

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 21, 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 July 31, 2014 regular meeting minutes and the August 19, 2014 special meeting minutes.

3. REQUEST 14-HDC-15 - FROM SANDRA BARGIEL, 212 WADSWORTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the removal of an enclosed back porch and the construction of a single story rear addition located at the property mentioned. (Central Neighborhood Historic District)

4. REQUEST 14-HDC-16 – FROM RORIE LEWIS AND DAVID FRIAR, 525 SIXTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the removal of a one car attached garage and single story addition and construct a single story rear addition located at the property mentioned. (Central Neighborhood Historic District)

5. REQUEST 14-HDC-17 – FROM NICK KOWALSKI, NORTHSKY EXTERIORS, 7230 BARNEY ROAD, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the reframing of the front entryway to include a new gable roof and the addition of french doors located at the property commonly known as **513 South Oak Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

6. REQUEST 14-HDC-18 FROM JOHN KITTLE, DESIGN DEPOT, 3163 CREST HILL LANE, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the demolition and reconstruction of a detached garage located at the property commonly known as **602 Fifth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

7. REQUEST 14-HDC-05 FROM THOM DARGA, 101 NORTH PARK STREET, SUITE 318, TRAVERSE CITY, MICHIGAN for:

Commission input on a proposed marquee/canopy at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

8. OTHER BUSSINESS

9. 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
REGULAR MEETING
THURSDAY, JULY 31, 2014
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Mansuy, Andres, Zacks, Crane, Vice-Chairperson
Tobin and Chairperson Callahan.
ABSENT: None.
STAFF PRESENT: David Weston

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00

2. APPROVAL OF MINUTES:

Approval of the June 26, 2014 regular meeting minutes and the July 17, 2014 special meeting minutes.

Motion by Commissioner Crane, seconded by Commissioner Zacks to approve the June 26, 2014 regular meeting minutes as presented. Upon vote the motion carried 6-0.

Motion by Vice-Chairperson Tobin, seconded by Commissioner Andres to approve the July 17, 2014 special meeting minutes as presented. Upon vote the motion carried 6-0.

3. REQUEST 14-HDC-10 - FROM MIKE AND ROBIN COLLINGS, 614 FIFTH STREET STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans to demolish an existing detached garage and construct a new 1092 square foot (26' x 42') detached garage located at the property mentioned. (Central Neighborhood Historic District)

Mike Collings presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Vice-Chairperson Tobin to approve the drawings as presented with or without mulleins in the windows. Upon vote the motion carried 6-0. Commissioner Zacks will serve as the project liaison.

4. REQUEST 14-HDC-11 – FROM JIM AND HOLLY CARTWRIGHT, 331 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans to demolish an existing detached garage and construct a new 1092 square foot (28' x 26') detached garage with an attached carport located at the property mentioned. (Central Neighborhood Historic District)

Alonzo Knowles, 622 Three Mile Road, Traverse City, Michigan presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Commissioner Zacks to approve the drawings as presented contingent that the south elevation upper window have four divided lights. Upon vote the motion carried 6-0. Vice-Chairperson Tobin will serve as the project liaison.

5. REQUEST 14-HDC-12 – FROM LOREN WAGNER, 2865 FOREST LODGE DRIVE, TRAVERSE CITY, MICHIGAN for:

Approval of plans for a front porch expansion located at the property commonly known as **521 Fifth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

Loren Wagner presented drawings and answered questions from the Commission. Motion by Commissioner Mansuy, seconded by Vice-Chairperson Tobin to approve the drawings as presented with the option for the circular bracket to be removed and the porch extend the full length of the house. Upon vote the motion carried 6-0. Commissioner Tobin will serve as the project liaison.

6. REQUEST 14-HDC-13 – FROM GARY JONAS, 341 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:

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

Gary Jonas presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Commissioner Mansuy to approve the drawings as presented. Upon vote the motion carried 6-0. Chairperson Callahan will serve as the project liaison.

7. REQUEST 14-HDC-05 FROM THOM DARGA, 101 NORTH PARK STREET, SUITE 318, TRAVERSE CITY, MICHIGAN for:

Commission input on a proposed marquee/canopy at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

Thom Darga was not in attendance for the meeting. No discussion took place.

8. OTHER BUSSINESS

None.

9. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Respectfully submitted

David M. Weston, Secretary

Date _____

**MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING**

TUESDAY, AUGUST 19, 2014

12:00 NOON

Planning Conference Room, Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

231-922-4464

PRESENT: Commissioners Mansuy, Andres, Zacks, and Vice-Chairperson
Tobin.

ABSENT: Crane and Chairperson Callahan

1. CALL MEETING TO ORDER

The meeting was called to order at 12:00 noon.

2. REQUEST 14-HDC-14 FROM NANCY DUKE, 213 SIXTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the demolition of the rear portion of the home and the west porch roof and the construction of rear mud room addition and new bay window on the west elevation located at the property mentioned.
(Central Neighborhood Historic District)

Dennis Coburn, Coburn Construction, 239 West Silver Lake Road, Traverse City, Michigan presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Commissioner Mansuy to approve the drawings as presented. Upon vote the motion carried 4-0. Commissioner Mansuy will serve as the project liaison.

3. OTHER BUSINESS

None.

4. ADJOURNMENT

The meeting was adjourned at 12:20 p.m.

Respectfully submitted

David M. Weston, Secretary

Date _____



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 8.22.14

Property Address: 212 WADSWORTH

Local Historic District: CENTRAL

Existing Zoning Classification: R-1-B

Architectural / Design Firm: SUZANNAH TOBIN

Address: _____

Description of Plans: REMOVE EXISTING BACK (COVERED)
PORCH. ADD REAR ADDITION.

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: SANDY BARGIEL Phone: _____ Fax: _____

Address: 212 WADSWORTH

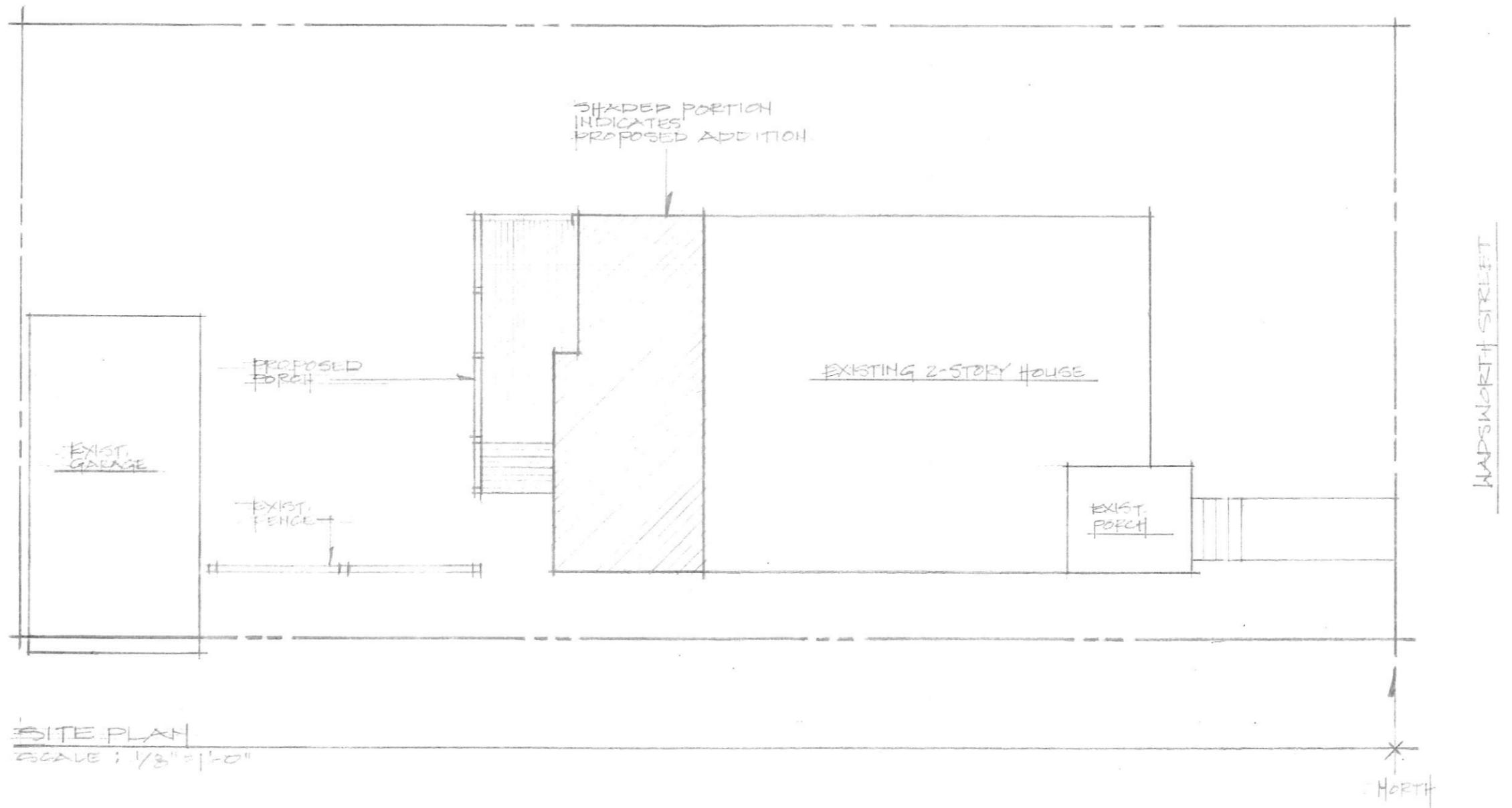
Signature of Owner: _____

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: ARCHITECT



~ HANNAH LAY & COMPANY'S 6TH ADDITION TO TRAVERSE CITY ~

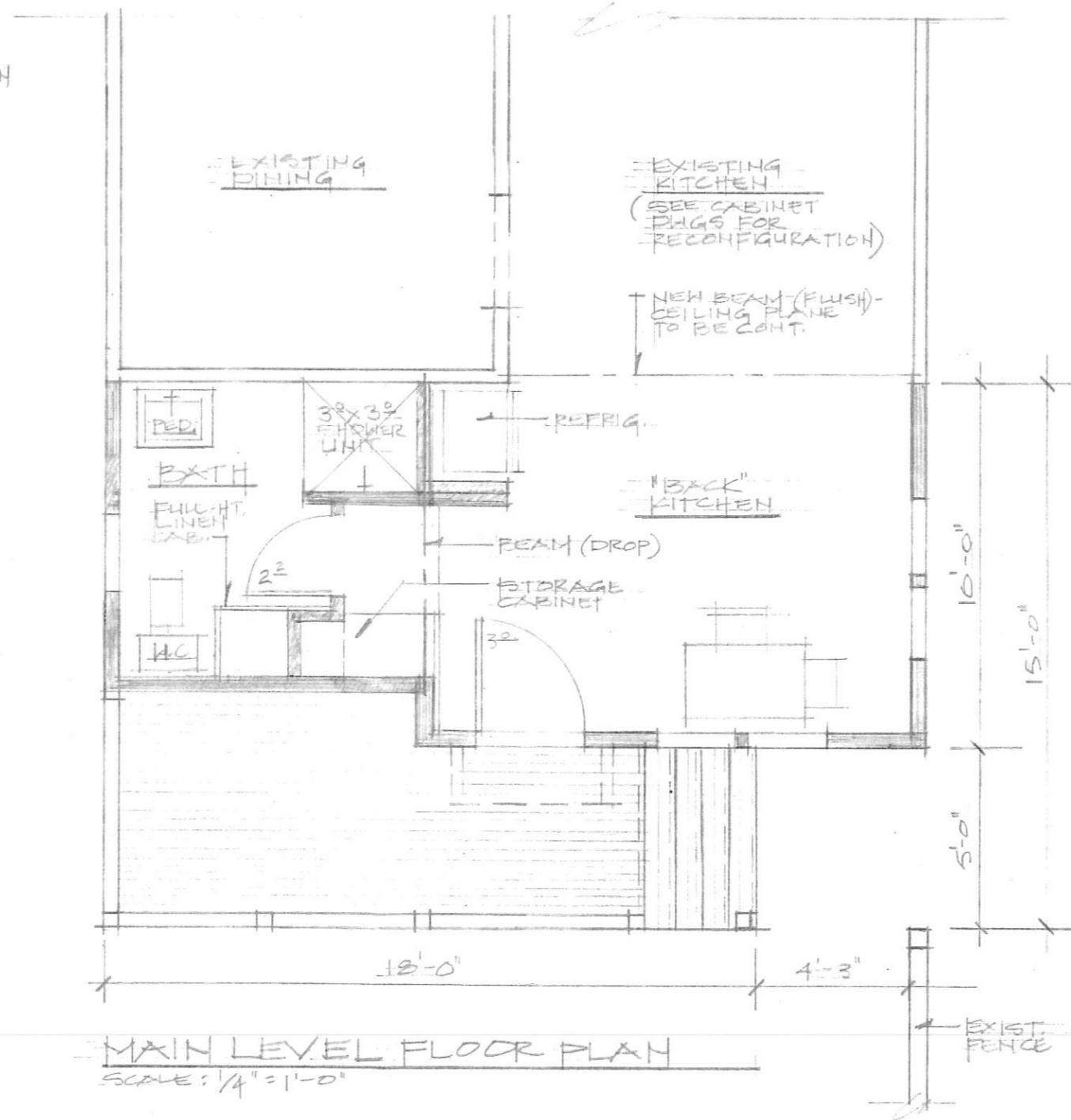


NEW ADDITION FOR SANDRA BARGIEL @ 212 WADSWORTH STREET
PART OF SECTION 3 & 10 OF T. 27 N., R. 11 W., CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY, MI.



NOTE: ROOF SHINGLES,
 FASCIA, FRIEZE,
 CORNER BOARD, SIDING,
 SKIRT BOARD, FOUNDATION
 TO MATCH EXISTING

WEST ELEVATION
 SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

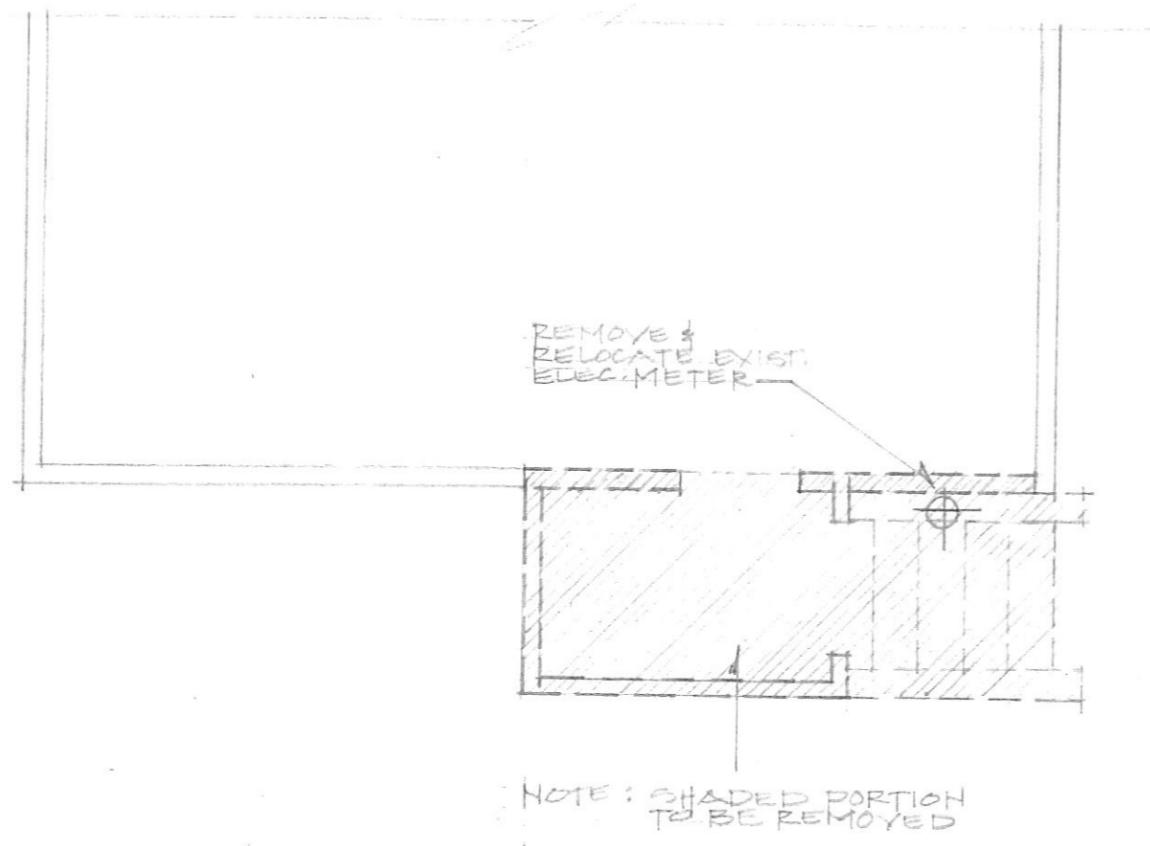


NEW ADDITION | EXISTING

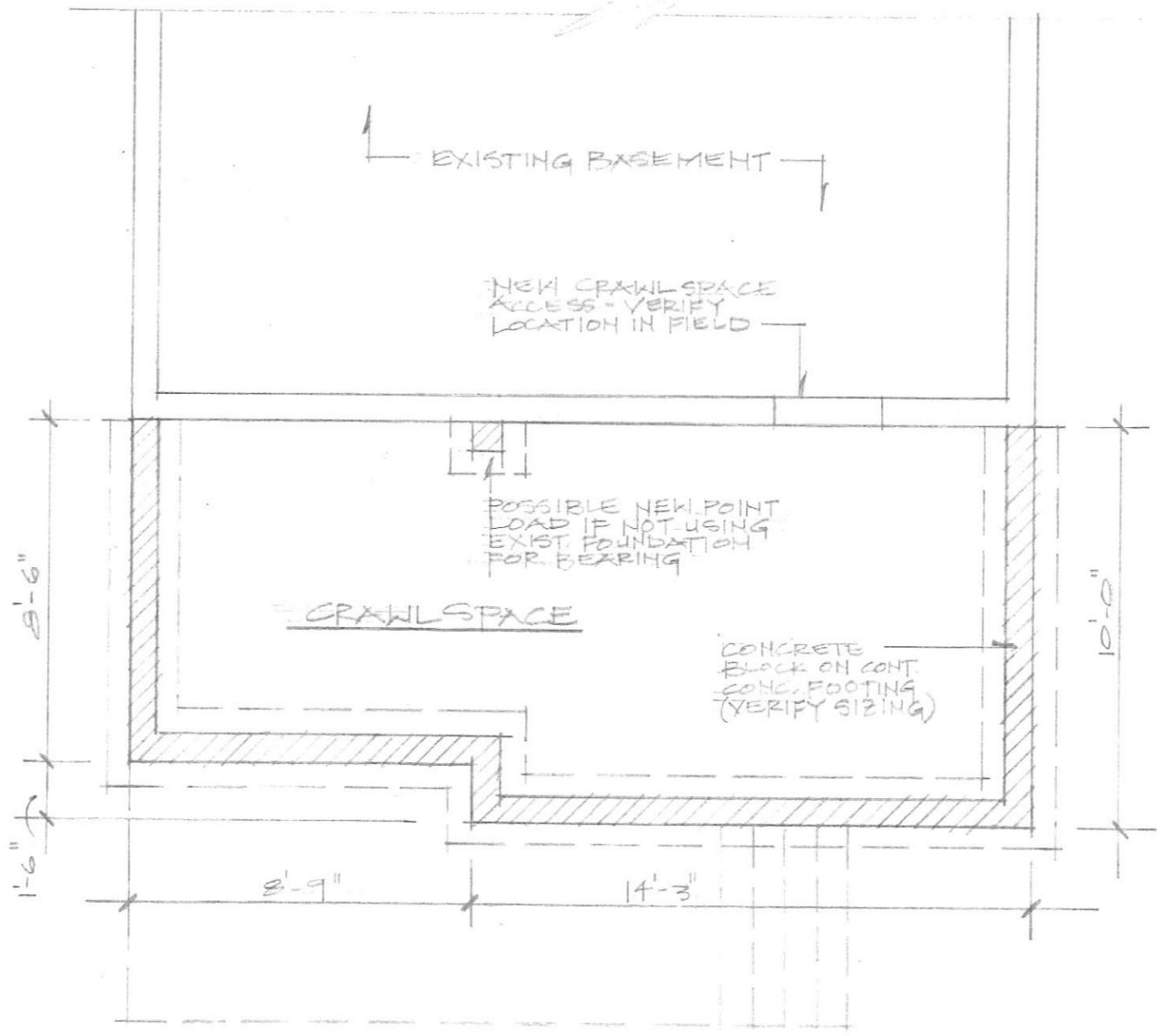
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 8.22.14

Property Address: 525 SIXTH STREET

Local Historic District: CENTRAL

Existing Zoning Classification: R1-B

Architectural / Design Firm: SUZANNAH TOBIN

Address: _____

Description of Plans: REMOVE EXISTING ONE-STORY
ADDITION + GARAGE. ADD REAR ADDITION.

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: RODIE LEWIS Phone: _____ Fax: _____
DAVID FRIAR

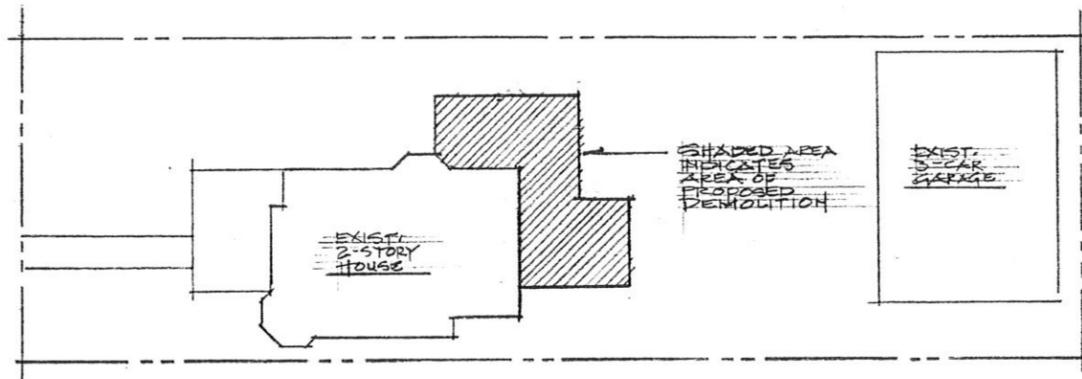
Address: 525 SIXTH STREET

Signature of Owner: _____

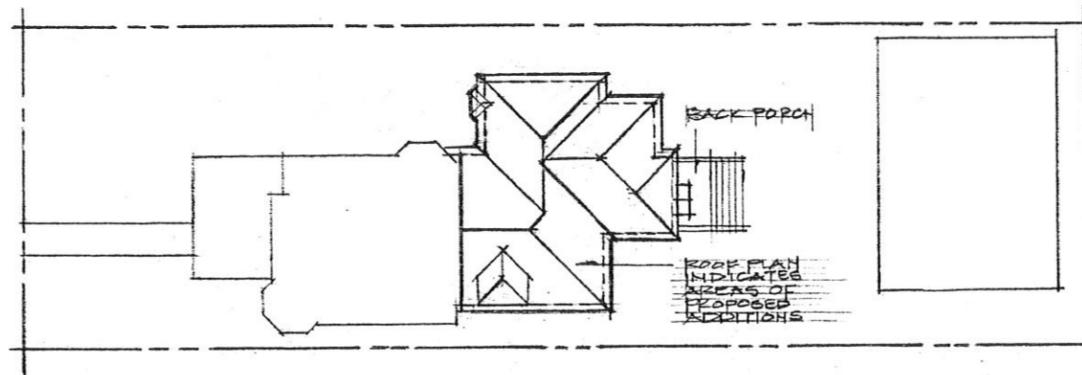
Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: ARCHITECT





SITE PLAN ~ PROPOSED DEMOLITION
 SCALE: 1" = 20'-0"

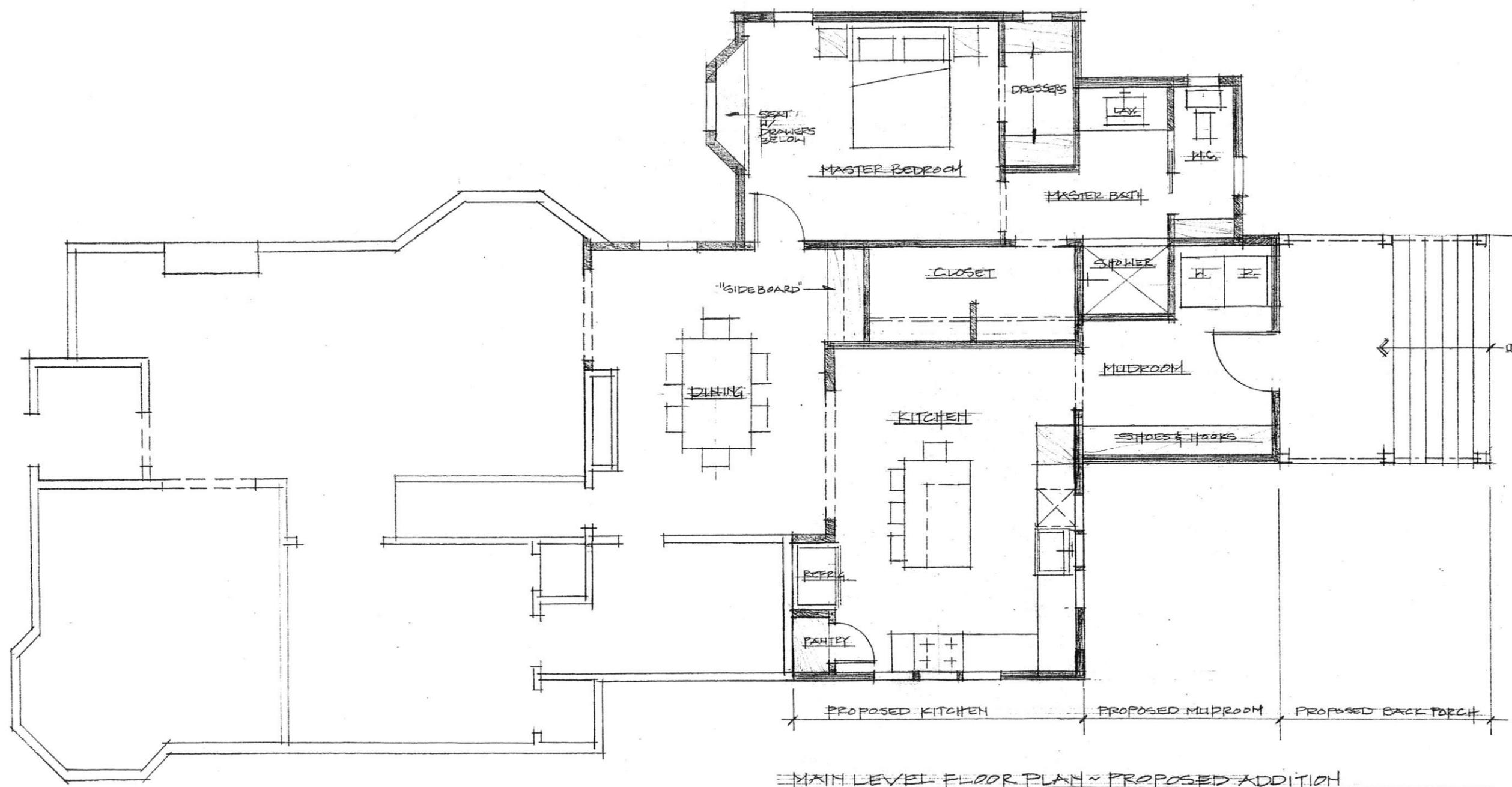


~SIXTH STREET~

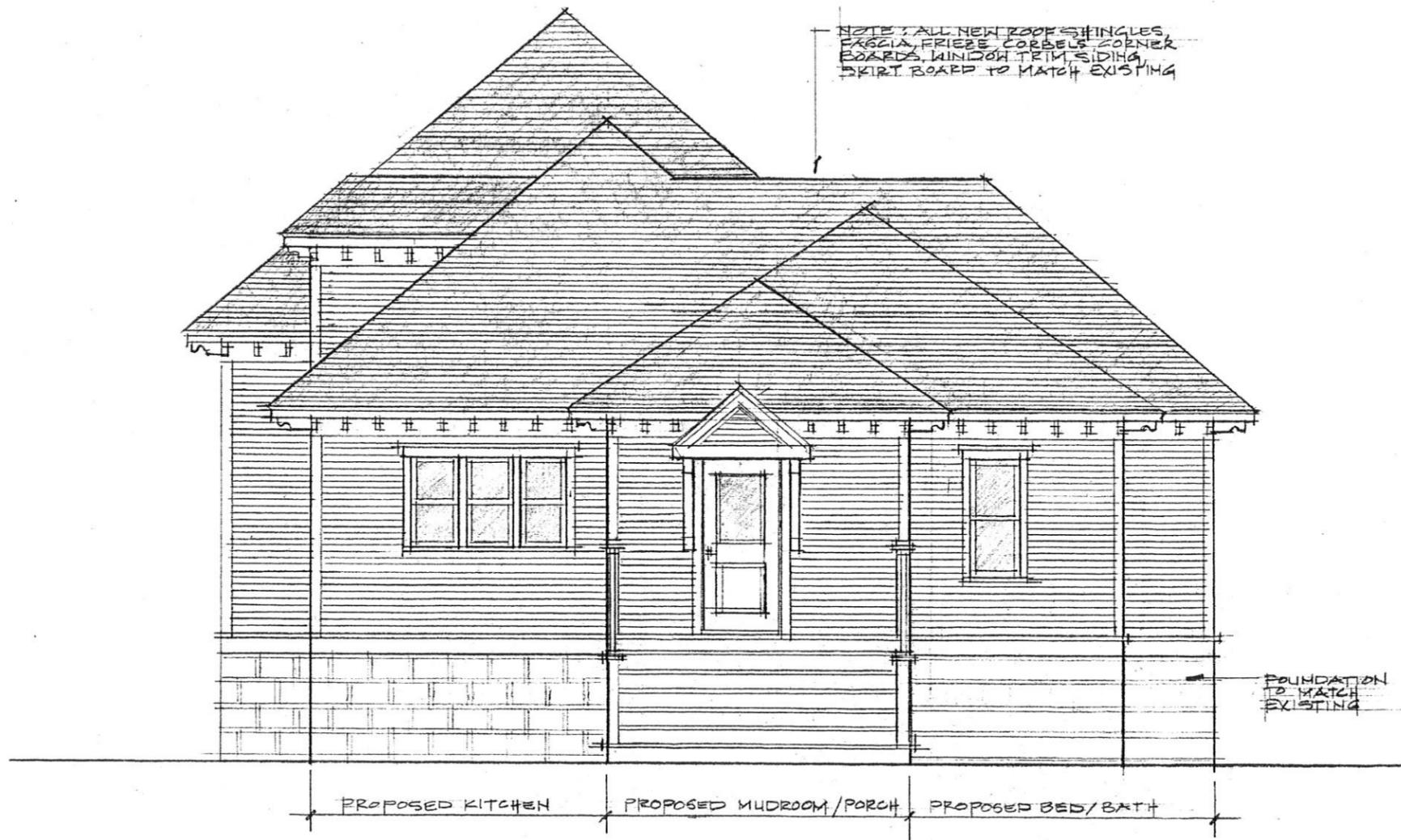
~ALLEY~



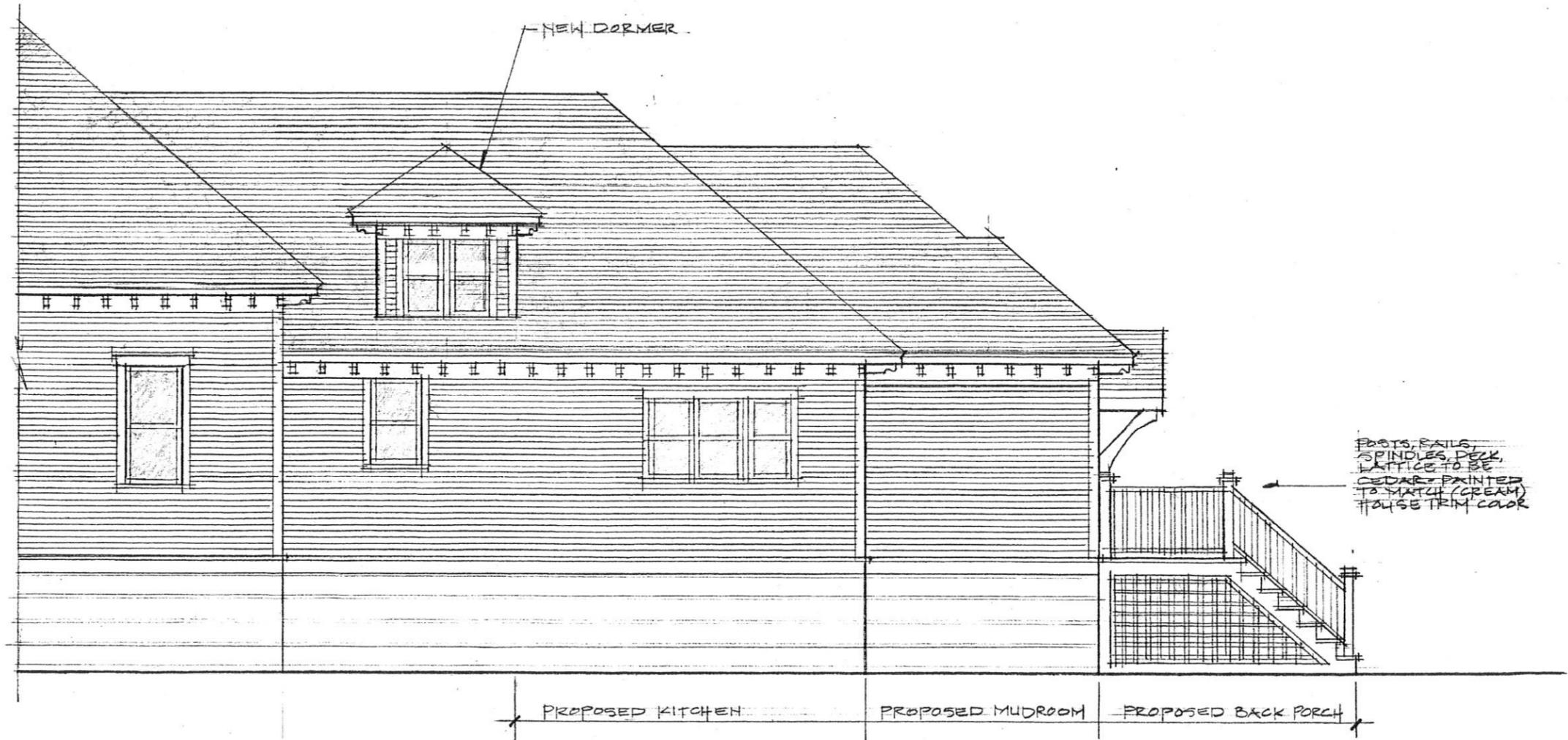
SITE PLAN ~ PROPOSED ADDITIONS TO 525 SIXTH STREET
 SCALE: 1" = 20'-0"



MAIN LEVEL FLOOR PLAN ~ PROPOSED ADDITION
 SCALE: 1/4" = 1'-0"



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



NEW DORMER

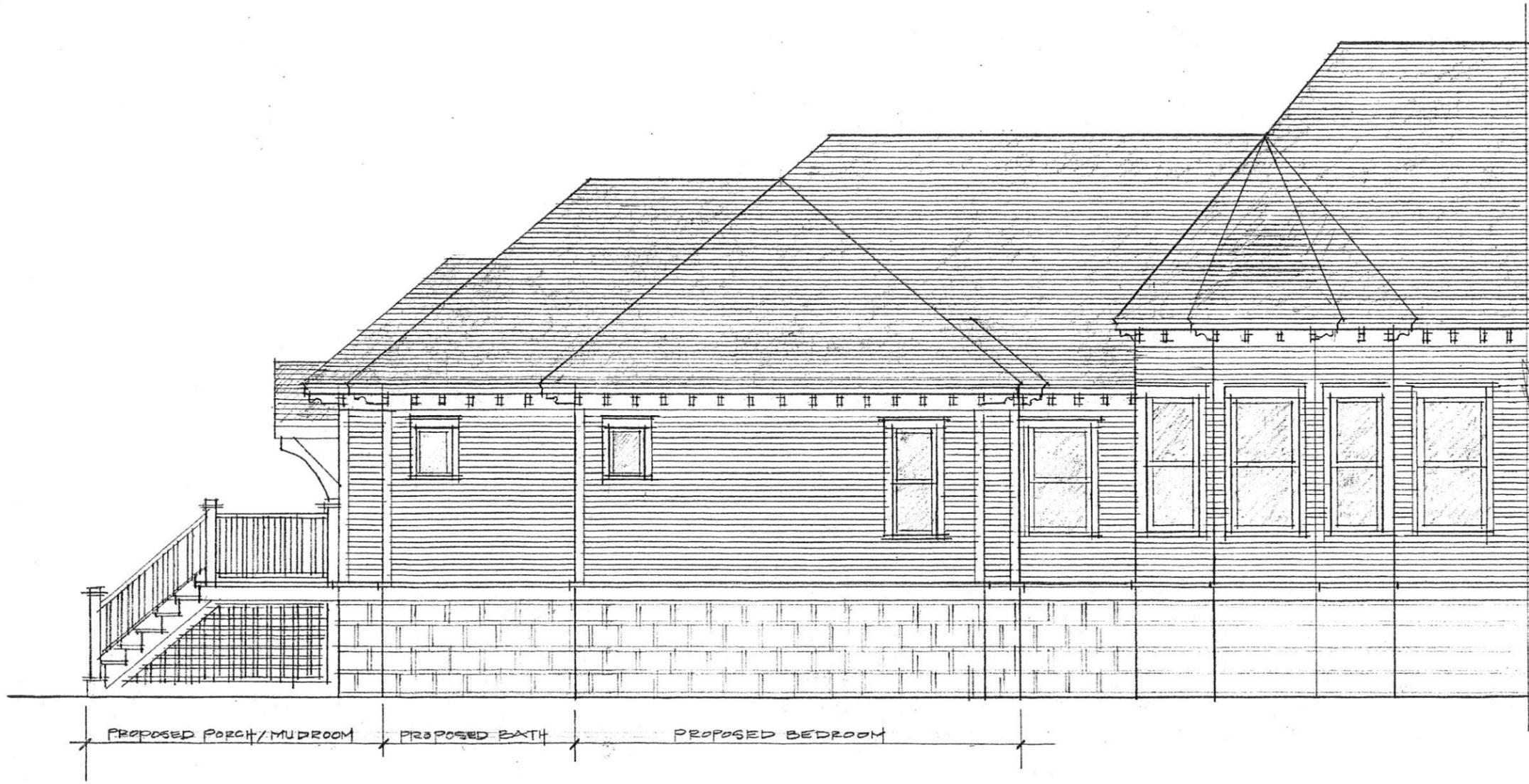
POSTS, RAILS,
SPINDLES, DECK,
LATTICE TO BE
CEDAR PAINTED
TO MATCH (CREAM)
HOUSE TRIM COLOR

PROPOSED KITCHEN

PROPOSED MUDROOM

PROPOSED BACK PORCH

WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 8/22/14

Property Address: 513 OAK ST

Local Historic District: _____

Existing Zoning Classification: _____

Architectural / Design Firm: SHUGART BUILDERS, INC.

Address: 6514 E TRAVERSE HWY

Description of Plans: REFRAME FRONT ENTRY WAY OVERHAND
TO INCLUDE A NEW GABLED ROOF. ALSO, ADD
ON TO EXISTING DECK + INSTALL A NEW
SET OF FRENCH DOORS.

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: SUSIE CONNOR Phone: (775) 835-8283 Fax: _____

Address: _____

Signature of Owner: _____

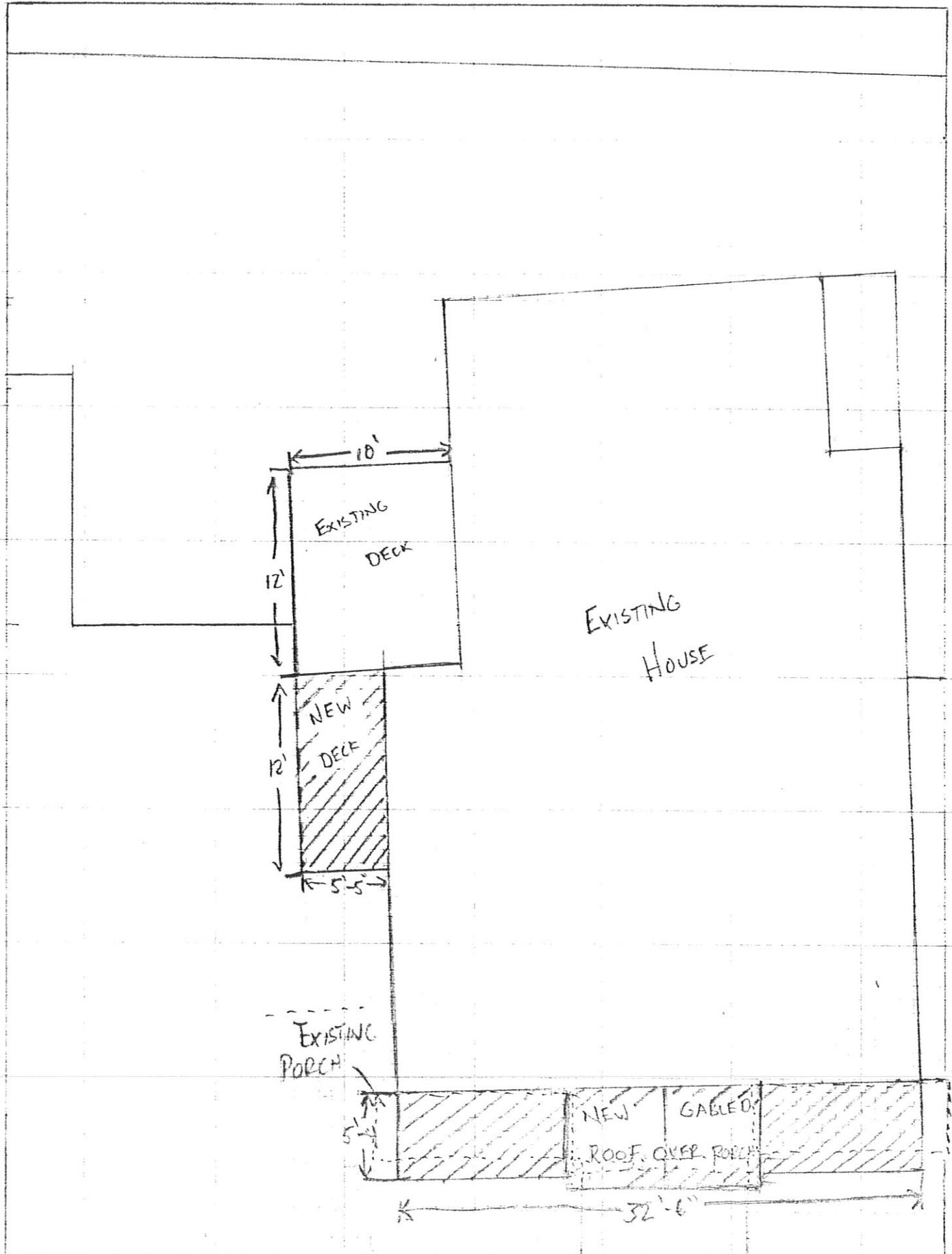
Signature of Applicant (if different): _____

Relationship of Applicant to Owner: CONTRACTOR



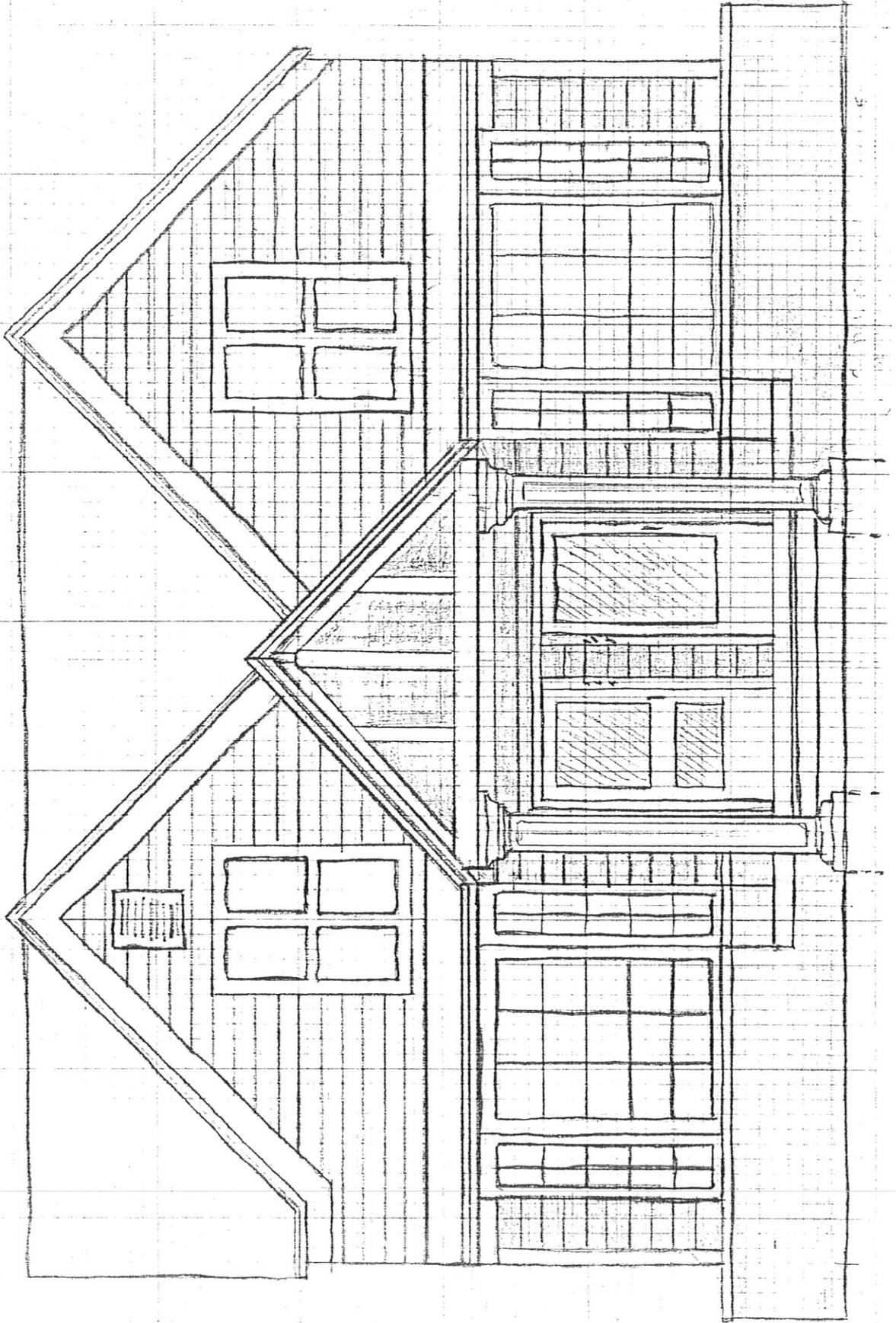
SUZY CONNOR
SITE PLAN
513 OAK ST

SCALE = 1/8" = 1'



7-29-14

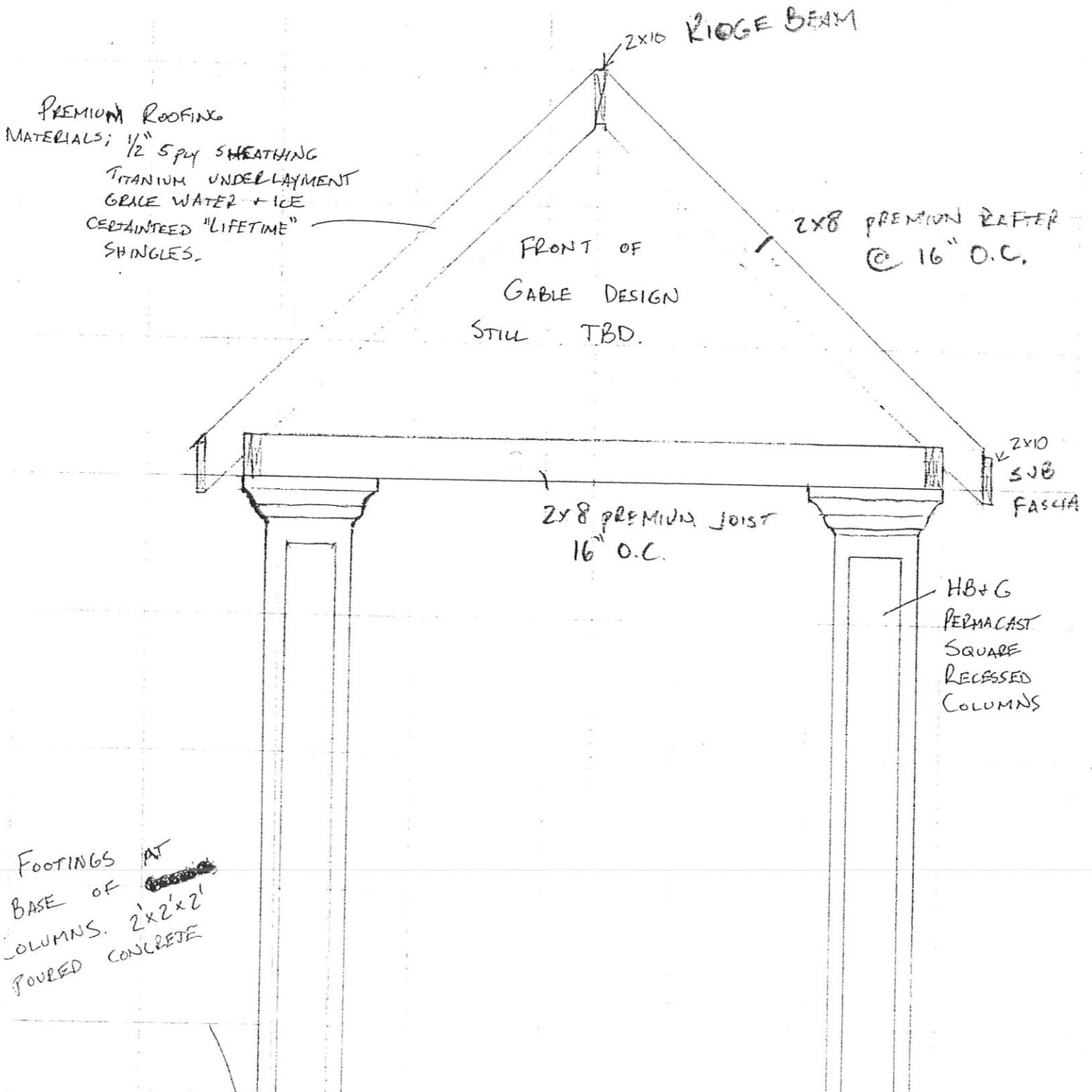
SUZY CONNOR PORCH ELEVATION
SCALE - 1/4" = 1'

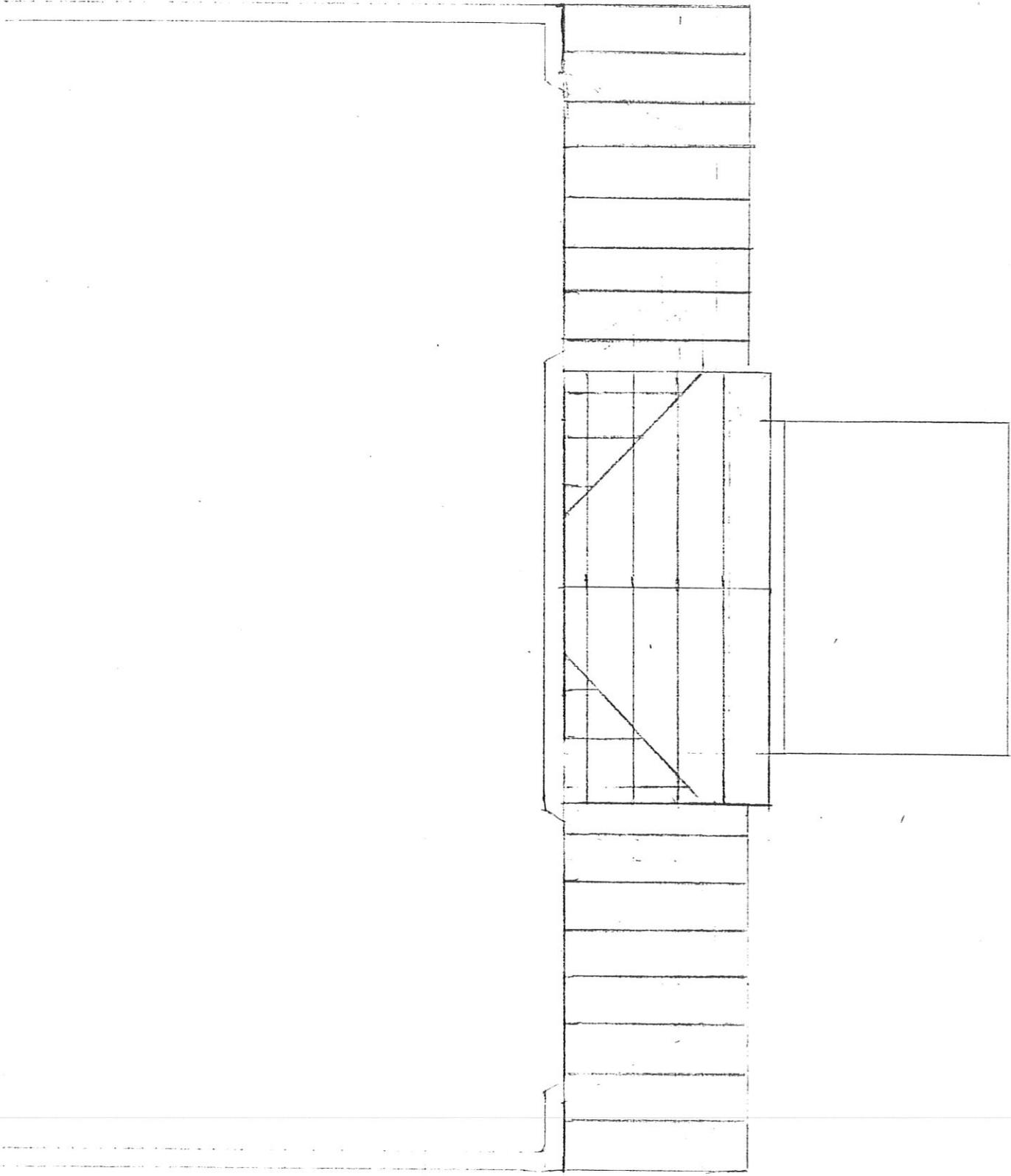


SUZY CONNOR
FRAMING DETAIL

513 OAK ST

SCALE - $\frac{1}{2}'' = 1'$





SUZY CONNOR
NEW GABLED ROOF
513 OAK ST

SCALE - 1/4" = 1'



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: _____

Property Address: 602 5TH ST. TRAVERSE CITY, MI.

Local Historic District: _____

Existing Zoning Classification: _____

Architectural / Design Firm: DESIGN DEPOT, INC.

Address: 3163 CHEST HILL LANE TRAVERSE CITY, MI. 49686

Description of Plans: REMOVE EXISTING GARAGE FRAMING & CONC. FLOOR & DRIVEWAY. REBUILD NEW GARAGE PER PLANS & RAISE GARAGE FLOOR ELEVATION MIN. 4"

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.

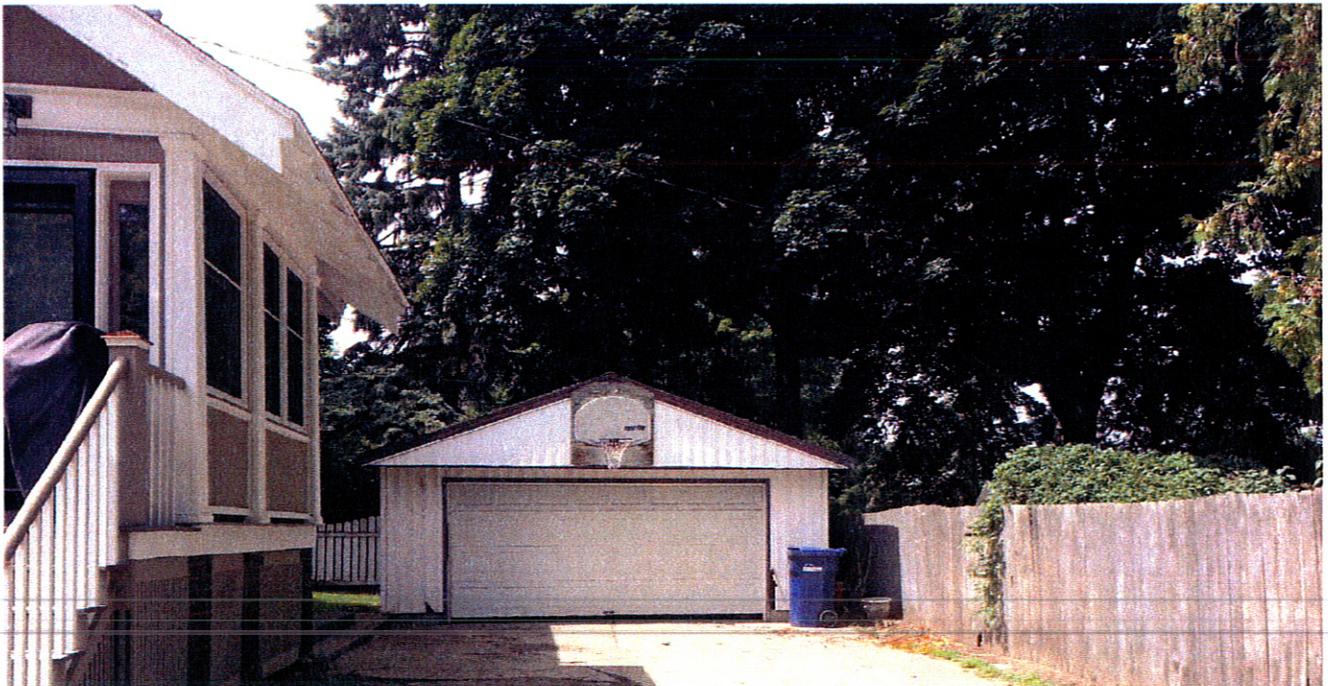
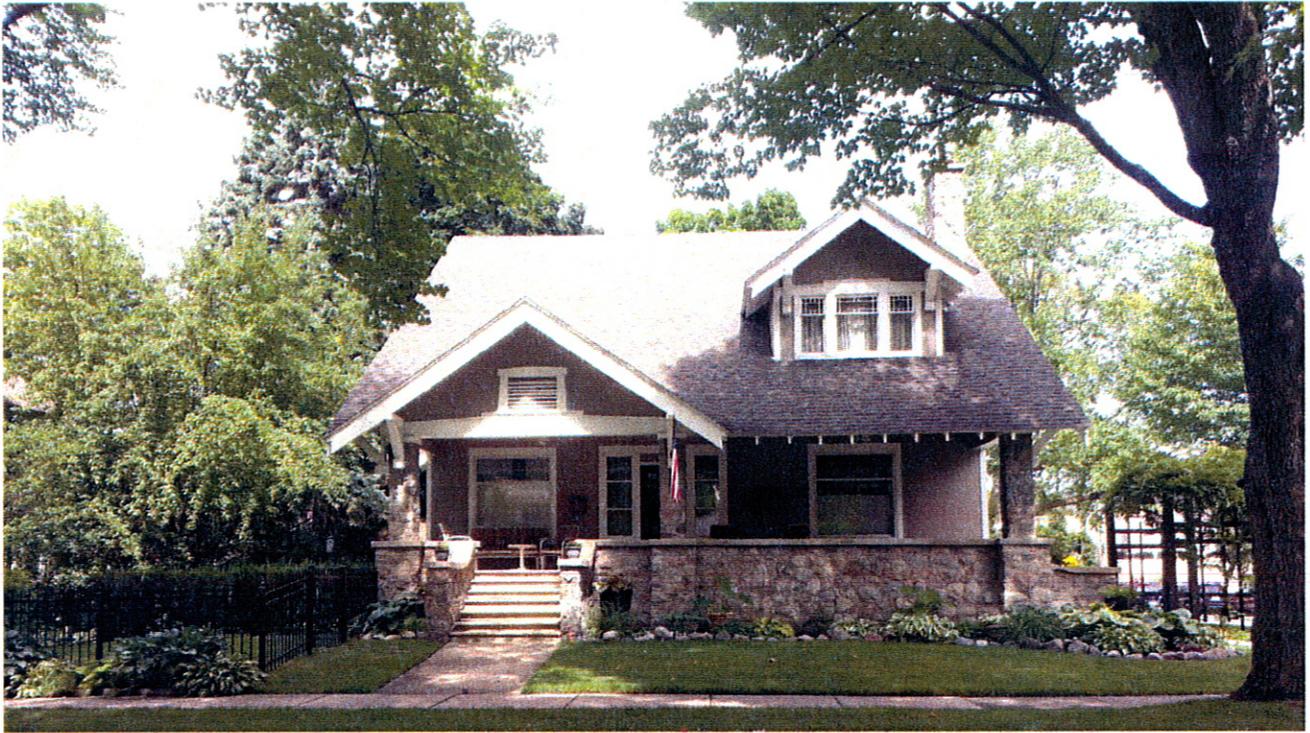
Owner Name: Robert Stanton Phone: 932-1461 Fax: —

Address: 602 Fifth

Signature of Owner: [Signature]

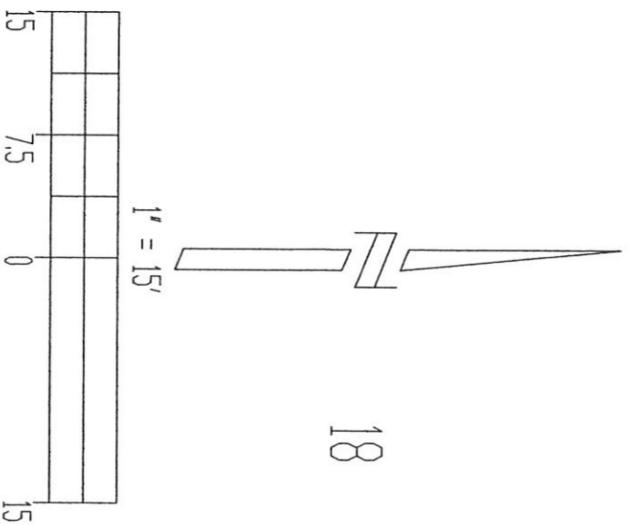
Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: [Signature]



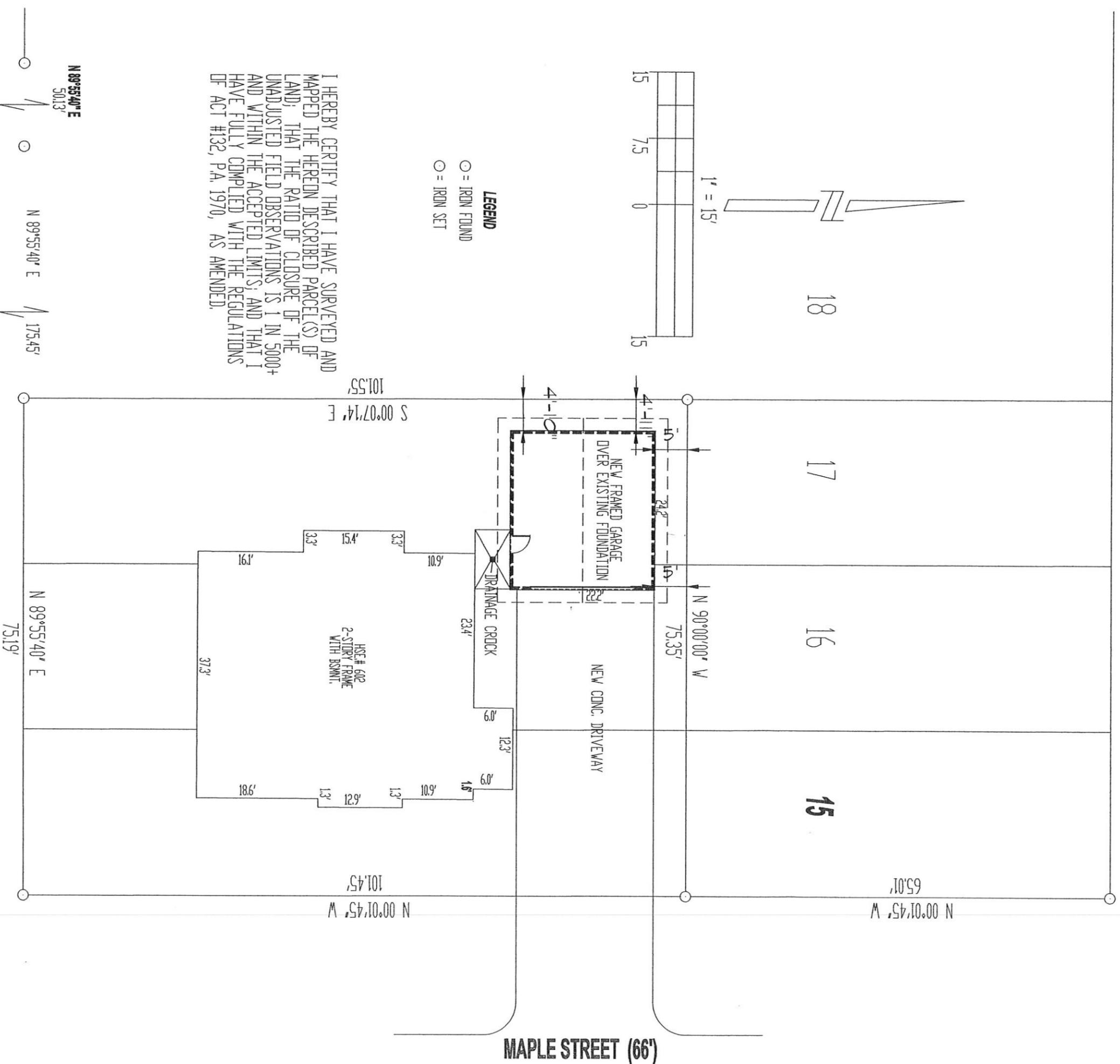
CERTIFICATE OF SURVEY

ALLEY (33')



- LEGEND**
- = IRON FOUND
 - ⊙ = IRON SET

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE HERON DESCRIBED PARCEL(S) OF LAND; THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS IS 1 IN 5000+ AND WITHIN THE ACCEPTED LIMITS; AND THAT I HAVE FULLY COMPLIED WITH THE REGULATIONS OF ACT #132, P.A. 1970, AS AMENDED.



LEGAL DESCRIPTION:

City of Traverse City, Grand Traverse County, Michigan

FIFTH STREET (66')

The South 100 feet of Lots 15, 16 and 17, Block 16, HANNAH, LAY & CD'S TENTH ADDITION to Traverse City, according to the recorded plat thereof, as recorded at Liber 2 of Plats, Page 55, excepting and reserving unto the Grantors all oil, gas and mineral rights.

