

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

July 7, 2011

A Meeting of the Manistee City Historic District Commission was held on Thursday, July 7, 2011 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:04 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, T. Eftaxiadis, Teena Kracht, John Perschbacher

Members Absent: Maria DeRee (excused), Nathaniel Neider (excused), Vacancy

Others: Kendra Thompson (Kendra Thompson Architects, PC), Travis Alden (Main Street/DDA Director), 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 T. Eftaxiadis that the Agenda for the July 7, 2011 Meeting be approved.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Dave Carlson that the Minutes of the June 2, 2011 meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

Manistee County Library, 95 Maple Street – Retaining Wall Reconstruction Project

A request has been received on behalf of the Manistee County Library, 95 Maple Street for a Certificate of Appropriateness to reconstruct their retaining wall as submitted with application HDC-2011-11

Kendra Thompson, Kendra Thompson Architects, PC – Ms. Thompson presented the proposal to the Commission. The design meets the building code and barrier free design requirements. The fence matches the fence to the property on the east and will be painted black.

Motion by T. Eftaxiadis, seconded by John Perschbacher to approve the request from the Manistee County Library, 95 Maple Street for a Certificate of Appropriateness to reconstruct their retaining wall as submitted with application HDC-2011-11.

With a roll call vote this motion passed 4 to 0.

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

United Way of Manistee County, 449 River Street – River Street Storefront Window/Door Replacement with Barrier Free Entry Modifications; West Elevation Window Modifications.

A request has been received on behalf of United Way of Manistee County, 449 River Street for a Certificate of Appropriateness for River Street Storefront Window/Door Replacement with Barrier Free Entry Modifications; West Elevation Window Modifications as submitted with application HDC-2011-12.

Kendra Thompson, Kendra Thompson Architects, PC – Ms. Thompson presented the proposal to the Commission. The United Way has done extensive renovations to the building and the proposal meets building code and barrier free requirements for the front entrance. The windows on the west will provide natural lighting where there currently is none.

Motion by T. Eftaxiadis, seconded by Dave Carlson to approve the request from United Way of Manistee County, 449 River Street for a Certificate of Appropriateness for River Street Storefront Window/Door Replacement with Barrier Free Entry Modifications; West Elevation Window Modifications as submitted with application HDC-2011-12.

With a roll call vote this motion passed 4 to 0.

Yes: Eftaxiadis, Carlson, Perschbacher, Kracht

No: None

Vogue Theater, 383 River Street – Design Guidelines

A request has been received from Kendra C. Thompson Architects, PC for conceptual discussion regarding façade modifications to accommodate renovations of the Historic Vogue Theatre.

Kendra Thompson, Kendra Thompson Architects, PC – Ms. Thompson presented preliminary plans for the theater. The new design for the interior will result in three theaters: a screening room for approximately 50 people, the grand theater for 250 people and the upper theater for 125 people. A lengthy discussion followed after Ms. Thompson showed the proposed changes to the front entry.

The majority of the Commissioners did not feel that they could approve the proposed modifications to the front entry. The Commission will continue to work with the applicant on the renovation of the theater.

Application Forms

Staff has redesigned Application Forms for the Historic District. The forms will be posted on the new web page and are designed so the applicant can fill them out online, print and submit.

MOTION by John Perschbacher, seconded by T. Eftaxiadis for staff to begin distribution of the new forms.

With a roll call vote this motion passed 4 to 0.

Yes: Carlson, Perschbacher, Eftaxiadis, Kracht

No: None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Travis Alden, Play Clothes – Mr. Alden thanked staff for their assistance with his application for signage for his new building and complimented the commission on their work.

CORRESPONDENCE

None

STAFF REPORTS

Travis Alden, DDA/Main Street Director – Mr. Alden spoke of the importance of the Vogue Theater; Jeff Gordon and Paula Rozmiarek applied for and received grants from the DDA for part of their building improvements; working on an application from the MEDC for grants for the Boathouse Grill, Jackpine Building and Jim Matthews Buildings; light posts downtown have been repainted.

Commissioner Eftaxiadis – informed the Commission that there are some funds for State Tax Credits available and if they know of anyone with a project they should apply.

Chair Kracht – commended the work that is being undertaken for the Vogue Theater.

The Next meeting of the Historic District Commission will be on Thursday, August 4, 2011 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by T. Eftaxiadis, seconded by John Perschbacher that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:45 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary