

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Special Meeting of Thursday, September 15, 2011
3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

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

IV Approval of Minutes

At this time Historic District Commission can take action to approve the September 1, 2011 meeting Minutes.

V New Business

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

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

At this time the Commission could take action to approve/approve with conditions/deny the request from the Vogue Theater, 383 River Street for a Certificate of Appropriateness for Façade Modifications to the building at 383 River Street as submitted with Application HDC-2011-13.

VI Old Business

VII Public Comments and Communications concerning Items not on the Agenda

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

VIII Correspondence

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

IX Reports

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

X Members Discussion

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

XI Worksession

XII Adjournment

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES
September 1, 2011

DRAFT

A Meeting of the Manistee City Historic District Commission was held on Thursday, September 1, 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, Maria DeRee, Teena Kracht, John Perschbacher

Members Absent: Nathaniel Neider (excused), T. Eftaxiadis (excused), Vacancy

Others: Jon Rose (Community Development), Mark Fedder (Manistee County Historical Museum Director), Steve Harold (Manistee County Historical Museum Curator), and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by John Perschbacher that the Agenda for the September 1, 2011 meeting be approved.

With a voice vote this motion passed unanimously.

DRAFT

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Maria DeRee that the Minutes of the August 4, 2011 meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

City of Manistee – Ramsdell Theater, 101 Maple Street – Request for Design Guidelines, Air Conditioner Screening

The City of Manistee is requesting assistance from the Historic District Commission as to the type of screening that should be used for the new air conditioning units at the Ramsdell Theatre.

After discussion the commission said a vertical fence with a lattice panel on top that was tall enough to cover the units could be approved.

OLD BUSINESS

Policies and Guidelines

The Historic District Commission began reviewing their policies at the August Meeting. The Commissioners were given a brochure that includes the Historical District Information at the meeting. The brochure was well received by the Commissioners. They were asked to review all of the documentation and it will be on the agenda for corrections and approval at the October meeting.

Commissioner DeRee and Perschbacher spoke about compliments they had received from visitors from out of town on how well the Historic District Commission is doing on preserving the downtown!!

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

Cyndy Fuller, Chairperson – Board of Directors for the Historic Vogue Theater of Manistee – a follow up letter to the letter Jon Rose sent to the Board dated August 5, 2011.

E-mail from Steve Brower– Board of Directors for the Historic Vogue Theater of Manistee requesting a Special Meeting. The Commissioners said that if the application and supporting documents were received by Tuesday, September 6, 2011 (due to holiday) they would hold a Special Meeting on Thursday, September 15, 2011 at 3:00 pm in the Council Chambers.

E-mail from Travis Alden saying he was unable to attend the meeting because he is working at the Vogue Volunteer clean out this afternoon. He invited the members to come and visit. Members will take a site visit after the business session of the meeting is over.

STAFF REPORTS

Jon Rose - Contacted Robb McKay at SHPO and asked for input on Vogue modifications; Movie Premier this weekend at the Ramsdell Theater (new screen, projector & sound system); some

radiators will be removed from the Ramsdell Theater as part of the HVAC update to the facility.

Commissioner Perschbacher spoke of the importance of the radiators in the Theater (adjacent to the door from the lobby to the theatre).

Denise Blakeslee – Commissioners are asked to review a meeting calendar for 2012.

DRAFT

Chair Kracht spoke of how Public Comment will be addressed in the future. Jon Rose noted that City Council does not enter into discussion with the person during the public comment portion of the meeting.

Members of the Commission went to the Vogue Theater to review the progress of the clean up.

A Special Meeting of the Historic District Commission will be on Thursday, September 15, 2011 at 3:00 pm in the Council Chambers, City Hall, 70 Maple Street if the application for the Vogue Theater is received by Thursday, September 6, 2011.

The Next meeting of the Historic District Commission will be on Thursday, October 6, 2011 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

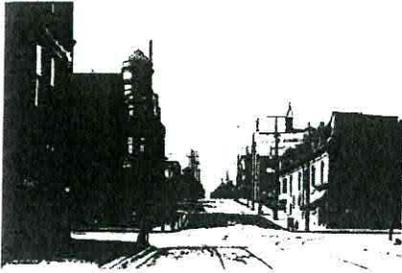
MOTION by Dave Carlson, seconded by Maria DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:35 pm

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary

DRAFT



Historic District Commission
 Planning & Zoning Department
 70 Maple Street, P.O. Box 358
 Manistee, MI 49660
 231.398.2805
www.ci.manistee.mi.us

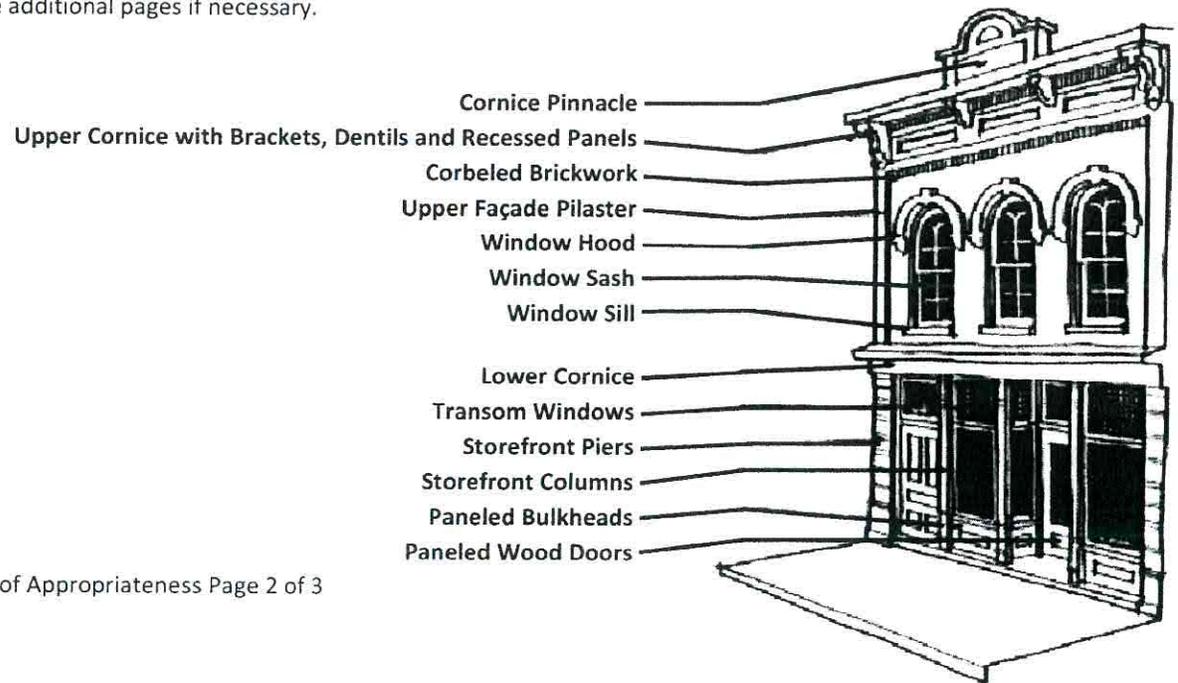
Application for a Certificate of Appropriateness

Please Print

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

Description of Work			
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)
Describe the proposed project Exterior envelope rehabilitation to accommodate the re-opening of the Vogue Theatre for cinematic viewing events. Work includes storefront rehabilitation, marquee reconstruction, masonry repair, stucco replacement, window replacement, signage and lighting enhancements.			
Proposed Start Date <u>Oct. 15, 2011 (roofing)</u>		Proposed Completion Date <u>TBD</u>	
Incomplete requests will be returned to the applicant to supply needed information for review.			
Authorization			
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.			
Applicant Signature: <u><i>[Signature]</i></u>		Date: <u>9-6-2011</u>	
By Signing this form the Applicant/Owner certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.			
Office Use Only			
HDC - _____ - _____	Notes:		
Signature: <u>/</u>		Date: _____	

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



Certificate of Appropriateness Checklist

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

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

<input type="checkbox"/> Cornice Pinnacle	
<input type="checkbox"/> Upper Cornice	
<input type="checkbox"/> Corbeled Brickwork	
<input type="checkbox"/> Upper Façade Pilaster	
<input type="checkbox"/> Window Hood	
<input checked="" type="checkbox"/> Upper Windows	Upper window replacement with Kawneer 450 Series aluminum storefront system, low-e insull'g. glass (frosted at upper toilet rooms) with mullion configuration similar to existing. West elevation is proposed to include construction of new window fenestrations of similar configuration. Color: Redwood.
<input type="checkbox"/> Lower Cornice	
<input type="checkbox"/> Transom Windows	
<input checked="" type="checkbox"/> Storefront Piers	Rehabilitation of existing corner pier with new aluminum clad flush panel. Color: Redwood.
<input type="checkbox"/> Storefront Columns	
<input type="checkbox"/> Paneled Bulkhead	
<input checked="" type="checkbox"/> First Floor Windows	Rehabilitation of north and east storefront including installation of new Kawneer 450 Series aluminum storefront system, low-e insull'g. glass, aluminum doors with lite/mull profile similar to existing, door hardware similar to existing, new ticket transaction area constructed with same including insulated metal panel at lower transom, east elevation with new refreshment operable transaction window unit and insulated metal panel at lower transom.
<input checked="" type="checkbox"/> Doors	See above for reference to storefront door system. Emergency egress doors to be replaced with new flush panel HM insulated doors and frame to match existing openings, Color: Redwood.
<input checked="" type="checkbox"/> Other	Installation of new 2" Exterior Insulation Finish System (stucco) at existing stucco areas; Masonry repair including tuckpointing, cleaning and water sealant in accordance with Dept. of Interior Preservation Briefs for such - work will require some limited areas to be dismantled and reconstructed utilizing existing brick; Reconstruction of existing marquee and signage; Reconstruction of original canopy fascia band and neon; Construction of new elevator enclosure; Demolition of existing west elevation equipment "doghouse" and metal fire escape system & associated exit doors; Reconstruction of original ornamental round wall plaques at east and north facades; Roofing replacement; and other minor maintenance items.



kendra c.
THOMPSON
architects, p.c.

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

06September 2011

RE: Vogue Theatre Project
383 River Street

Applicable Renovations:

Upper Windows:

Upper window replacement with Kawneer 450 Series aluminum storefront system, low-e insult'g. glass (frosted at upper toilet rooms) with mullion configuration similar to existing. West elevation is proposed to include construction of new window fenestrations of similar configuration. Color: Redwood.

Storefront Piers:

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

First Floor Windows:

Rehabilitation of north and east storefront including installation of new Kawneer 450 Series aluminum storefront system, low-e insult'g. glass, aluminum doors with lite/mull profile similar to existing, door hardware similar to existing, new ticket transaction area constructed with same including insulated metal panel at lower transom, east elevation with new refreshment operable transaction window unit and insulated metal panel at lower transom.

Doors:

See above for reference to storefront door system. Emergency egress doors to be replaced with new flush panel HM insulated doors and frame to match existing openings, Color: Redwood.

Other:

Installation of new 2" Exterior Insulation Finish System (stucco) at existing stucco areas; Masonry repair including tuckpointing, cleaning and water sealant in accordance with Dept. of Interior Preservation Briefs for such - work will require some limited areas to be dismantled and reconstructed utilizing existing brick; Reconstruction of existing marquee and signage; Reconstruction of original canopy fascia band and neon; Construction of new elevator enclosure; Demolition of existing west elevation equipment "doghouse" and metal fire escape system & associated exit doors; Reconstruction of original ornamental round wall plaques at east and north facades; Roofing replacement; and other minor maintenance items.

THE HISTORIC VOGUE THEATRE

383 RIVER STREET
MANISTEE, MICHIGAN



HISTORIC DISTRICT COMMISSION REVIEW SEPTEMBER 15, 2011

SCHEDULE OF DRAWINGS:

- T100 COVER SHEET AND PROJECT TEAM
- A200 ORIGINAL DESIGN MAIN LEVEL PLAN AND PROPOSED DESIGN NORTH ELEVATION
- A300 ORIGINAL DESIGN NORTH ELEVATION AND PROPOSED DESIGN NORTH ELEVATION
- A301 ORIGINAL DESIGN EAST ELEVATION AND PROPOSED DESIGN EAST ELEVATION
- A302 ORIGINAL DESIGN SOUTH ELEVATION AND PROPOSED DESIGN SOUTH ELEVATION (1/4" = 1'-0" SCALE)
- A303 ORIGINAL DESIGN SOUTH ELEVATION AND PROPOSED DESIGN SOUTH ELEVATION
- A304 ORIGINAL DESIGN WEST ELEVATION AND PROPOSED DESIGN WEST ELEVATION

PROJECT TEAM

ARCHITECT:
Kendra C. Thompson
Architects, P.C.
803 Cherry Street
Manistee, MI 49660
t: 231.723.4195

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

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

THOM
architect
Kendi
803 Chen
Manistee, MI
t: 231.7
k: 231.7
www.thomarchitect.com

NO.	REVISIONS / SUBMISSION
1	SCHEMATIC DESIGN
2	HISTORIC COMMISSION

PROJECT NAME
PROPOSED RE
VOGUE
THEATRE
383 RIVER
MANISTEE, MI

DRAWING TITLE
COVER 3

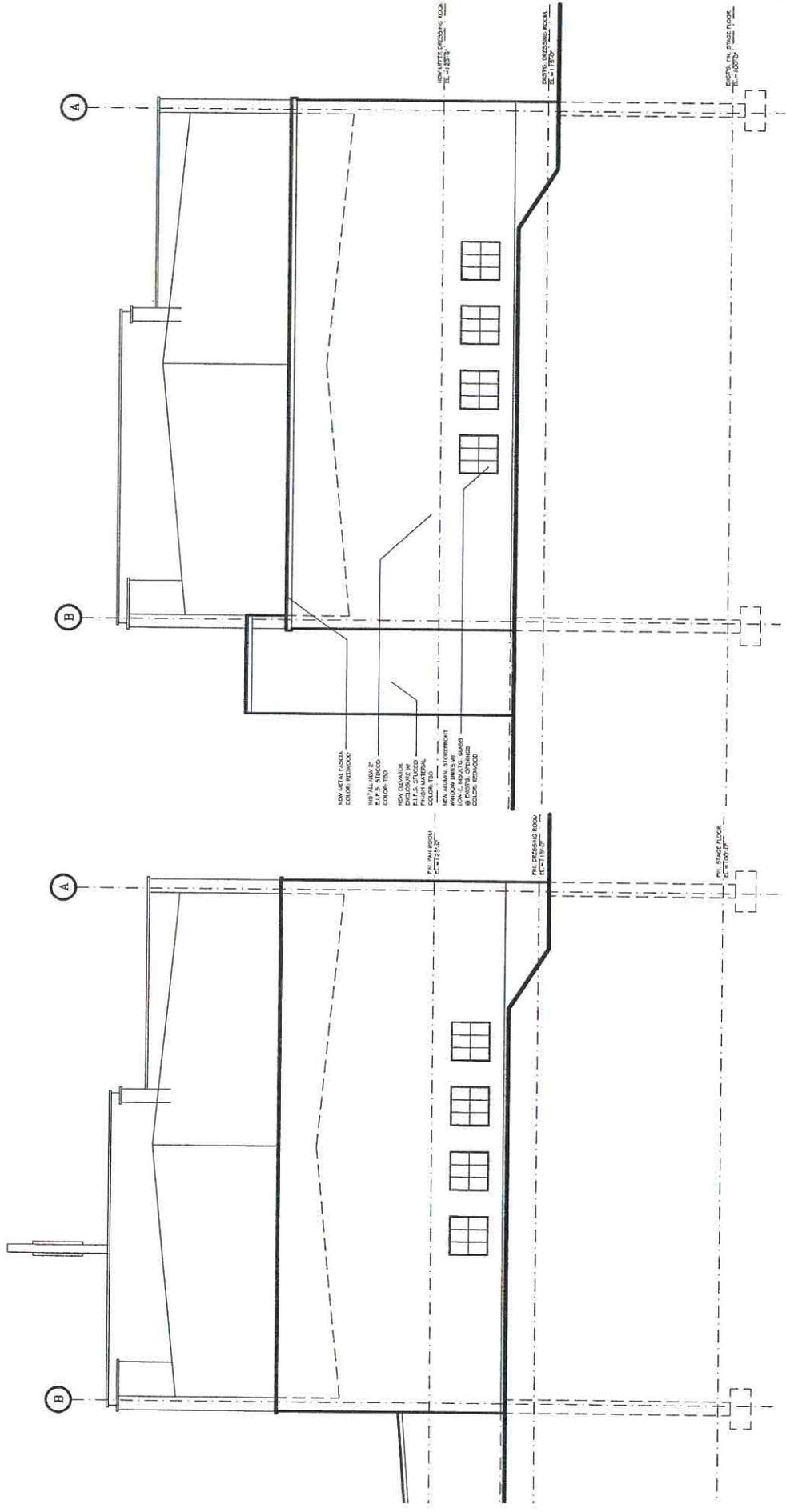
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NO.	REVISION / SUBMISSION
2	HISTORIC COMMISSION
1	SCHEMATIC DESIGN

PROJECT NAME
 PROPOSED RE
**VOG
 THEA**
 303 RIVER
 MANISTEE, MI

DRAWING TITLE
**BUILDING
ELEVATIONS**

SEAL	DRAWN	ECT	REVISED	ECT



PROPOSED DESIGN

ORIGINAL DESIGN



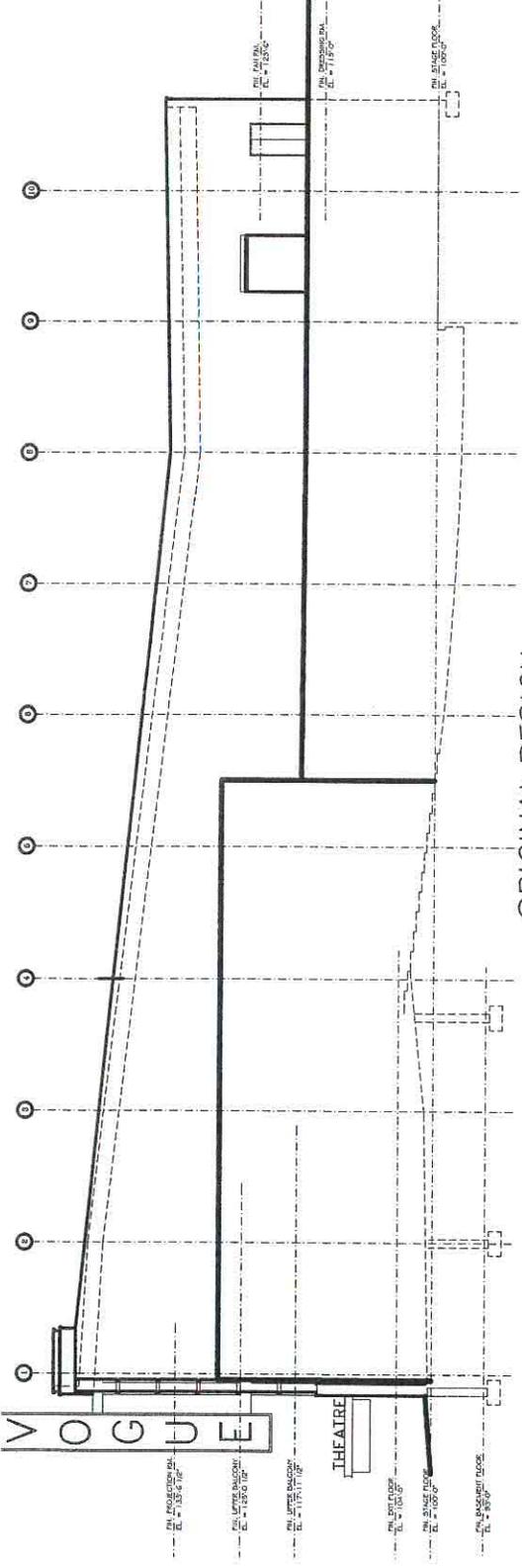
kendri
THOM
architect
603 Chen
Kamoaue, N.
Honolulu, HI
808-943-1172
thom@kendri.com
www.kendri.com