WENDLAND SURVEYING, P.C.

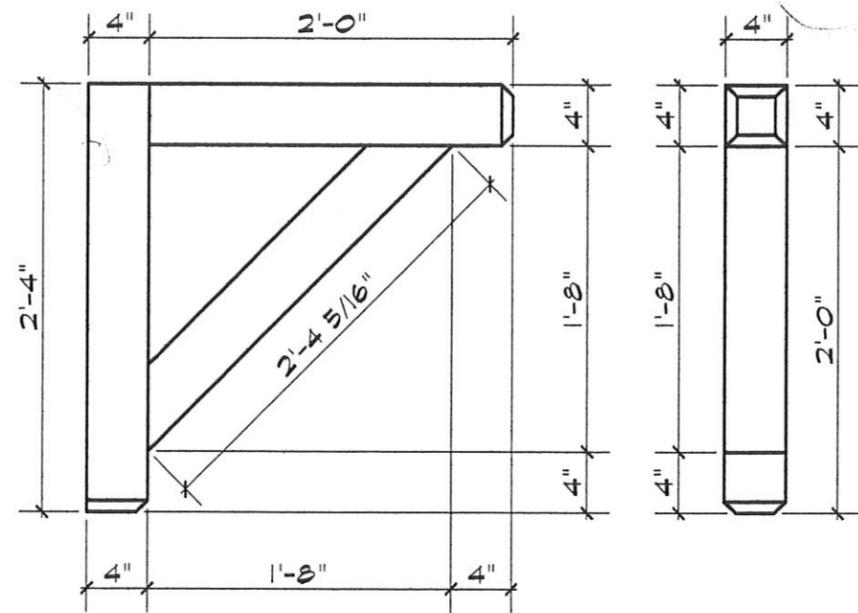
P.O. Box 7149
Traverse City, Michigan 49696-7149

Phone: (231) 933-9126
Fax: (231) 933-9127

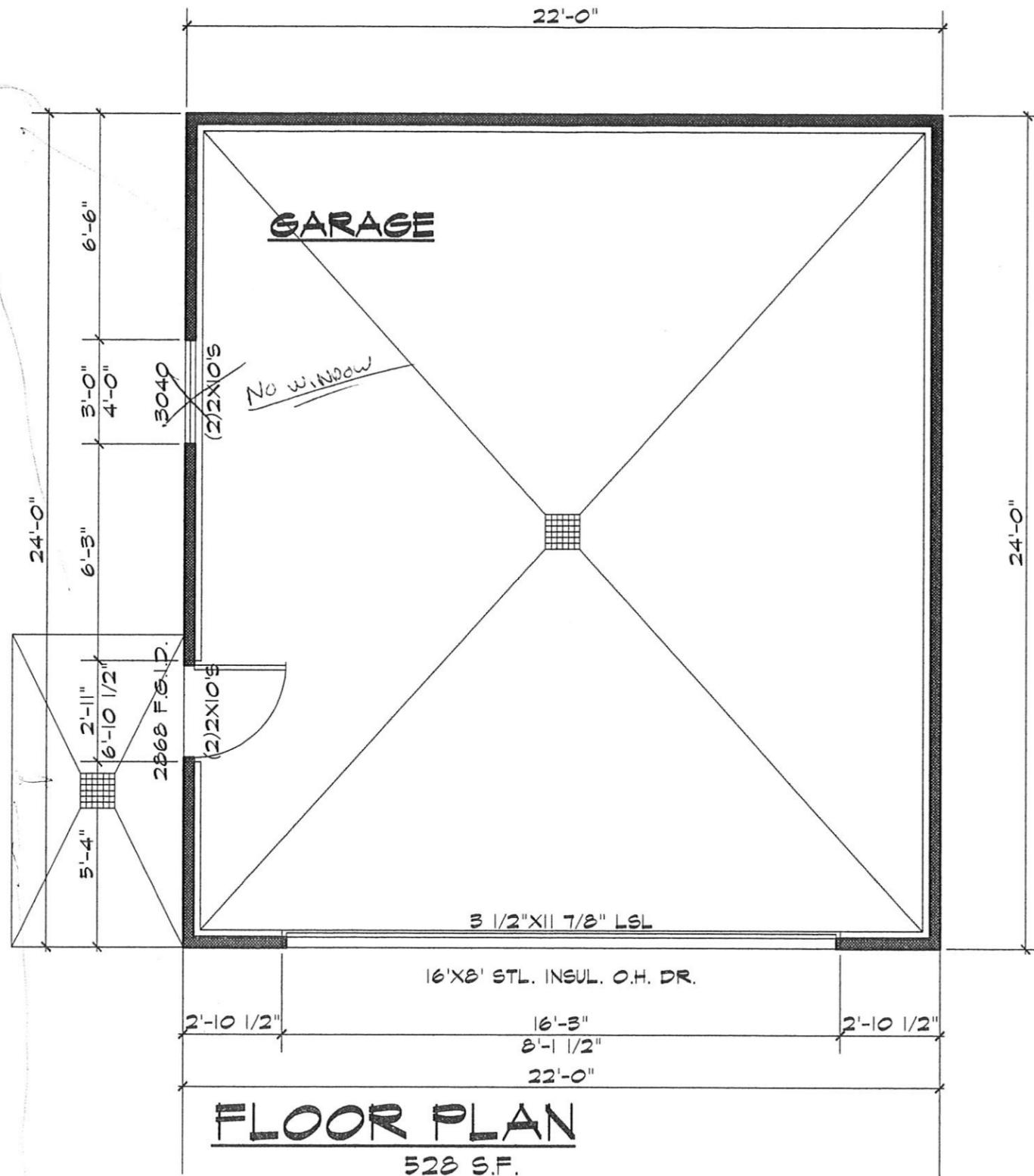
PREPARED FOR:
ROBERT & MELANIE STANTON

| | |
|----------|---------|
| Date: | 8-16-14 |
| File No. | 14090 |
| Sheet | 1 of 1 |

MAPLE STREET (66')



BRACKET DETAIL



FLOOR PLAN

528 S.F.

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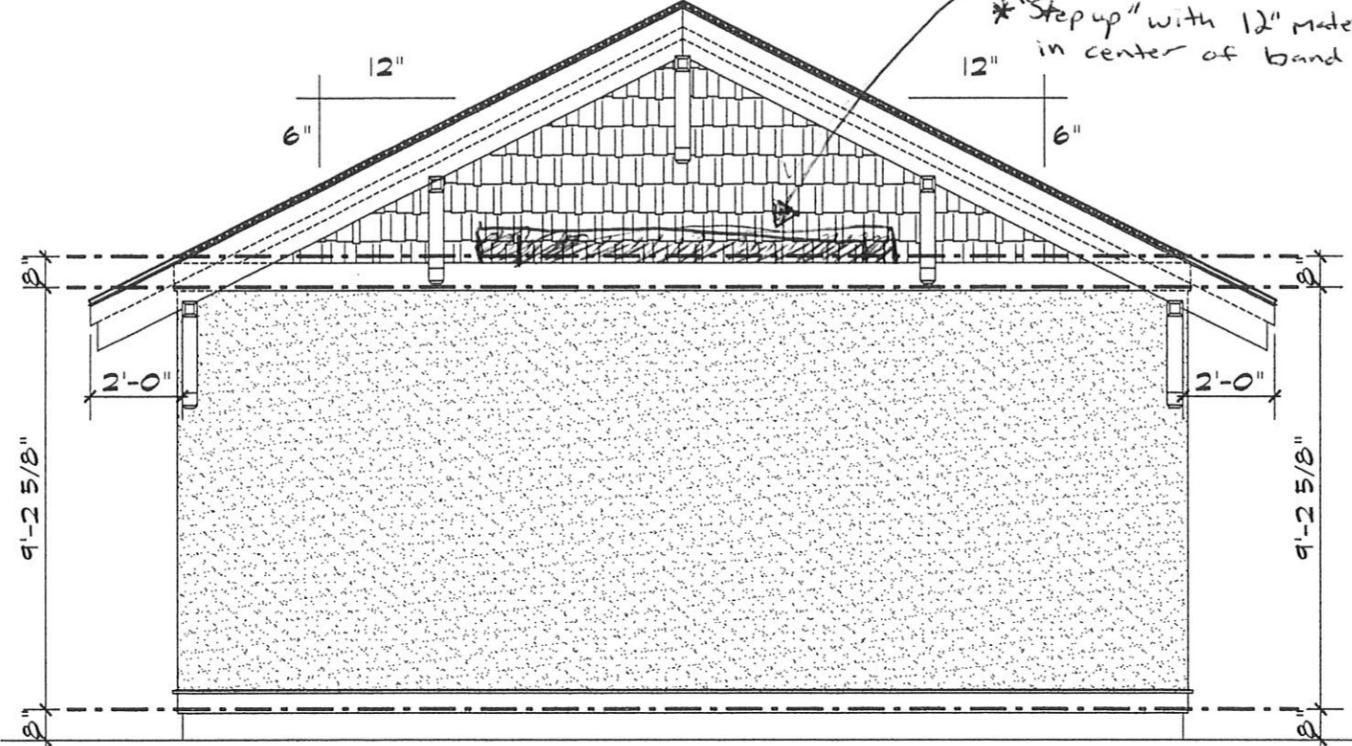
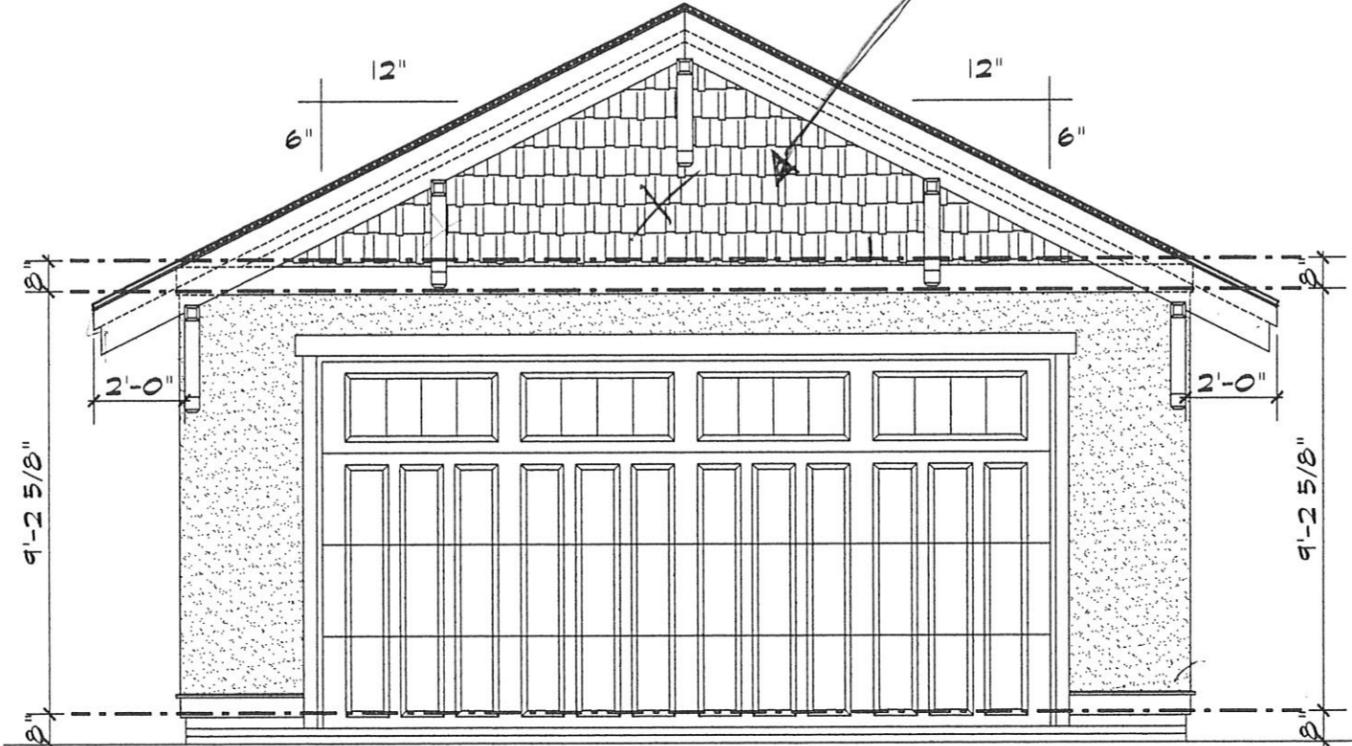
Note: Great efforts and care have gone into the creation of the Design and completion of these plans and prints. However because of the impossibility of providing any personal and/or "ON-THE-SITE" consultation supervision and control over the actual construction, and because of the great variance in Local Building Codes and weather conditions, Design Depot, Inc. assumes no responsibility for any damages, including structural failures due to any deficiencies, omissions or errors in the design or prints. It is recommended that you consult a local Architect, certified designer or Structural Engineer of your choice and check with your Local Building Officials, prior to start of the actual construction.

