

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
THURSDAY, MAY 12, 2016
12:00 NOON.
Planning Conference 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 March 31, 2016 regular meeting minutes.

3. REQUEST 16-HDC-06 FROM KURT BUNGHAUSER, BUILDER, 1055 SHARKEY ROAD, TRAVERSE CITY, MICHIGAN for:

Approval of plans for a mud room, covered porch and laundry room addition located at the property commonly known as **616 East State Street**, Traverse City, Michigan. (Boardman Neighborhood Historic District).

4. OTHER BUSSINESS

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.

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, MARCH 31, 2016
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 (7:02), Mansuy, Carol
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 February 25, 2016 regular meeting minutes.

Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the February 25, 2016 regular meeting minutes as presented. Upon vote the motion carried 5-0.

3. REQUEST 16-HDC-04 FROM ROBERT V. LEGUTRO, 6015 WINGED FOOT DRIVE, GRAND BLANC, MICHIGAN for:

Approval of plans for a new front porch and rear dormer addition located at the property commonly known as **433 West Seventh Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

Pete Zoutendyk, 810 B South Garfield Avenue presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Commissioner Carol to approve the drawings as presented contingent that hip roof on the porch start at the east side of the front of the house. Upon vote the motion carried 6-0. Commissioner Callahan will serve as the project liaison.

4. REQUEST 16-HDC-05 FROM JOHN AND SUE SNOW, 536 WASHINGTON STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for a 2-story master bath addition located at the property mentioned (Boardman Neighborhood Historic District).

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

5. OTHER BUSSINESS

None.

6. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully submitted

David M. Weston, Secretary

Date _____



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 5/3/16

Property Address: 616 E State St Traverse City, MI

Local Historic District: BOARDMAN NEIGHBORHOOD

Existing Zoning Classification: R-1B

Architectural / Design Firm: BENKHAUSER BUILDERS

Address: 1055 SHARKEY RD., TC, MI 49696

Description of Plans: TWO SMALL ADDITIONS

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.

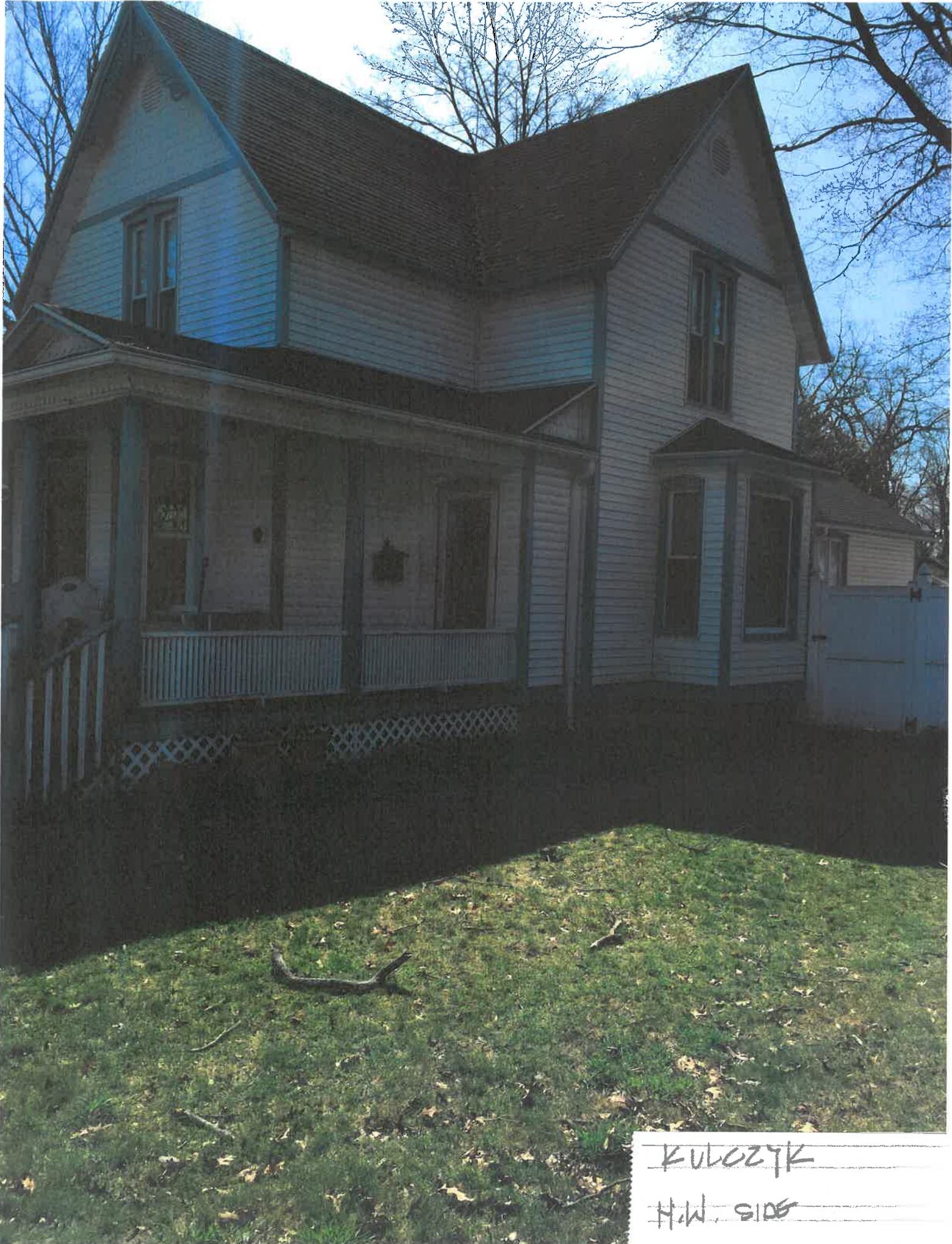
Owner Name: JIM & CAROLINE KULCZYK Phone: 231-947-7382 Fax: _____

Address: 616 E. STATE ST.

Signature of Owner: _____

Signature of Applicant (if different): Kurt J. Benkhauer

Relationship of Applicant to Owner: BENKHAUSER BUILDERS (CONTRACTOR)



KULCZYK
H.W. SIDES



KULCZYK

EAST SIDE



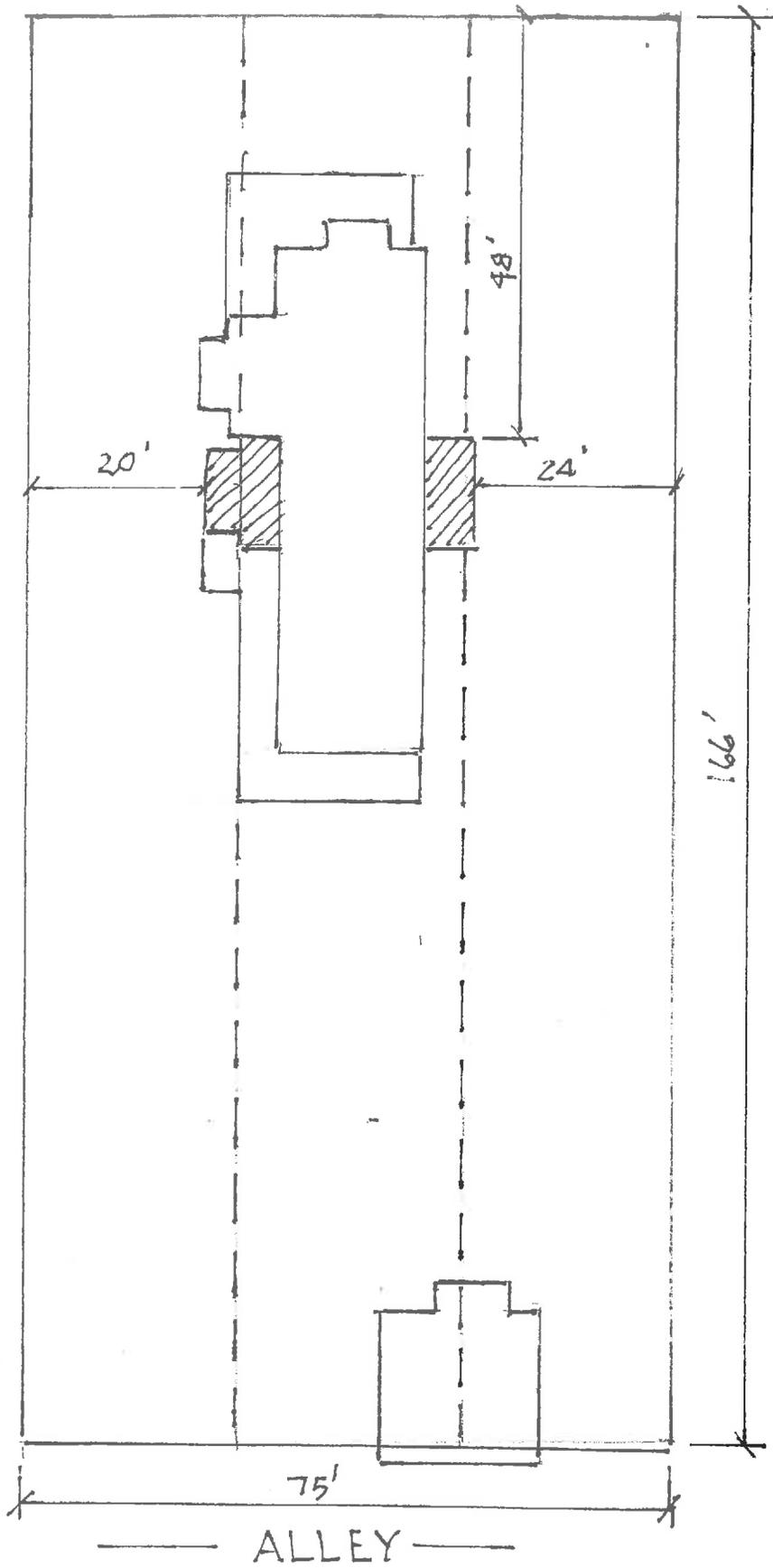
KULCZYK.

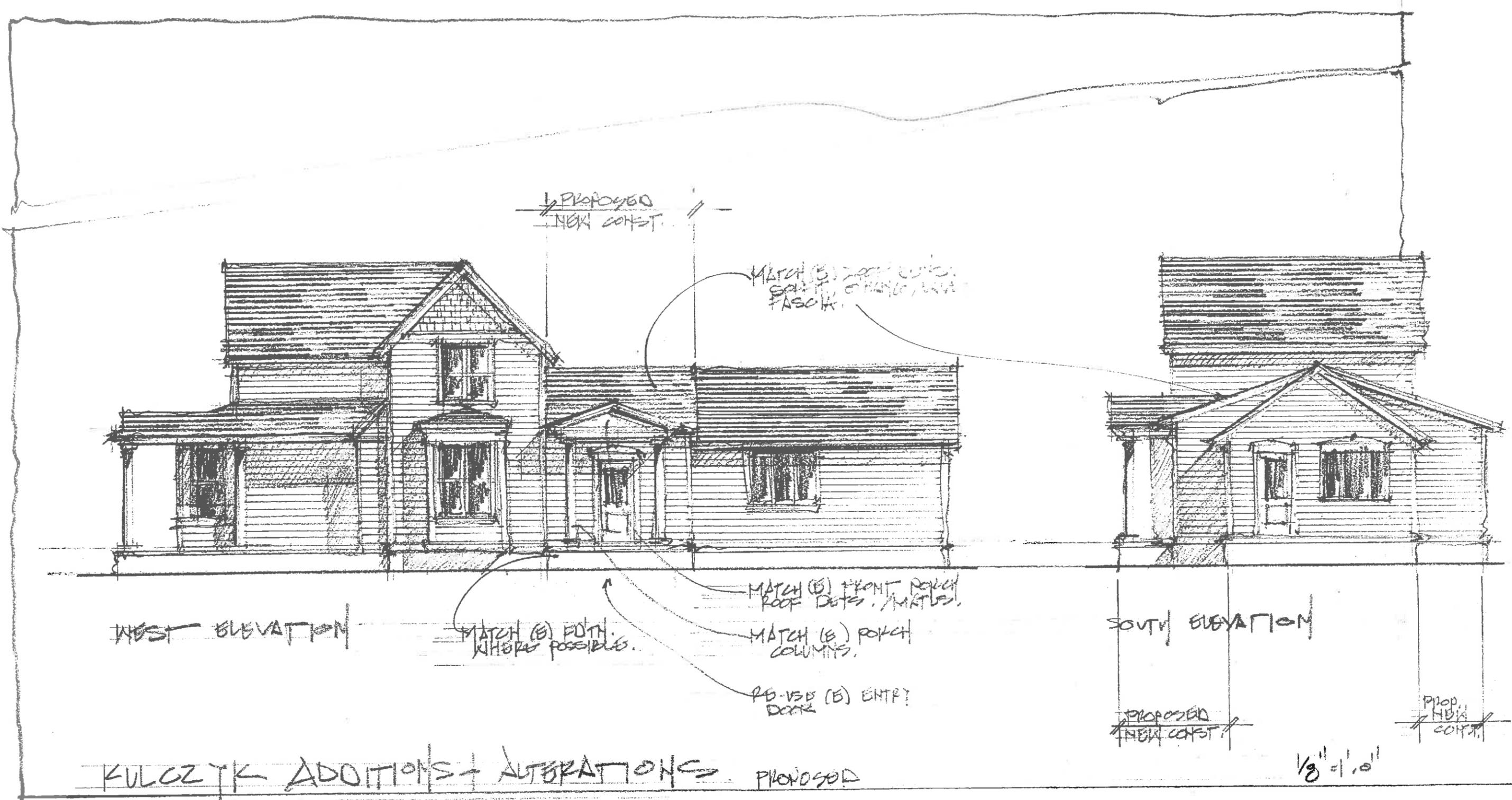
WEST SIDE



KULCZYK.
S.W. SIDE

— STATE ST. —





~~PROPOSED~~
NEW CONST.

