

## **MANISTEE CITY HISTORIC DISTRICT COMMISSION**

Special Meeting of Thursday, November 17, 2011  
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 November 17, 2011 Agenda.

#### **IV Approval of Minutes**

At this time Historic District Commission can take action to approve the September 15, 2011 meeting Minutes.

#### **V New Business**

##### **HDC-2011-17 Vogue Theater, 383 River Street – Request for Certificate of Appropriateness Façade Modifications**

The Vogue Theater, 383 River Street is requesting approval from the Historic District Commission for Façade Modifications to the building at 383 River Street as submitted with Application HDC-2011-17.

At this time the Commission could take action to approve/approve with conditions/deny the request from the Vogue Theater, 383 River Street for a Certificate of Appropriateness for Façade Modifications to the building at 383 River Street as submitted with Application HDC-2011-17.

##### **Schedule Meeting Dates 2012**

The Historic District Commission members were asked to schedule meeting dates for 2012. Two dates are near holidays and the Commission will need to determine if these dates should be changed.

**VI Old Business**

Policies and Guidelines

The Historic District Commission began reviewing their policies at the August/September Meetings. They were asked to review all of the documentation for corrections and approval at the October meeting.

**VII Public Comments and Communications concerning Items not on the Agenda**

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

**VIII Correspondence**

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

**IX Reports**

Main Street/DDA Director  
Museum Director  
Museum Curator  
Community Development Director

**X Members Discussion**

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

**XI Worksession**

**XII Adjournment**

# HISTORIC DISTRICT COMMISSION

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

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## SPECIAL MEETING MINUTES

September 15, 2011

A Meeting of the Manistee City Historic District Commission was held on Thursday, September 15, 2011 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:07 p.m. by Chair Kracht.

### ROLL CALL:

**Members Present:** Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, Nathaniel Neider, John Perschbacher

**Members Absent:** Vacancy

**Others:** Kendra Thompson (Kendra C. Thompson Architects, P.C.), Cyndy Fuller, Barry Lind, Steve Brower (Members Historic Vogue Theatre Board), (Jon Rose (Community Development), Mark Fedder (Manistee County Historical Museum) Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning) and others

### APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Maria DeRee that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

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### APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Maria DeRee that the Minutes of the September 1, 2011 Meeting be approved

With a voice vote this motion passed unanimously.

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**NEW BUSINESS:**

HDC-2011-13 Vogue Theatre, 383 River Street – Request for Certificate of Appropriateness Façade Modifications

The Vogue Theatre, 383 River Street is requesting approval from the Historic District Commission for Façade Modifications to the building at 383 River Street as submitted with Application HDC-2011-13.

**Cyndy Fuller, Chair Historic Vogue Theatre** – Ms. Fuller spoke to the Commission about the process used in developing the plans that were submitted for review; the feasibility study; volunteer effort; Design Construction Committee; Experts in the movie experience (Michael Moore, Chapin Cutler); assistance from the State Theatre in Traverse City. Their experts stress the need for point of sale on the street for tickets and concessions. The State Theatre pipes the smell of popcorn to the street. The goal is to make the best movie experience. Careful consideration is being given to be cost efficient and create sustainability. It is important to be Energy Efficient and accommodating people of all abilities (volunteers to sell concessions/tickets).

Dave Carlson entered the meeting at 3:15 pm.

**Kendra Thompson, Architect** – Ms. Thompson reviewed elements of the proposal with the commission.

Floor Plan - similar to the plan submitted in July, the main floor and exterior modifications to the building will be the first phase of the project. The upper level will be the second phase.

Elevations were reviewed existing/proposed:

- Roof – will be redone, clay tile cap will be removed and replaced with metal flashing/metal can strip, Color: Redwood.
- Brick - will be cleaned and replaced where needed, if necessary brick can be removed from the south elevation.
- Stucco – will be using a 2” Exterior Insulation Finish System (EIFS) at existing stucco areas providing energy efficiency.

Commissioner Eftaxiadis entered the meeting at 3:22 pm

- Stucco – transition line will use metal flashing, may have to vary the thickness in the area between the brick lines.
- Elevator - simple finish using Exterior Insulation Finish System (EIFS), metal trim finish.
- Roof drains will be replaced; overflow drains will be installed that comply with the Secretary of the Interior briefs.
- Round Medallions – will be reused or replaced (similar in appearance). The original plans for the Vogue theatre showed two Round Medallions on the River Street Façade.

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It appears they were never installed. Plans would be to add them to the River Street Façade.

- Upper Windows (River Street) - will use same style aluminum storefront windows, need to discuss if frosted glass can be used, windows will be fixed (cannot open).
- Windows South Elevation – will use same style replacement windows.
- Windows West Elevation – potential to add windows for future office space
- Marquee/Canopy – re-clad extends around the corner as original; will have yellow band with red strips and two tubes of clear neon.
- Marquee/VOGUE SIGN – Reconstruct what was originally there; re-skin and electrify.
- Canopy – Add three line changeable copy sign. Need to discuss the “Theatre” “Vogue” Signage. How to fit with the changeable copy sign?
- East Side Storefront Windows – will use same style replacement windows; will split the south window for a refreshment street sales window. Could use the South window if needed but there are elevation issues that would need to be addressed.
- East Elevation Fire Escape – Remove Fire Escape with approval from the Building Department and cover the door openings with Exterior Insulation Finish System (Stucco) and brick continuing existing lines of façade.
- Fire Doors on Sidewalk – currently wood will replace with metal
- West Elevation “Dog House”/Fire Exit Door – “Dog House” structure is in disrepair and will be removed; fire exit door not necessary will remove and fill in.
- Front Façade – create a new vestibule by adding doors to the street that create a vestibule; materials used will be glass and aluminum. Create a new side ticket booth that will accommodate volunteers of all abilities. New front doors will be similar to existing and will have similar hardware.

The changes to the front façade are necessary for sustainability; point of sale on the street (tickets), universal accessibility for volunteers selling tickets, and energy efficiency.

Ms. Thompson was asked for clarification from staff/commissioners on the proposal:

Q. Is part of the current west wall to be removed for the ticket booth?

A. A small portion will be.

Q. What happens to the current stucco on the building?

A. Yet to be determined -

1) do we leave it?

2)do we put the new insulation on top of it?

3) do we remove it?

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**Steve Harold** – This is one of seven pivotal buildings used for the National Register. It is significant.

**Jon Rose** – Received an e-mail from Brian Conway. Mr. Rose read it into the record and it reads as follows:

Jon:

I am responding to your phone call from yesterday. Robbert McKay, SHPO historical architect, met with Kendra Thompson, project architect, to discuss this project on Monday 9/12. I was not at that meeting and Robb is at a downtowns conference yesterday and today, but he has summarized the meeting for me. I have also looked at the plans and did visit the Theatre on Sunday while it was coincidentally open for pick up of items being sold.

The SHPO was asked to review and comment on the plans by the city, though SHPO review is not legally required unless the project requires federal permits or is utilizing federal funding or tax credits. We are not aware of any federal permitting, funding or tax credits involved with this project, though I am aware however that it will require local historic district commission review and that the building is a contributing historic structure within a National Register Register Historic Places Historic District that it is also in the within the Manistee Main Street program area.

When the SHPO is asked to review a project involving a historic structure we are obligated to review it for conformance with the Secretary of the Interior's Standards for Rehabilitation. We find several aspects of the project not to be in compliance with those standards.

1. Redesign of the front entry including the loss of the recessed entry way and related historic features of that entry violates standard #2 and #5 This currently unaltered recessed entry is a major character defining feature, typical of Theatres of this period.
2. Modifications to the marquee/canopy. While it is unclear as to what remains of the original marquee canopy since it is covered with newer materials, it never had a broad horizontal signage board on top of it. Instead it had a rather thin and delicate profile highlighted at night with lights. The proposed horizontal signage dramatically alters this original feature and the character of the overhang. The addition of horizontal signage as proposed violates standard #3.
3. We are unclear as to whether or not the existing vertical sign is original or a later replacement. Original perspectives drawings for the building show a vertical sign with different lettering with the sign reaching dramatically above the roof line. However, early historic photos show a vertical sign that terminates closer to the roofline similar to the existing vertical sign. So it is unclear to us whether or not a taller sign ever actually existed. We recommend repairing and restoring the existing vertical sign unless adequate documentation that a taller sign actually existed. Without adequate documentation, the removal and replacement of the sign violates standard #3 and #5.
4. Replacing the existing stucco material with an EIF system. Though we have not reviewed details for this, there is a concern about dimensional differences resulting in loss of detail and reveals of the exterior front and east façades. It also involves remove or covering of existing historic details such as round medallions on the east side and may change the depth of reveals and shadow lines on other portions of the façade such as where the stucco abuts the brick.
5. Loss of original interior ticket lobby space and details including doors and ticket booths violates standards #2 and #5. While these ticket booths do not have to operate they are original features that should be retained.
6. Major alterations to interior spaces and floor plan. As mentioned above we do not support the modifications planned for the entry and the entry/ticket lobby.

We understand that the local historic district commission is confined to review of the building exterior while the SHPO is required to review both interior and exterior plans. Though the commission must also review for conformance with the standards as per state law, the role, review and decision by the local commission is independent from that of the SHPO.

We would welcome the opportunity to discuss modifications to the plans that would bring the project more into conformance with the standards and feel confident that it could easily be done and still meet the needs to make the project feasible. We know this building is very important in downtown Manistee, as is the importance of the success of its reuse. We are concerned about loss of historic integrity and regret that we were not consulted earlier in the process

Feel free to contact me or Robbert McKay (517-373-0511) if you have questions

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Brian D. Conway  
State Historic Preservation Officer  
State Historic Preservation Office  
Michigan State Housing Development Authority

**Kendra Thompson** – Ms. Thomson said that she met with Robb McKay and Kelly on Tuesday. Mr. Conway was not in attendance due to scheduling issues. The e-mail Jon received was based on their review prior to the meeting. She is much more optimistic after the meeting that they can work out a compromise. A meeting with SHPO at the Theatre is being scheduled.

**Mark Fedder** – asked for clarification on the “Neon” on the West Façade. Ms. Thompson said that was an error, there is not any neon proposed for the West Façade.

A letter was received from Liz McClellan, 385 River Street. Ms. McClellan owns the building adjacent to the Vogue Theatre and is concerned that the Elevator will impact the windows on the East side of the building.

Jon Rose spoke to the Commission about the rights of property owners under the Zoning Ordinance and that this issue is a Zoning set-back issue not a Historic District Commission Issue.

Chair Kracht - for the purposes to move the process along, the commission will review each façade of the building individually.

### **East Façade**

MOTION by John Perschbacher, seconded by Dave Carlson to approve the proposed changes to the East Façade of the Vogue Theatre, 383 River Street as submitted with application HDC-2011-13 with the conditions that the Round Medallions be re-used or replicated; that the Stucco - Exterior Insulation Finish System be applied retaining shadow line – review of these elements will be handled by Museum Curator Steve Harold. If Mr. Harold has any concerns he is to contact SHPO.

With a roll call vote this motion passed 6 to 0.

Yes: Carlson, Neider, Eftaxiadis, DeRee, Perschbacher, Kracht  
No: None

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### **Roof**

Motion by Maria DeRee, seconded by John Perschbacher to approve the replacement of the roof as submitted with application HDC-2011-13.

With a roll call vote this motion passed 6 to 0.

Yes: Perschbacher, Carlson, DeRee, Neider, Eftaxiadis, Kracht  
No: None

### **South Façade**

Motion by Maria DeRee, seconded by T. Eftaxiadis to approve the proposed modifications to the South Façade of the Vogue Theatre, 383 River Street as submitted with application HDC-2011-13.

With a roll call vote this motion passed 6 to 0.

Yes: DeRee, Perschbacher, Carlson, Neider, Eftaxiadis, Kracht  
No: None

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### **West Façade**

Commissioners discussed the letter received from the adjoining property owner.

**Cyndy Fuller** – Ms. Fuller spoke to the commission about her discussion with Ms. McClellen. Ms. McClellen first thought the elevator was going to be inside her building. Then Ms. McClellen thought the elevator was going to be built with a common wall covering her windows and sprinkler. A survey is going to be done on the property.

The Commission asked the distance between the elevator shaft and the adjoining property. Ms. Thompson will not have an exact measurement until the survey is completed.

Motion by John Perschbacher, seconded by Maria DeRee to approve the proposed modifications to the West Façade of the Vogue Theatre, 383 River Street as submitted with application HDC-2011-13 with the condition that Museum Curator Steve Harold will be able to approve a change in the number of windows if necessary.

With a roll call vote this motion passed 6 to 0.

Yes: Carlson, DeRee, Perschbacher, Neider, Eftaxiadis, Kracht  
No: None

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### **North Façade (River Street)**

Motion by John Perschbacher, seconded by Dave Carlson to deny the request for façade modifications to the North Façade of the Vogue Theatre, 383 River Street as submitted with application HDC-2011-13.

The Commissioners discussed the letter received from SHPO. If the change to the façade was allowed than any other property owner who wanted to could add a new entrance to the building; precedence would be established.

Commissioner Neider does not support denying the request.

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Commissioner Eftaxiadis disagrees with SHPO's interpretation.

Commissioner Perschbacher would not approve the change to the entrance.

With a roll call vote this motion passed 4 to 2.

Yes: Perschbacher, DeRee, Carlson, Kracht  
No: Neider, Eftaxiadis

**REQUEST DENIED**

Chair Kracht asked Ms. Thompson if the Historic District Commission could be present when she meets with SHPO. Ms. Thompson would prefer to meet with SHPO without the members of the Historic District Commission.

Due to the late hour the remaining items on the agenda will be discussed at the next meeting of the Historic District Commission on October 6, 2011.

**ADJOURNMENT:**

MOTION by John Perschbacher, seconded by Maria DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:15 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

\_\_\_\_\_  
Denise J. Blakeslee, Recording Secretary

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Historic District Commission  
 Planning & Zoning Department  
 70 Maple Street, P.O. Box 358  
 Manistee, MI 49660  
 231.398.2805  
[www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

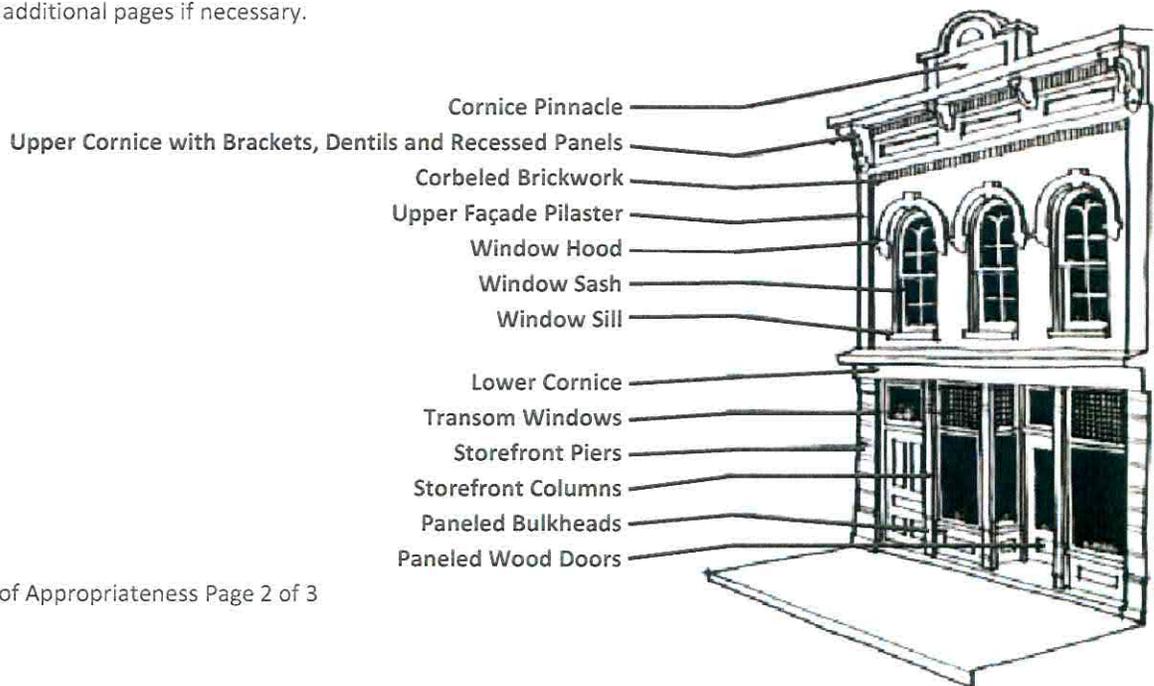
## Application for a Certificate of Appropriateness

Please Print

Standards		
<p>If the owner of the property is interested in receiving tax credits, <b>APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE.</b> If original features are found during renovation or demolition, a project must be stopped until an emergency meeting of the Historic District Commission is held to determine if the feature is to be incorporated into the project. If the applicant applied for Tax Credits the State Historic Preservation Office must be notified also.</p>		
<p><input type="checkbox"/> <b>This box must be checked by the applicant</b> indicating that they have read and understood the requirements for tax credits and that a project may be stopped for review if original features are found during the course of the project. If this box is not checked the application will not be processed.</p>		
<p>Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.</p>		
Submission of Application		
<p>This application must be received by the City at <b>least 10 days</b> prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.</p>		
Property Information		
Address: 383 River Street	Parcel #	
Applicant Information		
Name of Owner or Lessee: The Historic Vogue Theatre of Manistee (Agent: Kendra C. Thompson Architects, PC)		
Address: P.O. Box 291, Manistee, MI 49660 (Agent: 803 Cherry Street, Manistee, MI 4966)		
Phone #: 231.723.4325(C. Fuller)	Cell#: Agent: 231.723.4195	e-mail: thompson.kendra@sbcglobal.net
Name of Contractor (if applicable): NA		
Address:		
Phone #:	Cell#:	e-mail:
License Number:	Expiration Date:	
Application Requirements		
<p>The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color.            Paint colors, Signage and Awnings are approved under a separate application.            The Historic District Commission requires a copy of the Building Plans for review and for file.</p>		
<input type="checkbox"/>	Current photo of the structure as seen from the street and where proposed work is to take place.	
<input type="checkbox"/>	Sketch, drawing or plans drawn to scale to show details and specification of ornamental features. Replacement doors, windows and lights require a copy of the specification sheet.	
<input type="checkbox"/>	A completed Certificate of Appropriateness Checklist.	
<input type="checkbox"/>	Replacement doors, windows and lights require a copy of the specification sheet.	

Description of Work			
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)
Describe the proposed project Resubmittal of 9/6/2011 application. Resubmittal is for north facade improvements only.  North facade improvements include storefront rehabilitation including new ticketing area, masonry repair, stucco replacement, window replacement, and associated repair/reconstruction as required.			
Proposed Start Date <u>2012</u>		Proposed Completion Date <u>Fall 2012</u>	
<b><i>Incomplete requests will be returned to the applicant to supply needed information for review.</i></b>			
Authorization			
<i>I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.</i>			
Applicant Signature: <u><i>[Signature]</i></u>		Date: <u>11/05/2011</u>	
<b>By Signing this form the Applicant/Owner certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.</b>			
Office Use Only			
HDC - _____ - _____	Notes:		
Signature: _____		Date: _____	

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



### Certificate of Appropriateness Checklist

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

Example:

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

<input type="checkbox"/> Cornice Pinnacle	
<input type="checkbox"/> Upper Cornice	
<input type="checkbox"/> Corbeled Brickwork	
<input type="checkbox"/> Upper Façade Pilaster	
<input type="checkbox"/> Window Hood	
<input checked="" type="checkbox"/> Upper Windows	Upper window replacement with Kawneer 450 series aluminum storefront system, low-e insulating glass (frosted at upper units) with mullion configuration similar to existing. Color: Redwood.
<input type="checkbox"/> Lower Cornice	
<input type="checkbox"/> Transom Windows	
<input checked="" type="checkbox"/> Storefront Piers	Rehabilitation of existing corner pier with new aluminum clad flush panel. Color: Redwood.
<input type="checkbox"/> Storefront Columns	
<input checked="" type="checkbox"/> Paneled Bulkhead	
<input checked="" type="checkbox"/> First Floor Windows	Rehabilitation of existing openings with Kawneer 450 series aluminum storefront system, low-e insulating glass, Ticketing Area at exist'g door area to be vertical sliders with mulls aligning with door mulls. Color: Redwood
<input type="checkbox"/> Doors	Rehabilitation of existing openings with Kawneer 450 series aluminum storefront system doors with lites/mullion per drawings, door hardware similar to existing; Ticketing transaction area to simulate door profile with operable vertical sliding unit at upper area, 1'-1 1/2" stainless steel transaction counter at 34" height above floor, lower lite with opaque spandrel glass. Color: Redwood
<input checked="" type="checkbox"/> Other	Installation of new Exterior Insulation Finish system (stucco); Masonry repair including tuckpointing, cleaning, and water sealant in accordance with US Dept. of Interior Preservation Briefs-work will require some limited areas to be dismantled and reconstructed utilizing existing brick; Reconstruction of ornamental round wall plaques; Rehabilitation of display panels & installation of glass cover door.



kendra c.  
**THOMPSON**  
architects, p.c.

**Attachment to  
Application for a Certificate of Appropriateness:**

**05 November 2011 – Resubmittal for North Facade**

**RE:** Vogue Theatre Project  
383 River Street

**Applicable Renovations:**

**Upper Windows:**

Upper window replacement with Kawneer 450 series aluminum storefront system, low-e insulating glass (frosted at upper units) with mullion configuration similar to existing. Color: Redwood.

**Storefront Piers:**

Rehabilitation of existing corner pier with new aluminum clad flush panel. Color: Redwood.

**Paneled Bulkhead:**

Repair of existing radius fascia panel at recessed entry area. Paint. Color: tbd.

**First Floor Windows:**

Rehabilitation of existing openings with Kawneer 450 series aluminum storefront system, low-e insulating glass, Ticketing Area at exist'g door area to be vertical sliders with mulls aligning with door mulls.  
Color: Redwood

**Doors:**

Rehabilitation of existing openings with Kawneer 450 series aluminum storefront system doors with lites/mullion per drawings, door hardware similar to existing; Ticketing transaction area to simulate door profile with operable vertical sliding unit at upper area, 1-1'2" stainless steel transaction counter at 34" height above floor, lower lite with opaque spandrel glass.  
Color: Redwood

**Other:**

Installation of new Exterior Insulation Finish system (stucco); Masonry repair including tuckpointing, cleaning, and water sealant in accordance with US Dept. of Interior Preservation Briefs-work will require some limited areas to be dismantled and reconstructed utilizing existing brick; Reconstruction of ornamental round wall plaques; Rehabilitation of display panels & installation of glass cover door.

# PROPOSED REHABILITATION PROJECT

# THE HISTORIC

# VOGUE THEATRE

383 RIVER STREET  
 MANISTEE, MICHIGAN



## HISTORIC DISTRICT COMMISSION REVIEW

## NOVEMBER 7, 2011

**SCHEDULE OF DRAWINGS:**

- 0 COVER SHEET AND PROJECT TEAM
- 1 ORIGINAL DESIGN MAIN LEVEL PLAN
- 2 AND PROPOSED DESIGN MAIN LEVEL PLAN
- 3 ORIGINAL DESIGN NORTH ELEVATION
- 4 AND PROPOSED DESIGN NORTH ELEVATION

**PROJECT TEAM**

**ARCHITECT:**  
 Kendra C. Thompson  
 Architects, P.C.  
 203 Cherry Street  
 Manistee, MI 49660  
 231.723.4195

**MECH./ELEC./PLB'G. ENGINEER:**  
 Nealis Engineering  
 830 Cottageview Drive  
 Suite 102  
 Traverse City, MI 49684  
 t: 231.933.0510

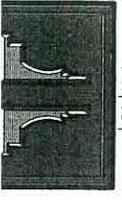
**CONSTRUCTION MANAGER:**  
 45th Parallel CM  
 11566 Richardson Road  
 Traverse City, MI 49685  
 t: 231.275.2600

Kendra  
**THOMPSON**  
 architects  
 203 Cherry St  
 Manistee, MI 4  
 t: 231.723.  
 thompson.kendra@k  
 www.kendratompson.

NO.	REVISION / SUBMISSION
1	SCHEMATIC DESIGN
2	HISTORIC COMMISSION REV.
3	HISTORIC COMMISSION REV.

PROJECT NAME  
 PROPOSED REN  
**VOGUE**  
**THEATRE**  
 383 RIVER ST  
 MANISTEE, MI

DRAWING TITLE  
**COVER S**



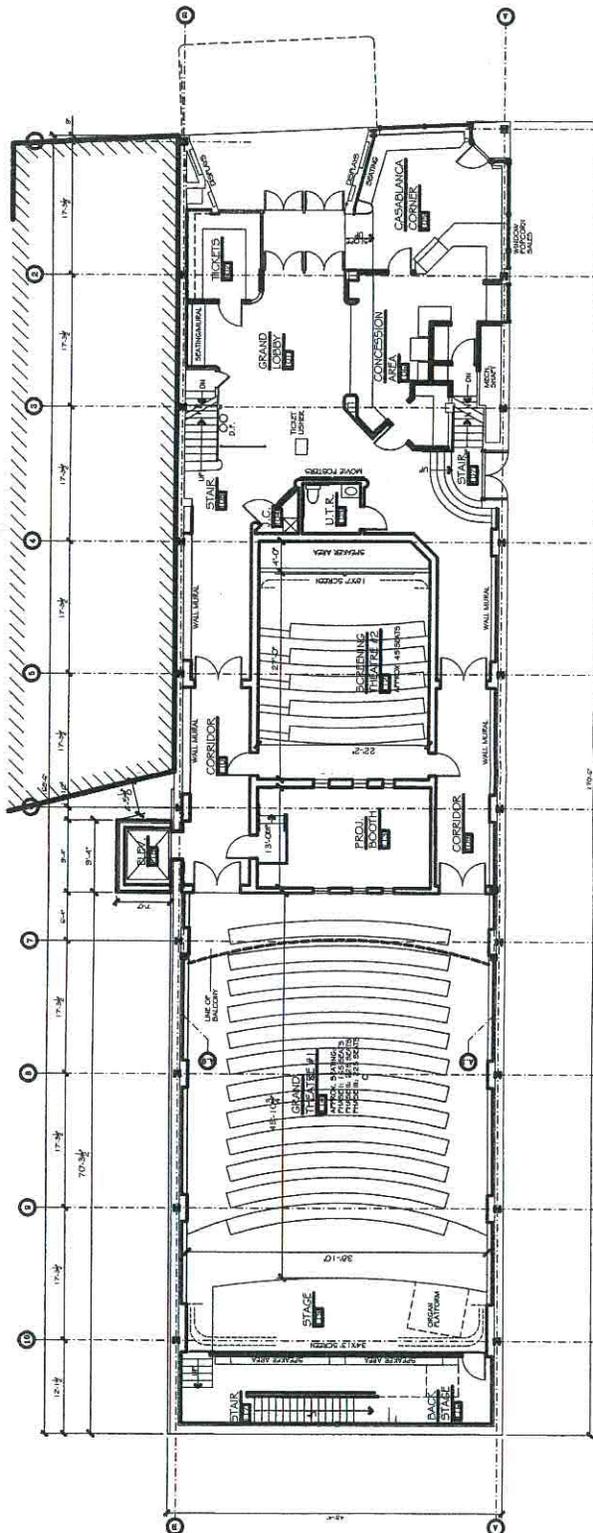
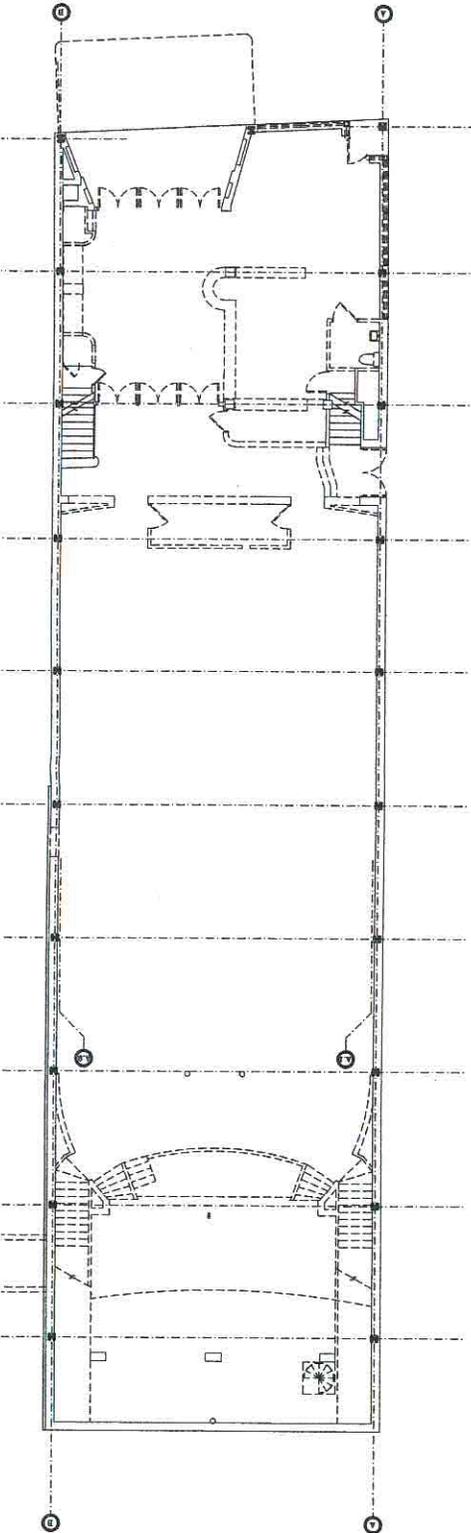
Kendra C.  
**THOMPSON**  
 architects, P.C.  
 803 Cherry Street  
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 tel: 231.723.4195  
 thompson.kendra@kctajobal.net  
 www.kendratompsonarchitects.com

NO.	REVISION / SUBMISSION	DATE
3	HISTORIC COMMISSION REVIEW	11/27/11
2	HISTORIC COMMISSION REVIEW	09/15/11
1	SCHEMATIC DESIGN	04/18/11

PROJECT NAME  
**PROPOSED RENOVATIONS  
 VOGUE THEATRE**  
 MAIN ST,  
 MARQUETTE, MICHIGAN

DRAWING TITLE  
**MAIN LEVEL  
 FLOOR PLANS**

DRAWN	KCT	PROJECT NO.	A200
REVIEWED	KCT	DRAWING NO.	A200
DATE	03/23/11	SHEET NO.	2 of 6
SCALE	1/8" = 1'-0"		

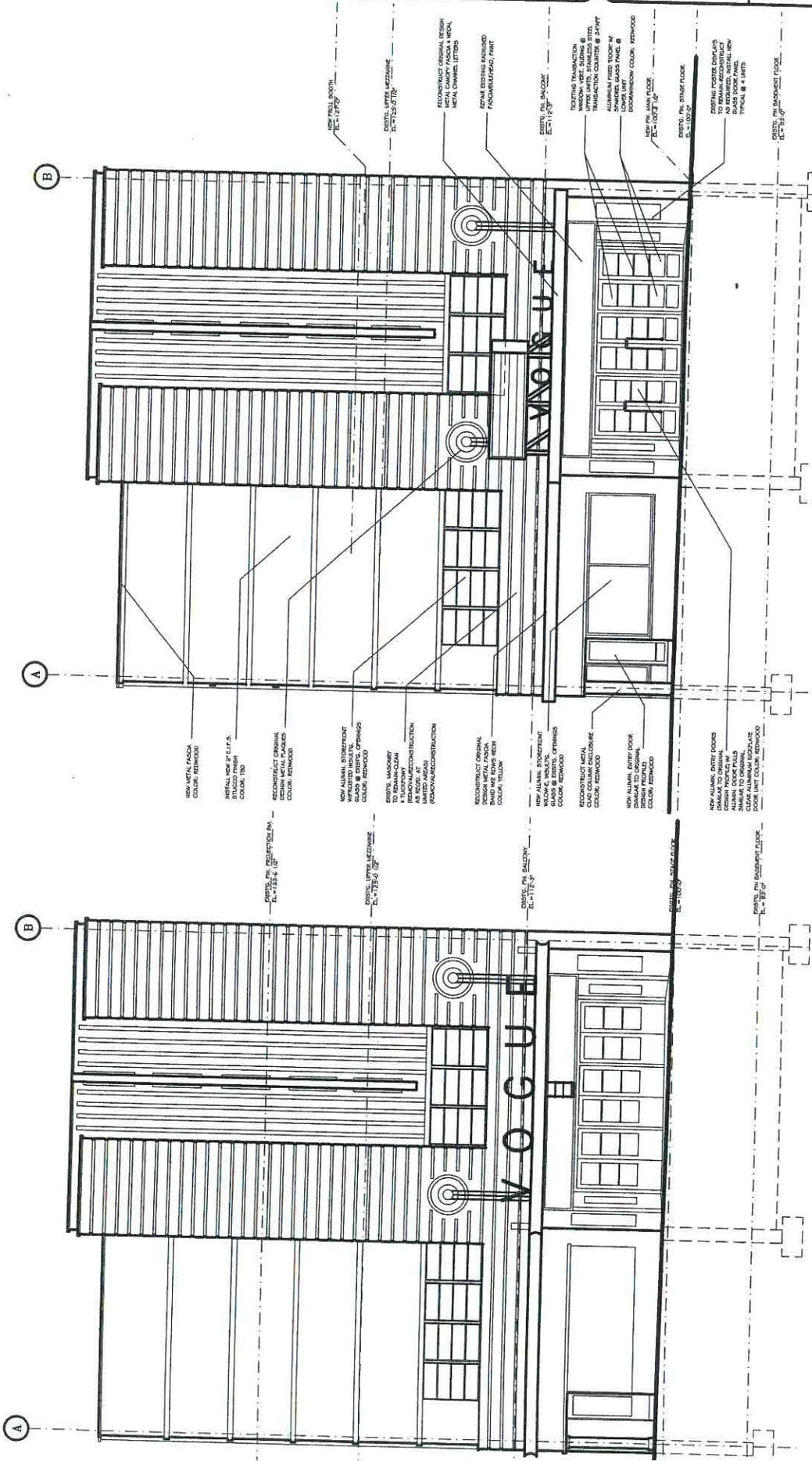


NO.	REVISION / SUBMISSION
1	SCHEMATIC DESIGN
2	HISTORIC COMMISSION 1
3	HISTORIC COMMISSION 2

PROJECT NAME  
**PROPOSED RE  
 VOG  
 THEA**  
 383 RIVER  
 MANASSAS, VA

DRAWING TITLE  
**BUILDING  
 ELEVATIONS**

DATE	SCALE



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

**ORIGINAL DESIGN  
 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

## SECTION 08 43 13

### ALUMINUM-FRAMED STOREFRONTS

#### PART 1 GENERAL

##### 1.01 SECTION INCLUDES

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

##### 1.02 RELATED REQUIREMENTS

- A. Section 07 90 05 - Joint Sealers: Perimeter sealant and back-up materials.
- B. Section 08 71 00 - Door Hardware: Hardware items other than specified in this section.
- C. Section 08 80 00 - Glazing: Glass and glazing accessories.

##### 1.03 REFERENCE STANDARDS

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

##### 1.04 ADMINISTRATIVE REQUIREMENTS

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

##### 1.05 SUBMITTALS

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

- D. Hardware Schedule: Complete itemization of each item of hardware to be provided for each door, cross-referenced to door identification numbers in Contract Documents.

## 1.06 QUALITY ASSURANCE

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

## 1.07 DELIVERY, STORAGE, AND HANDLING

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

## 1.08 FIELD CONDITIONS

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

## 1.09 WARRANTY

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

## PART 2 PRODUCTS

### 2.01 MANUFACTURERS

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

### 2.02 STOREFRONT

- A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
  1. Glazing Rabbet: For 1 inch insulating glazing.
  2. Glazing Position: Front-set.
  3. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep and 6 inches deep.
  4. Air Infiltration Test Pressure Differential: 1.57 psf.
  5. Condensation Resistance Factor: 40 minimum
- B. Performance Requirements:
  1. Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E 330, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
    - a. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
  2. Movement: Accommodate movement between storefront and perimeter framing and deflection of lintel, without damage to components or deterioration of seals.

3. Air Infiltration: Limit air infiltration through assembly to 0.06 cu ft/min/sq ft of wall area, measured at specified differential pressure across assembly in accordance with ASTM E 283.
4. Condensation Resistance Factor: Measure in accordance with AAMA 1503 with 1-1/4 inch insulating glass installed.
5. Water Leakage: None, when measured in accordance with ASTM E 331 at specified pressure differential.
6. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
7. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.

## 2.03 COMPONENTS

- A. Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior, drainage holes and internal weep drainage system.
  1. Glazing stops: Applied.
  2. Structurally Reinforced Members: Extruded aluminum with internal reinforcement of structural steel member.
- B. Doors: Glazed aluminum.
  1. Thickness: 1-3/4 inches.
  2. Top Rail: 4 inches wide.
  3. Vertical Stiles: 4-1/2 inches wide.
  4. Intermediate Rails: 3/4 inch wide (match existing).
  5. Bottom Rail: 10 inches wide.
  6. Glazing Stops: Square.
  7. Finish: Same as storefront.

## 2.04 MATERIALS

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

## 2.05 FINISHES

- A. Class I Natural Anodized Finish: AAMA 611 AA-M12C22A41 Clear anodic coating or AAMA 612 clear anodic coating with electrolytically deposited organic seal; not less than 0.7 mils thick.

## 2.06 HARDWARE

- A. Door Hardware: As specified in Section 08 71 00.
- B. Weatherstripping: Wool pile, continuous and replaceable; provide on all exterior doors.
- C. Sill Sweep Strips: Resilient seal type, retracting, of neoprene; provide on all exterior doors.
- D. Threshold: Extruded aluminum, one piece per door opening, ribbed surface; provide on all exterior doors.

## 2.07 FABRICATION

- A. Fabricate components with minimum clearances and shim spacing around perimeter of assembly, yet enabling installation and dynamic movement of perimeter seal.
- B. Accurately fit and secure joints and corners. Make joints flush, hairline, and weatherproof.

- C. Prepare components to receive anchor devices. Fabricate anchors.
- D. Arrange fasteners and attachments to conceal from view.
- E. Reinforce components internally for door hardware.
- F. Reinforce framing members for imposed loads.
- G. Finishing: Apply factory finish to all surfaces that will be exposed in completed assemblies.
  1. Touch-up surfaces cut during fabrication so that no natural aluminum is visible in completed assemblies, including joint edges.

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

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

#### **3.02 INSTALLATION**

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

#### **3.03 TOLERANCES**

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

#### **3.04 FIELD QUALITY CONTROL**

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

#### **3.05 ADJUSTING**

- A. Adjust operating hardware for smooth operation.

#### **3.06 CLEANING**

- A. Remove protective material from pre-finished aluminum surfaces.

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

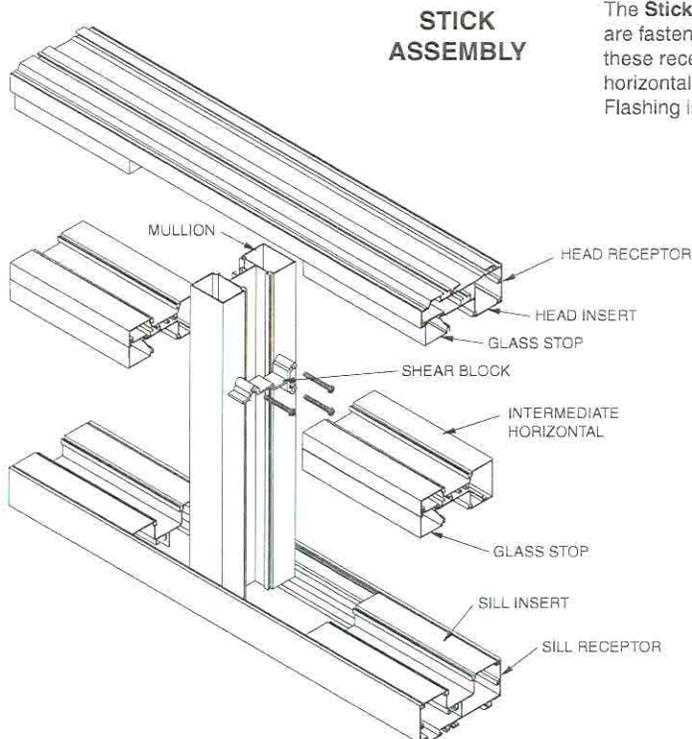
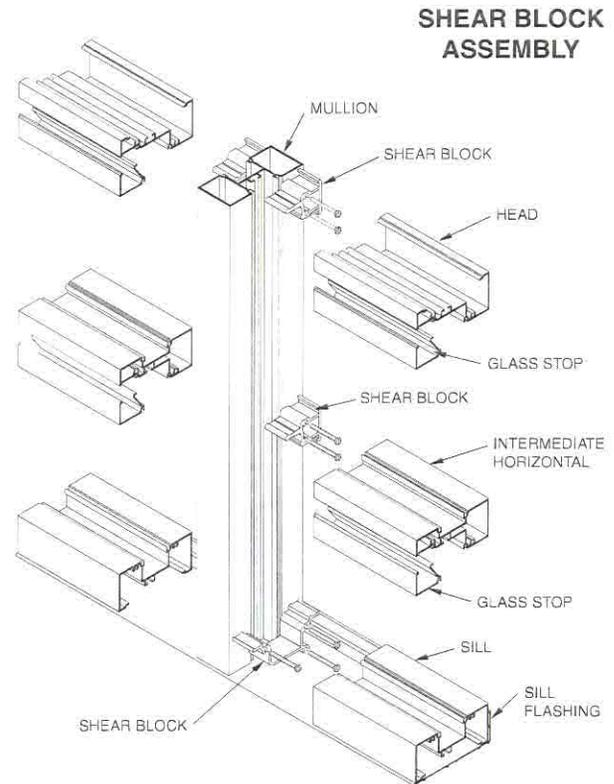
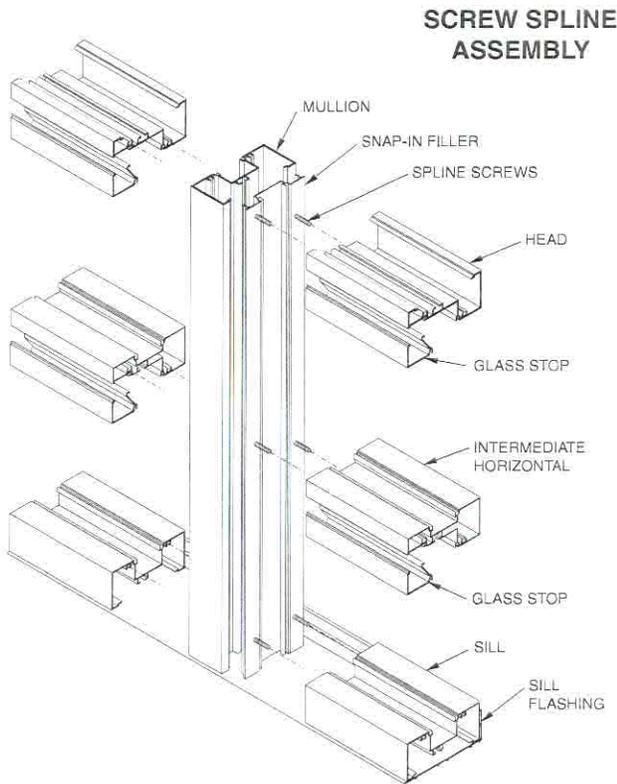
### **3.07 PROTECTION**

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

**END OF SECTION**

The split vertical in the **Screw Spine** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.



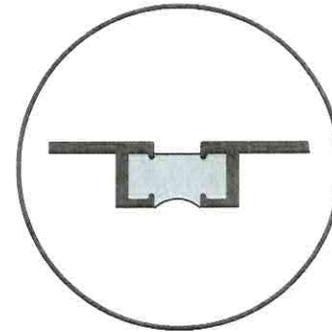
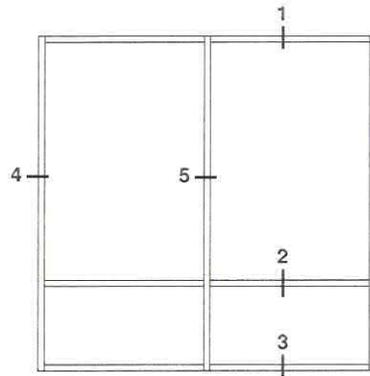
The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

**NOTE:**  
 If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified windload (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 14)

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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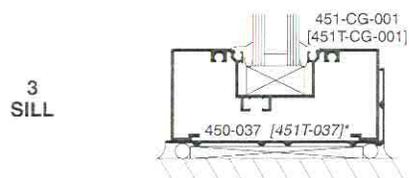
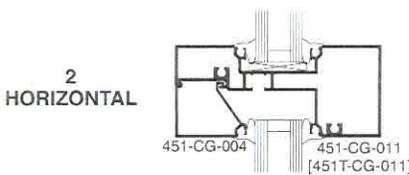
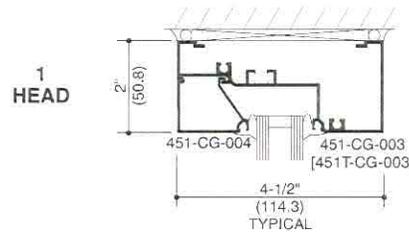
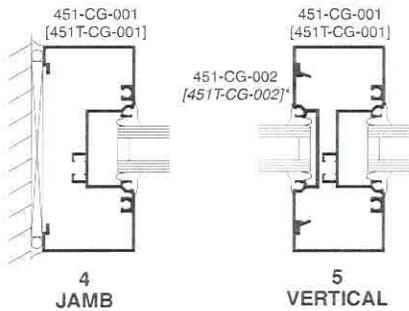
NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

\*Note: See Misc. Details for Thermal Pocket Filler and Thermal Flashing.

ELEVATION IS NUMBER KEYED TO DETAILS

SCREW SPLINE

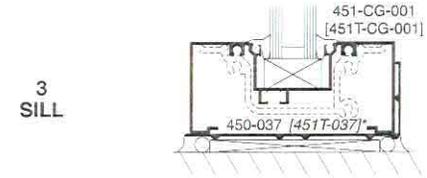
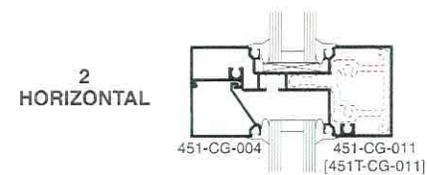
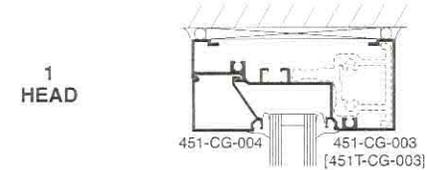
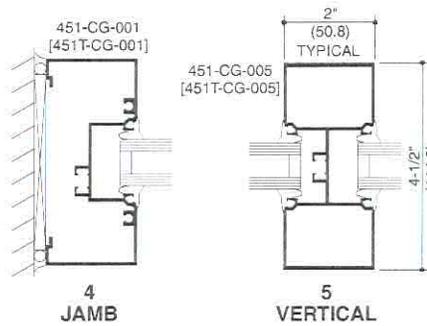
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\*See Page 14 for Thermal Flashing and Optional High Performance Flashing

SHEAR BLOCK

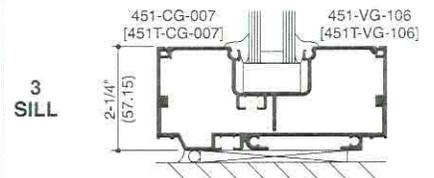
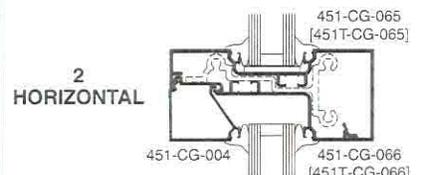
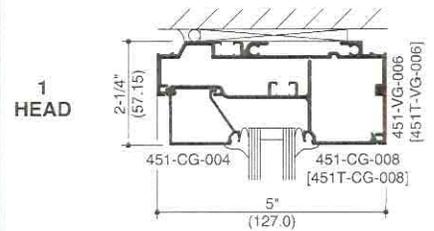
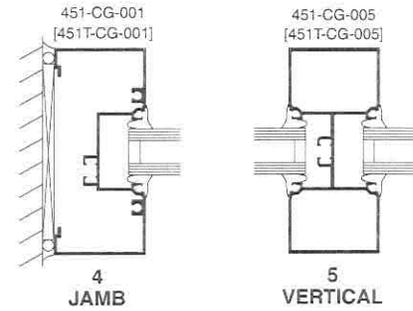
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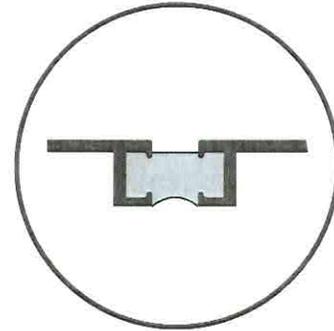
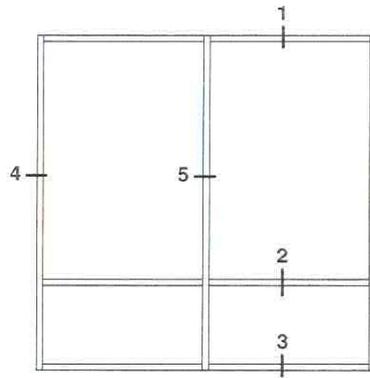
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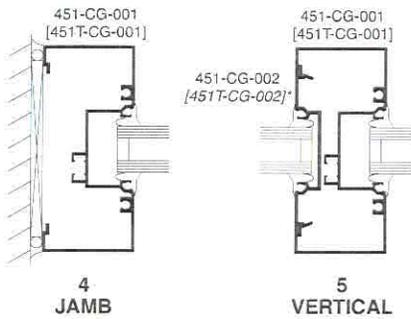
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ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

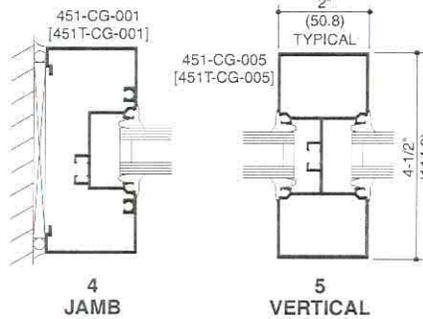
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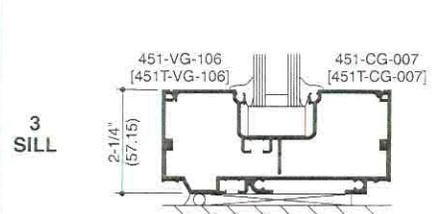
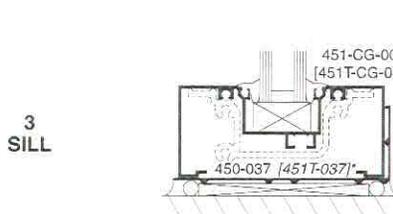
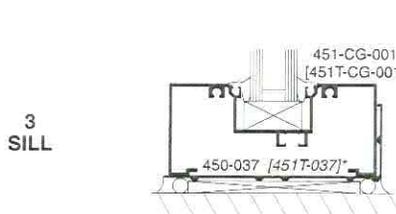
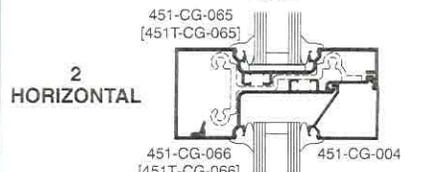
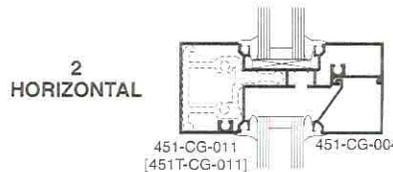
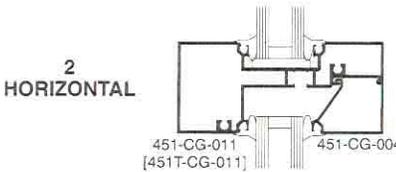
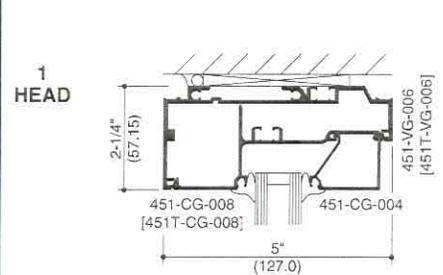
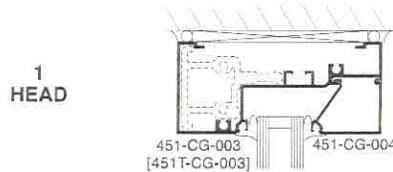
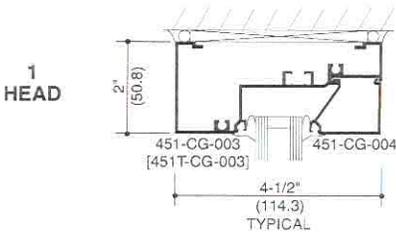
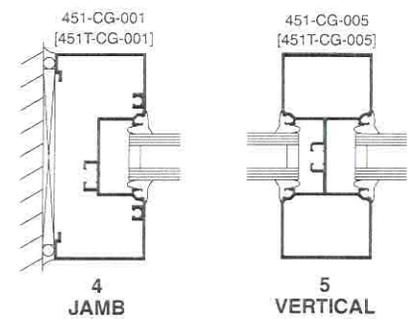
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\*See Page 14 for Thermal Flashing and Optional High Performance Flashing

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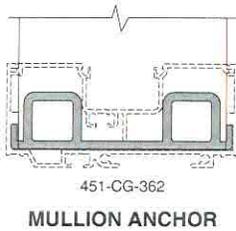
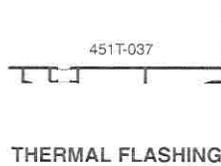
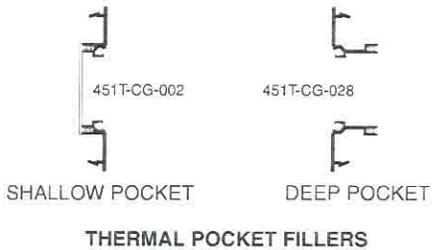
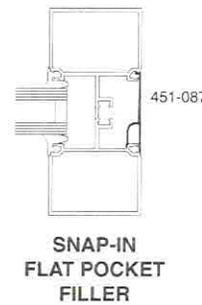
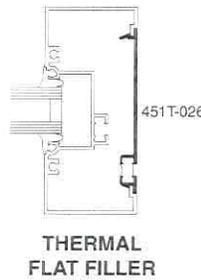
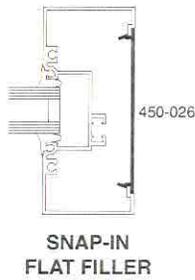
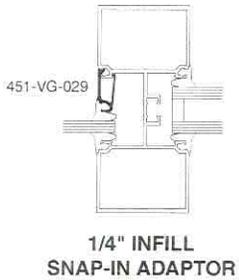
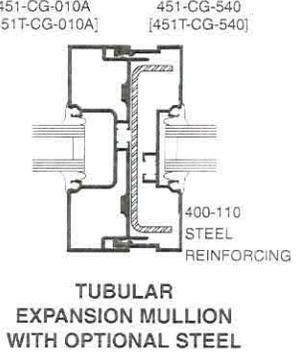
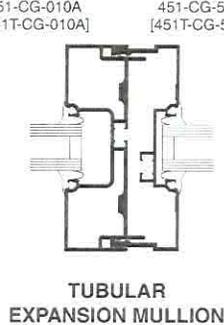
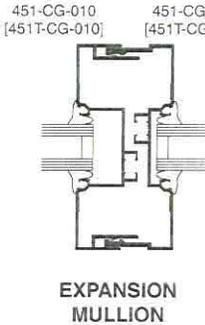
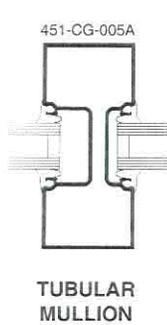
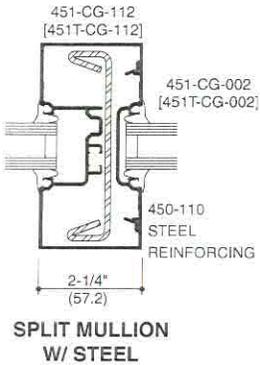
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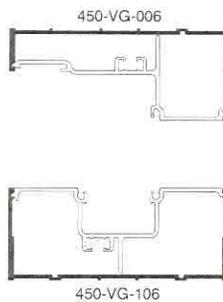
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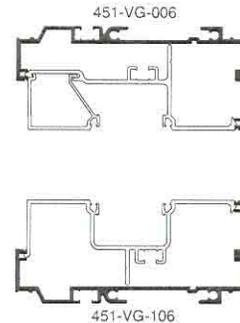


**NOTE:**  
If the end reaction of the mullion (mullion spacing (ft.) times height (ft) times specified windload (psf), divided by two) is more than 500 LBS., the optional mullion anchor must be used. Consult Application Engineering.

**NOTE:**  
Mullion Anchor not used with Lightweight Receptor.



OPTIONAL LIGHTWEIGHT CAN RECEPTORS



OPTIONAL UNEQUAL LEG CAN RECEPTORS

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CAD Details - **SCREW SPLINE**

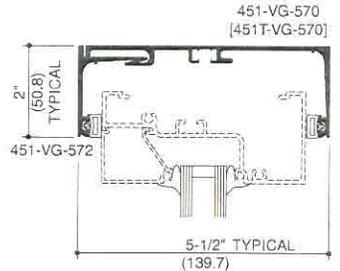
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CAD Details - **SHEAR BLOCK**

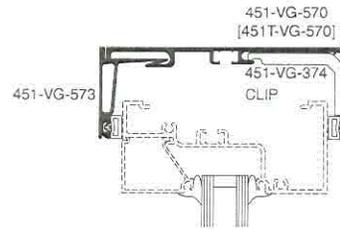
(TF451) = TF\_VG\_451-SB-Center--CAD.zip  
(TF451T) = TF\_VG\_451T-SB-Center--CAD.zip

CAD Details - **STICK**

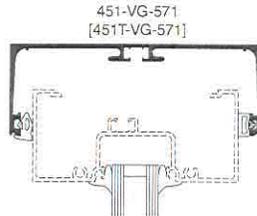
(TF451) = TF\_VG\_451-Stick-Center--CAD.zip  
(TF451T) = TF\_VG\_451T-Stick-Center--CAD.zip



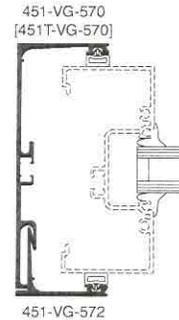
**STANDARD HEAD COMPENSATING RECEPTOR**



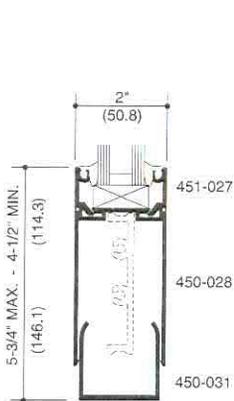
**HEAVY WEIGHT HEAD COMPENSATING RECEPTOR**



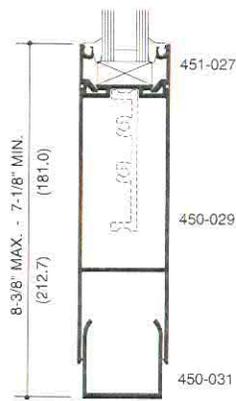
**ONE PIECE HEAD COMPENSATING RECEPTOR**



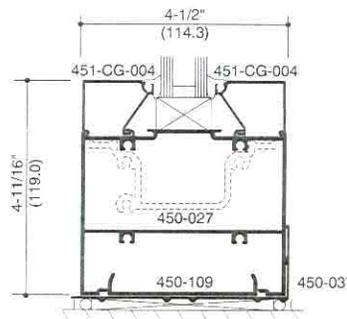
**JAMB COMPENSATING RECEPTOR**



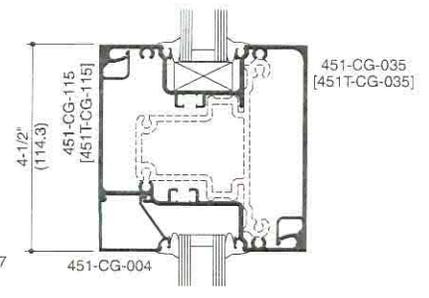
**\*NARROW SIDELITE BASE**



**\*NARROW SIDELITE BASE**



**SIDELITE BASE**



**4-1/2" x 4-1/2" HORIZONTAL**

**SIDELITE BASES ARE NON-THERMAL APPLICATIONS**

\*NARROW SIDELITE BASES REQUIRE THE USE OF NON-THERMAL 2-PIECE VERTICALS ONLY.

**NOTE:** SIDELITE BASES SHOWN ARE FOR USE WITH SCREW SPLINE AND SHEAR BLOCK SYSTEMS ONLY.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
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SCALE 3" = 1'-0"

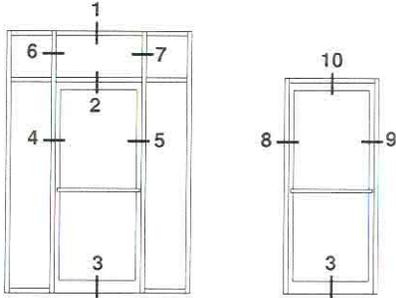
CAD Details - ENTRANCE

(TF451) = TF\_VG\_451\_Ent-Center--CAD.zip

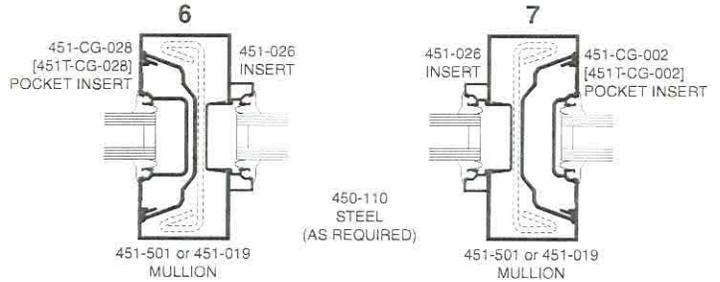
(TF451T) = TF\_VG\_451T\_Ent-Center--CAD.zip

TRIFAB® VG 451 FRAMING INCORPORATING KAWNEER® "190" DOORS. DOOR FRAMING NON-THERMAL ONLY

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

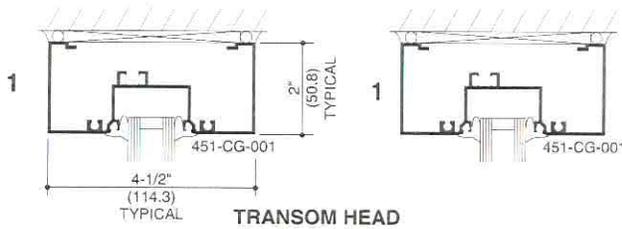


ELEVATIONS ARE NUMBER KEYED TO DETAILS

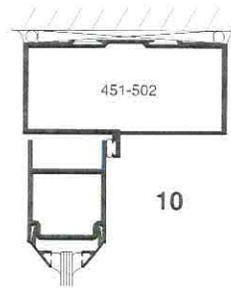


TRANSOM JAMBS

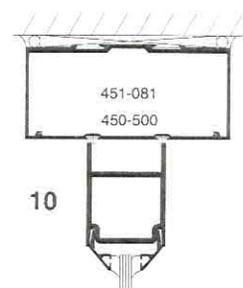
Transom area for both double or single acting doors with glass surround. Jamb above transom bar are routed out to accept glass holding insert with or without steel reinforcing.



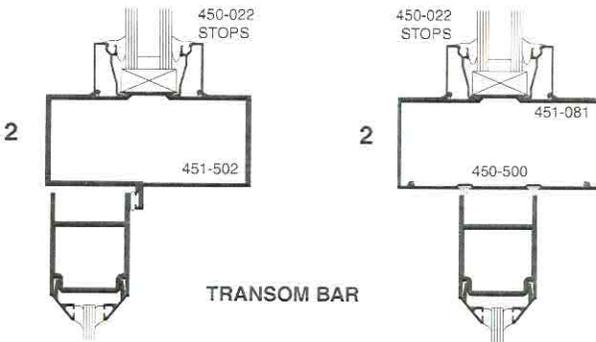
TRANSOM HEAD



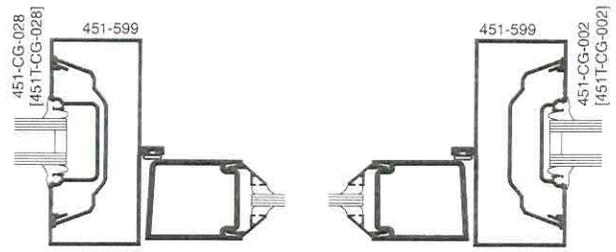
SINGLE ACTING HEADER



DOUBLE ACTING HEADER

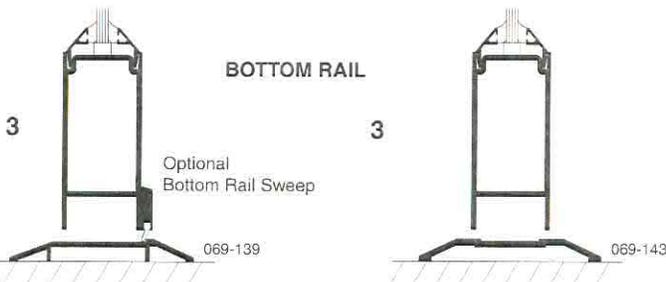


TRANSOM BAR



SINGLE ACTING DOOR JAMBS

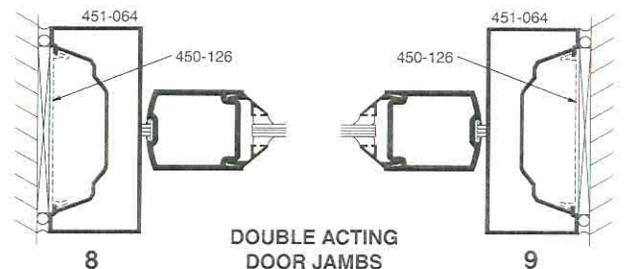
NOTE: Sidelite mullions must be oriented to provide at least one (1) deep vertical pocket per lite to facilitate glazing.



BOTTOM RAIL

SINGLE ACTING

DOUBLE ACTING



DOUBLE ACTING DOOR JAMBS

Vertical text on the left side: Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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