

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, August 7, 2008
3:00 p.m. -Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

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

IV Approval of Minutes

At this time Historic District Commission can take action to approve the July 3, 2008 meeting Minutes.

V New Business

Amor Sign Studios/ Ronald Gardin D.D.S., 390 River Street - Signage

Amor Sign Studios/Ronald Gardin D.D.S., 390 River Street are requesting to install a wall sign on rear of building (Riverwalk) as submitted with application HDC-2008-26.

At this time the Historic District Commission could take action to approve/deny the request from Amor Sign Studios/Ronald Gardin D.D.S., 390 River Street to install a wall sign as submitted with application HDC-2008-26.

Manistee County Library, 95 Maple Street - Step Replacement

A request has been received from Manistee County Library, 95 Maple Street for the removal and replacement of ten steps on the Maple Street Entrance of the building as submitted with application HDC-2008-27.

At this time the Historic District Commission could take action to approve/deny the request from Manistee County Library, 95 Maple Street for step replacement as submitted with application HDC-2008-27.

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

Amor Sign Studios/Manistee Inn & Marina, 378 River Street are requesting to install awnings and signage as submitted with application HDC-2008-28.

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

VI Old Business

VII Public Comments and Communications concerning Items not on the Agenda

At this time the Chair will ask if there are any public comments.

VIII Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

IX Staff Reports

At this time the Chair will ask Staff for their report.

X Members Discussion

At this time the Chair will ask members of the Historic District Commission if they have any items they want to discuss.

XI Adjournment



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

MEMORANDUM

TO: Historic District Commissioners
FROM: Denise Blakeslee 
DATE: July 31, 2008
RE: August 7, 2008 Meeting

Commissioners, I hope that everyone had a great holiday and is enjoying this beautiful summer!

We have the following items on the August 7, 2008 Historic District Commission Agenda:

Amor Sign Studios/ Ronald Gardin D.D.S., 390 River Street - Signage

Manistee County Library, 95 Maple Street - Step Replacement

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

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

:djb



Historic Overlay Permit No: PHDC08026

Community Development Department
 Phone: (231) 398 2805

70 Maple Street
 Fax: (231) 723 1546

Manistee, Michigan 49660

390 RIVER STREET **Location**
 51-51-452-701-04

GARDIN RONALD & SUZANN **Owner**
 435 TAMARACK
 MANISTEE MI 49660
 Heritage Square

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

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

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

Work Description:

Histoic District Commission issued a Certificate of Appropriateness for Signge in response to the request from Amor Sign Studios/Ronald Gardin D.D.S., 390 River Street to install a wall sign as submitted with application HDC-2008-26 [Amor/Design/Gardin Dr. File Name Heritage Square North Wall Page 2 dated 7-18-08]. Wall sign will be 48 sqare feet in size.

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

Permit Item	Work Type	Fee Basis	Item Total
Certificate of Appropriateness - Si	Application	50.00	0.00



 Official

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

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



Application for Signage and/or Awning Manistee Commercial Historic District

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

Please Print or Type

Name of Property Owner: RONALD GARDIN, DDS
Name of Applicant (if different): AMOR SIGN STUDIOS, INC.
Applicant Mailing Address: 443 WATER STREET, MANISTEE, MI 49660
Phone# & e-mail Address: 231-723-8361 TOM@AMORSIGN.COM
Name of Business/Tenant: RONALD GARDIN, DDS
Address of Affected Property: 390 RIVER STREET, MANISTEE, MI 49660

Signage within the Historic District requires approval by the Historic District prior to installation. The Historic District Commission meets the first Thursday of each month and requests before the Commission must be received at least 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review.

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

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

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

FURNISH AND INSTALL SINGLE FACE WALL SIGN PER SKETCH.

ALLOWABLE SIGN SQUARE FOOTAGE: 78'-8" REAR WALL
 $78.67 \times .75 = 58.99 \text{ SQ.FT.} \rightarrow \text{MAXIMUM: } 50 \text{ SQ.FT.}$

PROPOSED SIGN SQUARE FOOTAGE: 48 SQ.FT.

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

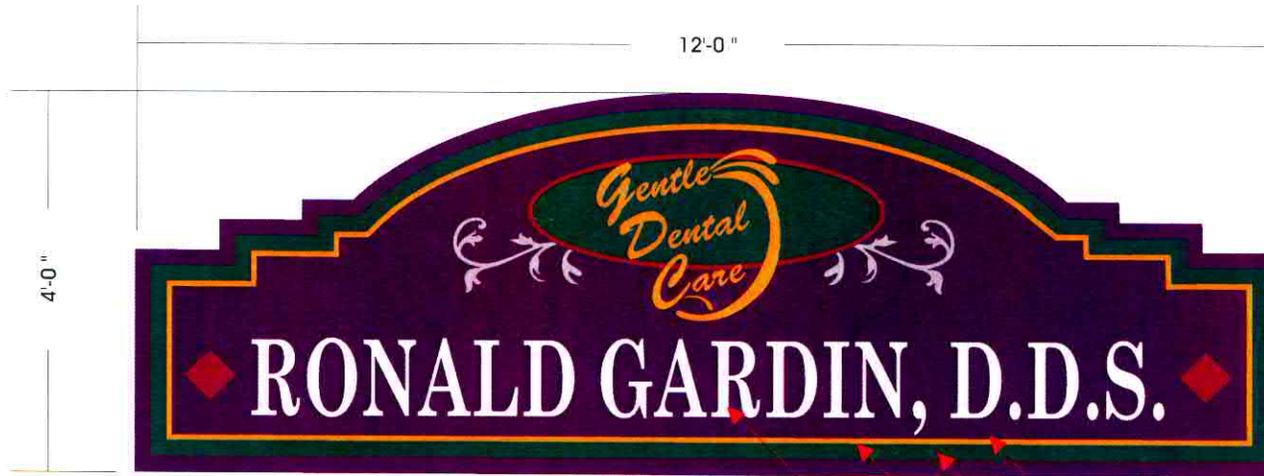
By Signing this form the Applicant/Agent agrees to the terms of the Sign Permit and agrees to remove any non-conforming signs prior to installation of new signage.

APPLICANT'S SIGNATURE: 

PROPERTY OWNER'S SIGNATURE: _____

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

Office Use Only:		
Date Submitted: <u>7-25-08</u>	Application # <u>HDC-2008-2</u>	Expiration Date: _____
Notes/Approval: <u>Approved by Historic District Commission</u>		
<u>8-7-08</u>	<u>J</u>	



48 SQUARE FEET

- PMS 518
- PMS 343
- PMS 130
- "GARDIN"





Historic Overlay Permit No: PHDC08027

Community Development Department
Phone: (231) 398 2805

70 Maple Street
Fax: (231) 723 1546

Manistee, Michigan 49660

95 MAPLE STREET Location
51-51-476-702-01

MANISTEE COUNTY Owner
BUREAU
MANISTEE MI 49660

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

BUREAU Contractor
MANISTEE MI 49660 pH#

Work Description: Historic District Commission issued a Certificate of Appropriateness in response to a request from Manistee County Library, 95 Maple Street for the removal and replacement of ten steps on the Maple Street Entrance of the building as submitted with application HDC-2008-27.

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

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

Please Print or Type

Name of Property Owner: Manistee County

Name of Applicant (if different): Manistee County Library

Mailing Address: 95 Maple Street, Manistee, MI 49660

Phone# & e-mail address: 231-723-2519 chaemker@manisteelibrary.org

Address of Affected Property: 95 Maple Street, Manistee, MI 49660

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

Proposed Work Start Date: August 4, 2008 Proposed Completion Work Date: Sept. 30, 2008

Contractor/Builder/Architect: Structural Specilaties

Mailing Address: 249 River Street, Manistee, MI 49660

Phone# & e-mail Address: 231-723-2982

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

See attached sheet.

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

PROCEDURE AND REQUIREMENTS:

Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.

This application must be received by the City at least 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

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

- ▶ Current photo of the structure as seen from the street and where proposed work is to take place.
- ▶ Photo or concept drawing showing how the building will look with proposed changes as seen from across the street including adjoining buildings and/or properties.
- ▶ Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
- ▶ Drawings to show details and specification of ornamental features.
- ▶ Where appropriate, plans showing property lines for fencing, and perspective drawings for new additions.
- ▶ If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.

APPLICANT'S SIGNATURE: Charles Haemker

PROPERTY OWNERS SIGNATURE: TC [Signature], County Controller Admin.

Office Use Only:		
Date Submitted: <u>7.28.08</u>	Application # <u>HDC 2008.27</u>	Meeting Date: <u>8.7.08</u>
Notes: <u>Approved by HDC on 8-7-08 - CS submitted</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.

Description of Work

The scope of work for this proposed project includes the modifications to the existing Maple Street exterior stairway by replacing the top ten steps and one foot of landing, tuck-pointing both sides of each of the two walls adjacent to the new stair work, and removing and re-installing the existing handrail.

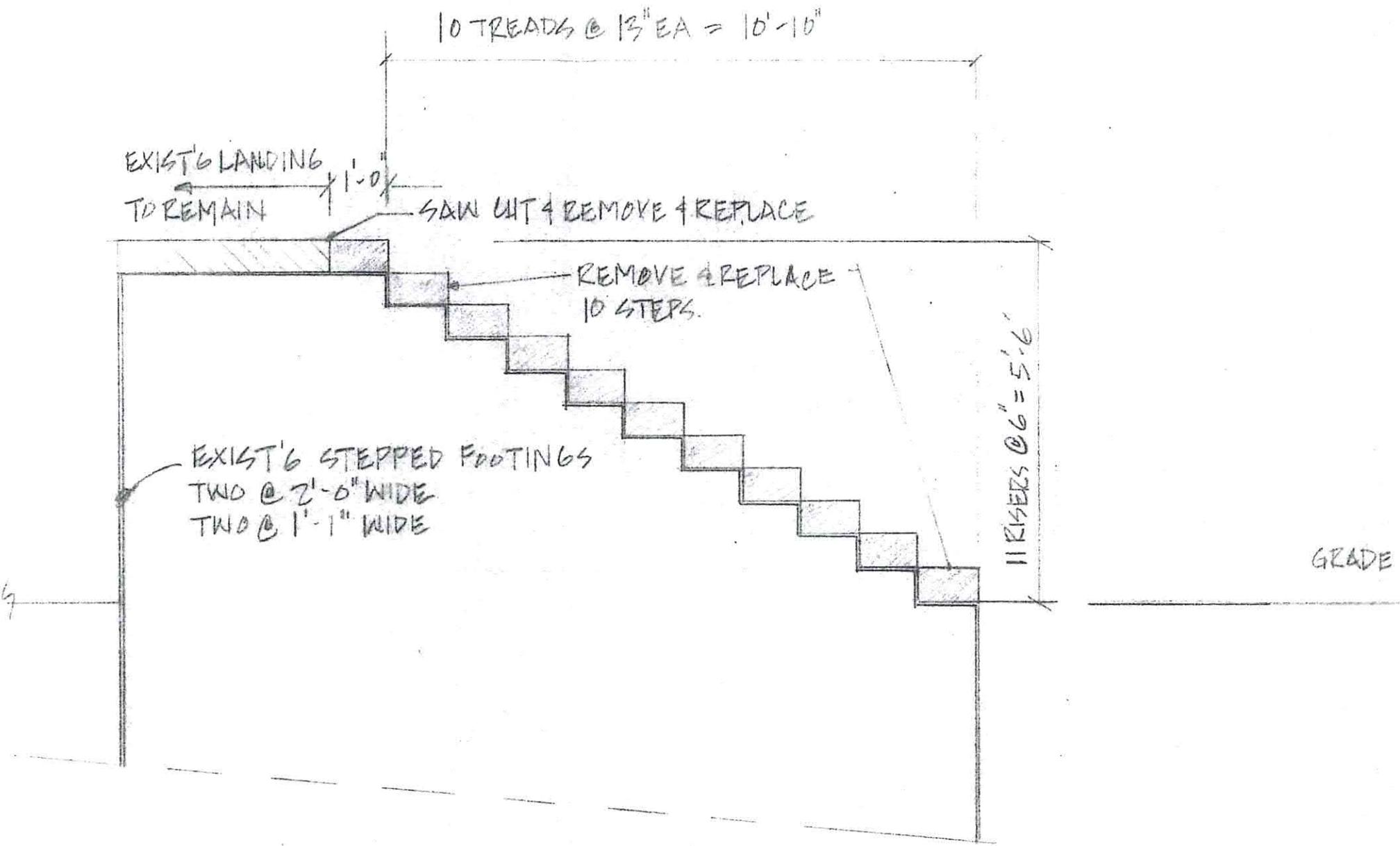
1. Make a saw cut of the existing top landing one foot from the current front (westward facing) edge.
2. Remove existing handrail and store for later re-installation - see photograph highlighted in green and Number 2.
3. Remove all existing ten limestone steps as signified in the attached photograph as area Number 1 (outlined in purple) and the existing one foot of the top landing.
4. Remove and properly dispose of all of the limestone that has been removed to a site away from the owner's property.
5. Form up underneath and pour reinforced concrete steps which will be monolithic from top to bottom in the set of ten steps and leading edge of top landing.
6. Weld a new flange on the upper end of the stairs to allow the removed railing to be re-installed with bolts, rather than have it poured in place at the top step as it currently stands.
7. Tuck-point both sides of each of the two walls including the top and the exposed ends of the limestone walls adjacent to the new stair work - see photograph highlighted in yellow and Number 3.
8. When the project has been completed, the contractor shall be sure that the site will be cleaned up, all debris properly disposed of, and landscaping restored if damaged during construction.

3

3

1965

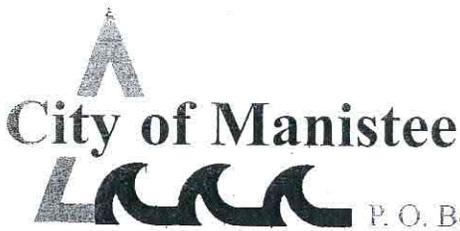




FOOTING ELEVATION - SECTION "A-A"

$\frac{1}{2}'' = 1'-0''$





P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

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

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

WATER BILLING
231.723.2559

ADMINISTRATION
FAX 231.723.1546

RR/TREASURER
FAX 231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553

Friday, August 8, 2008

Amor Sign Studios
443 Water Street
Manistee, MI 49660

RE: Application HDC-2008-28

Good Morning!

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

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

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

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

Sincerely,

CITY OF MANISTEE

Jon R. Rose
Community Development Director

JRR:djb

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





Application for Signage and/or Awning Manistee Commercial Historic District

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

Please Print or Type

Name of Property Owner: R K INVESTMENTS

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

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

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

Name of Business/Tenant: MANISTEE INN & MARINA

Address of Affected Property: 378 RIVER STREET

Signage within the Historic District requires approval by the Historic District prior to installation. The Historic District Commission meets the first Thursday of each month and requests before the Commission must be received at least 10 days before a regularly scheduled meeting to be placed on the Historic District Commission Agenda for review.

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

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

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

SOUTH ELEVATION:

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

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

* PROJECTING SIGNS

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

EAST ELEVATION:

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

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

NORTH ELEVATION:

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

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

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

APPLICANT'S SIGNATURE: Thomas H. Amos

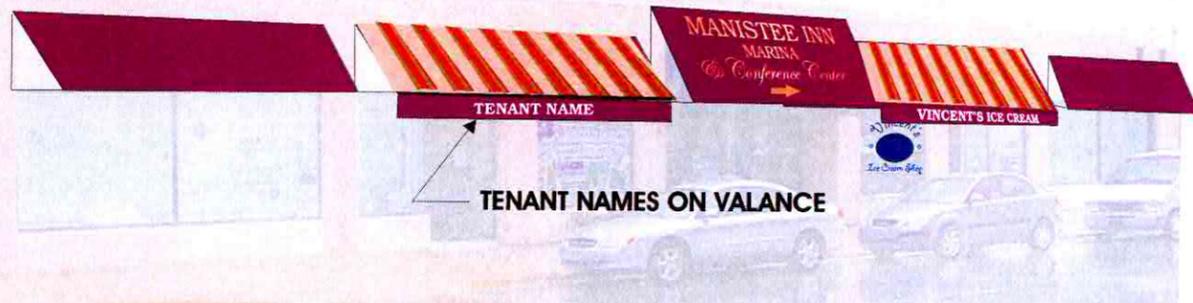
PROPERTY OWNER'S SIGNATURE: _____

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

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

SOUTH SIDE

FORMED MONOGRAMS LETTERS



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

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

SIDE AWNINGS 48" HEIGHT
WIDTHS VARY



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

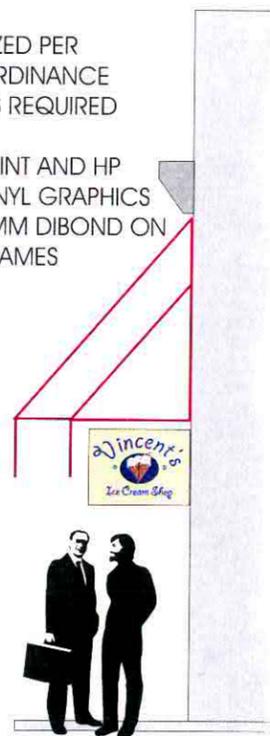
FILENAME: front elevation - no scale_v3

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

SUSPENDED MERCHANT
SIGNS BELOW AWNING
CANOPY

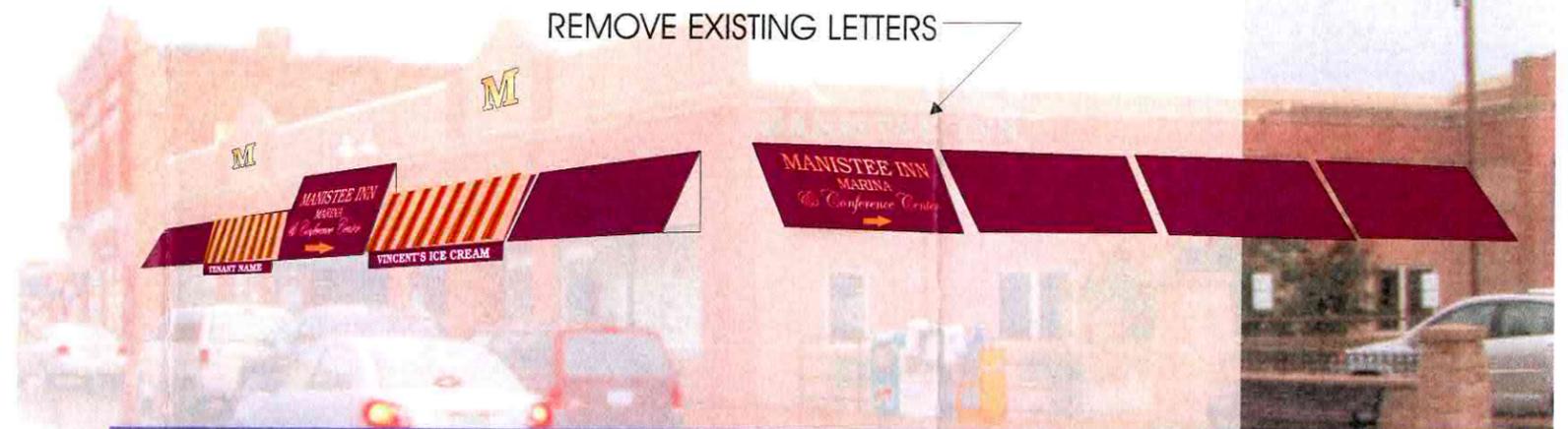
SIZED PER
ORDINANCE
AS REQUIRED

PAINT AND HP
VINYL GRAPHICS
3MM DIBOND ON
FRAMES



SOUTHEAST CORNER

REMOVE EXISTING LETTERS



EAST SIDE

SEALED ON 220 IMITATION
GOLD HP VINYL GRAPHICS



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

COLOR: TO BE DETERMINED

MANISTEE INN & MARINA

OPEN ENDED AWNINGS
OVER WINDOWS

SURVEY REQUIRED



443 WATER ST. - P.O. BOX 433 - MANISTEE, MI 49660 - 231-723-5361

IMAGEPRO
Affiliate

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

FILENAME: front elevation - no scale_v3

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

AMOR SIGN STUDIOS, INC. IS AN AFFILIATE OF IMAGEPRO SOFTWARE, INC. ALL RIGHTS RESERVED. IMAGEPRO SOFTWARE, INC. IS A REGISTERED SERVICE MARK OF IMAGEPRO SOFTWARE, INC. IN THE UNITED STATES AND OTHER COUNTRIES. IMAGEPRO SOFTWARE, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO YOUR SYSTEMS OR DATA ARISING FROM THE USE OF IMAGEPRO SOFTWARE.

NOTICE OF
Meeting of the Historic District Commission

The Historic District Commission will meet on Thursday, August 7, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

Amor Sign Studios/ Ronald Gardin D.D.S., 390 River Street - Signage

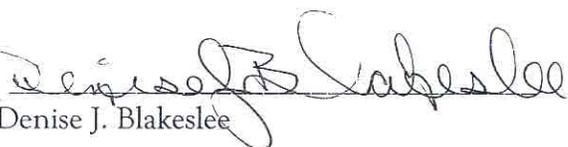
Manistee County Library, 95 Maple Street - Step Replacement

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

All meetings are open to the public.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 12:00 noon, Thursday, July 31, 2008 on the bulletin board at the south entrance to City Hall.

Signed:


Denise J. Blakeslee



P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

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

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

WATER BILLING
231.723.2559

ADMINISTRATION
FAX 231.723.1546

ERK/TREASURER
X 231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
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PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553



July 8, 2008

Boathouse Grill
440 River Street
Manistee, MI 49660

RE: Temporary Sign

Good Morning!

The City of Manistee Historic District Commission approved the installation of a temporary sign during their meeting on June 5, 2008. This approval was for 45 days to allow you sufficient time to submit an application for permanent signage. Following is an excerpt from the June meeting minutes:

Amor Sign Studios/Boathouse Grill, 440 River Street - Awning with Signage, Exterior Lights, and Paint. Tom Amor Jr., Amor Sign Studios requested to withdraw this request. The request was removed from discussion. The applicant will need to submit a new request. The applicant requested to be allowed to install a temporary sign that was previously used at this location until they can resubmit the request.

*MOTION by T. Eftaxiadis, seconded by John Perschbacher that the applicant can re-install the temporary sign from last year for a **period of 45 days**. With a roll call vote this motion passed 6 to 0.*

This is a reminder that you need to submit an application for permanent signage. The next meeting of the Historic District Commission will be on Thursday, August 7, 2008. Your request must be received by July 28, 2008.

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

Sincerely,

Jon R. Rose
Community Development Director

JRR:djb

cc: Historic District Commission



P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

July 24, 2008

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

**PLANNING, ZONING &
COMMUNITY DEV.**
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CITY CLERK
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ADMINISTRATION
FAX 231.723.1546

PK/TREASURER
FAX 231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553

Manistee Inn & Marina
378 River Street
Manistee, MI 49660

RE: Signage

Good Morning!

We received an inquiry about a car dealership installing signage in one of the display windows at the Manistee Inn and Marina. We want to provide you with the following information.

The installation of a sign in one of the display windows for a business that is not located within the building is an off premise sign and is prohibited by the Zoning Ordinance. See attached Section 2104.D.

In addition all signage that is proposed at your building requires approval by the Historic District Commission. The Historic District Commission meets the first Thursday of the month and applications must be received 10 days prior to the meeting to be placed on the agenda for consideration.

We understand your desire to utilize the display windows at your location and will work with you to verify compliance with the Zoning Ordinance and Historic District Commission. Please call us at 231.398.2805 if you have any questions.

Sincerely,

CITY OF MANISTEE

Jon R. Rose
Community Development Director

JRR:djb

cc: Yates Chevrolet
Historic District Commission



BUSINESS LIVES

Landmark lives again

Ex-Detroit builder key to turning Traverse City State Hospital into urban oasis

BY CONSTANCE CRUMP
SPECIAL TO CRAIN'S DETROIT BUSINESS

Just west of downtown Traverse City, an urban oasis of trees, hiking trails and bike paths surrounds beautifully restored Victorian brick buildings, some of which are still works in progress.

