



City of Boyne City
Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712

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BOYNE CITY
HISTORIC DISTRICT COMMISSION

Tuesday October 21, 2014, 10:00 a.m.
Boyne City Commission Chambers
319 North Lake Street



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agenda packets & minutes for each board

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES**
Minutes of the June 19, 2014 meeting.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Discussion to delegate to the Planning Department the approval of general maintenance requests. Identify minor classes of work and develop written standards for issuing Certificate of Appropriateness.
 - B. Soil Erosion Permit for 411 Pearl Street, review only.
6. **COMMUNICATIONS**
7. **ANNOUNCEMENTS**
8. **ADJOURNMENT**
9. **NEXT MEETING: February 17, 2015**

*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.*

**Boyer City Historic District Commission
Meeting of June 19, 2014**

Call to Order: Meeting was called to order by Jeff Wellman at 1:00 PM.

Present: Chris Bandy, Marie Sheets, Jeff Wellman and Kelly Martin.

Absent: Chris Glassford

Guest: Jane McKenzie

Staff: Michele Hewitt, Scott McPherson, Annie Doyle.

Approval of

Minutes: It was moved by Martin, second by Sheets to approve the minutes from the April 15th and May 5th, 2014 meetings, all ayes. Motion carried.

Public

Comment: None

Old

Business: None

New

Business: Review of application for 417 Boyne Avenue. Jane McKenzie indicated that she would jump in with comments as the board reviewed all 10 Standards.

Wellman informed the board that he would go thru all ten points as address by Architect Richard Neumann reading each standard individually allowing for board comment.

Standard #1-Sheets questioned the wording minimal change was this definition proper for the amount of work being done.

Standard #2- Martin was glad to see original porch being restored.

Standard #3- McKenzie remarked that the old photo that they have has been very helpful in the restoration detail.

Standard #4- No Comment

Standard #5- No Comment

Standard #6- Using old photo has helped to guide with restoration.

Standard #7- No Comment

Standard #8- No Comment

Standard #9- Ramp, Basement entry door, stoop are new but will match the character of the rest of the house.

Standard#10- No Comment

McKenzie talked about the windows and size will be different on three sides (70/30) and backside (60/40) this is due to the building codes for bedroom windows allowing for egress.

Motioned by Martin, based on the findings of the design review submitted by Architect Richard Neumann and based on the United States Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as set forth in 36CFR, part 67, as well as the factors set forth in Michigan Local Historic District Act, the submitted plans would meet all the standards of review and a Certificate of Appropriateness is granted, Second by Sheets, all ayes. Motion carried.

Announcements:

None

Adjournment: 1:21pm

Next Meeting: October 21, 2014

Michele Hewitt

From: Scott McPherson
Sent: Wednesday, August 06, 2014 4:11 PM
To: Michele Hewitt
Subject: FW: Litzenburger Residence Drawing for Shrub and Walkway Replacement
Attachments: Litzenburger Pearl St. Historic Commission Drawing 2014.pdf
FYI

-----Original Message-----

From: Litzenburger Landscape [mailto:litzlandscape@att.net]
Sent: Wednesday, August 06, 2014 4:05 PM
To: Scott McPherson
Subject: Litzenburger Residence Drawing for Shrub and Walkway Replacement

Hi Scott,

I couldn't remember if I sent you this updated drawing for Gow Litzenburger's home on Pearl St. in Boyne City. He would like to remove the old shrubs along the walkway and put in new evergreens along the front of the house. This is in addition to replacing the old front walkway.

I will give you a call tomorrow to follow up and find out if Gow will need a permit from the Historic Commission. He of course is happy to pay and get the permit if necessary. He would like to start the work soon.

Thanks again for your help!

Jennifer M. Austin
Landscape Designer



Litzenburger Landscape
7132 Hedrick Road
Harbor Springs, MI 49740

P. 231-526-2939
F. 231-242-0997

www.litzenburgerlandscape.com

From: Litzenburger Landscape [mailto:litzlandscape@att.net]
Sent: Friday, July 25, 2014 1:56 PM
To: 'smcpherson@boynecity.com'
Subject: Litzenburger Residence Drawing for Walkway Replacement

Hi Scott,

Attached find a drawing I put together for a soil erosion permit, that includes replacement of the walkway. Will this drawing work for your needs?

Please let me know if you need any more information in order for us to get approval for the work.

8/12/2014

Thank you for your help!

