AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY MAY 28, 2015
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

1. **CALL MEETING TO ORDER**

2. **APPROVAL OF MINUTES:**

   Approval of the April 22, 2015 special meeting minutes.

3. **REQUEST 15-HDC-08 FROM KEN RICHMOND, ARCHITECT FOR BRAD GEMEINHARDY, 307 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN** for:

   Approval of plans for a front and rear porch addition located at the property the property mentioned. (Central Neighborhood Historic District).

4. **REQUEST 15-HDC-09 FROM JUDY BALAS , 213 FRANKLIN STREET, TRAVERSE CITY, MICHIGAN** for:

   Approval of plans to enclose a front porch and a 1'-6" x 12'-4" rear addition located at the property mentioned. (Boardman Neighborhood Historic District)

5. **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 canopy located at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

6. **OTHER BUSSINESS**

7. **PUBLIC COMMENT**

8. **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
SPECIAL MEETING
WEDNESDAY, APRIL 22, 2015
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT:	Commissioners Andres, Zacks, Vice-Chairperson Tobin and Chairperson Callahan.
ABSENT:	Commissioners Crane and Mansuy.
STAFF PRESENT:	Missy Luick

1. **CALL MEETING TO ORDER**

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

2. **APPROVAL OF MINUTES:**

Approval of the April 14, 2015 special meeting minutes.

Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the April 14, 2015 special meeting minutes as presented. Upon vote the motion carried 4-0.

3. **REQUEST 15-HDC-06 FROM TIM BRUEN, CONTRACTOR FOR STEVE AND RENEE CASS, 212 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN** for:

Approval of plans for a front porch addition located at the property commonly known as **212 West Eight Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

Applicant was not present at the meeting, so the request was not considered. The request was deferred until the next regular meeting.

4. **REQUEST 15-HDC-07 FROM FRED ANDERSON, 410 WADSWORTH STREET, TRAVERSE CITY, MICHIGAN** for:

Approval of plans for the construction of a new detached garage (22' x 20') located at the property mentioned. (Central Neighborhood Historic District)

Fred Anderson presented drawings and answered questions from the Commission. Motion by Vice-Chairperson Tobin, seconded by Commissioner Zacks to approve the drawings as presented. Upon vote the motion carried 4-0. Chairperson Callahan will serve as the project liaison.

5. OTHER BUSSINESS

Commissioner Zacks distributed conceptual images of the Opera House marquee/canopy and pedestrian-scale information kiosk as presented by Thom Darga. Commission discussion.

6. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Respectfully submitted

_____ Date_____

David M. Weston, Secretary

TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 5/14/2015

Property Address: 307 W 8th St Traverse City, MI 49684

Local Historic District: Central Neighborhood

Existing Zoning Classification: R1B

Architectural / Design Firm: Ken Richmond Architect

Address: 819 S. Elmwood Traverse City, MI

Description of Plans: See attached

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: Brad Gemeinhardt Phone: (646) 232-6107 Fax: —

Address: 328 W 96th St, Apt GN New York, NY 10025

Signature of Owner: _____

Signature of Applicant (if different) (X) _____

Relationship of Applicant to Owner: Agent / Architect

Historic Preservation Districts

Gemeinhardt
307 W 8th Street
Traverse City, MI 49684

Description of Plan:

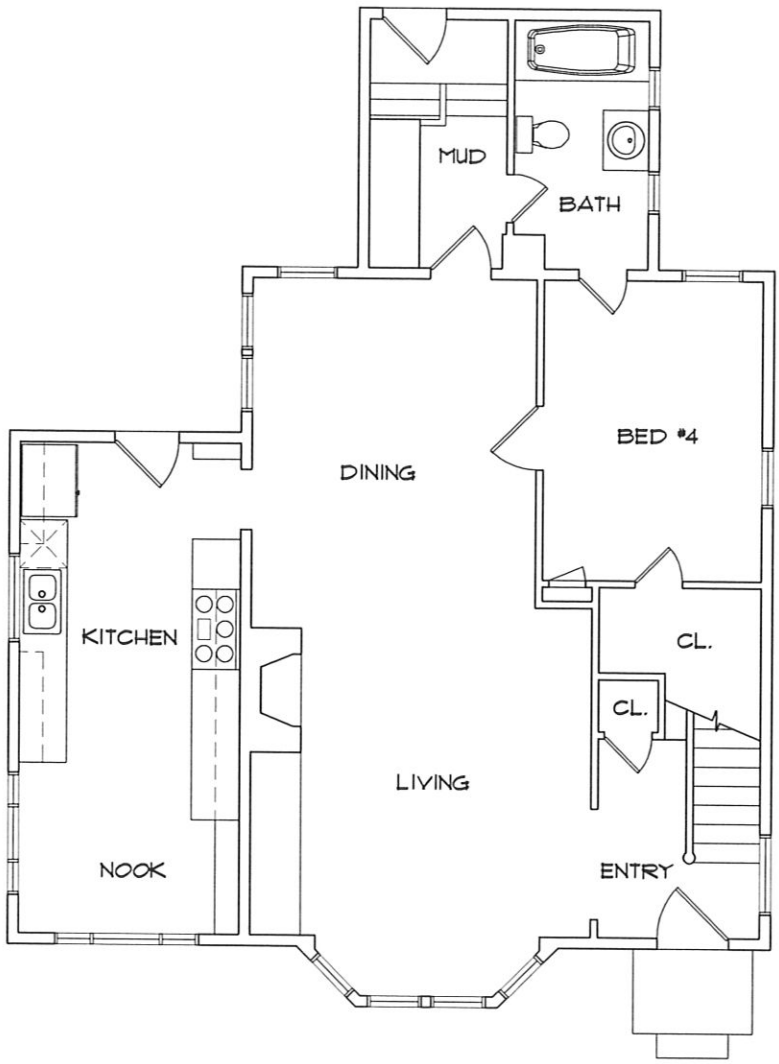
Proposed changes include: the addition of new wood front porch and roof, the addition of a new side/rear covered porch and a new roof over the existing kitchen that connects both porches together.

Note: Both proposed porches are low enough that no rails are required.

5-14-2015

Gemeinhardt 307 W 8th St Existing Photos

307



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

GEMEINHARDT RESIDENCE

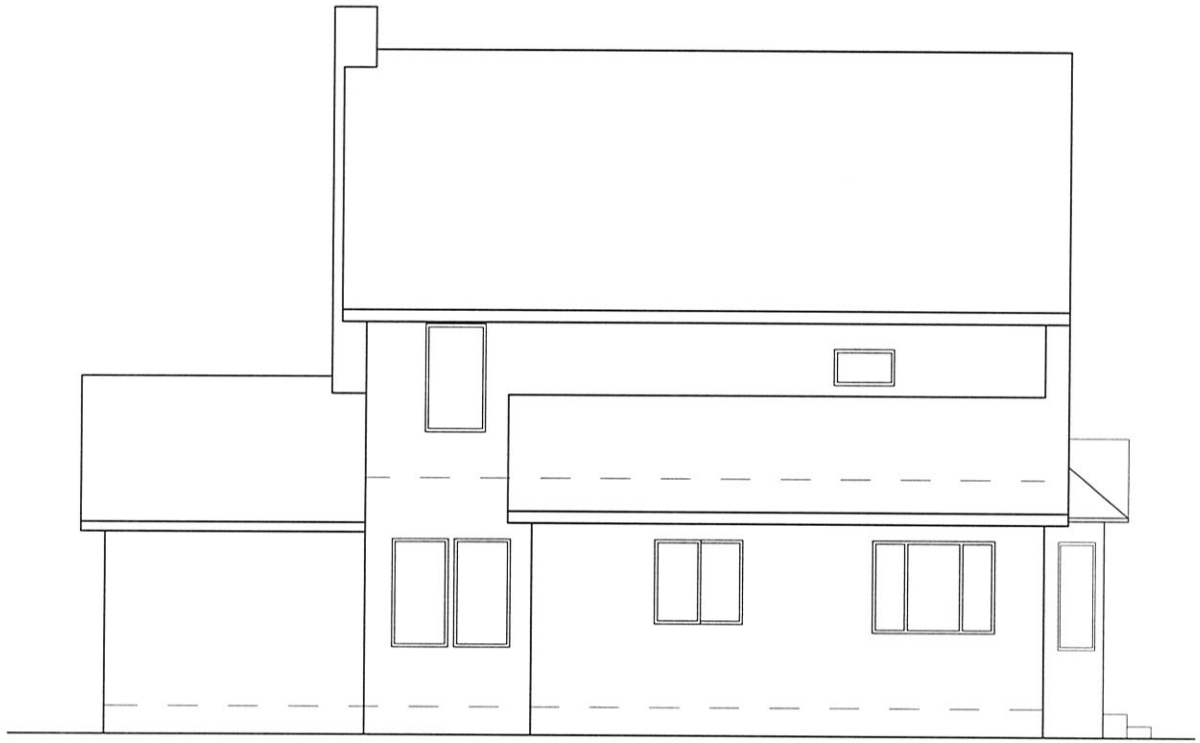
KEN RICHMOND, ARCHITECT

EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GEMEINHARDT RESIDENCE

KEN RICHMOND, ARCHITECT

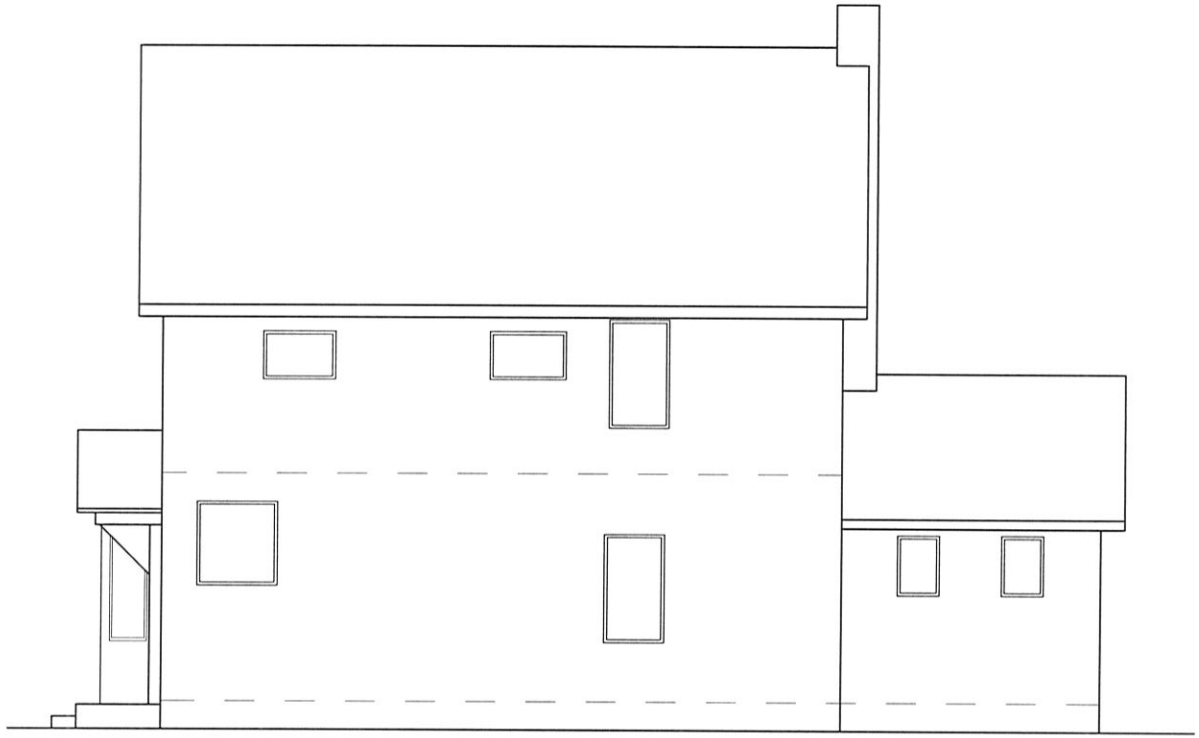


EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

GEMEINHARDT RESIDENCE

KEN RICHMOND, ARCHITECT



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

GEMEINHARDT RESIDENCE

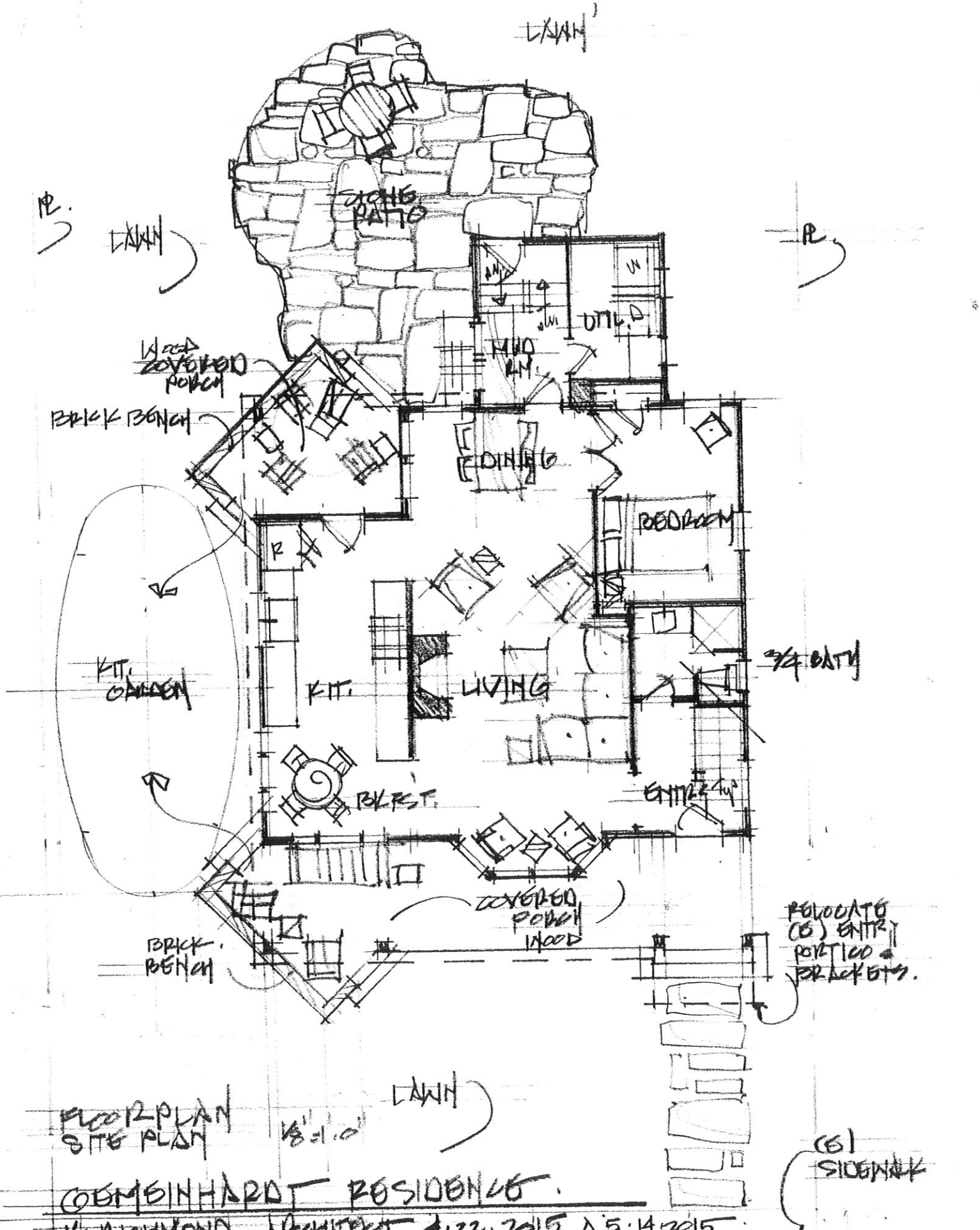
KEN RICHMOND, ARCHITECT

EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

GEMEINHARDT RESIDENCE

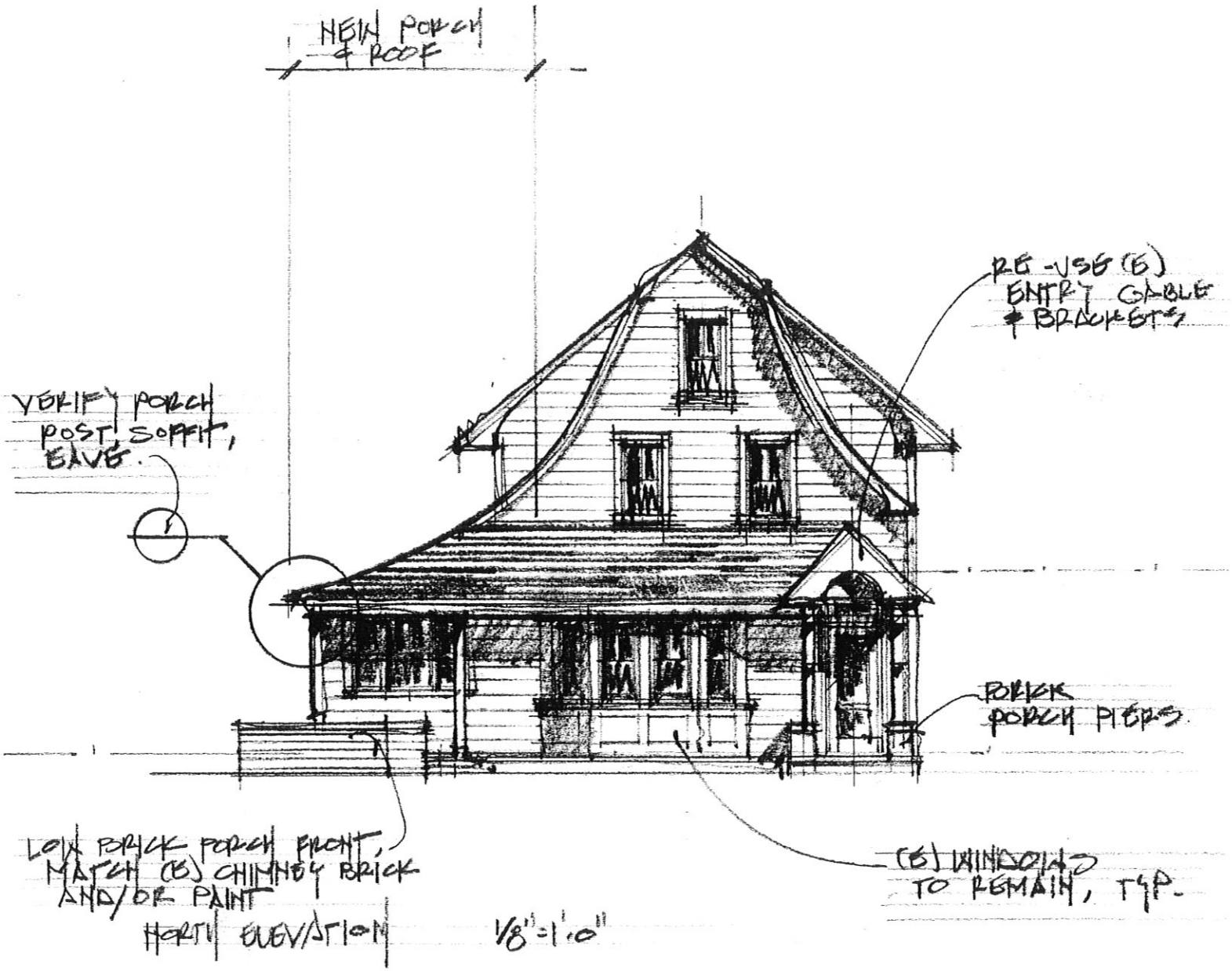
KEN RICHMOND, ARCHITECT



FLOOR PLAN
SITE PLAN 1/8"=1'-0"

COMBINHARD RESIDENCE.

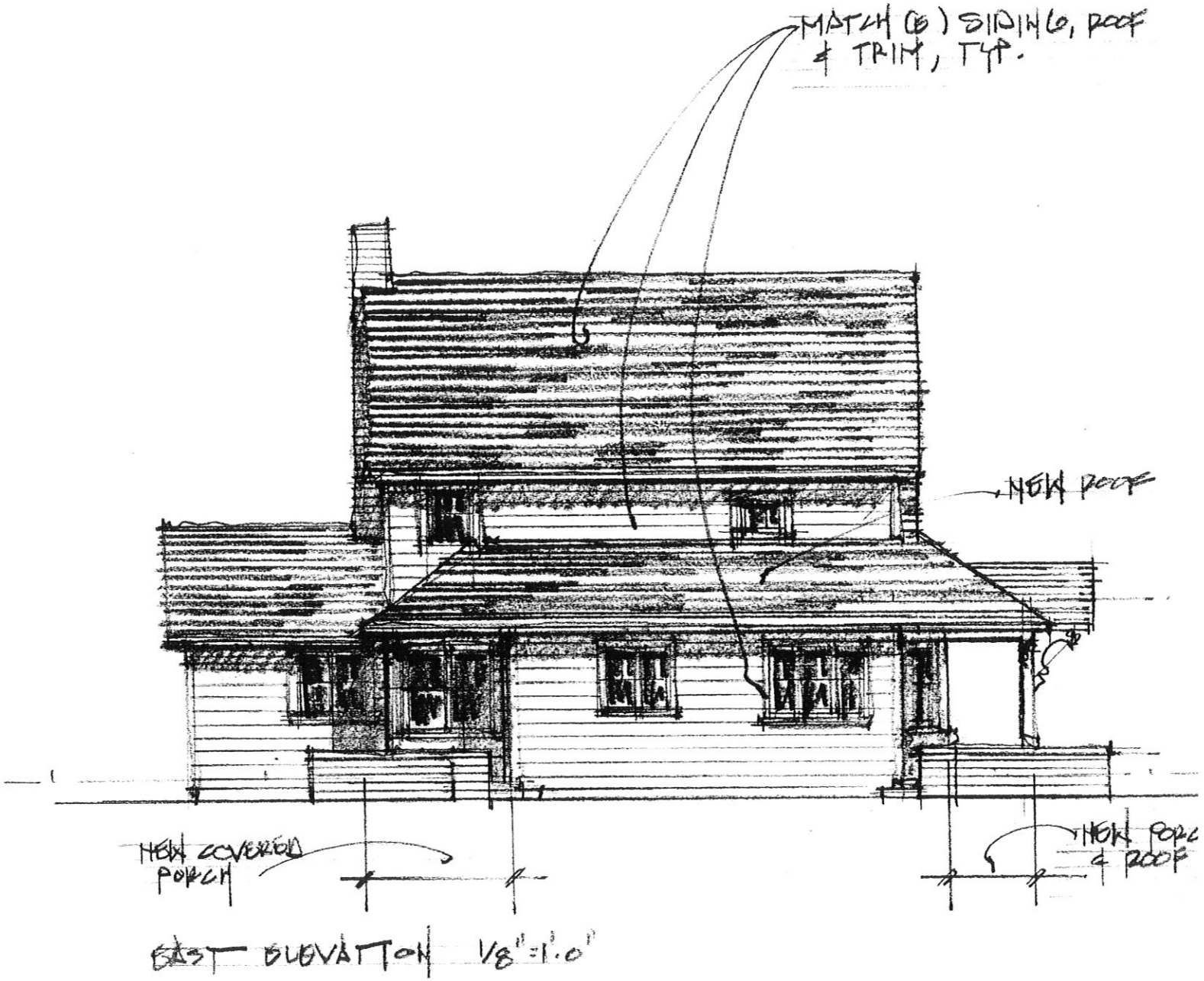
K. RICHMOND, ARCHITECT 4.22.2015 Δ 5.14.2015



NORTH ELEVATION 1/8"=1'-0"

GEMEINHARDT RESIDENCE...

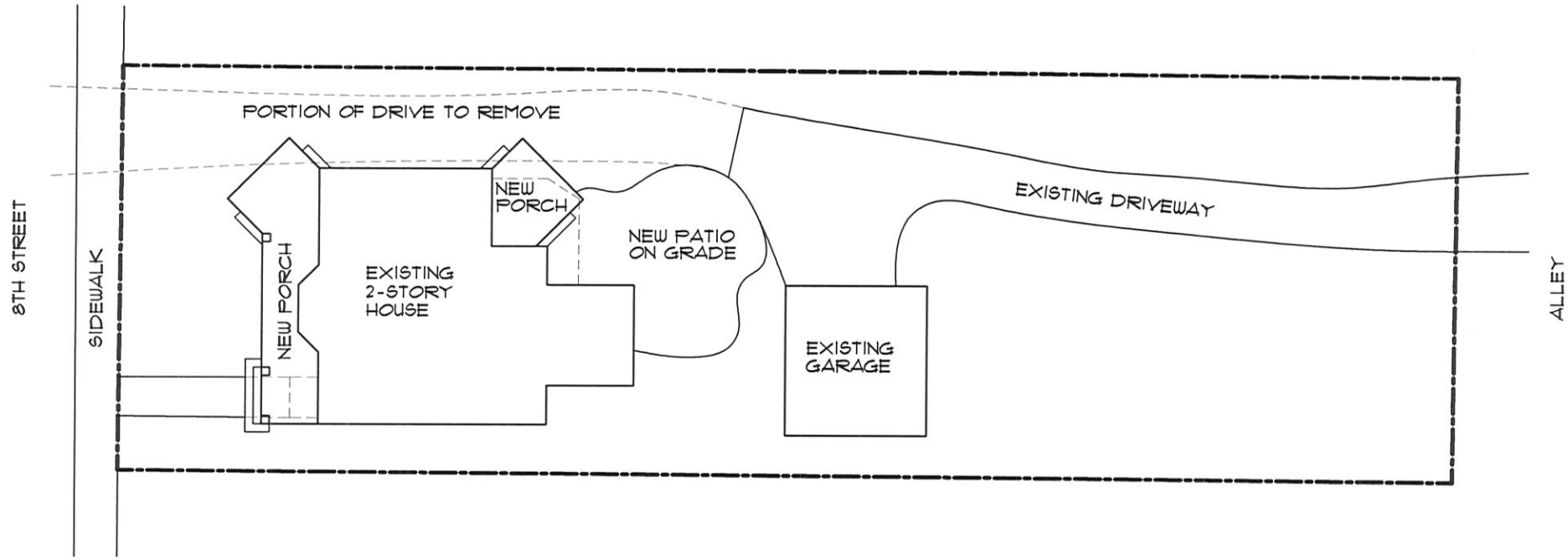
K. RICHMOND, ARCHITECT 4.22.2015 Δ 6.14.2015



EAST ELEVATION 1/8"=1'-0"

COMBINHARDT RESIDENCE...

K. RICHMOND, ARCHITECT. 4.22.2015 Δ 5.14.2015



SITE PLAN

SCALE: 1" = 20'-0"

GEMEINHARDT RESIDENCE

KEN RICHMOND, ARCHITECT

TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 5-19-15

Property Address: 211/213 FRANKLIN

Local Historic District: _____

Existing Zoning Classification: _____

Architectural / Design Firm: JUDY C. BALAS

Address: PO BOX 166, OMENA, MI 49674

Description of Plans: PORCH ENCLOSURE, ADDITION TO BACK OF HOUSE

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: JUDY & BRUCE BALAS Phone: 231-631-5543 Fax: 231-386-9066

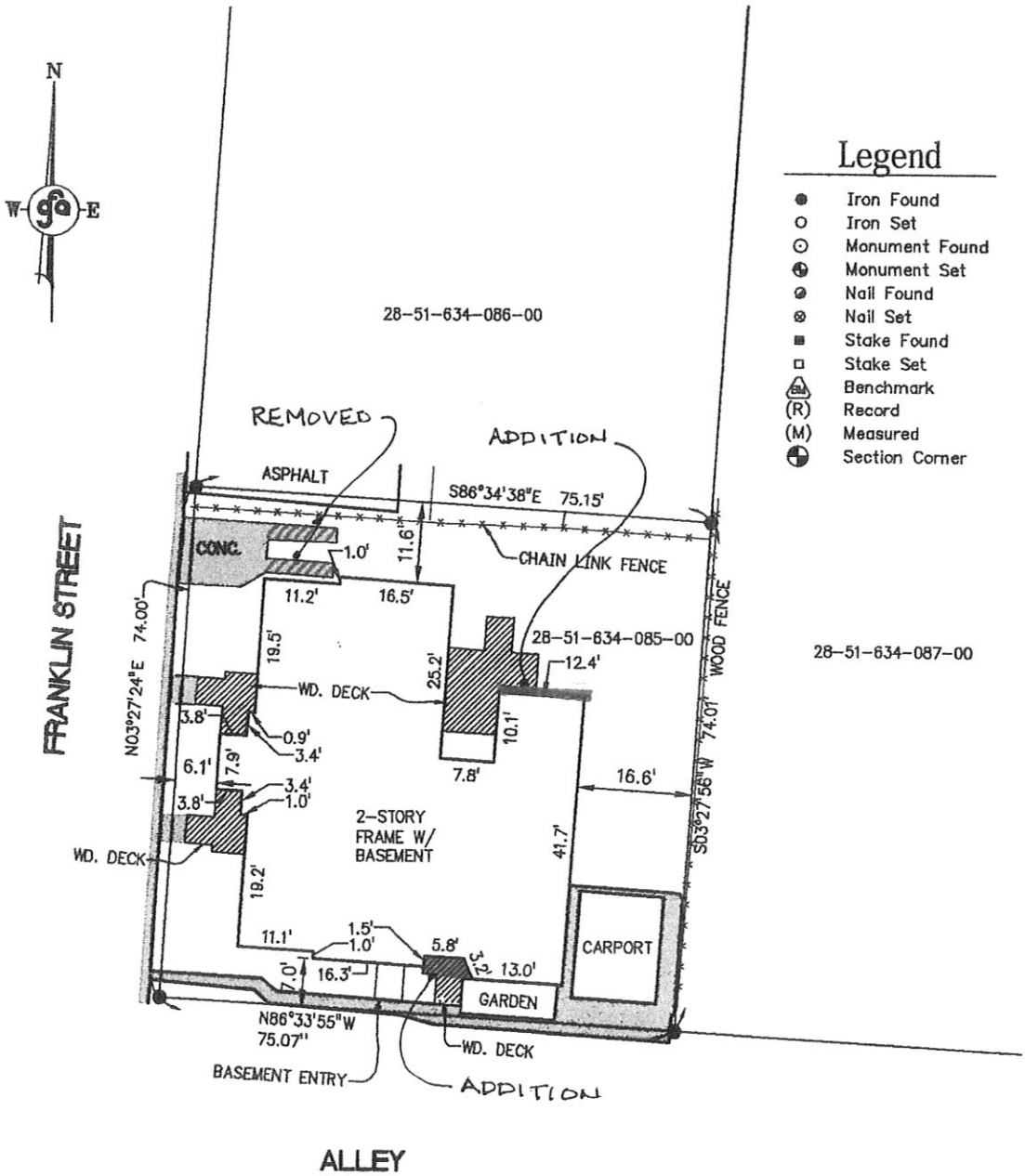
Address: PO BOX 166, OMENA, MI 49674

Signature of Owner: Judy C Balas

Signature of Applicant (if different): _____

Relationship of Applicant to Owner: SAME

SITE PLAN



Legend

- Iron Found
- Iron Set
- Monument Found
- Monument Set
- Nail Found
- Nail Set
- Stake Found
- Stake Set
- Benchmark
- (R) Record
- (M) Measured
- Section Corner