Derelict for a decade, **The Village at Grand Traverse Commons** now bustles. It has 50-plus commercial tenants, dozens of professional offices and condos chock-full of historic architectural details.

Known as the **Northern Michigan Asylum for the Insane** until 1911, **Traverse City State Hospital** operated on a "beauty is therapy" philosophy. Patients were treated with compassion and lived in private rooms, albeit tiny ones. Restraints were not allowed.

After it closed in 1989, the state of Michigan gave the property to Traverse City, which did almost nothing for 10 years, then proposed demolishing the site. A group of local activists had already been working to preserve the complex for its historical and architectural significance.

Ray Minervini was part of the activist group. A longtime admirer of historical buildings, he had grown up in Detroit and seen the city deteriorate. On the verge of retiring from a career as a commercial builder, he chose instead to form **The Minervini Group** with several family members to bid on the redevelopment of the site.

"There was no reason to demolish these remarkable buildings — it's just a matter of understanding and believing that they can become something other than what they were. I got involved with the committee that was working on preserving it, never thinking I would be the one to do it," Minervini said.

Although his proposal met some local opposition — some people believed Minervini lacked experience on large projects, and others wanted to demolish the hospital and put up senior housing — he got the nod from the city in 2000.

The scope, effort and funding required nearly ended the project before it began. Convinced that it was the right thing to do, he took the first step, installing a new, \$1.5 million roof on Building 50, the 400,000-square-foot centerpiece of the redevelopment. The

building is a quarter-mile long.

"Once we started, there would be no turning back," Minervini said. "I could retire or I could do this project. I really felt strongly — and still do — that it was the right thing to do."

"The Minervinis were a gift," said Chris Miller, who was part of the community group that worked to preserve the complex and is author of *Traverse City State Hospital*. "It's very well done — such attention to detail."

For the Commons, Minervini wanted the 63-acre site to echo the richly layered historical fabric of European town centers.

"We didn't want to create a monoculture. We didn't put a gate across the road. We didn't want to build all high-end luxury condos — or all affordable housing. We wanted a mix, with a mix on the commercial side as well. I believe we've succeeded."

The most recent commercial launch is a rehab of two support buildings and a connecting dining room into a \$20-million, 84-room boutique hotel and spa, the **Inn at the Commons**. It's set to open in 18 months.

The site's former firehouse is now the bakery. The former laundry is home to **Left Foot Charley**, an urban winery, and **Higher Grounds Trading Co.**, which sells fair-trade coffees. The potato-peeling shack has been converted to the **Underground Cheese-cake Co.** Asylum patients were encouraged to participate in life in the village — thus the kitchen prep shack.

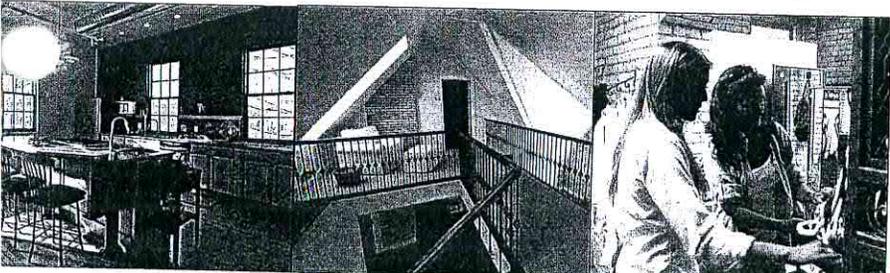
"If the developer hadn't come along, the building would probably be a parking lot now," said photographer Heidi Johnson, co-author of *Angels in the Architecture: A Photographic Elegy to an American Asylum*, one of several recent books about the complex. "I have mixed feelings because hundreds of thousands of people suffered there. It feels like a memorial site to me — it's hard to get my head around salons and delis."

Mike Schmidt of **Coldwell Banker Schmidt Realtors** in Traverse City said the project has a good reputation in the community.

"The village has a great setting, good restaurants. It's an isolated community — now getting exposure to a new market, even though it's been around for several years. I give (Minervini) all credit. He had a great vision, and he worked hard to make it happen."



Ray Minervini's perseverance helped turn the Traverse City State Hospital into The Village at Grand Traverse Commons.



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