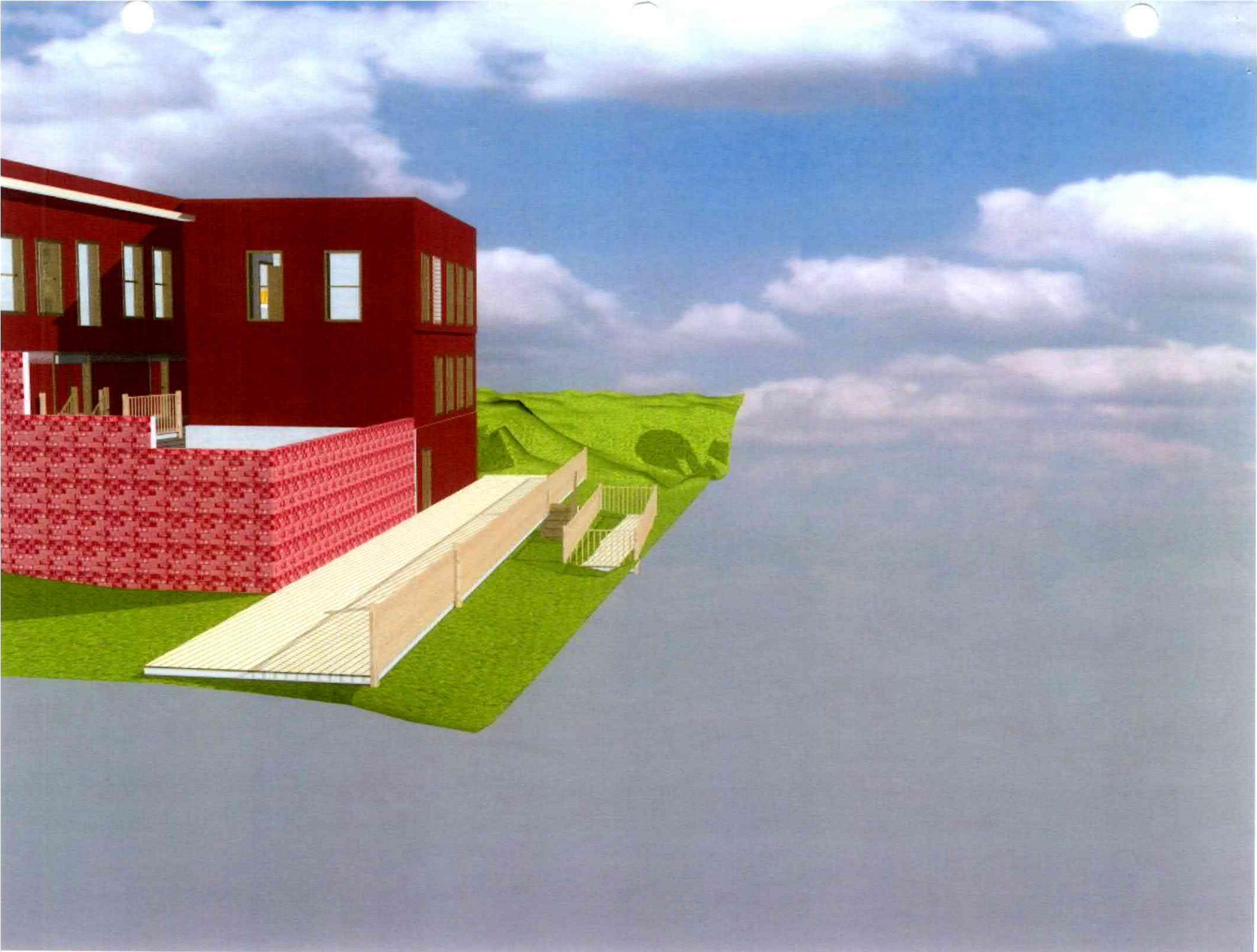
I have looked at the material you submitted (photographs and historical documentation) regarding 332-336 River Street. As you have indicated, it was listed in the Manistee Central Business District as a contributing structure (in 1982). Based upon the information submitted, it appears that the primary facade of the building has been entirely altered with new brick, resulting in the loss of those features that contributed to the historical integrity of the building. Therefore, it appears that the building no longer retains the design, materials and workmanship for which it originally qualified as a contributing structure in the historic district.

This email constitutes a preliminary review in response to your inquiry of February 16, 2010. Should the property owner require a formal review, a Part I application should be filed with your office.

Roger G. Reed
Historian
National Register of Historic Places











NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on **Thursday, April 1, 2010 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

New Business

John Smith, 437 River Street/438 Water Street - Request for Design Guidelines.

Jim and Susan Matthews, 334, 336, 338 River Street -Request for Design Guidelines.

