

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of ~~Wednesday~~ July 10, 2019

4:00 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 July 10, 2019 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the June 3, 2019 meeting Minutes.

V Public Comment on Agenda Related items

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

VI New Business

- HDC Board Member Changes
 - New Member: Ron Humboldt
 - Transitioning from 7 to 5 Member Board Process

VII Old Business

- Elks Lodge update

Permit Review

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

VIII Public Comments and Communications concerning Items not on the Agenda

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

IX Correspondence

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

X Reports

DDA Executive & Economic Development Director

Museum Curator

Museum Director

Planning & Zoning Administrator

- 337 River St. update
- 347/349, 411 River Street update

XI Members Discussion

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

XII Worksession

XIII Adjournment

HISTORIC DISTRICT COMMITTEE

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

June 3, 2019

A meeting of the 2019 Historic District Committee was held on Monday, June 3, 2019 at 4:00 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 4:02 by Chair Trucks.

Members Present: Dick Albee, William Connor and Lee Trucks

Members Absent: Aaron Bennett

Others: Kyle Storey (City Zoning), Mark Fedder (City Museum) and Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Chair Trucks wished to amend the agenda under Old Business, Lissette Reyes, Rising Tide, Mural Update.

MOTION by Commissioner Albee, seconded by Commissioner Connor to approve the Agenda as amended.

With a voice vote motion passed 3 to 0.

APPROVAL OF MINUTES

MOTION by Commissioner Albee, seconded by Commissioner Connor to approve the May 6, 2019 minutes as presented.

With a voice vote motion passed 3 to 0.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

- 1. Certificate of Appropriateness Permit: Amendment Request**
Permit # PHDC18-004, approved on June 26, 2018
Ramsdell Theatre: 101 Maple Street

A Ramsdell Theatre representative stated LED signs are presently allowed to change every 15 minutes. Because this is a city owned property, the theatre would like to be considered for city exemption from the 15-minute sign changing. The theatre is asking for a 30 or 60 second change that will not be dynamic, moving or flashing. The stop light changes every 30 seconds and a sign changing of 30/60 seconds would allow the public to be more informed of theatre events.

MOTION by Commissioner Connor, seconded by Commissioner Albee to approve the sign rule exception to allow for a 30 second change instead of the required 15 minutes.

MOTION by Commissioner Connor, seconded by Commissioner Albee to amend the prior approval of Certificate of Appropriateness to allow the sign to change every 30 seconds until the sign ordinance can be further reviewed by the Zoning Administrator.

It was agreed to have the Zoning Administrator present the matter to the City Planning Commission.

MOTION by Commissioner Connor, seconded by Commissioner Albee to amend the allowing of the sign change to state that the HDC has no objection to the frequency of the sign change and to have the Planning Commission review the matter.

With a voice vote motion passed 3 to 0.

2. Status of Officers

Mr. Wittlieff has submitted a letter of resignation from the HDC due to work conflicts. His resignation was accepted.

The public will be made aware of HDC openings.

3. Schedule Meeting Times 2019

It was suggested to move the meeting day to the first Wednesday of the month at 4 pm.

MOTION by Commissioner Albee, seconded by Commissioner Connor to change the 2019 meeting schedule to the first Wednesday of each month at 4 pm.

With a voice vote motion passed 3 to 0.

OLD BUSINESS

Ms. Lissette Reyes, Rising Tide, updated the HDC concerning the proposed murals. Property owners at 382 River Street and 61 Filer Street have agreed to the murals. An article will be put into the News Advocate informing the public of the mural project. The mural painting ideas will

be brought back to the HDC with a maintenance plan. The DDA will be contacted regarding the murals. This entire plan will come back to the HDC for review.

Permit Review

- **PHDC09014: 347/349 River St.**

New brown paper has been placed in the windows. It was commented that the new brown paper does not look attractive to the downtown district. The new paper needs to be re-adhered to the windows.

Mr. Fedder stated blight letters, from the Chief of Police, were placed on blight property doors and windows. These were issued on May 29, 2019. The property owners have a 7-day window to correct the issue. Further action will be taken after this time frame. The Chief of Police will be contacted and informed that 347/349 River Street has been granted a permit extension until September 30, 2019.