GRAPHIC SCALE: 1 inch = 20 feet

0 10 20 40 60

PREPARED FOR: JUDY BALAS

PH 231.946.5874
FAX 231.946.3703
WWW.gourdietraser.com

123 W. Front Street
Traverse City, MI 49684

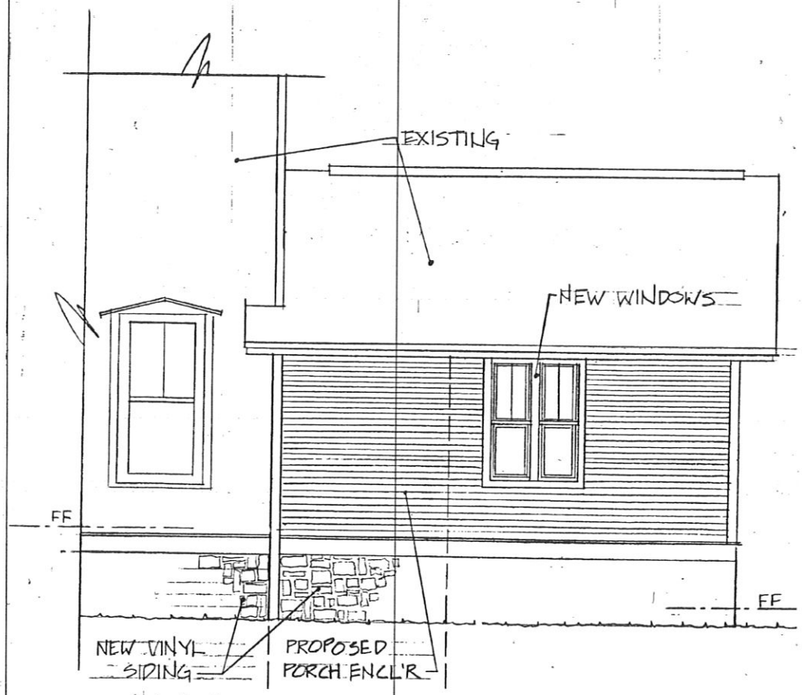
Gourdie-Fraser
Municipal | Development | Transportation

Location: PART OF LOTS 1,2, AND 3 OF HANNAH LAY & CO'S 5TH ADDITION SECTION 2, TOWN 27 NORTH, RANGE 11 WEST CITY OF TRAVERSE CITY, GRAND TRAVERSE CO., MI

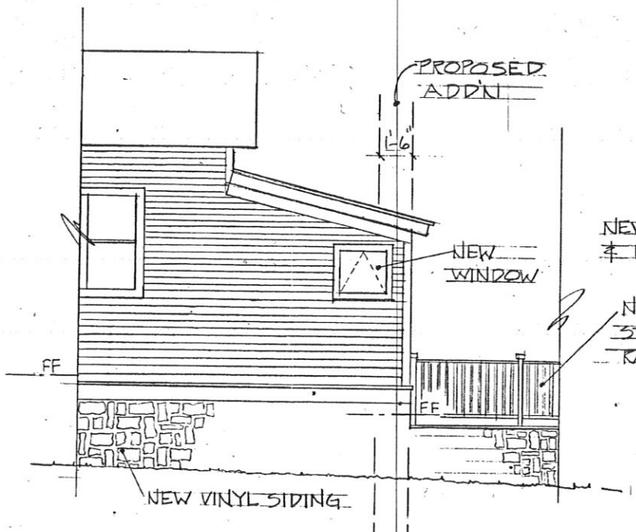
DATE:	09/04/14
P.M.:	STEVEN P. BYE
DR.: JLF	CKD.: SPB
	14222
SHT	1 OF 1

THESE DOCUMENTS ARE PREPARED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CONTRACT FOR THIS PROJECT.

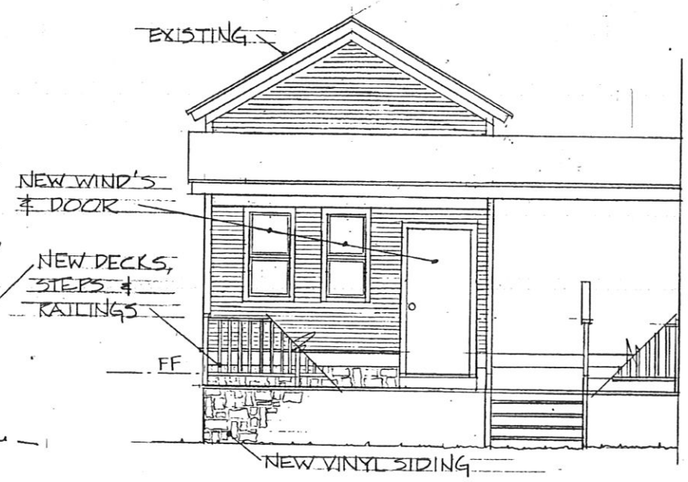
E:\PROJECTS\14222\DWG\14222_SY.DWG (05-15-14 10:32 AM) JFOUCH



SOUTH



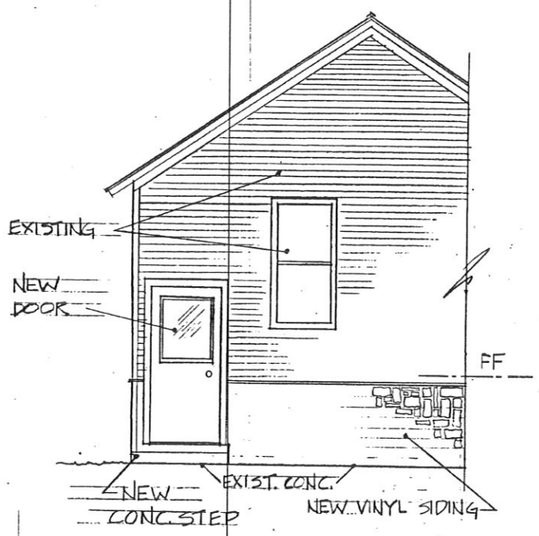
NORTH EAST



NORTH

ELEVATIONS

SC 1/4" = 1'-0"

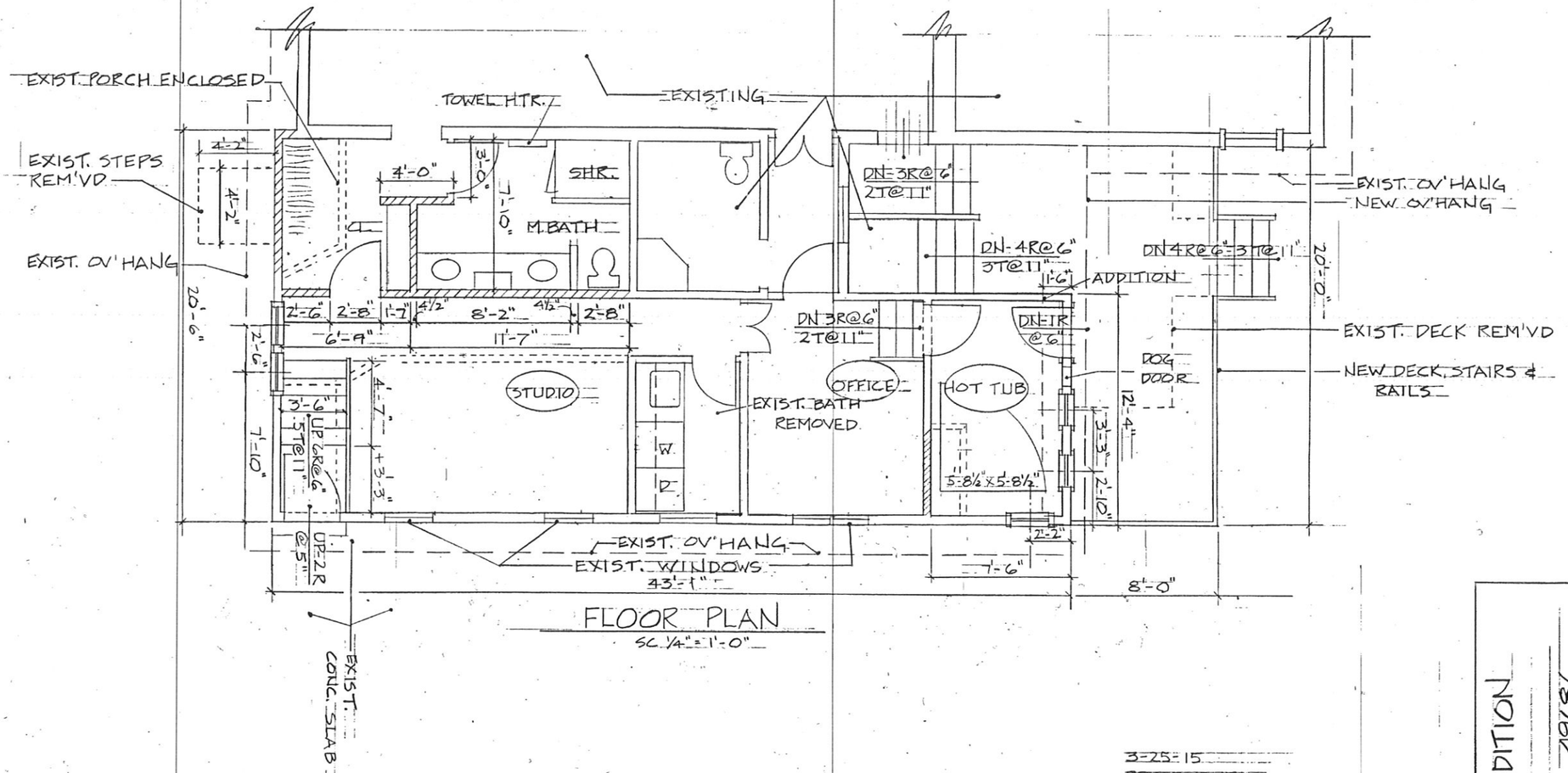


SOUTH - EAST

BALAS REMODEL & ADDITION
211/213 FRANKLIN
TRAVERSE CITY, MI 49686

A-2

5-12-15



FLOOR PLAN

SC. ¼"=1'-0"