Travis Alden, Main Street/DDA Director - Update

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, Monday, May 3, 2010 on the bulletin board at the south entrance to City Hall.

Signed:


Denise J. Blakeslee



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 23, 2010

RE: May 6, 2010 Historic District Commission Meeting

Commissioners, attached is the May 6, 2010 Historic District Commission meeting agenda.

John Smith is on the agenda for Design Assistance. This is in response to demolition of the ice house. We may make a site visit of the property. Please dress appropriately.

I will be out of the office next week. Your packets are being mailed out prior to the application deadline. In the event that a new request comes in, we will amend the agenda and send the information out when I get back.

If you are unable to make the meeting please call or leave a message.

djb

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, May 6, 2010
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 6, 2010 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the April 1, 2010 meeting Minutes.

V New Business

John Smith, 437 River Street/438 Water Street - Request for Design Guidelines

Mr. Smith is requesting assistance from the Historic District Commission for the demolition of the West and South Wall of the "Ice House" (438 Water Street).

Travis Alden, Main Street/DDA Director -Update

Travis Alden, Main Street DDA Director will give an update on the Activities in the District.

VI Old Business

None

VII Public Comments and Communications

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 Worksession

XII Adjournment



Request for Design Guidelines

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

Please Print or Type

This Is Not a Formal Request to the Historic District Commission. An Application for a Certificate of Appropriateness Is Required for All Projects in the District.

Address of Affected Property: 438 Water St
Name of Property Owner: John L Smith
Name of Applicant: John L Smith
Mailing Address: 315 Condon Rd
Phone# & e-mail Address: 723-2869 Variety 2 @ Charter, Net

Description of Work proposed (Use additional sheets if necessary):

Take down west wall of Ice House
 " " South " " " "
Fill hole 16 ft deep w Fill
Make Parking

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

Any information such as photos and sketches would be appreciated.

APPLICANT'S SIGNATURE: John L Smith

PROPERTY OWNER'S SIGNATURE: John L Smith

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.



JENNIFER GRANHOLM
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

KEITH MOLIN
EXECUTIVE DIRECTOR

April 14, 2010

John L. Smith
315 Condon Rd.
Manistee, MI 49660

Re: Michigan Main Street Design Services
Manistee Variety / Manistee Artist's Mall
435-437 River Street, Manistee, MI

Dear Mr. Smith:

Thank you so much for your interest in improving the façades of your buildings at 435 and 437 River Street in Manistee and participating in Michigan Main Street's Design Services. Enclosed are drawings depicting a proposed schematic design based upon the information submitted in your Design Assistance Application and our conversation on site in February. Also included with the drawings are paint samples and some additional information to assist with the improvements.

Your building at 435 River Street, the Manistee Variety, retains an extremely high degree of historic integrity on its north façade with many of the building's original features still intact including the large storefront with fluted columns and paneled bulkhead, ornate cornice, and stained glass transom window on the upper floor. The east façade has lost most of its original features but the columns and framing for the east storefront still exists with the outline of the original cornice giving clues to its design.

Your building at 437 River Street, the Manistee Artist's Mall, has lost most of its historic integrity with the loss of its original façade and storefront. The pressed metal ceiling in half of the building suggests that the original building had two storefronts with recessed entries centered in each.

Since no historic photographs of either building are available, the proposed design is careful not to try and recreate any missing features of the buildings based on what they *might* have looked like. Instead the proposed design, illustrated on Sheets "A1", "A2" and "A3", recommends a more modern interpretation of a typical storefront.



The proposed design also intends to serve as a “vision” for future improvements to both buildings. While there is an extensive amount of work outlined in the proposed improvements, the work can be done either all at one time or phased over several years. In the “Additional Information” section of this packet, there is a recommendation for phasing the improvements with the more critical items to be completed in the coming year and other items to be stretched out over several years.

North Elevation – 435 River Street (Sheet A1)

- Masonry – Repair, repoint and clean all masonry (see additional information)
- Windows – Replace broken glass and repair existing windows where needed, do not replace (see additional information)
- Cornice – Install the missing lower portions of the cornice’s end caps.
- Signage – Repaint/repair existing signage located in transom panel
 - Option: Also install a hanging perpendicular sign similar to many signs located along River Street

North Elevation – 437 River Street (Sheet A1)

- Selective Demolition – Carefully remove existing, non-historic materials including existing light fixtures, signage (salvage for later reuse), siding, brick, windows, door, storefront framing, and concrete masonry unit base
- Storefronts – Install two new storefronts (simple design, wood or aluminum) with large display windows, transoms and recessed entries. If possible, entries should match profile of original storefront seen in pressed metal ceiling
 - Option: Install one storefront stretching across the entire façade with one recessed entry centered in the middle
- Cornice – Install two cornices (simple design, wood, no brackets) with one being at top of building and the other above the storefront
- Awning – Install two canvas awnings, operational is optional
- Signage – Repaint/repair existing signage, add vinyl window lettering to storefront windows and doors
- Lighting – Install three gooseneck lights (simple, modern design)