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| | | | | | | | | | | | | | | | | | | | |
|--------------|--------------|---------------------------------------|--|--|--|----------------|---------------------------|---|----------------------------|-------------|----------------------|------------------------|----------|--------------------------|--|--|--|--|--|
| 1 OF 3 | sheet no: | NORTH SHORE BUILDERS LLC- SETH HARRIS | | | | drawing no: | RENOVATE EXISTING GARAGE: | ROBERT & MELANIE STANTON 602 5TH ST. TRAVERSE CITY, MI. | drawn by: JOHN R KITTLE | checked by: | scale: 1/4"=1'-0" | date: AUG. 14, 2014 | revised: | DESIGN DEPOT INC. | | 3163 CRESTHILL LANE TRAVERSE CITY, MI. 49686 PH. & FAX: (231) 946-7004 | | JOHN R. KITTLE WEB SITE: WWW.DESIGNDEPOTINC.COM | |
| | | | | | | | | | | | | | | | | | | | |

* Stucco to top of gable
(No Shake)

* New band board detail
* "Step up" with 12" material
in center of band board



EAST SIDE ELEVATION

WEST SIDE ELEVATION

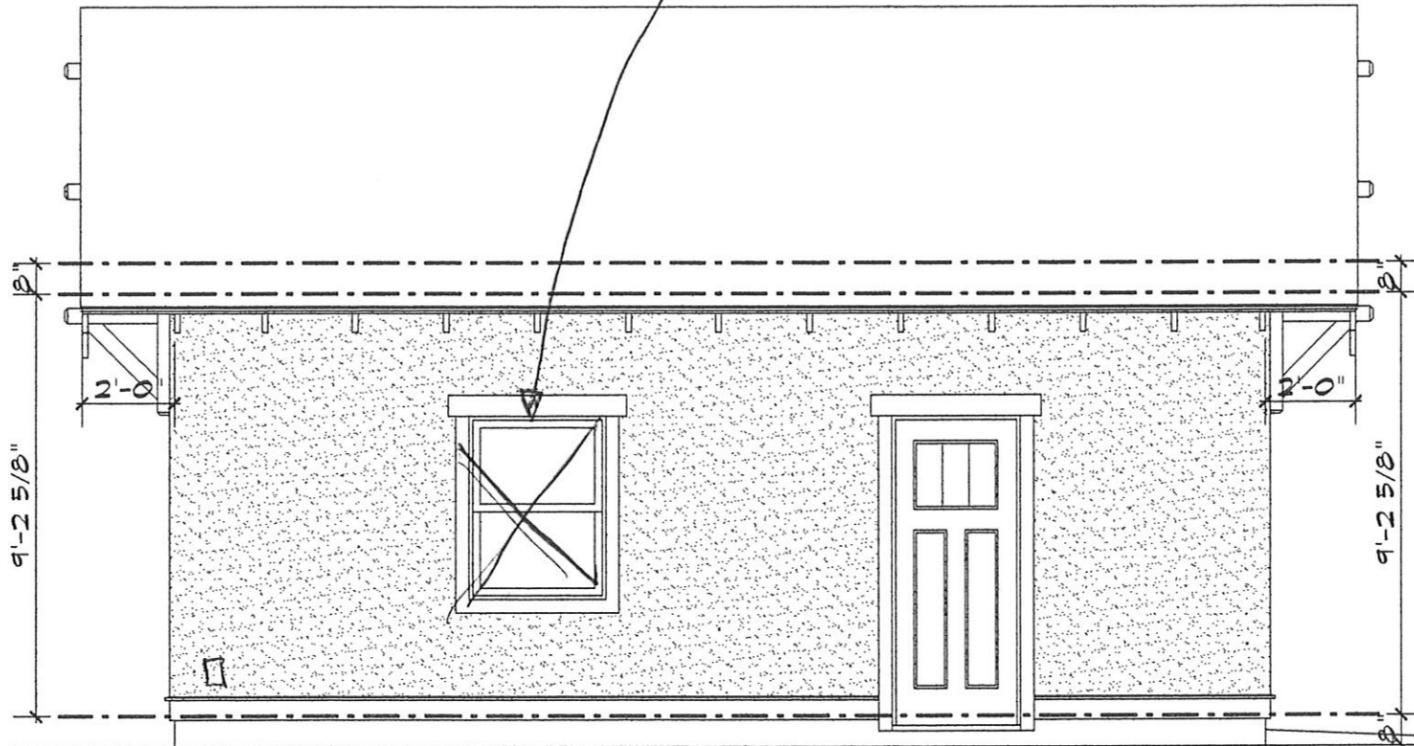
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Note: Great efforts and care have gone into the creation of the Design and completion of these plans and prints. However because of the impossibility of providing any personal and/or "ON-THE-SITE" consultation supervision and control over the actual construction, and because of the great variance in Local Building Codes and weather conditions, Design Depot, Inc. assumes no responsibility for any damages, including structural failures due to any deficiencies, omissions or errors in the design or prints. It is recommended that you consult a local Architect, certified designer or Structural Engineer of your choice and check with your Local Building Officials, prior to start of the actual construction.

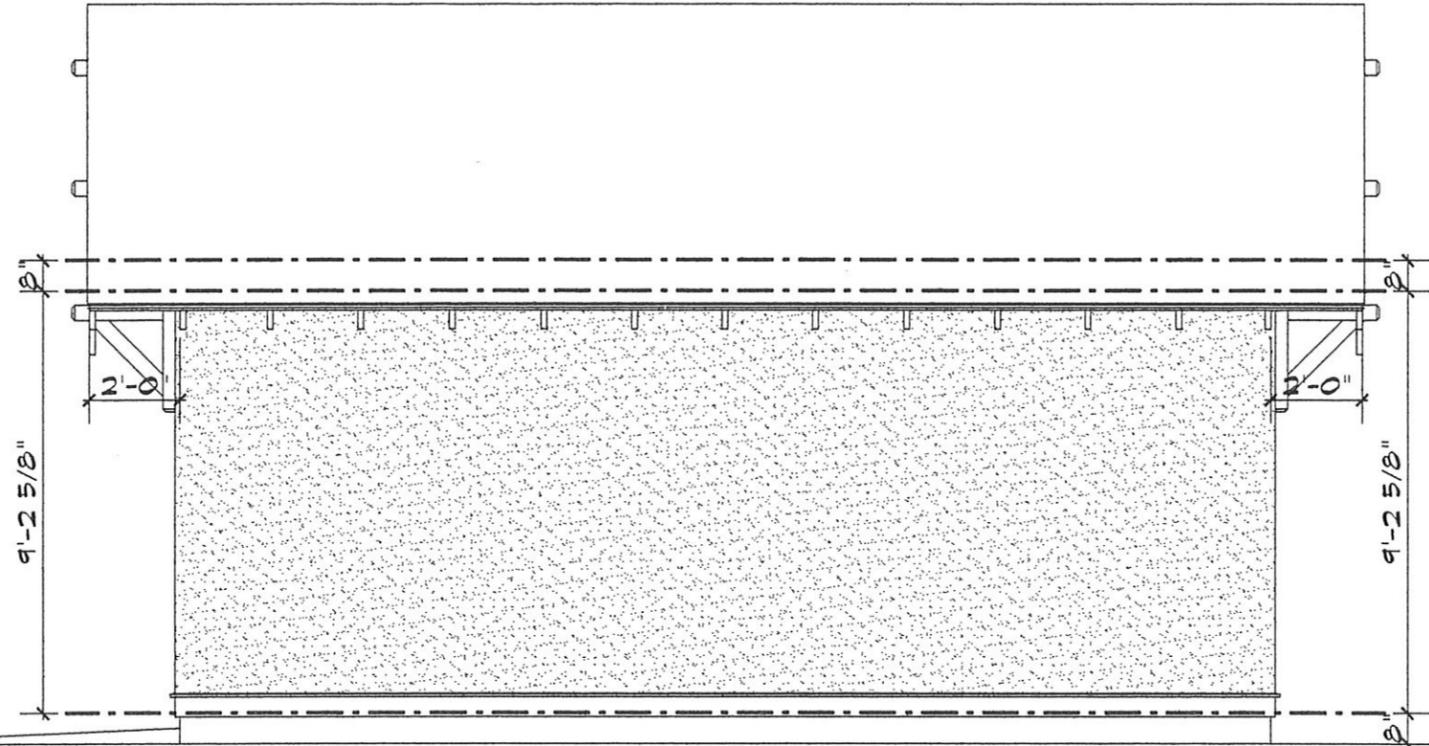
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| | | | | | | | | |
|-------------------------|--------------|--|--|------------------------|------------------------|-------------------------------|-----------------------------|--|
| Sheet: 2 OF 3 | Drawing no.: | NORTH SHORE BUILDERS LLC- SETH HARRIS | | date: AUG. 19, 2014 | scale: 1/4" = 1'-0" | checked by: JOHN R. KITTLE | drawn by: JOHN R. KITTLE |  3163 CRESTHILL LANE TRAVERSE CITY, MI. 49686 PH. & FAX: (231) 946-7004 JOHN R. KITTLE WEB SITE: WWW.DESIGNDEPOTINC.COM |
| | | RENOVATE EXISTING GARAGE: ROBERT & MELANIE STANTON 602 5TH ST. TRAVERSE CITY, MI. | | | | | | |

NO WINDOW



SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

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sheet:
3 OF 3

drawing no:

NORTH SHORE BUILDERS LLC- SETH HARRIS
 RENOVATE EXISTING GARAGE:
ROBERT & MELANIE STANTON
 602 5TH ST. TRAVERSE CITY, MI.

revised:

date:
AUG. 19, 2014

scale:
1/4" = 1'-0"

checked by:

drawn by:
JOHN R. KITTLE

DESIGN DEPOT INC. 3163 CRESTHILL LANE
 TRAVERSE CITY, MI. 49686
 PH. & FAX: (231) 946-7004
 JOHN R. KITTLE
 WEB SITE: WWW.DESIGNDEPOTINC.COM