

Rescheduled

City of Boyne City
Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712
www.boyne-city.com

Phone 231-582-6597
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BOYNE CITY HISTORIC DISTRICT COMMISSION

Tuesday February 26, 2013, 7:00 p.m.
Boyne City Hall
319 North Lake Street

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
Minutes of the July 11, 2012 special meeting.
- 3. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. Accept the letter of resignation from Mary Dunn
 - B. Election of Officers
 - C. Federal tax credit information
 - D. Certificate of Appropriateness-411 Pearl St.
- 6. ANNOUNCEMENTS**
- 7. ADJOURNMENT**
- 8. NEXT MEETING: April 16, 2013**



Scan QR code or go to
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click on Boards & Commissions for complete
agenda packets & minutes for each board

*INDIVIDUALS WITH DISABILITIES REQUIRING AUXILIARY AIDS OR SERVICES IN ORDER TO PARTICIPATE IN MUNICIPAL MEETINGS MAY
CONTACT THE BOYNE CITY HALL FOR ASSISTANCE:
CINDY GRICE, DEPUTY CLERK, 319 NORTH LAKE STREET, BOYNE CITY, MI 49712. (231) 582-0334.*

SPECIAL MEETING MINUTES
BOYNE CITY
HISTORICAL DISTRICT COMMISSION
July 11, 2012

Call to Order: 10:07 am

Present: Wellman, Hewitt, Bandy, Dunn.

Not Present: Sheets

Guests: Lisa Beeman, Giles Litzener and Dale Jacobs.

Approval
of Minutes: Minutes of the May 22, 2012 meeting, Wellman motioned to accept, Dunn second, all ayes.

Public Comment: None

Old Business: None

New Business: Review certificate of appropriateness for 429 Pearl St., refer back to Dan Chapp-property owner to include both properties, need application for both not just one.

Consumers Power review of plans to relocate utility poles. Jacobs informs those present that the plan is to do improvements with little impact to street.

Discussion continued on location of current poles and a review of proposed sites for new poles. Discussion regarding having service placed underground. Litzener will get back to us with an estimate on underground service, further discussion we would still need poles for the other utility services such as cable, and phone. We would need price from these other utility company on going underground. Cost was a big concern and it was mentioned that perhaps we see if any money would be available from Main Street. Costs for cable and phone would also need to be sought out to get true overall cost.

Use current poles and upgrade them and remove pole with service coming across river.

Tree trimming concerns, make sure they only remove what is necessary to help maintain look.

447 Pearl is planning to put service underground.

Restoration on river bank location will be done once the pole is removed. Consumers to notify homeowner in advance.

Tree trimming debris to be removed by Consumers.

Litzener will contact Hewitt when he has new information on prices for underground and updated proposal of pole locations.

Announcements: Dunn presented letter of resignation

Adjournment: Bandy motioned to adjourn at 10:55 am, second by Wellman, all ayes.

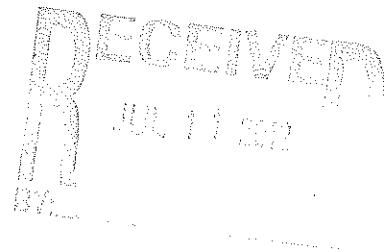
Next Meeting: October 16, 2012

DRAFT

July 11th 2012

I, MaryDunn, am submitting
my resignation as a member of
the Historical district commission,
due to a conflict of interest with
my friends and neighbors on
Pearl Street.

MaryDunn



FEDERAL TAX CREDITS

Federal tax incentives are available to stimulate private investment in the rehabilitation of income-producing historic buildings. The State Historic Preservation Office administers provisions of the Tax Reform Act of 1986 in partnership with the National Park Service. The Tax Reform Act of 1986 establishes:

- A 20% tax credit for the substantial, certified rehabilitation of certified historic structures for commercial, industrial and rental residential purposes,
- A straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit.
- Eligible projects may be a 24 month project period or 60 month phased project

Rehabilitation of a historic building is defined as: *The act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.* A **certified rehabilitation** is any rehabilitation that utilizes the Secretary of the Interior's Standards for Rehabilitation to ensure that the historical character of the building is preserved through the process of rehabilitation.

Eligibility Requirements

To be eligible, the building must be a **certified historic structure**, which is any building that is listed individually in the National Register of Historic Places, or located in a National Register Historic District and certified as being of historic significance to the district (also called a contributing structure). It may be a commercial, industrial or income-producing residential building, but cannot be an owner-occupied residence.

