

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**SPECIAL MEETING**  
**THURSDAY JUNE 25, 2015**  
**12:00 Noon**  
**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 May 28, 2015 regular meeting minutes.

**3. REQUEST 15-HDC-10 – REQUEST FROM MIKE BOUDJALIS, 539 WEST FRONT STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the demolition of an existing home and the construction of new home /carriage house located at the property commonly known as **116 South Maple Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

**4. OTHER BUSSINESS**

**5. PUBLIC COMMENT**

**6. 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.



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 6/16/2015

Property Address: 116 MAPLE STREET

Local Historic District: CENTRAL NEIGHBORHOOD DISTRICT

Existing Zoning Classification: R1-B

Architectural / Design Firm: F. JON WALTERS

Address: 470 S. DONNYBROOK, SUTTONS BAY MI, 49682

Description of Plans: CARRIAGE HOUSE / 1,000 sq Ft Living SPACE

**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: MIKE BONDJETS Phone: 231-883-7508 Fax: 231-941-0526

Address: 539 W. FRONT ST.

Signature of Owner: [Signature]

Signature of Applicant (if different): \_\_\_\_\_

Relationship of Applicant to Owner: \_\_\_\_\_

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY MAY 28, 2015**  
**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, Mansuy, Crane and Chairperson Callahan.  
**ABSENT:** Vice-Chairperson Tobin  
**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 April 22, 2015 special meeting minutes.

*Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the April 22, 2015 special meeting minutes as presented. Upon the motion carried 5-0.*

**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).

*Sarah Bourgeois, 819 South Elmwood Avenue, Traverse City, Michigan, presented drawings and answered questions from the Commission. Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the drawings as presented. Upon vote the motion carried 5-0. Commissioner Zacks will serve as the project liaison.*

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)

*Judy Balas presented drawings and answered questions from the Commission.*

*Motion by Commissioner Andres, seconded by Commissioner Mansuy to approve the drawing as presented with the condition that the applicant work with project liaison on choosing the lower siding material. Upon vote the motion carried 5-0. Commissioner Mansuy will serve as the project liaison.*

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)

*Commissioner Zacks recused himself from the discussion.*

*Thom Darga presented drawings and answered questions from the Commission. Motion by Commissioner Mansuy, seconded by Commissioner Andres to approve the drawings as presented with the subcommittee (Tobin, Mansuy and Andres) to review the final constructions drawings prior to the issuance of a Land Use Permit. Upon vote the motion carried 4-0.*

6. **OTHER BUSSINESS**

*None.*

7. **PUBLIC COMMENT**

*None.*

8. **ADJOURNMENT**

*The meeting was adjourned at 7:45 p.m.*

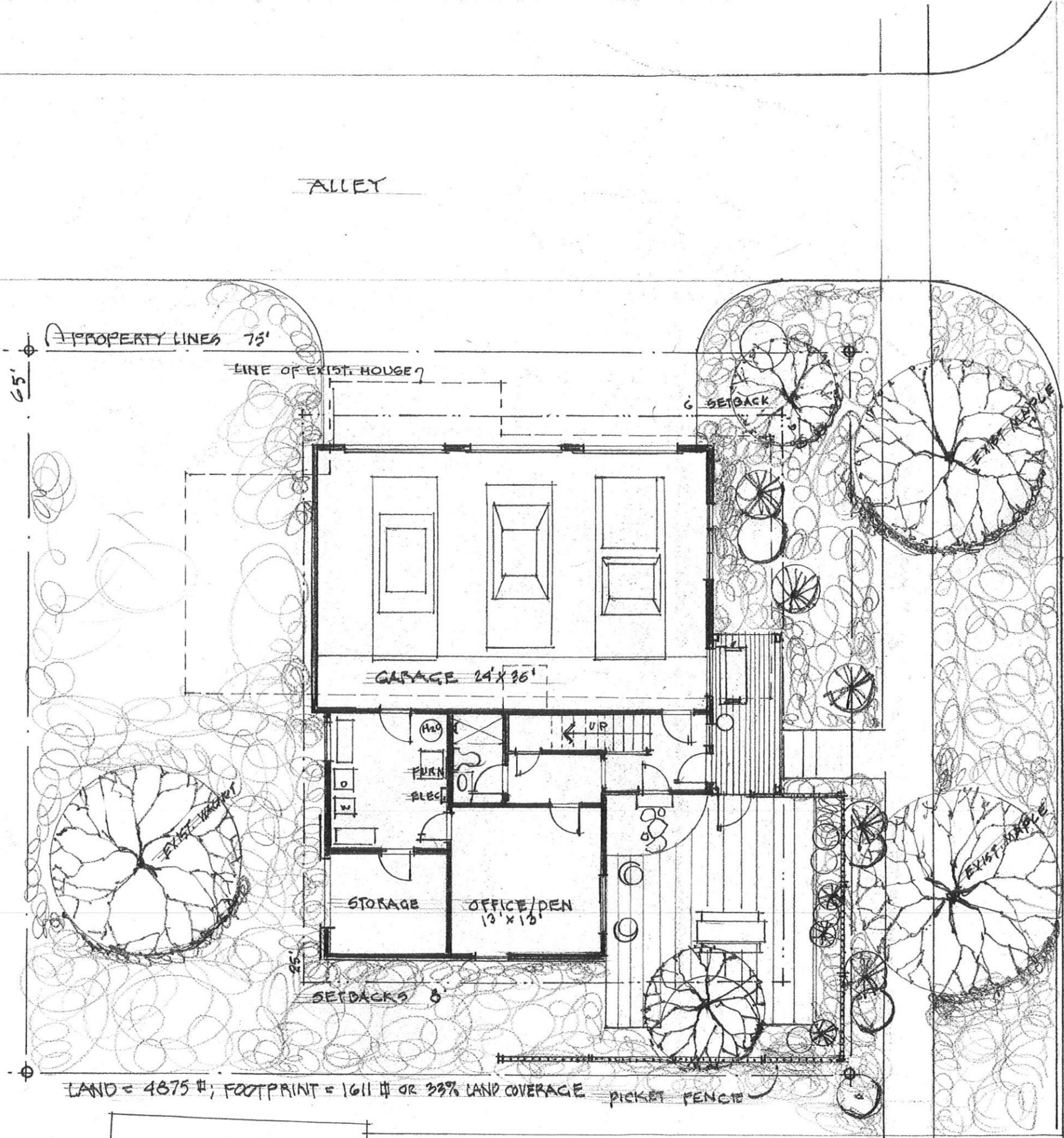
Respectfully submitted

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

Date \_\_\_\_\_







ALLEY

PROPERTY LINES 75'

LINE OF EXIST. HOUSE

SETBACK

GARAGE 24' X 36'

H<sub>2</sub>O  
FURN  
ELEC

UP

STORAGE

OFFICE/PEN  
13' X 13'

SETBACKS

EXIST. MAPLE

LAND = 4875 #; FOOTPRINT = 1611 # OR 33% LAND COVERAGE PICKET FENCE

116

MAPLE ST

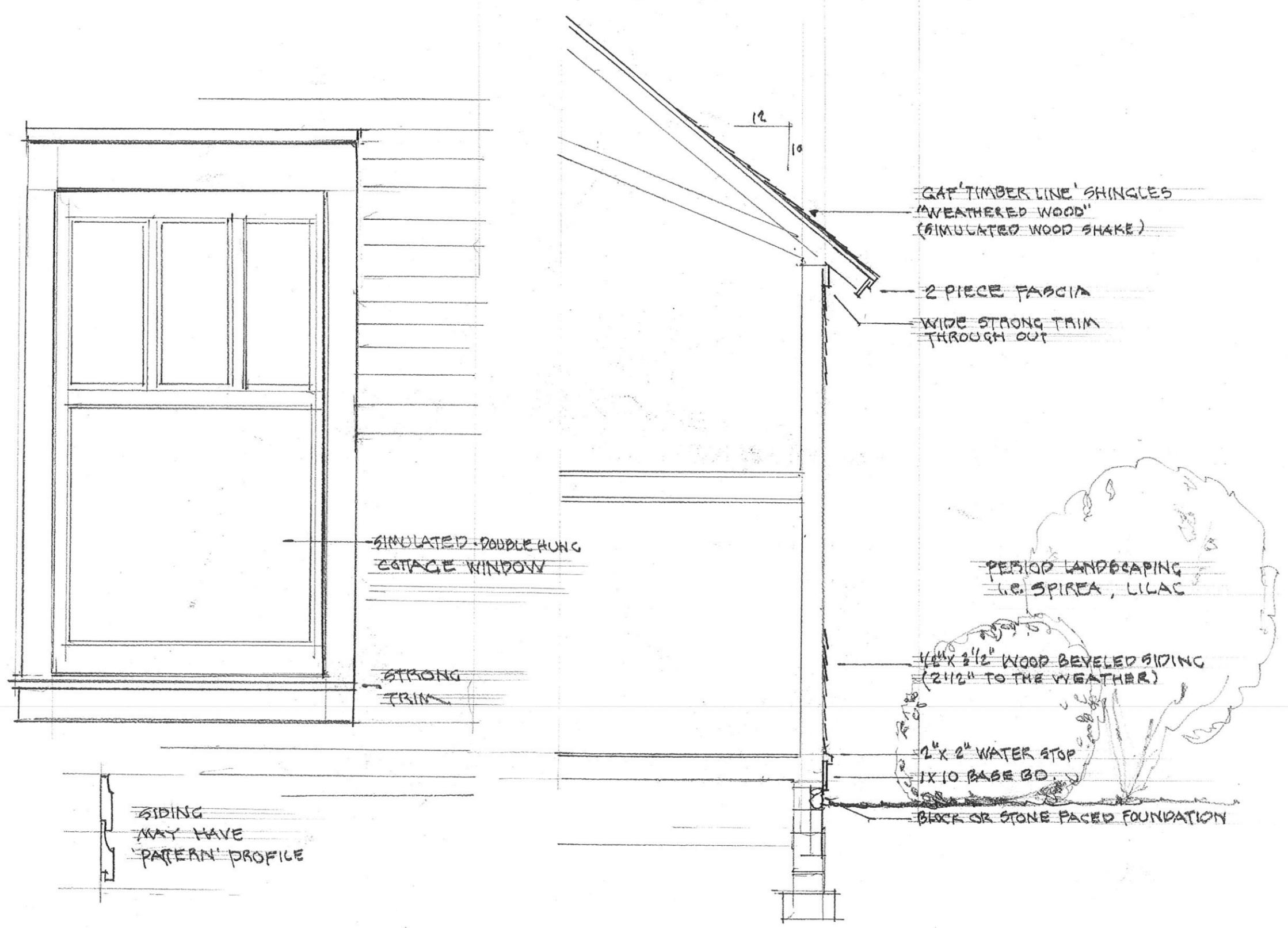
SITE PLAN  
SCALE: 1" = 10'



DESIGN OF CARRIAGE HOUSE FOR MIKE & JANE BOUDJALIS

116 MAPLE ST TRAVERSE CITY MI

6/15/15

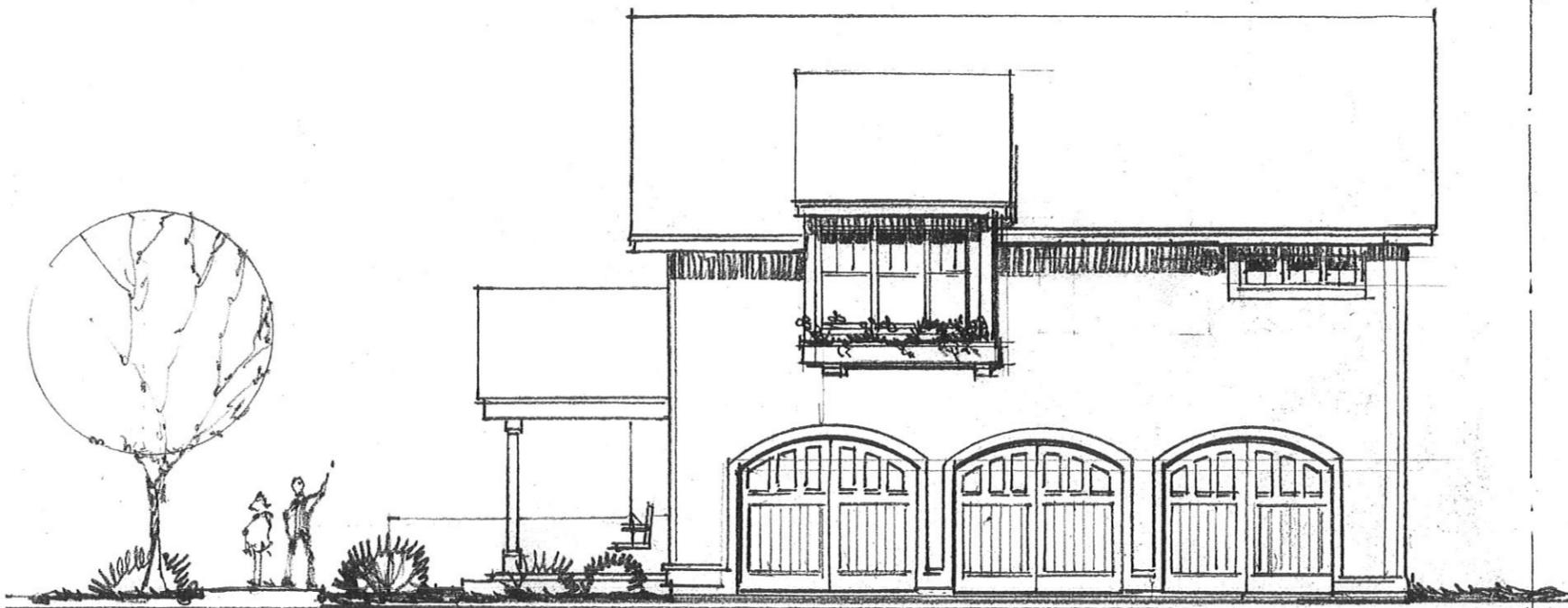


SIDING  
MAY HAVE  
'PATTERN' PROFILE

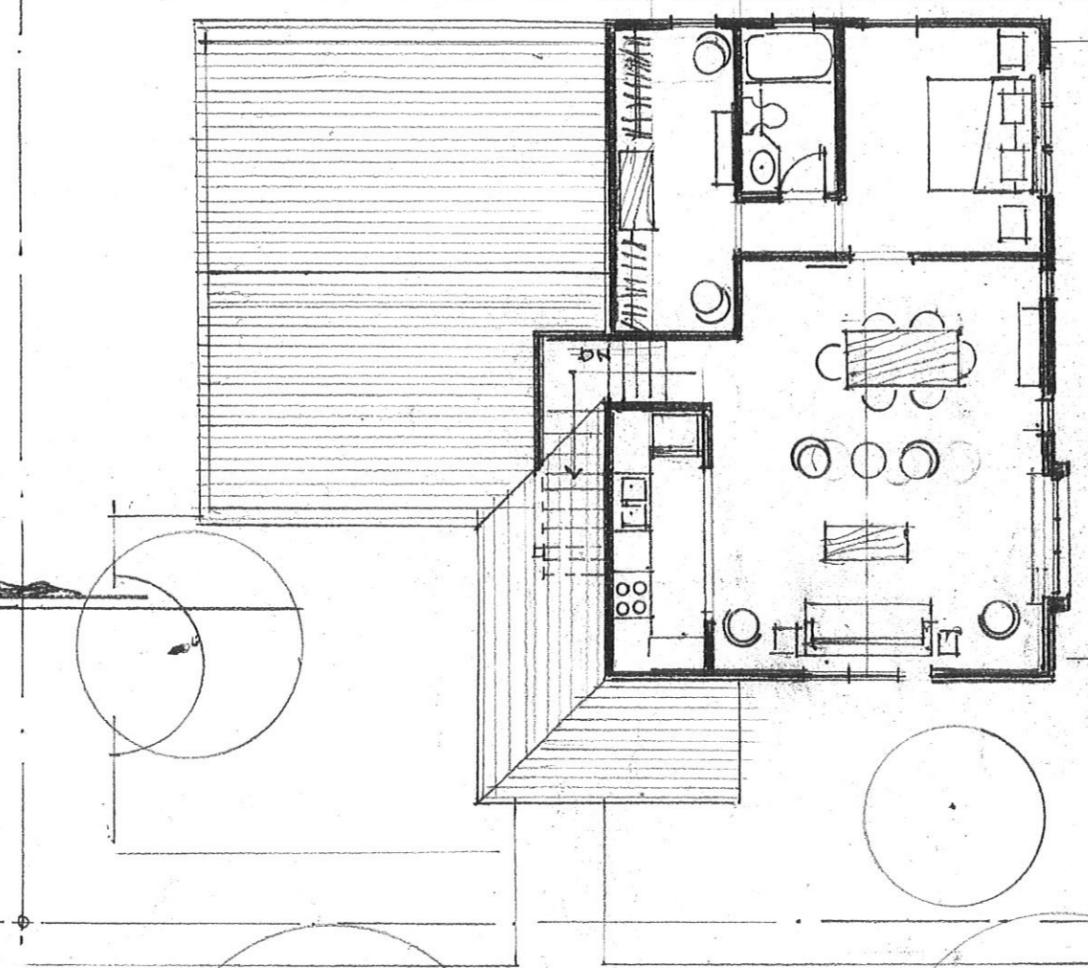
DESIGN OF CARRIAGE HOUSE FOR MIKE & JANE BOUDVALIS