NO.	REVISION NUMBER
1	SCHEMATIC DESIGN
2	HISTORIC COMMISSION

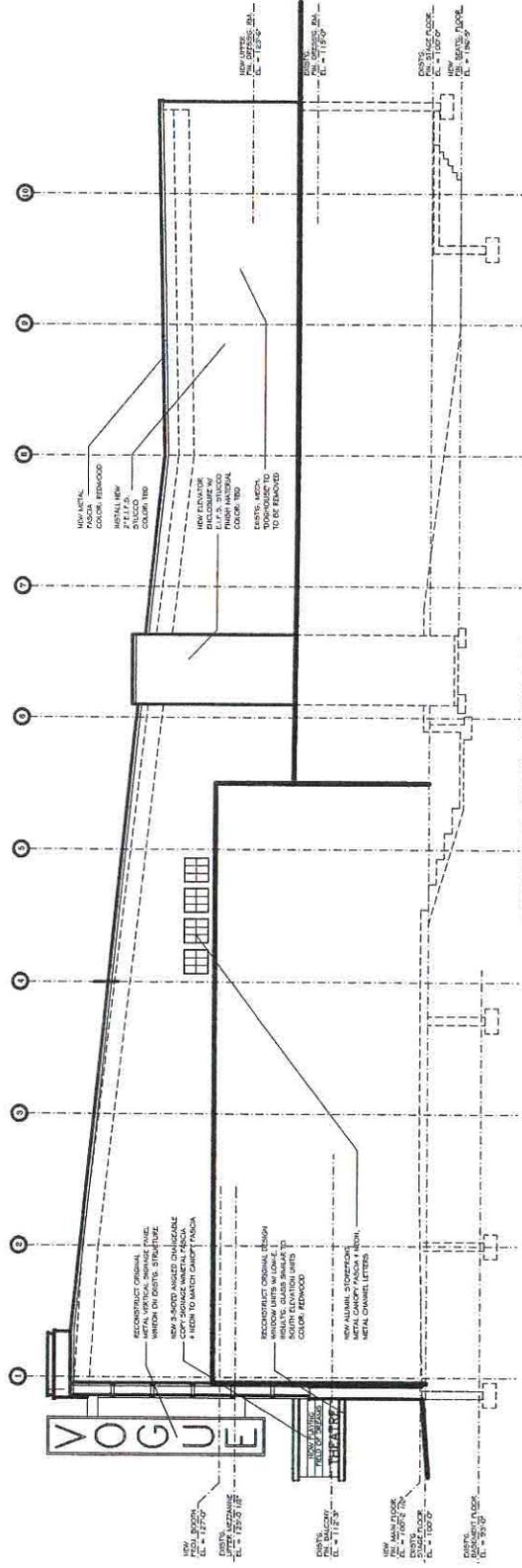
PROJECT NAME
PROPOSED RE
VOC
THEA
363 ROVER
MANHATTAN, HI

DRAWING TITLE
BUILDING
ELEVATIONS

SEAL	DATE



ORIGINAL DESIGN
WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED DESIGN
WEST ELEVATION



45th parallel construction management, inc.
traverse city, michigan

The Historic Vogue Theatre

Manistee, Michigan

kendra c. thompson architects, p.c.
manistee, michigan



45th parallel construction management, inc.
traverse city, michigan

The Historic Vogue Theatre

Manistee, Michigan

kendra c. thompson architects, p.c.
manistee, michigan



VOGUE

VIEW VOGUE PLANS
AT WELCOME CTR

Vogue
Theatre
714-366-9700



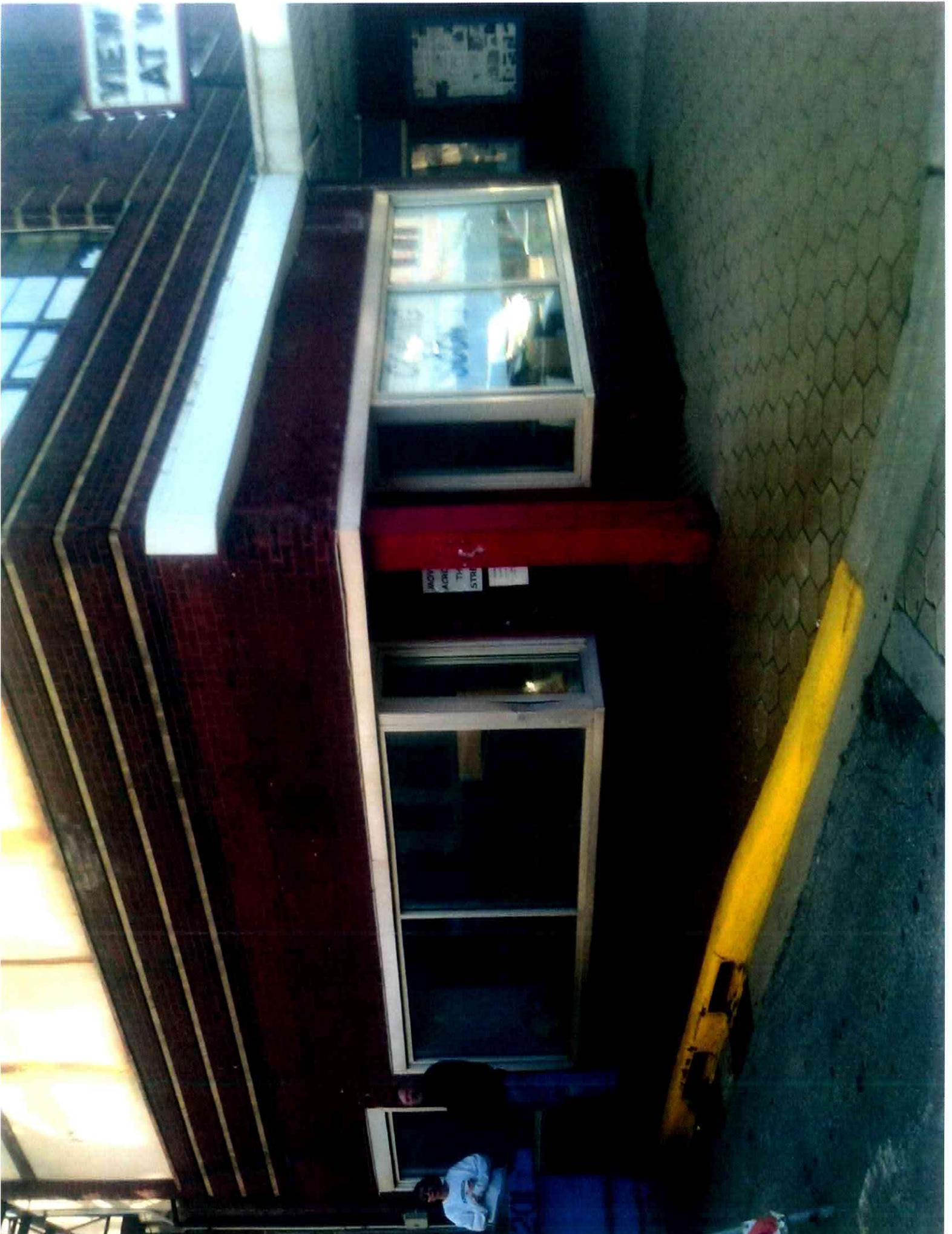
VOGUE

VIEW VOGUE PLANS
AT WELCOME CTR

Vogue
Theater









VIEW AT NIGHT

WOMEN AGING THE STRIP