The rehabilitation project must also meet a **substantial investment requirement**. The minimum expenditures must be greater than the adjusted base of the building.

Adjusted base is calculated accordingly:

Purchase price minus land value, plus improvements and minus depreciation. Example:

Purchase price of property and land:	\$100,000
Minus land value (determined by assessor's office)	- \$10,000
Plus improvements	+ \$20,000
Minus depreciation	- \$30,000
Minimum rehab expenditure required	\$80,000

Terms

- Credits calculated based on capital costs including: HVAC, painting, electrical, plumbing, roof work, new kitchen or bathroom, etc. Also, some soft costs are eligible including architectural drawings and permits.
- Cannot use federal grants for funding of work
- End use must be income-producing.

- Rehabilitation work must be pre-approved by the State Historic Preservation Office
- Rehabilitation work must conform to the *Secretary of the Interior's Standards for Rehabilitation*
- Credits may be carried forward for 20 years on federal income tax returns or syndicated
- Federal rehab tax credits may be used with Brownfield credits, low-income housing, and other incentive programs.

Application Process

- **Part 1** – Verifies the resource is eligible to participate. The State Historic Preservation Office (SHPO) reviews the application and the National Park Services (NPS) makes the determination of eligibility. **Part 1** is sometimes done in conjunction with a National Register of Historic Places application.
- **Part 2** – Provides a description of the rehabilitation project including how and what will be done, including a submission of “before” pictures. SHPO and the NPS review **Part 2** of the application and evaluate the project for conformance with the *Secretary of the Interior's Standards for Rehabilitation*.
These first two parts may be done together and should be done and approved prior to beginning any rehabilitation work. It can take approximately 70 days for approval. Work done in advance of written NPS approval of the Part 1 and 2 applications is done at the applicants' own risk.
- **Part 3** – Request for certification of completed work is submitted when work is complete. The property owner has no timeline compulsion regarding this part of the application. Once approved by SHPO and NPS, the certified rehabilitation project is approved for purposes of the tax credit and both the applicant and the Internal Revenue Services are notified. Like **Part 2**, it can take approximately 70 days for approval of **Part 3**. The property owner may begin to claim the federal tax credits on the first filing after the **Part 3** approval.

For more information about federal tax credits, please contact: Dan Schneider, SHPO program administrator. His contact info is 517-373-7653, SchneiderD2@michigan.gov or SHPO website: <http://www.michigan.gov/hpcredit>



Michigan Historic Preservation Network
107 E. Grand River, Lansing, MI. 48906
517-371-8080 info@mhpn.org

Field Representative, Nan Taylor
231-920-6901 or taylor@mhpn.org

NATIONAL TRUST FOR HISTORIC PRESERVATION



Boyne City Historic District Commission

City of Boyne City
319 N. Lake St.
Boyne City, MI. 49712

(231) 582-6597 FAX: (231) 582-6506
www.boynecity.com

**CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM**

Property address: 411 PEARL ST Date filed: FEB 12 2013
Description of property WM H WHITE & CO SUBDIVISION OF PART LOT 35 OF BEARDSLEYS SECOND ADDITION TO VILLAGE OF BOYNE

Applicant: 12113114 GOW LITZENBURGER Owner (if different):
Address: 7132 HEDRICK Address:
City, State, Zip: HARBOR SPRINGS MI Zip: MICHIGAN 49740
Phone: 231 838 4414 Phone:
Email:

LITZLANDSCAPE @ ATTORNEY

Description of proposed work- include material(s), size(s), photo(s), and structural location:
I LOCATED A PHOTOGRAPH OF OUR FAMILY HOME TAKEN IN THE EARLY 20TH CENTURY - IT IS MY DESIRE TO RETURN OUR HOME TO ITS ORIGINAL APPEARANCE - I WISH TO INSTALL CARRIAGE DOORS ON THE GARAGE AS IT HAD PREVIOUSLY

I hereby attest that the above information is accurate. I am authorized and hereby grant permission to the City of Boyne City, and its staff, to be on my property for the purposes of preparing reports, taking photographs and /or evaluating and reviewing this application, and completing final inspections.