MATCH (B) FRONT PORCH
ROOF DETAIL, MATERIALS

WEST ELEVATION

MATCH (B) FORTH.
WHERE POSSIBLE.

MATCH (B) FRONT PORCH
ROOF DETAIL, MATERIALS

MATCH (B) PORCH
COLUMNS

PB-VSB (B) ENTRY
DOOR

SOUTH ELEVATION

~~PROPOSED~~
NEW CONST.

PROP.
NEW
CONST.

KULCZYK ADDITIONS + ALTERATIONS PROPOSED

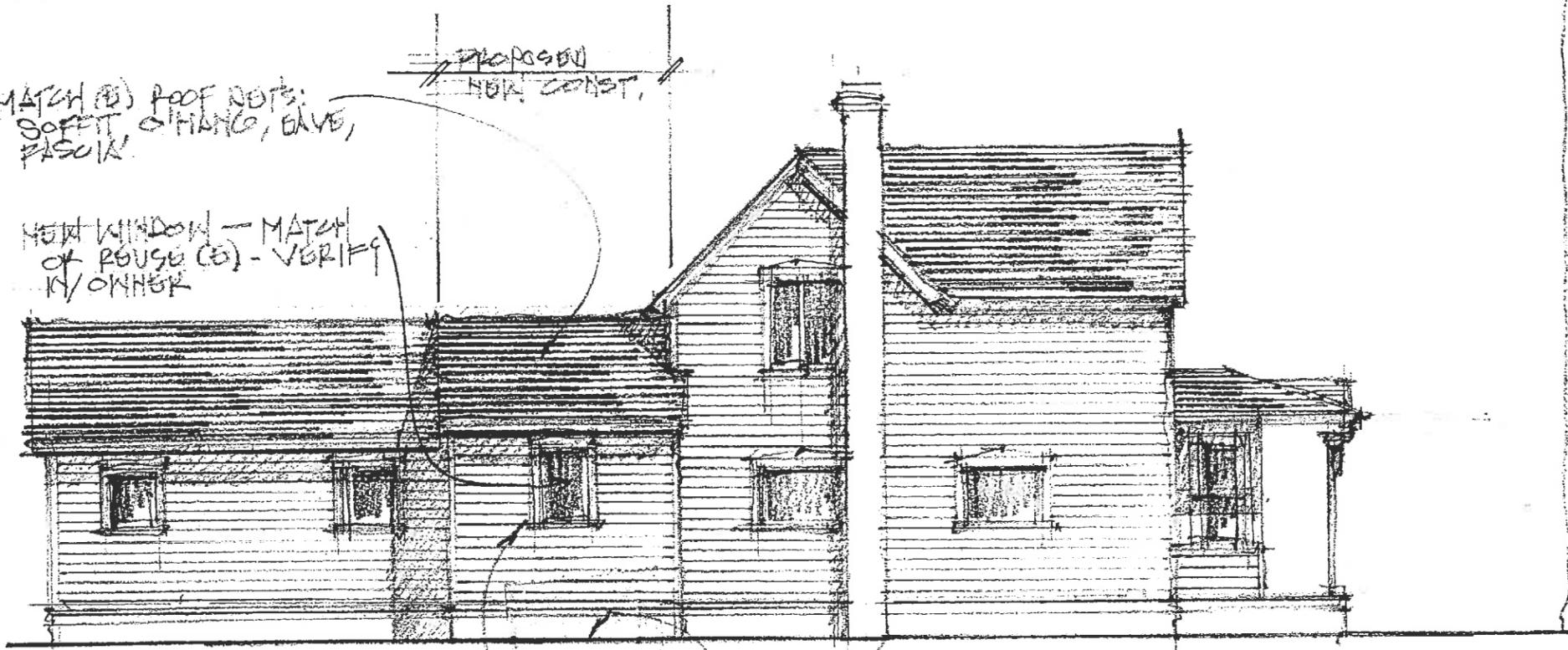
1/8" = 1'-0"

NOTE:
VERIFY P.F. RAMP
ENTRY ACCESS W/ PLAN
OWNER - SEE FL. PLAN

MATCH (B) ROOF DETS:
SOFFIT, CHIMNEY, GUTTER,
FLASHING

PROPOSED
HOR. CONST.

NEXT WINDOW - MATCH
OR ROUSE (B) - VERIFY
IN/OTHER



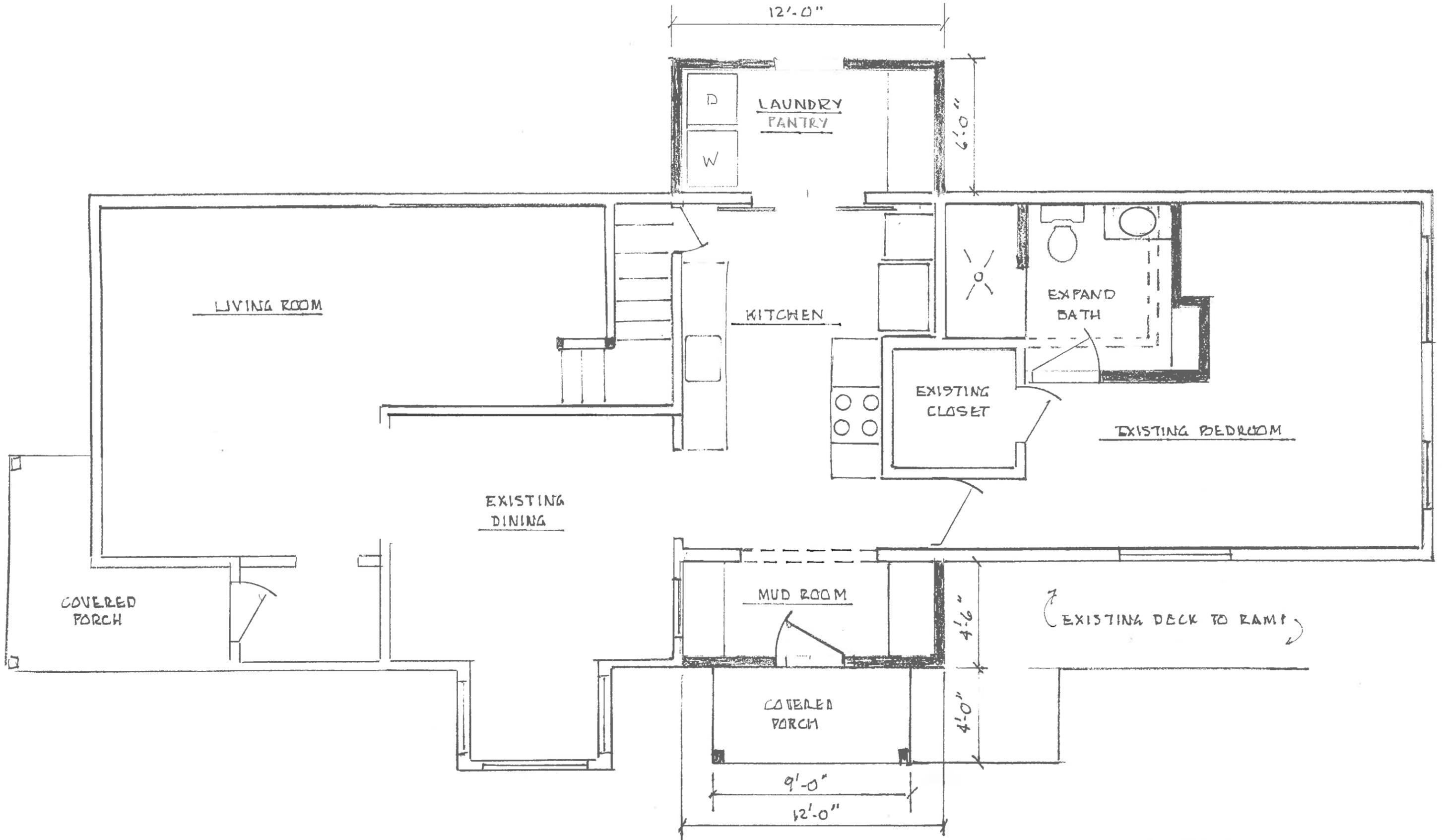
EAST ELEVATION

MATCH (B) WITH
WHERE POSSIBLE - VERIFY

MATCH (B) SINK,
TRIM

KULOCYK ADDITIONS - ALTERATIONS PROPOSED

1/8/00



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

KULLCZYK RESIDENCE
616 E. STATE ST.