- **PHDC18-007: 338 River St.**

The brick wall has been completed.

MOTION by Commissioner Connor, seconded by Commissioner Albee to close permit PHDC18-007, 338 River Street.

With a voice vote motion passed 3 to 0.

- **PHDC16-002: 337 River St.**

There are 5 open permits to this property.

Four permits have been completed: PHDC18-001, PHDC17-004, PHDC17-005 and PHDC14-015.

Permit PHDC 16-002 remains open and needs to be reviewed. This permit expired in 2017. The owner was asked to attend the meeting to update the HDC on the project.

MOTION by Commissioner Albee, seconded by Commissioner Connor to close Permits PHDC18-001, PHDC17-004, PHDC17-005 and PHDC14-015 and to notify the property owner that Permit PHDC16-002 has expired. The property owner will be required to submit an application in order to continue renovation work.

With a voice vote motion passed 3 to 0.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS ON THE AGENDA

Shari Wild, 7700 Milarch Rd Onekama/property owner 429 River Street, suggested a letter be sent to the city with a copy of the blight ordinance and inform them no further permit extensions will be given to 347/349 River Street.

REPORTS

DDA Executive & Economic Development Director

No report

Museum Curator

No report

Museum Director

Mr. Fedder stated banners from the DDA have arrived and been put up. The banners did not require HDC approval. Positive comments have been received regarding the banners.

Zoning Administrator

Mr. Storey will present, at each meeting, a 1-page chart report on open permits with an updated status summary of each permit.

MEMBERS DISCUSSION

Commissioner Albee suggested contacting the city to inform city residents of HDC vacancies.

MOTION by Commissioner Connor, seconded by Commissioner Connor to request the HDC 7-member board be changed to a 5-member board and to have the by-laws amended to reflect this change.

With a voice vote motion passed 3 to 0.

ADJOURNMENT

Chair Trucks adjourned the meeting at 4:48 pm.

2019 Historic Study Review Committee



Nancy Baker, Recording Secretary

Kyle Storey

From: ltrucks@jackpine.com
Sent: Thursday, June 20, 2019 9:33 AM
To: Aaron Bennett City HDC; kstorey; Lee Trucks; Nancy Baker; Richard Albee; Rob Carson, AICP Manistee County Planning Director; Ron Helmboldt; Thad Taylor; William Connor City HDC
Subject: New Member

[WARNING: External Message]

We have a new member of the Historic District Commission, Ron Helmboldt (rcheml@att.net). Ron is a former history teacher and has written about family history.

Note meeting change from July 3 to July 10. We'll get the festivities over before jumping in.

For newer members I direct you to the city website, <http://manisteemi.gov/198/Historic-District-Commission>, particularly the 1981 study that is still the basic study that the historic district is based on.

Lee Trucks

[Jackpine Business Center](#)
[Jackpine Internet Service](#)

231-723-8344 X301





PLANNING DEPARTMENT
Kyle Storey
Zoning Administrator
395 Third St. Manistee, Michigan 49660
(231) 398-3576
Fax (231) 398-3526
kstorey@manisteecountymi.gov

Date: 7/3/2019

To: City of Manistee Historic District Commission

From: Kyle Storey – City of Manistee Zoning Administrator

Subject: HDC Board Member Change Process

Dear Commission,

Discussion amongst the Historic District Commission has previously taken place regarding amending the HDC by-laws to have 5 active Commission members instead of the current 7. The process for amendment is outlined below:

1. HDC vote in 7/10 meeting to change from 7 to 5
2. Zoning Administrator convenes Ordinance Committee for Review
 - a. HDC by-laws amended reflecting change from 7 to 5 members
 - b. Need City Council approval
 - i. Added to end of by-laws incl. annotation
3. Ordinance needs two readings and City Council approval
 - a. By-laws and ordinance will be on agenda after second reading for approval

Attached is the Current HDC by-law and rule of procedures. Please let me know if you have any questions or concerns and I will do my best to find necessary solutions.

Thanks,

Kyle Storey
City of Manistee Zoning Administrator

Manistee County Planner

CITY OF MANISTEE
HISTORIC DISTRICT COMMISSION
BY-LAWS AND RULES OF PROCEDURES

1. AUTHORITY

These By-laws and Rules of Procedures are adopted by the Historic District Commission of the City of Manistee, County of Manistee, (hereinafter referred to as the Commission) pursuant to Public Act 169 of 1970, as amended, the Local Historic Districts Act; the **Chapter 1290 Historic District of the** City of Manistee Codified Ordinances, and the Public Act 267 of 1976, as amended, the Open Meetings Act.

Commented [DB1]: No concerns about the language from the Commissioners at the 4/6/17 meeting.

2. OFFICERS

2.1 **Selection.** At the December meeting, the Historic District Commission shall elect a chair, vice-chair and appoint a recording secretary who shall serve for the next twelve (12) months and who shall be eligible for re-election. Vacancies in an office of the Commission shall be filled at the next regular meeting of the Commission. The membership shall elect one of its members to fill the vacancy until the next annual election.

Commented [DB2]: Consensus from the Commission to leave original language 4/6/17

2.2 **Duties.** The chair shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein and sign all official documents.

The vice-chair shall act in the capacity of the chair in the absence of the chair or in the event of a vacancy in the office of chair; in which case, the Commission shall select a successor to the office of vice-chair at the earliest practicable time.

The Recording Secretary shall be responsible for execution of documents in the name of the Historic District Commission, the preparation of minutes, keeping of pertinent public records, delivering communications, reports, and related items of business of the Commission, issuing notices of public hearings and performing related administrative duties to assure efficient and informed Commission operations. In the event the Recording Secretary is absent, the chair or acting chair shall appoint a temporary recording secretary for such meeting.

2.3 **Tenure.** The officers shall take office at the first regularly scheduled meeting immediately following their election. They shall hold their office for a term of one year, or until their successors are elected and assume office.

3. MEETINGS

3.1 Meeting Notice. **Meetings shall be conducted, and notice posted in accordance with the Michigan Open Meetings Act (MCL 15.261 et. seq.). The schedule for regular meetings for the year shall be established at the last regular meeting of the previous year.** ~~Notice of all meetings shall be posted at City Hall by December 31st of each year. The notice shall include the date, time and place of the meeting. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established. When a regular meeting date falls on or near a legal holiday, the Commission shall select suitable alternate dates in the same month, in accordance with the Open Meeting Act.~~

Commented [DB3]: Accepted by the Commission at the 4/6/17 HDC Meeting.

3.2 Commission Absences. In order to maintain the maximum participation of all appointed Historic District Commission members at all scheduled meetings, the following is the attendance guide and Commissioner replacement policy for "excused" or "unexcused" absences:

1. When appointed, each Commissioner should state his/her willingness and intention to attend each scheduled meeting of the Historic District Commission.
2. In the event of unplanned personal matters, business trips, family vacation trips, changed job requirements, sickness, or other physical disabilities that prohibit the Commissioner from attending the scheduled meeting; the Commission Chair or staff Liaison to the Historic District Commission should be notified as soon as possible prior to the time of the scheduled meeting of their inability to attend. The Commissioner upon this notification will receive an "excused absence" for the involved scheduled meeting.
3. If any Commissioner is absent from three (3) consecutive scheduled meetings without an "excused absence" for any of the three (3) meetings, the Commissioner shall be reported in writing to the City Manager. The City Manager will contact the Commissioner in writing and question his/her continued ability or interest in being on the Commission, giving the member a chance to rectify the attendance issue or submit a resignation.
4. There will be no limit on the number of consecutive "excused absences" for any Commissioner. However, if the Commissioner is repeatedly absent for at least 50% of the yearly scheduled meetings, that member will also be reported in writing to the City Manager. The City Manager will contact the Commissioner in writing and question the member's continued ability or interest to be on the Commission. The Commissioner will be considered for an appointment nullification when the absences total six in the calendar year.
5. The appointment nullification action would be initiated by the City Manager and forwarded on to the City Council for official action.

3.3 Special Meetings. A special meeting may be called by the Chair, or three members of the Historic District Commission upon written request to the Recording Secretary. **The Recording Secretary shall provide notice of special meetings to commission members by**

personal delivery, first class mail, telephone or electronic mail such that the notice may be received by the members at least 18 hours prior to the special meeting. The business which the Historic District Commission may perform shall be conducted at a public meeting of the Historic District Commission held in compliance with the Open meeting Act. Public Notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meeting act, and the Recording Secretary shall provide notice to commission members by writing, telephone, or e mail.

