

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, October 30, 2014**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**1. CALL MEETING TO ORDER**

**2. APPROVAL OF MINUTES:**

Approval of the September 25, 2014 regular meeting minutes.

**3. REQUEST 14-HDC-05 FROM THOM DARGA, 101 NORTH PARK STREET, SUITE 318, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the construction of a marquee/canopy located at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

**4. OTHER BUSSINESS**

**5. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

**MINUTES**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, SEPTEMBER 25, 2014**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**PRESENT:** Commissioners Andres, Zacks, Crane, Vice-Chairperson Tobin and Chairperson Callahan.  
**ABSENT:** Commissioners Mansuy and Andres  
**STAFF PRESENT:** David Weston

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 7:00 p.m.*

**2. APPROVAL OF MINUTES:**

Approval of the August 21, 2014 regular meeting minutes.

*Motion by Commissioner Zacks, seconded by Commissioner Tobin to approve the August 21, 2014 regular meeting minutes as presented. Upon vote the motion carried 4-0.*

**3. REQUEST 14-HDC-19 - FROM SARAH BOURGEOIS, ARCHITECT FOR THOMAS GILBERT AND MARSHA SMITH , 529 WASHINGTON STREET, TRAVERSE CITY, MICHIGAN, for:**

Approval of plans for the demolition and reconstruction of a side (west) porch roof located at the property mentioned. (Boardman Neighborhood Historic District)

*Sarah Bourgeois presented drawings and answered questions from the Commission. Motion by Commissioner Tobin seconded by Commissioner Zacks to approve the drawings as presented. Upon vote the motion carried 4-0. Commissioner Zacks will serve as the project liaison.*

**4. REQUEST 14-HDC-20, FROM DAVE AND KRISTEN CONARD, 217 FRANKLIN STREET, TRAVERSE CITY, MICHIGAN, for:**

Approval of plans for the removal and reconstruction of a covered front porch located at the property mentioned.

*Dave Conrad presented drawings and answered questions from the Commission. Motion by Commissioner Tobin seconded by Commissioner Crane to approve the drawings contingent that the side steps are eliminated, reuse the brackets on the columns or reconstruct something similar and if the existing spacing of the columns is not staying the same then add one additional column for a total of four. Upon vote the motion carried 4-0. Commissioner Tobin will serve as the project liaison.*

**5. OTHER BUSSINESS**

*None*

**6. ADJOURNMENT**

*The meeting was adjourned at 7:40 p.m.*

Respectfully submitted

\_\_\_\_\_  
David M. Weston, Secretary

Date \_\_\_\_\_



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: April 11, 2014

Property Address: 106 E. FRONT

Local Historic District: DOWNTOWN FRONT STREET

Existing Zoning Classification: C4B

Architectural / Design Firm: GREEN & PROFFE DESIGN, INC.

Address: 1209 W. BERWYN AVE, CHICAGO, IL 60640

Description of Plans: MARQUEE AT CITY OPERA HOUSE ENTRANCE

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: City of Traverse City Phone: 941-8082 Fax: \_\_\_\_\_  
COHHA

Address: 106 E FRONT

Signature of Owner: \_\_\_\_\_

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: MEMBER, BOARD OF DIRECTORS, COHHA



Dave Weston <dweston@traversecitymi.gov>

## Opera House Canopy

4 messages

Thom Darga <Thom@dargaworks.com>

Wed, Oct 8, 2014 at 9:56 AM

To: Dave Weston <dweston@traversecitymi.gov>

Cc: "Baribeau, Diana" <DIANABARIBEAU@whartoncenter.com>, "Ksmith5770@gmail.com" <ksmith5770@gmail.com>, Thom Greene <thom@gpdchicago.com>, Chris Lambert <chris@northerntitleagency.com>, Rob Bacigalupi <rob@downtowntc.com>

Dear David,

With the assistance of Mr. Chris Lambert of Northern Title Agency, Inc. we forward this copy of Quit Claim Deed for property donated by the Votruba Family to City of TC as described in the Deed "for the purpose of renovating and operating the Opera House portion of the property and no use of this portion of the property except for cultural,..."

**This gift is made for the purpose of renovating and operating the Opera House portion of the property and no use may be made of this portion of the property except for cultural, charitable, civic or municipal purposes (including commercial activities accessory to such purposes) as long as it remains feasible, structurally and economically, to renovate or operate the Opera House.**

The gift of the 24' storefront to the City of Traverse City by the Votruba family as excerpted from the Quit Claim Deed above was intended to facilitate the "renovating and operating" of the Opera House portion of the property indicated restricts within the Deed further specifically to the following proviso," as it remains feasible, structurally and economically, to renovate or operate the Opera House."

Do we need to further research the chain of Title or will this Quit Claim Deed suffice to establish and indicate chain of title for the purpose of establishing that the Opera House structure originally did not include the "Annex" and specifically does not impede further the COHA's pursuit of Permit from Historic Districts Commission for the design and installation of a Canopy. Further, if efforts and findings of your office do not conflict with these findings we would ask that you place COHA on the agenda for the next Historic Districts Commission regular meeting to request Permit and input on design of the Canopy.

Sincerely,

Thomas J. Darga



Thomas J. Darga

Office (231) 421 5105

Prepared in The Law Office of RUNNING, WISE and WILSON 326 State Street Traverse City, Michigan BY: HARRY T. RUNNING

Grand Traverse-Leelanau-Antrim Bar Association Form QUIT CLAIM DEED

Recorded at... of clock Liber... of Deeds, page Register of Deeds

THIS INDENTURE, Made this 8th day of January, 19 76 WITNESSETH, That GRETCHEN A. VOTRUBA, wife of grantee herein, of 403 Sixth Street, Traverse City, Michigan 49684

for the sum of ONE (\$1.00) DOLLAR AND NO OTHER VALUABLE CONSIDERATION CONVEYS AND QUIT CLAIMS to WILLIAM E. VOTRUBA, husband of grantor herein, of 403 Sixth Street, Traverse City, Michigan 49684

the following described lands and premises situated in City of Traverse City, County of Grand Traverse and State of Michigan, viz:

The West 24.429 feet of Lot 3, Lot 2, and the East 8.452 feet of Lot 1, Block 5, EXCEPT: Commencing at a point 58 feet East of Southwest corner of Lot 1, thence East along Lot line 24 feet, thence North 48 feet, thence West 24 feet, thence South 48 feet to beginning.

(This deed is expressly executed by the grantor herein for the purpose of conveying unto the grantee herein any and all interest now possessed by the grantor in the above-described premises, or that may be hereafter acquired, and for the further purpose of extinguishing any and all claims and demands of every character arising out of the marital status of the parties, including the right of dower in the above-described premises.)

STATE OF MICHIGAN GRAND TRAVERSE CO. MI RECEIVED FOR RECORD

FEB 2 1 37 PM '76

No Documentary Tax required

REGISTER OF DEEDS

Signed in presence of

HARRY T. RUNNING

VIVIAN D. HODEK

Signed on the date first above written

GRETCHEN A. VOTRUBA

STATE OF MICHIGAN COUNTY OF GRAND TRAVERSE

SS.

On this 8th day of January, 19 76 before me, a Notary Public in and for said County personally appeared GRETCHEN A. VOTRUBA

to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed.

My commission Expires March 22, 19 76

VIVIAN D. HODEK Notary Public, Grand Traverse County, Michigan

11042-16204



ACCEPTANCE OF DEED OF GIFT

The City of Traverse City, a Michigan municipal corporation, whose address is Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, 49684, this day expresses its gratitude and acknowledges receipt of a Deed of Gift from William E. Votruba and Gretchen A. Votruba, husband and wife, whose address is 403 Sixth Street, Traverse City, Michigan, 49684, consisting of certain real property described as follows:

The east 8 feet of Lot 1 and the west 17 feet of Lot 2 except the south 48 feet thereof; and the remainder of Lot 2 to the east of the west 17 feet of said Lot; and the west 24.429 feet of Lot 3; all being a part of Block 5, Original Plat of the City of Traverse City.

Said gift is hereby accepted by the City of Traverse City on the 6th day of October, 1980.

IN THE PRESENCE OF:

THE CITY OF TRAVERSE CITY

Lily O. Content  
Lily O. Content

By Norman A. Kline  
Norman A. Kline, Mayor

Kathryn Church  
Kathryn Church

By James F. Tompkins Jr.  
James F. Tompkins Jr.  
City Clerk

APPROVED AS TO FORM:

W. Peter Doren  
W. Peter Doren, City Attorney

APPROVED AS TO SUBSTANCE:

Robert S. Anderson, Jr.  
Robert S. Anderson, Jr.  
City Manager

By Gerald M. Williams  
Deputy City Manager  
STATE OF MICHIGAN

) SS  
COUNTY OF GRAND TRAVERSE)

STATE OF MICHIGAN  
GRAND TRAVERSE CO. MI.  
RECORDED FOR RECORD  
NOV 17 1 55 PM '80  
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, this 20th day of October, 1980, by Norman A. Kline and James F. Tompkins, Jr., the Mayor and City Clerk, respectively, of the City of Traverse City, a Michigan municipal corporation, on behalf of said corporation, to me known to be the same persons described in and who executed the within Acceptance of Deed of Gift, and who acknowledged the same to be their free act and deed.

Lily O. Content  
Lily O. Content Notary Public  
Grand Traverse County, Michigan  
My Commission Expires: Dec. 8, 1980

PREPARED BY:  
W. Peter Doren, City Attorney  
400 Boardman Avenue, Box 592  
Traverse City, MI 49684  
(616) 941-2366

*How The Opera House Was Built 19*

at the Northern Michigan Asylum, later called the Traverse City State Hospital.

The first plan called for a two-story building with commercial shops at street level. Perry Hannah and others pointed out, however, that this was too

Wilhelm Bartak & Co.,  
DEALERS IN  
***Groceries and Provisions,***  
**OILS, PAINTS, BRUSHES, &c.**  
Manufacturers and Dealers in  
Harness, Saddles, Trunks, Satchels, Etc.,  
***SUMMER AND WINTER HORSE CLOTHING.***  
**CASH PAID FOR HIDES.**  
3 Doors West of Post Office, Front Street,  
**Traverse City. - Mich.**

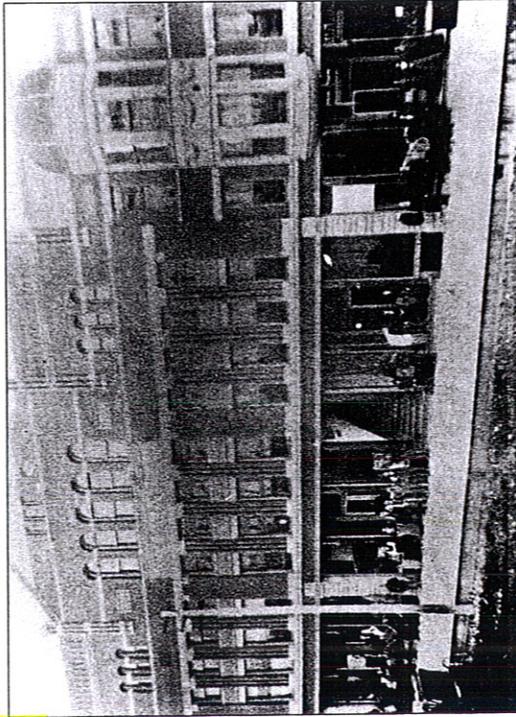
Advertisement in GRAND TRAVERSE HERALD in 1890.

small to meet the city's needs. So the partners were persuaded to build a much larger, three-story building; the top floors encompassing a regular theatre with balcony, boxes and a seating capacity of at least 1,000.

Originally, the plan was to build the Opera House right next to the Masonic Hall, but because the Opera House required deeper footings, it was decided to locate the new building 24 feet to the east and to fill the gap with a separate building. It became known as the "fill-in" building, or the 106 building (106 East

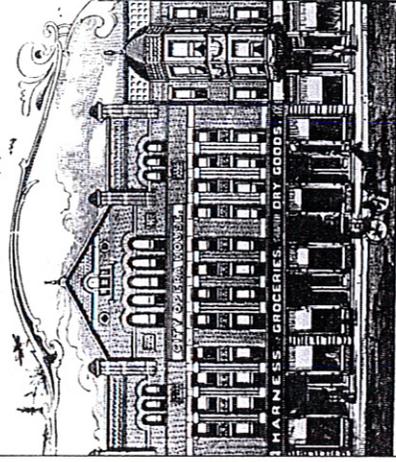
Front Street). It was planned as a separate building, having a different architectural design. John Wilhelm worked simultaneously on both buildings and they were completed at about the same time. Ground was broken on April 16, 1891, and the buildings were all but finished in time for the informal opening on Christmas Day of the same year. It is said that John Wilhelm was given a one-half interest in the 106 building for his work.

At some point, it was decided to provide an opening between the theatre and the second floor of the 106 building, there to install kitchen and dining facilities for the Opera House. They were not quite ready for the informal opening in December (when the guests dined at the City Café), but were finished in time for the "dainty supper" in February. Henceforth,



Early photo of the Opera House after construction. Note the unpaved Front Street and board sidewalks. (Front Street was paved from Union to Cass Streets in 1902.) Note also the Opera House open stairway at center. The swinging doors were at a landing about halfway up.

1879--1895



CHAS. WILHELM,  
A. W. BARTAK,  
FRANK VOTRUBA,  
entered into partnership to carry on  
a business in

**GROCERIES AND PROVISIONS  
AND HARNESS MANUFACTURING**

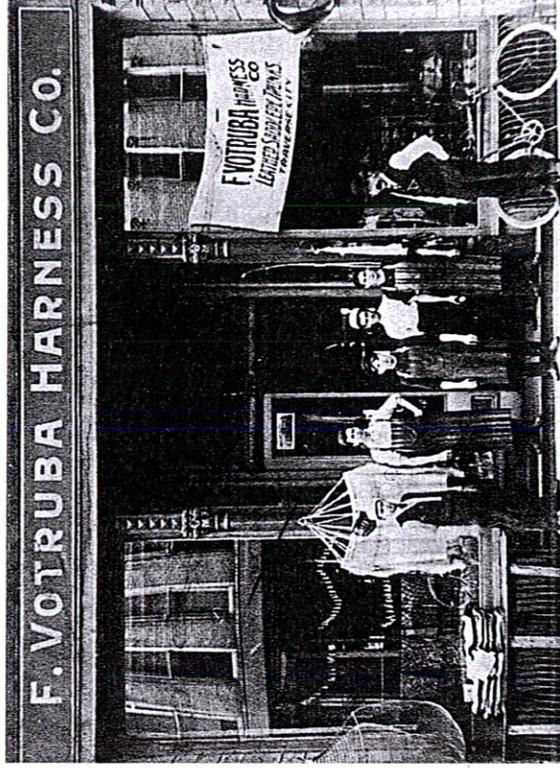
By personal attention and fair dealing have been successful in their undertaking and the increased business has made it necessary to add more room to meet the demands of the business.

New and improved machinery for the manufacture of their Harness and Collars has been added, and by using the best of material with a guarantee of work the business has improved every year.

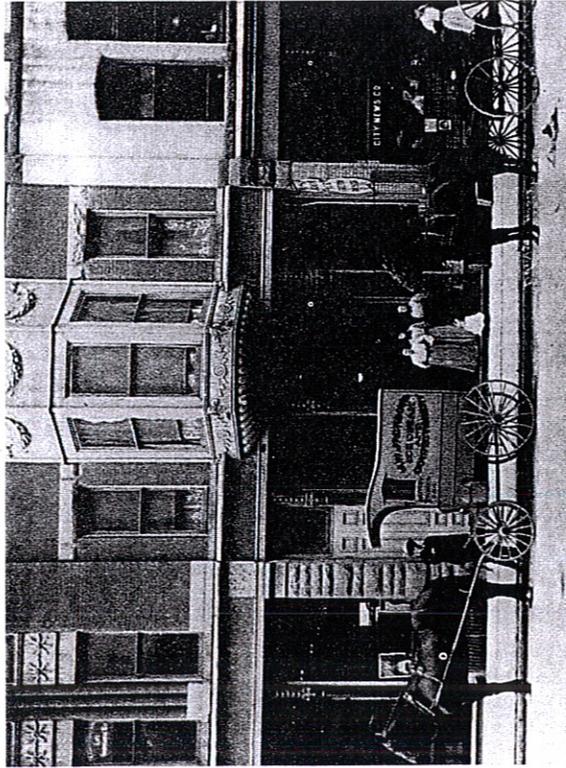
Wishing their patrons a Merry Christmas and prosperous Happy New Year, they extend a cordial invitation to meet the old and many new friends at coming year of 1895.....

**WILHELM, BARTAK & CO.**

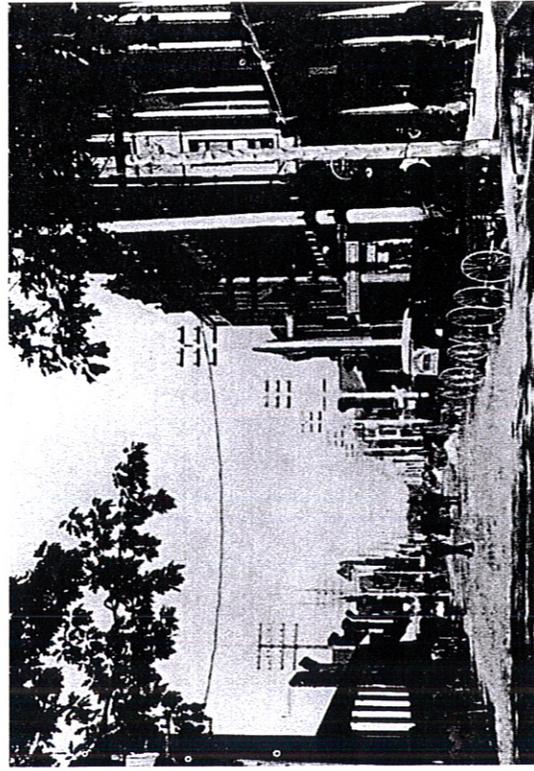
Ad in the GRAND TRAVERSE HERALD in 1895



Votruba Harness shop (still in business today at the same location). Frank Votruba at right, around 1896.



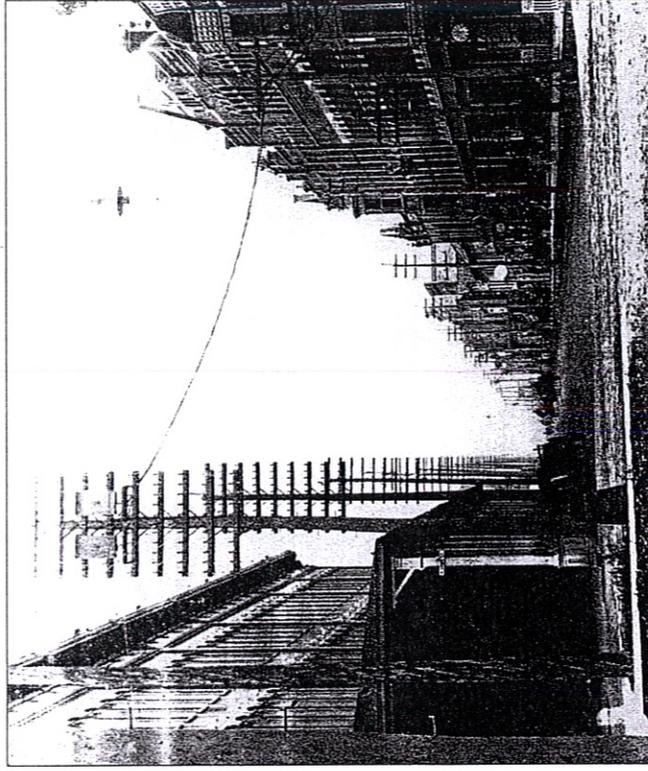
Jackson's Confectionary delivery wagon in front of their shop in the 106 building.



Front Street looking east in 1896.

for all practical purposes, the 106 building became an integral part of the Opera House. Originally, the front of this building had a wide, two-story oriel (bay) window. The window was supported by a sheet-metal-covered corbel at the bottom and had a metal cap at the top. There were three window panes at both the second and third floors.

Most Traverse City buildings at this time—including all the early State Hospital structures—were made of yellow brick from the Markham Brickyard in



Another view of the Opera House from Union Street, 1896.

Greilickville. The rear and side walls of the Opera House were made of the same material. For the front of the building, however, (and for the front of his own



STATE OF MICHIGAN

RICK SNYDER  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
STATE HISTORIC PRESERVATION OFFICE

SCOTT WOOSLEY  
EXECUTIVE DIRECTOR

Wednesday, May 28, 2014

RECEIVED

THOM DARGA  
DARGAWORKS INC  
101 N PARK STREET  
SUITE 318  
TRAVERSE CITY MI 49684

MAY 29 2014

PLANNING DEPT  
CITY OF  
TRAVERSE CITY

RE: - Historic Traverse City Opera House Proposed Marquee

Dear Mr. Darga:

It has recently come to the attention of the State Historic Preservation Office (SHPO) that a proposed overhead marquee is intended for the main façade of the Historic City Opera House (COH) located at 106 E. Front Street in Traverse City, Michigan. SHPO has been provided schematic drawings of the concept, which details a large overhang with skylight and hanging signage supported by decorative posts extending outward over the public Right of Way (ROW) from the main entrance to the venue. The design of the marquee is said to be "period sensitive," and the intent is to benefit patrons by providing a more obvious street presence to the City Opera House along Front Street, Traverse City's main thoroughfare.

The City Opera House was completed in 1892 and was listed in the National Register of Historic Places in 1972 as a significant example of early theater architecture in Michigan and important to local Traverse City history. By implementing the proposed marquee the historic and architectural integrity of the building will be negatively impacted. According to the Secretary of the Interior's Standards (SOIS) for Rehabilitation put forth by the National Park Service, *removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished* is not a recommended project activity. Since the COH, like many other opera houses of its generation, would not have originally included an overhead marquee, the addition of this feature could significantly alter the character of the historic structure. Also, according to the SOIS, *creating a false historical appearance because the replacement entrance or porch is based on insufficient historical, pictorial, and physical documentation* is not recommended. If a building is considered *historic* based on its representation of a particular property type, it is important that the integrity of that property type remain intact.

State Historic Preservation Office

Michigan Library and Historical Center • 702 West Kalamazoo Street • P.O. Box 30740 Lansing, Michigan 48909-8240  
michigan.gov/shpo • 517.373.1630 • FAX 517.335.0348 • TTY 800.382.4568

The proposed overhead marquee is therefore not an appropriate addition to this historic property, and it is the hope of the State Historic Preservation Office that an increased street presence could be achieved through other, more appropriate means. Our office is happy to lend assistance to this effort if desired.

Sincerely,



Brian Conway  
State Historic Preservation Officer

BDC:mao

Cc: David Weston, City of Traverse City  
Marilyn Flaherty



## City Opera House, Traverse City, MI- Entrance Canopy...Marquee Schematic Design

McKay, Robbert (MSHDA) <McKayR@michigan.gov>

Thu, Jul 17, 2014 at 12:16 PM

To: Thom Darga <Thom@dargaworks.com>

Cc: "Baribeau, Diana" <DIANABARIBEAU@whartoncenter.com>, "Ksmith5770@gmail.com"

<ksmith5770@gmail.com>, Dave Weston <dweston@traversecitymi.gov>, Rob Bacigalupi <rob@downtowntc.com>, Thom Greene <thom@gpdchicago.com>, "Olinyk@Michigan.gov" <Olinyk@michigan.gov>, "ConwayB@Michigan.gov" <ConwayB@michigan.gov>

Tom,

Sorry for the slow response. We have three open position in the office at the moment and they all relate to programs that I am directly involved with. As a result I'm having a little trouble keep up with review requests.

Based on the material available to me I have concluded that the proposed sign **is not** appropriate based on the guidance contained in the Secretary of the Interior's Standards for Rehabilitation (36CFR67). More specifically the proposed sign will: Significantly alter the historic character of the property in question. Tends to create a false sense of historic developments. Does not appear to be based on historic documentary, photographic or physical evidence relating to the specific property in question. And, the new work in not adequately differentiated from the historic building and is incomparable with the buildings form, massing and scale.

While there may in fact have been a marquee on the Opera House building at some point in the past, the proposal is to add an overtly historic marquee to the building next to the historic Opera House build. The adjacent build historically had nothing to do with the operation of the Opera House and thus to suggest, through the use of and overtly historic looking sign, that there is more than a modern connection between the properties is historically misleading. Additional the scale massing and placement of the new sign will significantly alter the appearance of the existing historic building and will obscure the lower portion of the architecturally and visually significant oriel window at the buildings second floor.

I strongly recommend that the proposal be redesigned to correct these problems before the projects moves forward.

To that end I would like to offer the following suggestions regarding the visibility of the building and the design of an appropriate sign. First, I am struck by the fact that the building is largely concealed from view between two substantial street trees. While trees may be advantageous from a pedestrians perspective they tend to be detrimental from the building occupants perspective. Trees simply make a business single largest advertising icon, their building, overly difficult to see from a distance. I strongly recommend that the first step in your campaign to give the Opera House new enter greater street presence be the removal of at least one if not both of these trees. Second, the entrance build has a fairly large display glass adjacent to the door. This window would support the instillation of either a fairly large on glass iconic sign or the creation of an identifying window display. Third, the build would support a smaller, more business scale, projecting sign. Traditionally a projecting sign for a build of this age would have been a double sided wooden iconic sign rather than a text rich sign. It would also not have been uncommon to have included down light to improve the visibility of the sign at night. In combination I believe that these suggestions would address the identification and visibility issues that the Opera House is currently facing in a way that both meets the organizations needs and respects the historic character of the building(s) being directly impacted by the changes.

If you have additional questions or wish to discuss these comments please feel free to contact me directly.

Respectfully Yours,

Robbert McKay

Historical Architect, State Historic Preservation Office

Michigan State Housing Development Authority

702 W Kalamazoo, PO Box 30740

Lansing, MI 48909-8240

Direct: (517) 335-2727 Cell: (517) 643-5099

Office: (517) 373-1630 Fax: (517) 335-0348

URL: [www.michigan.gov/shpo](http://www.michigan.gov/shpo)

## Proposed changes to historic façade of City Opera House

From: **Nancy Smith** (lamplight@webtv.net)  
Sent: Mon 5/26/14 11:29 PM  
To: Me (lamplight@webtv.net)

To:  
David Weston  
400 Boardman  
Traverse City, MI 49684

Dear David,  
I'm sending this to your attention as I understand that you are serving as the liaison between the Traverse City City Commission and the Traverse City Historic District Commission. As I understand the situation, a proposed addition of a modern marquis style sign to be affixed to the historic fabric of the façade of the City Opera House is under consideration by your officials.

This building is presently listed on the State and National Registers of Historic Places, an honor bestowed only upon structures of authentic, historic integrity. The outstanding restoration of the City Opera House earned it these designated honors. Your proposal puts this in jeopardy, and frankly I'm horrified to think that this marvelous building could be defaced in such a way. Recently, on April 30th, 2014 to be precise, I personally led a group of international historians and architecturally involved travelers from an International Convention being held in Grand Rapids, to Traverse City, with one of the specific goals being to visit the City Opera House, which we did. We studied both the interior and exterior of your marvelous building, and could readily see why it has become an icon of your city. Traverse City is to be commended on the careful attention paid to detail during the extensive restoration of this city landmark. I'm sure that each and every one of your citizens who contributed to this project, as well as those who funded the various grants which were needed to complete such an extensive project, are proud of the final results. How can you possibly consider defacing this beautifully restored building after all that has gone into preserving it? From a historic perspective, to destroy what has been gained seems truly misguided. Please re-think this proposal.

Sincerely,  
  
Nancy Smith  
President, Campau-Lyon Chapter Questers  
International Core Committee

1324 Woodcliff, SE  
Grand Rapids, Michigan 49506  
(616) 942-0645

4367 Deerwood Drive  
Traverse City, MI 49686  
May 25, 20014

Mr. David Weston  
Liaison between Traverse City Commission and Historic Districts Commission  
400 Boardman  
Traverse City, MI 49684

Dear Mr. Weston,

As a citizen of Traverse City and active member of Questers International, I need to voice my concern about the plan to place a marquee over the entrance of the City Opera House.

As Questers, we believe strongly in preservation and restoration and our members all across the country have successfully restored and preserved a great many historic sites.

The local chapter of the Questers was highly instrumental in the restoration of the Opera House, raising over \$100,000 in grants and proceeds from various fund raisers. (Many will remember our Quilt Shows and Lilac Teas). Innumerable hours were spent by our members to be able to achieve this goal.

So, it is very upsetting to learn that the Traverse City Commission has voted to allow a marquee to be built across the beautiful façade of brick imported so many years ago

To the best of my knowledge, there was never a permanent marquee at the Opera House.

In 1971 the Opera House was designated a National Historic Site, and later that year, a Michigan State Historic Site. With these designations, it is imperative to preserve the site and keep restorations in line with the original design.

Thank you for your interest in this matter, and I fervently hope that the Historic Districts Commission will not allow the facade of the Opera House to be defaced.

