

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

Worksession of Wednesday, August 20, 2008  
3:30 p.m. in the Council Chambers, City Hall  
70 Maple Street - Manistee, Michigan

## AGENDA

I Call to Order

II Roll Call

III Items for Discussion

1. Property Cards

2. Awnings

3. Window Air Conditioners

4. Misc.

IV Adjournment



PLANNING AND ZONING  
COMMUNITY DEVELOPMENT  
231.398.2805  
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## MEMORANDUM

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TO: Historic District Commissioners

FROM: Denise Blakeslee 

DATE: August 11, 2008

RE: Worksession - August 20, 2008

Commissioners, Chair Kracht scheduled a worksession for Wednesday, August 20, 2008 at 3:00 p.m. in the Council Chambers. We have several items on the agenda for discussion. Please let me know if you are unable to attend!

See you WEDNESDAY!!

:djb

## Historic District - Property Information

Property Address: 308 River Street  
Parcel ID#: 51-51-452-704-23

Floor Area:  
1<sup>st</sup> Floor 4,466 sq. ft.

Business Information:  
Name Hokanson's Camera

Building Information:  
Date Built: 1925  
Description: One and one half Story Building, Walls are brick, Roof is Terra Cotta



Historic Information: Contributing Building Historic Name: Hill Tire Company

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 36 feet	River Street: 54 sq. ft.
Division Street: 89 feet	Division Street: 133.5 sq. ft.
River Chanel: 80 feet	River Chanel: 60 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 312 River Street  
Parcel ID#: 51-51-452-704-19

Floor Area:  
1<sup>st</sup> Floor 6,000 sq. ft.  
2<sup>nd</sup> Floor 6,047 sq. ft.

Business Information:  
Name Tuscan's  
Second Floor Information:  
Use Bar & Banquet  
Business is Owner Occupied



Building Information:  
Date Built: 1894  
Description: Late Victorian, Two Story Building, Walls are brick, Roof is Asphalt, Stone Piers at front – pressed metal Turret

Historic Information: Contributing Building - Winkler Block - One of the last Victorian Commercial Buildings; today provides a wonderful entrance to the Business District, Distinctive decorative element of the building is the turret at the Southwest corner.

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 75 feet	River Street: 112.5 sq. ft.
River Chanel: 75 feet	River Chanel: 56.25 sq. ft.

### Historic District Commission Action:

3/12/08 – Approval for installing copy to the awnings at Tuscan Grille (West Awning “Tuscan Bakery” Awning over entrance “Le Riv”) **NOTE Permit Expired Signs were not installed.**

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 318 River Street  
Parcel ID#: 51-51-452-704-15

Floor Area:  
1<sup>st</sup> Floor 3,900 sq. ft.  
2<sup>nd</sup> Floor 2,500 sq. ft

Business Information: West Store Front  
Name Port City Grill  
Business Information: East Store Front  
Name Friends Who Care

Second Floor Information  
Use 2 Apartments

Building Information:  
Date Built: 1894  
Description: Late Victorian, Two Story Building, Walls are brick, Roof is Asphalt;  
Building features Stone Piers and Bay Windows



Historic Information: Contributing Building - Borowitz Building - This is the east 2/3 of the Borowitz Building that when originally constructed included 320 River Street. Due to a parcel split this is shown as a separate property.

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 50 feet	River Street: 75 sq. ft.
River Chanel: 50 feet	River Chanel: 37.5 sq. f

### Historic District Commission Action:

7/5/07 – Approved window sign "Port City Grille" 38.5 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



Card Last Updated 8/4/08

## Historic District - Property Information

Property Address: 319 & 321 River Street  
Parcel ID#: 51-51-453-710-05

Floor Area:  
1<sup>st</sup> Floor 4,200 sq. ft.  
2<sup>nd</sup> Floor 4,200 sq. ft.

Business Information: 319 River Street (storefront)  
Name Friends Who Care  
Business Information: 319 River Street (rear office)  
Name Advanced Asset Management  
Business Information: 321 River Street  
Name Port City Organics

Second Floor Information  
Use 4 Apartments

Building Information:  
Date Built: c 1890  
Description: Late Victorian, Two Story Building, Walls are brick, Roof is Asphalt,

Historic Information: Contributing Building  
Historic Name: Baur Block



## Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 50 feet River Street: 75 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?  
Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 320 River Street  
 Parcel ID#: 51-51-452-704-13

Floor Area:  
 1<sup>st</sup> Floor 1,858 sq. ft.  
 2<sup>nd</sup> Floor 1,250 sq. ft.

Business Information: 320 River Street  
 Name Dick's Barber Shop  
 Sq. Ft. 675 sq. ft.

Business is Owner Occupied

First Floor Residential Information:  
 Use 1 Apartment  
 Sq. Ft. 1,183 sq. ft.  
 (Including deck)

Second Floor Information  
 Use 1 Apartment

Building Information:  
 Date Built: 1894  
 Description: Late Victorian, Two Story Building, Walls are brick, Roof is Asphalt;  
 Building features Stone Piers and Bay Windows



Historic Information: Contributing Building      Historic Name: Borowitz Building - This is the west 1/3 of the Borowitz Building that when originally constructed included 318 River Street. Due to a parcel split this is shown as a separate property.

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 25 feet	River Street: 50 sq. ft.
River Chanel: 25 feet	River Chanel: 25 sq. ft.

#### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 323 River Street  
Parcel ID#: 51-51-453-710-09

Floor Area:  
1<sup>st</sup> Floor 1.218 sq. ft.

Business Information:  
Name Credit Bureau of  
Manistee

Business is Owner Occupied

Building Information:  
Date Built: c 1960  
Description: One story building, Walls  
are brick, glass and stone, Roof is Asphalt



Historic Information: Non- Contributing Building

## Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 22 feet River Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage:

\_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 330 River Street  
Parcel ID#: 51-51-452-704-01

Floor Area:  
1<sup>st</sup> Floor 1,590 sq. ft.

Business Information:  
Name Manistee Insurance  
Building is Owner Occupied

Building Information:  
Date Built: c 1940  
Description: One story building, Walls are Brick, Roof is Asphalt



Historic Information: Contributing Building      Historic Name: Michigan Bell Office

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 31 feet	River Street: 50 sq. ft.
River Chanel: 30 feet	River Chanel: 25 sq. f

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 333 River Street  
Parcel ID#: 51-51-453-710-19

Floor Area:  
1<sup>st</sup> Floor 1,332 sq. ft.  
2<sup>nd</sup> Floor 1,332 sq. ft.

Business Information:  
Name Off the Rack  
Second Floor Information  
Use 1 Apartment

Building Information:  
Date Built: c 1876  
Description: Late Victorian, Two story building, Walls are brick, Roof is Asphalt



Historic Information: Contributing Building      Historic Name: Magnus Jewelry

### Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 25 feet      River Street: 50 sq. ft.

### Historic District Commission Action:

7/5/07 – Temporary Sign Permit issued for “Mac’s Design”  
8/2/07 - Approved Window Signage for "Mac's Design, Print & Copy, LLC" totaling 12 sq. ft.  
4/2/08 – Temporary Sign Permit issued for “Off the Rack”  
6/5/08 – Approved the removal of the "Mac's Design" Signage, installation of a Projecting Sign 16 sq. ft., installation of two window signs (5.6 sq. ft. & 4.5. sq. ft) and a portable sign

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 334, 336, & 338 River Street  
Parcel ID#: 51-51-452-703-17

Floor Area:  
1<sup>st</sup> Floor 7,256 sq. ft.

Business Information: 334 River Street  
Name Vacant

Business Information: 336 River Street  
Name Vacant

Business Information: 338 River Street  
Name Golden Apple



### Building Information:

Date Built: c 1885

Description: One story building, Walls are brick, Roof is Asphalt

Historic Information: Contributing Building      Historic Name: Maxted & Newcomb Planing Mill

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 78 feet	River Street: 117 sq. ft.
River Chanel: 78 feet	River Chanel: 58.5 sq. ft.

### Historic District Commission Action:

#### 334 River Street

1/3/08 – Approved Window Sign “Saccharos – The Candy Store” aprox 5.5 sq. ft.

2/12/08 – Temporary Sign Approved “Saccharos”

3/6/08 – Approved Window Signage, Awning and painting of window frame “Saccharos”

NOTE: Business never opened, no alterations were made to the building.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 335 River Street  
Parcel ID#: 51-51-453-710-21

Floor Area:  
1<sup>st</sup> Floor 1,632 sq. ft.

Business Information:  
Name Gordon McLellan Jr.  
Business is Owner Occupied

Building Information:  
Date Built: c 1885  
Description: One story addition to building at 337 River Street, now separate parcels



Historic Information: Non-Contributing Building      Historic Name: Holm & Oleson Drugstore

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 25 feet              River Street: 50 sq. ft.

#### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 337 River Street  
Parcel ID#: 51-51-453-710-23

Floor Area:  
1<sup>st</sup> Floor 2,685 sq. ft.  
2<sup>nd</sup> Floor 2,025 sq. ft.

Business Information:  
Name H&K Electric  
Business is Owner Occupied  
Second Floor Information  
Use Storage

Building Information:  
Date Built: c 1880  
Description: Two Story Building with one story addition (Non-Contributing Building 335 River Street – Separate Property Information Card and Parcel Code #)  
Late Victorian, Walls are made of brick, Roof is Asphalt.



Historic Information: Contributing Building      Historic Name: Thorton Photography

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street:      31 feet              River Street:      50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 339 River Street  
Parcel ID#: 51-51-453-710-25

Floor Area:  
1<sup>st</sup> Floor 2,507 sq. ft.  
2<sup>nd</sup> Floor 1,643 sq. ft.

Business Information:  
Name Mathewson Upholstery  
Business is Owner Occupied

Second Floor Information  
Use 1 Apartment  
Misc. Owner Occupied

Building Information:  
Date Built: c 1880  
Description: Late Victorian, Two Story Building, Walls are brick, Roof is Asphalt

Historic Information: Contributing Building Historic Name: Nelson Saloon



## Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 33 feet River Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 340 River Street  
Parcel ID#: 51-51-452-703-15

Floor Area:  
1<sup>st</sup> Floor 1,441 sq. ft.  
2<sup>nd</sup> Floor 1,441 sq. ft  
& 160 sq. ft. deck

Business Information:  
Name VACANT  
Second Floor Information  
Use 1 Apartment  
Misc. Owner Occupied



Building Information:  
Date Built: c 1990  
Description: Late Victorian, Two Story Building, Walls are brick, Roof is Asphalt

Historic Information: Contributing Building      Historic Name: City Steam Laundry

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 22 feet	River Street: 50 sq. ft.
River Chanel: 22 feet	River Chanel: 25 sq. f

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

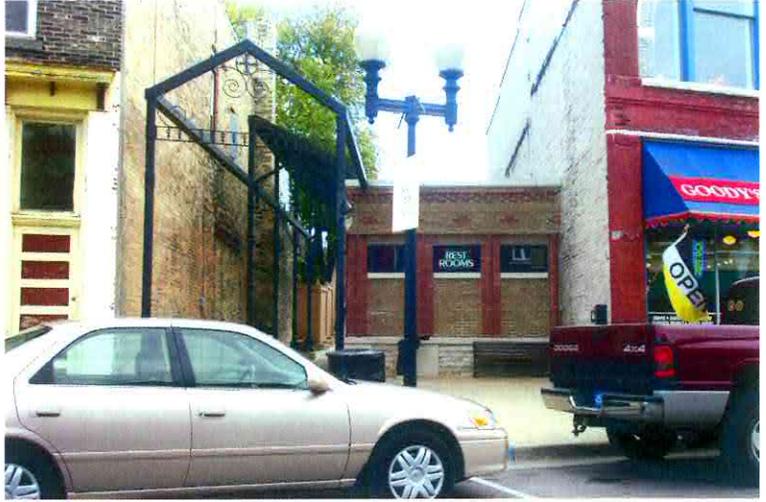
Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 341 River Street  
Parcel ID#: 51-51-453-708-08

Business Information:  
Name Public Restrooms

Building Information:  
Date Built: 2002  
Description: One Story Building,  
Walls are concrete,  
Roof is Asphalt,  
Includes Glass roof  
over public walkway



Historic Information: Non-Contributing Building

Historic Name: Public Restrooms

## Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 27 feet River Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 342 River Street  
Parcel ID#: 51-51-452-703-13

Floor Area:  
1<sup>st</sup> Floor 1,725 sq. ft.  
2<sup>nd</sup> Floor 1,650 sq. ft.  
+ 75 sq. ft deck

Business Information:  
Name Monte's Vision  
Second Floor Information  
Use 1 Apartment  
Misc. Owner Occupied



Building Information:  
Date Built: 1913  
Description: Two Story Building, Walls are brick, Roof is Asphalt

Historic Information: Contributing Building      Historic Name: Oehlake Building

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 25 feet	River Street: 50 sq. ft.
River Chanel: 25 feet	River Chanel: 25 sq. f

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



**Main Street Project - Property Information**

Property Address: 343 & 345 River Street  
72 Filer Street  
Parcel ID#: 51-51-453-708-06

Floor Area:  
1<sup>st</sup> Floor 4,050 sq. ft.  
2<sup>nd</sup> Floor 3,420 sq. ft.

Business Information: 343 River Street  
Name Goody's Juice & Java  
Sq. Ft. 2,025 sq. ft.

Business Information: 345 River Street  
Name Scrap to it  
Sq. Ft. 2,025 sq. ft.

Second Floor Information  
Use Medical Office  
Sq. Ft. 3,420 sq. ft.  
Misc. Entrance off Filer Street

Medical Office is Owner Occupied

Building Information:  
Date Built: 1905  
Description: Late Victorian, Two Story Building, Walls are brick, Roof is Asphalt



Historic Information: Contributing Building      Historic Name: Wolters-Bately Hardware

**Historic District Commission Information:**

Building Width:	Allowable Signage:
River Street: 48 feet	River Street: 72 sq. ft.
Filer Street: 45 feet	Filer Street: 67.5 sq. ft.

**HDC Review 8/20/08:**

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?  
 Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 344 River Street  
Parcel ID#: 51-51-452-703-11

Floor Area:  
1<sup>st</sup> Floor 2,171 sq. ft.

Business Information:  
Name Vacant

Building Information:  
Date Built: c 1880  
Description: One and half story building, Walls are brick, Roof is asphalt

Historic Information: Contributing Building

Historic Name: Haley Block



### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 25 feet	River Street: 50 sq. ft.
River Chanel: 23 feet	River Chanel: 25 sq. ft.

### Historic District Commission Action:

10/4/07 – Approved removal of Sign Frame

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 346 River Street  
 Parcel ID#: 51-51-452-703-07

Floor Area:  
 1<sup>st</sup> Floor 3,892 sq. ft.  
 2<sup>nd</sup> Floor 3,892 sq. ft.

Business Information:  
 Name Book Mark

Second Floor Information  
 Use Storage

Building Information:  
 Date Built: c 1910  
 Description: Two Story Brick Building, Walls are brick, Roof is Asphalt



Historic Information: Contributing Building      Historic Name: J.M. Ramsdell Block

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 50 feet	River Street: 75 sq. ft.
River Chanel: 47 feet	River Chanel: 35.25 sq. ft.

#### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

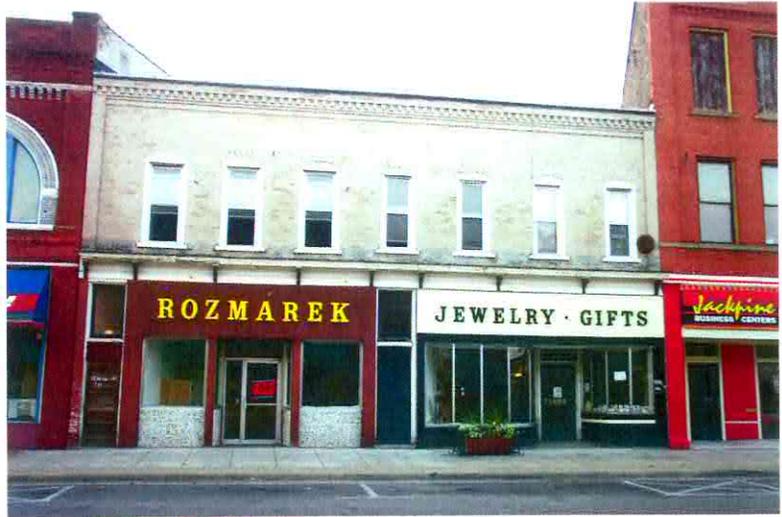
Property Address: 347 River Street  
Parcel ID#: 51-51-453-708-04

Floor Area:  
1<sup>st</sup> Floor 3,263 sq. ft.  
2<sup>nd</sup> Floor 3,263 sq. ft.

Business Information: 347 River St.  
Name Vacant Storefront  
Business Information: 349 River Street  
Name Vacant Storefront

Second Floor Information  
Use 3 Apartments

Building Information:  
Date Built: c 1880  
Description: Late Victorian, Two story building, Walls are brick, Roof is asphalt



Historic Information: Contributing Building      Historic Name: Rumbell Block

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street:      45 feet              River Street:      67.5 sq. ft.

### Historic District Commission Action:

9/4/07 – Approved Door replacement

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 350 River Street  
 Parcel ID#: 51-51-452-703-04

Floor Area:  
 1<sup>st</sup> Floor 2,046 sq. ft.  
 + 1,129 sq. ft. deck & stairs to  
 Riverwalk  
 2<sup>nd</sup> Floor 2,056 sq. ft.

Business Information:  
 Name River Street Station  
 Business is Owner Occupied  
 Second Floor Information  
 Use 1 Apartment  
 & Storage



Building Information:  
 Date Built: c 1890

Description: Two Story Building, Walls are brick, Roof is Asphalt

Historic Information: Contributing Building

Historic Name: Billing's Hardware



### Historic District Commission Information:

Building Width: Allowable  
 Signage:  
 River Street: 37 feet River Street: 55.5 sq. ft.  
 River Chanel: 31 feet River Chanel: 25 sq. ft.

### Historic District Commission Action:

6/7/07 - Approval for installing three awnings/awnings must be below sign panel, with approx 30 sq. ft. of signage and re-painting of the building using existing colors. 7/3/08 approve extension of permit until 1/3/00

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage:  
 \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 351, 353 & 355 River Street & 76 Filer Street  
 Parcel ID#: 51-51-453-708-01

Floor Area:  
 1<sup>st</sup> Floor 9,589 sq. ft.  
 2<sup>nd</sup> Floor 9,589 sq. ft.  
 3<sup>rd</sup> Floor 9,589 sq. ft.

Business Information: 351, 353, & 355 River Street  
 Name Pratt's Antiques  
 Second Floor Information: 76 Filer St  
 Name Jackpine Business  
 Business is Owner Occupied  
 Third Floor Information  
 Use Storage

Building Information:  
 Date Built: 1914  
 Description: Late Victorian, Three Story Building, Walls are brick, Roof is Asphalt

Historic Information: Contributing Building  
 Historic Name: Larson Building

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 66 feet	River Street: 99 sq. ft.
Greenbush Street: 88 feet	Greenbush Street: 132 sq. ft.
Filer Street: 118 feet	Filer Street: 177 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?  
 Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 354 River Street  
Parcel ID#: 51-51-452-703-02

Floor Area:  
1<sup>st</sup> Floor 1,941 sq. ft.  
2<sup>nd</sup> Floor 1,541 sq. ft.  
+ 288 sq. ft. deck

Business Information:  
Name Sunrise Fabrics  
Business is Owner Occupied  
Second Floor Information  
Use 1 Apartment



Building Information:  
Date Built: 1890  
Description: Late Victorian, Two Story Building, Walls are Brick, Roof is Asphalt

Historic Information: Contributing Building      Historic Name: Kirster Cigar Factory

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 24 feet	River Street: 50 sq. ft.
River Chanel: 23 feet	River Chanel: 25 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 356 River Street  
Parcel ID#: 51-51-452-702-21

Floor Area:  
1<sup>st</sup> Floor 2,105 sq. ft.  
2<sup>nd</sup> Floor 2,105 sq. ft.

Business Information:  
Name Port City Candy  
Second Floor Information  
Use 1 Apartment  
Misc. Owner Occupied

Building Information:  
Date Built: c 1880  
Description: Two story building, Walls are Brick, Roof is Asphalt



Historic Information: Non-Contributing Building      Historic Name: Marsh Block

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 25 feet	River Street: 50 sq. ft.
River Chanel: 23 feet	River Chanel: 25 sq. ft.

### Historic District Commission Action:

6/5/08 – Approved 25 sq. ft. wall sign on River Street Façade, 16 sq. ft sign on rear of building/Riverwalk façade, and two portable A-Frame Signs for “Port City Candy Company”.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 358 & 360 River Street  
 Parcel ID#: 51-51-452-702-15

Floor Area:  
 1<sup>st</sup> Floor 6,141 sq. ft.  
 2<sup>nd</sup> Floor 6,141 sq. ft.

Business Information: 358 River Street

Name Hull's

Business Information: 360 River Street

Name Miracle Ear

Residential behind Storefront Information:

Use 1 Apt

Misc. Owner Occupied

Second Floor Information

Use Warehouse Storage

Building Information:

Date Built: 1899

Description: Late Victorian, Two story building, Walls are brick, Roof is asphalt/Outstanding Decorative Brick Detailing.

Historic Information: Contributing Building

Historic Name: Smith Block



### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 71 feet	River Street: 106.5 sq. ft.
River Chanel: 70 feet	River Chanel: 52.5 sq. ft.

### Historic District Commission Action:

1/3/08 – Approved Removal of torn awning  
 2/7/08 – Approved recovering awnings

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?  
 Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 359 River Street  
Parcel ID#: 51-51-453-702-09

Floor Area:  
1<sup>st</sup> Floor 3,823 sq. ft  
2<sup>nd</sup> Floor 3,262 sq. ft. (Office)  
612 sq. ft. (Apt)  
3<sup>rd</sup> Floor 3,874 sq. ft.

Business Information:  
Name The Outpost

Business is Owner Occupied

Second Floor Information  
Use Office Space  
Use 1 Apartment

Third Floor Information  
Use Storage



Building Information:  
Date Built: 1908  
Description: Classical Revival, Three Story Building, Walls are brick, Roof is Asphalt

Historic Information: Contributing Building Historic Name: Aaron's Building

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 46 feet	River Street: 69 sq. ft.
Greenbush Street: 90 feet	Greenbush Street: 135 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 363 River Street  
Parcel ID#: 51-51-453-702-08

Floor Area:  
1<sup>st</sup> Floor 1,218 sq. ft.  
2<sup>nd</sup> Floor 1,218 sq. ft.

Business Information:  
Name Edward D. Jones  
Second Floor Information  
Use Office/Storage

Building Information:  
Date Built: 1912  
Description: Two Story Building,  
Walls are brick, Roof is Asphalt



Historic Information: Contributing Building      Historic Name: Hallock & Chisel Shoe Store

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 21 feet              River Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 365 River Street  
Parcel ID#: 51-51-453-702-07

Floor Area:  
1<sup>st</sup> Floor 1,440 sq. ft.  
2<sup>nd</sup> Floor 1,440 sq. ft.

Business Information:  
Name Nails 2000  
Second Floor Information  
Use 1 Apt.

Building Information:  
Date Built: c 1880  
Description: Late Victorian, Two  
Story Building, Walls are brick, Roof is Asphalt



Historic Information: Contributing Building      Historic Name: Kehoe Saloon

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 24 feet              River Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage:

\_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 369 River Street  
Parcel ID#: 51-51-453-702-05

Floor Area:  
1<sup>st</sup> Floor 2,790 sq. ft.  
2<sup>nd</sup> Floor 2,790 sq. ft.  
3<sup>rd</sup> Floor 2,790 sq. ft.

Business Information:  
Name Purdum & Associates  
Business is Owner Occupied  
Second Floor Information  
Use Storage/Vacant  
Third Floor Information  
Use Storage/Vacant



Building Information:  
Date Built: c 1885  
Description: Late Victorian, Three Story Brick Building, Roof is Asphalt  
Original First Floor Façade gone in 2004

Historic Information: Contributing Building      Historic Name: Cameron Block

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 45 feet              River Street: 67.5 sq. ft.

### Historic District Commission Action:

7/3/08 – Approved concept of Façade Improvements – will need to return with final plans.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_  
Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 375 River Street  
 Parcel ID#: 51-51-453-702-01

Floor Area:  
 1<sup>st</sup> Floor 8,711 sq. ft.  
 2<sup>nd</sup> Floor 8,711 sq. ft.  
 3<sup>rd</sup> Floor 8,711 sq. ft.

Business Information: East Storefront and Second and Third Floors  
 Name Little River Band of Ottawa Indians Offices  
 Sq. Ft. 4,355 sq. ft. (approx)

Business is Owner Occupied

Business Information: West Storefront  
 Name National City Bank  
 Sq. Ft. 4,356 sq. ft. (approx)  
 Misc. Drive Thru Facility located  
 On rear of parcel includes  
 384 sq. ft building



Building Information:  
 Date Built: 1906-1907  
 Architect: Albert E. Colcord  
 Description: Classical Revival, Three Story Building, Walls are Stone/Limestone, Roof is Asphalt.



Historic Information: Contributing Building      Historic Name: Manistee County Savings Bank

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 94 feet	River Street: 136.5 sq. ft.
Poplar Street: 89 feet	Poplar Street: 135 sq. ft.

#### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 378 River Street  
Parcel ID#: 51-51-452-702-01

Floor Area:  
Lower Level 9,700 sq. ft. (Riverwalk)  
1<sup>st</sup> Floor 9,700 sq. ft. (River Street)

Business Information:  
Name Manistee Inn & Marina  
Sq. Ft. 9,700 sq. ft. - Riverwalk  
Sq. Ft. 7,450 sq. ft. - River Street

Motel is Owner Occupied

Business Information:  
Name Vincent's Ice Cream Shop - 1,125 sq. ft. (approx)

Business Information:  
Name Democratic Party Headquarters- 1,125 sq. ft. (approx)

Building Information:  
Date Built: c 1960  
Description: One Story Brick Building, Roof is Asphalt

Historic Information: Non-Contributing Building      Historic Name: Ben Franklin Building



## Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 100 feet	River Street: 150 sq. ft.
River Chanel: 100 feet	River Chanel: 75 sq. ft.

## Historic District Commission Action:

4/8/08 – Temporary Sign Permit issued “Vincent’s Ice Cream Shop”  
5/1/08 – Approved Window Sign 20 sq. ft., and two portable signs (River Street and Riverwalk)  
7/1/08 – Paint Color Approval/Painting of the south wall of the lower parking deck (cover graffiti) white).  
8/7/08 – Tabled request for Awnings & Signage until 9/4/08 meeting.

## HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 380 & 382 River Street  
Parcel ID#: 51-51-452-701-11

Floor Area:  
1<sup>st</sup> Floor 3,441 sq. ft.  
2<sup>nd</sup> Floor 3,441 sq. ft.

Business Information: 380 River Street  
Name Anne's  
Sq. Ft. 1,137 sq. ft. (approx)

Business Information: 382 River Street  
Name Maryann's Antiques  
Sq. Ft. 2,303 sq. ft. (approx)

Second Floor Information  
Use 4 Apartments

Building Information:  
Date Built: c 1887  
Description: Late Victorian, Two Story Brick Building, Roof is Asphalt  
Outstanding Brick and Stone Decorative Detailing



Historic Information: Contributing Building      Historic Name: Maryland Block

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 64 feet	River Street: 96 sq. ft.
River Chanel: 62 feet	River Chanel: 46.5 sq. ft.

### Historic District Commission Action:

4/3/08 – Approved wall sign approx 14 sq. ft for “Anne’s” and paint colors

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



**Historic District - Property Information**

Property Address: 381 River Street  
Parcel ID#: 51-51-453-701-12

Floor Area:  
1<sup>st</sup> Floor 6,931 sq. ft.  
2<sup>nd</sup> Floor Balcony (retro-fitted for second theater)

Business Information:  
Name Vogue Theatre

Building Information:  
Date Built: 1938  
Description: Modern Movement, Three Story Brick/Stucco Building, Roof is Asphalt



Historic Information: Contributing Building      Historic Name: Vogue Theater

**Historic District Commission Information:**

Building Width:                      Allowable Signage:  
River Street: 42 feet              River Street: 63 sq. ft.  
Poplar Street: 170 feet            Poplar Street: 255 sq. ft.

**HDC Review 8/20/08:**

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?  
Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 384 River Street  
 Parcel ID#: 51-51-452-701-09

Floor Area:  
 1<sup>st</sup> Floor 1,525 sq. ft.  
 + 410 sq. ft. deck  
 2<sup>nd</sup> Floor 1,525 sq. ft.

Business Information:  
 Name River Street Gallery  
 Business is Owner Occupied  
 Second Floor Information  
 Use 1 Apartment

Building Information:  
 Date Built: c 1885  
 Description: Late Victorian  
 Two Story Brick  
 Building, Roof is  
 Asphalt, Outstanding  
 Cornice

Historic Information: Contributing Building

Historic Name: Manistee National Bank

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 25 feet	River Street: 50 sq. ft.
River Chanel: 25 feet	River Chanel: 25 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage:  
 \_\_\_\_\_?  
 Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 385 River Street  
Parcel ID#: 51-51-453-701-11

Floor Area:  
1<sup>st</sup> Floor 1,764 sq. ft.  
2<sup>nd</sup> Floor 1,764 sq. ft.

Business Information:  
Name Alex Doucett's  
Second Floor Information  
Use 1 Apartment

Business & Apt Owner Occupied

Building Information:  
Date Built: c 1890  
Description: Late Victorian, Two Story Brick Building, Roof is Asphalt

Historic Information: Contributing Building Historic Name: G.A. Johnson Store



## Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 21 feet River Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



Card Last Updated 8/4/08

## Historic District - Property Information

Property Address: 387 River Street  
Parcel ID#: 51-51-453-701-10

Floor Area:  
1<sup>st</sup> Floor 1,168 sq. ft.  
2<sup>nd</sup> Floor 1,168 sq. ft.

Business Information:  
Name Construction Design  
Second Floor Information  
Use 1 Apartment  
Business & Apt. are Owner Occupied

Building Information:  
Date Built: c 1890  
Description: Late Victorian, Two Story Brick Building, Roof is Asphalt

Historic Information: Contributing Building Historic Name: Herman Block



## Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 16 feet River Street: 50 sq. ft.

## Historic District Commission Action:

8/2/07 – Approved Window Sign in door approx 1 sq. ft. and removal of projecting sign.  
10/4/07 – Approved repainting building existing color, replacing existing interior casing under large storefront window.

## HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 389 River Street  
Parcel ID#: 51-51-453-701-09

Floor Area:  
1<sup>st</sup> Floor 2,232 sq. ft.  
2<sup>nd</sup> Floor 1,752 sq. ft.

Business Information:  
Name Northern Spirits  
Second Floor Information  
Use 1 Apartment  
Business and Apt are Owner Occupied

Building Information:  
Date Built: c 1890  
Description: Late Victorian,  
Two Story Brick Building, Roof is Asphalt



Historic Information: Contributing Building      Historic Name: Herman Block

## Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 24 feet              River Street: 50 sq. ft.

## Historic District Commission Action:

7/5/07 – Approved removal of paint, 7/3/08 – 7/3/08 - One year extension granted by Commission

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



**Historic District - Property Information**

Property Address: 390 River Street  
 Parcel ID#: 51-51-452-701-04

Floor Area:  
 1<sup>st</sup> Floor 7,979 sq. ft.

Business Information: West Storefront  
 Name River Street Bolt Yards  
 Sq. Ft. 900 sq. ft.

Business Information: East Storefront  
 Name Vacant  
 Sq. Ft. 850 sq. ft.

Business Information: Behind West Storefront  
 Name Vacant  
 Sq. Ft. 900 sq. ft.

Business Information: East Commercial Space behind Storefront Unit  
 Name Vacant  
 Sq. Ft. 750 sq. ft.

Business Information: Dental Office Located on rear of building  
 Name Dr. Gardin (Owner Occupied)  
 Sq. Ft. 2,700 sq. ft.



Building Information:  
 Date Built: c 1960  
 Description: One Story Building, Walls are Brick, Glass, Metal/Aluminum, Roof is Asphalt

Historic Information: Non-Contributing Building      Historic Name: F.W. Woolworth Building

**Historic District Commission Information:**

Building Width:	Allowable Signage:
River Street: 79 feet	River Street: 118.5 sq. ft.
River Chanel: 79 feet	River Chanel: 59.25 sq. ft.

**Historic District Commission Action:**

- 2/7/08 – Approved part of request for Signage and Façade Improvement
- 3/6/08 – Approved part of request for Signage and Façade Improvement
- 4/3/08 – Approved part of request for Signage and Façade Improvement
- 6/5/08 – Approved remaining items for Façade Improvement
- 8/4/08 - Approved 48 sq. ft. Wall Sign on rear of building

**HDC Review 8/20/08:**

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage:  
 \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 391 & 393 River Street  
Parcel ID#: 51-51-453-701-07

Floor Area:  
1<sup>st</sup> Floor 3,900 sq. ft.  
2<sup>nd</sup> Floor 3,900 sq. ft.

Business Information: 391 River Street  
Name Carey's Men's Store  
Sq. Ft. 1,950 sq. ft. (approx)  
Business Information: 393 River Street  
Name Carey's Women's Store  
Sq. Ft. 1,950 sq. ft. (approx)

Second Floor Information  
Use Storage  
Sq. Ft. 3,900 sq. ft.



Building Information:  
Date Built: c 1881  
Description: Late Victorian, Two Story Brick and Limestone Building, Roof is Asphalt  
Fine Cornice, decorative moldings and hood molds

Historic Information: Contributing Building      Historic Name: Seymour Block

### Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 50 feet      River Street: 75 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 394 River Street  
 Parcel ID#: 51-51-452-701-01

Floor Area:  
 Riverwalk Level 4,760 sq. ft.  
 Basement Level 7,004 sq. ft.  
 +deck 616 sq. ft.  
 1<sup>st</sup> Floor 7,004 sq. ft.  
 2<sup>nd</sup> Floor 7,004 sq. ft.

Riverwalk Level: 3 Vacant Storefronts  
 Use Seasonal use – accessed  
 From Riverwalk

Basement Level  
 Use Storage

Business Information:  
 Name Kellie's Hallmark

Second Floor Information  
 Use Storage/Vacant

Building Information:  
 Date Built: 1910  
 Description: Commercial Style, Two  
 Story Brick Building,  
 Asphalt Roof

Historic Information: Contributing  
 Building Historic Name: Kitizinger Building



### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 68 feet	River Street: 102 sq. ft.
Maple Street: 103 feet	Maple Street: 154.5 sq. ft.
River Chanel: 68 feet	River Chanel: 51 sq. ft.

#### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage:  
 \_\_\_\_\_?  
 Misc: \_\_\_\_\_

**Historic District - Property Information**

Property Address: 395 River Street  
 Parcel ID#: 51-51-453-701-06

Floor Area:  
 1<sup>st</sup> Floor 1,958 sq. ft.  
 2<sup>nd</sup> Floor 1,958 sq. ft.

Business Information:  
 Name Reusch Jewelers  
 Second Floor Information  
 Use 1 Apartment  
 Misc. Owner Occupied

Building Information:  
 Date Built: c 1890  
 Description: Late Victorian, Two Story Brick/Limestone Building, Asphalt Roof



Historic Information: Contributing Building      Historic Name: Pabst Saloon

**Historic District Commission Information:**

Building Width: Allowable Signage:  
 River Street: 22 feet      River Street: 50 sq. ft.

**Historic District Commission Action:**

3/6/08 – Approval for Window Signage 32.35 sq. ft. total – requires removal of wall sign  
 7/3/08 – Approved proposed Façade Improvement as proposed under a Façade Grant (removal of sign, removal of sign panel to reveal six original windows, remove panel underneath to reveal original tile, paint colors)

**HDC Review 8/20/08:**

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?  
 \_\_\_\_\_?  
 Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 397 River Street  
Parcel ID#: 51-51-453-701-04

Floor Area:  
1<sup>st</sup> Floor 2,407 sq. ft.

Business Information:  
Name Snyder's Shoes  
Business is Owner Occupied

Building Information:  
Date Built: c 1966  
Description: One Story Building,  
Walls are Brick, Stone and Glass, Roof is Asphalt



Historic Information: Non-Contributing Building    Historic Name: Snyder's Shoes

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street:    29 feet              River Street:    50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 399 River Street  
Parcel ID#: 51-51-453-701-01

Floor Area:  
Lower Level 2,545 sq. ft.  
1<sup>st</sup> Floor 2,616 sq. ft.  
2<sup>nd</sup> Floor 2,616 sq. ft.  
3<sup>rd</sup> Floor 2,616 sq. ft.

Business Information: Lower Level  
Name TJ'S Pub  
Business Information: First Floor  
Second Floor & Third Floor  
Name Ramsdell Inn  
Both Businesses are Owner Occupied



Building Information:  
Date Built: 1888 Architect/Builder: Fred W. Hollister  
Description: Four Story Brick/Stone Building, Roof is Asphalt Corner turret, fine small city interpretation of style

Historic Information: Contributing Building Historic Name: Ramsdell Block

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 28 feet	River Street: 50 sq. ft.
Maple Street 86 feet	Maple Street 129 sq. ft.

### Historic District Commission Action:

4/5/07 - Approval for four new signs for TJ's Pub. (13 sq. ft. window sign on River Street, 7 sq. ft. sign band on column, 3.4 sq. ft door sign, 12.75 sq. ft. window sign on Maple Street) for a total of 36.15 sq ft of new signage.

#### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 400 River Street  
Parcel ID#: 51-51-249-701-01

Floor Area:  
1<sup>st</sup> Floor 13,094 sq. ft.

Business Information:  
Name Glik's

Building Information:  
Date Built: c 1960  
Description: One Story Building,  
Walls are Brick,  
Roof is Asphalt



Historic Information: Non-Contributing Building      Historic Name: Milliken's

### Historic District Commission Information:

Building Width:		Allowable Signage:	
River Street:	261 feet	River Street:	391.5 sq. ft.
Maple Street:	53	Maple Street:	79.5
River Chanel:	261 feet	River Chanel:	195.75 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 401 River Street  
Parcel ID#: 51-51-350-702-13

Floor Area:  
1<sup>st</sup> Floor 3,458 sq. ft.  
2<sup>nd</sup> Floor 3,650 sq. ft.

Business Information:  
Name VACANT  
Second Floor Information  
Use VACANT

Building Information:  
Date Built: 1872  
Description: Late Victorian,  
Two Story Brick  
Building, Asphalt Roof Second Empire – Third Story removed many years ago



Historic Information: Contributing Building      Historic Name: Lucas & Nugesser Block

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 48 feet	River Street: 75 sq. ft.
Maple Street: 100 feet	Maple Street: 150 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 411 River Street  
Parcel ID#: 51-51-350-702-05

Floor Area:  
1<sup>st</sup> Floor 2,400 sq. ft.  
2<sup>nd</sup> Floor 2,400 sq. ft.

Business Information:  
Name VACANT

Second Floor Information  
Use 1 Apt  
Misc. Owner Occupied

Building Information:  
Date Built: c 1880  
Description: Late Victorian, Two Story Brick Building, Asphalt Roof



Historic Information: Contributing Building      Historic Name: Thompson Real Estate

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 24 feet              River Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 415 River Street  
Parcel ID#: 51-51-350-702-01

Floor Area:  
1<sup>st</sup> Floor 4,934 sq. ft.  
2<sup>nd</sup> Floor 4,934 sq. ft.

Business Information:  
Name Salvation Army  
Building is Owner Occupied  
Second Floor Information  
Use Storage



Building Information:  
Date Built: c 1913  
Description: Two Story Brick Building, Asphalt Roof

Historic Information: Contributing Building      Historic Name: Lyric Theatre

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 50 feet              River Street: 75 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 417 River Street  
Parcel ID#: 51-51-350-701-15

Floor Area:  
1<sup>st</sup> Floor 1,248 sq. ft.  
+ 576 sq. ft. garage on rear  
2<sup>nd</sup> Floor 1,248 sq. ft.

Business Information:  
Name Pizelli's  
Second Floor Information  
Use 1 Apt - Owner Occupied

Building Information:  
Date Built: c 1880  
Description: Late Victorian, Two Story  
Brick Building, Asphalt  
Roof

Historic Information: Contributing Building

Historic Name: Vincent Block



### Historic District Commission Information:

Building Width: Allowable Signage:  
River Street: 24 feet River Street: 50 sq. ft.

### Historic District Commission Action:

3/1/07 - Approval for the installation of 1 projecting sign 4 square feet in size, 2 window signs 8 square feet each for a total of 16 square feet "Pizelle Gourmet Pantry & Spices LLC"

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 419 River Street  
Parcel ID#: 51-51-350-701-13

Floor Area:  
1<sup>st</sup> Floor 1,968 sq. ft.  
2<sup>nd</sup> Floor 1,968 sq. ft.

Business Information:  
Name Suvi's  
Second Floor Information  
Use 3 Apartments

Building Information:  
Date Built: 1883  
Description: Two Story Brick  
Building, Asphalt Roof/ Outstanding Store Front with metal columns stone piers  
and elaborate cornice, entrance to 419 River Street built early 1980's



Historic Information: Contributing Building      Historic Name: Haley Sisters Block

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 24 feet              River Street: 50 sq. ft.

### Historic District Commission Action:

- 7/5/07 – Approved installation of two window signs "Suvi" – totaling 6.5 sq. ft.
- 9/6/07 – Approved projecting sign for "Suvi Boutique" approx 9 sq .ft.
- 7/3/08 – Approved façade improvement as submitted with Façade Grant Application.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_?  
Misc: \_\_\_\_\_



## Historic District- Property Information

Property Address: 421 River Street  
Parcel ID#: 51-51-350-701-11

Floor Area:  
1<sup>st</sup> Floor 1,968 sq. ft.  
2<sup>nd</sup> Floor 1,968 sq. ft.

Business Information:  
Name The Ideal Kitchen

Second Floor Information  
Use 2 Apartments

Building Information:  
Date Built: 1883  
Description: Two Story Brick Building, Asphalt Roof  
Outstanding Store Front with metal columns stone piers and elaborate cornice.



Historic Information: Contributing Building      Historic Name: Haley Sisters Block

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 24 feet              River Street: 50 sq. ft.

### Historic District Commission Action:

7/3/08 – Approved façade improvement as submitted with Façade Grant Application.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 423 River Street  
Parcel ID#: 51-51-350-701-09

Floor Area:  
1<sup>st</sup> Floor 1,968 sq. ft.  
2<sup>nd</sup> Floor 1,968 sq. ft.

Business Information:  
Name Surroundings  
Second Floor Information  
Use 2 Apartments

Building Information:  
Date Built: 1883  
Description: Two Story Brick Building, Asphalt Roof - Outstanding Store Front with metal columns stone piers and elaborate cornice.



Historic Information: Contributing Building      Historic Name: Haley Sisters Block

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 24 feet              River Street: 50 sq. ft.

### Historic District Commission Action:

7/3/08 – Approved façade improvement as submitted with Façade Grant Application.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 425 River Street  
Parcel ID#: 51-51-350-701-05  
Floor Area:  
1<sup>st</sup> Floor 2,375 sq. ft.  
2<sup>nd</sup> Floor 2,375 sq. ft.  
Business Information 1<sup>st</sup> & 2<sup>nd</sup> Floors:

Name Manistee County  
Historical Museum  
Business is Owner Occupied

### Building Information:

Date Built: 1883, 1885  
Description: Late Victorian Two Story Brick Building, Roof is Asphalt Pressed Metal Cornice



Historic Information: Contributing Building      Historic Name: A.H. Lyman Drug Store

### Historic District Commission Information:

Estimated Building Width:                      Allowable Signage:  
River Street: 50 feet                      River Street: 75 sq. ft.