East Elevation – 435 River Street (Sheet A2)

- Selective Demolition – Carefully remove all vines and any other vegetation growing on the building (see additional information). Also remove any existing, non-historic materials including infill from original storefront. Do not remove any original portions of the storefront remaining on the interior of the building.
- Masonry - Repair, repoint and clean all masonry (see additional information)
- Windows – Repair existing windows where needed, do not replace (see additional information)
- Cornice – Install new cornice and end caps above the storefront (simple, modern version of the cornice on the north façade of the building)

- Storefront - Install new storefront (simple design, wood or aluminum) but instead of windows, install spandrel glass (an opaque material, see additional info) to give the impression of large display windows. Recess the middle portion and divide the spandrel glass to give a modern interpretation of the original entry and doors. Build an interior partition wall behind the storefront for hanging/displaying merchandise.
- Adjacent Building – Work with the adjacent property owner to ensure that they repair/replace the gutters and downspouts on their building before either buildings suffer from additional water damage. Also coordinate the removal of vines and vegetation growing on the buildings to ensure it doesn't grow back.
- Stair to Basement – Clean debris and trash collecting in the stairwell. Repair and paint lower storefront as needed.
- Reslope the Grade – Reslope the grade at the corner of the building, if needed, to ensure water flows away from the building.

South Elevation – 435 River Street (Sheet A3)

- Selective Demolition - Carefully remove all vines and any other vegetation growing on the building. Demolish non-contributing garage.
- Masonry - Repair, repoint and clean all masonry (see additional information)
- Windows – Repair existing windows where needed, do not replace (see additional information)
- Infill for Missing Window – Paint infill and sill to match brick.
- Door – Replace door

West Elevation – 435 River Street (not shown in drawings)

- Selective Demolition - Carefully remove all vines and any other vegetation growing on the building.
- Masonry - Repair, repoint and clean all masonry (see additional information)
- New Windows – Install new windows for apartment bedrooms and upper floor hallway. Windows should match proportions of other original windows however not arched (see schematic, Sheet A3). Do not match existing non-historic bay window design.

The paint colors, awning design, and signage shown are only one of many options available to you. The colors shown for 435 River Street are the existing paint colors. However, if you would like to see a different paint scheme I would be happy to recommend one. If you would like, the colors for 437 River Street could match as well.

The proposed design conforms to the Secretary of Interior's Standards for Rehabilitation as developed by the National Park Service and, if followed, could qualify you to receive federal and state historic tax credits. For information on tax credits, please contact Robbert McKay, Historical Architect for the State Historic Preservation Office, at 517-335-2727 or e-mail mckayr@michigan.gov.

435-437 River Street
Manistee, MI

Again, thank you for your interest in Michigan Main Street's Design Services and investing in the future of your building and the community. Please feel free to contact me with any questions or concerns. I would be happy to help.

Cordially,



Kelly Larson
Main Street Architect

Cc: Travis Alden (Manistee Main Street/DDA)
Laura Krizov (MSHDA/Michigan Main Street)

Spandrel Glass

435-437 River Street
Manistee, Michigan

Example – Odd Fellows Building, Boyne City, MI



What is Spandrel Glass?

Spandrel glass is a type of glass that is used to cover construction materials. In addition to being entirely durable, spandrel glass can also be used in an aesthetically appealing way. Spandrel is commonly used between certain sections of a building including the area between floors, columns, ceilings, and other small or large spaces.

The main aesthetic purpose of spandrel glass is to create an overall uniform appearance. By using colored glass panels, spandrel glass can match most other types of glass that are used to create a glass-front building. When the color of all glass pieces is observed, it is nearly impossible to tell where one section of a building begins and ends.

Spandrel glass is available in numerous shades ranging from green to bronze. Metal-flecked spandrel can also be acquired from certain retailers. The color of spandrel that is chosen is particularly important, since the color will affect the overall appearance of the building that it is applied to. When carefully matched with similar colors, spandrel becomes the ideal option for all types of buildings.

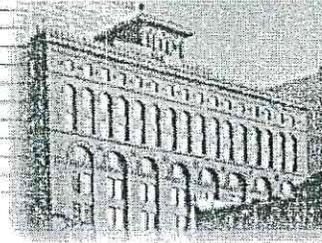
Spandrel is created using fired-on frit methods. This process includes a ceramic frit - a material used as a basis for glassmaking - that is fused to the glass using high-heat fusing methods. This technique creates a glass that will not fade over time. In addition, spandrel is up to five times stronger than annealed glass. Thus, spandrel glass is particularly suited for industrial buildings. In fact, most modern buildings incorporate the use of spandrel if a smooth appearance is desired.

