

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, June 26, 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 May 23, 2014 special meeting minutes and the May 29, 2104 regular meeting minutes.

**3. REQUEST 14-HDC-08 FROM DON AND SALLY DUNLOP, 427 WASHINGTON STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans to demolish an existing detached garage and construct a new 720 square foot (24' x 30') 2-story detached garage located at the property mentioned. (Boardman Neighborhood Historic District)

**4. OTHER BUSINESS**

**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.

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**MINUTES**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**SPECIAL MEETING**  
**FRIDAY MAY 23, 2014**  
**12:00 NOON**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

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

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 12:05 p.m.*

**2. REQUEST 14-HDC-02, FROM MATT MEYERS 454 HAMILTON STRETT  
TRAVERSE CITY, MICHIGAN for:**

Approval of changes to approved plans, request 13-HDC-08, located at the property commonly known as 432 Fifth Street, Traverse City, Michigan. (Central Neighborhood Historic District)

*The Commission discusses the drawings*

*Matt Meyers showed up at 12:20 p.m.*

*Matt Meyers explained the drawings and answered questions from the Commission.*

*The Commission determined the drawings were incomplete and ask the applicant to revise them and resubmit to the project liaison or bring them back to a future meeting for their consideration.*

**3. PUBLIC COMMENT**

*None.*

**4. ADJOURNMENT**

*The meeting was adjourned at 12:50 p.m.*

Respectfully submitted

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

Date \_\_\_\_\_

**MINUTES**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, MAY 29, 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 Mansuy, Zacks, Crane, Andres and Chairperson Callahan.  
**ABSENT:** Commissioner Brockmiller, Mansuy and 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 24, 2014 regular meeting minutes.

*Motion by Commissioner Crane, seconded by Commissioner Zacks to approve the May 29, 2014 regular meeting minutes as presented. Upon vote the motioned carried.*

**3. REQUEST 14-HDC-03 FROM DAVE SHELDON, CONTRACTOR FOR BILL LANCASTER 438 FIFTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the demolition of an existing attached carport and the construction of a new attached one car attached garage located at the property mentioned. (Central Neighborhood Historic District)

*Dave Sheldon presented drawings and answered question from the Commission. Motion by Commissioner Crane, seconded by Commissioner Andres to approve the drawings as presented with the option for windows that match the home to be added to the east elevation and windows added to the garage door. Upon vote the motion carried 4-0. Commissioner Zacks will serve as the project liaison*

4. **REQUEST 14-HDC-04 FROM KEVIN AND BETH MURRAY, 611 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN** for:

Approval of plans for the demolition of an existing detached garage and the construction of a new detached garage (21'-8" X 27'-4") located at the property commonly known as **615 West Eighth Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

*Beth Murray presented drawings and answered question from the Commission. Motion by Commissioner Andres, seconded by Commissioner Crane to approve the drawings as presented. Upon vote the motion carried 4-0. Commissioner Callahan 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 marquee at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

*Due to the light attendance of the Commission the applicant decided to wait to attend a future meeting.*

6. **REQUEST 14-HDC-06 FROM MARK BISCHAK, P.O. BOX 26, ARCADIA, MICHIGAN, ARCHITECT FOR TONY CRAIG, OWNER OF GEORGINA'S, 236 EAST FRONT STREET, TRAVERSE CITY MICHIGAN** for:

Approval of plans for the remodel of the Front Street entrance located at the property mentioned. (Downtown Historic District)

*Mark Bischak presented drawings and answered question from the Commission. Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the drawings as presented. Upon vote the motion carried 4-0. Commissioner Zacks will serve as the project liaison.*

7. **REQUEST 14-HDC-07 FROM RICH RYBKE, 954 BUSINESS PARK DRIVE, TRAVERSE CITY, MICHIGAN** for:

Approval of plans for a second story roof addition and the construction of a 20' x 22' detached garage located at the property commonly known as **442 Fifth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

*Rich Rybke presented drawings and answered questions from the Commission. Motion by Commissioner Crane, seconded by Commissioner*

*Andres to approve the drawings as presented. Upon vote the motion carried 4-0. Commissioner Zacks will serve as the project liaison.*

**8. PRESENTATION FROM SIGRID BERGLAND, HISTORIAN, ENVIRONMENTAL SECTION, MICHIGAN DEPARTMENT OF TRANSPORTATION 425 W. OTTAWA, LANSING MICHIGAN.**

Ms. Bergland will describe an on-going historic survey of portions of US-31 in Traverse City, including the segment of Division Street within the Central Neighborhood Historic District.

*Sigrid Bergland presented to the Commission.*

*Patty O'Donnell, North Region Planner with the M.D.O.T. presented to the Commission.*

**9. OTHER BUSINESS**

*None.*

**10. ADJOURNMENT**

*The meeting was adjourned at 8:35 p.m.*

Respectfully submitted

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

Date \_\_\_\_\_



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 01/9/2014

Property Address: 427 WASHINGTON

Local Historic District: BOARDMAN

Existing Zoning Classification: R-1B

Architectural / Design Firm: SPARTAN BURGESS ARCHITECTS

Address: 921 W. 11th TC, MI 49684

Description of Plans: REMOVE EXIST SUBSTANDARD GARAGE (SMALL, FLOOR BELOW GRADE) AND BUILD NEW ON EAST SIDE OF PROPERTY FOR VEHICLE STORAGE, LAWN EQUIP STORAGE AND SECOND FLOOR WORK STUDIO SPACE, DETAILS & FINISHES TO MATCH OR BE SIMILAR TO EXISTING TOWER.

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: DONALD DUNLOP Phone: 616.730.3372 Fax:

Address: 427 WASHINGTON

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

Signature of Applicant (if different): *[Signature]*

Relationship of Applicant to Owner: AGENT/ARCHITECT

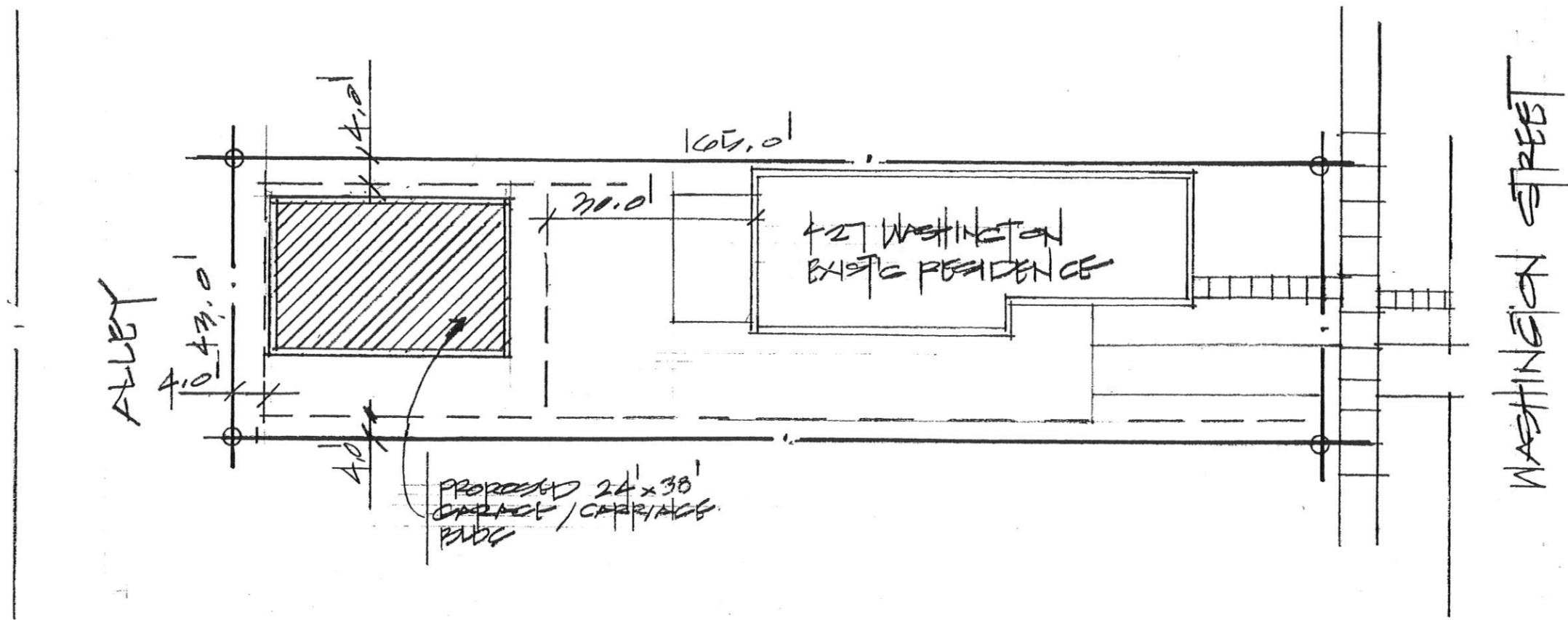


427 Washington

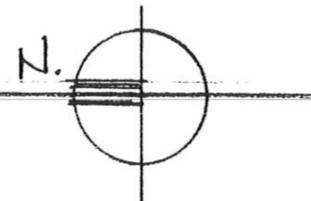


427 Washburn

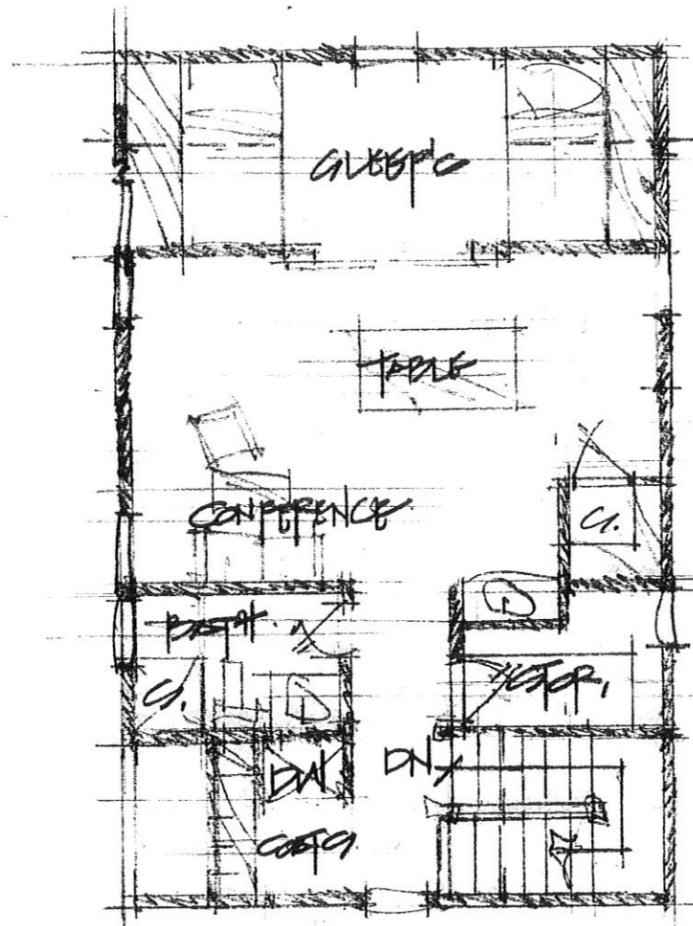




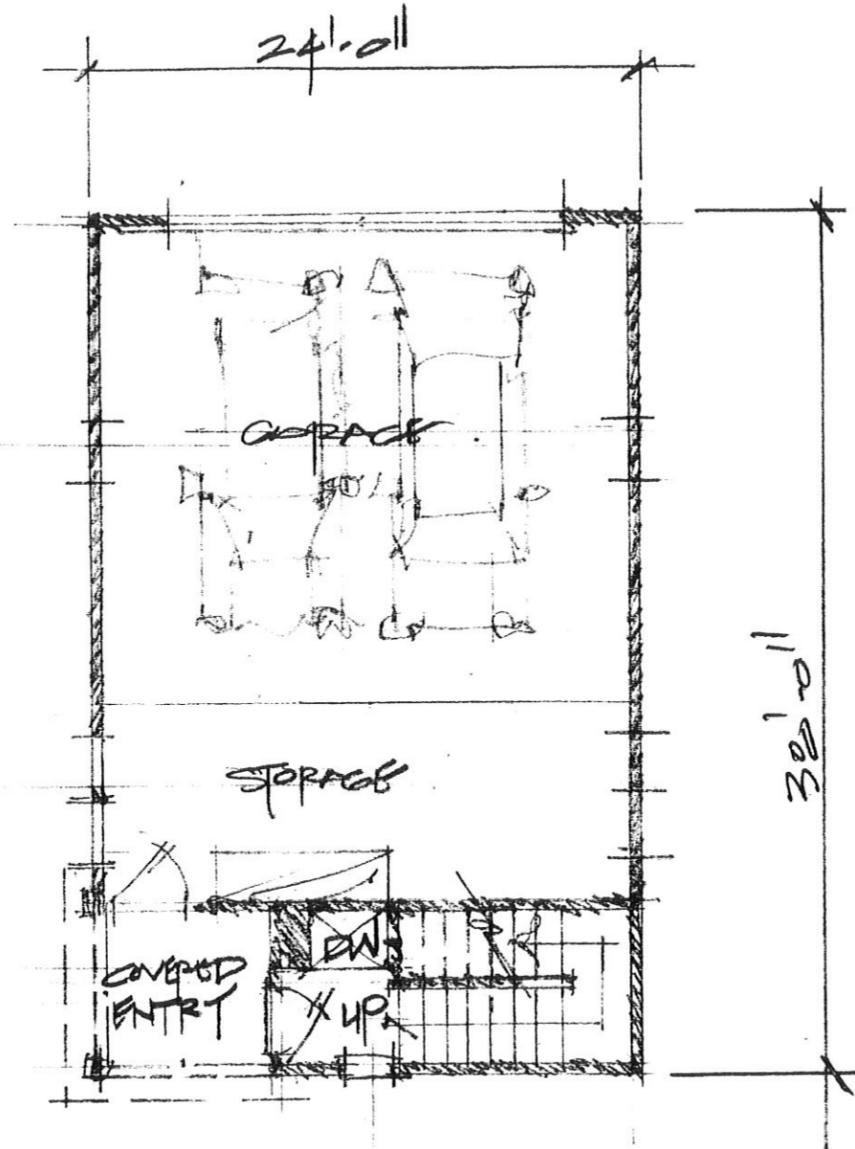
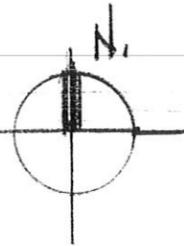
PLOT PLAN  
SCALE: 1" = 20'-0"



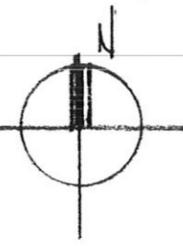
DUNLOP CARRIAGE HOUSE - TRAVERSE CITY, MI.  
C. BURSON, ARCHITECT. 6.18.2014, 6.19.2014



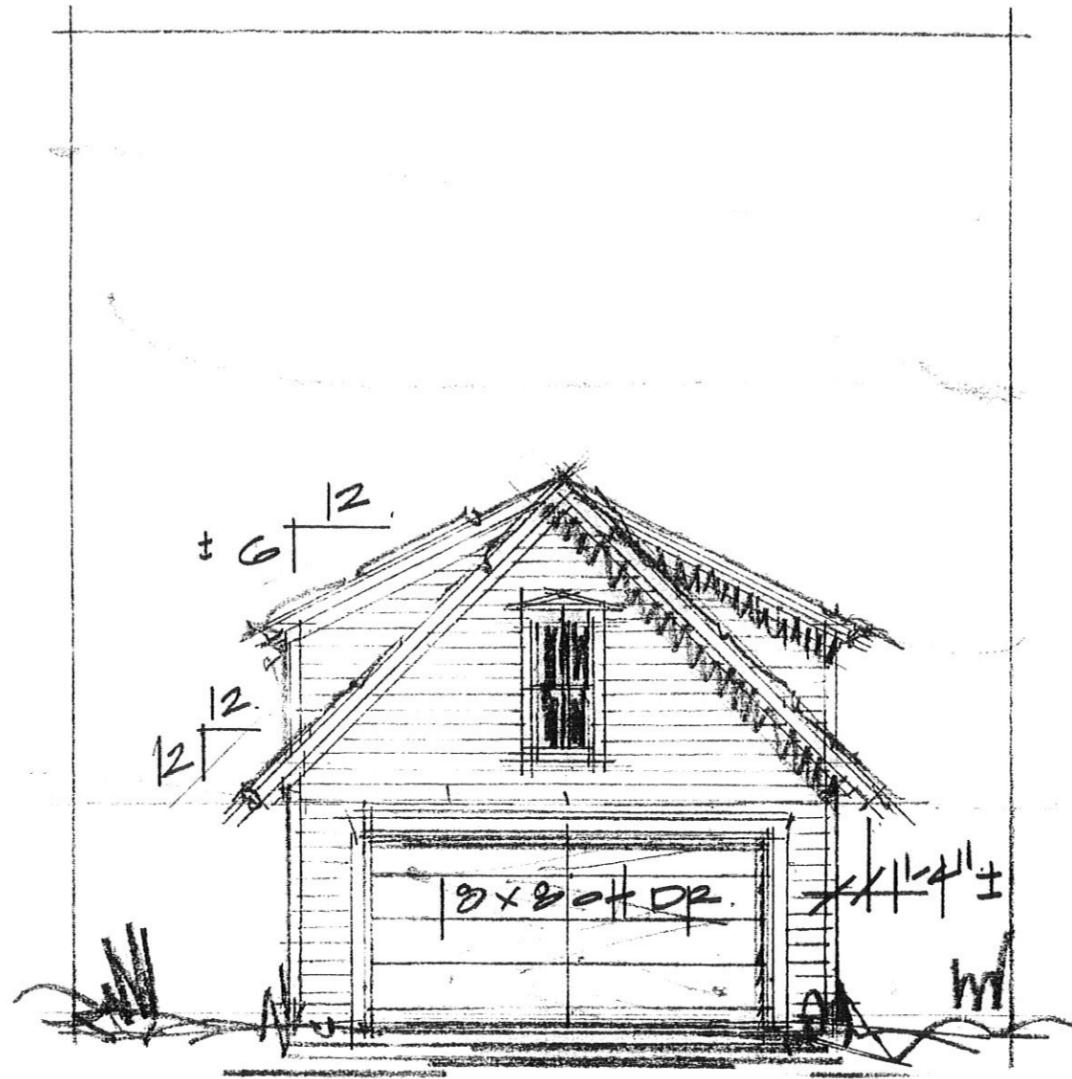
UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"



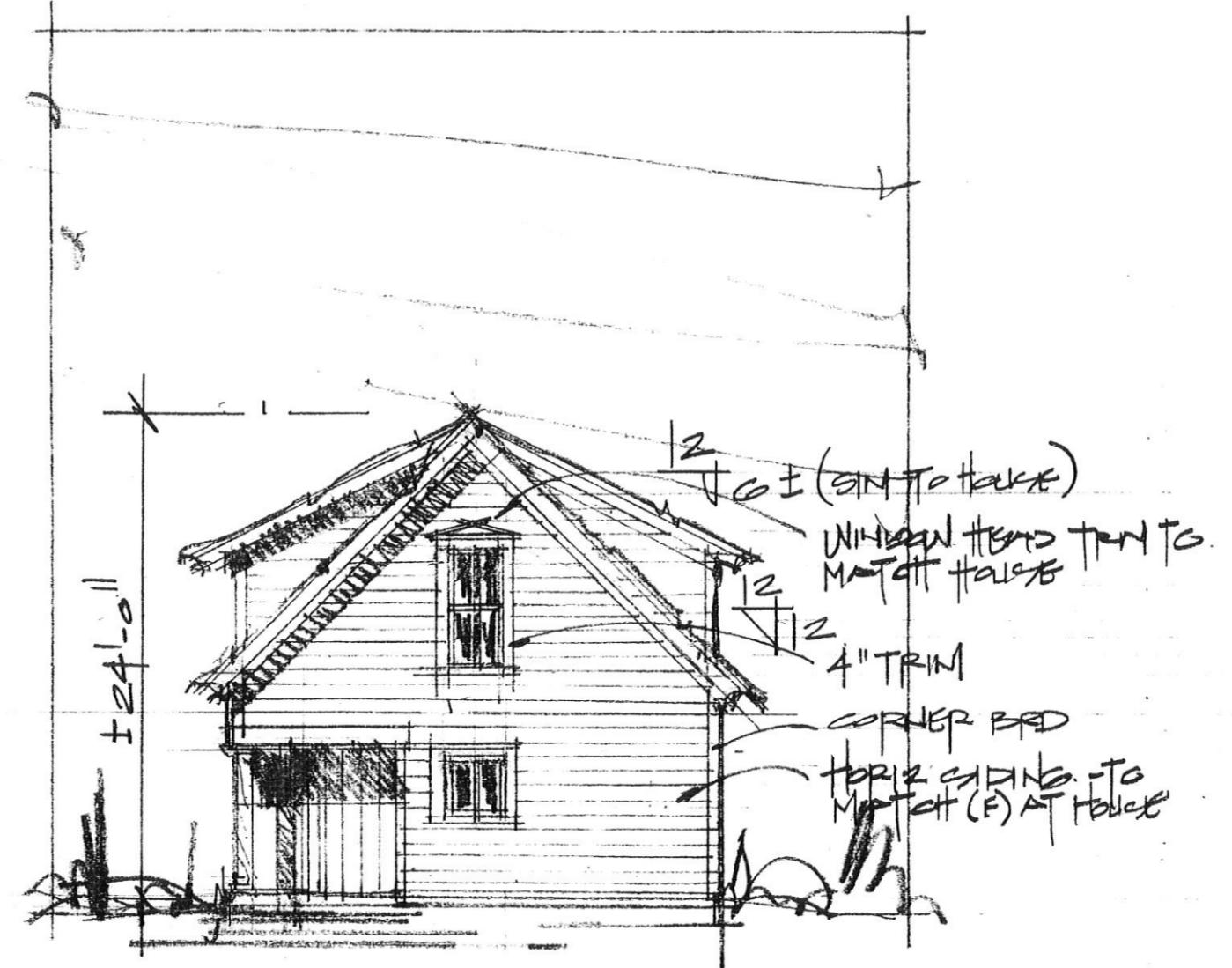
GROUND LEVEL PLAN  
SCALE: 1/8" = 1'-0"



DUNLOP CARRIAGE HOUSE... TRAVELER CITY  
 APPROVED BY ARCHITECT G. B. 204, C. 9. 204

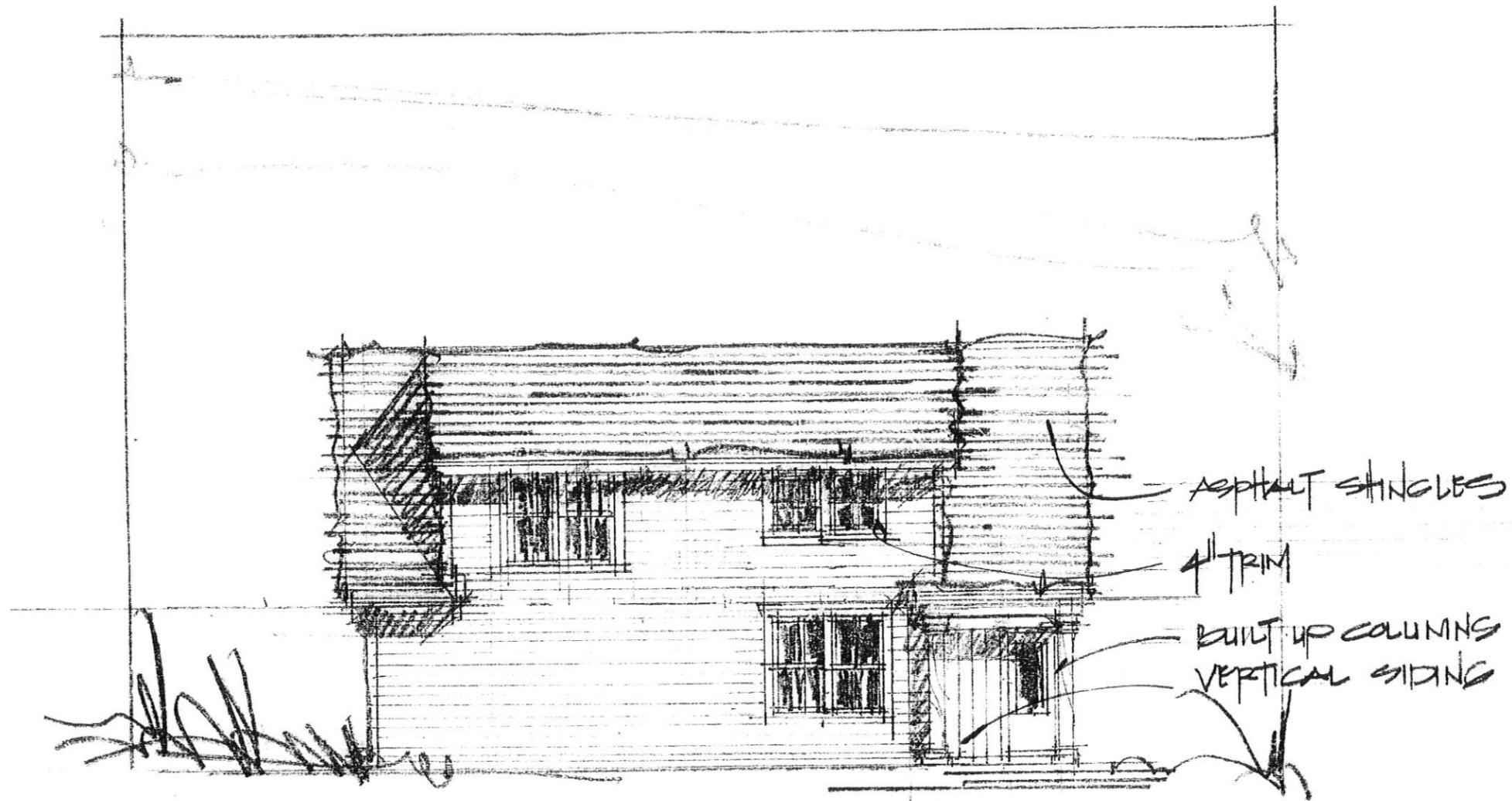


NORTH ELEVATION



SOUTH ELEVATION

DUNLOP CARRIAGE HOUSE ... TRAVERSE CITY  
 C. BAURMAN, ARCHT. 6.10.2014, 9.9.2014. SC: 1/2" = 1'-0"



WEST ELEVATION

DUNLOP CARRIAGE HOUSE, TRAVELER CITY  
C. BOURGEOIS ARCHITECT. 6.8.2014, 6.9.2014 501/10/10