Sincerely,



September 2, 2014

Dear Dave,

The following was my recap at the meeting of the Historic Districts Commission on Aug 28, 2014:

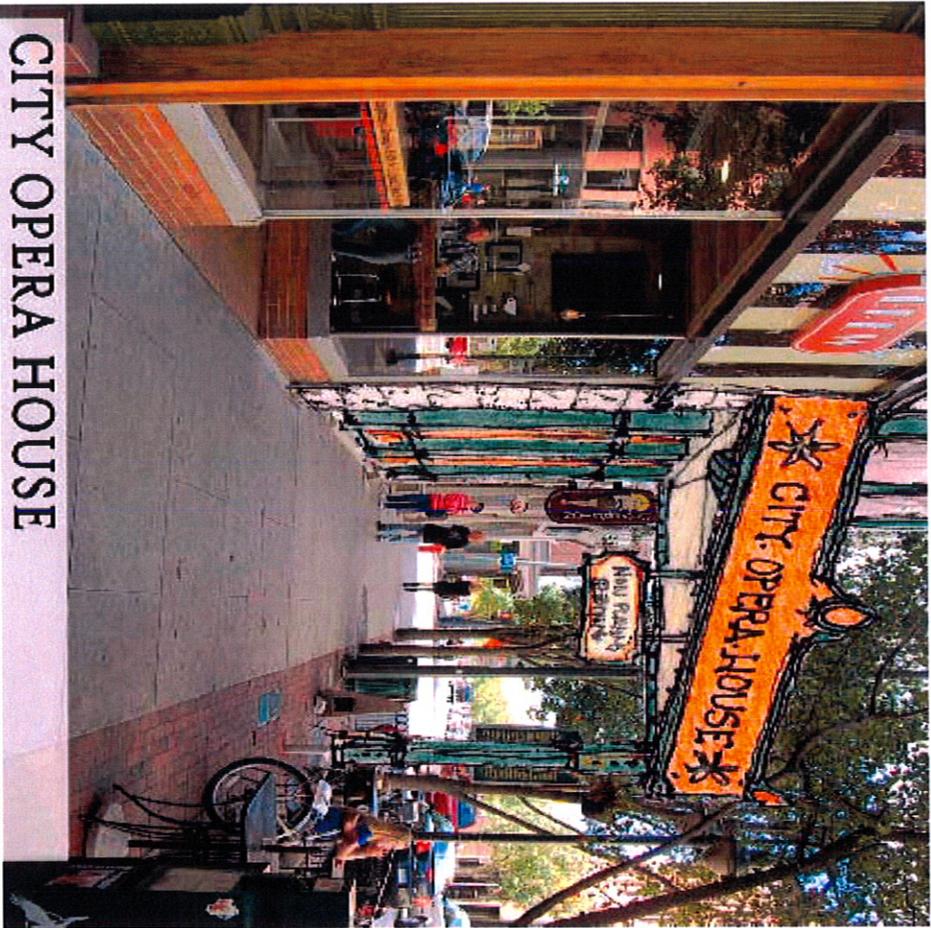
“You, the members of the Historic Districts Commission are the protectors of our architectural history. It is your mandate to foster civic beauty, and to preserve historic landmarks, and to preserve architectural history. This beautiful City Opera House is our architectural history. In your position you can stand firm to your mandate to protect and preserve the integrity of this valuable piece of history. Please be assured that in turning down the proposed marquee, you will be doing what is right for the future and your fellow citizens.”

The part of my recap in italics comes from the purpose of the Historic Districts Commission outlined in the provisions of Chapter 1462, Part Fourteen, Historic Districts Commission, Traverse City Code of Ordinances.

If I should stand to be corrected please let me know. Thanks.

A handwritten signature in blue ink, appearing to read "Marilyn".





## CITY OPERA HOUSE

### INDEX OF DRAWINGS:

- 1 COVER SHEET
- 2 PLAN
- 3 FRONT ELEVATION
- 4 SIDE ELEVATION
- 5 SECTION DETAIL

PROPOSED NEW MARQUEE CONCEPT FOR THE CITY OPERA HOUSE  
106 E. FRONT STREET, TRAVERSE CITY, MICHIGAN

27 MAR 2014

1 OF 5

DESIGN  
GAILLE & PROPP

1204 WEST BERRYMAN ■ CHICAGO, ILLINOIS ■ 60640

ARCHITECTURE ■ INTERIOR DESIGN ■ URBAN DESIGN

773.271.1925 phone ■ 773.271.1936 fax

© G&P Inc. 2004

TREES & GRATES  
REMOVED.

POTENTIAL SPLASH  
FEATURE.

SCUPPER ABOVE.

8x8 C.I. COLUMNS. TO  
MATCH BUILDING  
FACADE DETAILS.

4'x7' TEXTURED WIRE  
GLASS W/MTL. FRAME  
SKYLIGHT ROOF @  
CENTER OF MARQUEE  
ROOF.

TALL LIGHT POLE.  
(REMOVE)

EXIST. STREETScape.  
SHORT DECORATIVE  
LIGHT POLE.

HISTORICAL MARKER.

ANGLED SOFFIT OF  
MARQUEE ABOVE.

STEEL STRUCTURAL  
FRMG.

FLAT SECTION OF MARQUEE

PROPOSED NEW  
MARQUEE ABOVE.

EXISTING BAY  
ABOVE. SCALLOPED  
BOTTOM EXPOSED  
BELOW.

SLOPE  
UP

SLOPE  
UP

SLOPE  
UP

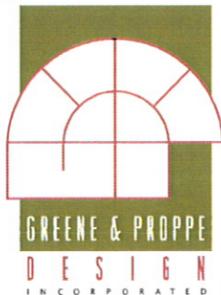
MAIN ENTRY

BREW

# OPERA HOUSE NEW MARQUEE CONCEPT

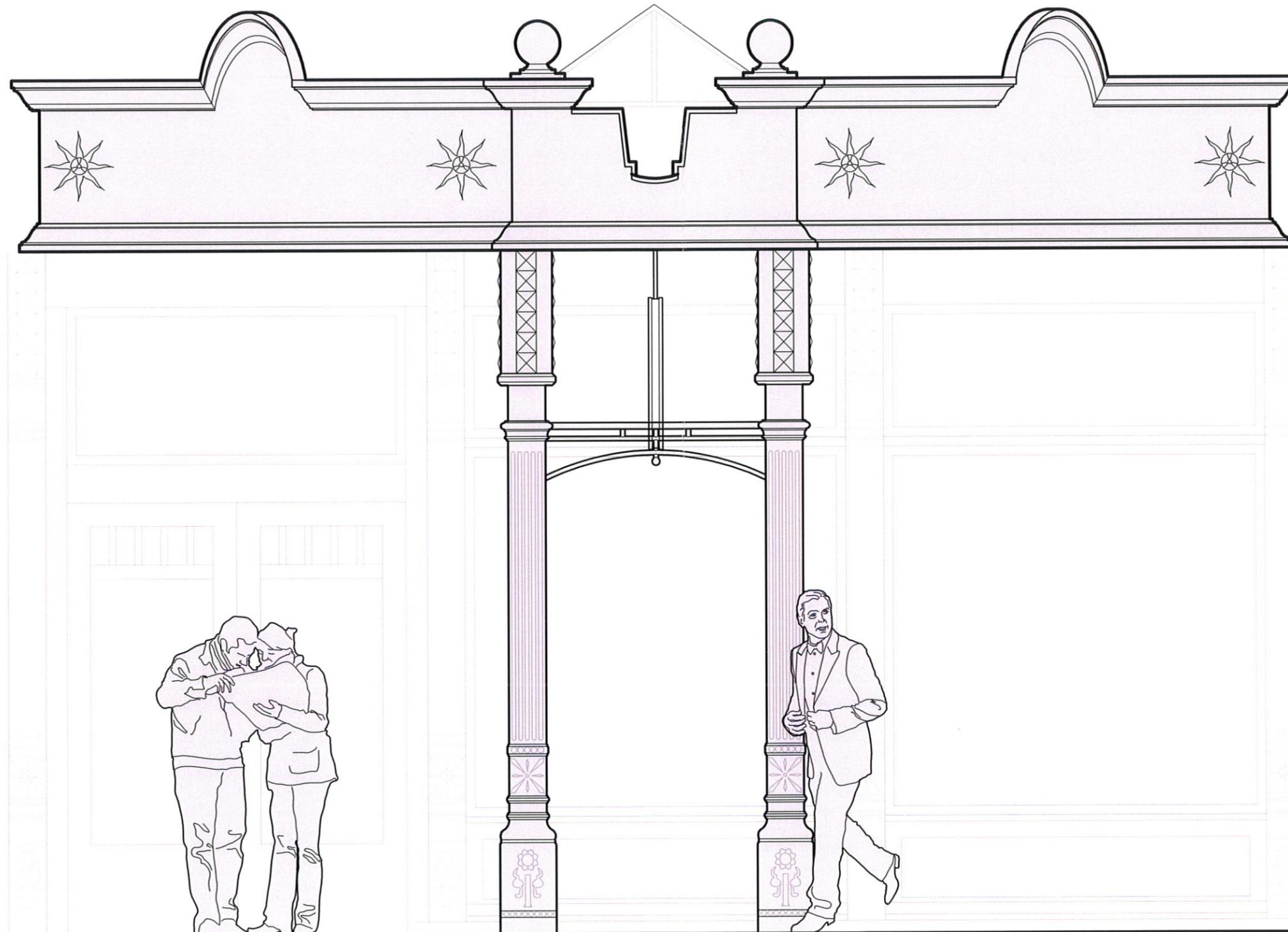
SCALE: 1/4" = 1'-0" (ALL DIMENSIONS NEED TO BE VERIFIED)

13 MAR 2013  
23 JAN 2014  
10 MAR 2014  
27 MAR 2014



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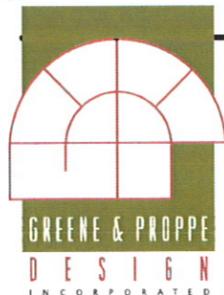
# OPERA HOUSE NEW MARQUEE "CONCEPT" FRONT ELEVATION

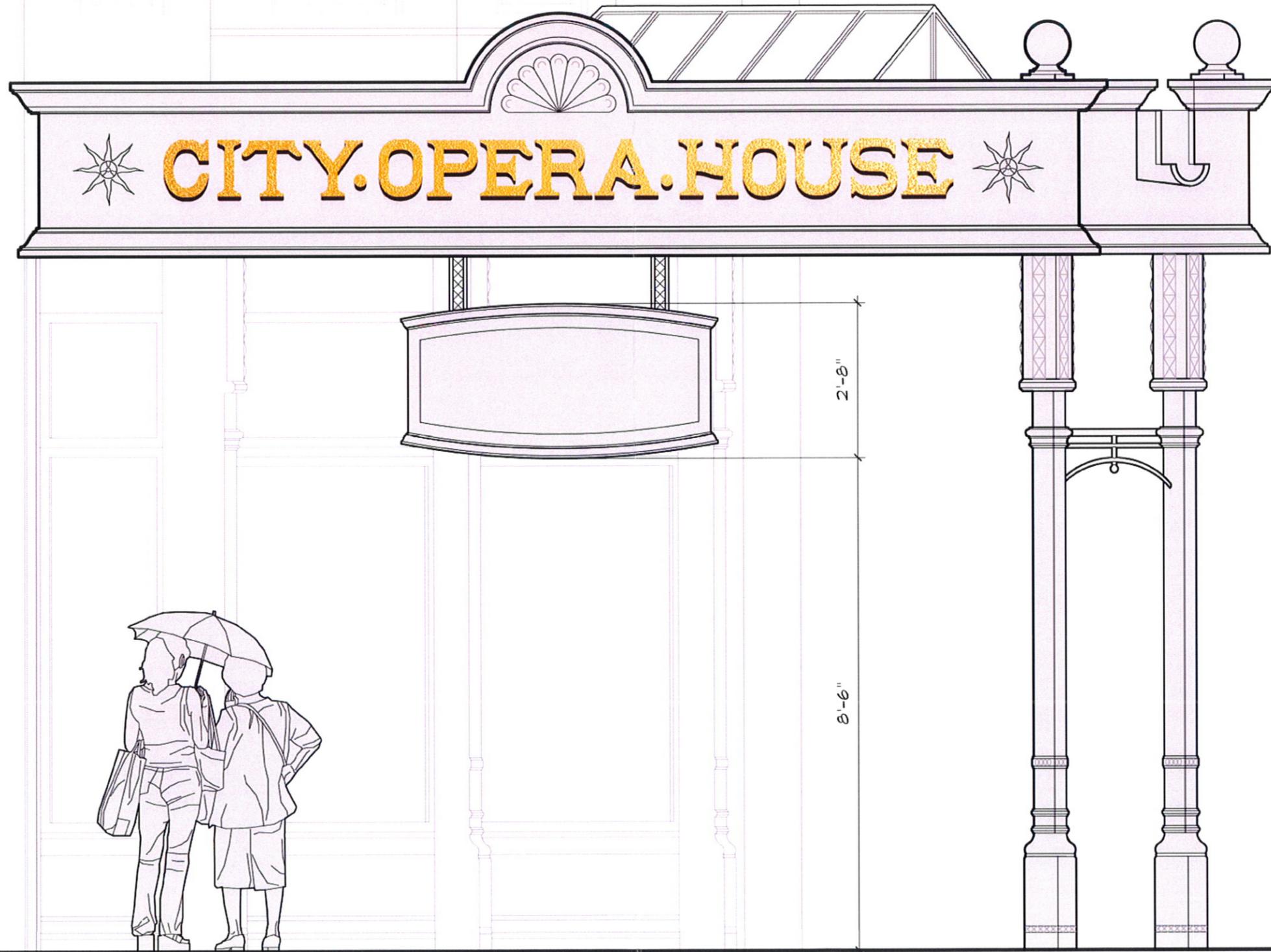
SCALE: 1/2" = 1'-0"

5 MAR 2014  
27 MAR 2014

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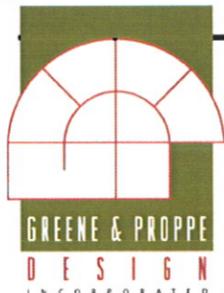
# OPERA HOUSE NEW MARQUEE "CONCEPT" SIDE ELEVATION

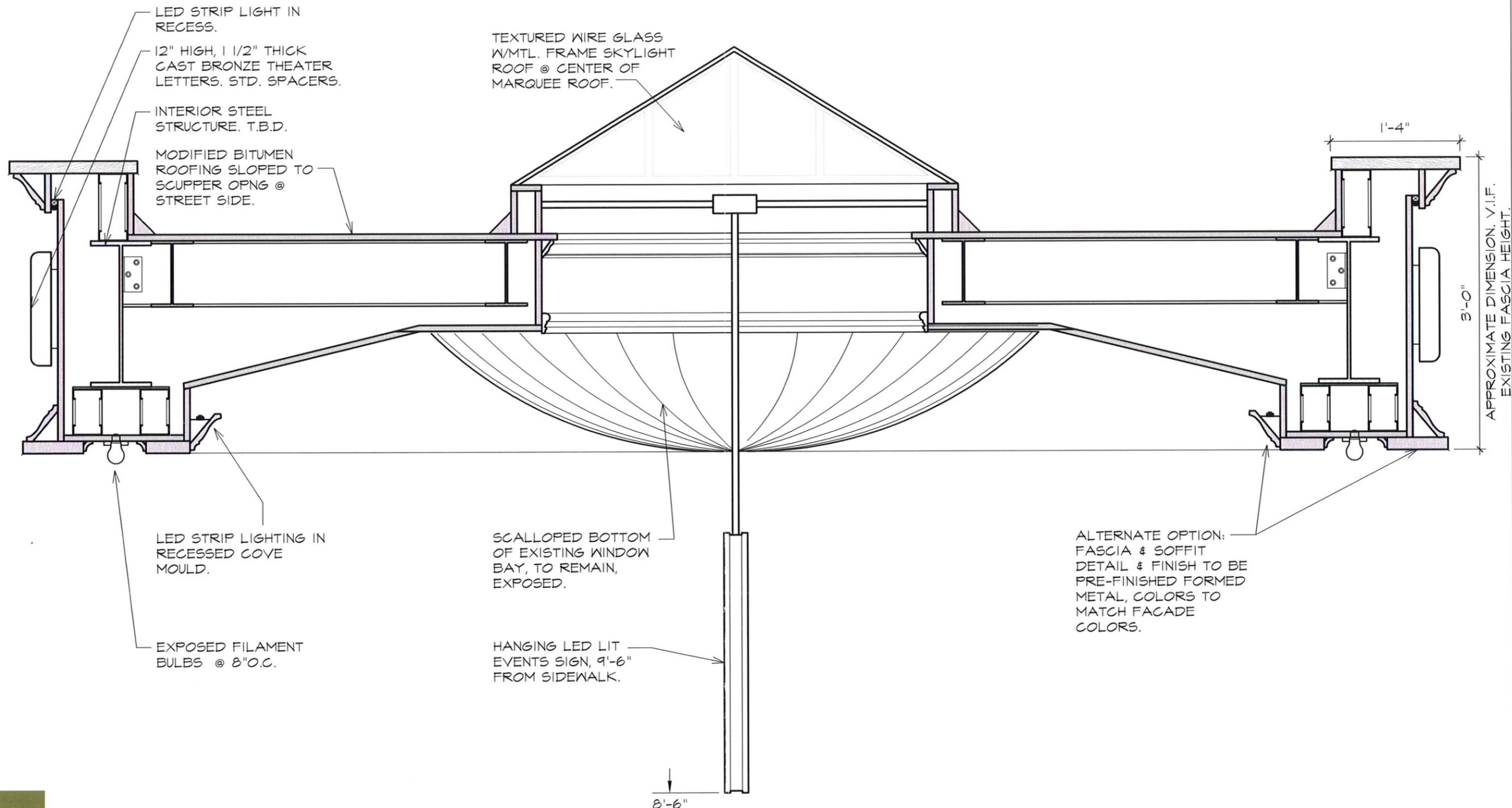
SCALE: 1/2" = 1'-0"

27 MAR 2014

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# OPERA HOUSE NEW MARQUEE "CONCEPT" SECTION

SCALE: 1" = 1'-0"

10 MAR 2014  
 14 MAR 2014  
 27 MAR 2014

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