

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, MARCH 27, 2014
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 December 19, 2013 special meeting minutes.

3. REQUEST 14-HDC-01, FROM MICHAEL GRANT AND TRACY ANDREWS, 619 WEBSTER STREET, TRAVERSE CITY, MICHIGAN for:

Approval to demolish the rear portion of their home and reconstruct a two story (12'-6" x 21'-9") addition located at the property mentioned.
(Boardman Neighborhood Historic District)

4. PUBLIC COMMENT

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. Makayla Vitous, 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
THURSDAY, DECEMBER 19, 2013
7:00 P.M.
SPECIAL MEETING
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Zacks, Crane, Brockmiller, Vice-Chairperson
Tobin and Chairperson Callahan.
ABSENT: Commissioners Andres and 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 November 21, 2013 special meeting minutes.

Motion by Commissioner Zacks, seconded by Commissioner Tobin to approve the November 21, 2013 special meeting minutes as presented. Upon vote the motion carried 5-0.

3. REQUEST 13-HDC-16, FROM KURT BUNGHAUSER, BUILDER, 1055 SHARKEY ROAD, TRAVERSE CITY, MICHIGAN for:

Approval of plans for a carport addition to an existing detached garage located at the property commonly known as **427 Washington Street**, Traverse City, Michigan. (Boardman Neighborhood Historic District)

Kurt Bunghauser presented drawings and answered question form the Commission. Motion by Commissioner Tobin, seconded by Commissioner Crane to approve the drawings as presented contingent that the posts are wrapped with a solid material, the beam is more pronounced, and the siding cover all open areas of the roof structure. Upon vote the motion carried 5-0. Commissioner Crane will serve as the project liaison.

4. PUBLIC COMMENT

None.

5. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Respectfully submitted

David M. Weston, Secretary

Date _____

DRAFT



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 3/10/2014

Property Address: 6019 Webster St.

Local Historic District: Boardman Neighborhood

Existing Zoning Classification: _____

Architectural / Design Firm: _____

Address: _____

Description of Plans: We propose to replace the northern-most room (a converted garage, ~265 ft²) with a 1 1/2 story structure that continues the width-height-roofline of the adjacent structure, with 2 dormers. 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: Tracy Andrews, Mike Grant, Phone: 231-714-9402 Fax: —

Address: 713-B Lake Ave., Traverse City MI 49682

Signature of Owner: [Handwritten signatures of Tracy Andrews and Mike Grant]

Signature of Applicant (if different): _____

Relationship of Applicant to Owner: _____

Andrews-Grant - 619 Webster - Historical Preservation Permit Application:

Summary: We propose to replace the northern-most room, off the back of the house, with a 1.5 story structure that continues the width-height-roof pitch of an existing 1.5 story addition, with two dormers.

Existing Structure: The house at 619 Webster was built in 3 parts. The "original" house is a colonial-style structure, built in the late 1890s, that is 31' 6" wide by 15' 9" deep, with a small alcove entryway in the front. The "first addition" behind (north of) the original house is a 1.5 story structure, 21' 9" wide by 11' 11" wide, with a 21' high north-facing gabled roof (perpendicular to the original, colonial roofline). The "second addition" is a low-slung former garage, 14' 6" wide and 18' 4" long, with a footprint of about 265 sq-ft.

Proposed Demolition: We propose to demolish the north room ("second addition"). Because of its very low height (7' 6" at the high south end, dropping to less than 6' at the north), it is of extremely marginal value. We are not aware of any historic value in the space. It is not practical to improve the room as the owner cannot stand erect in half of it. Rebuilding the room with a higher roof would be of limited value: because the roof-tie in the east allows only a few inches of additional height, the result would be a room with height of 7' 8", with a flat roof that is neither historic nor practical.

Proposed Addition: We propose to construct a 1.5 story addition to be 12' 6" deep, with the width and height of the "first addition" (21' 9" wide, 21' high), for a total footprint of about 271 sq-ft. The new addition extends the gabled roofline of the "first addition" 12' 6" north. The new addition includes a dormer on each side. This is consistent with the existing structure and others throughout the neighborhood. This addition provides the following:

- dedicated mudroom from existing side porch;
- larger kitchen (existing is less than 6' wide);
- dining room adjoining the kitchen;
- home office;
- full bathroom upstairs (none exists); and
- upstairs laundry (currently in the basement).

Materials: The existing structure has wood siding and is painted a light lime green. The new addition would match the 3 3/8" width of the existing wood structure, using wood, engineered wood (LP), or cement board (HardiPlank). (The existing garage is HardiPlank siding). The new addition would be the same light lime green color as the existing structure. We will re-use five windows from the to-be-demolished room on the main floor, north and west walls (dining room, office). For the main floor, east wall (dining room), we will use triple casement windows. In the second floor bedroom, we will use triple casement windows on the north wall, double awning windows in the west dormer, and an egress casement window in the east dormer.

Attachments:

1. Photographs of the exterior of the house, as it appears today.
2. Photographs of the room to be demolished, as it appeared *circa* 1999.
3. Scaled floor plans of existing house (1st & 2nd Floors)
4. Scaled floor plans of proposed addition/remodel (1st & 2nd Floors)
5. North exterior elevation
6. East exterior elevation
7. West exterior elevation

Andrews-Grant - 619 Webster - Historical Preservation Permit Application:

1. Photographs of the exterior of the house, as it appears today.



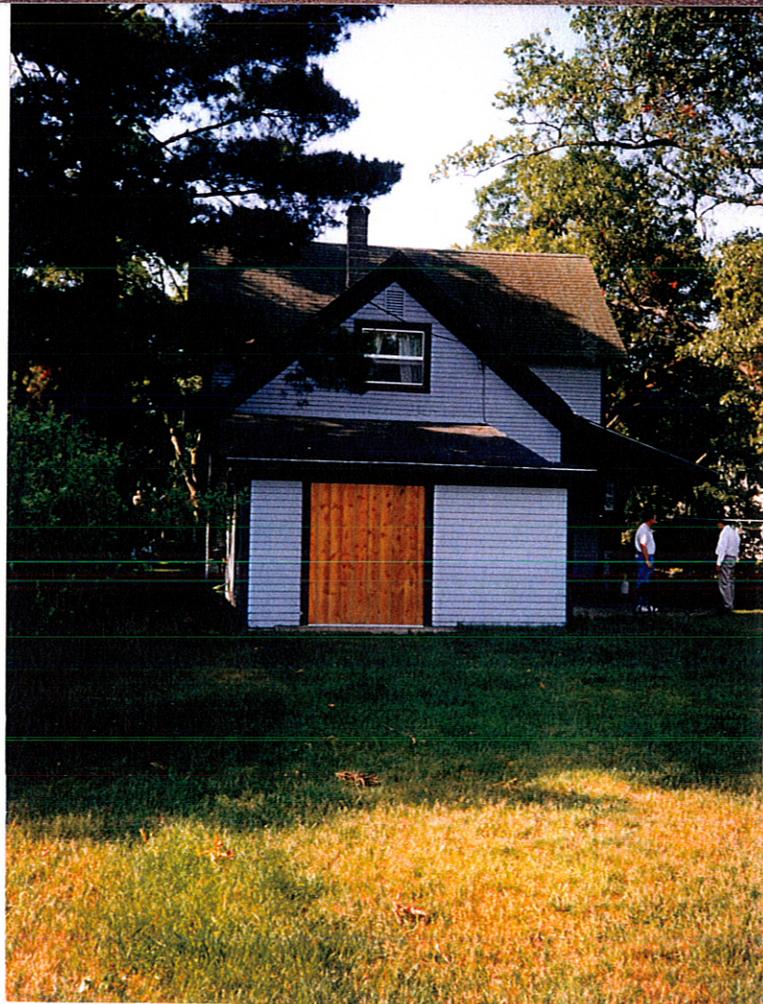
Andrews-Grant - 619 Webster - Historical Preservation Permit Application:

1. Photographs of the exterior of the house, as it appears today (cont.).



Andrews-Grant - 619 Webster - Historical Preservation Permit Application:

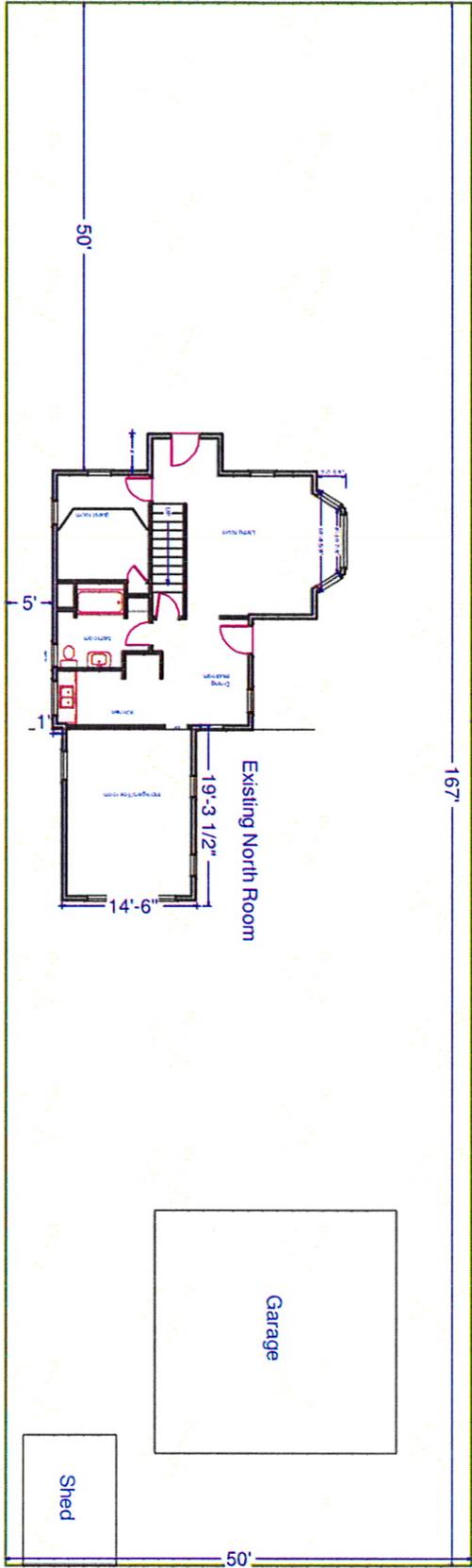
2. Photographs of the room to be demolished, as it appeared *circa* 1999.



Andrews-Grant - 619 Webster - Historical Preservation Permit Application:

2. Photographs of the room to be demolished, as it appeared *circa* 1999 (cont).





DRAWINGS PROVIDED BY:
 Mike Grant
 TJ Andrews
 713 Lake Avenue Unit B
 Ft. W. 76024

PROJECT DESCRIPTION:
 619 Webster
 Site Plan showing
 Existing North Room

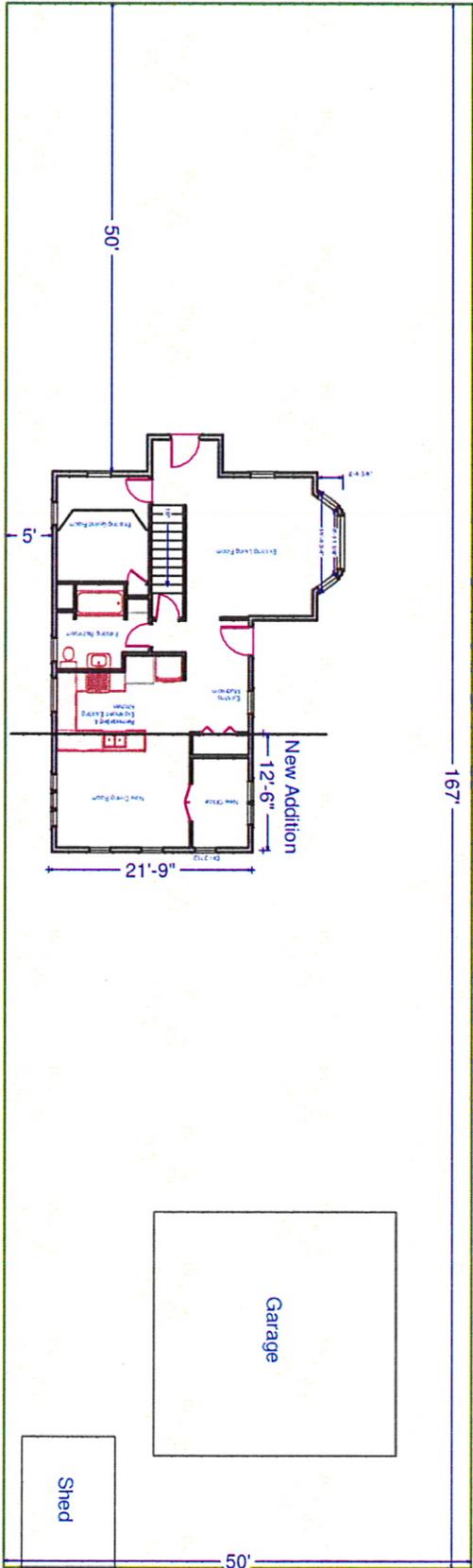
SHEET TITLE:

NO.	DESCRIPTION	BY	DATE

SCALE:
 1/4" = 3'

DATE:
 3/10/14

1



DRAWINGS PROVIDED BY:
 Mike Grant
 TJ Andrews
 713 Lake Avenue West B
 Ft. W. 76004

PROJECT DESCRIPTION:
 619 Webster
 Site Plan for
 Proposed Addition

SHEET TITLE:

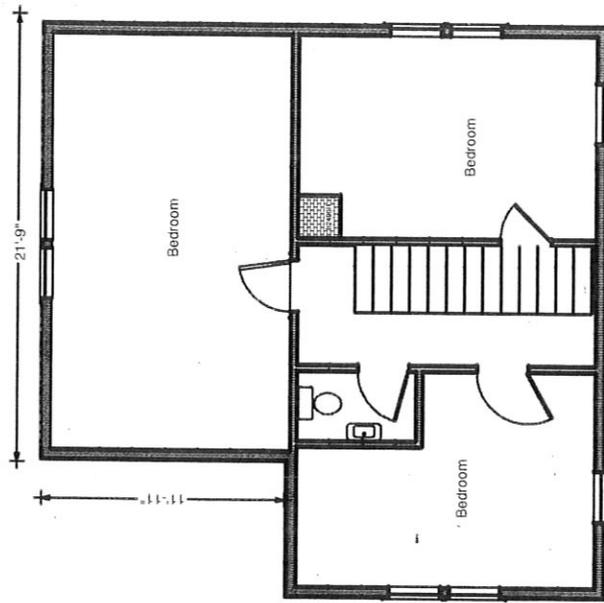
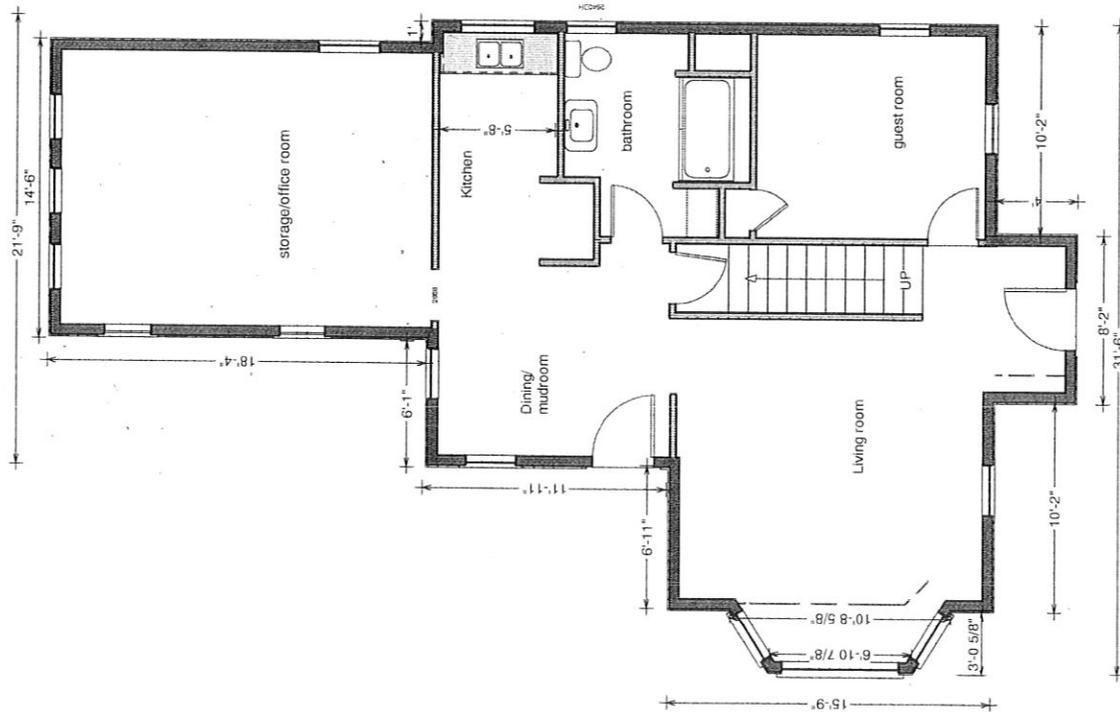
NO.	DESCRIPTION	BY	DATE

SCALE:
 1/4" = 3'

DATE:
 3/10/14

Andrews-Grant - 619 Webster - Historic Preservation Permit Application:

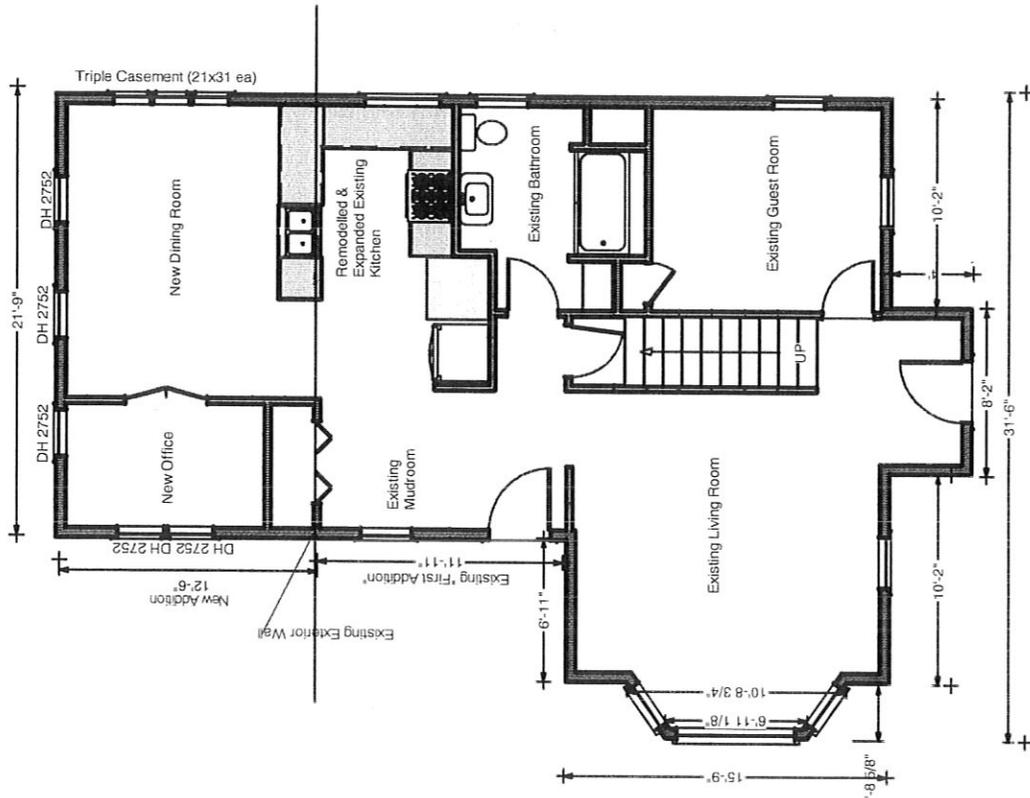
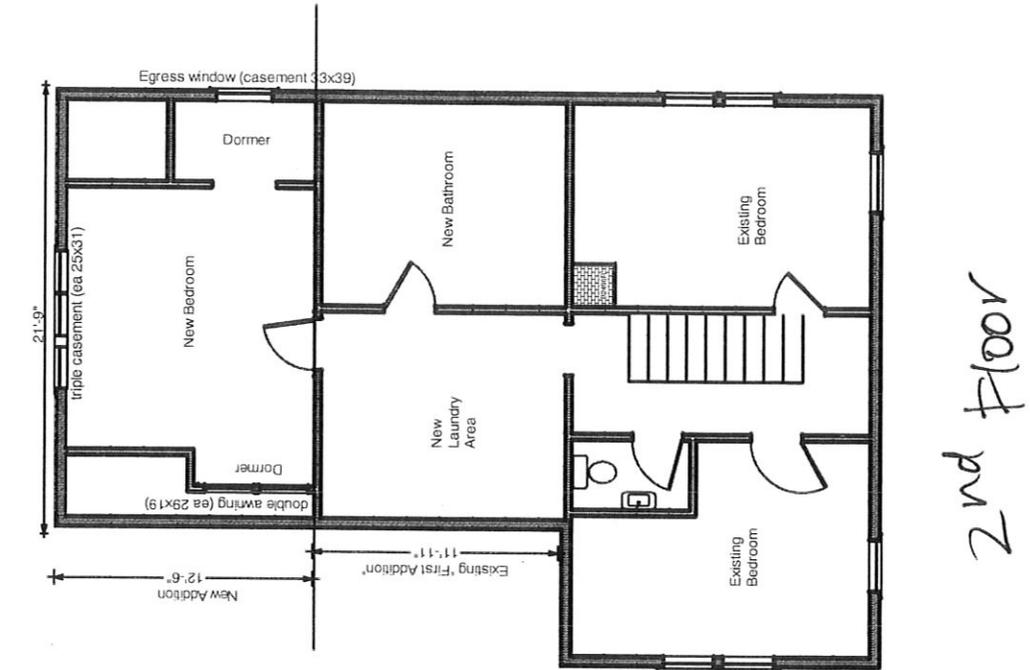
3. Scaled floor plans of existing house



