



Historic District Commission
Planning & Zoning Department
70 Maple Street
Manistee, MI 49660
231.398.2805
www.manisteemi.gov

Guideline #1 - Awnings

These Guidelines have been developed by the Historic District Commission to assist applicants. Each request will be reviewed individually by the Commission based on its own merit. Exceptions to these guidelines may be made by the Commission on a case by case basis. The examples used in the guidelines reflect buildings in the district which are Victorian, but alterations to a building should reflect the era in which the building was constructed. Awnings in the Historic District can be approved by the Museum Director or Curator, who reserves the right to submit requests to the Commission at their discretion.

The Historic District Commission uses the Secretary of the Interior's [Standards for Rehabilitation](#) as interpreted by the [Preservation Briefs](#). Copies are available at the Manistee County Historical Museum and the Planning & Zoning Department at City Hall.

As per the Secretary of the Interior's Guidelines, the Historic District Commission recommends the installation of retractable awnings which are historically appropriate.

Canvas awnings are traditional features of historic storefronts. Aside from adding color, they provide a transition between the storefront and the upper façade of the building. Because the placement and design of awnings may affect the visual appearance of the building, the following guidelines should be observed:

- Features between the second story windowsills and storefront cornices must not be covered;
- Awnings may be able to effectively cover previous non-historic storefront renovations;
- Off-sized awnings may alter the historic scale of the building and unsuitable locations may destroy its integrity;
- Straight cut or scalloped awning valances are historically accurate and are highly recommended, especially on contributing buildings;
- Fabric should be canvas or modern material with the appearance of canvas and have flat or dull finish and be opaque to light (shiny, vinyl or other glossy finishes are not acceptable);
- Awnings shall not be back lighted;
- Traditional triangular awnings with an approximate slope of forty five degrees are preferred;
- Awnings shall be mounted in such a manner that the sign panel and significant architectural details of the building remain exposed;
- An approximate clearance of eight (8) feet is desirable (if possible) for non -retractable awnings;
- Awnings shall be a solid color or striped colors that compliment the building's exterior color scheme;

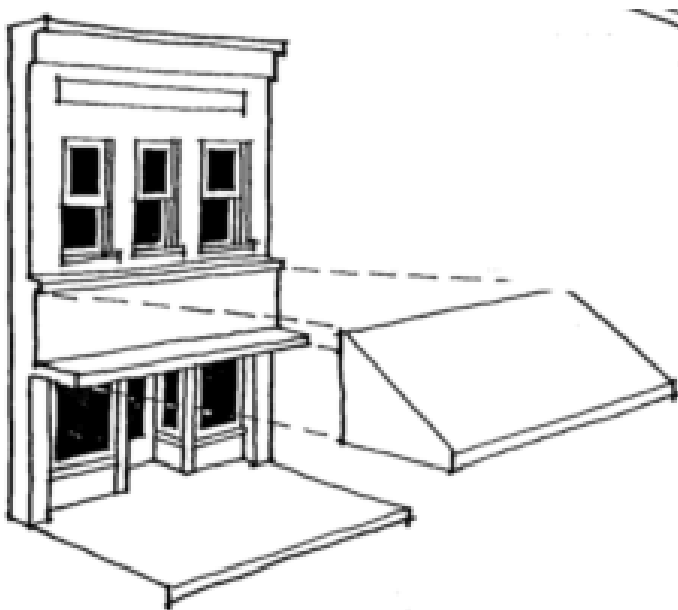
- Upper floor awnings shall be small canvas or canvas-like awnings limited to window size and should coordinate with the storefront awnings and/or compliment the building's exterior color scheme.

Any signage on an awning must comply with the Signage Guidelines.

Small retractable canvas awnings can be used for upper floor windows. Their color and pattern should be coordinated with the storefront awning.

The connection details between the awning and the wall should be carefully designed. Each awning should fit into its facade opening.

A storefront awning with lettering on the front flap is excellent signage.



A storefront awning can reduce the visual contrast between historic upper facades and contemporary storefronts.

The storefront awning creates a "special place" on the sidewalk. Protected from rain, snow and harsh sun. The awning forms an intimate enclosed space near the storefront. This space emphasizes the recessed entry, storefront windows, and window display