

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, December 4, 2014
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 December 4, 2014 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the November 6, 2014 meeting Minutes.

V New Business

HDC-2014-18, Dr. Ken & Jan Borenitsch/Kendra C. Thomson Architects, PC, 415 River Street – Façade Improvements

A request has been received from Kendra C. Thompson Architects PC Agent for Dr. Ken & Jan Borenitsch, 415 River Street for a Certificate of Appropriateness for façade improvements as submitted with application HDC-2014-18.

At this time the Historic District Commission could take action to approve/deny the request from Dr. Ken & Jan Borenitsch, 415 River Street for façade improvements as submitted with application HDC-2014-18.

Election of Officers

According to the By-Laws of the City of Manistee Historic District Commission their annual election of Officers is held at the December Meeting for the following year.

At this time the meeting will be turned over to Denise Blakeslee who will ask for nominations.

Chair

The Historic District Commission will select a Chair for 2015.

Vice-Chair

The Historic District Commission will select a Vice Chair for 2015.

Appointment of a Recording Secretary 2015

At this time the Historic District Commission shall appoint a Recording Secretary for 2015.

VI Old Business

Permit Review

At this time the Commission may take action to close out any outstanding permits.

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 Reports

Main Street/DDA Director
Museum Curator
Museum Director
Planning & Zoning Administrator

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



City of Manistee Planning & Zoning Administrator



MEMORANDUM

231.398.2805

Fax 231.723-1546

dblakeslee@manisteemi.gov

www.manisteemi.gov

TO: Historic District Commissioners

FROM: Denise Blakeslee, Planning & Zoning

DATE: November 25, 2014

RE: Historic District Commission Meeting December 4, 2014

Commissioners, the next Historic District Commission will be on Thursday, December 4, 2014. We have not the following items on the agenda:

- **HDC-2014-18, Dr. Ken & Jan Borenitsch/Kendra C. Thomson Architects, PC, 415 River Street – Façade Improvements** - A request has been received from Kendra C. Thompson Architects PC Agent for Dr. Ken & Jan Borenitsch, 415 River Street for a Certificate of Appropriateness for façade improvements as submitted with application HDC-2014-18.
- **Election of Officers** - According to the By-Laws of the City of Manistee Historic District Commission their annual election of Officers is held at the December Meeting for the following year.
- **Appointment of a Recording Secretary 2015** – The Historic District Commission shall appoint a Recording Secretary for 2015.

If you are unable to attend the meeting please call me at 398-2805, see you next Tuesday!

HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall
70 Maple Street
Manistee, MI 49660

MEETING MINUTES

November 13, 2014

A Meeting of the Manistee City Historic District Commission was held on Thursday, November 13, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:02 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, T. Eftaxiadis, Teena Kracht, Thomas Smith

Members Absent: John Perschbacher, Mary Russell, Vacancy

Others: Brice Bossardet (River Parc Place LLC), Michael Corby (Integrated Architecture), Mark Fedder (Museum Director) Steve Harold (Museum Curator) and Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by Thomas Smith that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by T. Eftaxiadis, seconded by Dave Carlson that the Minutes of the October 2, 2014 Meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

River Parc Place LLC, 80 Washington Street – Construct a partial upper floor addition

T. Eftaxiadis declared a conflict of interest due to a financial interest in the property. He removed himself to the audience.

At the October 2, 2014 meeting the Historic District Commission discussed with the developer the proposal of constructing a partial upper floor addition in response to a request for Design Guidelines. The Commission was receptive to the idea, but requested that the applicant include a view of all the sides of the building and elevations. The applicant has submitted a request for a Certificate of Appropriateness and supplied a copy of the views and elevations for the building for the Commissions consideration.

Brice Bossardet, River Parc Place LLC - Reviewed the Concept Drawings that detailed each elevation of the project. He noted that the plan may need to be changed for engineering purposes.

MOTION by Thomas Smith, seconded by Dave Carlson that the Historic District Commission approves the request from River Parc Place LLC, 80 Washington Street for the construction of a partial upper floor addition as submitted with application HDC-2014-16. The applicant will bring back final plans to the Commission once engineering is finalized.

With a roll call vote this motion passed 3 to 0.

Yes: Smith, Carlson, Kracht
No: None
Abstained: Eftaxiadis

MN Partners, LLC – Harbor Village, Lakeview Area

Commissioner Eftaxiadis returned to his seat.

Harbor Village was the first Planned Unit Development in the City of Manistee. When the Special Use Permit was issued, oversight was given to the Historic Overlay Review Committee for design standards. The Historic District Commission has assumed the responsibility of reviewing the design of new buildings constructed in Harbor Village.

A request has been received from MN Partners LLC for the construction of three buildings (2 duplexes' and one single unit). Copies of elevations that include details on the types of materials proposed have

been provided for the Commissions consideration.

Michael Corby, Integrated Architects – Reviewed the plans, elevations and building materials with the Commission. Items discussed included:

- Buildings are Victorian Sympathetic in design
- Metal Standing Seam Roof
- Cultured stone chimney
- Colors are muted tones/pale consistent with the project area
- Arches accent the windows
- Siding has the look of shake that is more durable and will be painted, will use Cable Railings
- Only two of the five garage doors will face Fifth Avenue

MOTION by T. Eftaxiadis, seconded by Thomas Smith that the Historic District Commission approves the request from MN Partners, LLC for the design of three buildings (two duplexes' and one single unit) as submitted on plan#20140620 Labeled Village North Pier prepared by Integrated Architecture.

With a roll call vote this motion passed 4 to 0.

Yes: Carlson, Eftaxiadis, Smith, Kracht
No: None

OLD BUSINESS

Smith – Icehouse, 435 River Street

The Commission has been in discussion with the owner of the property at 435 River Street regarding the condition of the Icehouse located on the back of the building (Water Street). The Commission has discussed how this structure is beyond repair and is a health and safety issue and needs to be demolished. The concern that has been raised is how the icehouse is structurally tied into the adjoining building. This has resulted in the need to have an engineering report done prior to demolition to insure that the structural integrity of the adjoining building is not impacted when the icehouse is demolished.

The Commissioners and Staff discussed the history behind the issue with the icehouse.

MOTION by Dave Carlson, seconded by Thomas Smith that the Historic District Commission declares the Icehouse on the southwest side of the building at 435 River Street is beyond salvaging and that the Historic District Commission supports the City of Manistee to take action under Chapter 650 Anti-Blight of the City of Manistee Code of Ordinance to remove the structure while requiring that an engineering

report is submitted prior to demolition to insure that the structural integrity of the adjoining building is not impacted when the icehouse is demolished.

With a roll call vote this motion passed 4 to 0.

Yes: Eftaxiadis, Smith, Carlson, Kracht
No: None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Mark Fedder, Museum Director – Reported to the Commission on the Permits as follows:

Issued Permits

River Parc Place II, LLC – Routine Repair & Maintenance as follows:

- Replace windows to be similar in appearance as previously approved.
- Replace exterior doors to be similar in appearance as previously approved.
- Replace siding and all exterior wood building elements with new materials to be painted previously approved color
- Benjamin Moore – Forest Green #2047-10 Trim and Siding
- The conditions of these elements were reviewed by the Museum Director during a site visit to the building on September 23, 2014. At that time it was noted that the windows on the East, West and North sides of the building were installed both flush with the exterior of the building and recessed. The replacement of these windows requires that all windows are to be installed with a recessed appearance.
- The requirement for the replacement of the windows on the tower and on the South Side of the Building does not apply. These windows are to be installed with consistent appearance.

Gayle Busselle, 318 River Street – Routine Repair & Maintenance as follows:

- Repair a 50' x 2' section of roof on the front of the building
- Remove and replace 40' section of soffit, prime and paint same color
- Remove and replace 20' of bottom boards, prime and paint same color

- Repaint Lower portion of building same color.

Vanessa Bowden, 337 River Street Routine Repair and Maintenance to take the necessary measures to secure the building from the elements while retaining ventilation while the applicant pursues design for restoration in the short term. Measures include:

- Securing/fixing roof
- Boarding up windows temporarily
- Any necessary framing needed to secure bricks from falling/deteriorating (east side of building).

Famous Flynn's, 344 River Street Paint Colors as follows:

- Base Color: Sherwin Williams, Stolen Kiss #SW7586
- Major Trim Color: Sherwin Williams, Lotus Pod, #SW7572
- Minor Trim Colors: Sherwin Williams, Seal Skin, #SW7675

Closed out Permits

Happy Owl Bookstore, 360 River Street – Sign Permit

Briny Inn, 50 Filer Street – Window Replacement

Swankz Good Goods, 363 River Street – Sign Permit

Manistee County Historical Museum, 425 River Street – Sign Permit

MEMBERS DISCUSSION

None

The Next meeting of the Historic District Commission will be on Thursday, December 4, 2014 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Thomas Smith, seconded by T. Eftaxiadis that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:48 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary



Historic District Commission
 Planning & Zoning Department
 70 Maple Street, P.O. Box 358
 Manistee, MI 49660
 231.398.2805
www.ci.manistee.mi.us

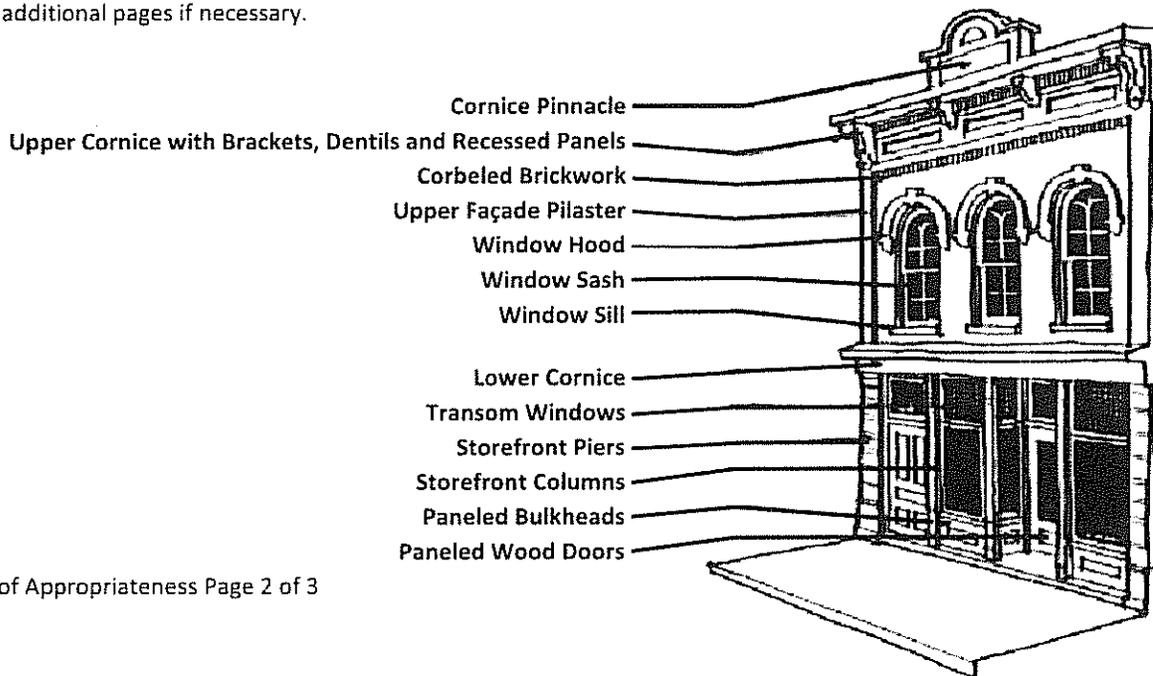
Application for a Certificate of Appropriateness

Please Print

Standards	
<p>If the owner of the property is interested in receiving tax credits, APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE. If original features are found during renovation or demolition, a project must be stopped until an emergency meeting of the Historic District Commission is held to determine if the feature is to be incorporated into the project. If the applicant applied for Tax Credits the State Historic Preservation Office must be notified also.</p>	
<p><input checked="" type="checkbox"/> This box must be checked by the applicant indicating that they have read and understood the requirements for tax credits and that a project may be stopped for review if original features are found during the course of the project. If this box is not checked the application will not be processed.</p>	
<p>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.</p>	
Submission of Application	
<p>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.</p>	
Property Information	
Address: 415 RIVER STREET	Parcel #
Applicant Information	
Name of Owner or Lessee: DR. KEN & JAN BORENITSCH	
Address: 1237 E. PARKDALE AVE., MANISTEE, MI 49660	
Phone #: 231.723.8575	Cell#: - e-mail: -
Name of Contractor (if applicable): ARCHITECT: KENDRA C. THOMPSON ARCHITECTS, PC	
Address: 803 CHERRY STREET	
Phone #: 231.723.4195	Cell#: 231.510.5012 e-mail: thompson.kendra@sbglobal.net
License Number: 1301035207	Expiration Date: 10/31/2015
Application Requirements	
<p>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. Paint colors, Signage and Awnings are approved under a separate application. The Historic District Commission requires a copy of the Building Plans for review and for file.</p>	
<input type="checkbox"/>	Current photo of the structure as seen from the street and where proposed work is to take place.
<input type="checkbox"/>	Sketch, drawing or plans drawn to scale to show details and specification of ornamental features. Replacement doors, windows and lights require a copy of the specification sheet.
<input type="checkbox"/>	A completed Certificate of Appropriateness Checklist.
<input type="checkbox"/>	Replacement doors, windows and lights require a copy of the specification sheet.

