



Special Meeting

City of Boyne City
Founded 1856

319 N. Lake Street

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

Phone 231-582-6597
Fax 231-582-6506

BOYNE CITY HISTORIC DISTRICT COMMISSION

Thursday June 19, 2014, 1:00 p.m.
City Hall Commission Chambers
319 North Lake Street

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

Minutes of the April 15, 2014 regular meeting and May 5, 2014 special meeting.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. OLD BUSINESS

None

5. NEW BUSINESS

A. Historic District Review Application -417 Boyne Ave.

6. ANNOUNCEMENTS

7. ADJOURNMENT

8. NEXT MEETING: Oct. 21, 2014



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agenda packets & minutes for each board

BOYNE CITY
HISTORIC DISTRICT COMMISSION

Minutes of the April 15, 2014 meeting

Call to order: 7:01 pm

Present: Sheets, Wellman, Martin and Glassford

Not Present: Bandy

Staff: Hewitt, Mcpherson, City Manager Mike Cain.

Guests: Jane McKenzie, Richard Neumann.

Approval of minutes of the October 15, 2013 meeting, motioned by Martin, second by Glassford, all ayes.

Public Comments on Non-Agenda Items :

Information on proposed renovations at 417 Boyne Avenue was provided by Jane McKenzie-Northern Homes.

Request by City Manager to have item added to new business, Chair Wellman approved the addition of item C to new business.

Old Business:

None

New Business:

- A. Hewitt sworn in board member Wellman.
- B. June 17 was the date selected for National Historic Preservation training. Hewitt to contact office to make arrangements.
- C. Correspondence dated March 7, 2014 from Mr. Beeman (445 Pearl Street) to Boyne City Commissioners was handed out by City Manager Mike Cain.

Announcements:

None

Adjournment:

Motion by Martin second by Sheets, all ayes to adjourn meeting at 7:51 pm

Next Meeting:

October 21, 2104

Boyer City Historic District Commission
Work Session
May 05, 2014 minutes

Call to Order Chair Bandy called the meeting to order at 2:05 pm

Roll Call

Present: Chris Bandy, Marie Sheets, Chris Glassford, Kelly Martin.

Absent: Jeff Wellman

Staff: City Manager Michael Cain, Michele Hewitt, Scott Mcpherson.

Guests: Michigan Historic Preservation Network Field representative
Amanda Reintjes, Sharon Ferraro- Trainer.

Training Reintjes handed out training manuals to everyone in attendance.
Ferraro did a review of the Michigan Open Meeting Acts rules.
Ferraro did a review of the Secretary of the Interior's Standards for
Rehabilitation, board discussion and a brief question and answer
period followed.
Sheets arrives 2:21 pm

Adjournment Sheets motioned to end the meeting at 4:30pm, Martin second, all
eyes.

CITY OF BOYNE CITY

319 N. Lake Street, Boyne City, Mi. 49712

(231) 582-6597



HISTORIC DISTRICT REVIEW APPLICATION

Date of Application: 6/12/2014 Fee: _____

Property Tax Identification Number: 15-051-345-001-00

Property Owner: Northern Hemlock CDC Phone # 582-6244 675-5457 cell
Property Address: 417 Boyne Avenue

Contractor: Ironwood Construction Phone# 231-457-5590
Address 3250 Woods Way
Petoskey MI 49770

Description of Plans: Total house renovation. See attached
description

Certificate of Appropriateness _____ Notice to Proceed _____
Date Approved Date Approved

yes Is an appropriate smoke detector or fire alarm installed on the
property. (answer yes or no)

William H White House at 417 Boyne Avenue

Project Goal: This project will renovate the house using the 1903 postcard as a design guide. We will make improvements for energy efficiency and long term sustainability and provide four comfortable apartments for low to moderate income seniors age 55 and older.

Exterior

Please note that most of the original exterior paint is lead based paint. Since this project uses federal funds the lead based paint must be abated which requires either removal or encapsulation of the lead based paint.

West Elevation – Front

Demolish both porches and rebuild as shown.

South Elevation – Boyne Avenue

Windows removed from second story front and rear. Window added to first floor front.

North Elevation – Pearl Street

Remove window and door on second floor ad rear over roof deck and add sloped roof.

East Elevation – Rear

Add rear door to central hall for easy access. Add covered entrance porch and handicap access ramp. Change entrance to basement to bilco door to the right of new porch. Remove one window on second floor above new porch where an interior wall will be built. Three other small windows to be removed.

Exterior Materials

For long-term sustainability of the project and reduced maintenance costs we will use vinyl and aluminum products wherever possible.

Roof: Asphalt shingles. Existing roof may stay or new asphalt shingle roof of architectural shingles in moire black.

Siding: Vinyl, double 4"

Trim: Smooth cedar, vinyl or aluminum around windows, doors, vertical corners, soffit, fascia and bond belt to match original.

Gingerbread and Herringbone: Will be retained, repaired or replaced.

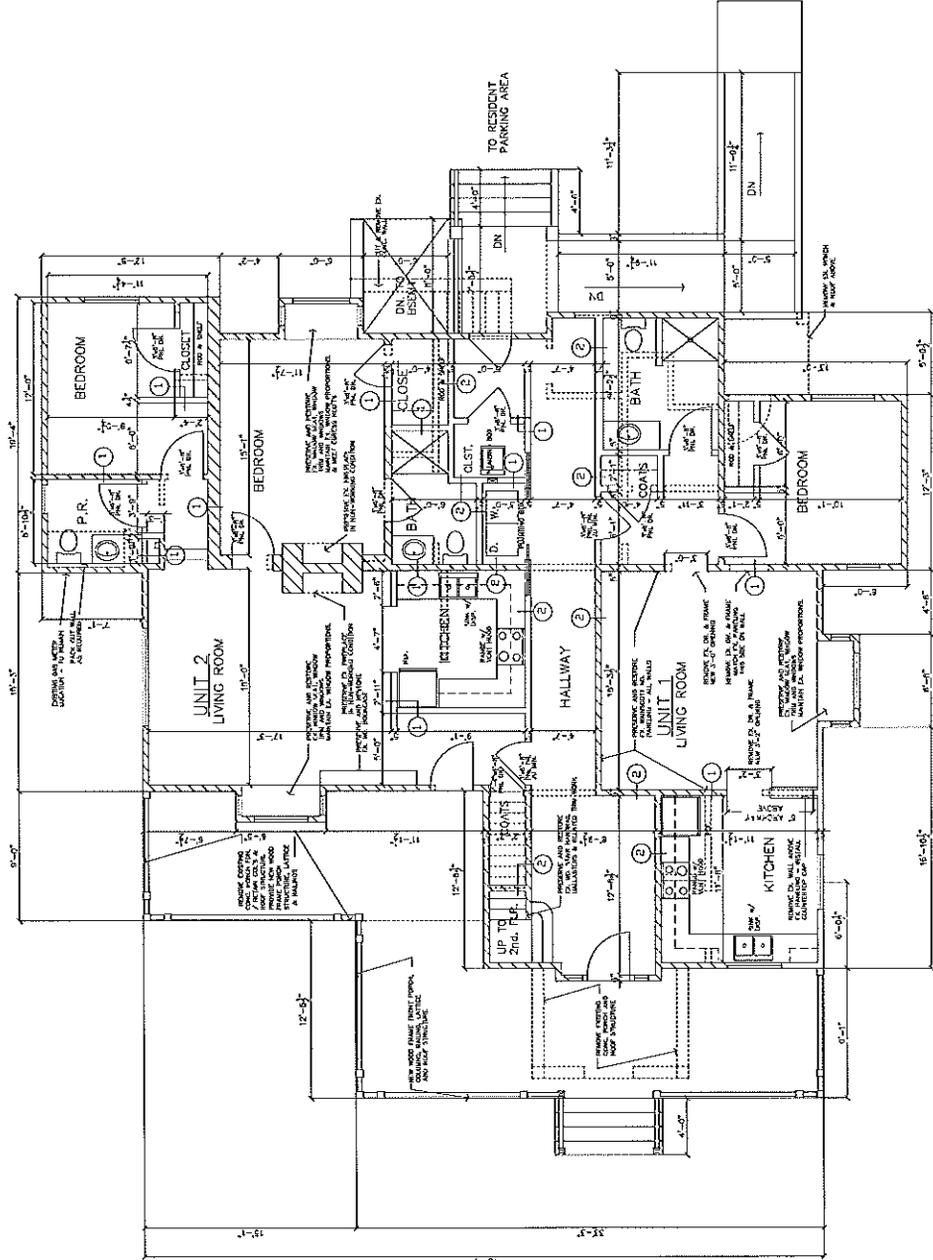
Shakes: Replaced with vinyl shakes. The existing shakes have lead based paint. I cannot find vinyl shakes in a diamond pattern. Final selection will not be the hand-split style. Final selection will be based on colors available to complement/contrast with the vinyl double 4 siding.

Doors: New, to be selected for style and energy efficiency. Basement will have a Bilco door.

Windows: Kolbe & Kolbe Ultra Series with aluminum clad exterior and wood interior available in 32 colors.

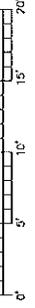
Porches: As noted on plans. Porch deck will be composite or wood decking. Railing will be 2x2 painted SPF wood spindles and 2x4 painted SPF wood top and bottom rail.

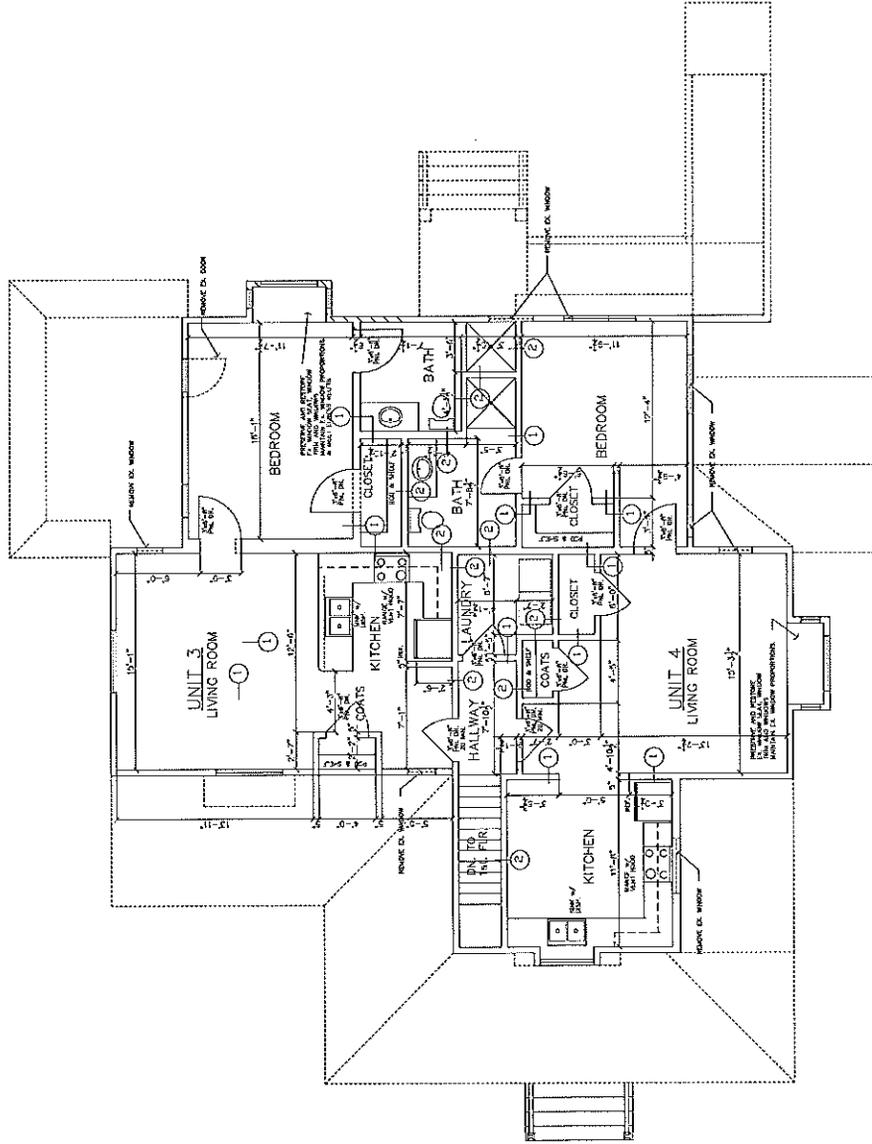
Colors: To be determined. A minimum of 3 colors and up to 5.



Proposed First Floor Renovation Plan

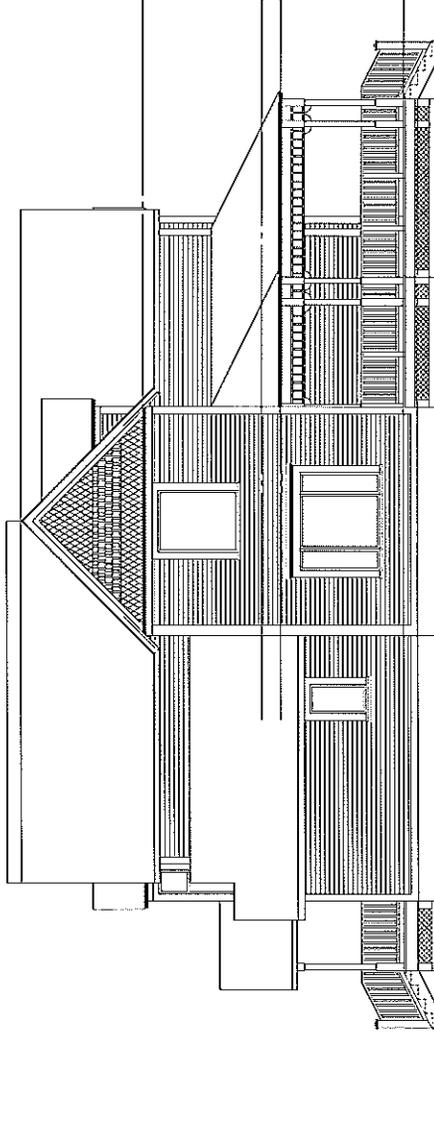
SCALE: 1/4" = 1'-0"
FIRST FLOOR BUILDING AREA = +/- 2,098 GROSS SQ. FT.



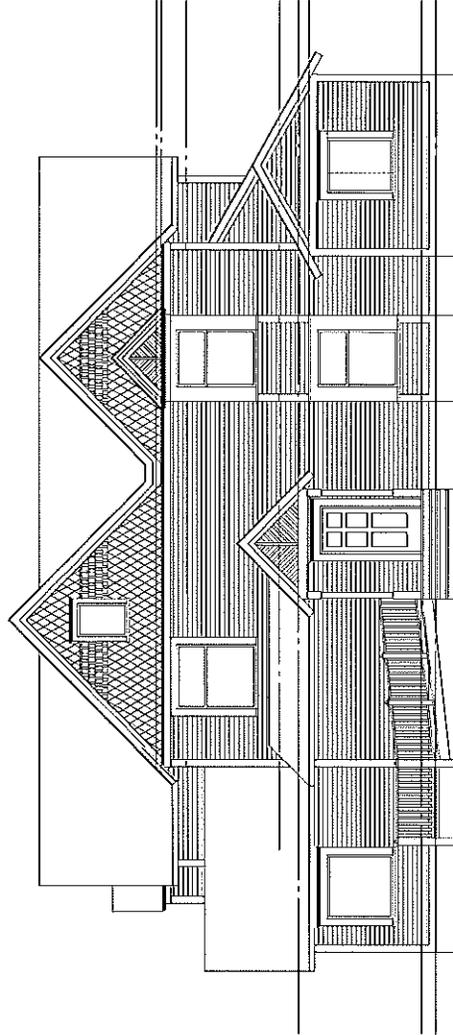


Proposed Second Floor Renovation Plan
 SECOND FLOOR BUILDING AREA = +/- 1,690 GROSS SQ.FT.
 SCALE: 1/4" = 1'-0"





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

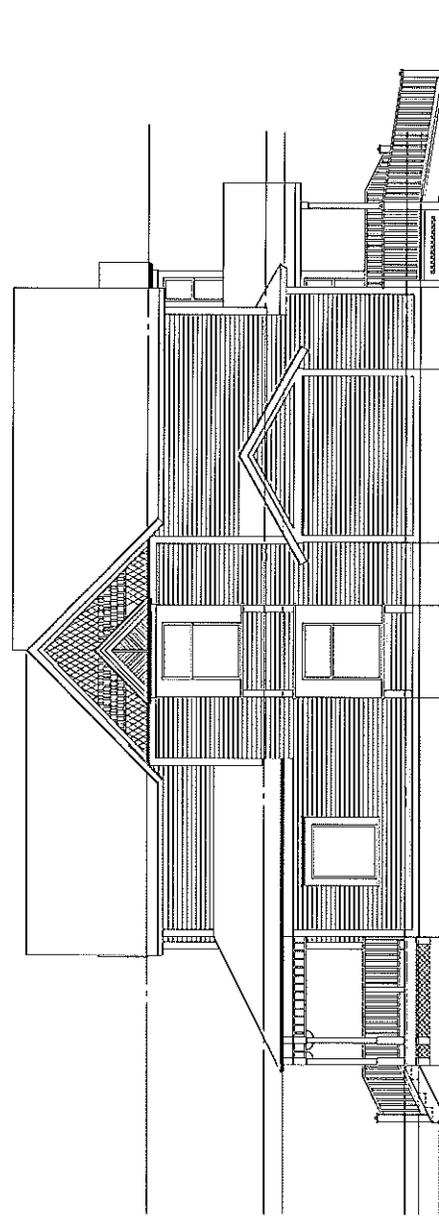


East Elevation
SCALE: 1/4" = 1'-0"

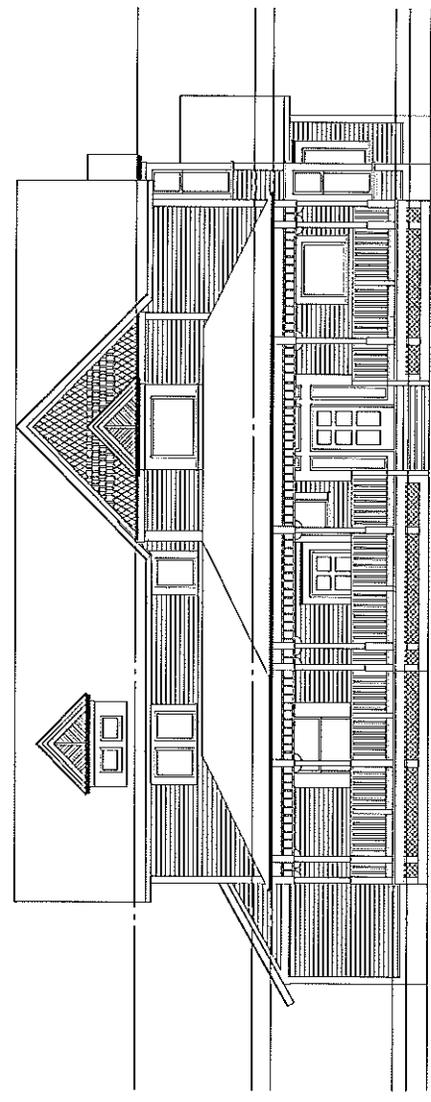
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Plymouth, MI 48170
Tel: 248.847.7000 Fax: 248.847.8100
Email: info@progressive.com

James Lee
REVISION
03.29.14



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

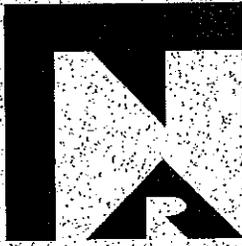


West Elevation
SCALE: 1/4" = 1'-0"

Project
W. H. White House
Apartment
Residence
BOYNE CITY, MICHIGAN
Sheet Title

West & South
Building
Elevations

Project Number: 14-007
Drawn: CJ
Checked: PA
Date: 02.10.12
Sheet Number: A4



**Richard
Neumann
Architect**

604 Bay Street, Pefoskey, Michigan 49770, 231/347-0931 Voice & Fax

16 June 2014

Scott McPherson, Planning / Zoning Administrator
Historic District Commission
City of Boyne City
319 N. Lake Street
Boyne City, MI 49712

Re: **W. H. WHITE HOUSE APARTMENT RESIDENCE RENOVATION**
Design Review

Dear Mr. McPherson:

I have reviewed Northern Homes' proposal to renovate the W. H. White House apartment building in Pearl Street Historic District.

Find attached the Design Review for the above referenced proposed project.

Should you have any questions, please call me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann



**Richard
Neumann
Architect**

604 Bay Street, Petoskey, Michigan 49770, 231/347-0931 Voice & Fax

14 June 2014

DESIGN REVIEW

W. H. WHITE HOUSE APARTMENT RESIDENCE RENOVATION

Pearl Street Historic District
Boyne City, Michigan

INTRODUCTION

The proposed project is the renovation of an historic residence as a multi-family home at the southeast corner of Pearl Street and Boyne Avenue in the Pearl Street Historic District.

This design review is based on City Code Chapter 30 - "Historic Preservation", Article II, "Historic Districts", of the City of Boyne City, Michigan, adopted June 11, 2002. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in Michigan's Local Historic Districts Act.

Materials submitted for Review consist of architectural drawings including Site Plan, dated April 28, 2014, by Benchmark Engineering, Inc., and four exterior elevations, dated May 29, 2014, by Progressive Associates, Inc.

REVIEW

The Standards for review are the following:

Standard 1 - "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."

The renovated house is proposed to be multi-family residential use, similar to its use for the past several decades as an apartment building. Originally, and for much of the twentieth century, the house was a single-family residence. It was converted to multi-family apartments in the c. 1970's. The proposed renovation would reduce the apartments from five to four units, and would maintain a residential use, requiring minimal change to the defining characteristics of the house and site.

Standard 2 – “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided.”

The renovation would largely retain the historic character of the house. The mass and form of the house, its gable roofs, projecting bays and dormer, and decorative gable details would be preserved. Although historic windows would be removed, new windows would duplicate the type and sizes of existing ones. The rehabilitation would also restore now missing original historic character, by removing non-original stucco siding and replacing it with horizontal clapboard siding and trim that would duplicate the texture and scale of the original materials. The renovation would also reconstruct the missing front porch, one of the most significant architectural features of the house.

Standard 3 – “Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”

All proposed renovation work would be accomplished with the goal of returning the exterior of the house to a more authentic appearance as a Queen Anne style residence, representing its period of primary significance. The reconstruction of the front porch would be based on the documentation provided by historical photographs, and so would not be a conjectural addition to the exterior. The rear ramp and entry porch addition would be accomplished in a simple, straight-forward manner architecturally, so as to avoid creating a false sense of historic development.

Standard 4 – “Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”

The original front porch was replaced with a smaller barrel roofed porch that is not in character with the house’s original period of significance, and thus its removal and replacement with the reconstructed original porch is appropriate.

Standard 5 – “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.”

The decorative shingle siding in the gable ends, and the trim and woodwork that are distinctive features of the property would be preserved. Very importantly, the renovation would restore the horizontal siding appearance of the exterior wall areas, which are now non-original stucco. And as noted in the Standard 3

discussion, one of the most distinctive features of the exterior historically, the front porch, would be accurately reconstructed.

Standard 6 – “Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, or structures.”

Deteriorated decorative woodwork in the gable ends would be repaired, and not replaced. The renovation would replace the windows, all of which are deteriorated and energy inefficient. New windows would match the types and sizes of original units. And as noted previously, installation of new siding and reconstruction of the now missing front porch are substantiated by historic photo documentation

Standard 7 – “Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”

This standard does not apply to the proposed development.

Standard 8 – “Significant archaeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”

It is not known at this time whether significant archaeological resources might be encountered.

Standard 9 – “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment.”

The new rear ramp and entry addition would be rendered in a simple, straightforward manner that would be compatible with the historic integrity of the house, and would not destroy historic materials that characterize the property.

Standard 10 – “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

The proposed new entry porch and ramp addition could be removed at some future time without having impaired the essential form and integrity of the historic house.

Standards set forth in Michigan's Local Historic Districts Act.

In reviewing applications, the commission shall also consider all of the following:

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.

The White House is an important Queen Anne style house in the Pearl Street Historic District, and the proposed renovation would do much to restore its original appearance as an even-more significant resource in the district.

- (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.

The proposed reconstruction of the White House's front porch as a prominent architectural feature on the front of the house, on an acute angle corner, at a prime entrance to the Pearl Street Historic District will enhance the adjacent historic district, as well as the White House.

- (3) The general compatibility of the design, arrangement, texture and materials proposed to be used.

With the exception of the barrier-free ramp, which is a necessary architectural element for a successful rehabilitation, and which would be located toward the back of the house, all proposed exterior changes are substantial architectural improvements to the exterior appearance of the historic house.

- (4) Other factors, such as aesthetic value, that the commission finds relevant.

The aesthetic value of the White House, and the Pearl Street Historic District, would be greatly enhanced by the proposed renovation.

CONCLUSION

Based on the findings above, the proposed renovation of the W. H. White House as a multi-family residential apartment facility would meet all the Standards for Review.
END OF REVIEW