### Historic District Commission Action:

- 3/1/07 - Approval to paint exterior doors on the rear of the building to match the brick color.
- 5/3/07 - DENIED Request for Exterior Door Replacement
- 8/2/07 - Certificate of Appropriateness for the replacement of Skylights

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_?  
Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 429 River Street  
Parcel ID#: 51-51-350-701-03

Floor Area:  
1<sup>st</sup> Floor 2,400 sq. ft.  
2<sup>nd</sup> Floor 2,400 sq. ft.

Business Information:  
Name Moving Spirits  
Second Floor Information  
Use 1 Apartment

Building Information:  
Date Built: 1883  
Description: Late Victorian, Two Story Brick Building, Asphalt Roof



Historic Information: Contributing Building      Historic Name: Thompson Block

### Historic District Commission Information:

Building Width:                      Allowable Signage:  
River Street: 24 feet              River Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_?  
Misc: \_\_\_\_\_



Card Last Updated 8/4/08

## Historic District - Property Information

Property Address: 431 River Street  
Parcel ID#: 51-51-350-701-01

Floor Area:  
1<sup>st</sup> Floor 1,440 sq. ft.  
2<sup>nd</sup> Floor 1,200 sq. ft.

Business Information:  
Name Hollyhock  
Second Floor Information  
Use 1 Apartment  
Misc. Owner Occupied

Building Information:  
Date Built: 1878  
Description: Late Victorian, Two Story Brick Building, Asphalt Roof



Historic Information: Contributing Building      Historic Name: Gardner Jewelry Store

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 24 feet	River Street: 50 sq. ft.
Oak Street: 60 feet	Oak Street: 90 sq. ft.

### Historic District Commission Action:

6/18/08 – Paint Color Approval – Paint front entry and entry door.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 432 River Street  
Parcel ID#: 51-51-249-702-01

Floor Area:  
Lower Level 4,620 sq. ft.  
1<sup>st</sup> Floor 4,620 sq. ft.  
2<sup>nd</sup> Floor 4,620 sq. ft.

Business Information:  
Name Fraternal Order of Elks  
Second Floor Information  
Use Ball Room  
Business is Owner Occupied



Building Information:  
Date Built: 1905  
Description: Classical Revival, Two and a half story Brick/Limestone Building,  
Asphalt Roof

Historic Information: Contributing Building      Historic Name: Elks Lodge

## Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 77 feet	River Street: 115.5 sq. ft.
Oak Street: 60 feet	Oak Street: 90 sq. ft.
River Chanel: 77 feet	River Chanel: 57.75 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 433 River Street  
 Parcel ID#: 51-51-349-705-01

Floor Area:  
 1<sup>st</sup> Floor 1,316 sq. ft.  
 2<sup>nd</sup> Floor 1,316 sq. ft.

Business Information:  
 Name Mark Otto Attorney  
 Second Floor Information  
 Use 1 Apartment  
 Misc. Owner Occupied

Building Information:  
 Date Built: c 1870  
 Description: Late Victorian, Two Story Brick Building, Asphalt Roof  
 First Brick Building on River Street



Historic Information: Contributing Building      Historic Name: City Bank Building

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 24 feet	River Street: 50 sq. ft.
Oak Street: 67 feet	Oak Street: 100.5 sq. ft.

**HDC Review 8/20/08:**

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage:  
 \_\_\_\_\_?  
 Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 435 River Street  
Parcel ID#: 51-51-349-705-02

Floor Area:  
1<sup>st</sup> Floor 3,032 sq. ft.  
2<sup>nd</sup> Floor 3,032 sq. ft.

Business Information:  
Name Manistee Variety  
Business is Owner Occupied  
Second Floor Information  
Use 4 Apartments

Building Information:  
Date Built: 1893  
Description: Late Victorian, Two Story Brick Building, Asphalt Roof



Historic Information: Contributing Building      Historic Name: Russell Grocery

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 22 feet	River Street: 50 sq. ft.
Oak Street: 77 feet	Oak Street: 115.5 sq. ft.
Water Street: 14 feet	Water Street: 50 sq. ft.

### Historic District Commission Action:

1/3/08 – Asked for design assistance – needs to submit formal application

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 437 River Street  
Parcel ID#: 51-51-349-705-03

Floor Area:  
1<sup>st</sup> Floor 4,241 sq. ft.

Business Information:  
Name Manistee Artists Mall  
Sq. Ft. 2,220 sq. ft. (Store)  
Misc. 2,021 sq. ft. (Storage)  
Business is Owner Occupied

Building Information:  
Date Built: c1875  
Description: Late Victorian One Story Building, Walls are brick, glass, wood, Roof is Asphalt



Historic Information: Non-Contributing Building      Historic Name: Baumann Building

### Historic District Commission Information:

Building Width:		Allowable Signage:	
River Street:	37 feet	River Street:	55.5 sq. ft.
Water Street:	37 feet	Water Street:	55.5 sq. ft.

### Historic District Commission Action:

6/5/08 – Approved projecting sign 13 sq. ft. and two window signs totaling 10 sq. ft. existing wall sign 32 sq. ft. to remain. (Total signage 55 sq. ft.)

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 440 River Street  
 Parcel ID#: 51-51-349-702-05

Floor Area:  
 1<sup>st</sup> Floor 3,409 sq. ft.  
 + 1,612 deck

Business Information:  
 Name Boat House Grill  
 Business is owner Occupied

Building Information:  
 Date Built: c 1950  
 Description: One Story,  
 Brick Walls, Asphalt Roof



Historic Information: Non-Contributing Building

Historic Name: The Spot



### Historic District Commission Information:

Building Width:	Allowable		
Signage:			
River Street:	74 feet	River Street:	111 sq. ft.
River Chanel:	74 feet	River Chanel:	55.5 Sq. ft.

### Historic District Commission Action:

- 10/4/07 – Approved removal of “440 West” Sign – Sign Removed 2007
- 6/5/08 – Request for Façade improvement and Signage withdrawn by applicant
- 6/5/08 – Approved Temporary Sign for “Boathouse Grill”
- 8/7/08 – Directed Staff to send letter that temporary sign must be removed by 8/18/08.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 445 & 447 River Street  
Parcel ID#: 51-51-349-705-05

Floor Area:  
1<sup>st</sup> Floor 4,504 sq. ft.

Business Information:  
Name Lakeside Restaurant

Building Information:  
Date Built: c1970 (445 River St)  
c 1950 (447 River St)  
Description: One Story Building, Walls  
are wood, Roof is Asphalt



Historic Information: Non-Contributing Building

Historic Name: Silver Fox Club (445) Greyhound Bus Depot (447)

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 56 feet	River Street: 84 sq. ft.
Water Street 58 feet	Water Street: 87 sq. ft.

### Historic District Commission Action:

4/5/07 – Approval for recovering the Existing Awning "Double Deuce Saloon" including graphics (playing cards) 50.5 sq ft. and wall letters "Double Deuce Saloon" w/logo 16 sq. ft.  
7/3/08 – Approval install an awning with signage 12.6 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 449 River Street  
Parcel ID#: 51-51-349-705-07

Floor Area:  
1<sup>st</sup> Floor 1,584 sq. ft.

Business Information:  
Name Dental Clinic

Building Information:  
Date Built: c 1955  
Description: One Story Building,  
Walls are Brick, Glass  
& Metal, Roof is Asphalt



Historic Information: Non-Contributing Building      Historic Name: Dr Ford Stone (Dentist)

### Historic District Commission Information:

Building Width:		Allowable Signage:	
River Street:	23 feet	River Street:	50 sq. ft.
Water Street:	23 feet	Water Street:	50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 451 & 453 River Street  
 Parcel ID#: 51-51-349-705-09

Floor Area:  
 1<sup>st</sup> Floor 5,579 sq. ft.  
 2<sup>nd</sup> Floor 4,247 sq. ft.

Business Information:  
 Name VACANT  
 Second Floor Information  
 Use VACANT

Building Information: 451 River Street  
 Date Built: c1868  
 Description: Late Victorian, Two Story Wood Building, Asphalt Roof  
 Last Remaining wood façade building on River Street



Historic Information: Contributing Building      Historic Name: Willard & Hall Drug Store

Building Information: 453 River Street  
 Date Built: c 1873  
 Description: Late Victorian, Two Story Brick Building, Asphalt Roof

Historic Information: Contributing Building      Historic Name: Schneider Block

### Historic District Commission Information:

Building Width:	Allowable Signage:
River Street: 65 feet	River Street: 97.5 sq. ft.
Water Street: 63 feet	Water Street: 94.5 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
 Should additional signage be allowed: \_\_\_\_\_?  
 Does the Building have an exposed façade that should be allowed additional Signage:  
 \_\_\_\_\_?  
 Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 457 River Street  
Parcel ID#: 51-51349-705-11

Floor Area:  
1<sup>st</sup> Floor 3,000 sq. ft.

