

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 29, 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, Crane, Vice-Chairperson Tobin and
Chairperson Callahan.
ABSENT: Commissioner Mansuy.
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 December 18, 2014 special meeting minutes.

Motion by Commissioner Andres, seconded by Commissioner Zacks to approve the December 18, 2014 special meeting minutes as presented. Upon vote the motion carried 5-0.

3. REQUEST 15-HDC-01 FROM NIKOLAI VALDMANIS, PENINSULA HOME SERVICES, P.O. BOX 5813, TRAVERSE CITY, MICHIGAN, for:

Approval of plans for the construction of a rear covered entry, a deck expansion and modification to the south elevation located at the property commonly known as **446 Webster Street**, Traverse City, Michigan (Boardman Neighborhood Historic District).

Nikolai Valdmanis presented drawings and answered questions from the Commission. Motion by Commissioner Tobin, seconded by Commissioner Andres to approve the drawings as presented provided that the gable on the rear entry is closed with a flat or curved ceiling and the recommendation that the stairs be widening to the width of the double doors and the bottom of the deck is filled in with a solid lattice. Upon vote the motion carried 5-0. Commissioner Tobin will serve as the project liaison.

4. **REQUEST 15-HDC-02 FROM CHRIS FIFAREK, 13046 CENTER ROAD, TRAVERSE CITY MICHIGAN for:**

Approval of plans for the demolition of the rear portion of the home, construction of a rear addition with a deck and a new front porch located at the property commonly known as **319 West Eighth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

Chris Fifarek presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Commissioner Zacks to approve the drawings as presented with the windows on the south, west and east elevations to be more vertical if possible. Commissioner Mansuy will serve as the project liaison.

5. **OTHER BUSSINESS**

None.

6. **ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

Respectfully submitted

David M. Weston, Secretary

Date _____



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 2.20.15

Property Address: 605 SIXTH STREET

Local Historic District: CENTRAL NEIGHBORHOOD

Existing Zoning Classification: R-1a

Architectural / Design Firm: SUZANNAH TOBIN

Address: 109 SOUTH UNION, T.C.

Description of Plans: REMOVE EXISTING COVERED PORCH ON SOUTH ELEVATION OF HOUSE, KEEPING +/- 9'-6" OF EXIST. ROOF TO BE INCORPORATED INTO A NEW BACK ENTRY PORCH W/ STEPS & RAILINGS. NEW WINDOWS ARE PROPOSED ON THE SOUTH & WEST ELEVATIONS.

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.

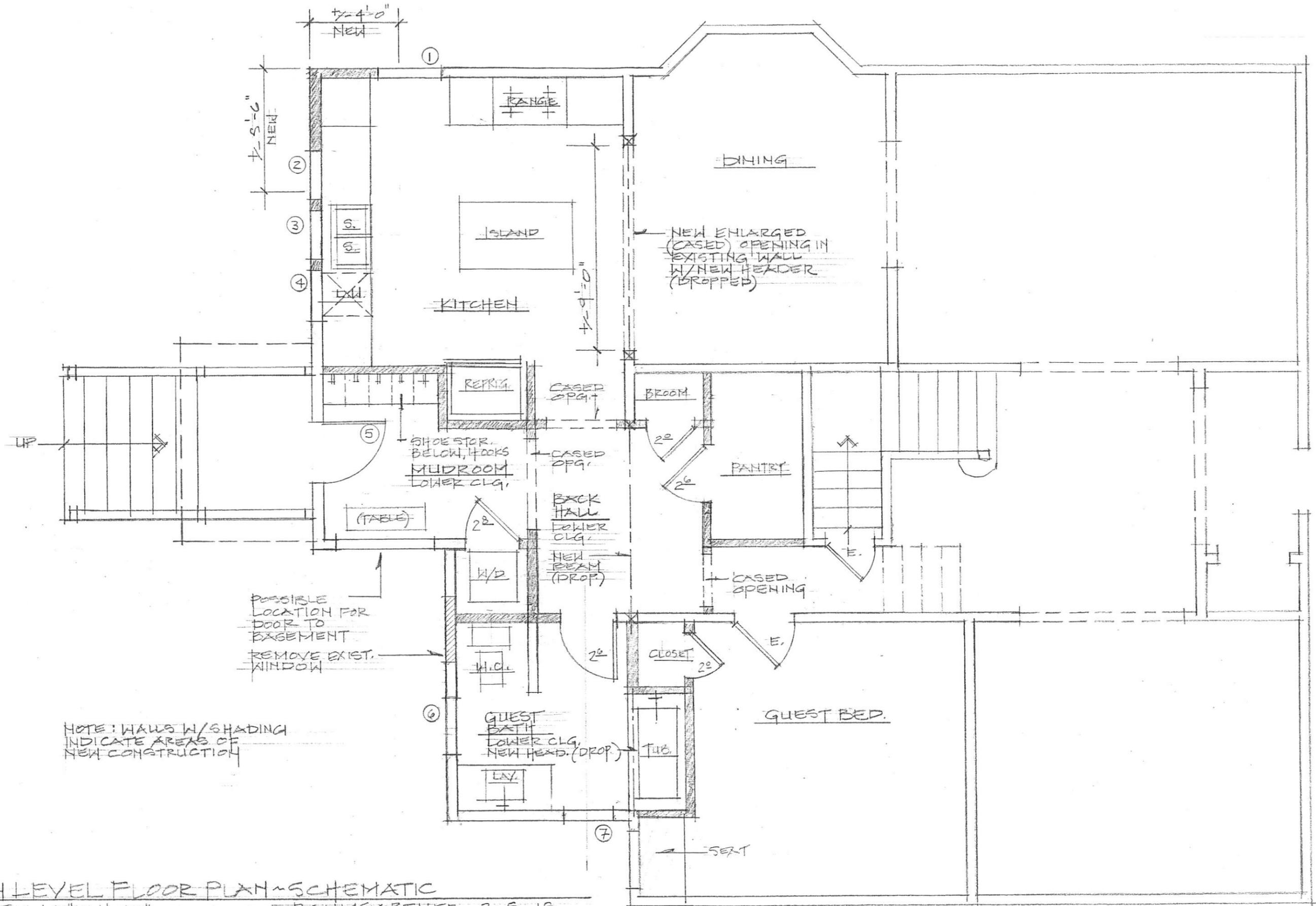
Owner Name: STEVE & DANIELE BAUMGARTNER Phone: 215.206.0922 Fax: _____

Address: 605 SIXTH STREET

Signature of Owner: _____

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: ARCHITECT



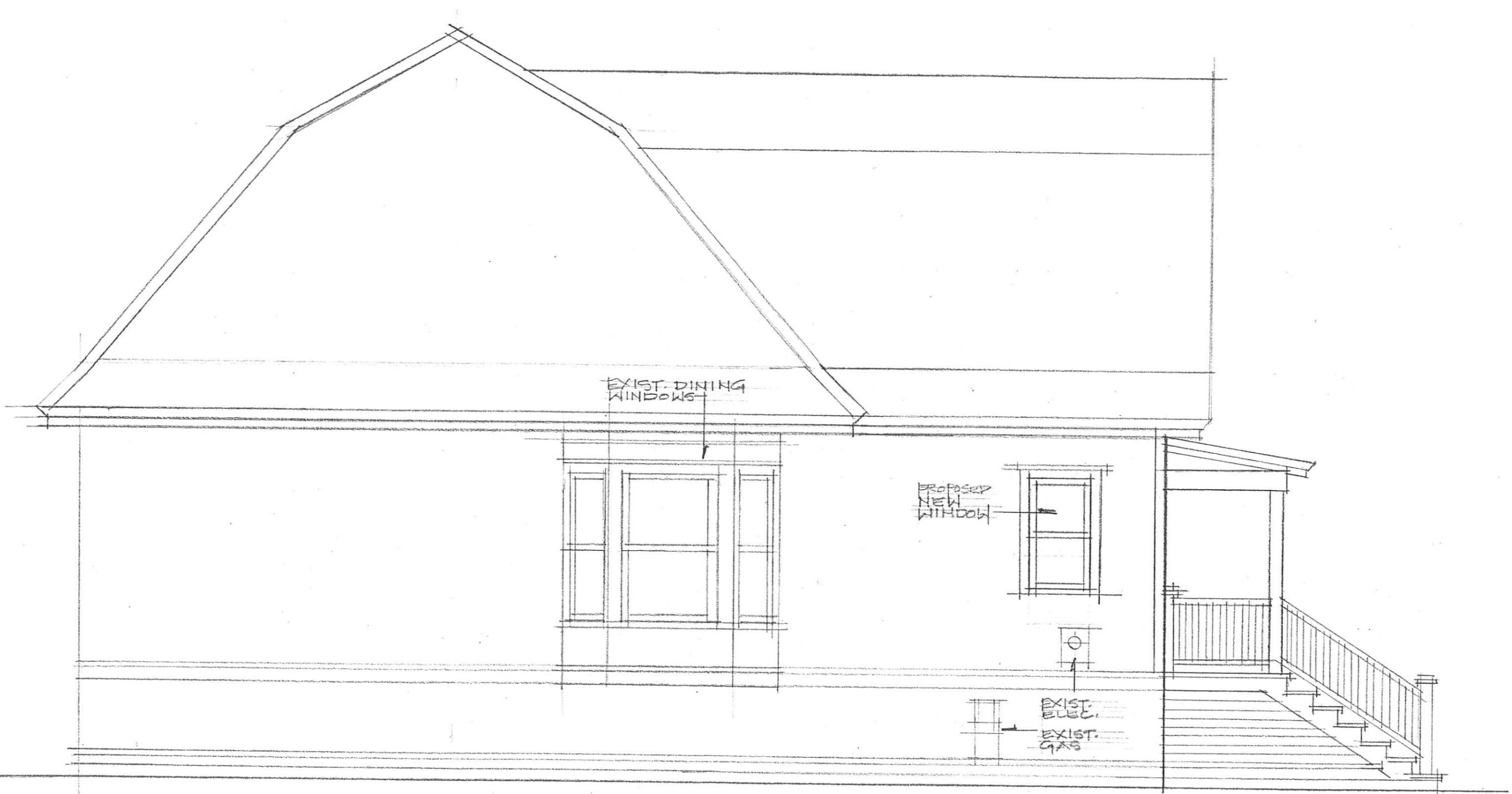
NOTE: WALLS W/SHADING
INDICATE AREAS OF
NEW CONSTRUCTION

MAIN LEVEL FLOOR PLAN ~ SCHEMATIC
SCALE: 1/4" = 1'-0"
BRUMGARTNER 2.5.15

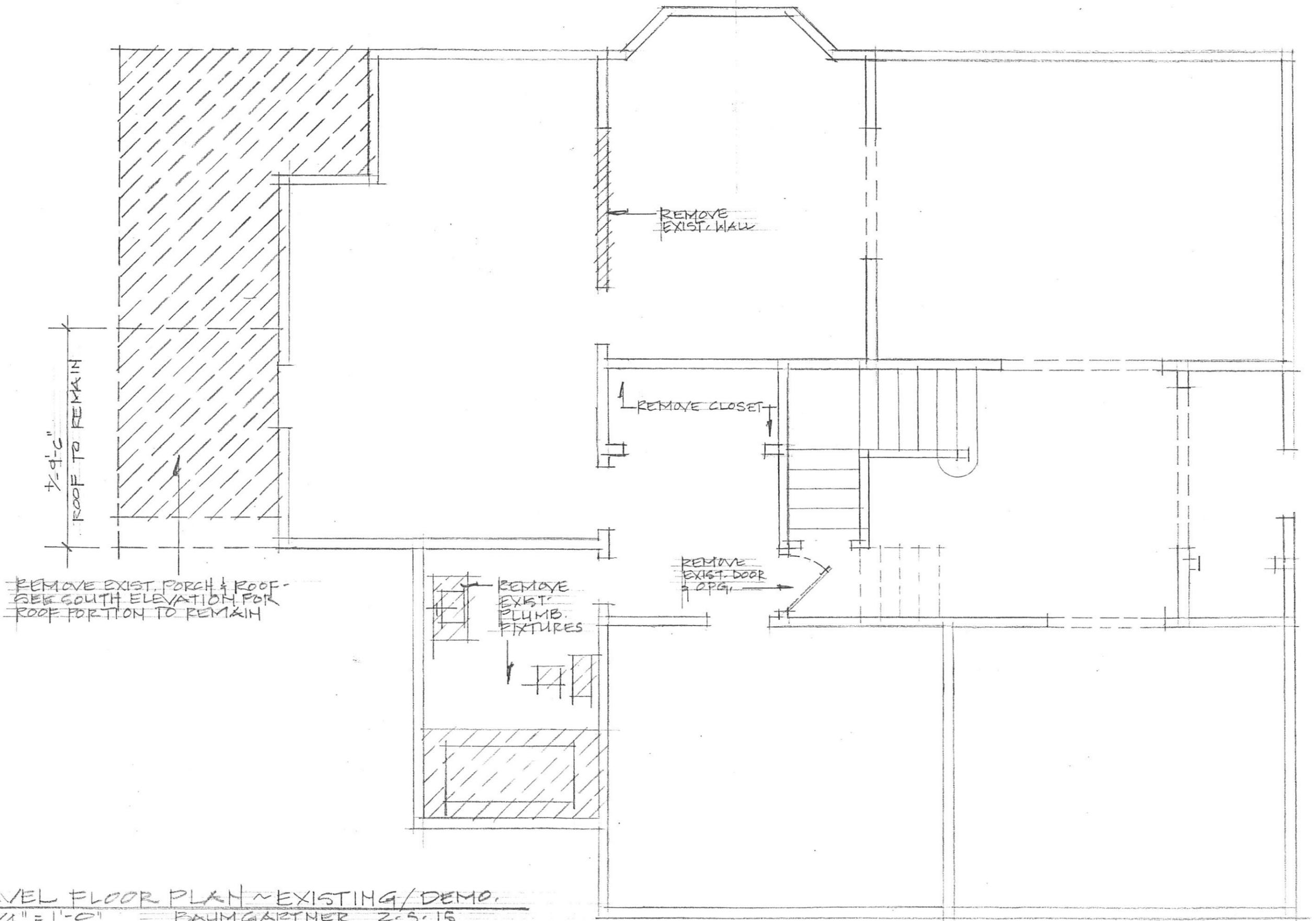


SOUTH ELEVATION ~ SCHEMATIC
 SCALE: 1/4" = 1'-0"

BAUMGARTNER 2.5.15



WEST ELEVATION ~ SCHEMATIC
SCALE: 1/4" = 1'-0"
BAUMGARTNER 2.12.15



MAIN LEVEL FLOOR PLAN ~ EXISTING / DEMO.
 SCALE: 1/4" = 1'-0" BAUMGARTNER 2-5-16



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 02/25/2015

Property Address: 512 W. MAPLE, TRAVERSE CITY MI 49684

Local Historic District: CENTRAL NEIGHBORHOOD

Existing Zoning Classification: R-16

Architectural / Design Firm: —

Address: —

Description of Plans: REMOVE EXISTING ROOF AND REPLACE WITH
NEW SECOND FLOOR. DETAILS SIMILAR TO EXISTING.

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.

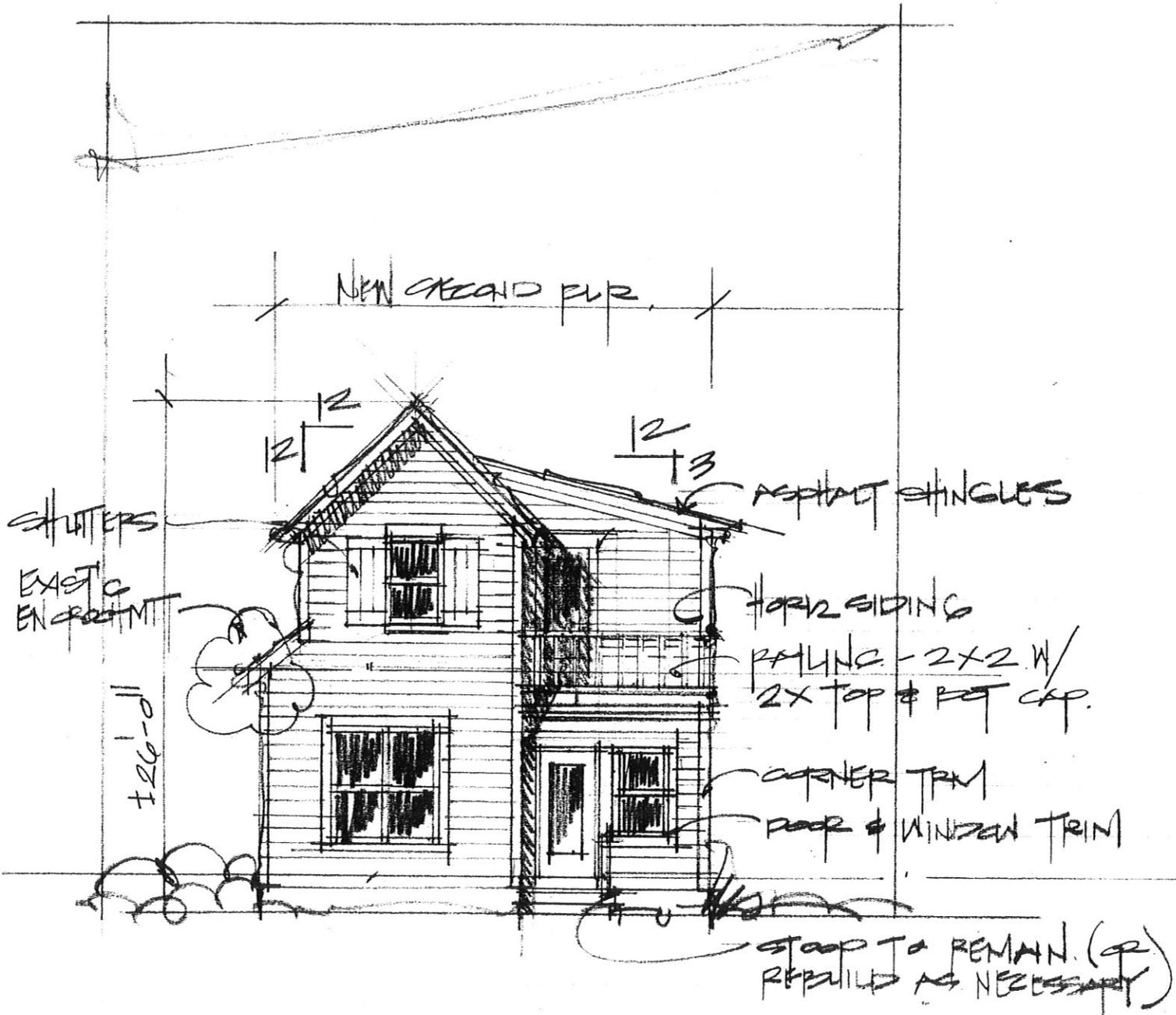
Owner Name: SARAH BOURGEOIS Phone: 231-947-2700 Fax: 231-946-3323

Address: 921 W. ELEVENTH STREET, SUITE 2E, TRAVERSE CITY, MI

Signature of Owner: 

Signature of Applicant (if different): _____

Relationship of Applicant to Owner: _____



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

REMODEL @ 512 MAPLE STREET
G. BOURGEOIS, ARCHITECT 2.23.2015



SITEPLAN

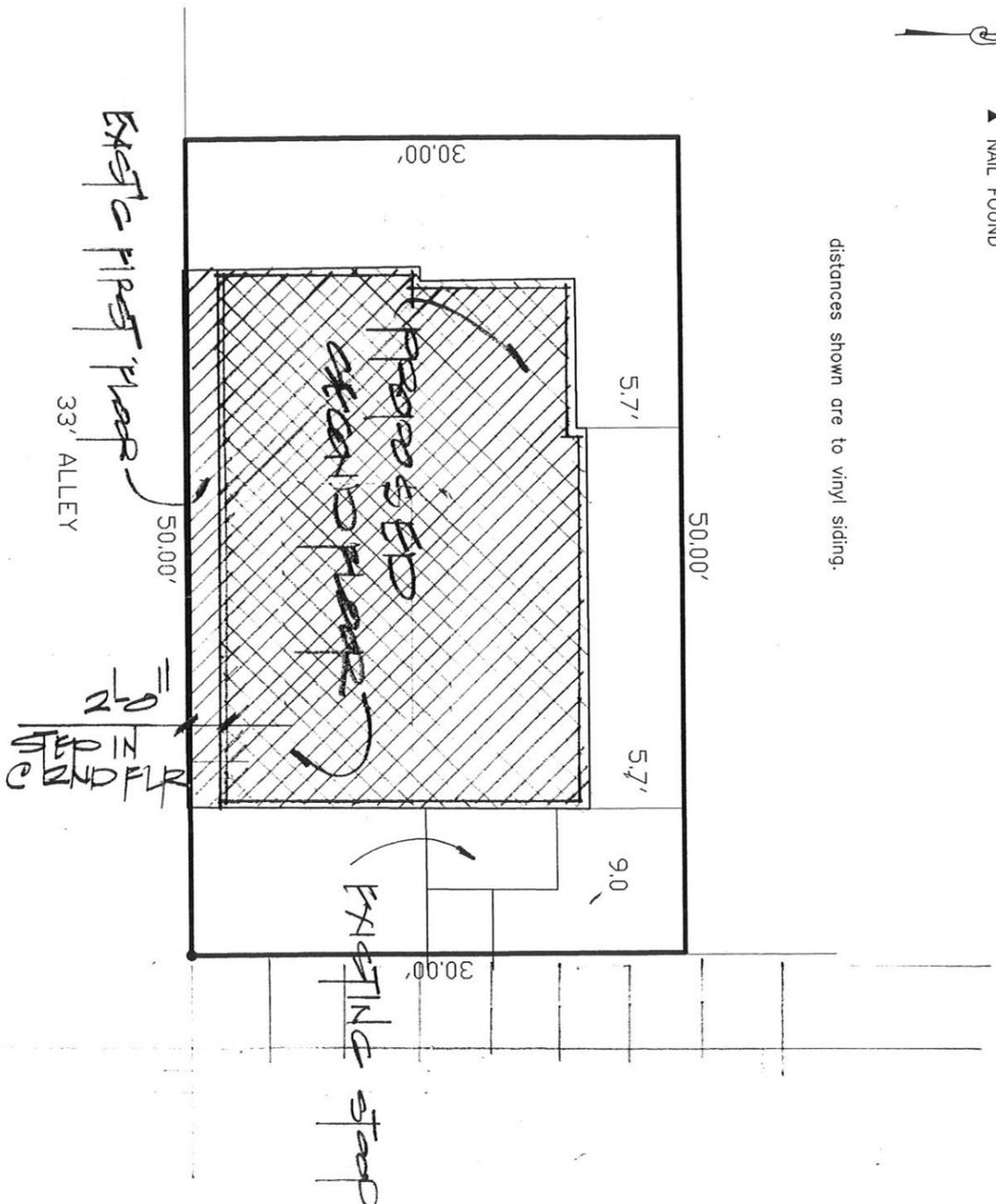
Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND



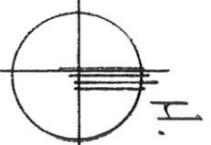
Scale: 1" = 10'

distances shown are to vinyl siding.



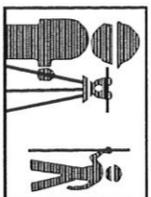
DESCRIPTION: A parcel of land situated in the City of Traverse City, County of Grand Traverse, State of Michigan and described as follows to-wit:
 The South 30 feet of Lots 15 & 16, Plat of Perry Hannah's third Addition to Traverse City, Michigan.
 SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

Handwritten: SITE PLAN
 SCALE: 1" = 10, 0'



Jesse E. Mitchell
 Professional Surveyor No. 54433

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land.



BOB MITCHELL & ASSOCIATES

SURVEYING / ENGINEERING
 404 West Main Street P.O. Box 306 NORTH 1ST STREET
 Kingsley, MI 49649 Harrison, MI 48625
 (231) 263-5463 • FAX (231) 263-7921
 Toll Free in Michigan 1-800-533-6627
 email jesse@bobmitchellsurvey.com

CLIENT:	SARAH BOURGEOIS		
LOCATION:	512 W MAPLE, TRAVERSE CITY, GRAND TRAVERSE COUNTY, MICHIGAN.		
DNM. JEM	DATE 2-6-15	FILE NO. 20150034	
CK. B.B.	FD. BK. X	PC. X	SHEET 1 OF 1