Description of Work			
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)
Describe the proposed project <div style="text-align: center; font-family: cursive;"> FACADE REHABILITATION, INCLUDING CONSTRUCTION OF NEW 2ND FLOOR STAIR ACCESS. </div>			
Proposed Start Date <u>SPRING 2015</u>		Proposed Completion Date <u>SUMMER 2015</u>	
Incomplete requests will be returned to the applicant to supply needed information for review.			
Authorization			
<i>I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.</i>			
Applicant Signature:		Date: <u>24 NOV 2014</u>	
By Signing this form the Applicant/Owner certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.			
Office Use Only			
HDC - _____ - _____	Notes:		
Signature: _____		Date: _____	

This drawing depicts many of the types of historical decoration found in the Manistee Historical Business District. While all of the elements may not apply to your building this should assist in listing areas of renovation. The next page is a check list to assist in the application process. Please check all that apply to your project and give a brief explanation of proposed work. Use additional pages if necessary.



Certificate of Appropriateness Checklist

Check all of the Renovations that Apply to your project and give a brief explanation of the project attach additional sheets if necessary:

Example:

- Cornice Pinnacle: N/A
- X Upper Cornice Repair and replace with new materials. Wood will be used and painted to match exiting color scheme.
- X Corbeled Brickwork Clean using method prescribed in Preservation Brief #1 - Assessing Cleaning and Water-Repellent Treatment for Historic Masonry Buildings.

<input type="checkbox"/> Cornice Pinnacle	N/A
<input type="checkbox"/> Upper Cornice	N/A
<input type="checkbox"/> Corbeled Brickwork	N/A
<input type="checkbox"/> Upper Façade Pilaster	N/A
<input type="checkbox"/> Window Hood	N/A
<input type="checkbox"/> Upper Windows	N/A
<input checked="" type="checkbox"/> Lower Cornice	· REMOVE PORTIONS OF & REHAB EXIST'G TO SIMULATE LINES OF HISTORIC CANOPY CORNICE.
<input checked="" type="checkbox"/> Transom Windows	· REMOVE EXIST'G NON-HISTORIC SIGN PANEL TO ALLOW INSTALLATION OF NEW STOREFRONT, INCLUDING TRANSOM WINDOWS PER ORIGINAL.
<input type="checkbox"/> Storefront Piers	N/A
<input type="checkbox"/> Storefront Columns	N/A
<input checked="" type="checkbox"/> Paneled Bulkhead	· REHAB EXIST'G MASONRY TO ALIGN WITH DOOR PANELS
<input checked="" type="checkbox"/> First Floor Windows	· REMOVE EXISTING & INSTALL NEW STOREFRONT TO SIMULATE ORIGINAL LINES OF HISTORIC FACADE DOORWALL.
<input checked="" type="checkbox"/> Doors	· EXISTING TO REMAIN, PAINT TO MATCH NEW STOREFRONT. · NEW STAIR ACCESS DOOR AS PART OF NEW STOREFRONT.
<input type="checkbox"/> Other	

SECTION 08 43 13

ALUMINUM-FRAMED STOREFRONTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Aluminum-framed storefront, with vision glass.
- B. Aluminum doors.
- C. Weatherstripping.
- D. Perimeter sealant.

1.02 RELATED REQUIREMENTS

- A. Section 07 90 05 - Joint Sealers: Perimeter sealant and back-up materials.
- B. Section 08 71 00 - Door Hardware: Hardware items by others.
- C. Section 08 80 00 - Glazing: Glass and glazing accessories.

1.03 REFERENCE STANDARDS

- A. AAMA CW-10 - Care and Handling of Architectural Aluminum From Shop to Site; American Architectural Manufacturers Association; 2004.
- B. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; American Architectural Manufacturers Association; 1998.
- C. AAMA 1503 - Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors and Glazed Wall Sections; American Architectural Manufacturers Association; 2009.
- D. ASTM B 221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2008.
- E. ASTM B 221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes [Metric]; 2007.
- F. ASTM E 283 - Standard Test Method for Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2004.
- G. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2002 (Reapproved 2010).
- H. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference; 2000 (Reapproved 2009).

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate with installation of other components that comprise the exterior enclosure.
- B. Preinstallation Meeting: Conduct a preinstallation meeting one week before starting work of this section; require attendance by all affected installers.

1.05 SUBMITTALS

- A. See Construction Manager's General Requirements for submittal procedures.
- B. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill and internal drainage details.
- C. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related Work, expansion and contraction joint location and details, and field welding required.
- D. Hardware Schedule: Complete itemization of each item of hardware to be provided for each door,

cross-referenced to door identification numbers in Contract Documents.

1.06 QUALITY ASSURANCE

- A. Designer Qualifications: Design structural support framing components under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed at Michigan.
- B. Manufacturer and Installer Qualifications: Company specializing in manufacturing aluminum glazing systems with minimum three years of documented experience.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.

1.08 FIELD CONDITIONS

- A. Do not install sealants when ambient temperature is less than 40 degrees F. Maintain this minimum temperature during and 48 hours after installation.

1.09 WARRANTY

- A. Correct defective Work within a five year period after Date of Substantial Completion.
- B. Provide five year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units.
- C. Provide two year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis of Design: See below under description of products.
- B. Kawneer North America; Product "TRI-FAB 451T": www.kawneer.com.
- C. Other Acceptable Manufacturers:
 - 1. YKK AP America Inc: www.ykkap.com.
 - 2. United States Aluminum Corp: www.usalum.com.
 - 3. Vistawall Architectural Products: www.oldcastlebe.com.
 - 4. Tubelite, Inc.: www.tubeliteinc.com.

2.02 STOREFRONT

- A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
 - 1. Glazing Rabbet: For 1 inch insulating glazing.
 - 2. Glazing Position: Center-set.
 - 3. Vertical Mullion Dimensions: 2 inches wide or 4 inches wide (per drawings) by 4-1/2 inches deep.
 - 4. Air Infiltration Test Pressure Differential: 1.57 psf.
 - 5. Condensation Resistance Factor: 40 minimum
- B. Performance Requirements:
 - 1. Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E 330, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
 - a. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
 - 2. Movement: Accommodate movement between storefront and perimeter framing and deflection of lintel, without damage to components or deterioration of seals.
 - 3. Air Infiltration: Limit air infiltration through assembly to 0.06 cu ft/min/sq ft of wall area, measured at

- specified differential pressure across assembly in accordance with ASTM E 283.
4. Condensation Resistance Factor: Measure in accordance with AAMA 1503 with 1-1/4 inch insulating glass installed.
 5. Water Leakage: None, when measured in accordance with ASTM E 331 at specified pressure differential.
 6. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
 7. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.

2.03 COMPONENTS

- A. Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior, drainage holes and internal weep drainage system.
 1. Glazing stops: Applied.
 2. Structurally Reinforced Members: Extruded aluminum with internal reinforcement of structural steel member.
- B. Doors: Glazed aluminum.
 1. Thickness: 1-3/4 inches.
 2. Top Rail: 4 inches wide.
 3. Vertical Stiles: 4-1/2 inches wide.
 4. Bottom Rail: 20" (verify in field to coordinate with existing).
 5. Glazing Stops: Square.
 6. Finish: Same as storefront.

