

BOYNE CITY
HISTORIC DISTRICT COMMISSION

Minutes of the
December 17, 2020

Call to order: Chairperson Litzenburger called the meeting to order at 5:04 pm

Present: Litzenburger, Glassford, Bandy, Kragenbrink

Not Present: None

Staff: Kilkenny, McPherson

Guests: Tim Nemecek

Approval of minutes of the November 19, 2020 meeting, motioned by Bandy, second by Litzenburger.

Roll Call Vote:

Bandy: Aye

Litzenburger: Aye

Glassford: Aye

Kragenbrink: Aye

Public Comments on Non-Agenda Items:

None

Old Business:

None

New Business:

A. Consideration of Certificate of Appropriateness application for 413 Pearl St.

Chairperson Litzenburger declared a conflict of interest as he is the owner of the property and submitted the COA application. Vice Chair Bandy assumed control of the meeting. Applicant Litzenburger described the project for the commission and reviewed the provided elevation drawings of the proposed new structure. McPherson noted that in regards to this project, which is new construction, the historic district commission must review the structure in regards to its impact on other structures in the district and its compatibility within the district. The commission should determine if the proposed structure blocks, obscures or isolates any historic structures in the district and if the structure is distinct and does not replicate other historic structures in the district. The new structure should not create a false sense of historic development. McPherson stated the drawings were submitted to the historic district consultant architect Richard Neuman for review and provided his email response dated November 30, 2020 which indicated it was his opinion that the project was compatible with the district. The Board discussed the massing, size, scale and architectural features of the proposed structure and made a finding that it was a compatible and appropriate addition to the district.

Motioned by Glassford to approve the COA for the proposed new construction at 413 Pearl street based on the finding that it is compatible and appropriate with the district, second by Kragenbrink.

Roll Call Vote:

Bandy: Aye

Glassford: Aye
Kragenbrink: Aye
Litzenburger: abstain

B. Board Appointment:

Motioned by Litzenburger to recommend to the City Commission that Tim Nemecek be appointed to a 3 year term ending November 30, 2023, second by Glassford.

Roll Call Vote:

Bandy: Aye
Litzenburger: Aye
Glassford: Aye
Kragenbrink: Aye

Announcements:

Next scheduled meeting February 25, 2021

Correspondence:

None

Adjournment: 5:31 pm

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