SCALE:		DATE:
NO. DESCRIPTION		DATE
BY	DATE	
SHEET TITLE:		
PROJECT DESCRIPTION:		
DRAWINGS PROVIDED BY:		

Andrews-Grant - 619 Webster - Historic Preservation Permit Application:

4. Scaled floor plans of proposed addition/remodel

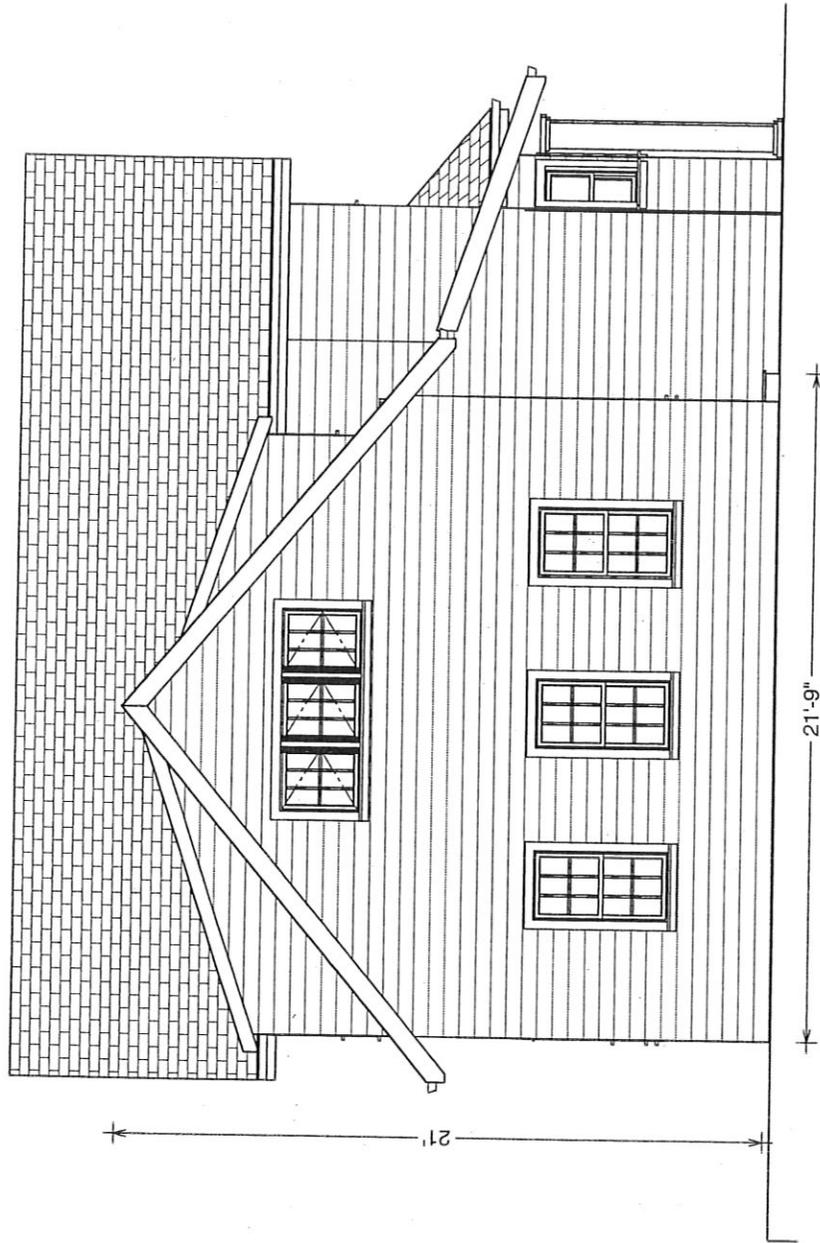


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DRAWINGS PROVIDED BY:	