Business Information:  
Name Senior Center  
Business is Owner Occupied

Building Information:  
Date Built: c 1922  
Description: One and a Half Story Building, Walls are brick & stone, Roof is Asphalt



Historic Information: Non-Contributing Building                      Historic Name: Manistee Buick

### Historic District Commission Information:

Building Width:		Allowable Signage:	
River Street:	91 feet	River Street:	136.5 sq. ft.
Water Street:	73 feet	Water Street:	109.5 sq. ft.
Pine Street:	65 feet	Pine Street:	97.5 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 63 Maple Street  
Parcel ID#: 51-51-453-701-02

Floor Area:  
1<sup>st</sup> Floor 1,416 sq. ft.

Business Information:  
Name Manistee Abstract  
& Title Company  
Business is Owner Occupied

Building Information:  
Date Built: c 1890  
Description: One Story, Wood,  
Concrete and Glass Building with Asphalt Roof



Historic Information: Non-Contributing Building

### Historic District Commission Information:

Building Width: 29 feet  
Allowable Signage: 50 sq. ft.

#### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 65 Maple Street  
Parcel ID#: 51-51-453-701-03

Floor Area:  
1<sup>st</sup> Floor 1,280 sq. ft.

Business Information:  
Name Keleher & Brunner  
Attorneys at Law  
Business is Owner Occupied

Building Information:  
Date Built: c 1960  
Description: One Story, Concrete,  
Stone and Glass Building with Asphalt Roof



Historic Information: Non-Contributing Building

### Historic District Commission Information:

Building Width: 20 feet  
Allowable Signage: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

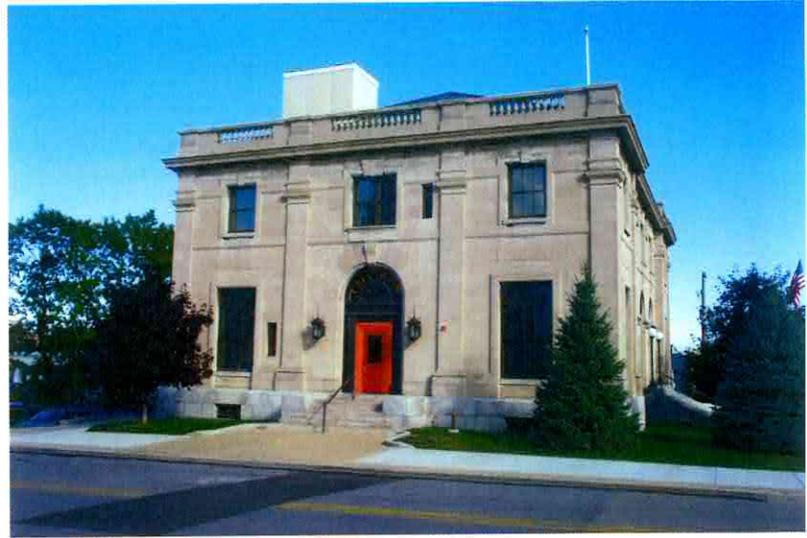
## Historic District - Property Information

Property Address: 70 Maple Street  
Parcel ID#: 51-51-350-703-01

Floor Area:  
Basement 5,400 sq. ft.  
1<sup>st</sup> Floor 5,400 sq. ft.  
2<sup>nd</sup> Floor 5,400 sq. ft.  
3<sup>rd</sup> Floor 5,400 sq. ft.

Business Information:  
Name City Hall  
Business is Owner Occupied

Building Information:  
Date Built: 1910  
Description: Classical Revival, Stone, Limestone Building with a Metal Roof



Historic Information: Contributing Building

Originally Constructed as a Post Office used as a two story building, now all four floors of building are used after renovation completed in 2005 which includes barrier free access to all floors.

## Historic District Commission Information:

Building Width:	Allowable Signage:
Maple Street: 60 feet	Maple Street: 90 sq. ft.
Water Street: 90 feet	Water Street: 135 sq. ft.

## Historic District Commission Action:

7/5/07 – Approved “Smoker’s Post”  
1/3/08 – Approved removal of Flag Pole

## HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 75 Maple Street  
Parcel ID#: 51-51-453-703-07

Floor Area:  
1<sup>st</sup> Floor 8,425 sq. ft.

Business Information:  
Name Manistee News  
Advocate  
Business is Owner Occupied

Building Information:  
Date Built: c 1950  
Description: One Story, Brick  
Glass, Wood Building with Asphalt Roof



Historic Information: Non-Contributing Building

Major renovation to exterior (Brick and Stucco) and interior of building c 2000

### Historic District Commission Information:

Building Width:	Allowable Signage:
Maple Street: 75 feet	Maple Street 86.25 sq. ft.
Water Street: 117 feet	Water Street: 174.4 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 81 Maple Street  
Parcel ID#: 51-51-476-702-11

Floor Area:  
Basement 6,231 sq. ft.  
1<sup>st</sup> Floor 6,231 sq. ft.  
2<sup>nd</sup> Floor 6,231 sq. ft.  
3<sup>rd</sup> Floor 6,231 sq. ft.

Business Information: N/A  
Building is uses as a residence  
and Storage

Building Information:  
Date Built: 1911  
Description: Three Story Brick Building with Terra Cotta Decoration, Asphalt Roof



Historic Information: Contributing Building      Historic Name: Masonic Temple

### Historic District Commission Information:

Building Width: 67 feet      Allowable Signage: 100.5 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 95 Maple Street  
Parcel ID#: 51-51-476-702-01

Floor Area:  
Basement 2,632 sq. ft.  
1<sup>st</sup> Floor 3,018 sq. ft.  
2<sup>nd</sup> Floor 2,244 sq. ft.  
Mezzanine 411 sq. ft.

Business Information:  
Name Manistee County  
Library  
Business is Owner Occupied



Building Information:  
Date Built: 1905  
Description: Two Story Classical Revival, Stone/Limestone Building with Asphalt Roof

Historic Information: Contributing Building      Historic Name: Manistee County Library

### Historic District Commission Information:

Building Width:	Allowable Signage:
Maple Street: 88 feet	Maple Street: 132 sq. ft.
First Street: 60 feet	First Street: 90 sq. ft.

### Historic District Commission Action:

8/7/08 – Approved the removal and replacement of ten steps on the Maple Street Entrance of the Building as submitted with application HDC-2008-027.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 101 Maple Street  
Parcel ID#: 51-51-574-701-09

Floor Area:  
1<sup>st</sup> Floor 13,800 sq. ft.  
2<sup>nd</sup> Floor  
Ballroom only 6,360 sq. ft.

Business Information:  
Name Ramsdell Theatre  
Business is Owner Occupied

Building Information:  
Date Built: 1903  
Description: Two Story Plus  
Tower and Fly Tower Brick Building with Asphalt Roof



Historic Information: Contributing Building      Historic Name: Ramsdell Theatre

One of only two intact Victorian Era Theaters in Michigan still in use today in the original form. Original Ad Curtain, Lunettes, and Dome. Used continuously for a century as a classic theater. One of only four remaining theaters in the United States designed by Solon S. Beman a well know architect in the fine arts field.

### Historic District Commission Information:

Building Width:	Allowable Signage:
Maple Street: 122 feet	Maple Street: 183 sq. ft.
First Street: 106 feet	First Street: 159 sq. ft.

### Historic District Commission Action:

5/3/07 – Returned Application, incomplete for Benches  
6/7/07 – Approval for the installation of benches and planters outside the Ramsdell Theater.  
7/5/08 – Approval for “Smokers Post”

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_?  
Misc: \_\_\_\_\_





## Historic District - Property Information

Property Address: 100 Washington St  
Parcel ID#: 51-51-270-715-00

Floor Area:  
1<sup>st</sup> Floor 5,320 sq. ft.

Business Information:  
Name Manistee Area  
Public Schools Auto  
Shop

Business is Owner Occupied

Building Information:  
Date Built: c 1950  
Description: One Story Brick and Glass Building, Roof is Asphalt

Historic Information: Contributing Building      Historic Name: Bassarab Motors



### Historic District Commission Information:

Building Width:		Allowable Signage:	
Washington Street:	70 feet	Washington Street:	105 sq. ft.
Fifth Avenue:	76 feet	Fifth Avenue:	114 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 110 Washington St  
Parcel ID#: 51-51-270-715-01

Floor Area:  
1<sup>st</sup> Floor 1,858 sq. ft.  
2<sup>nd</sup> Floor 1,280 sq. ft.  
Detached Garage 688 sq. ft.

Business Information:  
Name: Manistee Family Health Care

Business is Owner Occupied  
Second Floor Information

Use 1 Apartment

Building Information:  
Date Built: c 1890  
Description: Late Victorian, Two Story Building, Walls are brick, Roof is Asphalt

Historic Information: Contributing Building



## Historic District Commission Information:

Building Width: Allowable Signage:  
Washington Street: 32 feet Washington Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_



**Historic District - Property Information**

Property Address: 122 Washington St  
Parcel ID#: 51-51-270-714-07

Floor Area:  
1<sup>st</sup> Floor 2,800 sq. ft.

Business Information:  
Name Choices of Manistee  
County Accessory  
Building

Business is Owner Occupied

Building Information:  
Date Built: c 2002  
Description: One Story Wood Building, Roof is Asphalt



Historic Information: Non-Contributing Building

Historic Name: Noud Lumber Co., c 1908 – Original Building demolished

**Historic District Commission Information:**

Building Width: Allowable Signage:  
Washington Street: 28 feet Washington Street: 50 sq. ft.

**HDC Review 8/20/08:**

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 129 Washington St  
Parcel ID#: 51-51-146-733-07

Floor Area:  
1<sup>st</sup> Floor 5,341 sq. ft.

Business Information: Front of building  
Name The Grounds Deli Café  
Business is Owner Occupied

Business Information: Rear of building  
Name Yoga Fitness Center

Building Information:  
Date Built: 2001  
Description: One Story Wood Building, Roof is Asphalt



Historic Information: Non Contributing Building/Original Building Destroyed by Fire

### Historic District Commission Information:

Building Width:		Allowable Signage:	
Washington Street:	49 feet	Washington Street:	73.5 sq. ft.
Taylor Street:	109 feet	Taylor Street:	163.5 sq. ft.

### Historic District Commission Action:

6/7/07 – Approval for a 24 square foot Wall Sign that reads "The Grounds Deli & Cafe"  
10/4/07 Approval to move two existing exterior lights from the rear of the building and use them as external lights for their sign on the front of the building, use of a portable sign and use of a cigarette receptacle and installation of a "No Parking in Driveway" sign

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 135 Washington St  
Parcel ID#: 51-51-146-732-01

Floor Area:  
1<sup>st</sup> Floor 1,888 sq. ft.  
2<sup>nd</sup> Floor 1,374 sq. ft.

Business Information:  
Name Storage  
First Floor Apt.  
Sq. Ft. 888 sq. ft.  
Second Floor Information:  
Use: 1 Apartment



Building Information:  
Date Built: c 1891  
Description: Two Story Wood Building, Roof is Asphalt

Historic Information: Contributing Building      Historic Name: Waal Butcher Shop

### Historic District Commission Information:

Building Width:		Allowable Signage:	
Washington Street:	25 feet	Washington Street:	50 sq. ft.
Taylor Street:	76 feet	Taylor Street:	114 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_  
Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 137 Washington St  
Parcel ID#: 51-51-146-732-02

Floor Area:  
1<sup>st</sup> Floor 1,082 sq. ft.  
2<sup>nd</sup> Floor 511 sq. ft.

Business Information: N/A  
This is a single Family Home

Business is Owner Occupied: N/A

Building Information:  
Date Built: c 1885  
Description: Two Story Frame  
House



Historic Information: Contributing Building

### Historic District Commission Information:

Building Width: Allowable Signage:  
Washington Street: 33 feet Washington Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 141 & 143 Washington St  
Parcel ID#: 51-51-145-732-03

Floor Area:  
1<sup>st</sup> Floor 7,800 sq. ft.  
2<sup>nd</sup> Floor 7,800 sq. ft.

Business Information: East three Storefronts  
Name My Way Sundae Depot  
Sq. Ft. 4,680 sq. ft.

Business is Owner Occupied

Business Information: West two Storefronts  
Name VACANT  
Sq. Ft. 3,120 sq. ft.

Second Floor Information  
Use 1 Apt  
Sq. ft. 1,755 sq. ft.  
Misc. Storage - 6,045 sq. ft.



Building Information:  
Date Built: 1880 - 1887  
Description: Two Story Brick Building with Asphalt Roof, Brick

Historic Information: Contributing Building Historic Name: Pacific House  
Italianate building built in its present form in 1887 on the once most prominent corners of the main thoroughfare to the City. Outstanding 5 – Section, with 15 bay windows.

## Historic District Commission Information:

Building Width:		Allowable Signage:	
Washington Street:	120 feet	Washington Street:	180 sq. ft.
Lincoln Street	65 feet	Lincoln Street:	97.5 sq. ft.

## Historic District Commission Action:

7/2/08 – Paint Color Approval Repaint awning and front of building using existing colors and flower boxes.

## HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?  
Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 142 Washington St  
Parcel ID#: 51-51-270-709-01

Floor Area:  
1<sup>st</sup> Floor 1,680 sq. ft.

Business Information:  
Name Krahe & Associates  
Business is Owner Occupied

Building Information:  
Date Built: 1988  
Description: Simple one story building  
with gable roof constructed  
in 1988



Historic Information: Non- Contributing Building

### Historic District Commission Information:

Building Width:		Allowable Signage:	
Washington Street:	30 feet	Washington Street:	50 sq. ft.
Third Avenue:	56 feet	Third Avenue:	84 sq. ft.

### Historic District Commission Action:

2/7/08 - Approved request to recover existing awning & revised ground mount sign plan –  
NOTE awning was not recovered and ground mount sign was not installed permit voided 3/6/08  
3/6/08 – Approved removal of awning, installation of new awning including signage 24.26 sq. ft.  
6/5/08 – Approved replacement of the existing mercury vapor light on the exterior of the  
building with a "Primelite" gooseneck style light fixture

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage:  
\_\_\_\_\_?

Misc: \_\_\_\_\_



## Historic District - Property Information

Property Address: 144 Washington St  
Parcel ID#: 51-51-270-709-02

Floor Area:  
1<sup>st</sup> Floor 1,200 sq. ft.

Business Information:  
Name Hogan's Plumbing  
Business is Owner Occupied

Building Information:  
Date Built: 1984  
Description: Simple one story building with gable roof constructed in 1984



Historic Information: Non-Contributing Building

### Historic District Commission Information:

Building Width: Allowable Signage:  
Washington Street: 30 feet Washington Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?  
Should additional signage be allowed: \_\_\_\_\_?  
Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?  
Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 146 Washington St  
Parcel ID#: 51-51-270-709-06

Floor Area:  
1<sup>st</sup> Floor 600 sq. ft.

Business Information:  
Name Betty's Beauty Shop  
Business is Owner Occupied

Building Information:  
Date Built: c 1940  
Description: One story concrete block building, asphalt roof.



Historic Information: Non-Contributing Building

This building is located on the same parcel as 148 Washington Street a Contributing Building.

### Historic District Commission Information:

Building Width: Allowable Signage:  
Washington Street: 20 feet Washington Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 148 Washington St  
Parcel ID#: 51-51-270-709-06

Floor Area:  
1<sup>st</sup> Floor 1,656 sq. ft.  
2<sup>nd</sup> Floor 1,080 sq. ft.

Business Information:  
No Businesses are located on this property

First Floor: Apartment  
Second Floor: Apartment

Building Information:  
Date Built: c 1890  
Description: Late Victorian Two Story Building, Wood and Metal Walls with Asphalt Roof



Historic Information: Contributing Building

This building is located on the same parcel as 146 Washington Street a Non- Contributing Building.

## Historic District Commission Information:

Building Width:		Allowable Signage:	
Washington Street:	24 feet	Washington Street:	50 sq. ft.
Second Avenue:	69 feet	Second Avenue:	103.5 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 50 Filer Street  
Parcel ID#: 51-51-453-709-07

Floor Area:  
Basement 11,609 sq. ft.  
1<sup>st</sup> Floor 11,609 sq. ft.  
1<sup>st</sup> Floor Addition 4,097 sq. ft.  
2<sup>nd</sup> Floor 11,609 sq. ft.  
3<sup>rd</sup> Floor 11,609 sq. ft.

Business Information: Numerous  
Tenants

Building Information:  
Date Built: 1904  
Description: Three Story Brick Building with Asphalt Roof. Building has a one story addition on the north side of the building.



Historic Information: Contributing Building

Historic Name: Briny Inn – Cooper Underwear Factory

## Historic District Commission Information:

Building Width:		Allowable Signage:	
Filer Street:	104 feet	Filer Street:	156 sq. ft.
Division Street (Main Building):	105 feet	Division Street (Main Building):	157.5 sq. ft.
Division Street (Addition):	80 feet	Division Street (Addition):	120 sq.ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_

## Historic District - Property Information

Property Address: 427 Water Street  
Parcel ID#: 51-51-349-706-09

Floor Area:  
1<sup>st</sup> Floor 1,664 sq. ft.  
2<sup>nd</sup> Floor 1,664 sq. ft.

Business Information:  
Name John Brakora Attorney  
Julie Brakora CR  
Business is Owner Occupied

Building Information:  
Date Built: c 1910  
Description: Two Story Brick Building with Asphalt Roof, Brick



Historic Information: Contributing Building      Historic Name: Michigan Bell  
Telephone

### Historic District Commission Information:

Building Width:	Allowable Signage:
Water Street: 52 feet	Water Street: 78 sq. ft.
Oak Street: 32 feet	Oak Street: 50 sq. ft.

### HDC Review 8/20/08:

Is the current signage allowed acceptable: \_\_\_\_\_?

Should additional signage be allowed: \_\_\_\_\_?

Does the Building have an exposed façade that should be allowed additional Signage: \_\_\_\_\_?

Misc: \_\_\_\_\_