Commented [DB4]: Commission tabled discussion until 5-4-17 meeting. Due to time limitations will continue discussion at the June 1, 2017 Worksession/Meeting

3.4 **Quorum.** In order for the Commission to conduct business or take any official actions, a quorum consisting of at least a majority of the appointed Commissioners shall be present. When a quorum is not present, no official action, except for the closing of the meeting may take place. The members of the commission may discuss matters of interest, but shall take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.

~~3.5 Public Hearings. Hearings shall be scheduled and due notice given in accordance with the provisions of the Acts and Ordinance cited in Section 1. Public hearings conducted by the Historic District Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure.~~

- ~~1. The Chair of the Historic District Commission shall announce that a public hearing will be conducted on a request.~~
- ~~2. The Chair shall read the public hearing announcement as published in the newspaper and give a brief description of the hearing subject and the public notice procedure.~~
- ~~3. The Chair shall announce the following hearing rules:
 - ~~a. The Chair will recognize each speaker. When a speaker has the floor, he/she is not to be interrupted unless time has expired. Persons speaking without being recognized shall be out of order.~~
 - ~~b. Each speaker shall state their name and address for the record and may present written comments for the record.~~
 - ~~c. Speakers shall address all comments and questions to the Historic District Commission and comments will be limited to the subject matter of the Public Hearing.~~
 - ~~d. Unless waived by the Historic District Commission for a specific meeting or a specific speaker, public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be designated who may request that more than five (5) minutes be permitted for collective comments of the group as presented by that speaker.~~
 - ~~e. The Chair may require that repetitive comments be limited or abbreviated in the interest of saving time and allowing others to speak. Everyone shall have an~~~~

- ~~opportunity to speak before someone is allowed to speak a second time.~~
- ~~f. The Chair may establish additional rules of procedure for particular hearings as he/she determines appropriate.~~
- ~~g. Normal civil discourse and decorum is expected at all times. Applause, shouting, outbursts, demonstrations, name calling or other provocative speech or behavior may result in removal from the hearing or an adjournment.~~
- ~~4. Once all public comments have been stated, the Chair shall close the hearing. Any voting member of the Historic District Commission may initiate a motion to close the hearing.~~
- ~~5. Public Hearings shall be carried out in the following format:~~
 - ~~a. The Chair shall open the hearing.~~
 - ~~b. The Applicant shall present any comments and explanation of the case. Applicant's presentation shall not be subject to the five (5) minute limitation.~~
 - ~~c. The City staff and any consultants serving the City shall present their reports.~~
 - ~~d. The hearing will be opened for public comment.~~
 - ~~e. The public comment period will be closed.~~
 - ~~f. Deliberation and discussion by the Historic District Commission.~~
 - ~~g. Disposition of the case by the Historic District Commission.~~

3.6 5 Motions. Motions shall be restated by the Chair before a vote is taken. The name of the maker and supporter of each motion shall be recorded.

3.7 6 Voting. An affirmative vote of the majority of those members present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be by voice vote; provided however that a roll call vote shall be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the Chairperson shall vote on all matters, but the Chairperson shall vote last.

3.8 7 Order of Business. A written agenda for all regular meetings shall be prepared. **The order of business shall be:**

- Call to Order.**
- Roll Call**
- Approval of Agenda**
- Approval of Minutes**
- Public Comment on Agenda related items**
- New Business**
- Old Business**
- Correspondence**
- Staff Reports**
- Public Comments and Communications**
- Member's discussion**
- Adjournment**

3.9 **8** Rules of Order. All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure as adopted by City Council for all Boards and Commissions within the City of Manistee.

3.10 **9** Agenda Items. For an item to be considered at a regular Historic District Commission meeting, it must be submitted to **received by the City at least ten (10) days prior to the meeting.** ~~no later than the established policy of the City prior to the next scheduled Historic District Commission Meeting.~~

3.11 **10** Conflict of Interest:

1. As used here, a conflict of interest shall at a minimum include, but not necessarily be limited to, the following:
 - a. A commission member issuing, deliberating, voting or reviewing a case concerning himself.
 - b. A commission member issuing, deliberating, voting or reviewing a case concerning work on land owned by himself.
 - c. A commission member issuing, deliberating, voting or reviewing a case involving a corporation, company, partnership, or other entity in which he is a part owner, or any other relationship where he may stand to have a financial gain or loss.
 - d. A commission member issuing, deliberating, voting or reviewing a case which is an action which results in a pecuniary benefit to himself.
 - e. A commission member issuing, deliberating, voting or reviewing a case concerning his spouse, children, step-child, grandchildren, parents, brother, sister, grandparents, parents-in-law, grandparents in-law or member of his household.
 - f. A commission member may consider the possibility of declaring a conflict of interest if his/her home falls within a notification radius used for a Public Hearing. Because the sending of the notice automatically presumes some degree of interest, this fact should be recognized by declaring a conflict, particularly if a financial impact is likely.
 - g. A commissioner who feels, in his/her judgement that his/her job, scope of duties and/or position may be at risk, pending the outcome of the permitting process.
2. A commission member shall, when he/she has a conflict of interest do the following immediately, upon the first review of the case and determining a conflict exists:
 - a. declare a conflict exists at the beginning of the meeting where the case appears on the agenda, or when the topic brought up so such declaration is recorded in the minutes, and
 - b. refrain from participating in the discussion, site inspection or review of the case, except where specific information has been requested by the commission, and
 - c. refrain from casting a vote on any motion having to do with the case.

4. MINUTES

4.1 Preparation. Commission minutes shall be prepared by the Recording Secretary of the Commission. The minutes shall contain a brief synopsis of the meeting, including a

complete restatement of all motions and recording votes; complete statement of the conditions or recommendations made on any action; and recording of attendance. All communications, action and resolutions shall be attached to the minutes.

~~5. OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS~~

~~5.1 All meetings of the Commission shall be open to the public and held in a place available to the general public.~~

~~5.2 All deliberations and decision of the Commission shall be made at a meeting open to the public.~~

~~5.3 A person shall be permitted to address a hearing of the Commission under the rules established in subsection 3.5, and to address the Commission concerning non-hearing matters at the time designated for such comments.~~

~~5.4 A person shall not be excluded from a meeting of the Commission except for breach of the peace, committed at the meeting.~~

~~5.5 All records, files, publications, correspondences, and other materials are available to the public for reading, copying, and other purposes as governed by the Freedom of Information Act.~~

6.5 ANNUAL REVIEW OF BY-LAWS

The Commission shall annually review their By-Laws at the regularly scheduled meeting in December.

7.6 AMENDMENTS

These rules may be amended by the Commission by a concurring vote subject to subsection 3.7, during any regular meeting, provided that all members have received an advanced copy of the proposed amendments at least three (3) days prior to the meeting at which such amendments are to be considered. **Amendments are subject to approval by City Council.**

I HEREBY CERTIFY that the above Bylaws were adopted the 6th day of April 2017.

Mary (Teena) Kracht, Chair

[Annotation: As approved by the City Council at their June 2, 2009 Meeting - Council authorized the bylaw amendments for all Boards and Commissions to include the new Board Absences language, directed all boards or commissions to implement and follow these changes as Council has requested; and authorized the Mayor to sign the amended bylaws.]

[Annotation: On February 4, 2016 the Historic District Commission amended Section 6 Annual Review of By-Laws was

amended for the annual review of the by laws to take place in December instead of January]

[Annotation: On June 1, 2017 the Historic District Commission AMEND Section 1 Authority by citing Chapter 1290 Historic District; NEW language for Item 3.1 Meeting Notice and 3.3 Special Meetings; DELETED Item 3.5 Public Hearings (renumbered list); ADDED the Order of the agenda to item 3.7 Order of Business; ADDED language that items for consideration must be received at least 10 days prior to the meeting to item 3.9 Agenda Items; DELETED Section 5 Open Meetings and Freedom of Information Provisions (renumbered list); ADDED to Section 6 "Amendments that Amendments are subject to approval by City Council"]

Approved by the City of Manistee Council

Date

James Smith, Mayor



PLANNING DEPARTMENT
Kyle Storey
Zoning Administrator
395 Third St. Manistee, Michigan 49660
(231) 398-3576
Fax (231) 398-3526
kstorey@manisteecountymi.gov

Date: 7/3/2019

To: City of Manistee Planning Commission

From: Kyle Storey – City of Manistee Zoning Administrator

Subject: Elks Lodge

Dear Commission,

Attached is the application from Elks Lodge regarding Paint Color appropriateness. The application was accepted by Mark Fedder, Museum curator. Permit being issued out accordingly.

Thanks,

Kyle Storey
City of Manistee Zoning Administrator
Manistee County Planner



Historic District Commission
 Planning & Zoning Department
 70 Maple Street
 Manistee, MI 49660
 231.398.2605
www.manistee.mi.gov

Paint Colors Application for a Certificate of Appropriateness

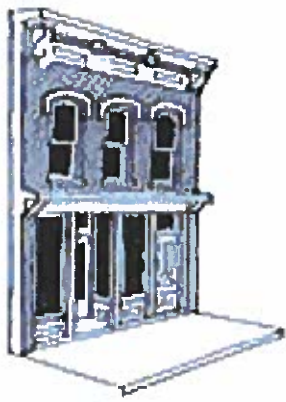
Please Print

Submission of Application		
<p>New color schemes following the Manistee Commercial Historic District Commission <u>Guideline #6 Painting</u> guidelines may be approved by the Manistee County Historical Museum Director or Curator. The Manistee County Historical Museum Director or Curator may require Historic District Commission review or approval of any proposed paint scheme at his discretion. In this event the requirements for applications submitted to the Historic District Commission must be met.</p> <p>Color schemes that do not follow the Manistee Commercial Historic District Commission <u>Guideline #6 Painting</u> must be approved by the Historic District Commission.</p>		
Property Information		
Address:	Parcel #	
Applicant Information		
Name of Owner or Lessee:		
Address: <u>250 EIKS Building River Street Manistee, MI</u>		
Phone #: <u>231-723-2060</u>	Cell#:	e-mail:
Name of Contractor (if applicable): <u>CLH Painting Services (Pending)</u>		
Address:		
Phone #:	Cell#:	e-mail:
Authorization		
<p>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.</p>		
Applicant Signature: <u>[Signature]</u>		Date: <u>6/20/19</u>
<input type="checkbox"/> Paint Plan for project attached (permit cannot be issued without plan)		
Office Use Only		
HDC -	Notes:	
Signature: <u>[Signature]</u>	Date: <u>6/20/19</u>	

Do not paint a brick or stone building that was never painted unless these materials require a protective coating to prevent deterioration.

Painting Plan

Property Address: #950 Elks Building Owner: Elks



Base Color

In general, the base color is the color of the basic facade wall. Often this color is the natural appearance of the masonry. When painted, the base color should relate harmoniously with that of other facades on the street.

Brand of Paint	Paint Color Name	Paint Color Numbers	Paint Color Chips
	Sherwin Williams		<input type="checkbox"/> Attached

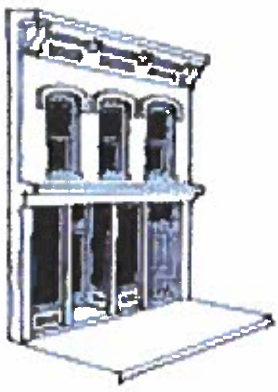
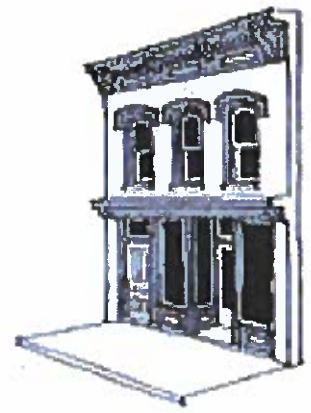
See Attached

Major Trim Color

The major trim color is used on the construction and decorative elements which define the facade. This color should be used on both the upper facade and storefront to tie the facade together as a whole.

Brand of Paint	Paint Color Name	Paint Color Numbers	Paint Color Chips
Sherwin Williams	Woodly Gray	SW 7043	<input checked="" type="checkbox"/> Attached
			<input checked="" type="checkbox"/> Attached
			<input type="checkbox"/> Attached

See Attached



Minor Trim Color

The minor trim color(s) are used primarily as an accent to highlight the architectural details of the facade. Elements such as window sash and doors can be emphasized. Care should be taken in choosing additional colors in a scheme.

Brand of Paint	Paint Color Name	Paint Color Numbers	Paint Color Chips
Sherwin Williams	Imperial Pink	SW 2718	<input checked="" type="checkbox"/> Attached
	Revere Blue	SW 289	<input checked="" type="checkbox"/> Attached
			<input type="checkbox"/> Attached



Camela's

interiors, design & construction, inc.

87 Division Street, Manistee, MI 49660 • 231.723.8688 • 231.723.1633

www.camelainteriors.net • camela@camelainteriors.net

ELKS LODGE 250
432 RIVER STREET
MANISTEE MI

EXTERIOR COLOR DESIGN MAY 14 2019
PACKAGE #1

Base color

WORDLY GRAY SW7043
LOWER FRONT OF BUILDING AND LOWER EAST SIDE OF BUILDING
WEST AND NORTH SIDES OF BUILDING
WALL ON RIVER STREET AND BASEMENT ENTRANCE
WINDOWS ON FRONT/EAST SIDE
CORBELS - ON BAND THAT WILL BE PAINTED ROCKWOOD RED

Bottom - Band



ROYCROFT PEWTER SW2848
BOTTOM BAND OF FRONT OF BUILDING
TOP BAND OF WALL ON RIVER STREET AND TOP OF BASEMENT ENTRANCE
ACCENT ON WINDOWS BOTTOM ON BACK/SIDES/FRONT OF BUILDING
BACK DECK POLES/BAND
WINDOW/DOOR ON WEST SIDE OF BUILDING
CORBEL TYPE ACCENTS ON CIRCLE

Trim

Upper windows & trim



- Trim

PAINT ROCKWOOD DARK RED SW2801
FRONT CIRCLE
WINDOW ACCENTS ON NORTH SIDE

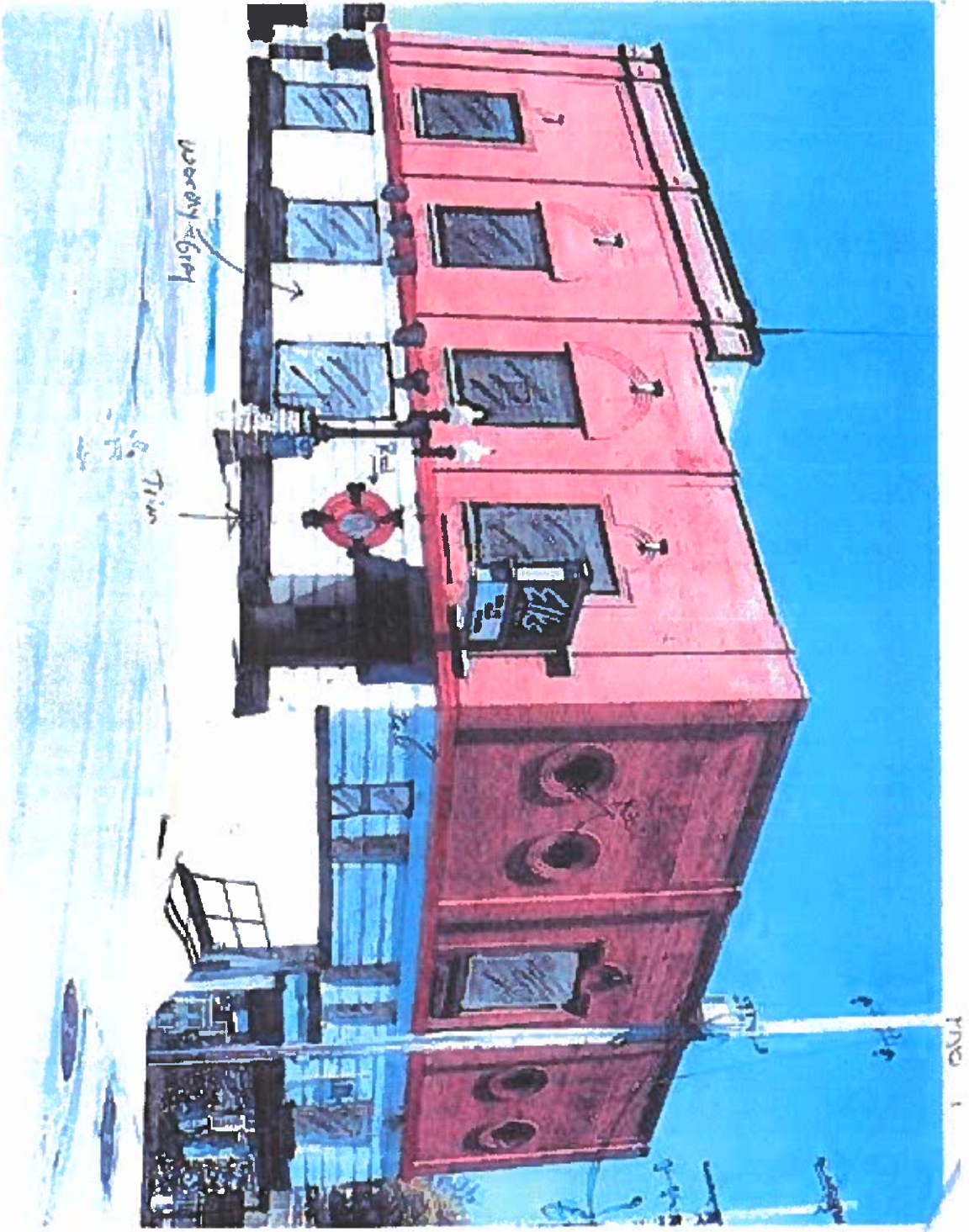
BUNGLEHOUSE BLUE SW0048
ACCENT ABOVE (EMPLOYEE ENTRANCE DOOR (VERY LEFT OF FRONT OF BUILDING)
PAINT SIMILAR AS AWNING COLOR - BLUE



AWNING FOR MAIN ENTRANCE:
GREEN IS VERY HISTORIC AND TRADITIONAL, HOWEVER, ELKS COLORS ARE BLUE/RED. I AM RECOMMENDING A BLUE AWNING. I HAVE INCLUDED A BLUE COLOR THAT IS IN THE HISTORIC COLOR PALLET BY SHERWIN-WILLIAMS PAINTS. SW0048 BUNGLEHOUSE BLUE FOR ACCENT ABOVE NEW EMPLOYEE ENTRANCE AND AWNING MATERIAL COLOR CLOSE TO THIS SUGGESTED COLOR.

COLOR PALLET SAMPLES ATTACHED WITH IMAGES.

from start to finish - plan, design, build



Woodsy & Gray

Tim

PNO 1



Historic District Commission

Kyle Storey
 Planning/Zoning Administrator
 395 Third St.
 Manistee, MI 49660
 231.398.3576
 kstorey@manisteecountymi.gov
 www.manisteemi.gov

Outstanding Permits

As of 7/3/2019

Date Originally Approved	Permit #	Status	Address	Name	Details	Status
1/4/18	PHDC18-001	Expired 1/4/19	337 River St	Maxine Lipon	Entire building restoration. Applicant revising plans.	In progress
3/7/12 4/2/15 4/2/15	PHDC12001 PHDC15004 PHDC15005	Expires 11/30/19	411 River St	Jeff Gordon	Entrance Door Storefront East Façade	Final Extension
10/02/08 7/10/09 6/6/11	PHDC08032 PHDC09014 PHDC11009	Expires 9/30/19	347/349 River St	Paula Rozmarek	Ledge Reconstruction Storefront Renovation/Restoration Entrance Door Replacement	Final Extension
10/10/16	PHDC16-020	Expires 7/31/19	348 River St	Kit Holmes Cynthia Millonzi	Sign	Closed out
11/1/18	PHDC17-014	Expires 9/1/19	308 River Street	Tracey Lindeman	Installation of covered wooden deck in rear of building	
1/25/19	PHDC18-005	Expires 11/25/19	100 Washington Ave.	Tamara Deponio	Façade improvements	
2/11/19	PHDC19-001	2/11/20	344 River St.	Amor/Taco Bout It	New sign for new business.	