Andrews-Grant - 619 Webster -

Historic Preservation Permit Application:

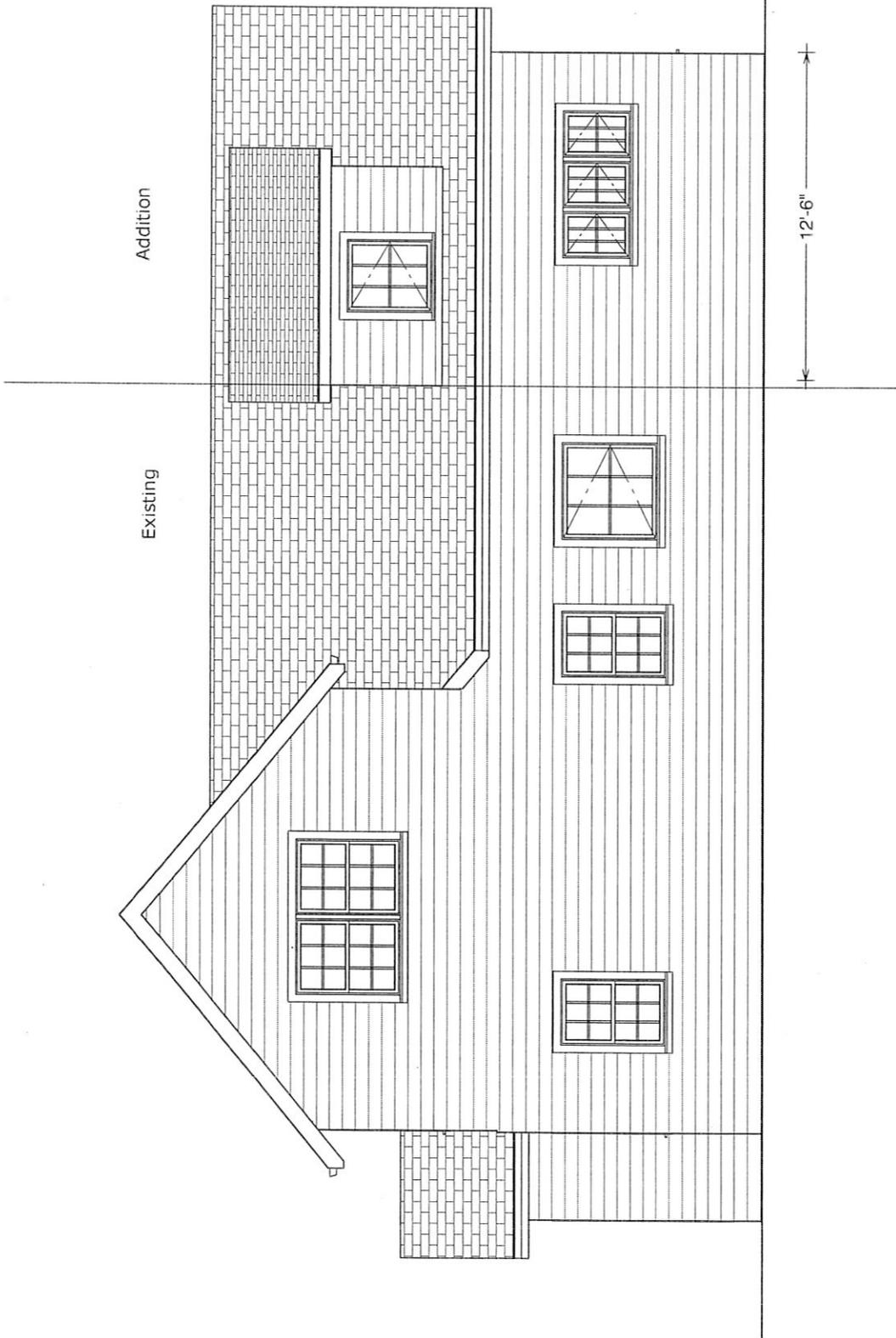
5. North exterior elevation



SCALE:	DATE:
NO. DESCRIPTION	BY DATE
SHEET TITLE:	
PROJECT DESCRIPTION:	
DRAWINGS PROVIDED BY:	

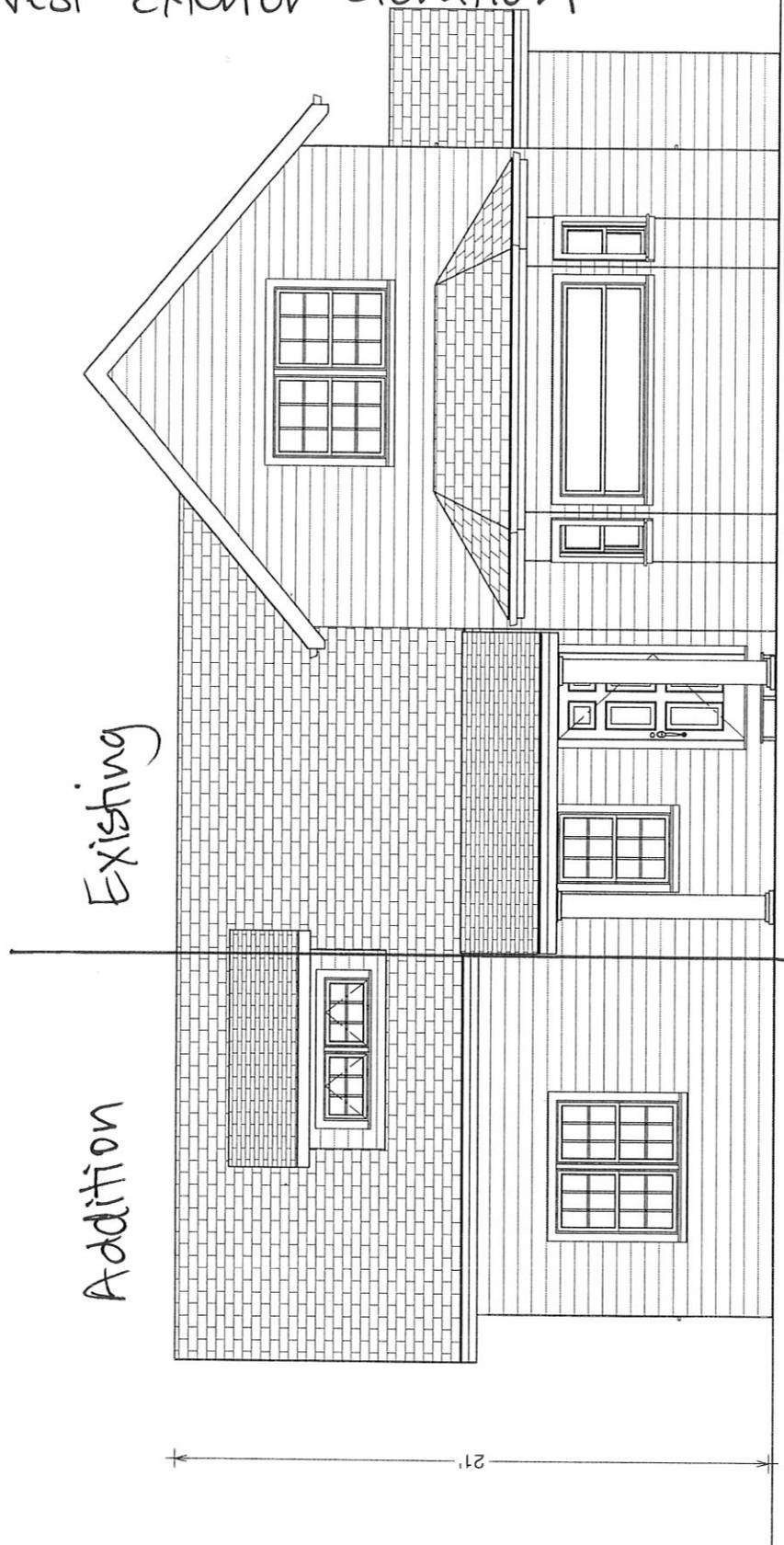
Andrews-Grant - 619 Webster -

Historic Preservation Permit Application
& East Exterior elevation



DATE:	DATE:
SCALE:	
NO. DESCRIPTION:	BY: DATE:
SHEET TITLE:	
PROJECT DESCRIPTION:	
DRAWINGS PROVIDED BY:	

Andrews-Evant - 619 Webster -
 Historic Preservation Permit Application:
 7. West exterior elevation



DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION:		SHEET TITLE:	
NO. DESCRIPTION		BY DATE		SCALE:	
				DATE:	DATE: