

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 30, 2015
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 June 25, 2015 special meeting minutes.

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).

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.

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
THURSDAY JUNE 25, 2015
12:00 Noon
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Andres, Zacks, Mansuy 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 12:00 noon.

2. APPROVAL OF MINUTES:

Approval of the May 28, 2015 regular meeting minutes.

Motion by Commissioner Andres, seconded by Commissioner Zacks to approve the May 28, 2015 regular meeting minutes as presented. Upon vote the motion carried 4-0.

3. REQUEST 15-HDC-10 – REQUEST FROM MIKE BOUDJALIS, 539 WEST FRONT STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the demolition of an existing home and the construction of new home /carriage house located at the property commonly known as **116 South Maple Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

Mike Boudjalis presented drawings and answered questions from the Commission. Motion by Commissioner Mansuy, seconded by Commissioner Zacks to approve the drawings as presented. Upon vote the motion carried 4-0. Commissioner Zacks will serve as the project liaison.

4. OTHER BUSSINESS

None.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

The meeting was adjourned at 12:20 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: 810-953-1750 Fax: _____

Address: 212 W 8th

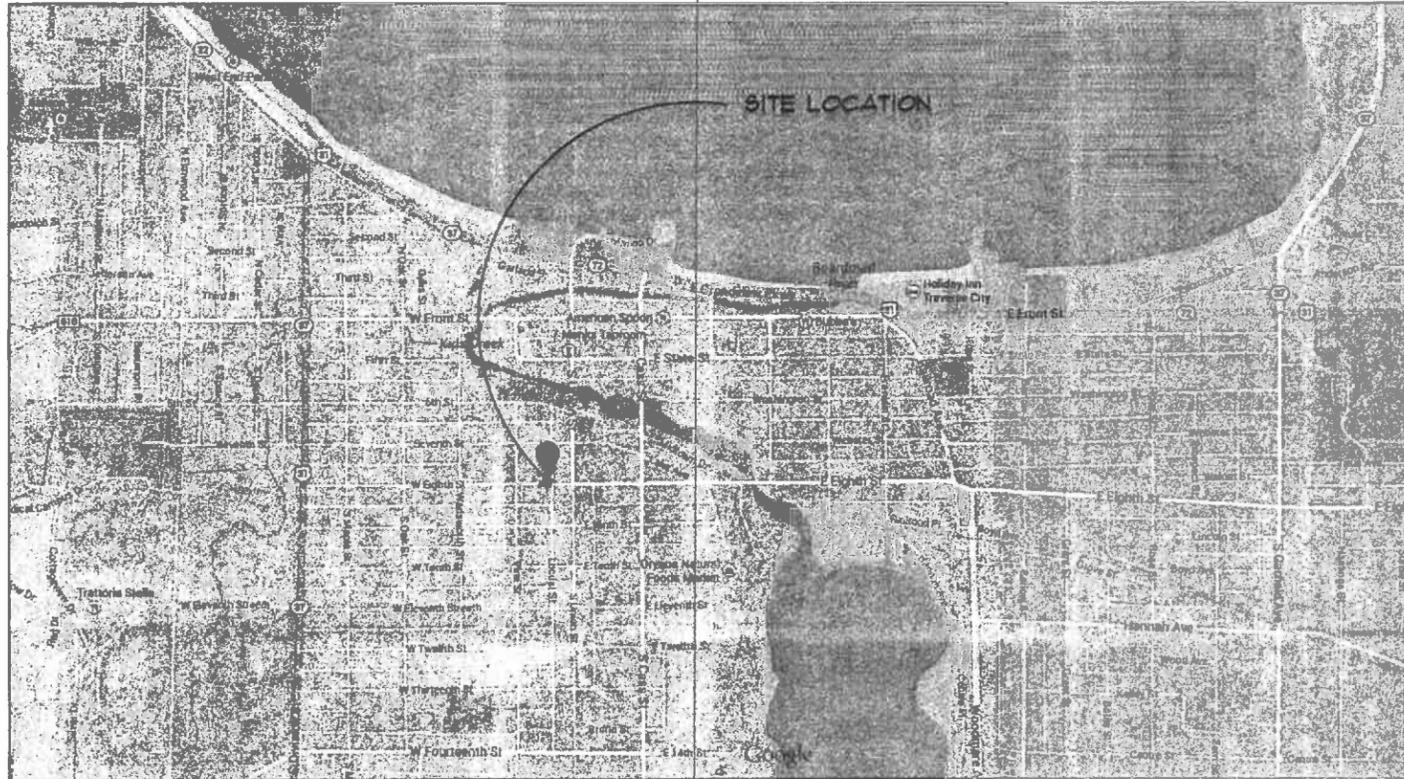
Signature of Owner: _____

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 SOOD FLOOR SYSTEMS TO BE INSTALLED AND BRACED PER MANUFACTURER STANDARD PRECIFICATIONS.

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

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

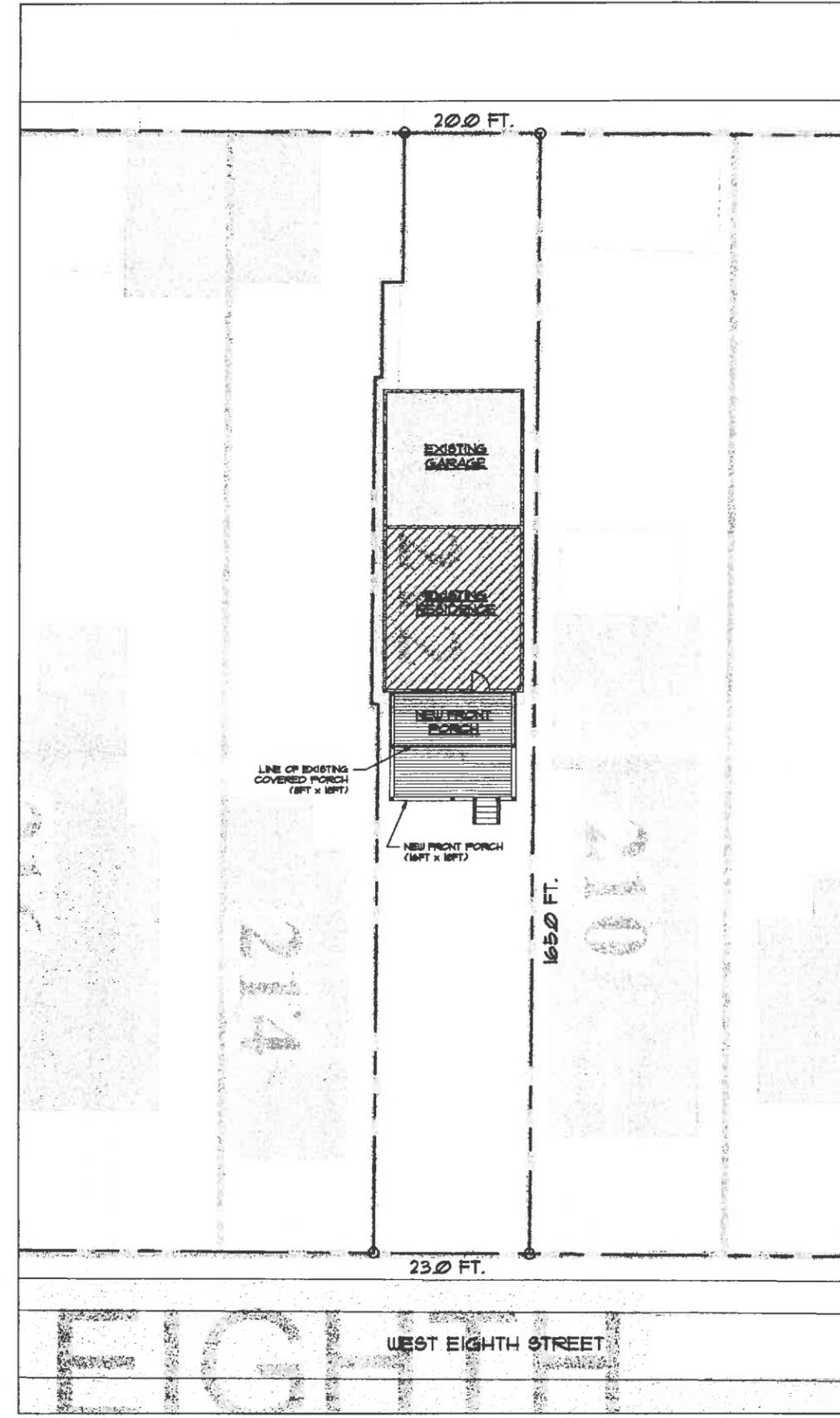
CONTRACTOR AND WINDOW SUPPLIER TO PROVIDE TYPED GLAZING IN LOCATIONS REQUIRED BY THE 2009 MICHIGAN RESIDENTIAL CODE.