Jennifer M. Austin
Landscape Designer



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Detailed Directions To the Site:

(Please indicate landmarks and if there is a sign present)

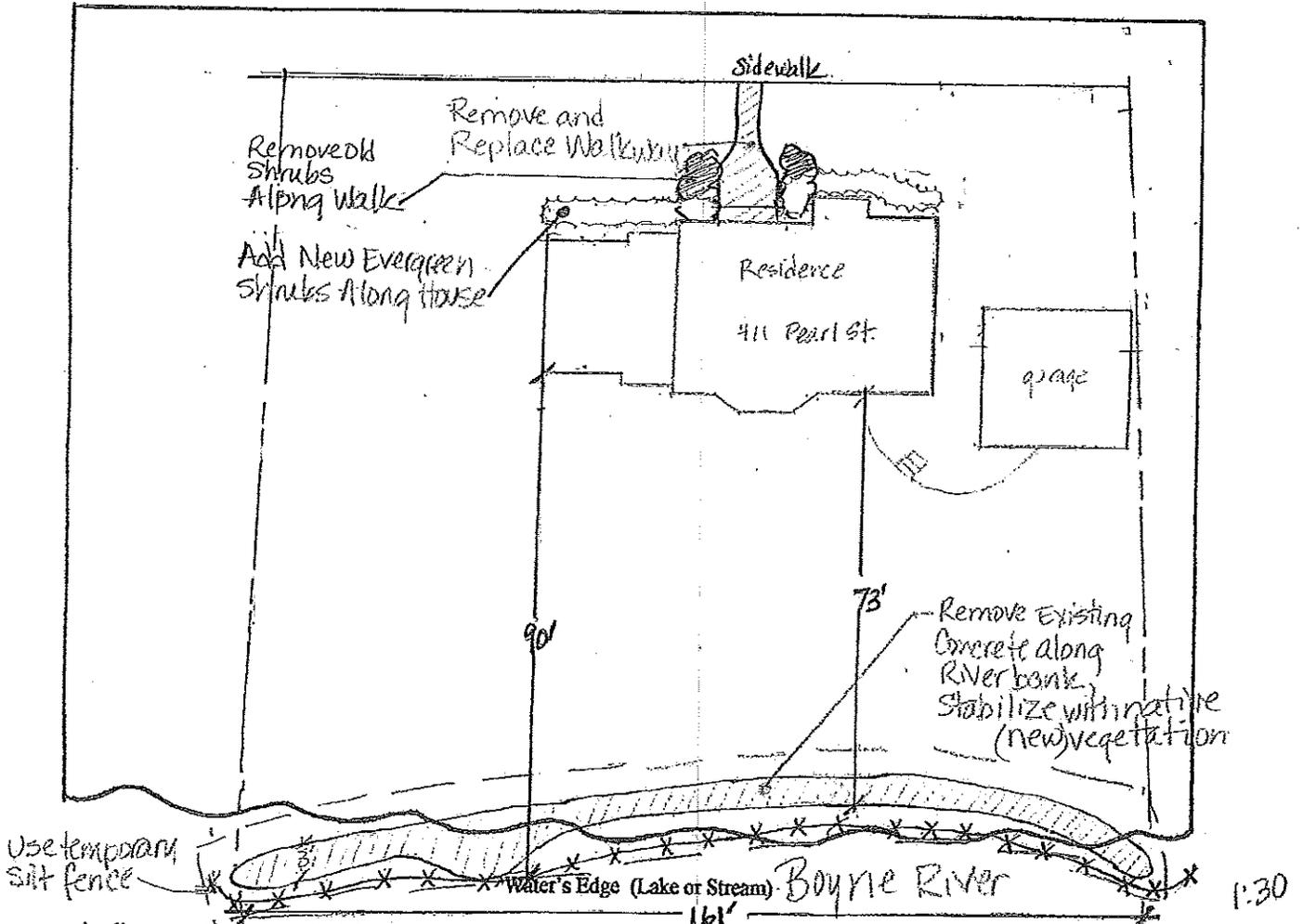
From the south, take 131 N to M-75 N for approximately 5.6 miles. Turn right on Pearl St. The brick and stone house is the 2nd on the left.

SITE PLAN

Please show the following on your site plan:

- Existing/proposed buildings
- Driveway
- Well/ septic
- Stockpile locations
- Distance from water
- Distance from adjacent property lines
- Measurements of all site changes
- Slope information
- Soils information
- Permanent/temporary erosion control measures

(* Note: Outline the entire proposed earth change area with a dashed line*)



Applicant must contact the Soil Erosion Control Office in ANY CHANGES OR ALTERATIONS are necessary on the site plan as submitted in this application.