Due to the fact that spandrel is created using intense heating methods, this glass is particularly resistant to thermal conditions. In addition to contributing to the uniform appearance of a building, spandrel can also be used to supply specific areas of a building with heat, since it has excellent thermal capabilities. Various industrial buildings have been lined with spandrel in order to trap and maintain solar heat. This method has been proven effective, and it is used all over the globe.

Spandrel is a universally appealing material that can be used in a number of ways. Careful placement and planning of spandrel will create a building that is virtually seamless. This relatively new material is the number one reason why various large buildings across the world seem to be made entirely of glass. Even though all structures require metal framing and solid walls, these structural items do not have to be viewed by the public. Instead, spandrel can be used to conceal portions of a building that are not aesthetically appealing.

re view™

The Complete Restoration of Historic Windows



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Re-View runs into situations where it is desired to block out all light from entering the window system. We utilize spandrel glass in applications such as elevator shafts, basements, and multi-level monumental windows that span several floors. Re-View can use spandrel in a host of colors to match the design of your project.

Offered monolithically, in insulating units, or as laminated glass, spandrel glass is typically specified for buildings' nonvision areas to mask construction materials. Even refurbished buildings covered in a combination of vision and spandrel glass can appear to be constructed entirely of glass. Re-View offers two types of spandrel:

Ceramic Frit

Available in a variety of colors to harmonize or contrast with the vision area, the ceramic frit is applied to the #2 surface of the glass. Ceramic enamel frits contain finely ground glass mixed with inorganic pigments to produce a desired color. The coated glass is then heated to about 1,150°F, fusing the frit to the glass surface, which produces a ceramic coating almost as hard and tough as the glass itself. A fired ceramic frit is durable and resists scratching, chipping, peeling, fading and chemical attacks.

Silicone Paint

Opaci-Coat-300® silicone paint is a water-based, elastomeric coating that provides optimal glass opacification. Applied without heat during the final stage of the spandrel fabrication process, Opaci-Coat-300® can be used with equal effectiveness on annealed glass (interior only) or heat-treated glass. Opaci-Coat-300® creates a rubberlike film when applied to glass, and, when specified, may satisfy criteria for fallout protection without the need for taping or the application of scrim films.

Re-View
1235 Saline Street
N. Kansas City, MO
64116
PH: 816-741-2876
FAX: 816-746-9331

Copyright © 2002-2007
Re-View

Last Revision: 01/20/07

Conserve Energy - Preserve Resources - Create Sustainable Jobs
Window Rehabilitation – Preservation Trades Training

NAME	ADDRESS	CITY	ZIP	PHONE	EMAIL
1. Hopper, Danny	3112 Courtland	Kalamazoo	49004	269-762-8142	Dannyhopper52757@yahoo.com
2. Tribu, James	2147 Oakland	Kalamazoo	49008	269-370-0794	jamestribu@yahoo.com
3. Allen, Jim	557 Carpenter	Northville	48167	248-349-0559 248-467-4668 c	jcall65@hotmail.com jca@wideopenwest.com
4. Dannenhauer, Bruce	9010 W H Ave	Kalamazoo	49009	269-375-6826 cell 269-569-1273	wildwoods@charter.net
5. Dowd, Lonnie	217 State St	Bay City	48706	(989) 894-0351 O (989) 450-2108	Sdowd0351@charter.net
6. Lumbard, Donald	1821 Union	Kalamazoo	49007	269-254-8381 269-870-3411	kazoodon@hotmail.com
7. Ritsema, Jim	1220 Woodrow Dr	Kalamazoo	49048	269 268-4158 c	jim.ritsema@yahoo.com
8. Shaffer, Chris	5374 Keys Dr	Kalamazoo	49004	269-998-8129	cshaffer29@yahoo.com
9. White, Amos Jr.	1805 Shire Lane	Kalamazoo	49007	(269) 330-0367	Awhite769@yahoo.com
10. Coleman, Terrence	511 Lay	Kalamazoo	49001	269-547-3761	Tscape42@yahoo.com
11. Deppe, David	107 Forest	Marshall	49068	269-781-8020	dwdeppe@att.net
12. Harsch, Gerry	803 S. Union	Traverse City	49684	231-421-3499	gharsch@charter.net
13. Donier, Kevin	1600 Marshall Ave SE, Suite A	Grand Rapids, MI	49507	616-245-5970	midtowncraftsmen@tds.net
14. Lewis, Chuck	22085 Lujon Dr	Northville	48167	248-476-0712	Clewis2005@gmail.com
15. Manchesky, Ken	11142 Summer Dr.	Zeeland	49464	616-566-2141	kmcroofing@sbcglobal.net
16. Pietri, Tom	728 Aster Ave	Holland	49423	616-335-2944	tom@toma.to
17. Sipes, Lori	3051 Foster Road	Ann Arbor	48103	734-604-4778	maglori@aol.com

