

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

**THURSDAY, AUGUST 27, 2015**

**12:00 NOON**

**Planning Conference 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 July 30, 2015 regular meeting minutes.

**3. REQUEST 15-HDC-11 FROM TIM BRUEN, CONTRACTOR FOR STEVE AND RENE CASS, 212 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a front porch addition located at the property commonly known as **212 West Eight Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

**4. REQUEST 15-HDC-12 FROM DOUG WALLACE, CONTRACTOR FOR RICK BALLARD, 411 FRANKLIN STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans to screen in a rear covered patio located at the property commonly known as **411 Franklin Street**, Traverse City, Michigan. (Boardman Neighborhood Historic District)

**5. OTHER BUSSINESS**

**6. 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 30, 2015**  
**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 Andres, Zacks, Mansuy, Carol and Chairperson Callahan.  
**ABSENT:** Vice-Chairperson Tobin and Commissioner Crane.  
**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 June 25, 2015 special meeting minutes.

*Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the June 25, 2015 special meeting minutes as presented. Upon vote the motion carried 5-0.*

**3. REQUEST 15-HDC-11 FROM TIM BRUEN, CONTRACTOR FOR STEVE AND RENEE CASS, 212 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a front porch addition located at the property commonly known as **212 West Eight Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

*Tim Bruen presented drawings and answered questions from the Commission.*

*The Commission discussed many changes to the proposed drawings.*

*It was decided that the applicant work with Commissioner Mansuy on the recommended changes and bring the revised drawings back to the Commission at a future meeting. No action was taken.*

**4. OTHER BUSSINESS**

*None.*

**5. ADJOURNMENT**

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

Respectfully submitted

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

Date \_\_\_\_\_

DRAFT



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: ~~4-2-15~~  
7-23-15

Property Address: 212 W 8th

Local Historic District: CENTRAL

Existing Zoning Classification: R-1b

Architectural / Design Firm: TIM BRYEN / CONTRACTOR

Address: 2720 SMILE ROAD T.C.

Description of Plans: REMOVE EX. FRONT PORCH

CONSTRUCT NEW FRONT PORCH

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? RENEE CASS Phone: 910-953-1750 Fax:

Address: 212 W 8th

Signature of Owner:

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: [Signature]

# New Front Porch for Steve & Renee Cass

212 W. 8th Street, Traverse City, Michigan



## LOCATION MAP

NO SCALE

### GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE 2009 MICHIGAN RESIDENTIAL CODE, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.

DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE OWNER IMMEDIATELY FOR CLARIFICATION.

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UP TO DATE CONSTRUCTION DOCUMENTS AT THE SITE, INCLUDING ADDENDUMS ISSUED DURING CONSTRUCTION BY THE ARCHITECT AND/OR OWNER.

WHERE JOISTS HANG FROM BEAMS, WALLS OR OTHER SUPPORTS, ONLY USE JOIST HANGERS, UNLESS NOTED OTHERWISE.

ALL ENGINEERED WOOD FLOOR SYSTEMS TO BE INSTALLED AND BRACED PER MANUFACTURER STANDARD RECOMMENDATIONS.

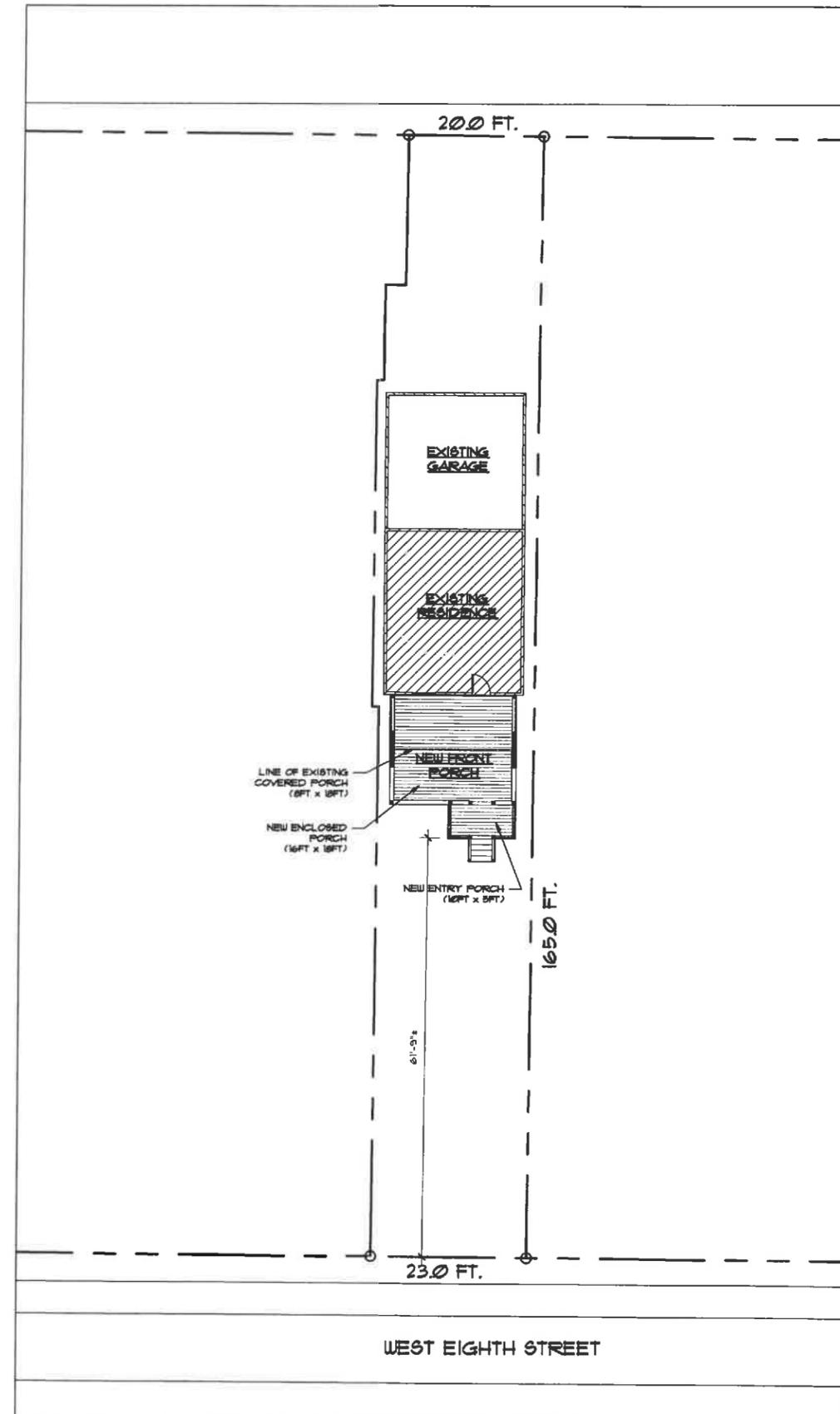
ALL MICRO-LAM & PARALLEL BEAMS ARE BY "TRUSS JOIST MACHILLAN" AND ARE TO BE JOINED TOGETHER PER MANUFACTURER SPECIFICATIONS.

ALL WINDOW SIZES INDICATED ON DRAWINGS ARE APPROXIMATE. WINDOW MANUFACTURER IS TO VERIFY ALL SIZES AND SHAPES TO MATCH DESIGN AND PROVIDE CONTRACTOR WITH DIMENSIONAL INFORMATION FOR EXACT ROUGH OPENING SIZES. VERIFY WINDOW PACKAGE WITH OWNER PRIOR TO PLACING ORDERS.

CONTRACTOR AND WINDOW SUPPLIER TO PROVIDE TYPICAL GLAZING IN LOCATIONS REQUIRED BY THE 2009 MICHIGAN RESIDENTIAL CODE.

### INDEX OF DRAWINGS

- T1 TITLE SHEET AND SITE PLAN
- A1 EXISTING / DEMOLITION PLANS
- A2 EXTERIOR ELEVATIONS & BLDG. SECTION
- A3 FOUNDATION & FRAMING PLANS



## SITE PLAN

SCALE: 1" = 10'-0"

New Front Porch Addition for  
**Steve & Renee Cass**  
212 8th Street  
Traverse City, Michigan 49696

Project  
**Cass**  
212 8th Street  
Traverse City  
G.T. County, MI

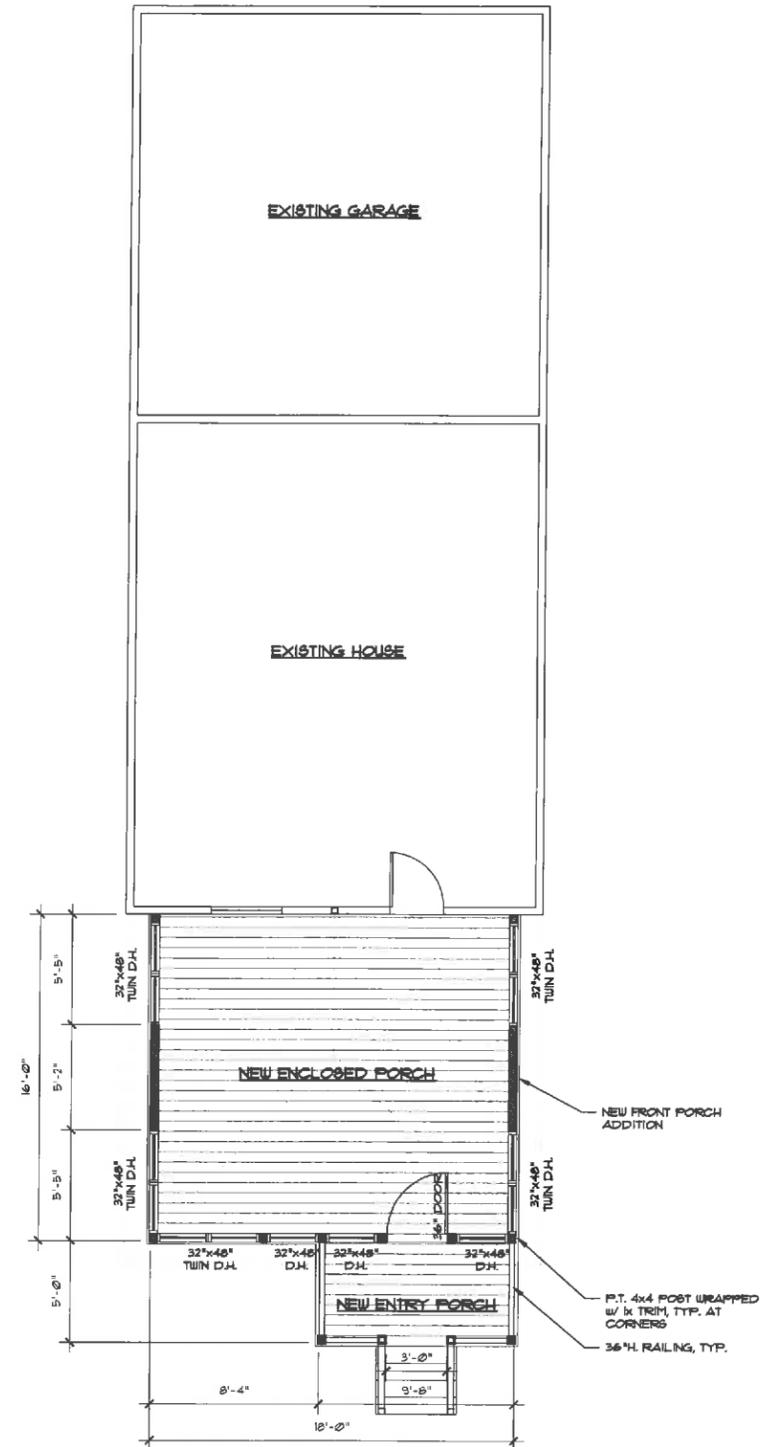
Drawn By  
**CPB**  
Approved By  
\_\_\_\_\_  
**COVER SHEET**  
**SITE PLAN**

Date Issued  
**10-30-14**  
**11-03-14 PERMIT**  
**06-12-15 REVISED**  
**08-14-15 REVISED**  
File No.

Sheet No.  
**T-1**



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



**NEW PORCH ADDITION PLAN**  
SCALE: 1/4" = 1'-0"

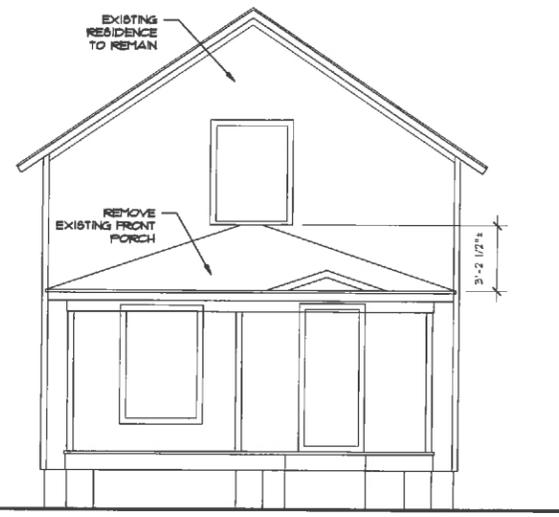


New Front Porch Addition for  
**Steve & Renee Cass**  
212 8th Street  
Traverse City, Michigan 49696

Project  
**Cass**  
212 8th Street  
Traverse City  
G.T. County, MI

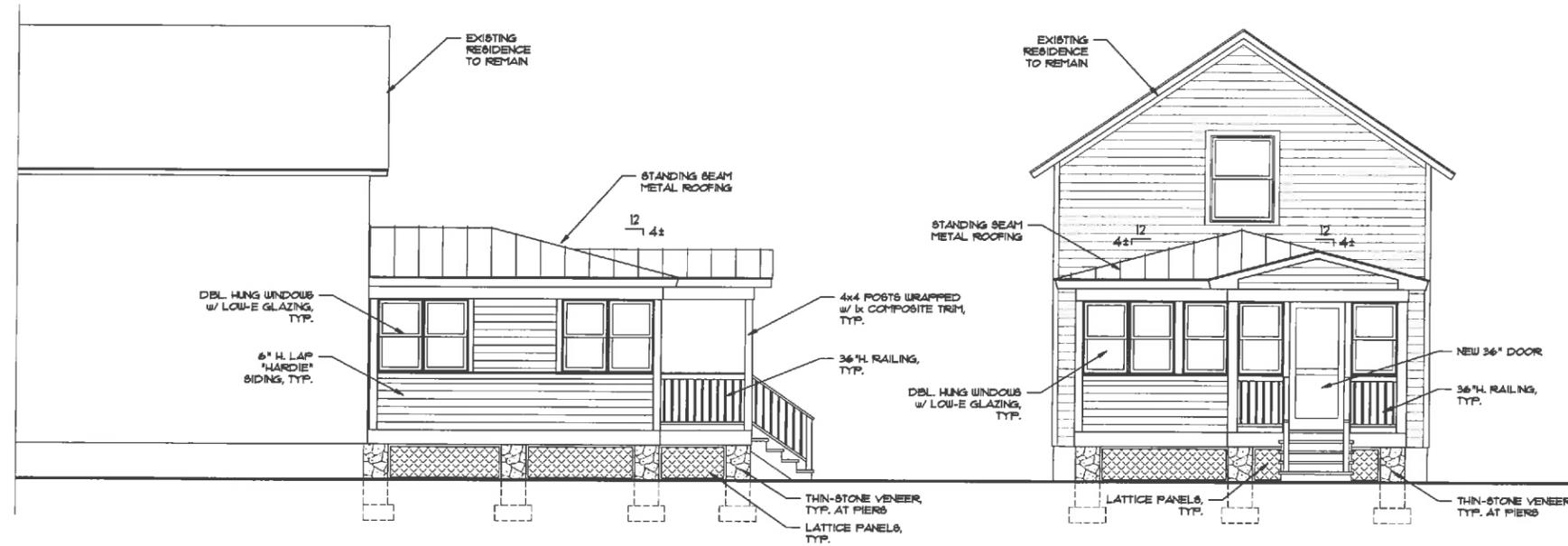
Drawn  
**FLOOR PLAN**  
**DEMO PLAN**

Drawn By  
**fpb**  
Approved By  
  
Date Issued  
**09-01-14**  
**10-29-14**  
**11-03-14 PERMIT**  
**08-14-15 REVISED**  
File No.



**EXIST. SOUTH ELEVATION**

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

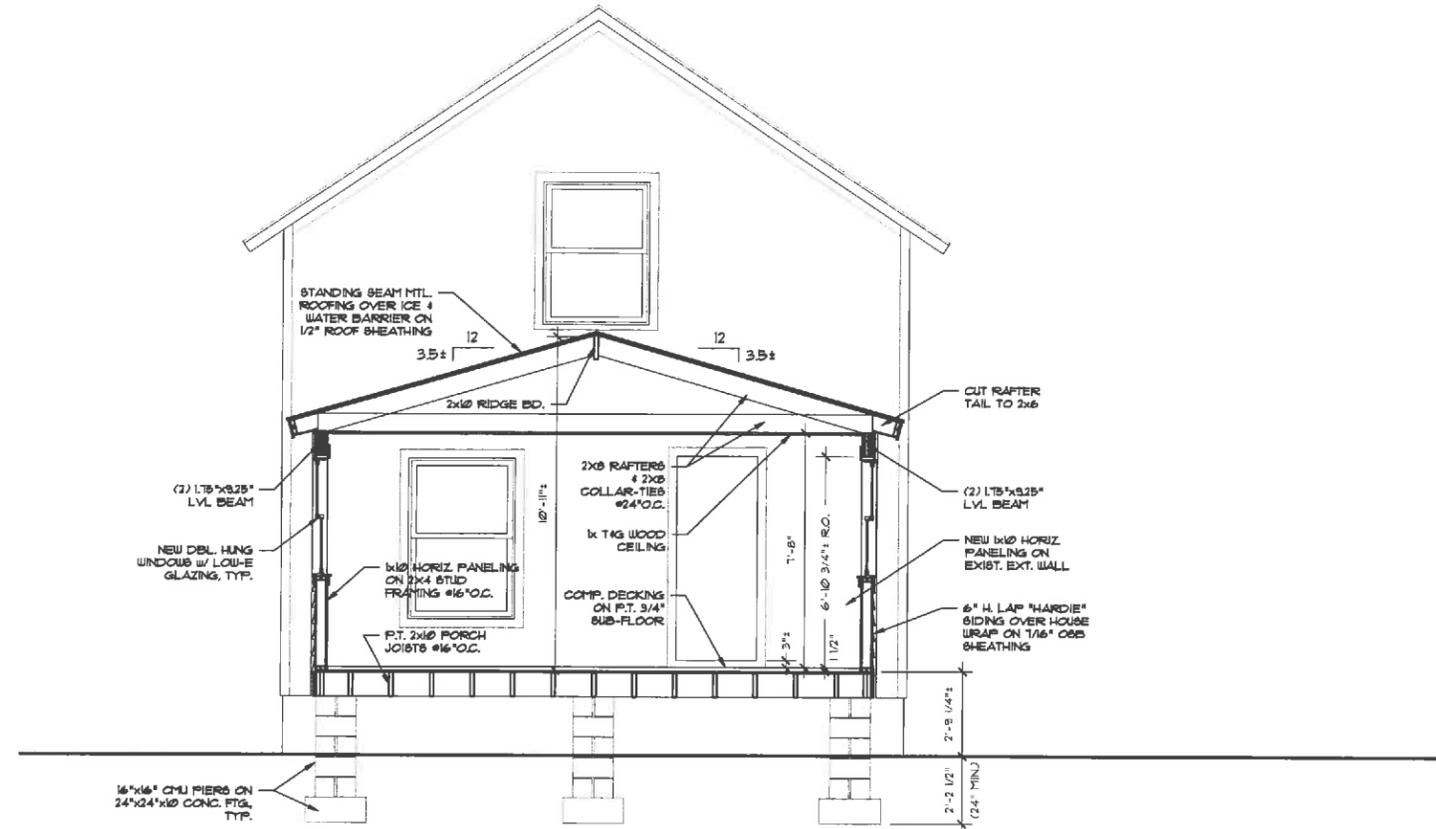


**WEST EXTERIOR ELEVATION**

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

**SOUTH EXTERIOR ELEVATION**

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



**PORCH SECTION**

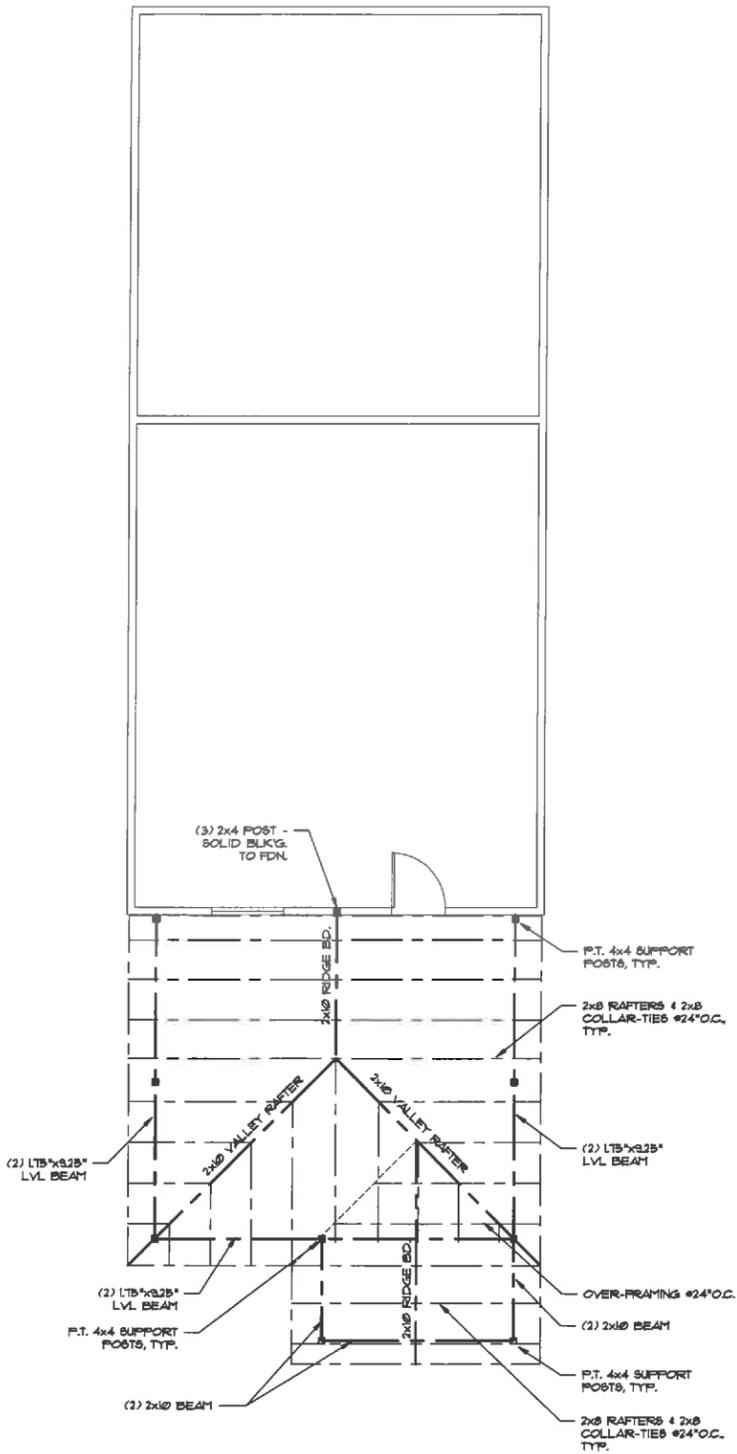
SCALE: 3/8" = 1'-0"

New Front Porch Addition for  
**Steve & Renee Cass**  
 212 8th Street  
 Traverse City, Michigan 49696