2.04 MATERIALS

- A. Extruded Aluminum: ASTM B 221 (ASTM B 221M).
- B. Fasteners: Stainless steel.
- C. Perimeter Sealant: Type specified in Section 07 90 05.
- D. Glass: As specified in Section 08 80 00.
- E. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.
- F. Glazing Accessories: As specified in Section 08 80 00.

2.05 FINISHES

- A. High Performance Fluorocarbon Finish: AAMA 2605; Pretreatment following finish coat manufacturer requirements; Finish coat of 70% fluorocarbon resin fused to primed surfaces at temperature recommended by manufacturer, 1.0 mil dry film thickness.
 1. Approved finished materials: Kynar 500; Fluorocarb by Valspar Corporation; Duranar by PPG Industries or approved equal.
 2. Color: Manufacturer's standard: BLACK.

2.06 HARDWARE

- A. Door Hardware: To be determined.
- B. Weatherstripping: Wool pile, continuous and replaceable; provide on all exterior doors.
- C. Sill Sweep Strips: Resilient seal type, retracting, of neoprene; provide on all exterior doors.
- D. Threshold: Extruded aluminum, one piece per door opening, ribbed surface; provide on all exterior doors.

2.07 FABRICATION

- A. Fabricate components with minimum clearances and shim spacing around perimeter of assembly, yet enabling installation and dynamic movement of perimeter seal.
- B. Accurately fit and secure joints and corners. Make joints flush, hairline, and weatherproof.
- C. Prepare components to receive anchor devices. Fabricate anchors.
- D. Arrange fasteners and attachments to conceal from view.
- E. Reinforce components internally for door hardware.
- F. Reinforce framing members for imposed loads.
- G. Finishing: Apply factory finish to all surfaces that will be exposed in completed assemblies.
 - 1. Touch-up surfaces cut during fabrication so that no natural aluminum is visible in completed assemblies, including joint edges.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify dimensions, tolerances, and method of attachment with other work.

3.02 INSTALLATION

- A. Install storefront system in accordance with manufacturer's instructions.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.
- F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
- G. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.
- H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
- I. Coordinate work with Section 08 16 01 for installation of exterior doors.
- J. Install glass in accordance with Section 08 80 00, using glazing method required to achieve performance criteria.
- K. Install perimeter sealant in accordance with Section 07 90 05.
- L. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

3.03 TOLERANCES

- A. Maximum Variation from Plumb: 0.06 inches every 3 ft non-cumulative or 1/16 inches per 10 ft, whichever is less.
- B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch.

3.04 FIELD QUALITY CONTROL

- A. See Construction Manager's Quality Requirements, for independent testing and inspection requirements. Inspection will monitor quality of installation and glazing.

3.05 ADJUSTING

- A. Adjust operating hardware for smooth operation.

3.06 CLEANING

- A. Remove protective material from pre-finished aluminum surfaces.
- B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths. Take care to remove dirt from corners. Wipe surfaces clean.
- C. Remove excess sealant by method acceptable to sealant manufacturer.

3.07 PROTECTION

- A. Protect installed products from damage during subsequent construction.

END OF SECTION



723-3555

THE SALVATION ARMY

WORSHIP & COMMUNITY CENTER

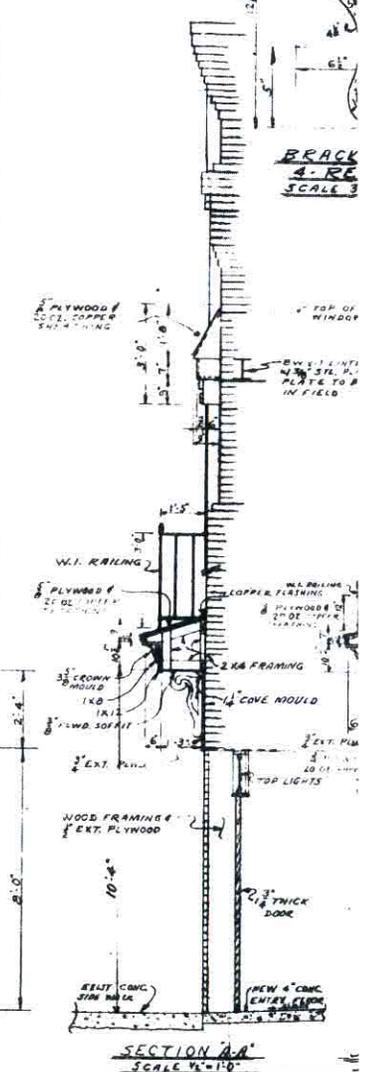
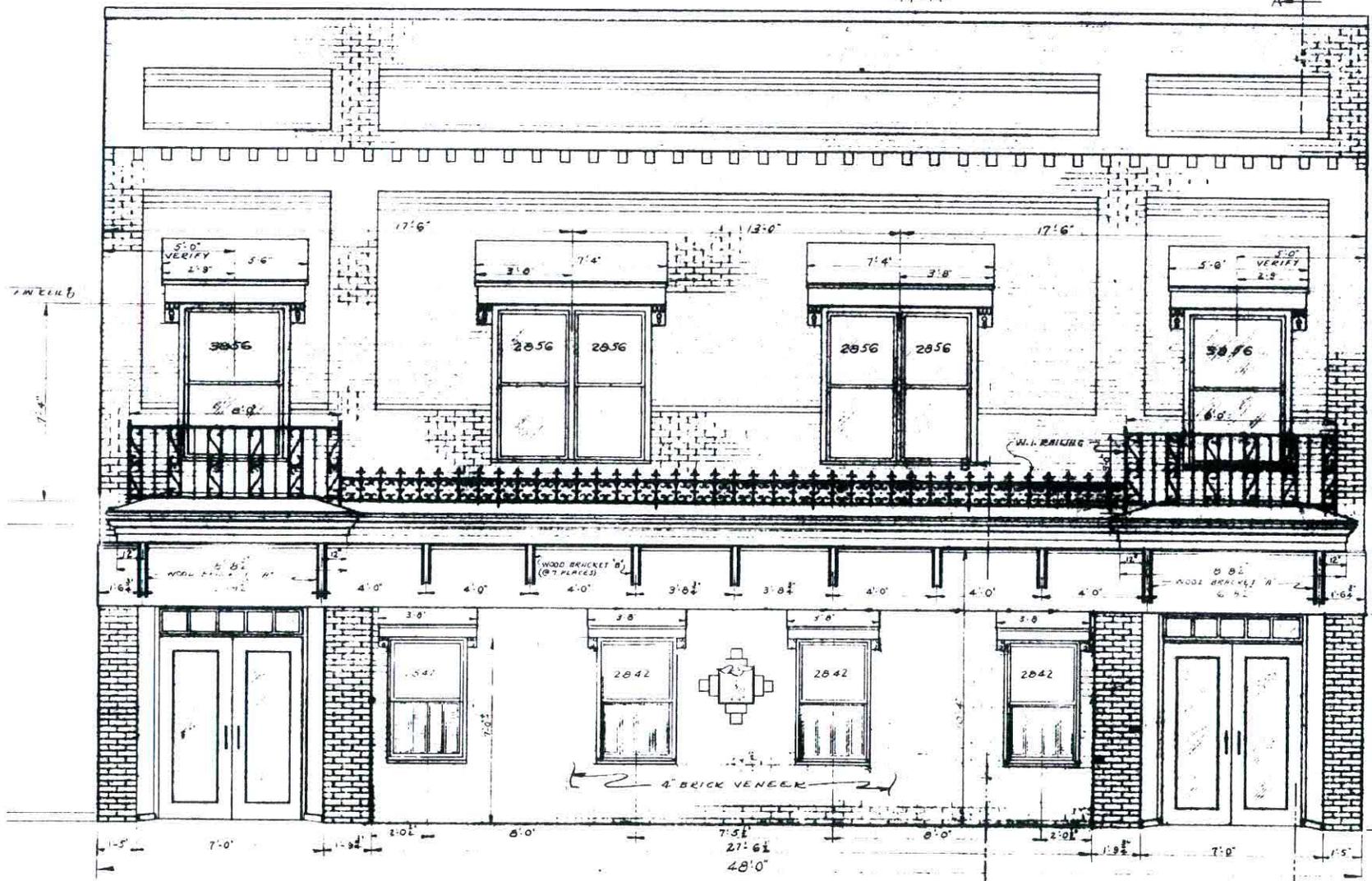
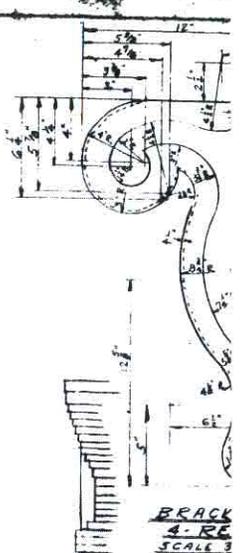
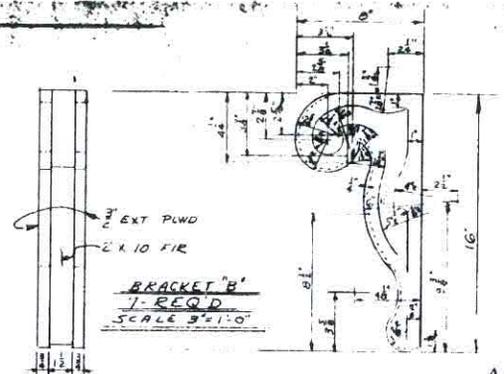
THE SALVATION ARMY







SALVATION ARMY REHAB
1977



HISTORIC REHABILITATION PROJECT FOR:
**THE HISTORIC
 LYRIC THEATRE
 BUILDING**
 415 RIVER STREET
 MANISTEE, MICHIGAN



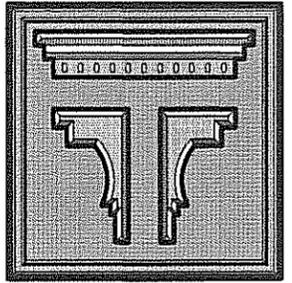
HISTORIC COMMISSION REVIEW
 NOVEMBER 24, 2014

SCHEDULE OF DRAWINGS:

T100	COVER SHEET
A200	EXISTING MAIN & UPPER FLOOR PLANS
A201	PROPOSED MAIN & UPPER FLOOR PLANS
A300	BUILDING ELEVATIONS & WALL SECTION

ARCHITECT:

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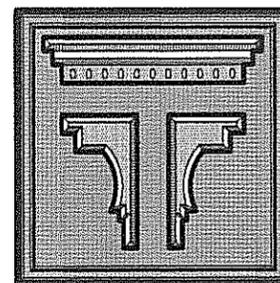
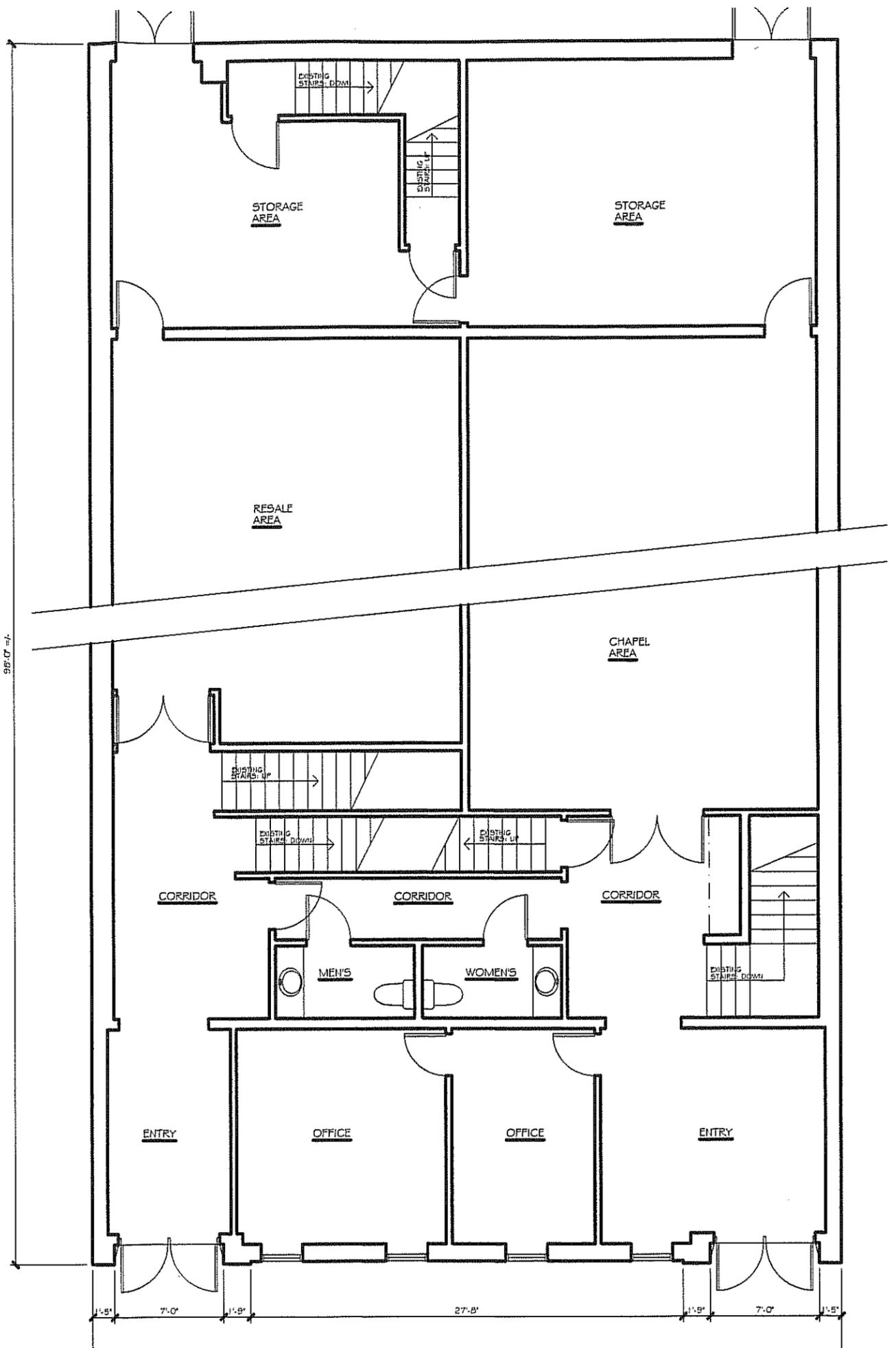
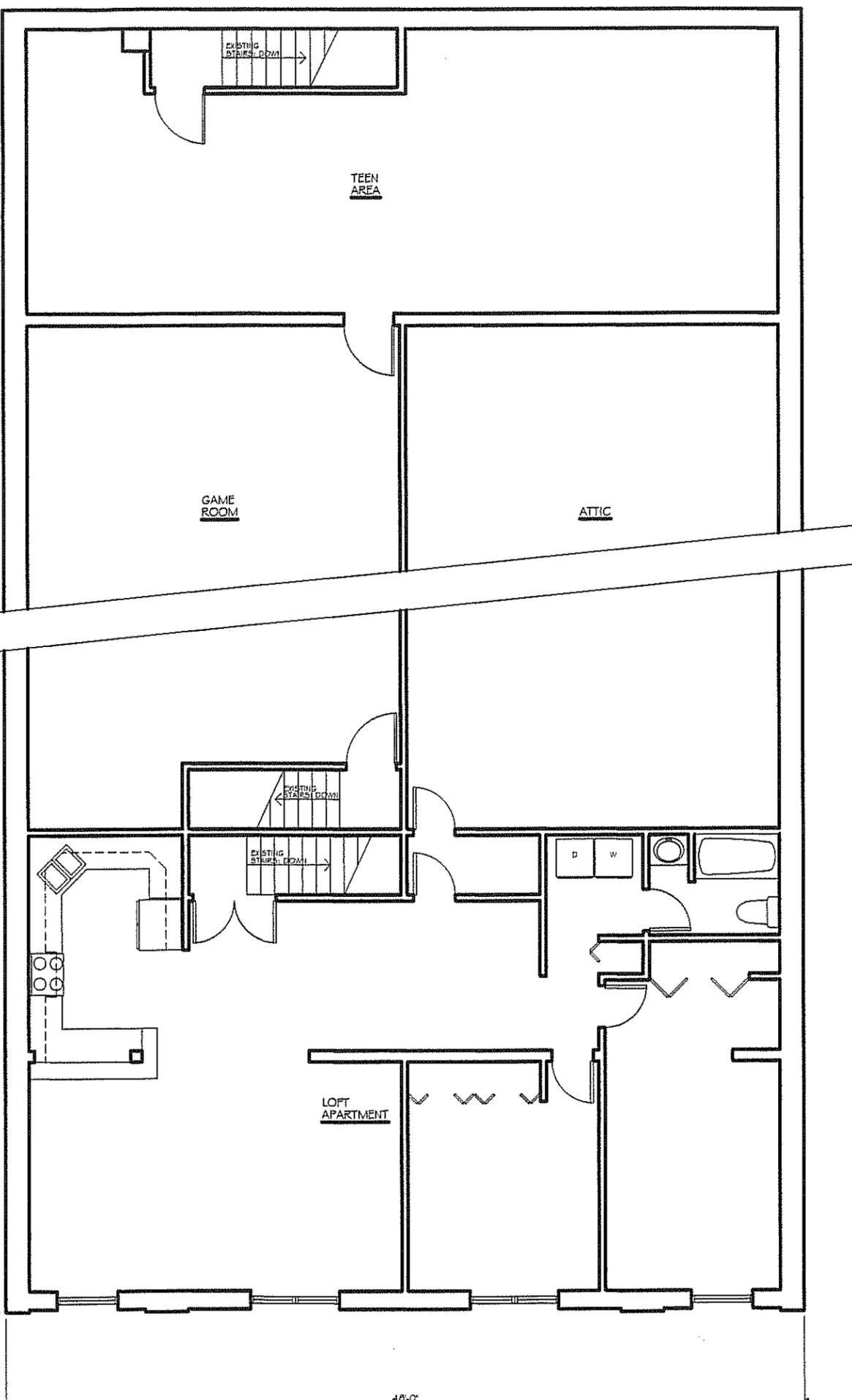


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NO.	REVISIONS / SUBMISSIONS	DATE
1	HISTORIC COMM. REVIEW	24NOV2014

PROJECT NAME
 HISTORIC REHABILITATION
 PROJECT FOR:
**THE HISTORIC
 LYRIC THEATRE
 BUILDING**
 415 RIVER STREET
 MANISTEE, MICHIGAN

DRAWING TITLE
COVER SHEET

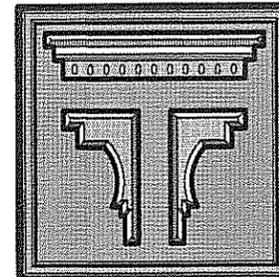
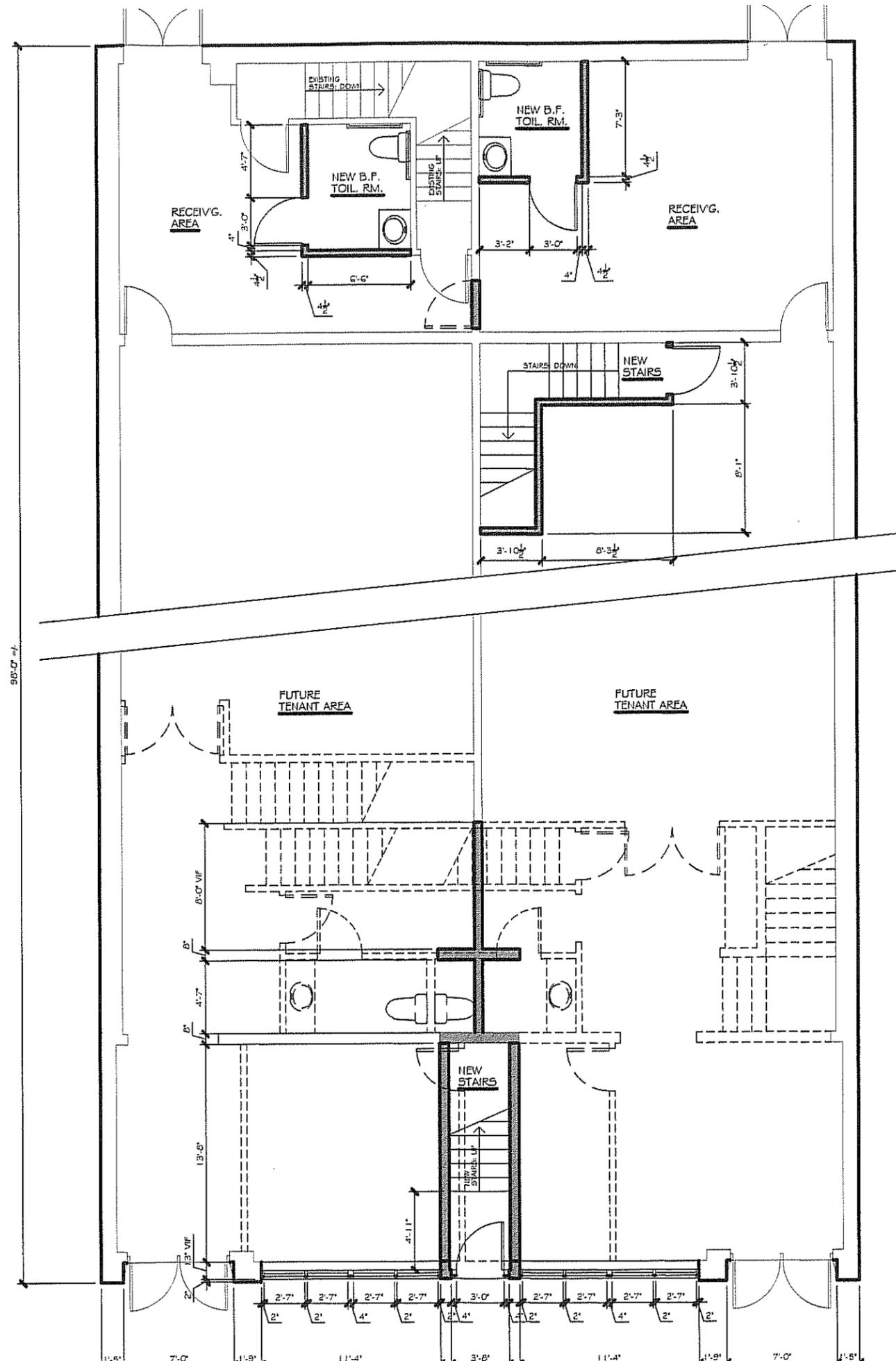
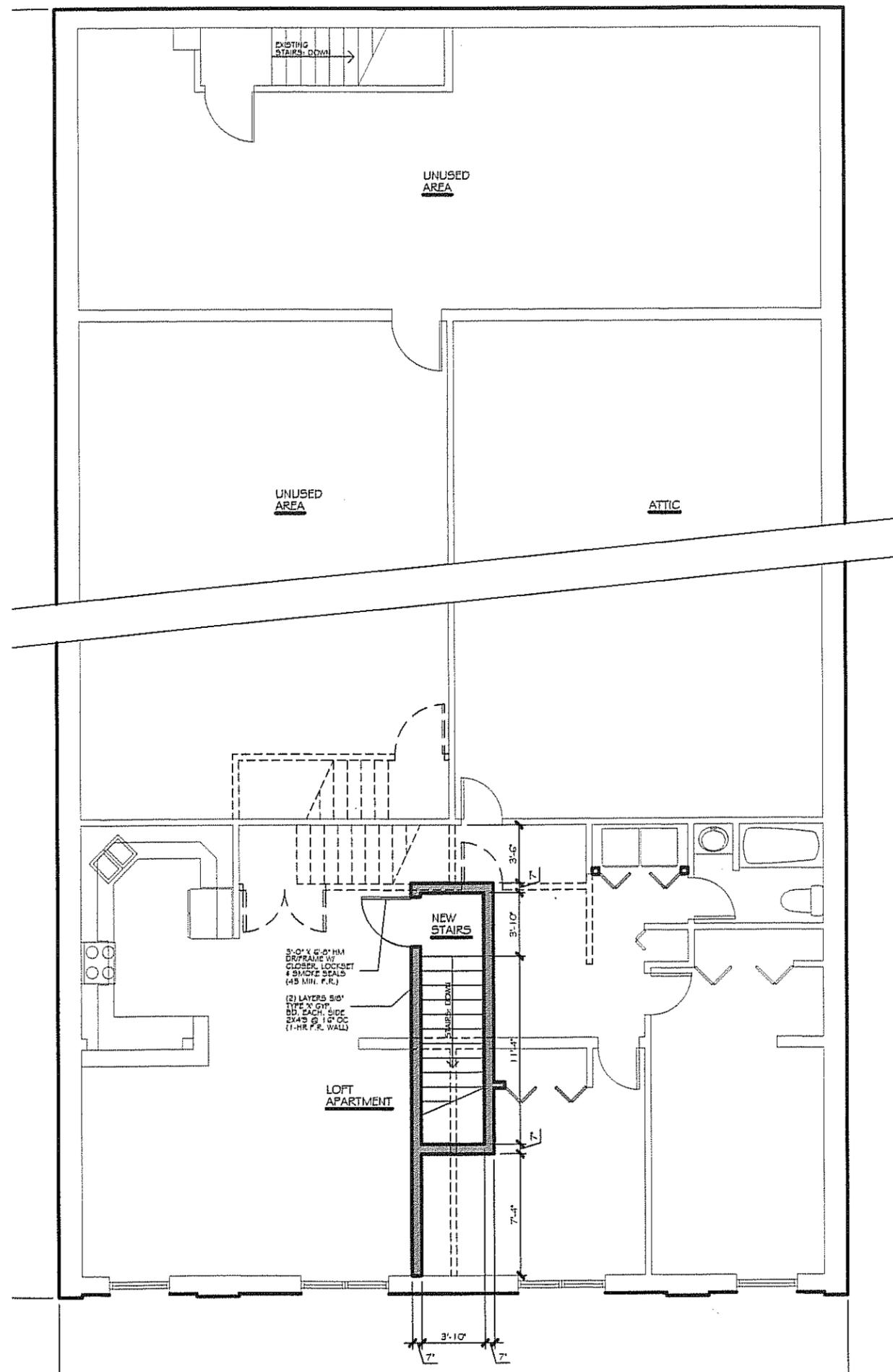


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NO.	REVISIONS / SUBMISSIONS	DATE
1	HISTORIC COMM. REVIEW	24NOV2014

PROJECT NAME
 HISTORIC REHABILITATION
 PROJECT FOR:
**THE HISTORIC
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 BUILDING**
 415 RIVER STREET
 MANISTEE, MICHIGAN

DRAWING TITLE
**EXISTING
 FLOOR PLANS**

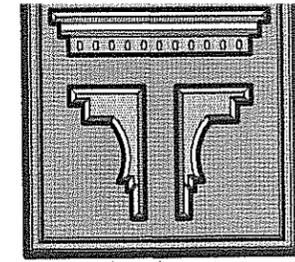


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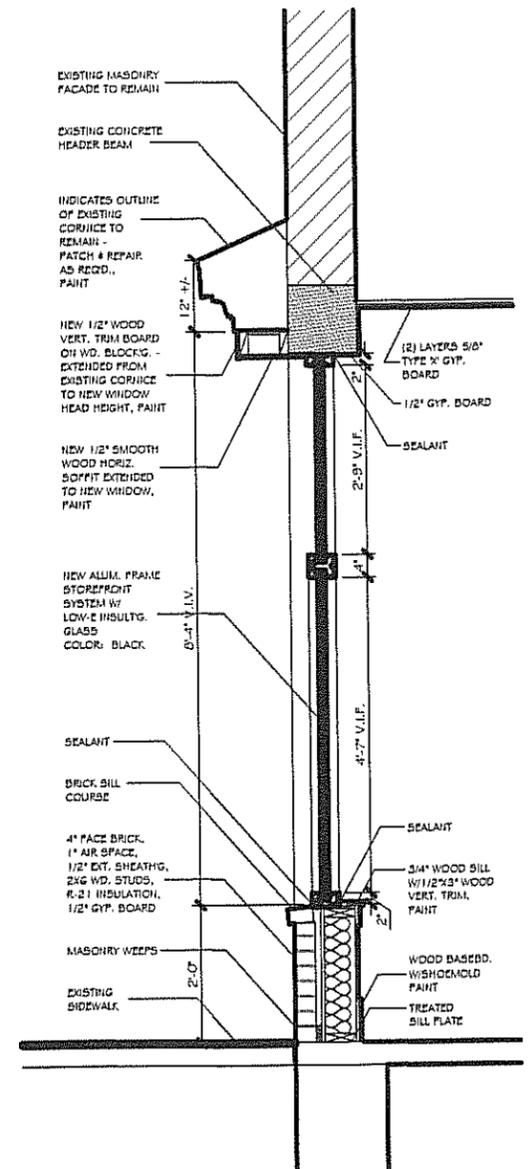
NO.	REVISIONS / SUBMISSIONS	DATE
1	HISTORIC COMM. REVIEW	24NOV20

PROJECT NAME
 HISTORIC REHABILITATION
 PROJECT FOR:
**THE HISTORIC
 LYRIC THEATRE
 BUILDING**
 415 RIVER STREET
 MANISTEE, MICHIGAN

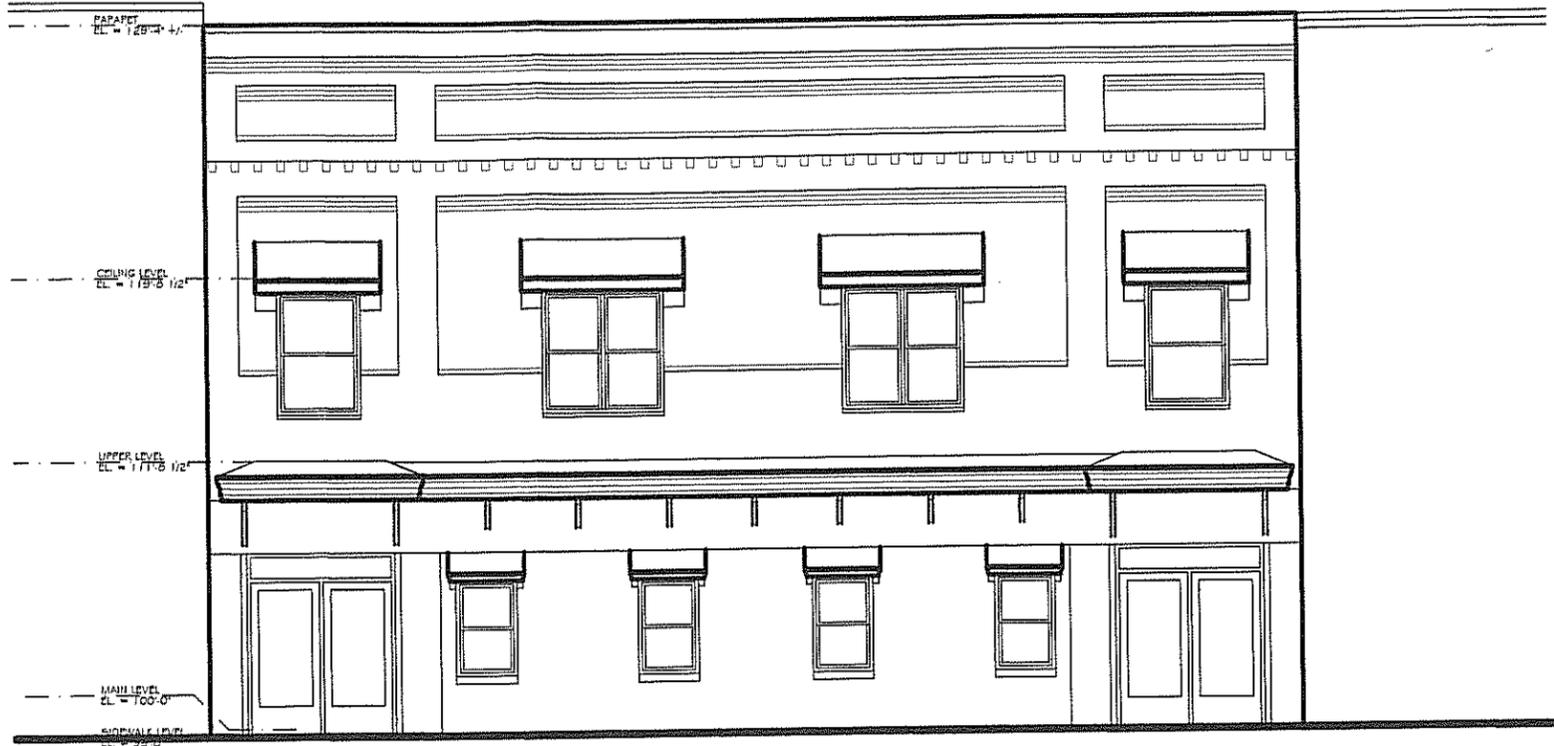
DRAWING TITLE
**PROPOSED
 FLOOR PLANS**



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WALL SECTION
 SCALE: 3/4" = 1'-0"



EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

NO.	REVISIONS / SUBMISSIONS	DATE
1	HISTORIC COMM. REVIEW	24NOV2014

PROJECT NAME
 HISTORIC REHABILITATION PROJECT FOR:
THE HISTORIC LYRIC THEATRE BUILDING
 415 RIVER STREET
 MANISTEE, MICHIGAN

DRAWING TITLE
BLDG. ELEV'NS. & SECTION

SEAL	DRAWN KCT	KCT PROJECT NO. KT-214032
	REVIEWED KCT	DRAWING NO. A300
	DATE NOV. 2014	SHEET NO.