116 MAPLE ST. TRAVERSE CITY, MI

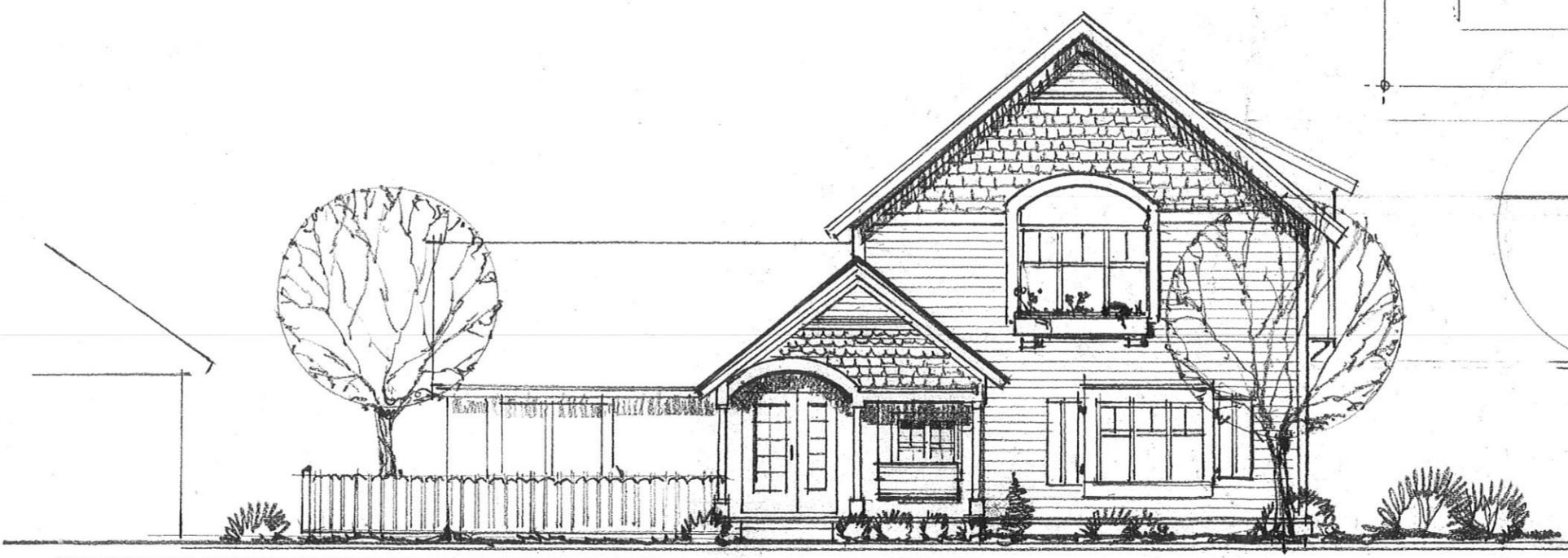
6.15.15



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



UPPER LEVEL PLAN  
1" = 10'



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

MAPLE ST.

DESIGN OF CARRIAGE HOUSE FOR MIKE & JANE DOUDJALIS  
116 MAPLE ST. TRAVERSE CITY MI