ADDITIONAL INFORMATION

435-437 River Street
Manistee, Michigan

Includes:

- Phases for the Proposed Work
- Paint – samples from Benjamin Moore
- Awning – sample from Sunbrella
 - For potential suppliers, visit: www.sunbrella.com
- Spandrel Glass
 - Photo from Odd Fellow Building, Boyne City
 - “What is Spandrel Glass?” Article
- Vine Removal
 - “How to Kill Ivy” Article
- Masonry
 - See Qualified Contractors Below
 - Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
 - Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings
- Windows
 - See Qualified Contractors Below
 - Preservation Brief #9: The Repair of Historic Wooden Windows
- Federal and State Historic Tax Credits
 - Federal Tax Credits for Historic Properties
 - State-Only Tax Credits for Historic Properties
 - Combined Federal and State Historic Tax Incentives
- General Maintenance of Historic Buildings Info
 - Energy Conservation
 - Sample Building Maintenance Schedule
 - Preservation Brief #47: Maintaining the Exteriors of Small and Medium Size Historic Buildings
- For Qualified Architects and Contractors
 - Window Rehabilitation/Preservation Trades Graduates
 - Historical Architects List – visit www.michigan.gov/shpo
 - Resource Directory from the Michigan Historic Preservation Network (MHPN)

Phases for the Proposed Work

435-437 River Street
Manistee, Michigan

Immediate Needs

- Remove garage – protect masonry to remain
- Remove all vines and vegetation off the building (ongoing, will most likely have to monitor any new growth and remove on an annual basis)
- Repair and repoint critical areas of masonry
- Reslope grade at corner of 435 building (east elevation) and adjacent building if needed
- Adjacent Building – work with property owner to repair gutters and downspouts, remove vines and vegetation

Short-Term Needs

- Install storefront and cornice on east façade of 435 building
- Clean debris and trash that collects in stairway to basement (ongoing)
- All façade improvements to 437 building (including storefronts, entrances, cornice, awnings, signage, lighting, etc)
- Install windows for bedrooms and hallway on west elevation of 435 building

Long-Term Needs

- Repair, repoint and clean all masonry
- Repair existing windows
- Install missing portion of cornice (435 building, north façade)
- Repaint/refurbish all signage
- Replace door (435 building, south elevation)

Paint Samples

435-437 River Street
Manistee, Michigan

- A Brick – Do not paint
- B Stone – Do not paint
- C Burgundy – Match Existing
- D Dark Green – Match Existing
- E Light Green – Match Existing
- F Gray – Match Existing

Benjamin-Moore – Color Preview

- G AC-4 Yosemite Sand
- H HC-65 Hadley Red
- J HC-20 Woodstock Tan

- K Glass
- L Black Spandrel Glass

Samples only included in original
copy sent to Owner

Sunbrella (Awning)

- M 4939 Black Cherry Classic

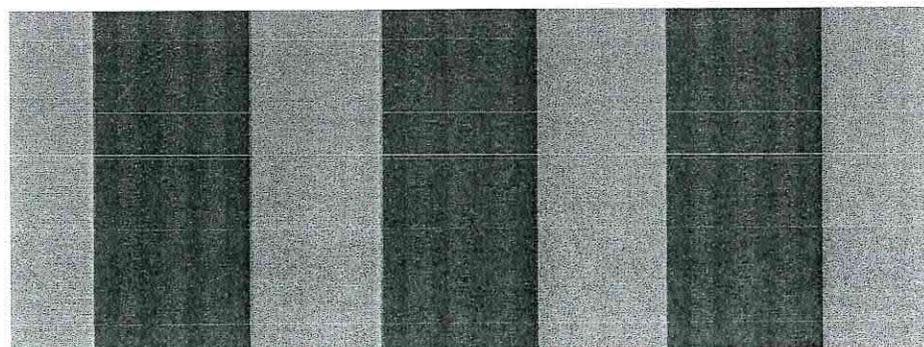
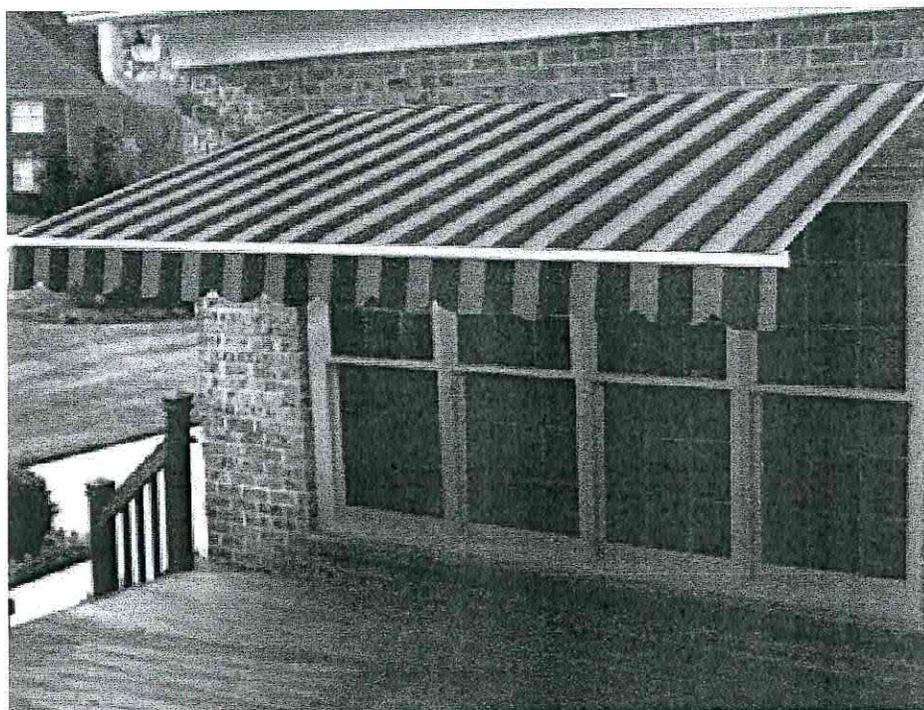
awning

Brass/Black Cherry Classic

Item#: 4939-0000

Width: 46in. / 117cm.

Repeat: 7.44x0in. / 18.89x0cm.



NOTICE OF Meeting of the Historic District Commission

The Historic District Commission will meet on **Thursday, April 1, 2010 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

New Business

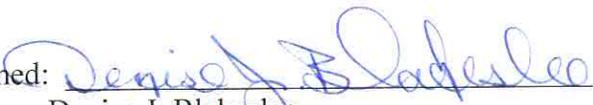
John Smith, 437 River Street/438 Water Street - Request for Design Guidelines.

Travis Alden, Main Street/DDA Director - Update

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, April 23, 2010 on the bulletin board at the south entrance to City Hall.

Signed:


Denise J. Blakeslee



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

MEMORANDUM

TO: City Planning Commissioners
City Historic District Commissioners

FROM: Denise Blakeslee 

DATE: April 16, 2010

RE: Meeting with Michigan Main Street Resource Team

Commissioners, we just received notification that the members of the Michigan Main Street Resource Team would like to meet with members of both the City Planning Commission and Historic District Commission. These will be concurrent meetings on Tuesday, April 20, 2010 from 3:30 to 4:30 p.m.

At the time of mailing I have not received the location of the meeting. I wanted to get the notice out and posted so you could try to fit it into your schedules.

I will be out of the office on Monday, April 19th. Please contact me Tuesday morning so I can get the location to you.

I apologize for the short notice but hope that you will be able to attend!!

:djb

**NOTICE OF
Meeting with the
Michigan Main Street Resource Team**

Members of the City of Manistee Planning Commission and City of Manistee Historic District Commission will be meeting in concurrent sessions with the Michigan Main Street Resource Team. Sessions will be held at from 3:30 p.m. to 4:30 p.m.

The location of the meeting has not been received at the time of posting. Contact Travis Alden, Main Street, DDA Director at 231-233-4349 for the meeting place.

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, April 16, 2010 on the bulletin board at the south entrance to City Hall.

Signed: 
Denise J. Blakeslee



Historic Overlay Permit No: PHDC10007

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

449 RIVER STREET Location
51-349-705-07

Owner
PAINE GEOFFREY R & MARY C
504 WATER ST
MANISTEE MI 49660

Issued: 04/21/10
Const value 0
Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

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

Work Description: Certificate of Appropriateness - Issued by Museum Director for United Way 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

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 Signage and/or Awnings

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

Please Print or Type

Address of Affected Property: 449 River St.

Name of Property Owner: _____

Name of Business/Tenant: United Way

Name of Applicant: Amor Sign Studios

Applicant Mailing Address: P.O. Box 433 Manistee

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

Signage within the Historic District requires an approved Sign Permit prior to review/approval by the Manistee County Historical Museum Director. A building permit may be required prior to installation.

Awning material and dimensions must be approved by the Manistee County Historical Museum Director and a Building Permit must be obtained prior to installation.

The following information must be included with this application. .

- ▶ Proposed signage or awning, drawn to scale showing dimensions as it will appear on the property.
- ▶ Description of proposed materials for signage or awning. (i.e. wood, vinyl lettering for windows, metal bands, etc.)
- ▶ If re-using/altering an existing sign color samples must be supplied and reviewed.

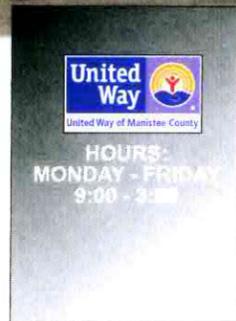
By Signing this form the Applicant/Owner agrees to the terms of the Sign Permit and agrees to remove any non-conforming signs prior to installation of new signage.

APPLICANT'S SIGNATURE: Rebecca Bennett

PROPERTY OWNER'S SIGNATURE: _____

Office Use Only:	
Date Submitted: <u>4-20-10</u>	Application # <u>HDC-2010-07</u>
Approved by: <u>[Signature]</u>	<u>21 April 2010</u>

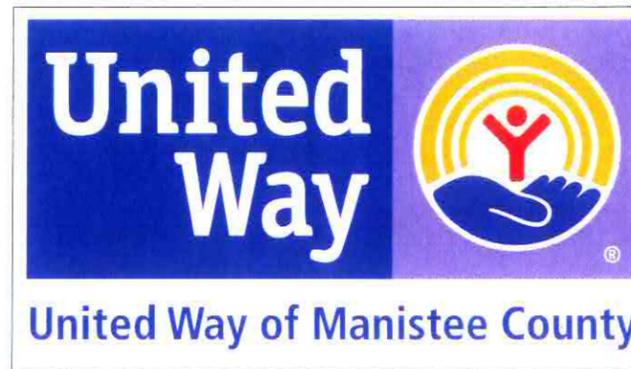
Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed. Adopted 9/3/09



B

DOOR GRAPHIC:
PSA DIGITAL WITH LAMINATE
220-10 WHITE
HOURS AS REQUIRED
NOMINAL 30" GLASS

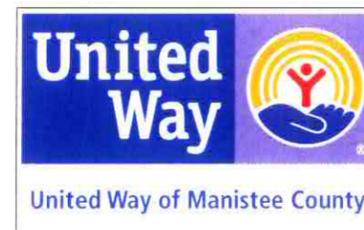
A



84" x 48"

3MM DIBOND
1" ALUMINUM FRAME PAINTED WHITE
PSA DIGITAL WITH UV LAMINATE
QTY: 1 EACH SIZE

C



EXISTING 48" X 30 WALL SIGN
INSTALLED HERE
FABRICATE NEW FRAME



RIVER STREET:
ALLOWABLE FRONT WALL SIGNAGE: 23' X 1.5 = 34.5 SQ FT
PROPOSED RIVER STREET WALL SIGNAGE:
A: 4' X 7' = 28 SQ FT
B: 1.75' X 2' = 3.5 SQ FT
TOTAL PROPOSED RIVER STREET SIGNAGE: 31.5 SQ FT

WATER STREET:
ALLOWABLE REAR WALL SIGNAGE: 22' X 1.5 = 33 SQ FT
TOTAL PROPOSED WATER STREET SIGNAGE: 10 SQ FT



443 WATER STREET ~ P. O. BOX 433
MANISTEE, MI 49660 ~ 231-723-8361 ~ 800-922-2667
FAX: 231-723-9365 ~ www.amorsign.com

DATE: 4-7-10 SALES REPRESENTATIVE: TOM H. AMOR

DRAWING SCALE: 1/2" = 1' GRAPHICS BY: W. BIALIK

FILENAME: RIVER STREET WALL SIGNS

SERVER LOCATION: AMOR N: \ JOBS \ UNITED WAY 2010

PANTONE COLOR MATCHING:

PMS: AS SHOWN

3M / PSA FILM MATCHING:

PREMIUM:

TRANSLUCENT:

PSA: ORAJET WHITE LAMINATE: YES

VER
1

APPROVED:

DATE:



Historic Overlay Permit No: PHDC10008

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

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

Owner

MANISTEE INVESTMENTS LLC
 PO BOX 237
 BELLEVILLE MI 48112
 Cartwright's General Store

Issued: 04/22/10
 Const value 0
 Zoning: Sec. No.
PLEASE CALL (231) 398-2806
FOR AN INSPECTION 24 HOURS IN ADVANCE

Contractor

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

Work Description: Museum Director approved signage for Cartwright's General Store
 22 sq. ft. Window Sign and 6 sq. ft. Window Sign
 as submitted with application.

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 Signage and/or Awnings

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

Please Print or Type

Address of Affected Property: 378 River St.

Name of Property Owner: _____

Name of Business/Tenant: Cartwright's General Store

Name of Applicant: Amor Sign Studios Inc

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

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

Signage within the Historic District requires an approved Sign Permit prior to review/approval by the Manistee County Historical Museum Director. A building permit may be required prior to installation.

Awning material and dimensions must be approved by the Manistee County Historical Museum Director and a Building Permit must be obtained prior to installation.

The following information must be included with this application. .

- ▶ Proposed signage or awning, drawn to scale showing dimensions as it will appear on the property.
- ▶ Description of proposed materials for signage or awning. (i.e. wood, vinyl lettering for windows, metal bands, etc.)
- ▶ If re-using/altering an existing sign color samples must be supplied and reviewed.

By Signing this form the Applicant/Owner 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: Rebecca Bennett

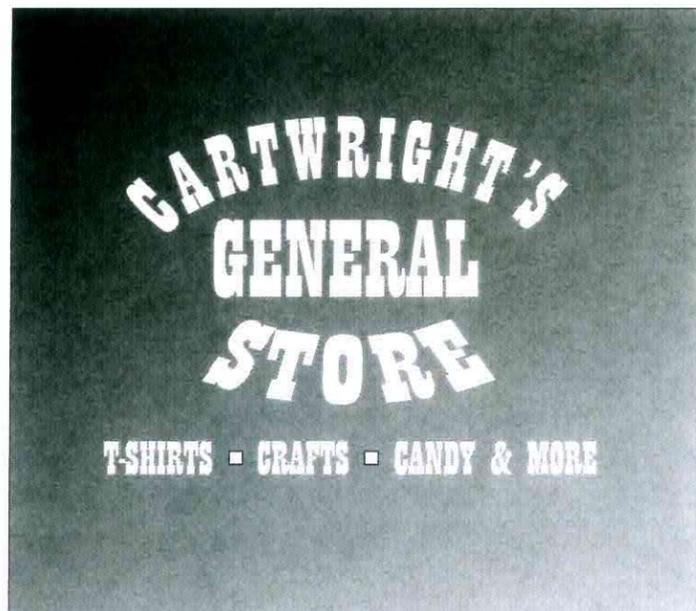
PROPERTY OWNER'S SIGNATURE: _____

Office Use Only:	
Date Submitted: _____	Application # _____
Approved by: <u>[Signature]</u>	<u>22 April 2010</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. Adopted 9/3/09

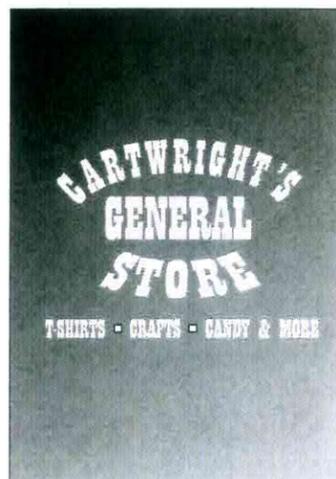
GLASS SIZE: 79.5 H x 89.5 W

A



220-10 WHITE HP VINYL GRAPHICS

GLASS WIDTH: 43"



B

ON CENTER 60" FROM FLOOR LEVEL



CARTWRIGHT'S
GENERAL
STORE

T-SHIRTS - CRAFTS - CANDY & MORE

SIGN ZONING CALCULATIONS

ALLOWABLE SIGN AREA (SOUTH ELEVATION) **B**
 $99'-3" \times 1.5 = 148 \text{ SQ FT}$

PROPOSED AND EXISTING SIGN AREA (SOUTH)

"VINCENT'S" WINDOW: $5.25 \times 5.75 = 30.187 \text{ SQ FT}$

"VINCENT'S" CONE ON DOOR: $2 \times 1.33 = 2.66 \text{ SQ FT}$

CARTWRIGHTS (WINDOW A): $4 \times 5.5 = 22 \text{ SQ FT}$

CARTWRIGHTS (WINDOW B): $2 \times 3 = 6 \text{ SQ FT}$

TOTAL PROPOSED AND EXISTING SIGNAGE (SOUTH ELEVATION) 60.85 SQ FT



*SWH
27 Apr 2010*



443 WATER STREET ~ P. O. BOX 433
MANISTEE, MI 49660 ~ 231-723-8361 ~ 800-922-2667
FAX: 231-723-9365 ~ www.amorsign.com

DATE: 4-21-10 SALES REPRESENTATIVE: TOM H. AMOR

DRAWING SCALE: 1/2" = 1' GRAPHICS BY: W. BIALIK

FILENAME: WINDOW LETTERING

SERVER LOCATION: AMOR N:\JOBS\ CARTWRIGHTS GENERAL STORE

PANTONE COLOR MATCHING:

PMS: AS SHOWN

3M / PSA FILM MATCHING:

PREMIUM:

TRANSLUCENT:

PSA: LAMINATE:

VER
1

APPROVED:

DATE:

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