Project  
**Cass**  
 212 8th Street  
 Traverse City  
 G.T. County, MI

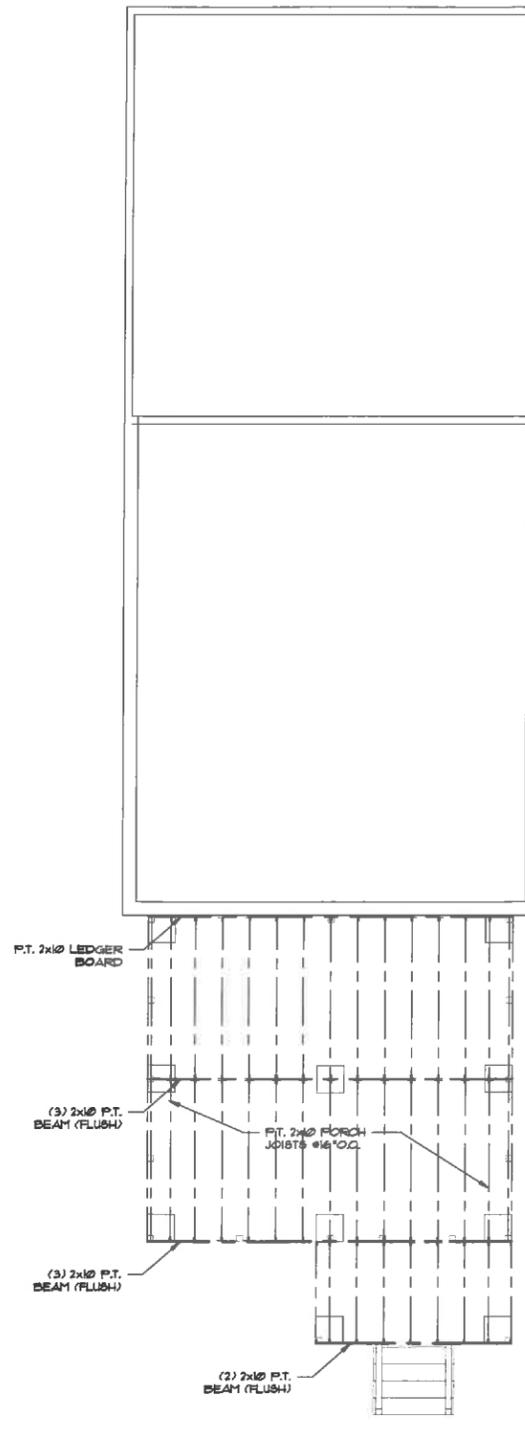
Drawn  
**ELEVATIONS**  
**PORCH SECTION**

Drawn By  
 rpb  
 Approved By  
 \_\_\_\_\_  
 Date Issued  
 09-01-14  
 10-29-14  
 11-03-14 PERMIT  
 02-14-15 REVISED  
 File No.



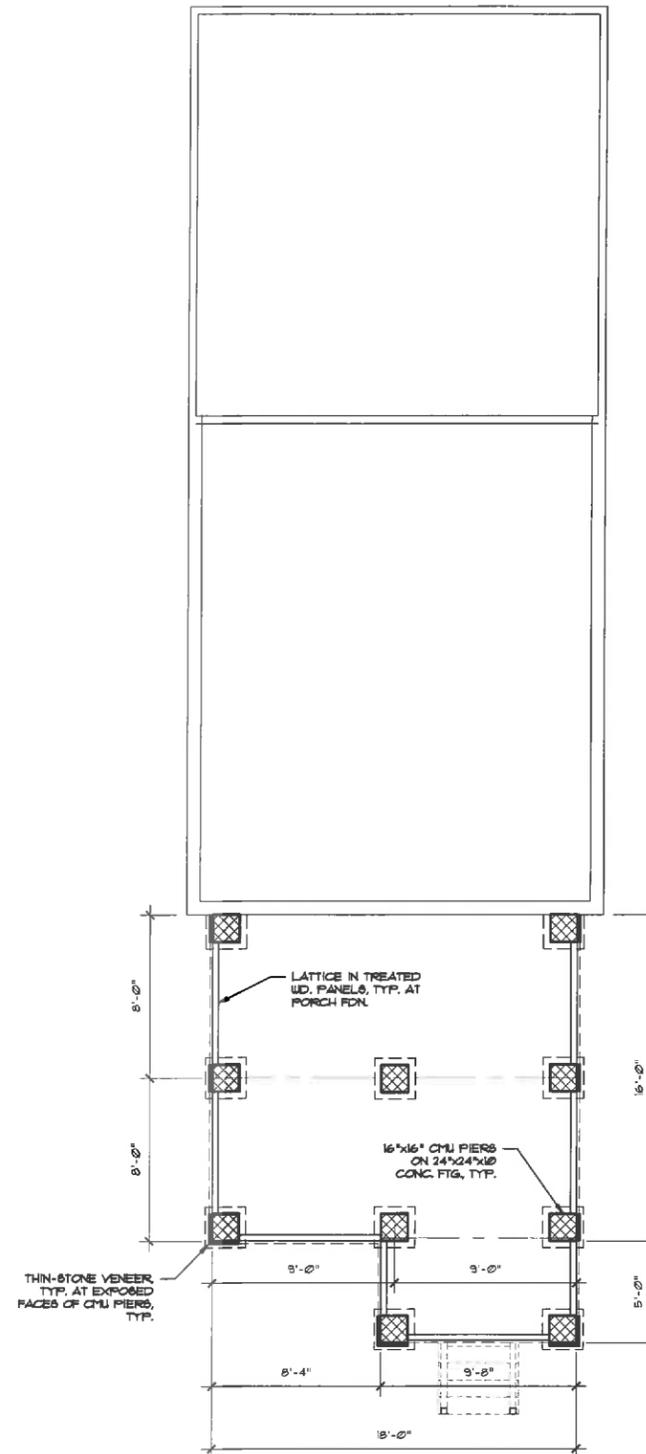
ROOF FRAMING PLAN

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



FLOOR FRAMING PLAN

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



FOUNDATION PLAN

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



New Front Porch Addition for  
**Steve & Renee Cass**  
 212 8th Street  
 Traverse City, Michigan 49696