INDEX OF DRAWINGS

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

RECEIVED
 JUL 02 2015
 PLANNING DEPT
 CITY OF
 TRAVERSE CITY

NO.	DATE	REVISION	BY	CHKD



SITE PLAN
 SCALE: 1" = 10'-0"

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

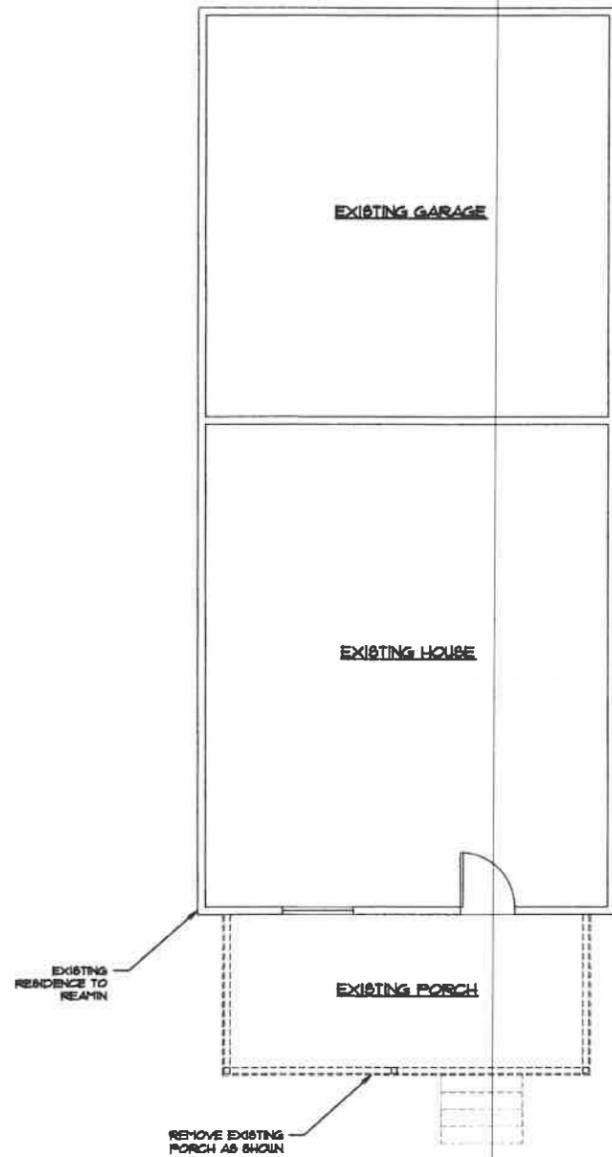
Cass
 212 8th Street
 Traverse City
 G.T. County, MI

COVER SHEET
 SITE PLAN

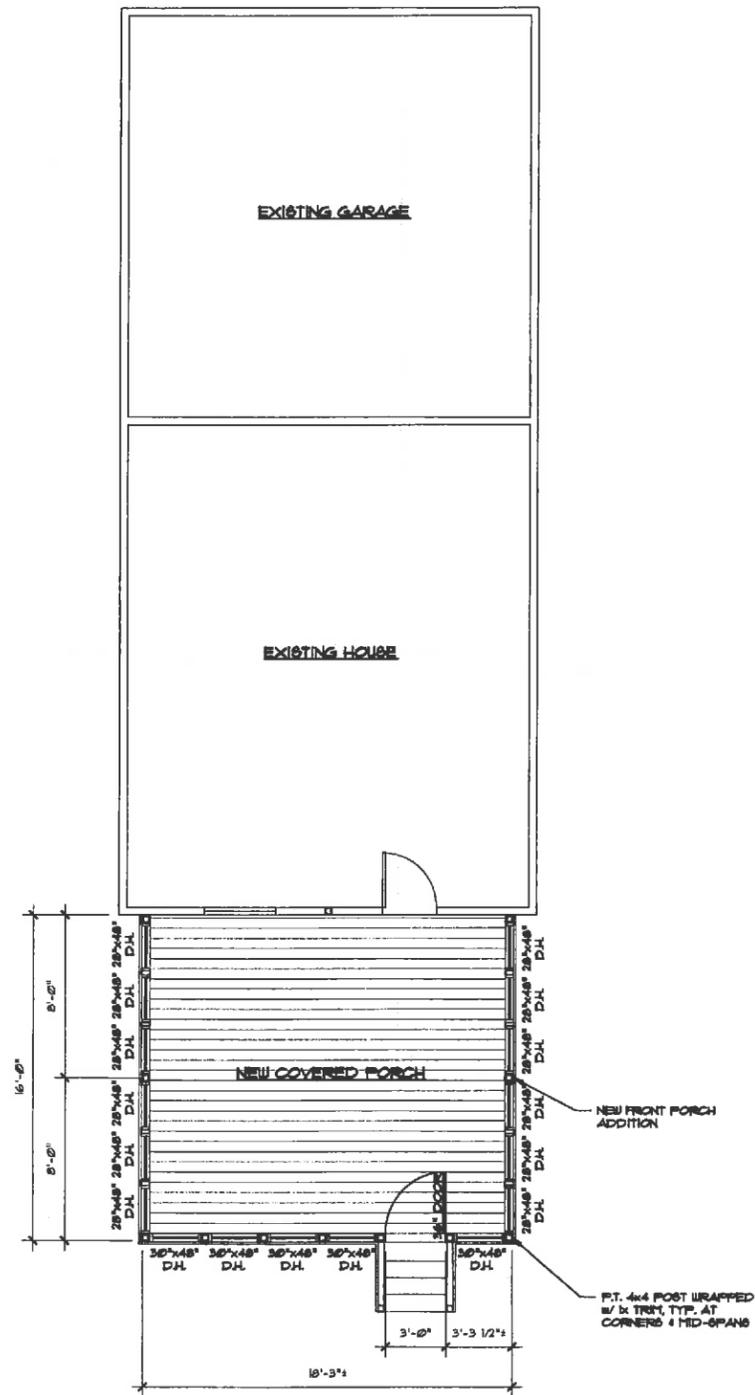
Drawn By
 JPB
 Approved By

 Date Issued
 10-30-14
 11-03-14 PERMIT
 06-12-15 REVISED

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

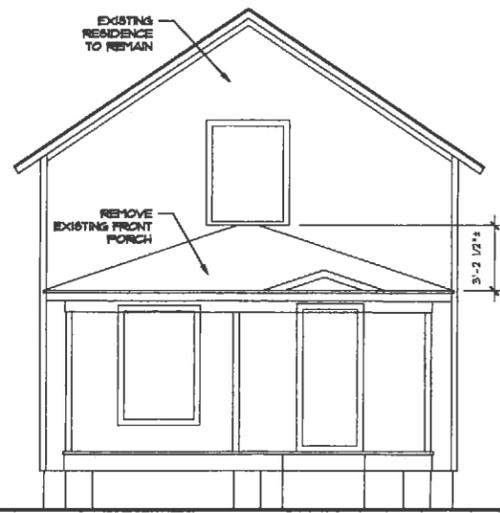
Project
Cass
212 8th Street
Traverse City
G.T. County, MI

Sheet
FLOOR PLAN
DEMO PLAN

Drawn By
fpb
Approved By

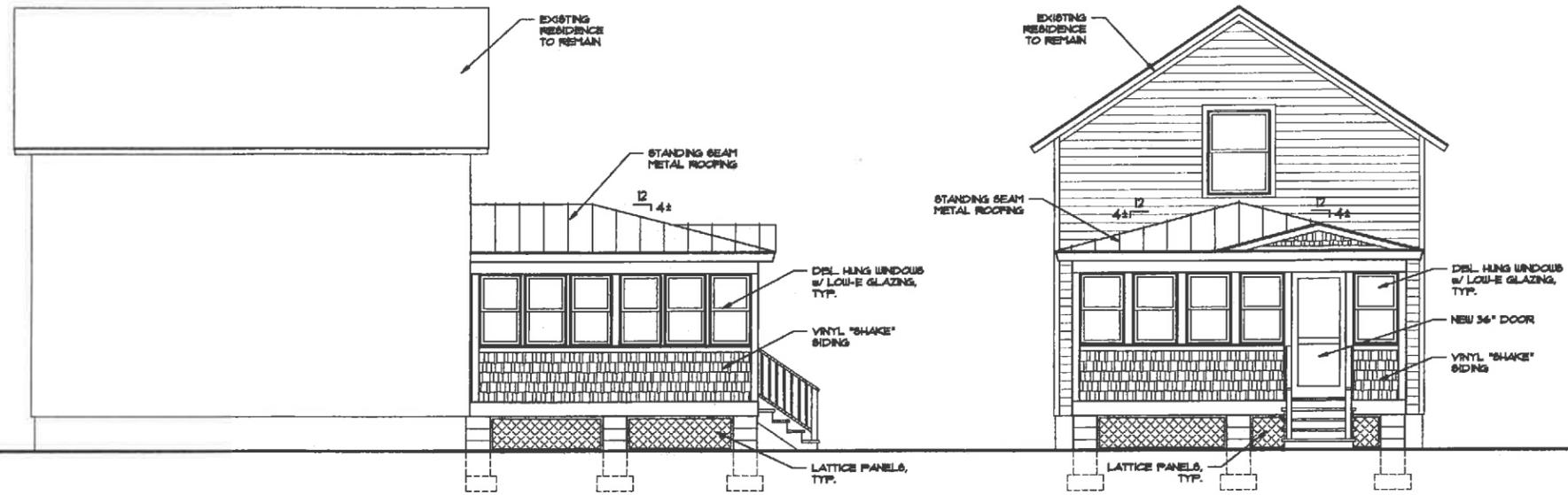
Date Issued
03-01-14
10-29-14
11-03-14 PERMIT
03-26-15 REVISED
File No.

Sheet No.
A-1



EXIST. SOUTH ELEVATION

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

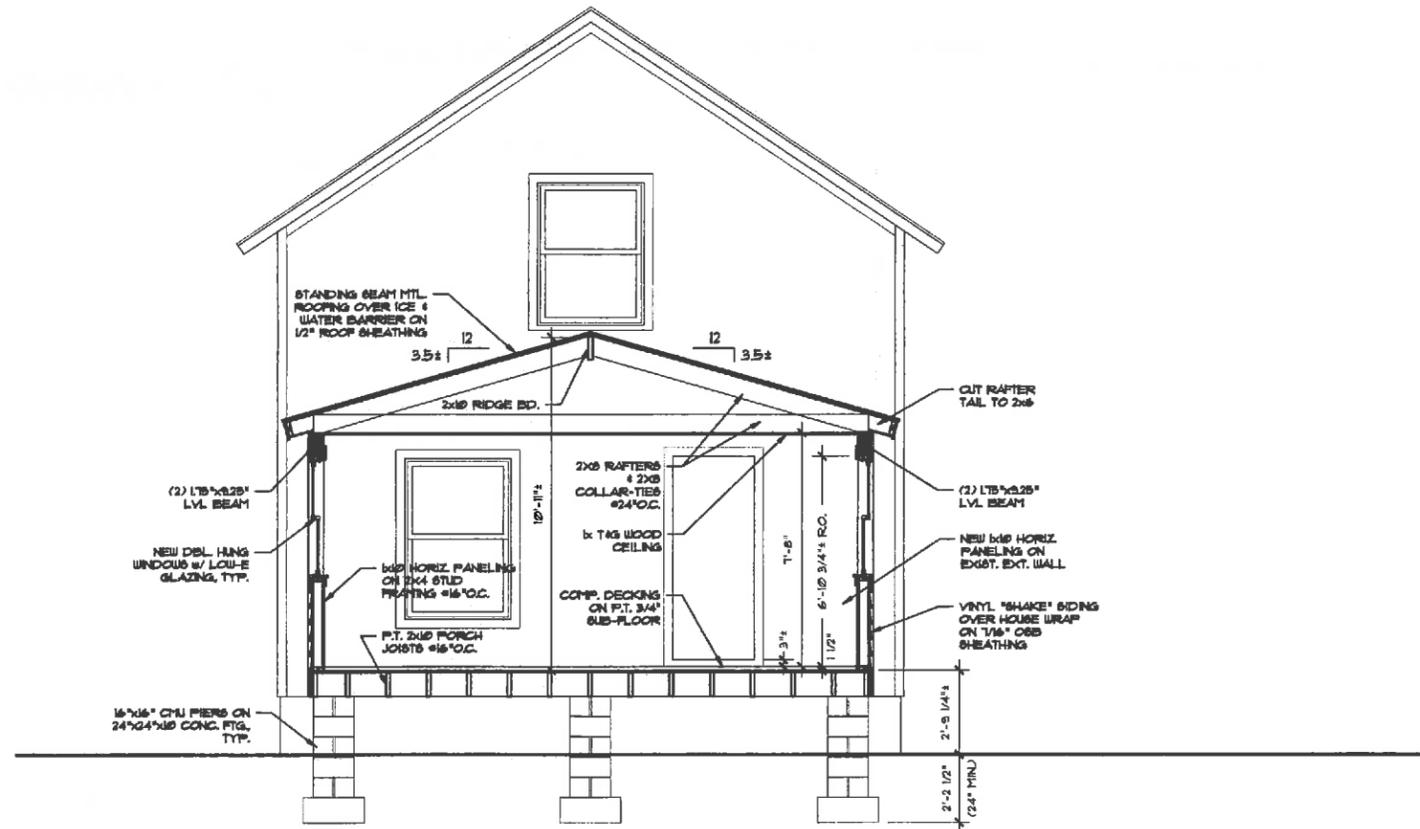


WEST EXTERIOR ELEVATION

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

SOUTH EXTERIOR ELEVATION

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



PORCH SECTION

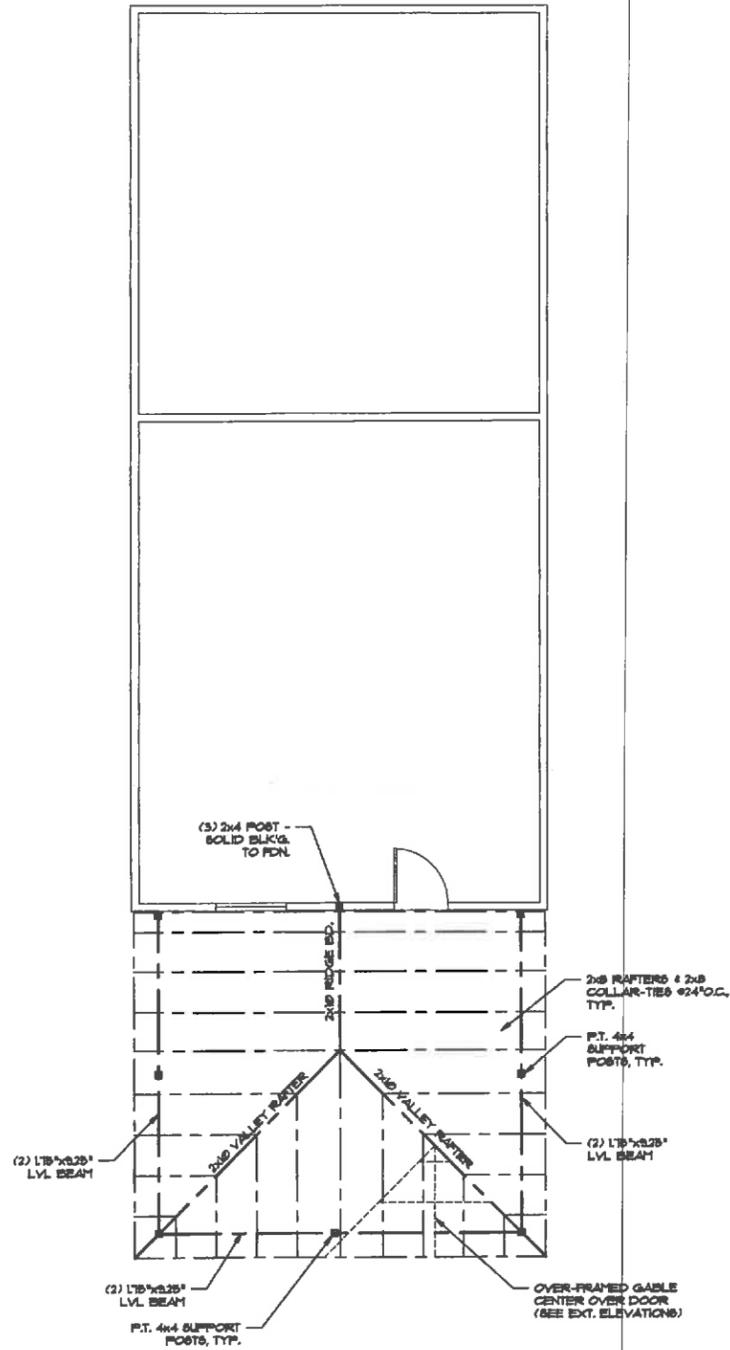
SCALE: 3/8" = 1'-0"

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

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

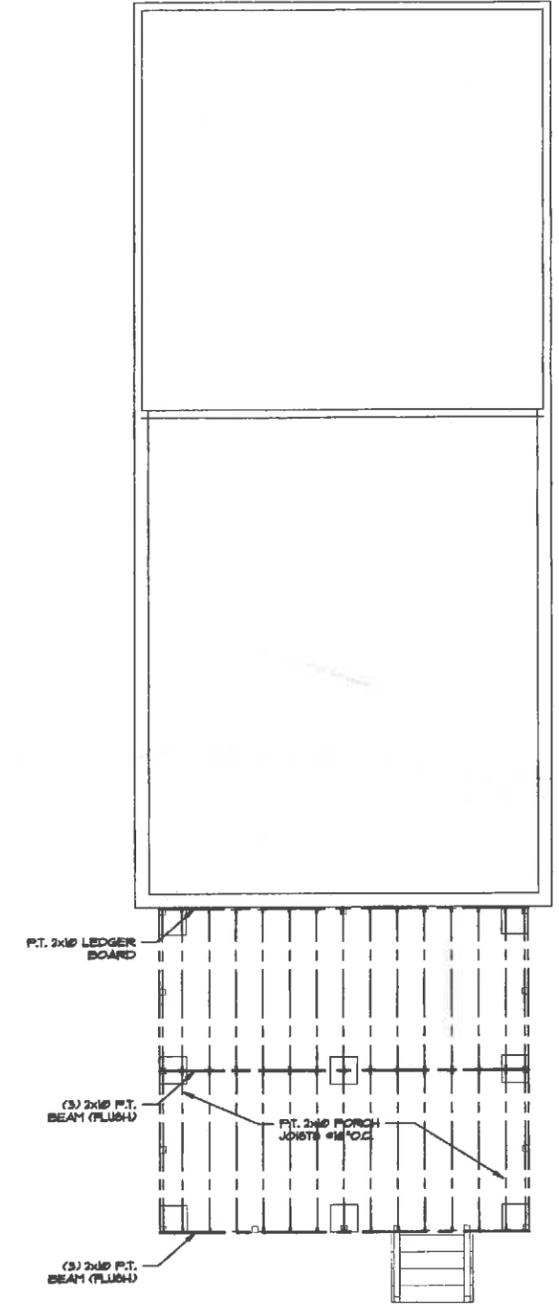
ELEVATIONS
 PORCH SECTION

Drawn By	fpj
Approved By	
Date Issued	09-07-14
	10-29-14
	11-03-14 PERMIT
	06-12-15 REVISED



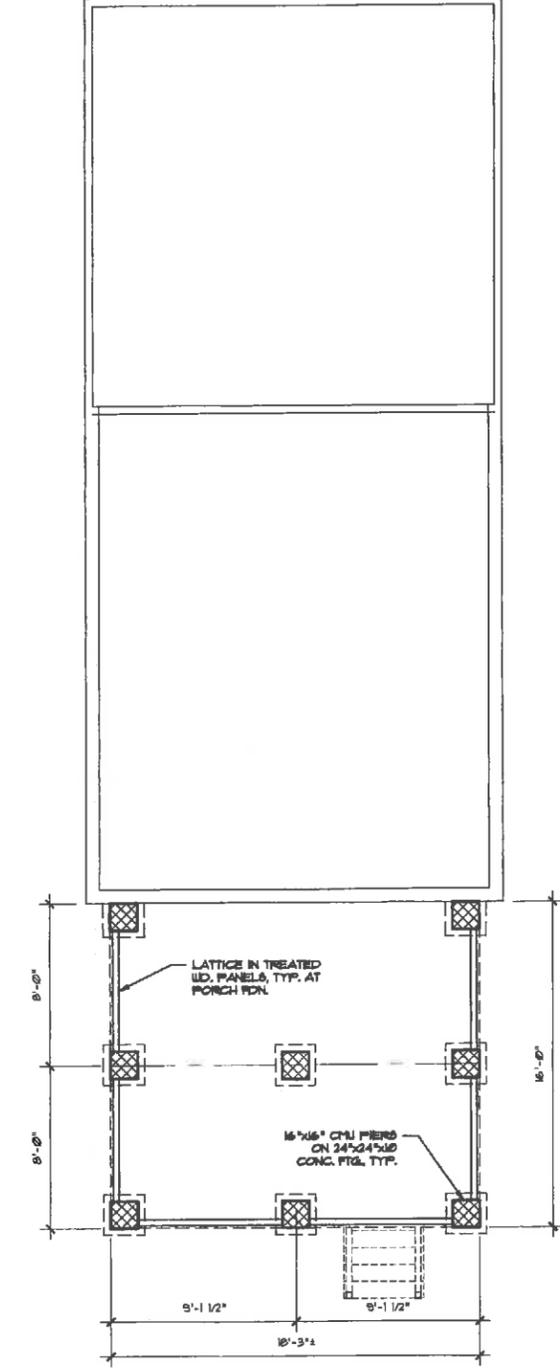
ROOF FRAMING PLAN

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 By
FOUNDATION FLOOR FRAMING ROOF FRAMING

Date Issued
 09-07-14
 10-29-14
 11-03-14 PERMIT
 06-12-15 REVISED

Drawn By
 jpb
 Approved By