Signature: Gow Lutzenburger Date: FEB 6 2013
(Signature of applicant/ owner)

(Bottom portion to be completed by City staff/Historic District Commission)

1. Does the work require a Certificate of Appropriateness?
 Exempt Work HDC Review (C of A) Building Permit Required? Yes No

2. Staff Comments:

3. Historic District Commission (HDC) Action: Date: _____
 Approve Approve with conditions Disapprove

4. HDC Comments: _____



Real Carriage Door Company™

9803 44th Ave Ct. NW Gig Harbor, WA 98332

www.RealCarriageDoors.com

www.RealSlidingHardware.com

info@realcarriagedoors.com

info@realslidinghardware.com

Toll-Free: 800-694-5977

Phone: 253-853-3815

Fax: 253-857-9295

Feb. 5, 2013

Proposal/Invoice

Carriage Door Standards*:

- Wood Species: Vertical Grain Douglas Fir (VGDF) or Rustic Alder **
- 1-3/4" Standard Thickness †
- Rails & Stiles: True Solid Wood, Mortise & Tenon Joinery
- Raised Exterior / Raised Interior panels (CTL and SL)
- Tongue and Groove panels (CL)
- Truly Divided Lites (Windows): Tempered Glass, clear
- Window Mullion grid: half-lapped
- Bottom Sweep: *included*
- Weatherstripped Astragal: *included*

Entry Door Standards:

- Wood Species: Vertical Grain Douglas Fir (VGDF) or Rustic Alder **
- 1-3/4" Standard Thickness †
- Rails & Stiles: True Solid Wood, Mortise & Tenon Joinery
- Raised Exterior / Raised Interior panels (CTL and SL)
- Tongue and Groove panels (CL)
- Truly Divided Lites (Windows): Tempered Glass, clear insulated
- Window Mullion grid: individual
- Solid White Oak Sill (prehung units only)

* order may differ from these standards

**Upgrade Species are available: Mahogany, Western Red Cedar, etc.

† Upgrade to 2-1/4" or custom thickness available

Carriage Door Lines

Craftsman Traditional Line (CTL)
 Classic Line (CL)
 Studio Line (SL)
 Lone Wolf Line (WLF)

Entry Door Lines

Craftsman Traditional Line (ECTL)
 Classic Line (ECL)
 Studio Line (ESL)
 Lone Wolf Line (EWLF)

Rough Openings (RO) for swinging doors:

8x7 inswing double doors w/ sill = 8' 3" w x 7' 3" h
 8x7 outswing double doors w/ sill = 8' 3" w x 7' 2-3/4" h
 8x7 inswing double doors no sill = 8' 3" w x 7' 2" h
 8x7 outswing double doors no sill = 8' 3" w x 7' 2" h

3x7 inswing single door w/ sill = 3' 2-3/4" w x 7' 3" h
 3x7 outswing single door w/ sill = 3' 2-3/4" w x 7' 2-3/4" h
 3x7 inswing single door no sill = 3' 2-3/4" w x 7' 2" h
 3x7 outswing single door no sill = 3' 2-3/4" w x 7' 2" h

Finished Openings (FO) for sliding doors:

8x7 sliding double door = 7' 10" w x 7' 11" h
 3x7 sliding single door = 2' 10" w x 7' 11" h



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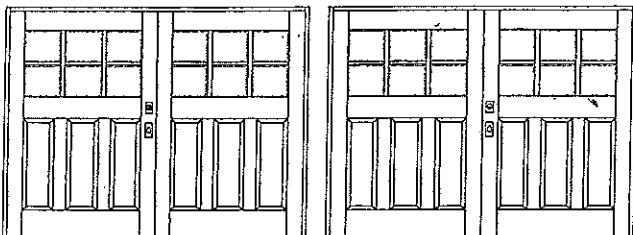
Phone: 253-853-3815

Fax: 253-857-9295

Feb. 5, 2013

Proposal/Invoice

Carriage Doors



JID: 11330
 Job Name: Litzenburger Residence
 Customer: Gow Litzenburger
 Mail Address: 7132 Hedrick Road
 City, State, Zip: Harbor Springs MI 49740
 Phone: (231) 838-4414
 Cell Ph:
 Fax:
 Email: litzlandscape@att.net

Order Notes:

Necessary Door sweeps and Astragal(s) are included

2-1/4" VG Doug Fir - **NATURAL COLOR**

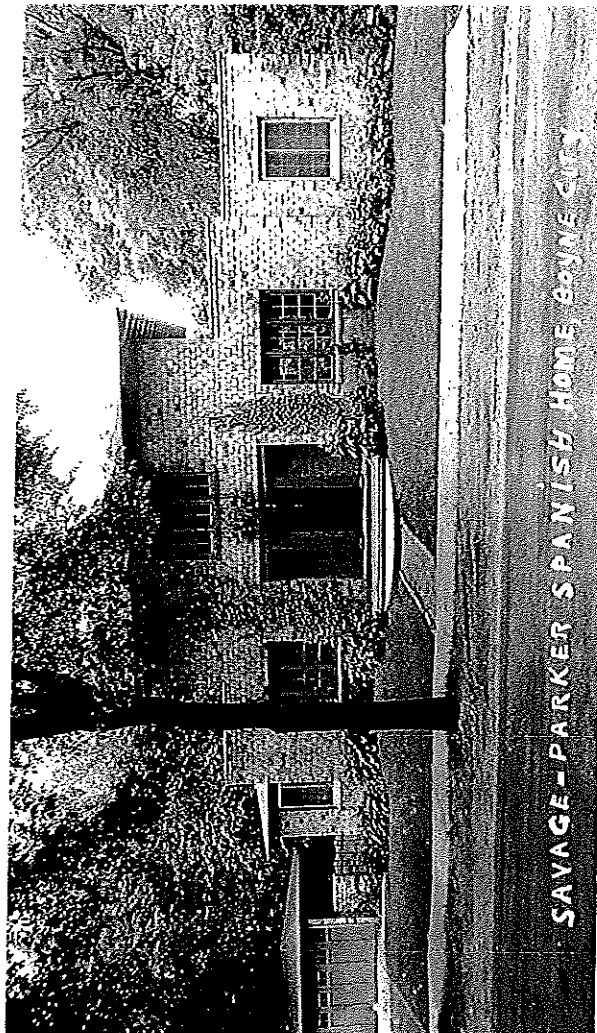
Exterior, Outswing Carriage Doors

*Upgrade to 2-1/4" thick Western Red Cedar; Add: \$ 1230 to page total

Opening Size: 18'-9" W x 6'-8" H

Note: Proposal dimensions may vary from confirmed shop drawings)

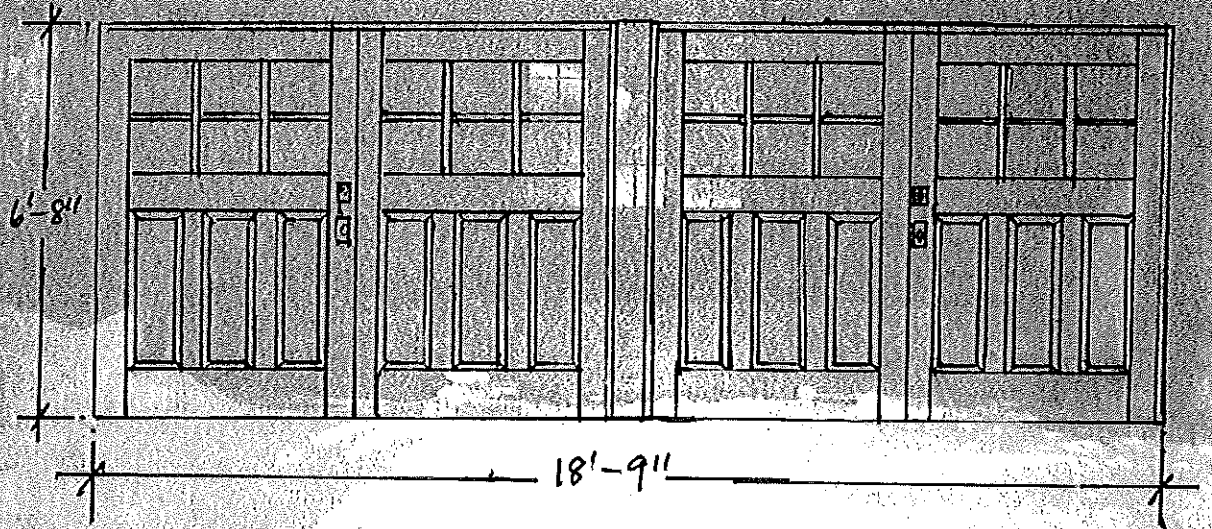
Each opening: 9'-1" W x 6'-8" H; 7" Center post by others



Savage - Parker Spanish Home Boyne City

EARLY 1900S

411 Pearl St.
Boyne City, MI



Proposed Garage Doors

Litzenburger
411 Pearl
Boyer City, MI

411 PEARL
FEB 9 2013