Project  
**Cass**  
 212 8th Street  
 Traverse City  
 G.T. County, MI

Drawn  
**FOUNDATION**  
**FLOOR FRAMING**  
**ROOF FRAMING**

Drawn By  
**fpb**  
 Approved By

Date Issued  
 03-01-14  
 10-29-14  
 11-03-14 PERMIT  
 08-14-15 REVISED

File No.

Sheet No.



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 8/19/2015

Property Address: 411 Franklin

Local Historic District: Boardman Neighborhood

Existing Zoning Classification: \_\_\_\_\_

Architectural / Design Firm: Builder- Doug Wallace (231) 510-0383

Address: 7752 TRAVERSE RD, THOMPSONVILLE MI 49683

Description of Plans: add manufactured aluminum porch enclosure screen/ window units, with frame knee wall to existing covered patio. Finish exterior with vertical vinyl siding.

**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: Rick Ballard Phone: (517) 230-9155 Fax: \_\_\_\_\_

Address: 411 Franklin Traverse City

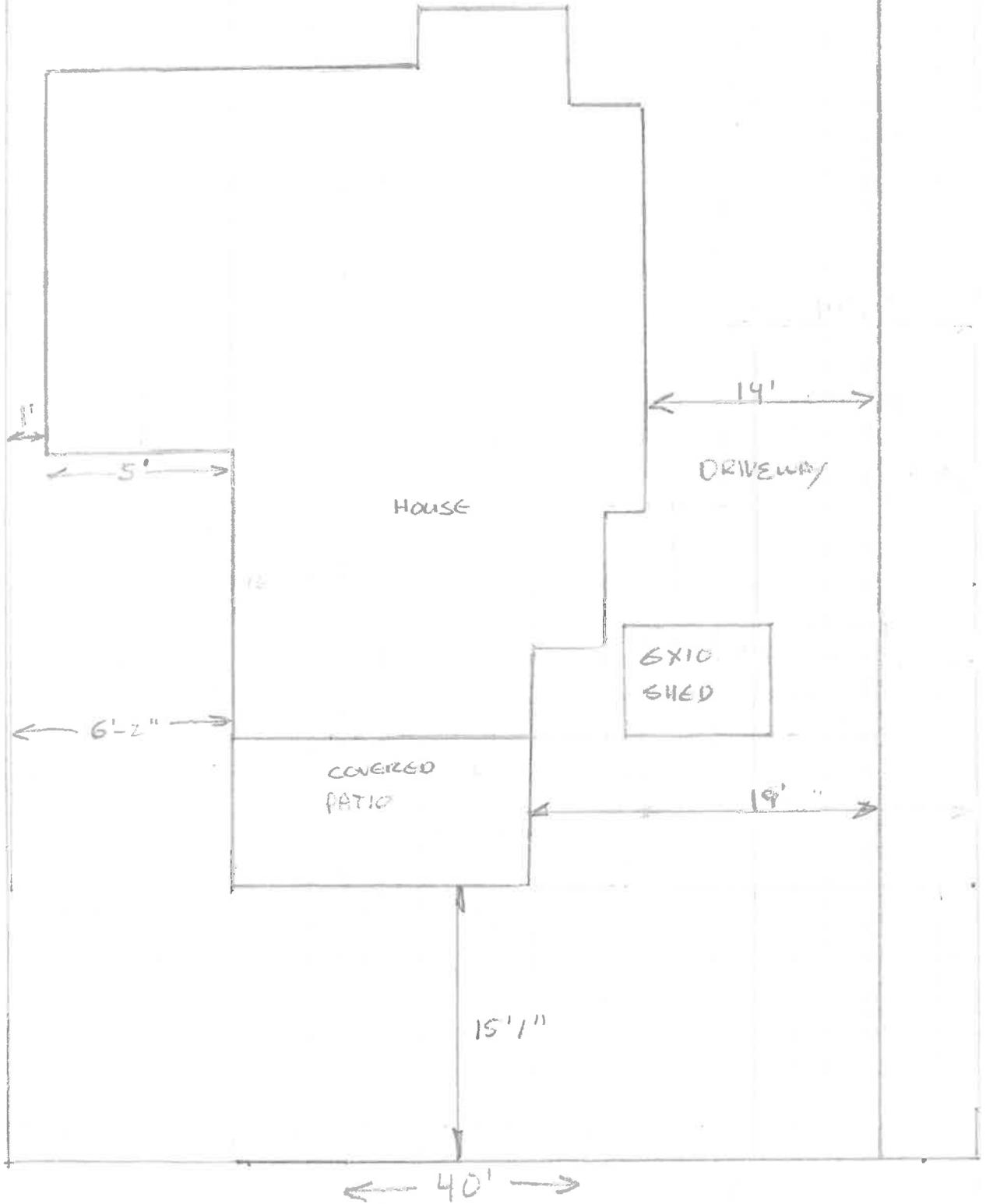
Signature of Owner: \_\_\_\_\_

Signature of Applicant (if different): Douglas Wallace

Relationship of Applicant to Owner: CONTRACTOR

411 FRANKLIN  
BALLARD RESIDENCE

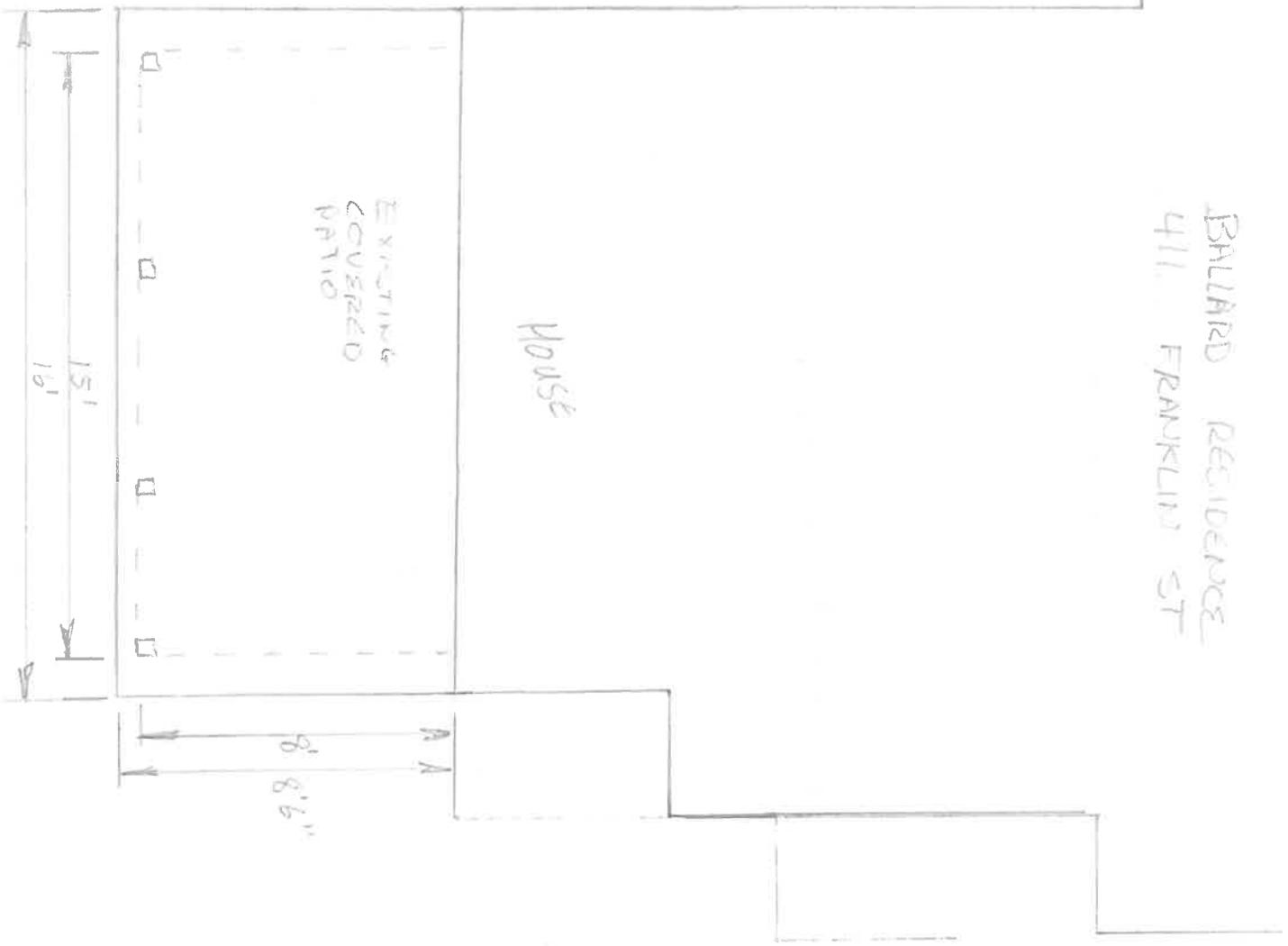
↑  
95' DEEP  
↓



BALLARD RESIDENCE  
411 FRANKLIN ST

House

EXISTING  
COVERED  
PATIO



SOUTH VIEW



NORTH VIEW

NEW  
PARCH  
ENCLOSED  
SCREEN VINYL

