

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

April 5, 2012

A Meeting of the Manistee City Historic District Commission was held on Thursday, April 5, 2012 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 4:04 p.m. by Chair Kracht.

The Commissioners welcomed new member Jeremy Loveless.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, Teena Kracht, Jeremy Loveless, John Perschbacher, Mary Russell

Members Absent: T. Eftaxiadis (excused)

Others: Jerry Smith (395 River Street), Corky Rybicki (395 River Street), Kendra C. Thompson (Kendra C. Thompson Architects), Barry Lind (Vogue Theatre), 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 Mary Russell that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Maria DeRee that the Minutes of the February 2, 2012 Meeting be approved. The March Meeting of the Historic District Commission was cancelled.

With a voice vote this motion passed unanimously

NEW BUSINESS:

James Pawlowski, 395 River Street – Façade Improvements

A request has been received from James Pawlowski, 395 River Street for a Certificate of Appropriateness for Façade Improvements as submitted with application HDC-2012-02. The request included; remove Reusch sign; remove sign panel to reveal six original transom windows; remove panel under main window to reveal existing tile; remove entryway carpet to reveal existing tile floor.

Jerry Smith and Corky Rybicki spoke to the Commission about the proposed project. The existing windows go down to the tile, there may need to be some repair work to the transom windows and tiles.

MOTION by Maria DeRee, seconded by Mary Ruseell to approve the request from James Pawlowski, 395 River Street for a Certificate of Appropriateness for Façade Improvements; remove Reusch sign; remove sign panel to reveal six original transom windows; remove panel under main window to reveal existing tile; remove entryway carpet to reveal existing tile floor as submitted with application HDC-2012-02.

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

Yes: DeRee, Carlson, Perschbacher, Loveless, Russell, Kracht

No: None

Vogue Theatre, 383 River Street – Signage

A request has been received from Kendra C. Thompson Architects, PC for a Certificate of Appropriateness for Signage for the Vogue Theatre as submitted with application HDC-2012-03.

Barry Lind spoke to the Commission about the current work being done on the building and how the signage was to be addressed under a separate application. They feel that they incorporated previous input from the Commission.

Kendra C. Thompson, Kendra C. Thompson Architects PC reviewed the proposed signage with the commissioners.

- Reconstruct the Vertical Vogue Sign, the original steel is adequate; will re-skin the frame; paint the VOGUE letters; install neon tubing as was originally on sign.
- Canopy will re-clad; new skin applied; install yellow and brick red banding; two rows of neon tubing will be installed to the top and bottom as shown in historical photos.

- Canopy roof will have deck stripped; new roof membrane installed; new soffit material (white aluminum); currently four rows of lights; will replace with six rows of lights (north/south) as shown in historical photos.
- North side of Canopy has VOGUE Channel letters that will be restored and clear neon tubing added as shown in historical photos.
- East/West side of Canopy with install THEATRE Channel letters that are smaller than the VOGUE letters on the North side as shown in historical photos.
- Add two changeable copy signs East/West with three rows of lettering at the same angle as the existing two row sign; larger in size to accommodate movie titles; will not block the center windows.
- REFRESHMENT sign will be installed on the East Side of the Building over the outdoor sales window.

MOTION by Dave Carlson, seconded by Maria DeRee to approve the request from Kendra C. Thompson Architects, PC for a Certificate of Appropriateness for Signage for the Vogue Theatre as submitted with application HDC-2012-03.

Commissioner Perschbacher expressed his desire to have the original signage that hung under the canopy installed as part of the request.

Chair Kracht reviewed the Standards for approval.

With a roll call vote this motion passed 5 to 1.

Yes: Russell, Loveless, DeRee, Carlson, Kracht
No: Perschbacher

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS/ MEMBERS DISCUSSION

Travis Alden, DDA/Main Street Director spoke to the commission about design services for the building at 355 River Street, request will be coming to the Commission for review; owner wants to have work completed by the 4th of July. When Kelly was in town they discussed a couple of other projects in the downtown.

Jon Rose, Community Development Director requested the Commission reschedule the June Meeting because staff will be attending a Sustainable Communities Certification Program.

MOTION by Mary Russell, seconded by Maria DeRee that the June Historic District Commission Meeting be changed from June 7th to June 14th.

With a Voice vote this motion passed 6 to 0.

Commissioner DeRee brought in an article for the members "Curators of the French Quarter"

Commissioner Perschbacher wants applicants to go to the podium when addressing the Commission.

Steve Harold, Museum Curator noted that Mackinac Island is debating the installation of carpet to building entrances.

Dave Carlson commended Barry Lind for the renovations he is making to his building.

The Next meeting of the Historic District Commission will be on Thursday, May 3, 2012 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Maria DeRee, seconded by Mary Russell that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:55 pm

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary