

# MANISTEE CITY HISTORIC DISTRICT COMMISSION

Vogue Theatre  
383 River Street, Manistee, Michigan

## WORKSESSION NOTES

October 25, 2011

### ROLL CALL:

**Members Present:** Dave Carlson, Teena Kracht, Nathaniel Neider, John Perschbacher

**Members Absent:** Maria DeRee (excused), T. Eftaxiadis (excused), vacancy

### Historic Vogue

**Theatre Members:** Cyndy Fuller, Chair; Barry Lind, President; Jim Draze, Vice President; Steve Brower, Treasure; and Frank Greco, Secretary

**Others:** Kendra Thompson (Kendra Thompson Architects), Jon Rose (Community Development), Mark Fedder (Manistee County Historical Museum), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

### ITEMS FOR DISCUSSION

#### Design Assistance – Vogue Theatre

The Worksession was requested by the Historic Vogue Theatre Board seeking members of the Historic District Commission's input to find an acceptable solution that will work for the revitalization of the Building.

Ms. Fuller said there were two issues that are a priority for the Board.

- Point of sale on the street (Ticket Booth)
- Energy Conservation

Jon Rose spoke of the process; 1985 Manistee Downtown Preservation & Development Plan; Establishing the Historic District; the Vogue Theatre is one of the six buildings in the District identified as outstanding architectural examples; the Historic District Commission uses the Secretary of the Interior Guidelines to evaluate projects in the district.

Discussion about the duties of the members of the Historic District Commission, use of the Secretary of the Interior Guidelines and how each member must vote their conscience. The Commission is charged with protecting the buildings in the district. While they all want the Vogue to succeed they must follow the Guidelines.

Commissioner Neider did not agree with the determination/interpretation of the other members of the Commission and chose to resign immediately and leave the Worksession.

Several options were discussed and consensus from the three remaining members was as follows:

- The existing entrance doors could not be located closer to the street. The Commission would need to work within the existing footprint of the Historical Building.
- The entry doors need to retain the same appearance from the Street but it would be possible to locate the ticket booth in one of the three door locations.
- Another option for the ticket booth would be to use one of the “poster” panels on the east wall of the entrance. The Commission would consider this location if it could be made to look like a poster when not in use.
- The front windows could be another option but the Commission would want to look at the plans in detail.
- The door on the Poplar Street/River Street entrance “Angle Door” is another option for ticket sales as long as the door jambs were not changed.
- The two large front windows on River Street and the Windows on Poplar Street could be enclosed to create a shadow box where they could be opened to insert information etc. and provide another option to reconfigure the space.

The Commission offered to continue working with the applicant to find solutions that will work for the operation of the Theater.

Worksession adjourned at 2:30 pm.

MANISTEE HISTORIC DISTRICT COMMISSION

---

Denise J. Blakeslee, Recording Secretary