



CITY OF ALLEGAN

Historic District Commission
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Monday, August 7, 2023

AGENDA

- 1. Call to Order**
- 2. Attendance**
- 3. Business Meeting**
 - **Election of Chair**
 - **Election of Vice Chair**
- 4. Approval of July 5, 2023, Minutes**
- 5. Public Comment**
- 6. Certificate of Appropriateness Applications**
 - 6A. – 402 Trowbridge Street – Window Replacement
 - 6B. – 314 Trowbridge Street – Sign
- 7. Historic District Commission Next Steps Review and Discussion**
- 8. Member and Staff Comments**
- 9. Adjournment**



CITY OF ALLEGAN
MINUTES OF THE HISTORIC DISTRICT COMMISSION
Held at Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
On Wednesday July 5, 2023, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Mike Zeter, Kristen Stein, Rosie Hunter and Eddie Quiñones-Walker
Absent: Stacy Todd and Carolyn Blass
Staff: Joel Dye, City Manager

3. Approval of Previous Meeting Minutes

Motion by Jason Ramaker, supported by Eddie Quinones-Walker to approve the minutes of the June 5, 2023, Historic District Commission. Motion carried 4-0.

4. Public Comment

Dave Redding wanted to clarify that he supported the original recommendation from the Historic District Commission.

Paula Mintek stated wanted to verify that the membership compensation of the Historic District Commission as well inform that Commission that she has been in contact with the State Historic Preservation Office and wanted to distribute to the Commission the information she has received from SHPO.

Kristen Stein joined the meeting at this time.

5. Certificate of Appropriateness Applications

5A. 448 Trowbridge Street – Pergola and Sign

The Commission reviewed an after the fact application from the City of Allegan for the installation of a pergola and sign which was installed at 448 Trowbridge Street.

The commission held a discussion regarding this application and felt the improvements did not take away from the historical character of the property.

Motion by Mike Zeter, supported by Eddie Quinones-Walker, to approve this application based on the Department of Interior Standards 1, 2, 4, and 7. Motion Carried 5-0.

5B. 249 Marshall Street – Vinyl Window Inserts

The Commission reviewed an application to remove wood window sashes and install vinyl inserts in the windows at 249 Marshall Street.

The commission held a discussion regarding this application and felt the improvements did not take away from the historical character of the property.

Motion by Jason Ramaker, supported by Rosie Hunter, to approve this application based on the Department of Interior Standards 1, 2, 4, and 5. Motion Carried 5-0.

5C. 109 Locust Street – Aluminum Clad Windows

The Commission reviewed an application to remove wood windows and install aluminum clad windows at 109 Locust Street.

The commission held a discussion regarding this application and felt the improvements did not take away from the historical character of the property.

Motion by Jason Ramaker, supported by Kristen Stein, to approve this application based on the Department of Interior Standards 1, 2, 4, and 5. Motion Carried 5-0.

5D. 218 Ely Street – New Detached Garage

The Commission reviewed an application to construct a 24 x 40 detached garage with vinyl siding and a metal roof with white corner boards at 218 Ely Street.

The commission held a discussion regarding this application and felt the improvements did not take away from the historical character of the property as long as the applicant installs an 8-inch frost board beneath the roof line.

Motion by Eddie Quinones-Walker, supported by Jason Ramaker, to approve this application based on the Department of Interior Standards 3, 9, and 14. Motion Carried 5-0.

6. Historic District Property Reviews

The Commission began looking at certain properties to see if they should still be designated properties as contributing to the Historic Districts. After looking at a couple properties the Commission felt that if they are going to go through this process that the City Council should appoint a study committee per the regulations of PA169.

Motion by Eddie Quinones-Walker, supported by Jason Ramaker to request that the City Council appoint a study committee to review the status of the Allegan Historic Districts. Motion Carried 5-0.

7. Member and Staff Comments

Jason Ramaker inquired into the letters that were sent out to the properties who have done work to their property but have not applied for a certificate of appropriateness yet. Joel Dye mentioned that he hasn't heard from any of them yet.

Motion by Eddie Quinones-Walker, supported by Jason Ramaker to send a civil infraction ticket

to the owner of 220 Pine Street for installing new windows without a permit. Motion Carried 5-0.

The Commission then held much discussion regarding the operations of the Historic District and what the next steps should be regarding the properties that have work done to them without first receiving approval. The Commission agreed to continue this discussion at their next meeting.

8. Adjournment

Chairman Quinones-Walker adjourned the meeting at 8:37 p.m.

Respectfully submitted by
Joel Dye, City Manager



**PROFESSIONAL CODE INSPECTIONS
OF MICHIGAN, INC.**

1575 142nd Avenue
Dorr, MI 49323
(616) 877-2000
(Fax) #(616) 877-4455

MEMORANDUM

TO: City of Allegan Historic District Commission
FROM: Lori Castello, Zoning Administrator/Historic Preservation Coordinator
DATE: August 3, 2023
RE: 402 Trowbridge — Window Replacement

The Historic District Commission is scheduled to hear a request from Whitney Reeds, lessee at 402 Trowbridge Street, to replace current windows with vinyl replacements.

GENERAL OVERVIEW

Property Information and Surrounding Area

This property is located at 402 Trowbridge Street, also known as Permanent Parcel Number 03-51-105-106-00, within the Pritchard's Overlook Historic District. The property lies on the north side of Trowbridge Street, near the northwest corner of Trowbridge and N. Walnut Streets. This parcel is currently zoned R-2 Single Family Residential District.

Information provided by Applicant

The applicant has completed the application to the Historic District Commission. Included are photos of the windows that are proposed for replacement and photos of the proposed products to replace them. While the material is not included within the specifications for the replacement windows, the applicant has verified that they are proposed to be constructed of vinyl.

RELEVANT LANGUAGE

Historic District Handbook Design Guidelines for Windows

"Windows serve both the exterior and interior of a building and as such, windows are always an important part of the historic character of a building. In most buildings, windows comprise a considerable amount of the historic fabric of the building and deserve special consideration.

A. Original/Replacement

1. *The historically important design of the windows, such as the casing, sash, muntins, sills, etc. should be maintained.*

Applicant is proposing a replacement of wooden windows to vinyl windows.

2. *If the window needs to be replaced, it should be replaced using the same sash, pane configuration, size, and material as the original.*

Applicant is proposing to match the pane configuration to the existing windows.

3. *If it is not economically feasible to replace using like material then a compatible substitute material may be considered.*

No evidence has been presented to suggest that new vinyl windows will have any substantial economic or energy-saving advantage over aluminum windows, however the applicant may be able to provide additional information. There is lead based paint on the old windows; as the proposed use for the building is as a daycare center, this would pose a safety issue and must be remediated.

4. *Windows that do not match the originals are generally not approved.*

Applicant is proposing vinyl replacements to match as closely as possible to the existing windows.

5. *The size of the window opening should not be altered. An original opening should not be closed in to accommodate a smaller window.*

Applicant's vinyl proposal may increase the amount of material framing the pane, giving the window a slightly smaller appearance.

6. *The positions of the windows on facades facing the street should not be changed and new window openings should not be added.*

The applicant's proposal will not alter the positions of the windows or add new windows.

7. *Restoring window openings that have been altered over time is encouraged.*

The existing openings appear to be original to the building.

CONCLUSION

Conclusion

Based on the application submitted, the proposed window replacement project may or may not fit the guidelines for windows within the Historic District. The HDC may choose to approve or suggest alternative work if it finds the application does not meet historic district guidelines based on Secretary of Interior and City of Allegan Standards. I have attached a copy of these standards with my observations and encourage the HDC to review these standards to support a decision to approve, approve with conditions, or deny the request. I hope the information provided is helpful to you as you consider this alteration request. If you have any questions or concerns please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at either (616) 877-2000 Ext. 213 or by email at lcastello@pcimi.com.

Thank you for your time.

Sincerely,



Lori Castello
Zoning Administrator/HDC Preservation Coordinator

AERIAL VIEW OF THE PROPERTY — *Outlined in Blue*



402 Trowbridge Street



City of Allegan Historic District Commission

Findings of Fact

All decisions by all bodies of government both elected and appointed are recommended to include findings of fact within their decision-making process. The following standards are prescribed by the City of Allegan Historic District Ordinance, Article 13 of the City of Allegan Code of Ordinances. Please consider each standard as a group and include these findings within the minutes for each application.

PROJECT ADDRESS: 402 Trowbridge St

PROJECT TITLE: Window Replacement

Sec. 13-57. Preservation standards.

"The standards (Department of Interior Regulations, 36 CFR 67), pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project ☐ complies ☐ does not comply

Reasons: **Building was likely originally a residential home but has since been altered to a commercial use, several years ago.**

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project ☐ complies ☐ does not comply

Reasons: **The original windows are wooden; the proposed replacements are vinyl.**

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.*

The proposed project ☐ complies ☐ does not comply

Reasons: **It is clear that vinyl windows are not a historic feature, however the HDC may find that for this same reason, the replacement windows would not be attempting to create any architectural elements in an effort to present them as historically accurate.**

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed project ☐ complies ☐ does not comply

Reasons: **Applicant's proposal will help preserve overall longevity of the historic structure via energy efficiency, but may affect the historic character simultaneously.**

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property [that] shall be preserved.*

The proposed project _____ complies _____ does not comply

Reasons: **Applicant's proposal will match the pane layout of the existing windows.**

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project _____ complies _____ does not comply

Reasons: **The lead paint and required removal and mitigation thereof may not be a practical option for the proposed use of the property as a daycare center.**

7. *Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The proposed project _____ complies _____ does not comply

Reasons: **No chemical or physical treatments are proposed.**

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The proposed project _____ complies _____ does not comply

Reasons: **No archeological resources will be affected by the proposed project.**

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project _____ complies _____ does not comply

Reasons: **N/A: Alteration; no additions.**

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project _____ complies _____ does not comply

Reasons: **N/A: Alteration; no additions.**

11. *Every reasonable attempt shall be made to preserve structures in a manner which requires minimal alteration to original building design.*

The proposed project _____ complies _____ does not comply

Reasons: **Proposed replacements vary in design, texture, and material. Comparable 9-light aluminum windows are on the market today. Provided documentation shows that window provider offers 9-light options.**

12. *Construction or modification work shall not, except where necessary for purposes of safety or efficiency, nullify the distinguishing qualities of the property and its environment. The removal or alteration of architectural features of special historical significance shall be held to a minimum.*

The proposed project _____ complies _____ does not comply

Reasons: **Due to the lead paint and required removal and mitigation thereof, restoration may not be a practical option for the proposed use of the property as a daycare center, leading to the applicant's proposal of vinyl.**

13. *Deteriorated architectural features shall be repaired rather than replaced whenever possible. Repaired or replaced features shall duplicate original features.*

The proposed project _____ complies _____ does not comply

Reasons: **Due to the lead paint and required removal and mitigation thereof, restoration may not be a practical option for the proposed use of the property as a daycare center, leading to the applicant's proposal of vinyl. The applicant's proposal duplicates existing windows as closely as possible with using the proposed materials.**

14. *New development, including exterior remodeling, shall:*

- a. *Respect the architectural and structural integrity of the historic district or site in which work is undertaken through sympathetic use of style, material and color;*
- b. *Respect the appearance of the streetscape as a whole by harmonizing the design and appearance of the facades of individual structures within the overall design and appearance of the streetscape.*

The proposed project _____ complies _____ does not comply.

Reasons: **N/A: Alteration; no additions.**

15. *Unpainted aluminum and exposed concrete masonry, other than masonry foundations, which are not characteristic of historic districts and sites identified in this chapter are prohibited.*

The proposed project _____ complies _____ does not comply

Reasons: **No unpainted aluminum or exposed concrete masonry is proposed for this project.**

16. *The replacement of lost architectural features with the original feature or features similar to the original shall be strongly encouraged.*

The proposed project _____ complies _____ does not comply.

Reasons: **Applicant's proposal attempts to honor the original design and composition with modern materials.**

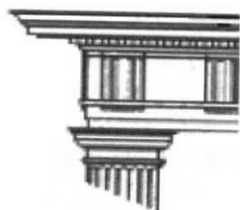
17. *The height, bulk and character of new structures shall be visually compatible with adjacent structures, as defined by the city zoning ordinance.*

The proposed project _____ complies _____ does not comply

Reasons: **The proposed replacement will be similar to existing and is zoning compliant.**

Meeting Date ____/____/____

Case # ____ - ____ - ____



Allegan Historic District Application for Project Review

AHDC

Allegan Historic District Commission
112 Locust St.
Allegan, MI 49010
Ph: 269-673-5511 Fax: 269-673-2869

1. Address & Parcel # Where Work is to be Performed 402 Trowbridge St. #03-51- 105 - 106 - 00
(Property parcel number)

2. Owner/Applicant Information:

Property Owner Information	Applicant Information (if different from Property Owner)
Owners Name: <u>MOOSH and GOOBS LLC</u>	Name: <u>Whitney Reeds</u>
Contact Name: <u>Tyler Nicholson</u>	Contact Name: <u>(Little Tigers Learning Center)</u>
Address: <u>24190 2nd Ave, Otsego</u>	Address: <u>24190 2nd Ave Otsego</u>
Phone: <u>608-354-7392</u>	Phone: <u>231-250-1761</u>
Fax:	Fax:
E-mail address: <u>mooshandgoobs@gmail.com</u>	E-mail address: <u>whitney.reeds@gmail.com</u>

3. Type of Project: ☐ Adaptive Use ☐ Addition ☒ Alteration ☒ Maintenance ☐ Demolition
(Check all that apply) ☐ New Construction ☐ Preservation ☐ Rehabilitation ☐ Signs

4. Describe Proposed Project: (Briefly describe project in outline format on this form)

① Replace and add gutters on building color: royal brown
② Replace 14 windows on original section of building
-Existing windows have lead based paint on the exterior and are dry rotted. This in addition to the age of the glass make them unsuitable for the intended use as a child care facility. color: Sandstone match grids as original

(Continue on additional page if necessary)

5. Estimated Cost of the Project: (Please attach all estimates for review if applicable)

Gutters \$2116.28
Windows \$5128.02

6. Documentation: (Please note that all applicable documentation noted below is required before an application will be accepted.)

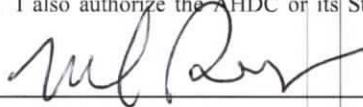
- ☒ Photographs showing overall front structure/streetscape;
- ☒ Detail photographs of features affected by project;
- ☐ Site plan/floor plan showing existing structure, street locations, and proposed new elements;
- ☐ Elevations, dimensioned and showing appearance of proposed project;
- ☐ Construction details as needed to explain and clarify the project;
- ☒ Complete materials list/specification (include type of finishes used if applicable--paint, stain etc. etc.)

See quotes

7. Certification and Agreement:

I hereby certify that I will complete the project described herein as approved by Allegan Historic District Commission (AHDC) as required by the Historic Preservation Ordinance (Chapter 13, Allegan Municipal Code). I understand that the AHDC or its Staff will monitor this project to ensure compliance with the approved design. I also authorize the AHDC or its Staff to perform visual inspections as part of the compliance verification process.

Signature of Owner or Applicant



Print Name Whitney Reeds

Date 8/1/2023

8. RETURN THIS FORM AND SUPPORTING MATERIALS ON OR BEFORE APPLICATION DEADLINE TO:

Professional Code Inspections
Attn. Lori Castello
1575 142nd Ave
Dorr, MI 49323
Ph: 616-877-2000 Fax: 616-628-3335
EMAIL: lcastello@pcimi.com

	Application Deadline	AHDC Meeting Date
January 2021	December 23, 2020	January 4, 2021
February 2021	January 22, 2021	February 1, 2021
March 2021	February 22, 2021	March 1, 2021
April 2021	March 26, 2021	April 5, 2021
May 2021	April 23, 2021	May 3, 2021
June 2021	May 21, 2021	June 7, 2021
July 2021	June 25, 2021	July 6, 2021 (Tuesday)
August 2021	July 23, 2021	August 2, 2021
September 2021	August 27, 2021	September 7, 2021 (Tuesday)
October 2021	September 24, 2021	October 4, 2021
November 2021	October 22, 2021	November 1, 2021
December 2021	November 24, 2021	December 6, 2021

East Side (back to front)



A



B



C



D



E



F

Front



G



H



Front of property view

West Side (front to back)



I



J



K



L



M



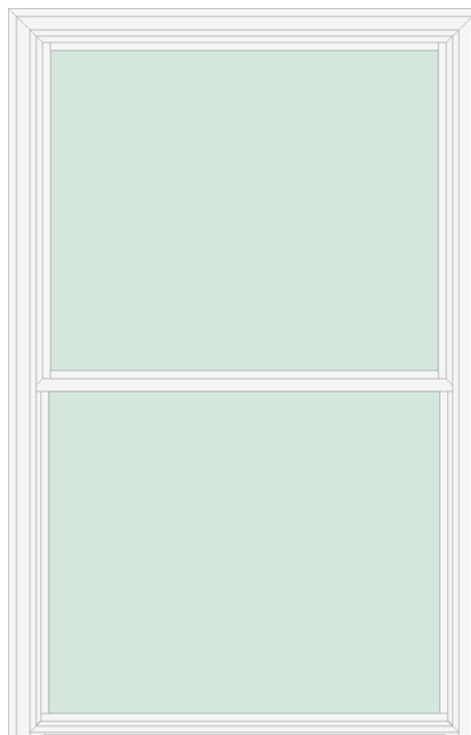
N

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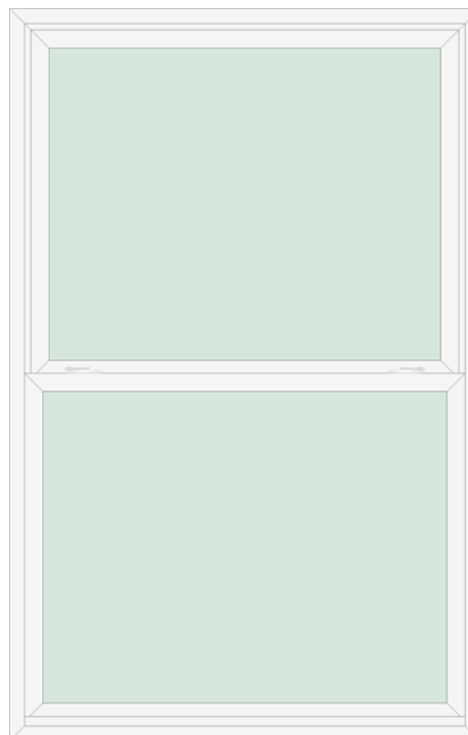
Aspect AP500 Series 501 - Double Hung



269-382-6260
5177 Comstock Ave
Kalamazoo, MI 49048



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Nicholson/Tiny Tiger

Order #10340556-1

Qty: 3

DETAILS

Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 37 1/2" x 58 1/4"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Sweep Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue

Screen Mesh

Sill Extender

ComforTech DLA

Single Strength Glass

3/4" IG Thickness

Sell Price: \$942.24 (\$314.08 per one)

SIZING

Opening Width Range: 37 3/4" to 38"
Opening Height Range: 58 1/2" to 58 3/4"
Window Size: 37 1/2" x 58 1/4"
United Inches: 97
Egress Size: 32 1/2" x 23 3/32"
Egress Square Foot: 5.2177
Egress Meets Criteria: No
Top Sash Size: 33 1/2" x 27 11/16"
Top Glass Size: 31 3/4" x 25 15/16" x 3/4"
Top Glass Viewable Size: 30 3/4" x 24 15/16"
Bottom Sash Size: 34 1/2" x 28 11/16"
Bottom Glass Size: 32 3/4" x 26 15/16" x 3/4"
Bottom Glass Viewable Size: 31 3/4" x 25 15/16"
Size:
Bottom Screen: 33 15/16" x 29 1/8"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 142mph
AAMA/WDMA/CSA 101/LS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27

0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.52

60.00

Air Infiltration (cfm/ft²)

<= 0.05

ENERGY STAR

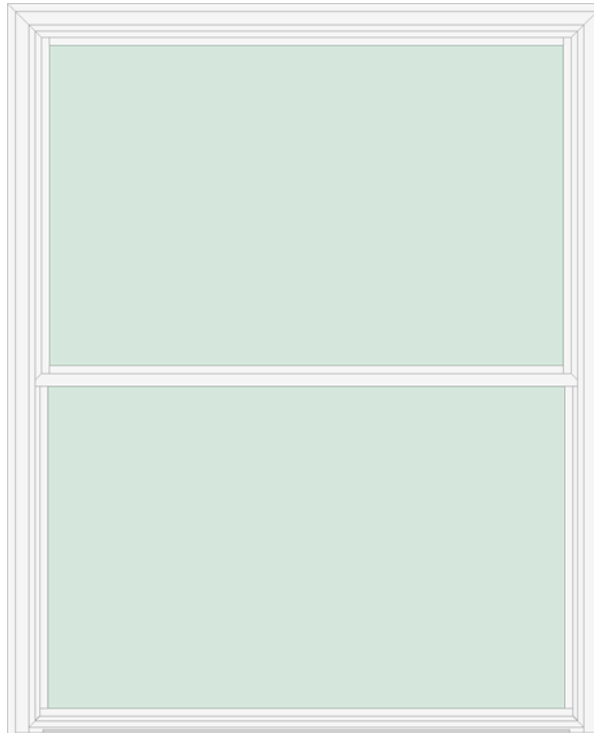
Northern/North-Central Regions

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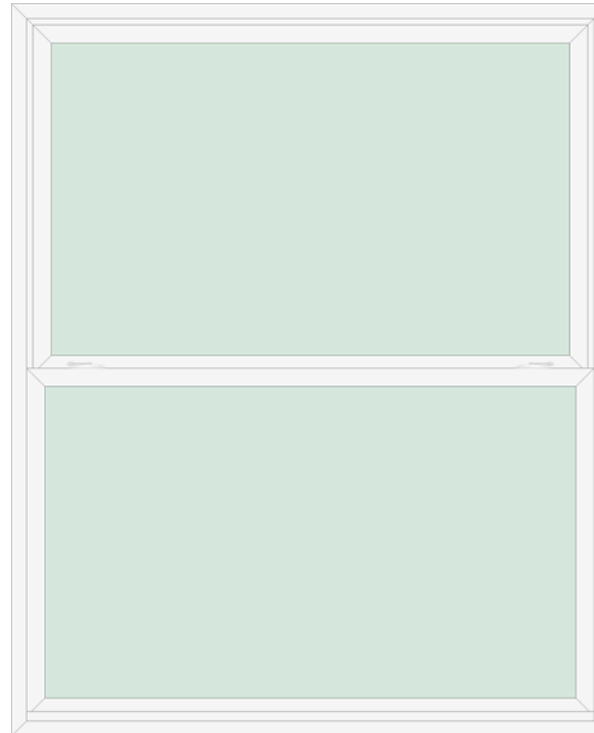
Aspect AP500 Series 501 - Double Hung



269-382-6260
5177 Comstock Ave
Kalamazoo, MI 49048



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 47 3/4" to 48"
Opening Height Range: 58 1/2" to 58 3/4"
Window Size: 47 1/2" x 58 1/4"
United Inches: 107
Egress Size: 42 1/2" x 22 9/32"
Egress Square Foot: 6.5834
Egress Meets Criteria: No
Top Sash Size: 43 1/2" x 27 11/16"
Top Glass Size: 41 3/4" x 25 15/16" x 3/4"
Top Glass Viewable Size: 40 3/4" x 24 15/16"
Bottom Sash Size: 44 1/2" x 28 11/16"
Bottom Glass Size: 42 3/4" x 26 15/16" x 3/4"
Bottom Glass Viewable Size: 41 3/4" x 25 15/16"
Bottom Screen: 43 15/16" x 29 1/8"

Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27

0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.52

60.00

Air Infiltration (cfm/ft2)

<= 0.05

ENERGY STAR

Northern/North-Central Regions

QUOTE INFORMATION

Job: Nicholson/Tiny Tiger

Order #10340556-2

DETAILS

Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 47 1/2" x 58 1/4"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Sweep Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue

Screen Mesh

Sill Extender

ComforTech DLA

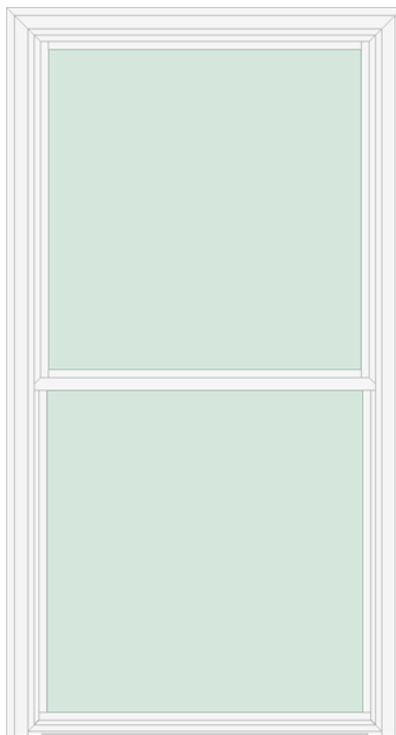
Single Strength Glass

3/4" IG Thickness

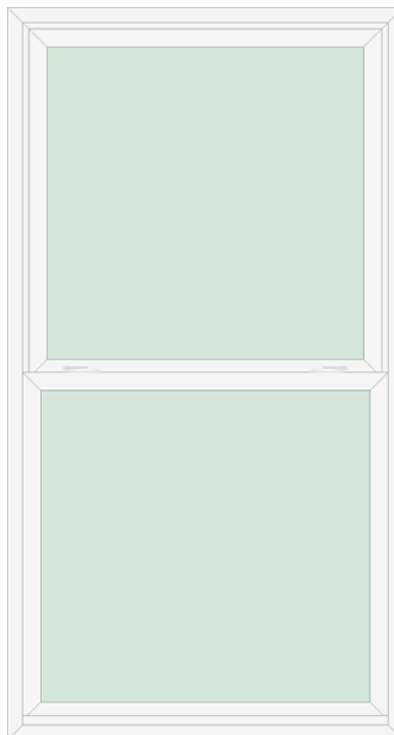
Sell Price: \$375.72

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 501 - Double Hung



OUTSIDE VIEW



INSIDE VIEW



269-382-6260
5177 Comstock Ave
Kalamazoo, MI 49048

QUOTE INFORMATION

Job: Nicholson/Tiny Tiger

Order #10340556-3

Qty: 2

DETAILS

Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 31 1/2" x 58 1/4"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Sweep Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue

Screen Mesh

Sill Extender

ComforTech DLA

Single Strength Glass

3/4" IG Thickness

Sell Price: \$628.16 (\$314.08 per one)

SIZING

Opening Width Range: 31 3/4" to 32"
Opening Height Range: 58 1/2" to 58 3/4"
Window Size: 31 1/2" x 58 1/4"
United Inches: 91
Egress Size: 26 1/2" x 23 3/32"
Egress Square Foot: 4.2545
Egress Meets Criteria: No
Top Sash Size: 27 1/2" x 27 11/16"
Top Glass Size: 25 3/4" x 25 15/16" x 3/4"
Top Glass Viewable Size: 24 3/4" x 24 15/16"
Bottom Sash Size: 28 1/2" x 28 11/16"
Bottom Glass Size: 26 3/4" x 26 15/16" x 3/4"
Bottom Glass Viewable Size: 25 3/4" x 25 15/16"
Size:
Bottom Screen: 27 15/16" x 29 1/8"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 142mph
AAMA/WDMA/CSA 101/1.S.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27

0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.52

60.00

Air Infiltration (cfm/ft²)

<= 0.05

ENERGY STAR

Northern/North-Central Regions

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series Muller Unit



269-382-6260
5177 Comstock Ave
Kalamazoo, MI 49048



OUTSIDE VIEW

INSIDE VIEW

SIZING

Overall Unit Size: 98 1/2" x 58 1/4"
Opening Width Range: 98 3/4" to 99"
Opening Height Range: 58 1/2" to 58 3/4"
Egress Size: 19 5/8" x 23 3/32"
Egress Square Foot: 3.1507
Egress Meets Criteria: No
501 - Double Hung: 24 5/8" x 58 1/4"
509 - Picture Window: 49 1/4" x 58 1/4"
501 - Double Hung: 24 5/8" x 58 1/4"

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27 0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.52 60.00

Air Infiltration (cfm/ft2)

<= 0.05

ENERGY STAR

Northern/North-Central Regions

QUOTE INFORMATION

Job: Nicholson/Tiny Tiger

Order #10340556-4

DETAILS

Aspect Window - AP500 Series

White

Exact Size: 98 1/2" x 58 1/4"

Three Across - 1/4-1/2-1/4

Factory Muller

Mull Header Cover

Sill Extender

Window A1 - 501 - Double Hung

Unit Size: 24 5/8" x 58 1/4"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Sweep Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue Screen Mesh

Glass Settings (All Sash):

Comfortech DLA

Single Strength Glass

3/4" IG Thickness

Window A2 - 509 - Picture Window

Unit Size: 49 1/4" x 58 1/4"

Comfortech DLA

Double Strength Glass

3/4" IG Thickness

Window A3 - 501 - Double Hung

Unit Size: 24 5/8" x 58 1/4"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Sweep Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue Screen Mesh

Glass Settings (All Sash):

Comfortech DLA

Single Strength Glass

3/4" IG Thickness

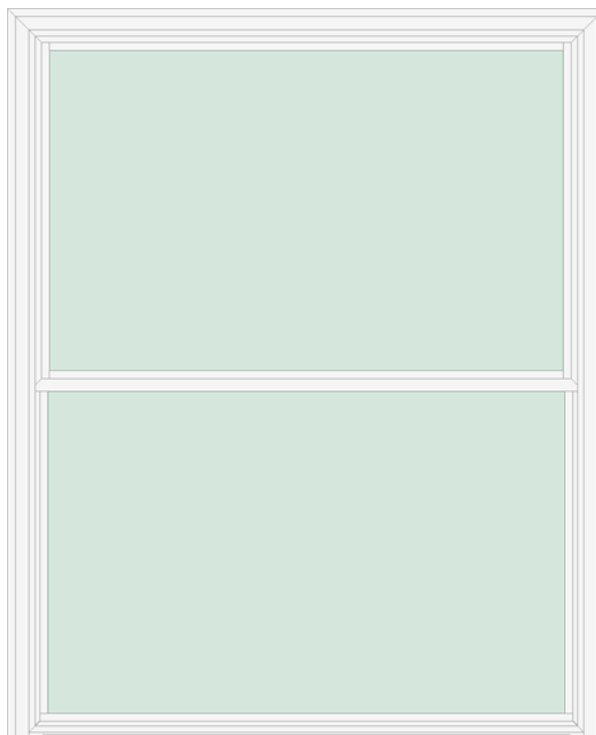
Sell Price: \$1,056.99

YOUR PROFESSIONAL-CLASS PRODUCT

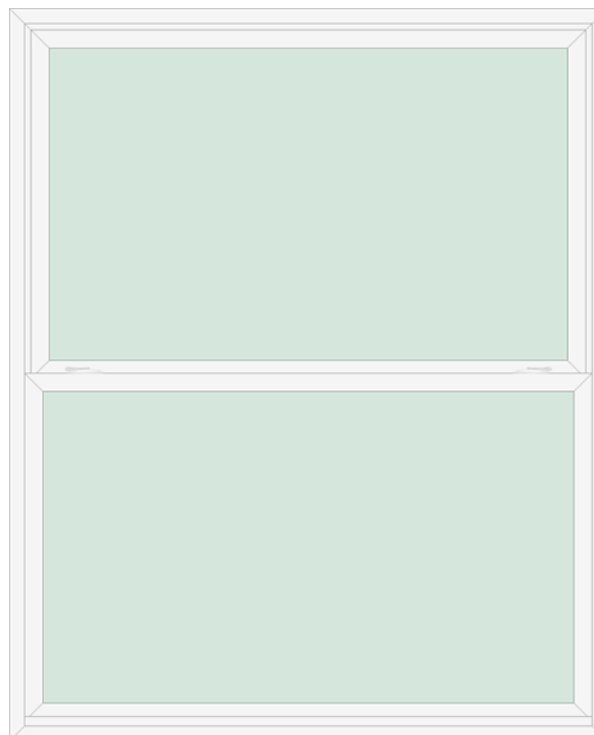
Aspect AP500 Series 501 - Double Hung



269-382-6260
5177 Comstock Ave
Kalamazoo, MI 49048



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 47 3/4" to 48"
Opening Height Range: 58 1/2" to 58 3/4"
Window Size: 47 1/2" x 58 1/4"
United Inches: 107
Egress Size: 42 1/2" x 22 9/32"
Egress Square Foot: 6.5834
Egress Meets Criteria: No
Top Sash Size: 43 1/2" x 27 11/16"
Top Glass Size: 41 3/4" x 25 15/16" x 3/4"
Top Glass Viewable Size: 40 3/4" x 24 15/16"
Bottom Sash Size: 44 1/2" x 28 11/16"
Bottom Glass Size: 42 3/4" x 26 15/16" x 3/4"
Bottom Glass Viewable Size: 41 3/4" x 25 15/16"
Bottom Screen: 43 15/16" x 29 1/8"

Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27 0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.52 60.00

Air Infiltration (cfm/ft2)

<= 0.05

ENERGY STAR

Northern/North-Central Regions

QUOTE INFORMATION

Job: Nicholson/Tiny Tiger

Order #10340556-8

DETAILS

Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 47 1/2" x 58 1/4"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Sweep Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue

Screen Mesh

Sill Extender

ComforTech DLA

Single Strength Glass

3/4" IG Thickness

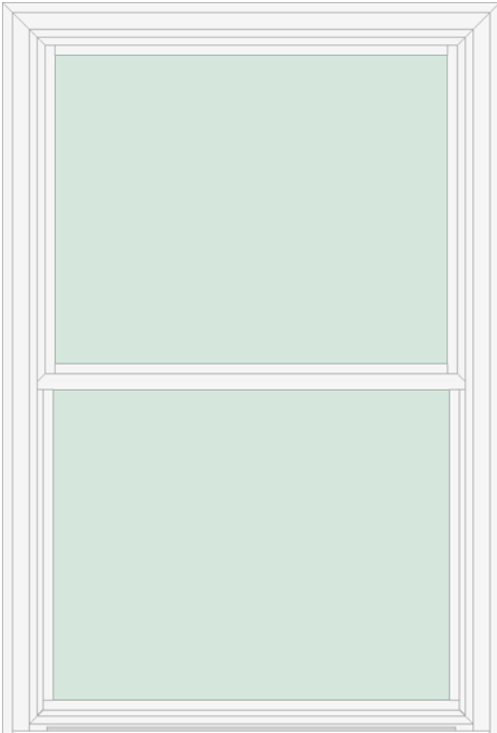
Sell Price: \$375.72

YOUR PROFESSIONAL-CLASS PRODUCT

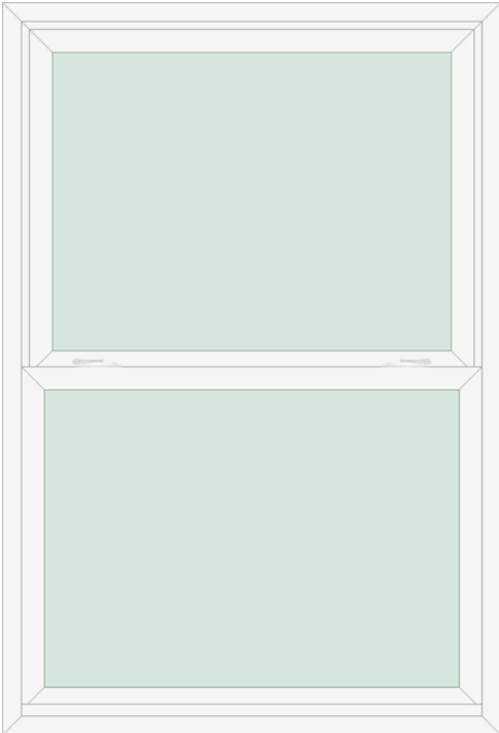
Aspect AP500 Series 501 - Double Hung



269-382-6260
5177 Comstock Ave
Kalamazoo, MI 49048



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Nicholson/Tiny Tiger
Order #10340556-9
Qty: 2

DETAILS

Aspect Window - AP500 Series

501 - Double Hung
White
Exact Size: 31 1/2" x 46 1/4"
Constant Force Roller Tilt Balance System
Snap-In Frame Sash Stops
Double Sweep Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Roll Form Bottom Screen (White) with BetterVue
Screen Mesh
Sill Extender
ComforTech DLA
Single Strength Glass
3/4" IG Thickness

Sell Price: \$521.94 (\$260.97 per one)

SIZING

Opening Width Range: 31 3/4" to 32"
Opening Height Range: 46 1/2" to 46 3/4"
Window Size: 31 1/2" x 46 1/4"
United Inches: 79
Egress Size: 26 1/2" x 17 3/32"
Egress Square Foot: 3.1503
Egress Meets Criteria: No
Top Sash Size: 27 1/2" x 21 11/16"
Top Glass Size: 25 3/4" x 19 15/16" x 3/4"
Top Glass Viewable Size: 24 3/4" x 18 15/16"
Bottom Sash Size: 28 1/2" x 22 11/16"
Bottom Glass Size: 26 3/4" x 20 15/16" x 3/4"
Bottom Glass Viewable Size: 25 3/4" x 19 15/16"
Size:
Bottom Screen: 27 15/16" x 23 1/8"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 142mph
AAMA/WDMA/CSA 101/LS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P) Solar Heat Gain Coefficient
0.27 0.28

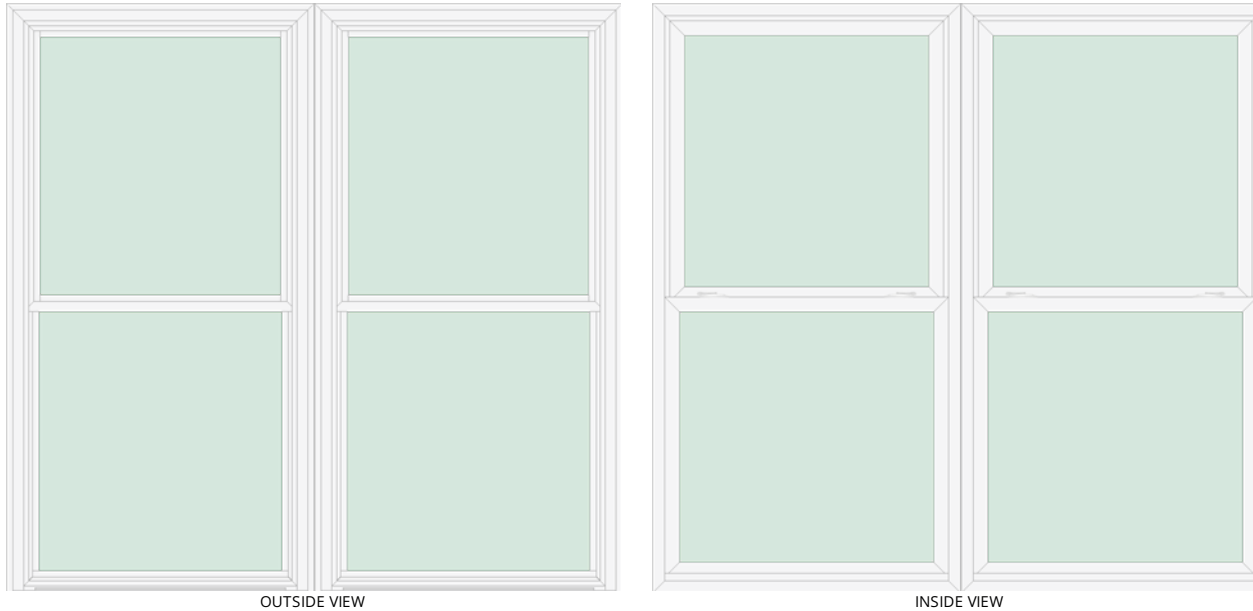
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance Condensation Resistance
0.52 60.00
Air Infiltration (cfm/ft²)
<= 0.05

ENERGY STAR

Northern/North-Central Regions

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series Muller Unit



269-382-6260
5177 Comstock Ave
Kalamazoo, MI 49048

QUOTE INFORMATION

Job: Nicholson/Tiny Tiger
Order #10340556-10

DETAILS

Aspect Window - AP500 Series

White

Exact Size: 61" x 58 1/4"

Two Across - Even

Factory Muller

Mull Header Cover

Sill Extender

Glass -- All Units:

ComforTech DLA

Single Strength Glass

3/4" IG Thickness

SIZING

Overall Unit Size: 61" x 58 1/4"
Opening Width Range: 61 1/4" to 61 1/2"
Opening Height Range: 58 1/2" to 58 3/4"
Egress Size: 25 1/2" x 23 3/32"
Egress Square Foot: 4.0939
Egress Meets Criteria: No
501 - Double Hung: 30 1/2" x 58 1/4"
501 - Double Hung: 30 1/2" x 58 1/4"

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient
0.27 **0.28**

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance
0.52 **60.00**
Air Infiltration (cfm/ft2)
<= 0.05

ENERGY STAR

Northern/North-Central Regions

Window A1 - 501 - Double Hung

Unit Size: 30 1/2" x 58 1/4"
Constant Force Roller Tilt Balance System
Snap-In Frame Sash Stops
Double Sweep Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Roll Form Bottom Screen (White) with BetterVue Screen Mesh

Window A2 - 501 - Double Hung

Unit Size: 30 1/2" x 58 1/4"
Constant Force Roller Tilt Balance System
Snap-In Frame Sash Stops
Double Sweep Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Roll Form Bottom Screen (White) with BetterVue Screen Mesh

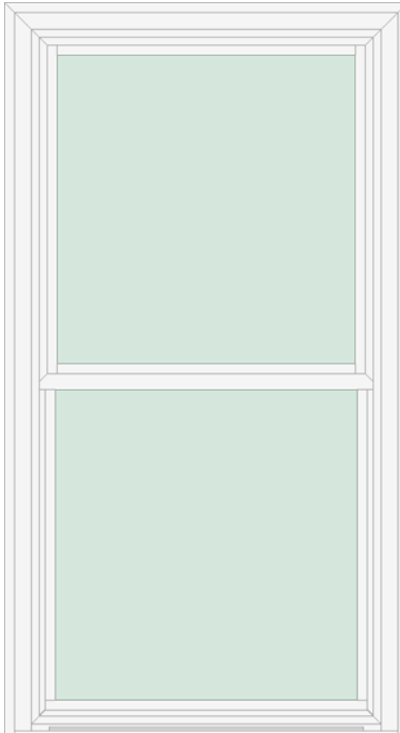
Sell Price: \$676.03

YOUR PROFESSIONAL-CLASS PRODUCT

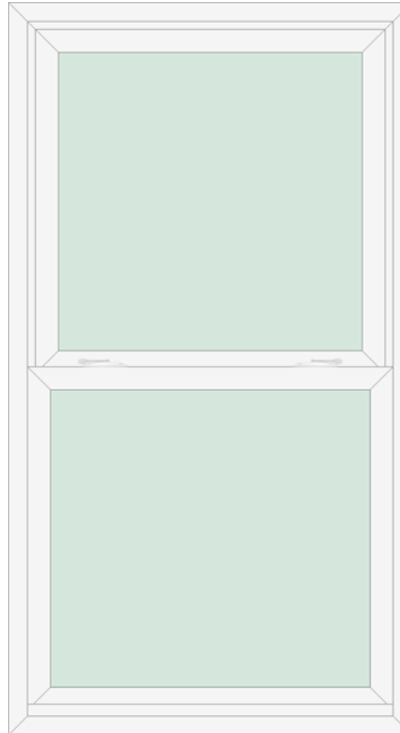
Aspect AP500 Series 501 - Double Hung



269-382-6260
5177 Comstock Ave
Kalamazoo, MI 49048



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Nicholson/Tiny Tiger

Order #10340556-13

DETAILS

Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 25 1/2" x 46 1/4"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Sweep Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue Screen Mesh

Sill Extender

ComforTech DLA

Single Strength Glass

3/4" IG Thickness

Sell Price: \$260.97

Tax - 6.0%: \$290.27

Total: \$5,128.02

SIZING

Opening Width Range: 25 3/4" to 26"
Opening Height Range: 46 1/2" to 46 3/4"
Window Size: 25 1/2" x 46 1/4"
United Inches: 73
Egress Size: 20 1/2" x 17 3/32"
Egress Square Foot: 2.4370
Egress Meets Criteria: No
Top Sash Size: 21 1/2" x 21 11/16"
Top Glass Size: 19 3/4" x 19 15/16" x 3/4"
Top Glass Viewable Size: 18 3/4" x 18 15/16"
Bottom Sash Size: 22 1/2" x 22 11/16"
Bottom Glass Size: 20 3/4" x 20 15/16" x 3/4"
Bottom Glass Viewable: 19 3/4" x 19 15/16"
Size:
Bottom Screen: 21 15/16" x 23 1/8"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 142mph
AAMA/WDMA/CSA 101/IS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27

0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.52

60.00

Air Infiltration (cfm/ft²)

<= 0.05

ENERGY STAR

Northern/North-Central Regions

PROVIDENCE SEAMLESS GUTTERS

82565 28th St. Lawton, MI 49065
269-321-3077
psggutters@gmail.com

Estimate

Date	Estimate #
7/22/2023	2748

Name / Address
Tyler Nicholson 24190 2nd Ave Otsego, MI 608-354-7392 medeirosnich@gmail.com

Description	Qty	Rate	Total
Whole building and carport: Remove any existing gutter & downspouts from building and haul away. Install new seamless 5" k-style aluminum gutter on entire building & carport on flat fascia with hidden hangers. Install (8) 2"x3" downspouts on building/color: royal brown optional: Install premium aluminum 5" small holed screen on gutter \$1,067.00		2,116.25	2,116.25
402 Trowbridge St. Allegan, MI (Safe Harbor)	Total \$2,116.25		

Signature _____



**PROFESSIONAL CODE INSPECTIONS
OF MICHIGAN, INC.**
1575 142nd Avenue
Dorr, MI 49323
(616) 877-2000

MEMORANDUM

TO: City of Allegan Historic District Commission
FROM: Lori Castello, Zoning Administrator/ Historic Preservation Coordinator
DATE: July 31, 2023
RE: 314 Trowbridge Sign – Orton Tooman, PC

The Historic District Commission is scheduled to hear a request from Brandon Burrill on behalf of Orton Tooman, PC, tenant, to replace an existing hanging sign.

GENERAL OVERVIEW

Property Information and Surrounding Area

This property is located at 314 Trowbridge, also known as Permanent Parcel Number 51-105-181-00, within the Old Town Allegan Historic District. It comprises 0.04 acres (1,740 square feet) and is owned by Trowbridge, LLC. It is currently zoned C-1 Central Business District.

Information provided by Applicant

The applicant has completed the application to the Historic District Commission and provided a rendering of the proposed sign face and location and details regarding its material and composition. It is not listed on the application, however I did confirm by email with the applicant that the sign will be constructed of wood and painted.

RELEVANT LANGUAGE

Historic District Handbook Design Guidelines for Decks

“Signs are one of the most prominent visual elements on a street. Well-designed signs add interest, color, and variety to building facades and streetscapes; poorly-designed signs can cause visual clutter and be a major distraction from a well-designed storefront or converted residential building. The AHDC only reviews the “design” of the proposed sign for its appropriateness in the historic district. A separate sign permit application will need to be submitted to the city building official for compliance review with the City Zoning/Sign Ordinances before application is made with the AHDC. Contact the Historic Preservation Administrator at Allegan City Hall for further details.

- 1. The following types of signs may be acceptable: painted or applied wall signs, projecting signs, signs on awnings or canopies, and freestanding signs.*

Findings: The proposed sign is to hang from an existing decorative steel bracket.

2. *Shapes include the rectangle, square, and oval.*

Findings: The proposed sign does not fall into any one of these particular shapes but is largely comprised of a rounded rectangle with a semi-circle atop it. The shape is, while not listed, typical of traditional businesses, quite similar to the existing sign, and likely not to alter the character of the street in any way.



3. *Lettering on the inside of windows or glass door and interior window signs are permitted without design review.*

Findings: No additional signage is proposed.

4. *Wood is the most traditional sign material, but a variety of other materials may be approved on a case-by-case basis.*

Findings: The proposed sign is to be of wood, meeting this recommendation.

5. *Lettering may be carved, applied, or painted.*

Findings: Lettering will be painted, meeting this recommendation.

6. *The font style will be reviewed as to its appropriateness to the surrounding streetscape and neighborhood.*

Findings: Font is traditional and clearly read.

7. *Colors should be compatible with the building and the surrounding buildings —*

a sign is more easily read when the letters or graphics contrast with the background color.

Findings: Background color is navy, with gold lettering and bordering. The traditional appearance suits the brick building in my opinion.



8. *Signs may be lighted indirectly with exterior fixtures, however internally lit signs (backlit plastic) are generally not approved.*

Findings: Not applicable. No lighting is proposed.

CONCLUSION

Conclusion

Based on the application submitted, the proposed sign may fit the guidelines for signage within the Historic District. The HDC may choose to approve or suggest alternative work if it finds the application does not meet historic district guidelines based on Secretary of Interior and City of Allegan Standards. I have attached a copy of these standards with my observations and encourage the HDC to review these standards to support a decision to approve, approve with conditions, or deny the request. I hope the information provided is helpful to you as you consider this alteration request. If you have any questions or concerns please do not hesitate to

contact me and I will assist in any way that I am able. You may reach me by phone at either (616) 877-2000 Ext. 213 or by email at lcastello@pcimi.com.

Thank you for your time.

Sincerely,



Lori Castello
Zoning Administrator/HDC Preservation Coordinator
Professional Code Inspections of Michigan, Inc.

AERIAL VIEW OF THE PROPERTY— *Outlined in Blue*



City of Allegan Historic District Commission
Findings of Fact

All decisions by all bodies of government both elected and appointed are recommended to include findings of fact within their decision making process. The following standards are prescribed by the City of Allegan Historic District Ordinance, Article 13 of the City of Allegan Code of Ordinances. Please consider each standard as a group and include these findings within the minutes for each application.

PROJECT ADDRESS: 314 Trowbridge St.

PROJECT TITLE: Sign Installation

Sec. 13-57. Preservation standards.

"The standards (Department of Interior Regulations, 36 CFR 67), pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project ☐ complies ☐ does not comply

Reasons: **The property has historically been an office space and will continue to do so.**

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project ☐ complies ☐ does not comply

Reasons: **No removal of historic material or characteristics is proposed. Replacing the existing sign for maintenance does not affect the property's character.**

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.*

The proposed project ☐ complies ☐ does not comply

Reasons: **No such faux historic elements are proposed. Proposed sign is of wood upon an existing decorative steel bracket.**

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed project ☐ complies ☐ does not comply

Reasons: **No removal or changes in historic elements are proposed, only the sign replacement.**

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property [that] shall be preserved.*

The proposed project _____ complies _____ does not comply

Reasons: **No removal or changes in historic elements are proposed, only the sign replacement. Proposed sign is likewise composed of historic elements (wood).**

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project _____ complies _____ does not comply

Reasons: **The existing sign is not part of the historical features of the property. No historical features are proposed to be repaired or replaced.**

7. *Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The proposed project _____ complies _____ does not comply

Reasons: **No chemical or physical treatments are proposed.**

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The proposed project _____ complies _____ does not comply

Reasons: **No archeological resources will be affected by the proposed project.**

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project _____ complies _____ does not comply

Reasons: **Replacement of the existing sign does not eliminate previous elements in any way. Sign is proportional to the building façade and does not clash with the existing character of the property.**

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project _____ complies _____ does not comply

Reasons: **The replacement sign will hang on the existing bracket which appears to be staked or cemented into the ground; removal would not effect the integrity of the property.**

11. *Every reasonable attempt shall be made to preserve structures in a manner which requires minimal alteration to original building design.*

The proposed project _____ complies _____ does not comply

Reasons: **The replacement of the sign is necessary for the business's functions, but no other additions have been unnecessarily proposed. Added sign is minimally invasive to the historic façade.**

12. *Construction or modification work shall not, except where necessary for purposes of safety or efficiency, nullify the distinguishing qualities of the property and its environment. The removal or alteration of architectural features of special historical significance shall be held to a minimum.*

The proposed project _____ complies _____ does not comply

Reasons: **No such removals or nullifications are proposed, only the addition of the sign.**

13. *Deteriorated architectural features shall be repaired rather than replaced whenever possible. Repaired or replaced features shall duplicate original features.*

The proposed project _____ complies _____ does not comply

Reasons: **No deterioration is present nor being repaired or replaced.**

14. *New development, including exterior remodeling, shall:*

- a. *Respect the architectural and structural integrity of the historic district or site in which work is undertaken through sympathetic use of style, material and color;*
- b. *Respect the appearance of the streetscape as a whole by harmonizing the design and appearance of the facades of individual structures within the overall design and appearance of the streetscape.*

The proposed project _____ complies _____ does not comply.

Reasons: **The sign employs a color scheme that is not detrimental to the existing building façade, but not necessary complimentary. It is composed of quasi-historic materials and hangs from an aesthetically appropriate projection bracket.**

15. *Unpainted aluminum and exposed concrete masonry, other than masonry foundations, which are not characteristic of historic districts and sites identified in this chapter are prohibited.*

The proposed project _____ complies _____ does not comply

Reasons: **No unpainted aluminum or exposed concrete masonry is proposed for this project.**

16. *The replacement of lost architectural features with the original feature or features similar to the original shall be strongly encouraged.*

The proposed project _____ complies _____ does not comply.

Reasons: **It is likely that projecting signs made of wood and metal once hung in the proposed location. The proposed sign would be filling the niche of these historic signs without causing great detriment to the property.**

17. *The height, bulk and character of new structures shall be visually compatible with adjacent structures, as defined by the city zoning ordinance.*

The proposed project _____ complies _____ does not comply

Reasons: **The proposed sign complies with the City of Allegan Zoning Ordinance.**

Case # _____ - _____



Allegan Historic District Commission
112 Locust St.
Allegan, MI 49010
Ph: 269-673-5511 Fax: 269-673-2869

2. Owner/Applicant Information:

3. Type of Project: ☐ Adaptive Use ☐ Addition ☐ Alteration ☐ Maintenance ☐ Demolition
(Check all that apply) ☐ New Construction ☐ Preservation ☐ Rehabilitation ☒ Signs

Replace current hanging sign with ~~an~~ new hanging sign.

1

5. Estimated Cost of the Project: (Please attach all estimates for review if applicable) _____

6. Documentation: (Please note that **all applicable** documentation noted below is required before an application will be accepted.)

- ☐ Photographs showing overall front structure/streetscape;
- ☐ Detail photographs of features affected by project;
- ☐ Site plan/floor plan showing existing structure, street locations, and proposed new elements;
- ☐ Elevations, dimensioned and showing appearance of proposed project;
- ☐ Construction details as needed to explain and clarify the project;
- ☐ Complete materials list/specification (include type of finishes used if applicable--paint, stain etc. etc.)

7. Certification and Agreement:

I hereby certify that I will complete the project described herein as approved by Allegan Historic District Commission (AHDC) as required by the Historic Preservation Ordinance (Chapter 13, Allegan Municipal Code). I understand that the AHDC or its Staff will monitor this project to ensure compliance with the approved design. I also authorize the AHDC or its Staff to perform visual inspections as part of the compliance verification process.

Signature of Owner or Applicant



Print Name

Branden Burrill

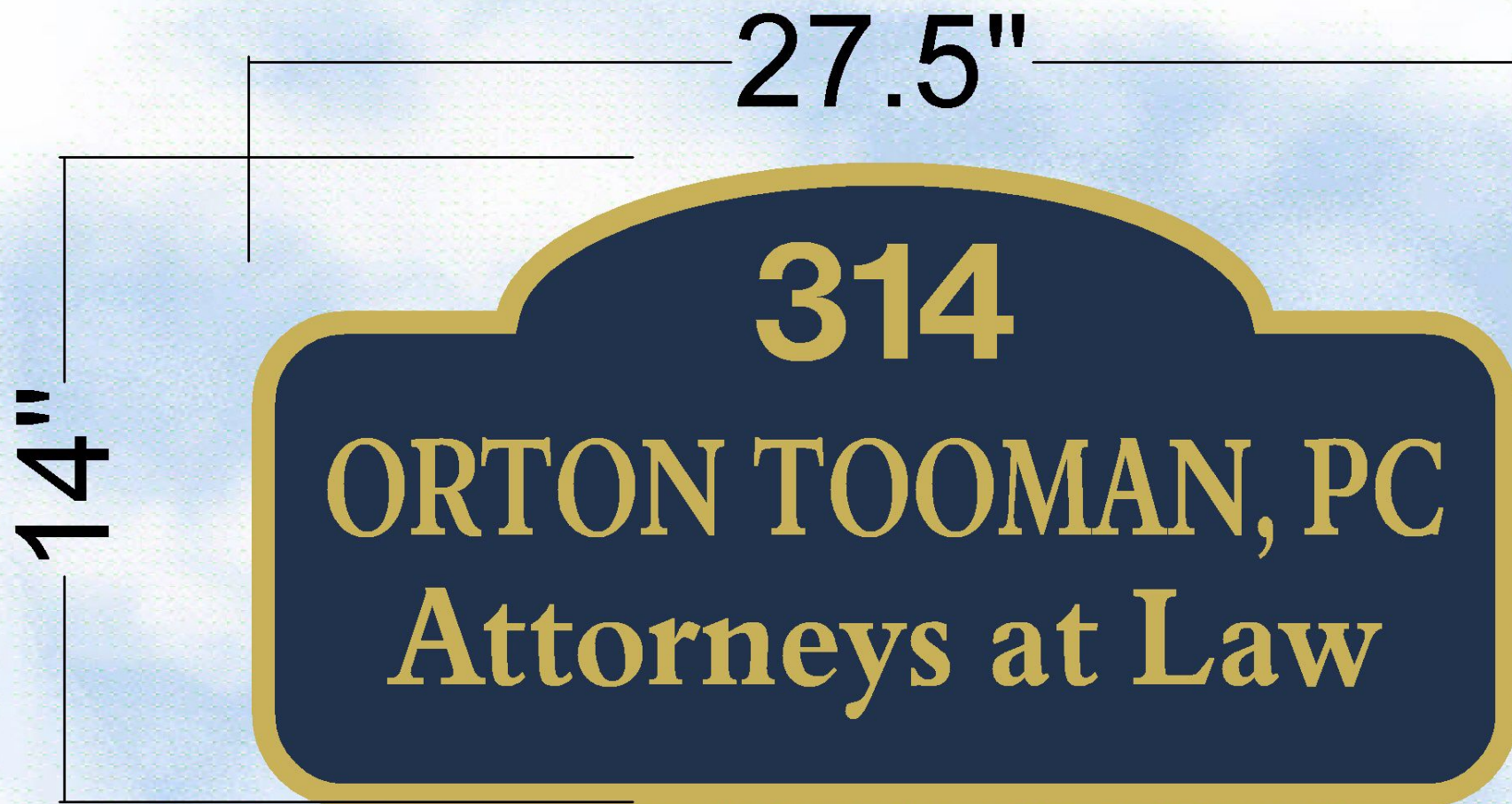
Date



8. RETURN THIS FORM AND SUPPORTING MATERIALS ON OR BEFORE APPLICATION DEADLINE TO:

Professional Code Inspections
Attn. Lori Castello
1575 142nd Ave
Dorr, MI 49323
Ph: 616-877-2000 Fax: 616-628-3335
EMAIL: lcastello@pcimi.com

	Application Deadline	AHDC Meeting Date
January 2021	December 23, 2020	January 4, 2021
February 2021	January 22, 2021	February 1, 2021
March 2021	February 22, 2021	March 1, 2021
April 2021	March 26, 2021	April 5, 2021
May 2021	April 23, 2021	May 3, 2021
June 2021	May 21, 2021	June 7, 2021
July 2021	June 25, 2021	July 6, 2021 (Tuesday)
August 2021	July 23, 2021	August 2, 2021
September 2021	August 27, 2021	September 7, 2021 (Tuesday)
October 2021	September 24, 2021	October 4, 2021
November 2021	October 22, 2021	November 1, 2021
December 2021	November 24, 2021	December 6, 2021



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JOB DESCRIPTION:

revised sign layout

ALL THE IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS AND SPECIFICATIONS ARE OWNED BY, AND THE PROPERTY OF SIGN IMPRESSIONS INC., KALAMAZOO, MI 49005 AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS OR SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SIGN IMPRESSIONS INC., KALAMAZOO, MI 49005.

DRAWN BY: PH

APPROVED BY:

DATE: 07-17-23

ph. 269-382-5152
3929 Ravine Road, Kalamazoo, MI