3-25-15

REV. 5-12-15

BALAS REMODEL & ADDITION
211/213 FRANKLIN
TRAVERSE CITY, MI 49686

A-1

3-25-15

REV. 5-12-15

DARGAWORKS, INC
April, 2015

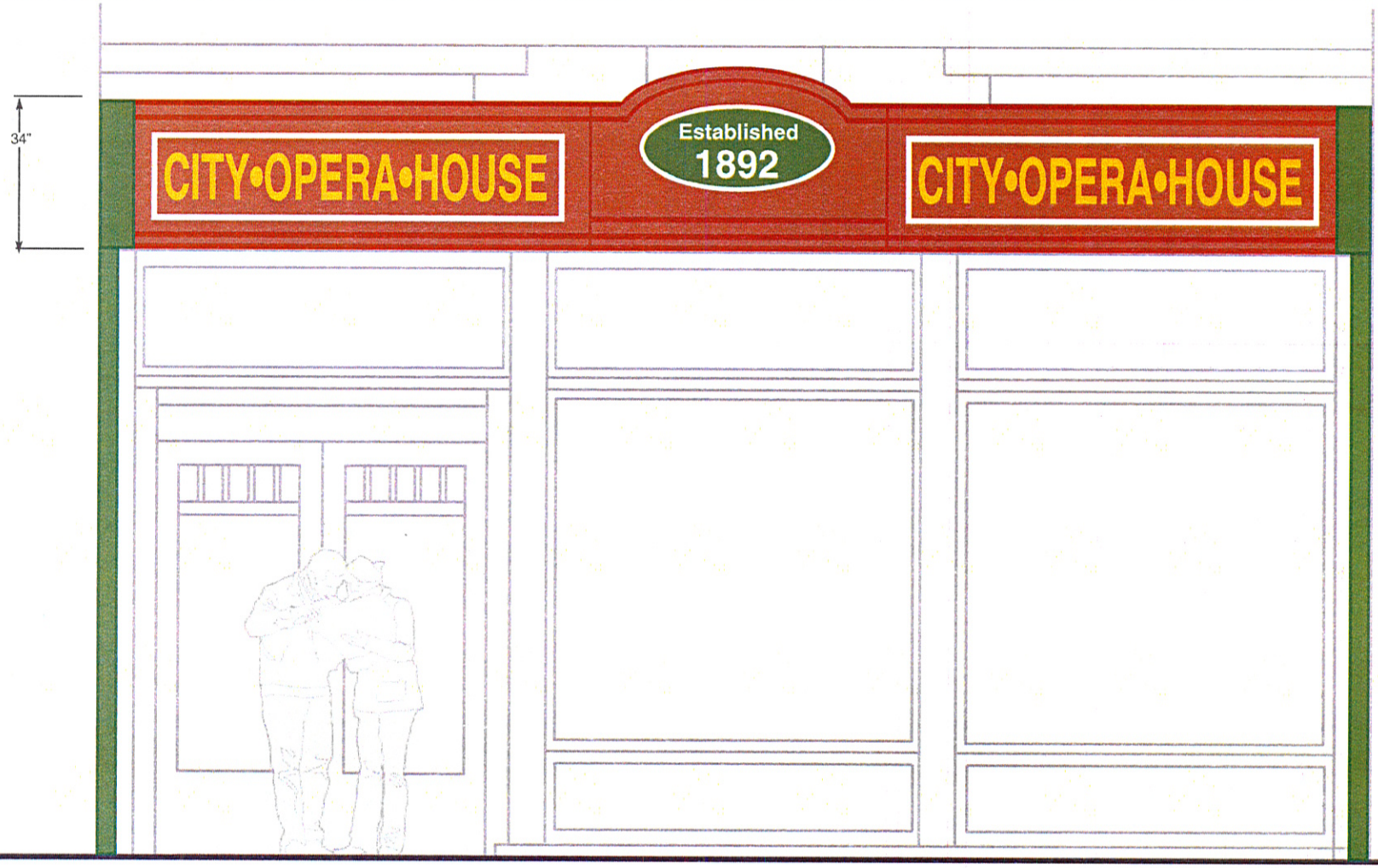
CITY•OPERA•HOUSE

Wayfinding Signage

Traverse City Michigan

Contact Info:
Thomas J Darga
DARGAWORKS, INC
Office Phone: (231) 421-5105
Office Fax: (231) 421-5106
Cell: (231) 944-2777
thom@dargaworks.com

City•Opera•House Wayfinding Signage

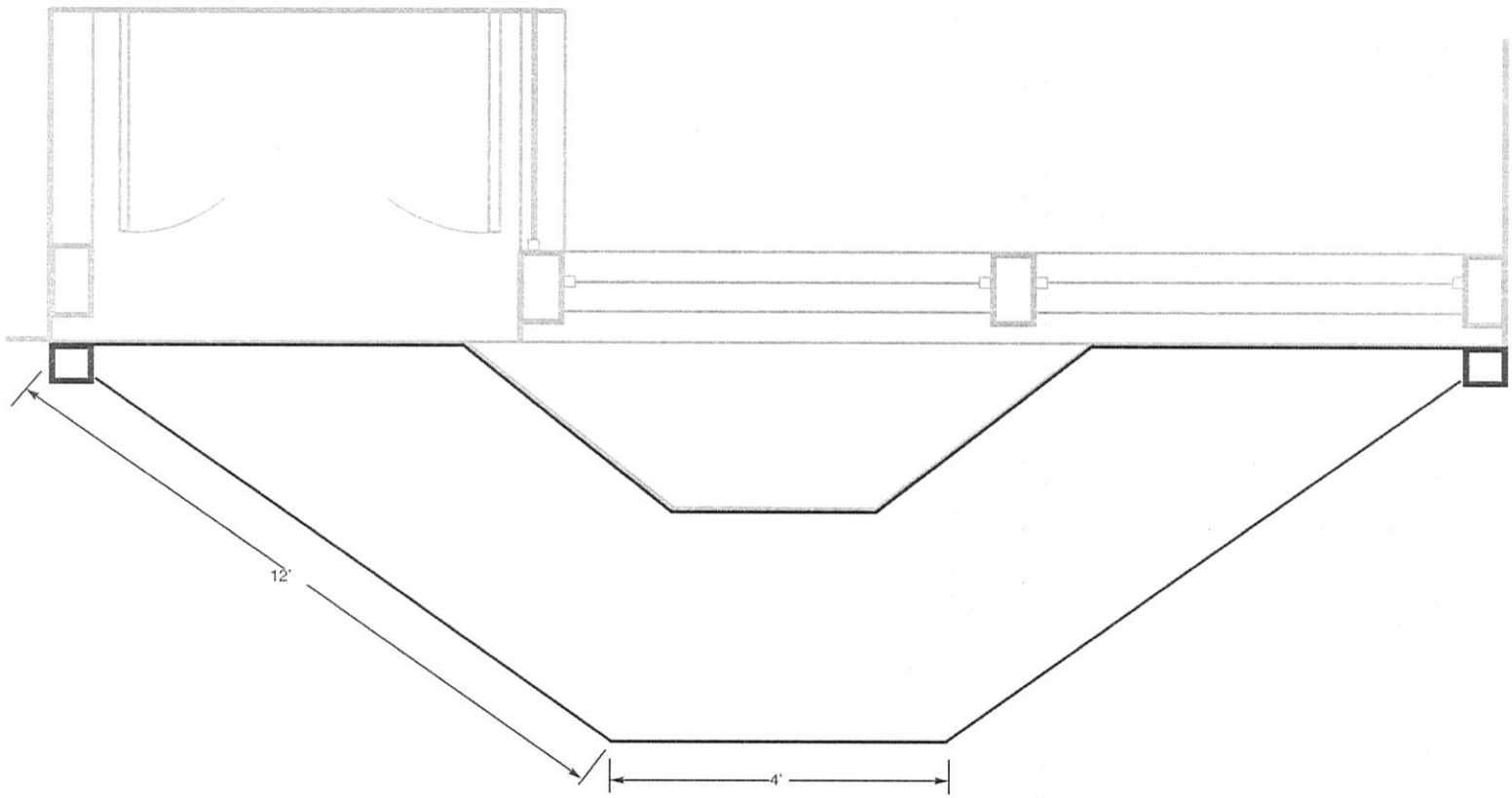


Front Elevation

Contact Info: Thomas J Darga, DARGAWORKS, INC
Office Phone: (231) 421-5105 Office Fax: (231) 421-5106
Cell: (231) 944-2777 thom@dargaworks.com

Scale:
1/2 inch = to 12 Inches

0 6" 12" 3' 6'



Top View

Contact Info: Thomas J Darga, DARGAWORKS, INC
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Cell: (231) 944-2777 thom@dargaworks.com

Scale:
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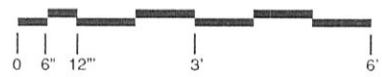
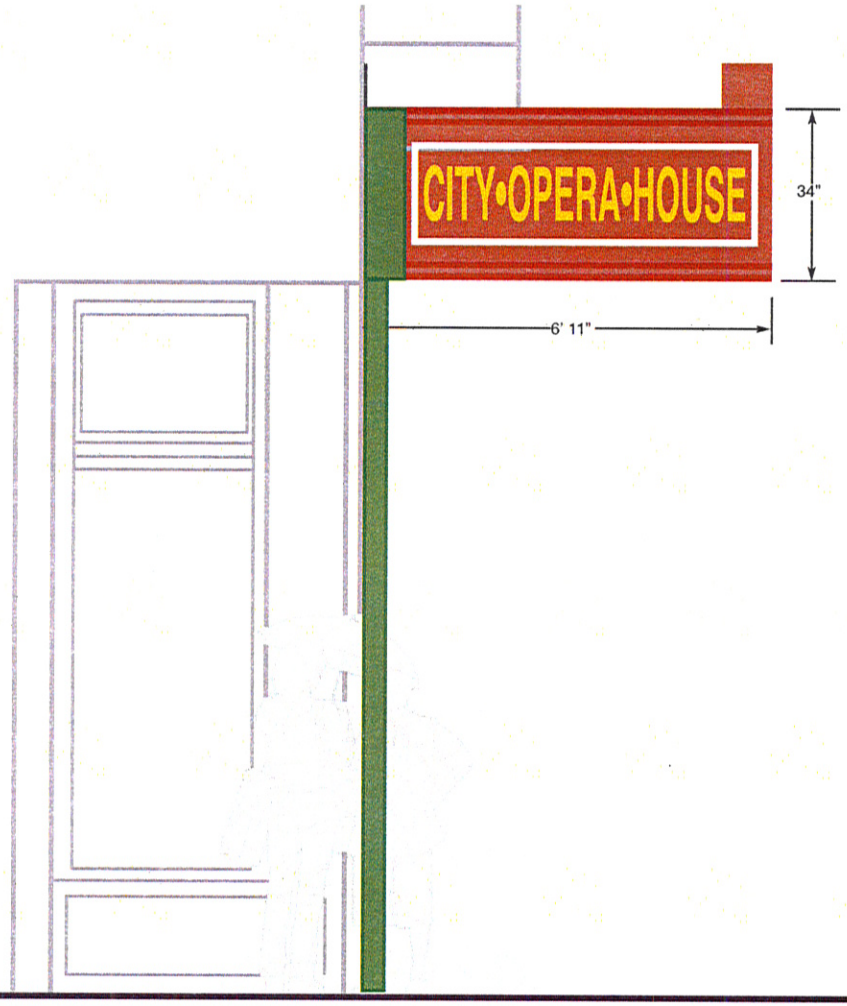


City•Opera•House Wayfinding Signage



Elevation

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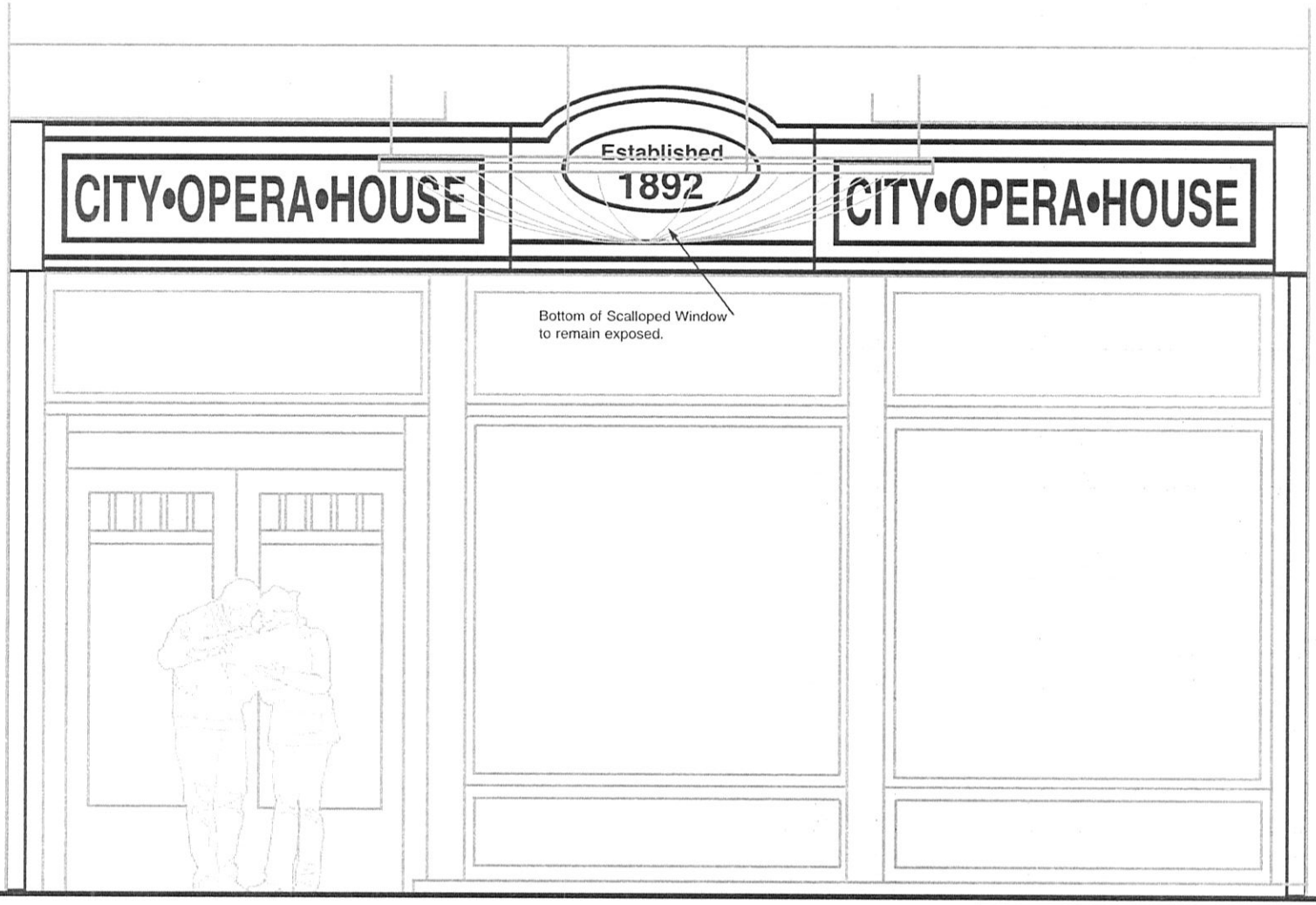
Cell: (231) 944-2777 thom@dargaworks.com

Scale:
1/2 inch = to 12 Inches

0 6" 12"' 3' 6'

City•Opera•House Wayfinding Signage / Phantom View



Front Elevation

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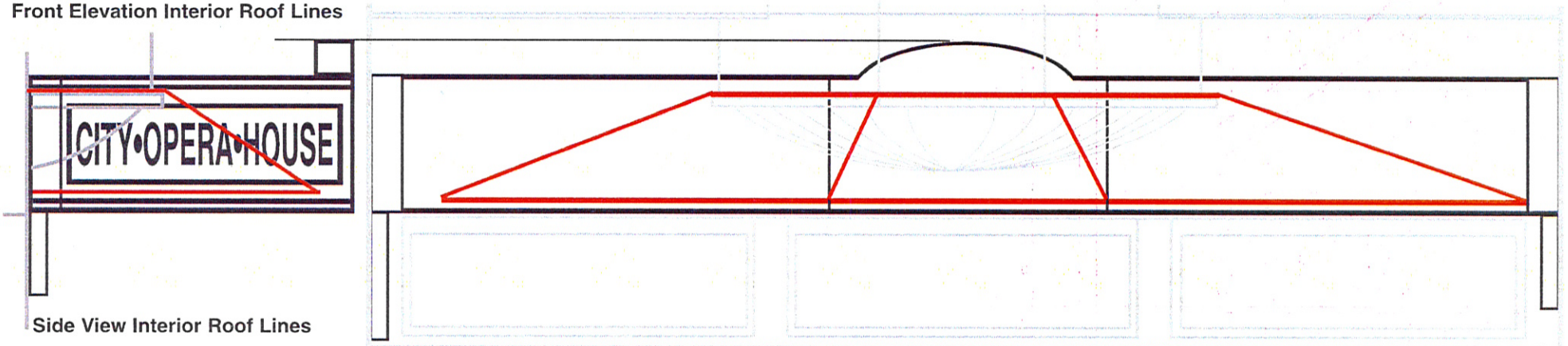
Cell: (231) 944-2777 thom@dargaworks.com

Scale:
1/2 inch = to 12 Inches

0 6" 12"' 3' 6'

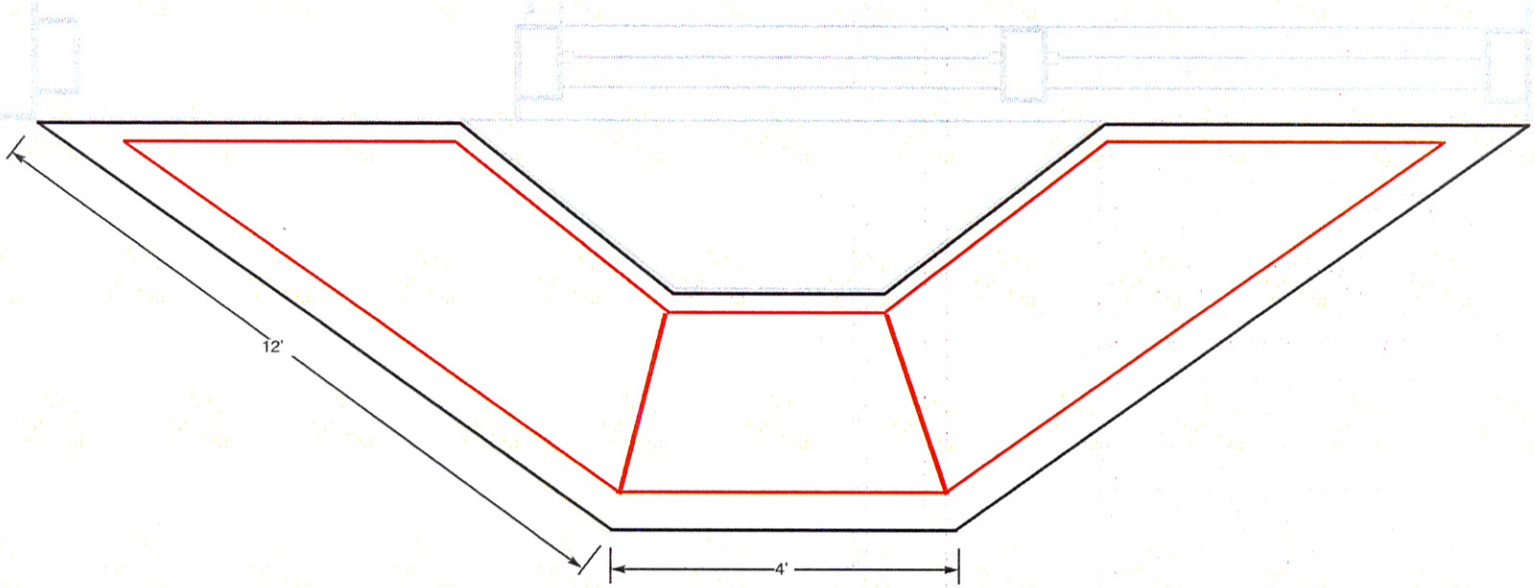
City•Opera•House Wayfinding Signage Interior Roof Structural Views (In Red)

Front Elevation Interior Roof Lines



Side View Interior Roof Lines

Top View Interior Roof Lines



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Scale:
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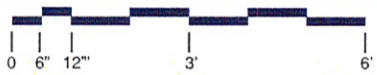
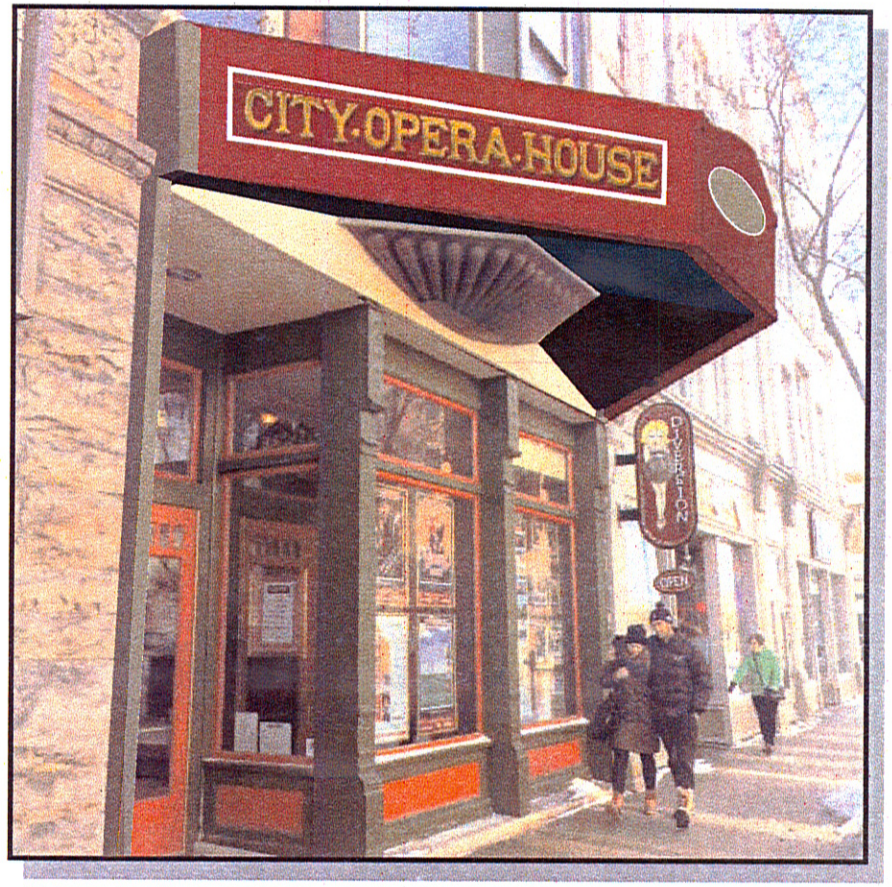


City•Opera•House Wayfinding Signage Today and Concept Rendering

Today



Concept Rendering of City Opera House Wayfinding Signage

Contact Info: Thomas J Darga, DARGAWORKS, INC
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Cell: (231) 944-2777 thom@dargaworks.com