MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, October 6, 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 October 6, 2011 Agenda.

IV Approval of Minutes

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

V New Business

Schedule Meeting Dates 2012

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

At this time the Historic District Commission will schedule their meeting dates for 2012.

VI Old Business

Policies and Guidelines

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

At this time the Historic District Commission could take action to approve new Policies and Guidelines.

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 Curator
Museum Director
Community Development Director
Recording Secretary

X Members Discussion

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

XI Worksession

XII Adjournment

HISTORIC DISTRICT COMMISSION

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

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SPECIAL MEETING MINUTES
September 15, 2011

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

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

ROLL CALL:

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

Members Absent: Vacancy

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

APPROVAL OF AGENDA:

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

With a voice vote this motion passed unanimously.

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APPROVAL OF MINUTES:

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

With a voice vote this motion passed unanimously.

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NEW BUSINESS:

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

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

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

Dave Carlson entered the meeting at 3:15 pm.

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

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

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Elevations were reviewed existing/proposed:

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

Commissioner Eftaxiadis entered the meeting at 3:22 pm

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

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

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

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

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

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

A. A small portion will be.

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

A. Yet to be determined -

1) do we leave it?

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

3) do we remove it?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

East Façade

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

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

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

Roof

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

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

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

South Façade

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

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

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

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West Façade

Commissioners discussed the letter received from the adjoining property owner.

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

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

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

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

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

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North Façade (River Street)

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

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

Commissioner Neider does not support denying the request.

Commissioner Eftaxiadis disagrees with SHPO's interpretation.

Commissioner Perschbacher would not approve the change to the entrance.

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

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

REQUEST DENIED

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

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

ADJOURNMENT:

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

MEETING ADJOURNED AT 5:15 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary