

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, April 09, 2024 at 10:00 AM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

- I. **Call to Order**
- II. **Roll Call**
- III. **Pledge of Allegiance**
- IV. **Approval of Minutes**
 - a. [March 21, 2024 Minutes](#)
- V. **Adoption of Agenda**
- VI. **Correspondence**
- VII. **Committee Reports**
- VIII. **Staff Report**
 - a. Education Segment
- IX. **Old Business**
 - a. [MD23-021-018\(H\) GHMI Carousel Mall Amendment](#)
- X. **New Business**
 - a. [C24-014-012\(H\) Sheplers Dock Security Equipment](#)
 - b. [MD24-017-014\(H\) GHMI Parker Apt Gutters](#)
 - c. [HB24-041-016 Jaquiss Demolition](#)
 - d. [C24-014-017\(H\) Sheplers Dock Modifications](#)
 - e. Discussion re: Review of Policies with legal, architect and City Council
- XI. **Public Comment**
- XII. **Adjournment**

MINUTES

HISTORIC DISTRICT COMMISSION

Thursday, March 21, 2024 at 10:00 AM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The meeting was called to order at 10:00 AM.

II. Roll Call

PRESENT

Andrew Doud
Alan Sehoyan
Lorna Straus
Nancy Porter

Staff: Gary Rentrop, Richard Neumann, Dennis Dombroski

ABSENT

Lee Finkel

IV. Approval of Minutes

a. February 13, 2024 Minutes

Motion to approve as written.

Motion made by Sehoyan, Seconded by Straus.

Voting Yea: Doud, Sehoyan, Straus, Porter

V. Adoption of Agenda

Motion to approve as amended. Amendment was to add Rentrop letter to Correspondence.

Motion made by Doud, Seconded by Sehoyan.

Voting Yea: Doud, Sehoyan, Straus, Porter

VI. Correspondence

- a. Letter re: acting within 60 days after complete application is filed with Commission

Doud read the letter aloud. Motion to place on file.

Motion made by Straus, Seconded by Sehojan.

Voting Yea: Doud, Sehojan, Straus, Porter

Doud summarized a letter from Rentrop. Rentrop stated that for health reasons he may not be available for a year. He is alerting the HDC to his condition and if the HDC wishes to get a new law firm that is ok. He would like to continue but would understand. Motion to place on file

Motion made by Straus, Seconded by Sehojan.

Voting Yea: Doud, Sehojan, Straus, Porter

VII. Committee Reports

None

VIII. Staff Report

- a. Job Status Report

Motion to place on file.

Motion made by Doud, Seconded by Sehojan.

Voting Yea: Doud, Sehojan, Straus, Porter

- b. May Residence Discussion/Potential Demolition By Neglect

Dombroski stated that their application to repair has not been done and the front porch is close to falling down. Dombroski thinks Rentrop should write them a letter from the HDC. The front beam on porch is ready to collapse. Porter asked if the letter should come from building department. Dombroski said it is possible Demolition by Neglect which is part of the Historic District Ordinance. Commissioners think it should come from building department. Rentrop read the ordinance aloud which states the Commission has to identify Demolition by Neglect. After much discussion on who the letter should come from there was a Motion by Straus stating that having had a report from Dombroski, building inspector, the Commission is aware of his concern that following the application for repair and request for

extension, nothing has been done and the reason for needing repair continues in place and is a clear indication of Demolition by Neglect. We have heard his report and endorse it. The Motion failed to pass.

Motion by Doud, second by Sehoan, that the condition has progressed to the point that may be a safety issue and as such the HDC has the ability to suggest it is Demolition by Neglect. Rentrop state that if Dombroski were to do a written report of findings and report to the HDC and request that the HDC do a finding by Demolition by Neglect. Doud withdrew his motion. Dombroski will provide a report to the HDC next month. Motion to table until April.

Motion made by Sehoan, Seconded by Doud.
Voting Yea: Doud, Sehoan, Straus, Porter

IX. Old Business

a. RS24-048-013(H) Public Library Exterior Art Installation

New Business

Dombroski stated he is ok with this. The art will be displayed May to November. Motion to approve for all locations in town.

Motion made by Doud, Seconded by Straus.
Voting Yea: Doud, Sehoan, Straus, Porter

b. HB24-041-009 Jaquiss Home Demolition

Porter stepped down from the table.

Doud read aloud the correspondence from Murray dated March 14, 2024. Doud then read the Jaquiss letter dated March 12, 2024, aloud. Doud stated before they dive in, there is another letter that refers to the application. Rentrop stated there are some statements not true in the Murray letter. On March 18 Rentrop responded to Murray. The statement that Rentrop made a unilateral decision that application was incomplete is not true. Rentrop actually stated he would recommend to the HDC that the application is incomplete. Second he didn't schedule a special meeting. Rentrop told the HDC that the 60 days would be up March 30th so HDC meeting was rescheduled by Finkel. Doud apologized to Jaquiss for the meeting being scheduled on the 21st but it was only day before the 60 days. Rentrop was also accused of being inconsiderate to applicant but it was the only date. In terms of the most recent submittals, there is an obligation to submit materials to the HDC 10 days before meeting; this was 4 days. Rentrop stated he provided a very detailed list on why

application is incomplete. The applicant must come in with numbers that it is too much and prove that financially they are unable to restore. Rentrop further stated that the whole notion that Neumann and Clements reached an agreement on replacement house is not supported by emails or Neumann. Rentrop quoted a comment from Clements referring to keeping the front of the house. Doud wanted to address the application. Murray asked if the application won't be reviewed because the application is incomplete? Murray stated he got an email less than 24 hours before meeting further explaining why application is incomplete. Doud asked Rentrop if he is recommending it be extended 60 days. Rentrop stated we cannot extend unless we have a tolling agreement with Murray. Rentrop stated we can only deem the application is incomplete. Sehoian asked if we have accepted other applications in the past that were incomplete. Doud stated he struggles with the fact that we had the whole February meeting and it was not mentioned that application was incomplete. I think we are aware of what is going on here. Doud asked if any commissioners think they should deny based on incomplete application? Straus stated there has been a lot of talk but she stated we have three pages spelling out how the application is incomplete and turning it down on the grounds of incompleteness would be a whole lot cleaner than continuing to discuss. At this point the bottom line appears to be that it is not complete and suggests leaving it at that. Doud stated if we had done that in the February meeting he would agree. Straus also said there were elements that were not put forward as clearly as they have been in the past 6 weeks. As of today, the application is not complete. Rentrop stated he takes responsibility for this. What is unique is that this is for demolition that requires all sorts of additional information. Rentrop does not get involved in administrative part of applications. Rentrop stated he got involved when he saw that demolition requirements were not met. Rentrop immediately let everyone know, including Murray. Doud does not agree with Rentrop. Motion to accept the application as presented in February.

Motion made by Doud, seconded by Sehoian.

Voting Yea: Doud, Sehoian

Voting Nay: Straus

The application has been accepted to review. Doud read Neumann's review aloud. Neumann stated the important point is the distinction between Notice To Proceed and the Certificate of Appropriateness. Typically Certificate of Appropriateness would say the project is appropriate to proceed in a district. Neumann's second point is while the applicants commitment to try and do a good job replicating the historic house, while he admires the most recent letter, the point is there is an existing historic house and in over 45 years experience he has found just about anything can be saved, rebuilt and renovated, rather than removing. Basically you are still restoring an existing house rather than building a replica which is a degradation of the resources on the island. Doud stated we have done things for greater good with bike licenses and Mr. B's, and disagrees it is not in the interest of the greater good of the community. Doud thinks they have the right to make a deal for the greater good. Neumann stated this is a well documented historic

structure. Doud stated his point is that he thinks they have options. He thinks we have gone down this road before with economic hardship, safety hazard or greater good, and our definition of greater good has evolved. Rentrop stated there is a whole body of law. If this was to go before an appeal, these are the standards that apply. Rentrop stated Mr. B's was approved without the recommendation from Neumann or Rentrop and with no basis for demolition. Murray stated he is here because Jaquiss cannot be in attendance. Murray handed out an email and pictures. This was forwarded to Rentrop so he could see as well. Murray would like to start with the items we all agree on. Nobody is happy to be demolishing the house. There is no dispute that we all respect the rich history of the red house and the house has been used for half century for a boardinghouse. If we are respecting history, the oldest picture doesn't have a front porch or bay window on the west side. The current front door is made of steel. We are here to respect history. Over a year ago there were other plans. The owner has been working in good faith before there was a moratorium. Murray presented the February 21st plans that Clements and Neumann were trying to come to a win win with. the March 7th email from Neumann notes Clements made mores suggestions (concessions by owner) that Neumann quoted as quite positive. Murray would like this email included in the record. One year ago we were trying to come to an agreement. Murray referred to Neumann's letter, on page 2 in the middle, he talks about concessions on Clements drawings and stated ""this was acceptable to me as the City's reviewing architect, but was never formally submitted to the HDC by the Applicant". Murray referred to owner's list that the owner is conceding to. Murray asks what is left? She is building a single family home that looks as much like the red house as possible, what is left. We are down to 2x4's. If you deny what basis are you doing it on? You risk litigation if denied. You risk a hotel, a boardinghouse in current condition, or a materially very different house. If approved you are saving or replicating most of the front except for the 2x4's. Murray asked about the greater good. You want the commission and people of the island to decide what is for the greater good. Murray believes it is better to build a new house that is replicating the old house and he feels that is in the best interest of the community. Sehojan asked Neumann to respond to Murray. Neumann stated when trying to save the front portion of the house he was ok with removing the rear additions. the bay window has become an historic element in itself. Preserving the front of the house with some changes might be OK. The proposed design presented doesn't show the one window on each side of tower that they had discussed. The other thing he wanted to respond to was Murray's comment on 2x4's. The existing foundation is pretty visible and not sure what the new foundation is proposed to be. The existing foundation could be preserved and would be lost if the house is replaced. Sehojan asked if the proposed design would ever be acceptable with any changes? Neumann stated that is where they were a year ago. Doud asked what parts are not acceptable. Neumann stated the main issues are the windows on top of the tower and a new fireplace chimney instead of the historic bay window. It still is not the same as preserving the existing house. They are proposing to remove an historic resource and that is not appropriate. Doud stated the replica has not been discussed and it is a 'give" by the applicant. Doud further stated If the applicant had agreed to keep the front wall it would have been a slam dunk approval. We have been doing that for 60 years. Murray stated the plans presented today were based on the February plans with Neumann's

suggestions. Murray now thinks windows and the location of the fire place seem to be the issues. The owner would prefer the three windows as shown. Doud would like to see the owner agreeing to that but asked Neumann what he thought. Neumann stated when making an addition to a house it should be a little set back, visually, from the rest of the house. Murray read a text from applicant that if it is down to the windows, she would agree to the one window on each side. Neumann stated that stylistically the bay window is historic in itself. Porter commented that the fireplace is safer on the outside of the house. Doud commented on the foundation as a real burden on the owner to have to save. Belonga and Dickinson both submitted letters that the foundation can not be saved. Dickinson will not put their home on the existing foundation. Doud acknowledged that a law suit will happen if not approved. Sehoyan asked if with these changes were made, would it be appropriate. Neumann stated if the house burned down, yes. Doud asked when they were negotiating with Murray and Jaquiss, were you negotiating economic hardship, based on safety, or the greater good. Neumann stated he only discussed the project with Clements. Rentrop stated he had no negotiations with Murray. Murray stated he only has the authority to agree with the plans presented, changing to one window, and stone on the foundation. Rentrop asked about saving the front of the building. Doud stated his point was the best scenario is saving the front and worst scenario is getting in a law suit and it ends up a 100-room hotel. Doud believes everyone would like to see it change from employee housing to a single family home. Doud asked if Murray could be persuaded to extend the review time. Doud feels we have the right to make a deal like was done with the bike licenses and Mr. B's. Motion by Doud to make a deal with the applicant. There was no support and the Motion died. Doud asked if everyone agreed that there is a deal to be made. Murray stated the applicant will agree to the window and stone change, but it has to be today. Doud asked Rentrop if a deal has to be made today. Rentrop stated you have to deny or have the applicant agree to an extension. Murray stated they will not agree to an extension. Straus stated that having current version in front of them with the wrong windows and a list of concessions that we have yet to see, she is troubled making a deal based on an unseen version of what would be a pseudo red house. Motion to vote no to the application for demolition and the applicant can come back with a current version of elevations, floor plans and windows, for the Commission to review at that point. Doud stated this is the first time we have talked about this route and instead of denying or approving, we could request an extension. Murry stated he could not agree to an extension. Doud then stated then that is on the applicant. Murray reminded the Commission that these plans were in front of them last month but were not reviewed until they could see an engineering study. Rentrop stated a third alternative is to deny proposed plans. The applicant can go to board of review or court. Rentrop also stated that if the demolition is denied, a new application with the proposed new house is not needed.

Motion made by Straus, Seconded by Sehoyan.
Voting Yea: Doud, Sehoyan, Straus

Straus wanted it on the record that she is concerned about the completeness of the application.

Porter returned to the table.

X. Public Comment

Myers asked about the criteria that is to be reviewed. She did not understand what a deal would be. If you are going to make a deal, everyone needs to understand what a deal is based on and be very clearly defined. In terms of greater good stated by applicant, staying a single-family home is not guaranteed since the property is zone Hotel/Boardinghouse. Doud responded with we have done bike licenses and Mr. B's. We have done deals for the greater good here before. Myers stated that the application came very close to being approved based only on the architecture and she questioned where the greater good with only along that line would be. Myers stated they claim it is for the greater good based on the structure going from boardinghouse to single family home, but the single-family home is a temporary change; it is not a guaranteed change. Doud stated it is also avoiding a law suit. Myers stated we have an HDC that has withstood lawsuits and we have the Ordinances and that is where you need to focus.

Kate Thomasik, with Askison,Need,Allen & Retnrop Law Firm, introduced herself. Tomasik state she is happy to offer any assistance. She was not able to comment at the time, but would recommend to include the definition of Demolition by Neglect in the letter to Mays.

Doud asked where we go now in terms of legal representation. Rentrop stated he does not plan on any change at this point. Doud suggested we need to have a conversation as a commission or form a committee regarding commissioners being more involved on whats going on. Stephanie Fortino reminded Doud that a round robin meeting is a violation of the Open Meetings Act. Doud asked that an agenda item for next meeting to review is Commission to review policies with legal, architect and City Council.

Rentrop stated he welcomes the Commission involvement. Also he has been involved for 48 years and knows he shouldn't drive the train. If he is, he will back off.

XI. Adjournment

Motion to adjourn at 12:38 PM

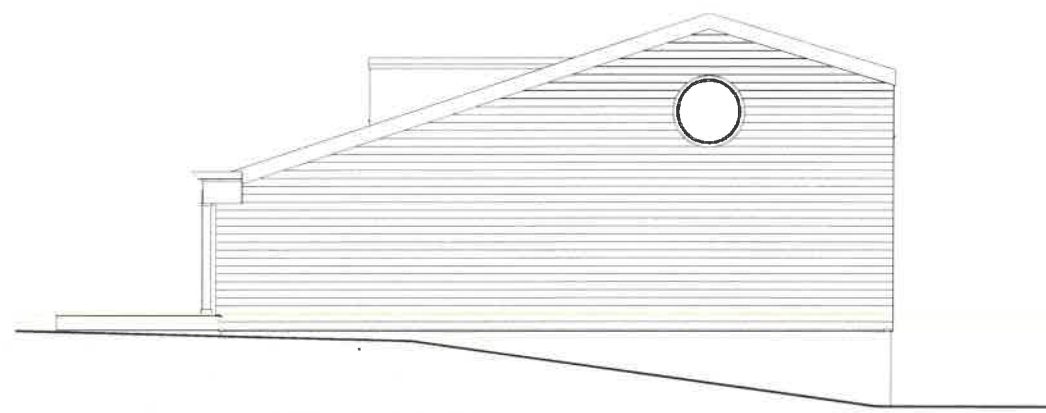
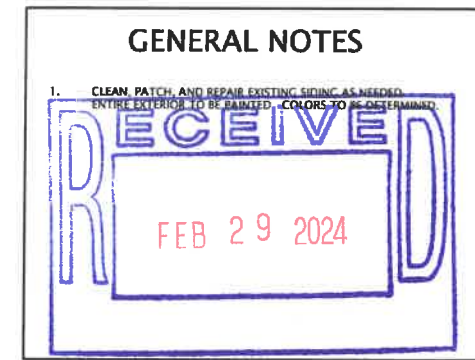
Motion made by Sehoan, Seconded by Doud.
Voting Yea: Doud, Sehoan, Straus, Porter

Andrew Doud, Acting Chairman

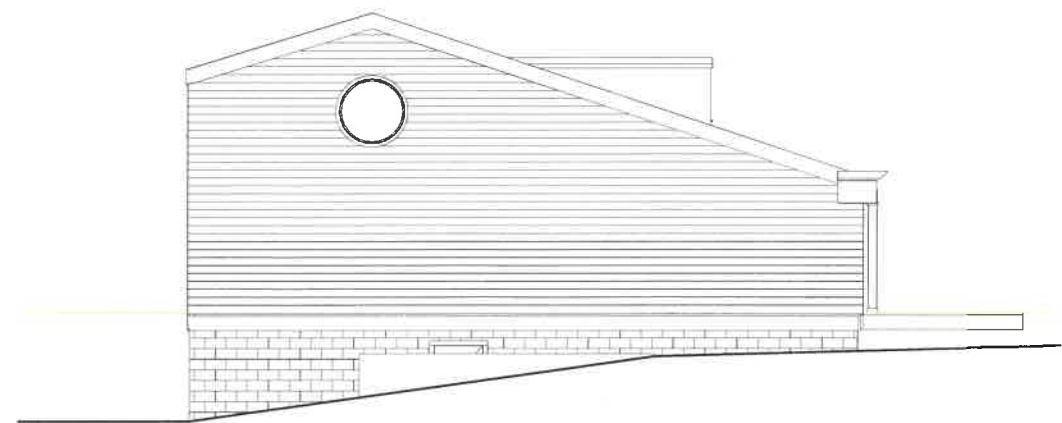
Katie Pereny, Secretary



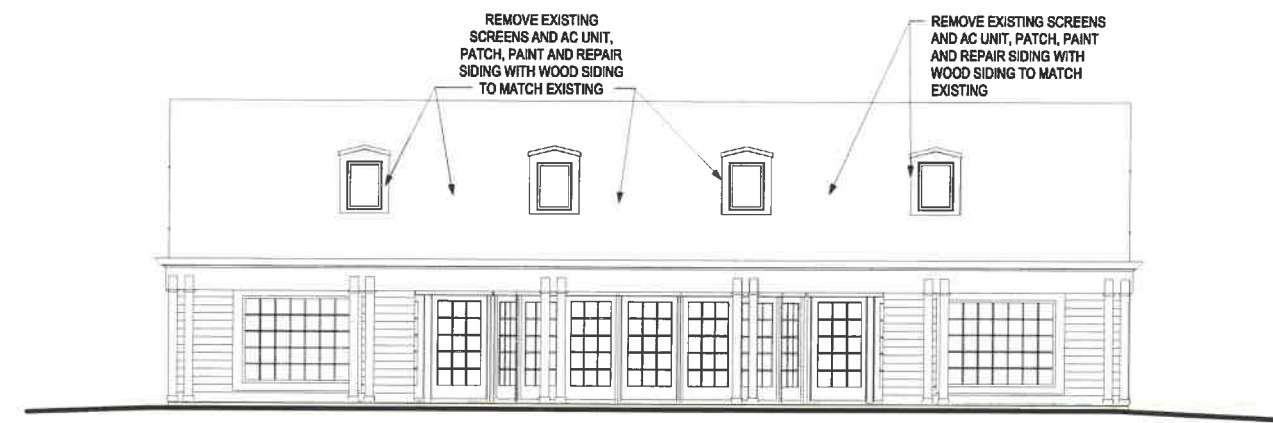
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 Date 2-29-24
 Initials KP



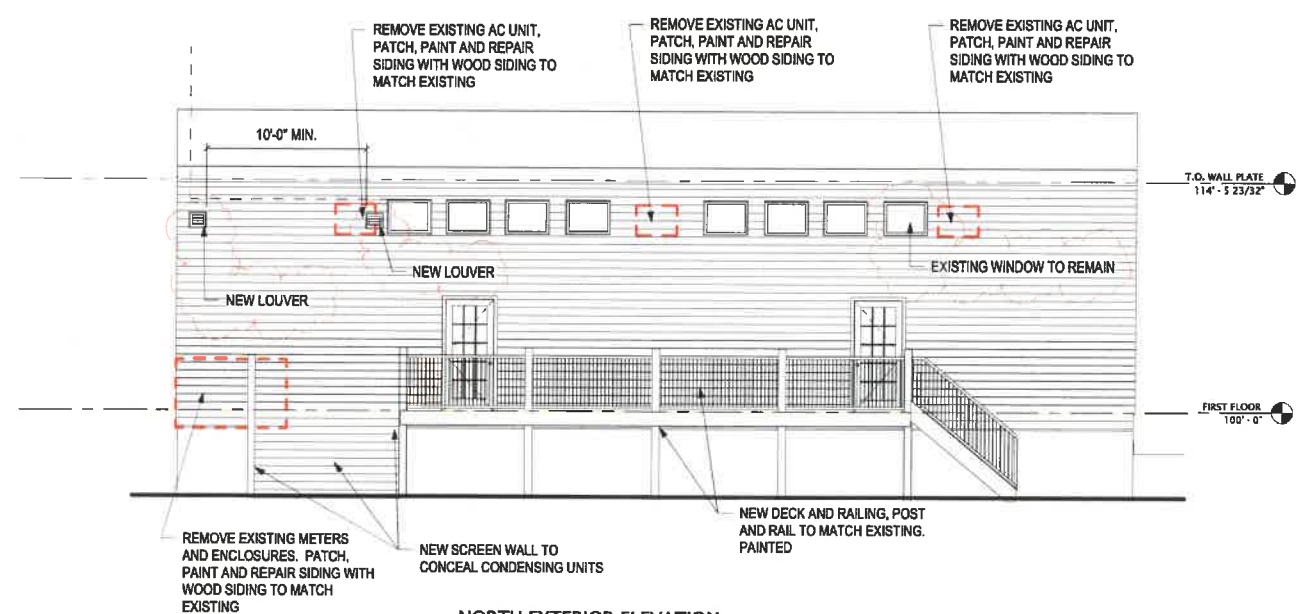
WEST EXTERIOR ELEVATION
 3/16" = 1'-0"



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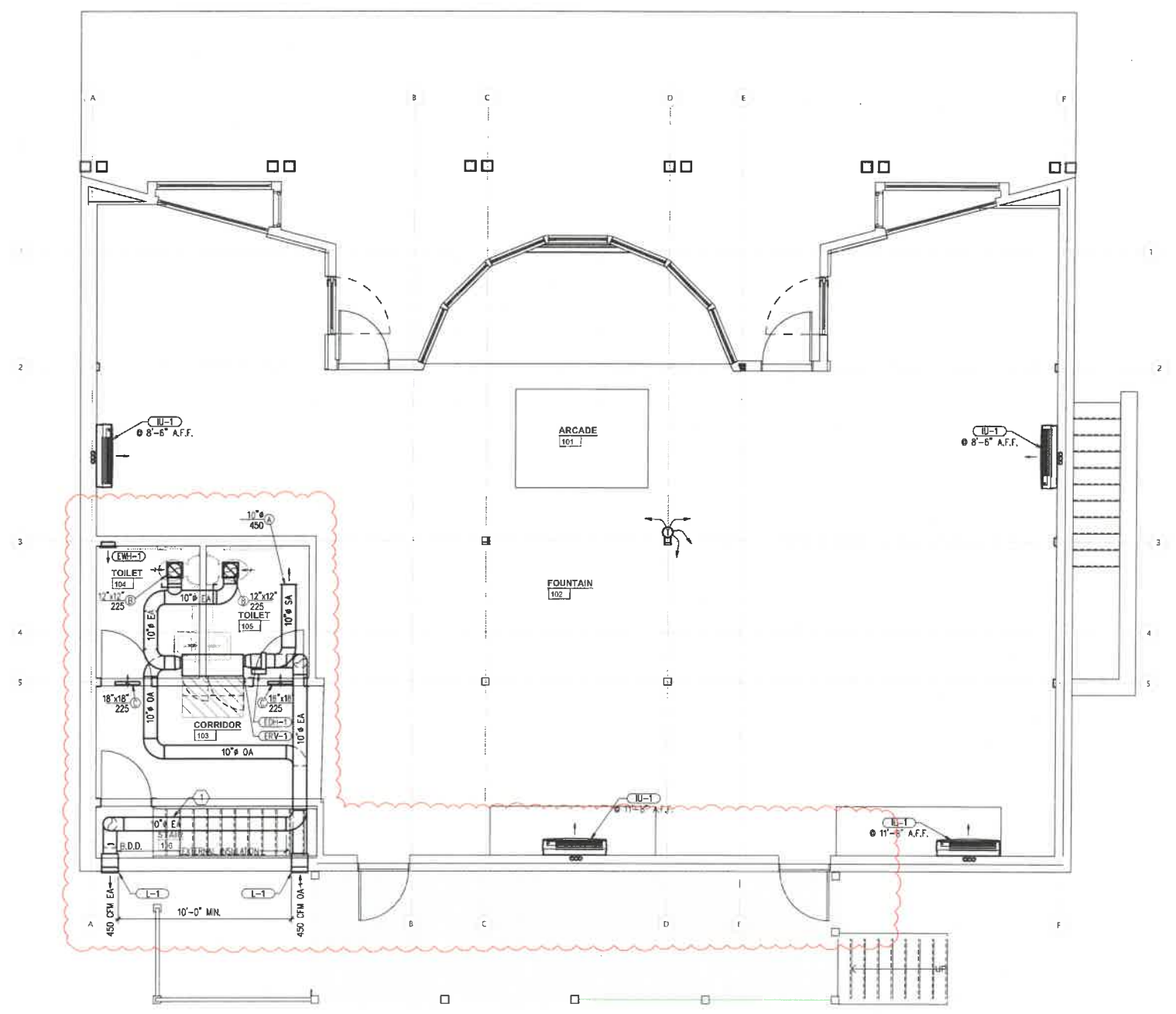
CAROUSEL ARCADE
 MACKINAC ISLAND, MICHIGAN

Design: Barry J. Polzin
 Drawn By: MRH
 Date Of Issue: 02/27/24

REVISION		
DATE	ISSUE BY	
2/27/24	3	

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SHEET:
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FIRST FLOOR MECHANICAL PLAN
 1/4" = 1'-0"
 NORTH

KEY NOTES

- ROUTE EXHAUST DUCT AGAINST WALL, SHOWN OFFSET FOR CLARITY.

GENERAL NOTES

- PROVIDE ESCUTCHEON PLATES FOR ALL PIPES AND FLASHINGS FOR DUCTS PASSING THROUGH WALLS, FLOORS AND CEILINGS. WHERE DUCTS PASS EXPOSED THROUGH FINISHED INTERIOR PARTITIONS AND EXTERIOR WALLS, CONCEAL SPACE BETWEEN CONSTRUCTION OPENING AND DUCT OR DUCT-PLUS-INSULATION WITH SHEET METAL FLANGES OF SAME GAUGE AS DUCT. OVERLAP OPENING ON ALL SIDES BY AT LEAST 1-1/2".
- CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW DIMENSIONS AND CONDITIONS.
- ANY QUESTIONS, CLARIFICATIONS, DISCREPANCIES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IMMEDIATELY.
- COORDINATE ALL PROJECT REQUIREMENTS WITH ALL TRADES.
- ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY. ALL WORKMANSHIP SHALL BE NEAT AND SKILLED, AND SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES.
- PROVIDE PROPER BACKING FOR ALL FIXTURES, EQUIPMENT, AND COMPONENTS. COORDINATE WITH ALL TRADES AND OWNER.
- VERIFY ALL LAYOUTS, DIMENSIONS, CLEARANCES, AND METHODS WITH EQUIPMENT SUPPLIERS AND ALL TRADES. COORDINATE WITH OWNER FOR REQUIREMENTS PERTAINING TO ALL OWNER FURNISHED EQUIPMENT.
- CONTRACTORS SHALL SUBMIT, REVIEW, AND COORDINATE ALL EXISTING BUILDING SHUTDOWNS WITH OWNER PRIOR TO SCHEDULING AND OPERATIONS.
- PENETRATIONS OF FLOOR/CEILING ASSEMBLIES AND ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

CAROUSEL ARCADE
 MACKINAC, MICHIGAN

Design: DWL
 Drawn By: DWL
 Date of Issue: 9/6/23

REVISION			
DATE	ISSUE BY	RFI #	UPEA
12/7/23	RFI #1		UPEA
1/9/24	RFI #67		UPEA
2/15/24	RFI #26		UPEA
2/27/24	3		UPEA

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SHEET:
M1.2



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

11 March 2024

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
Mackinac Island, MI 49757

Re: **CAROUSEL ARCADE BUILDING RENOVATION**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

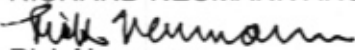
I have reviewed the revised renovations proposed for the Carousel Arcade Building, 7463 Main Street in the Market and Main Historic District. As a non-historic building, the building is a Non-contributing structure in the district.

The revised work would relocate mechanical system louvers to slightly different locations on the back of the building. As approved last year, the new louvers would be near the upper transom windows on the rear wall. However mechanical code requirements stipulate that the louvers must be a required minimum distance away from operable windows. So it is proposed to relocate them farther from the windows, but still on the back wall of the building.

The Standards for review which are applicable to this request are: **Standard 9** - Exterior alterations shall not destroy materials that characterize the building, and shall be compatible with the architectural features of the existing resource. And under **Sec. 10-161(b)**, the architectural character of the property and its relationship to the surrounding district shall be maintained. The proposed changes would not destroy materials that characterize the building, and as necessary supportive elements, would be compatible in appearance. Being largely unseen, the changed louver locations would still be appropriate in the historic district. As such, the proposed changes would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT


Rick Neumann

- c. Barry Polzin, Barry J. Polzin Architects
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

March 5, 2024

RE: Amendment to Construction Agreement - Exhaust and Intake Modifications

To whom it may concern,

We are writing to inform you of a necessary modification to our ongoing construction project at the new Carousel Arcade located at 7463 Market St., specifically regarding the new HVAC exhaust and intake locations as shown in the updated architectural drawing sheets dated 02/27/24 and sheets labels A3.0& M1.2 that are attached to this document.

The original permit drawings called for a new HVAC system with the intake and exhaust louvers utilizing existing openings where we removed the old A/C units located on the rear of the building, next to multiple of the existing operable windows, which the owner of the building still plans on utilizing in the future. Upon review of Michigan building code regulations, it has been brought to our attention that the new air exhausts and intake vents cannot be installed near functioning operable windows to be compliant with the state regulations.

To accommodate the needs of our client, it is imperative that we make the following adjustments to ensure full compliance without compromising functionality:

1. **Relocation of Exhaust and Intake:** We will relocate the exhaust and intake system to the northeast side of the rear of the building and install per Michigan building code requirements.
2. **Window Modification:** To facilitate the relocation and ensure proper functioning of the system, the window adjacent to the intake will be permanently pinned and sealed closed. This modification is essential to prevent any interference with the system's operation.

These construction modifications are vital to ensure that our project adheres to all regulatory standards while maintaining operational efficiency. We trust that you understand the necessity of these changes and will support us in implementing them seamlessly.

Please review this proposed amendment and signify your agreement by signing below. Should you have any questions or require further clarification, please do not hesitate to contact us.

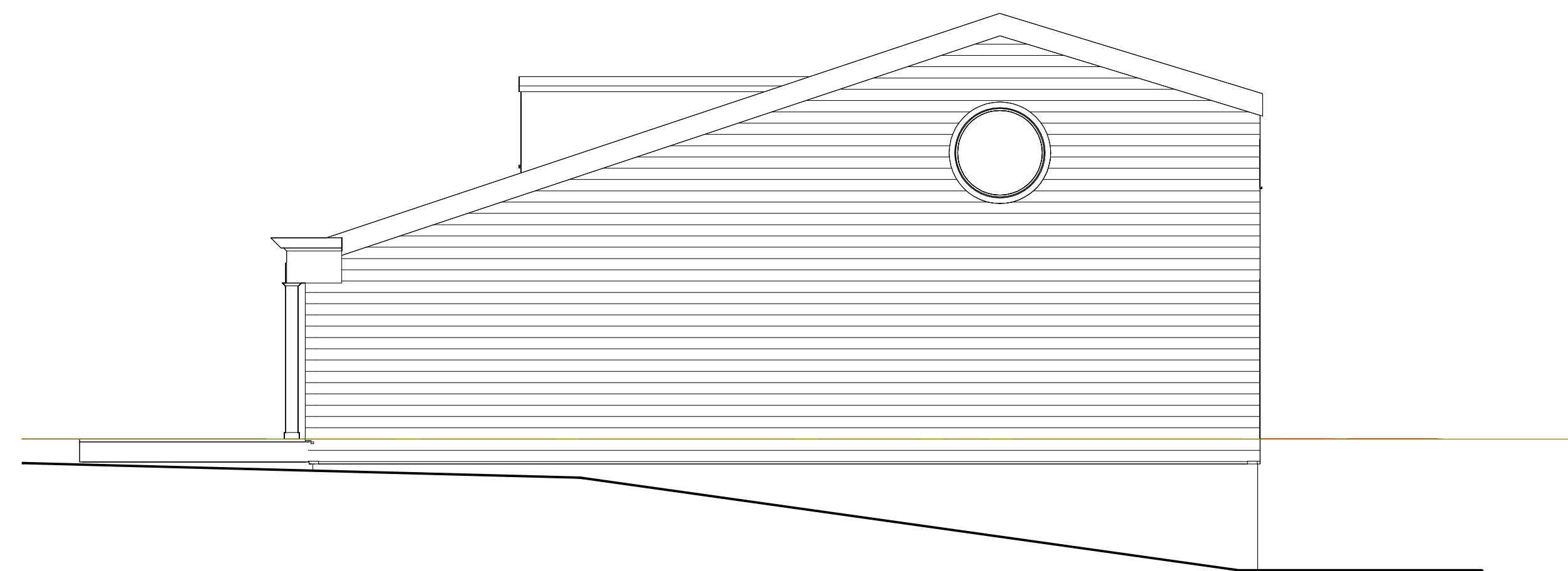
Thank you for your cooperation and understanding in this matter. We appreciate your prompt attention to this amendment.

Sincerely,

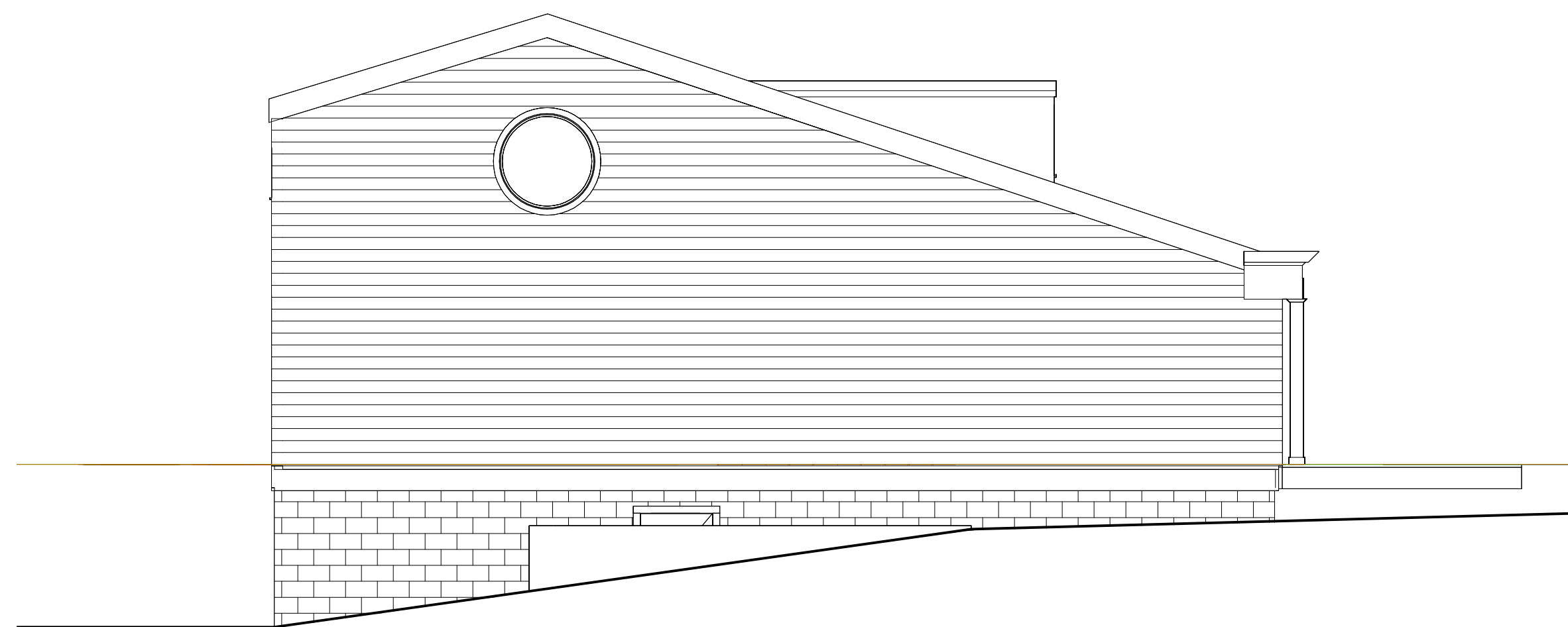
Mike Friscia
Project Manager
Blinderman Construction
m:630.664.1065 | e:mfriscia@blinderman.com

GENERAL NOTES

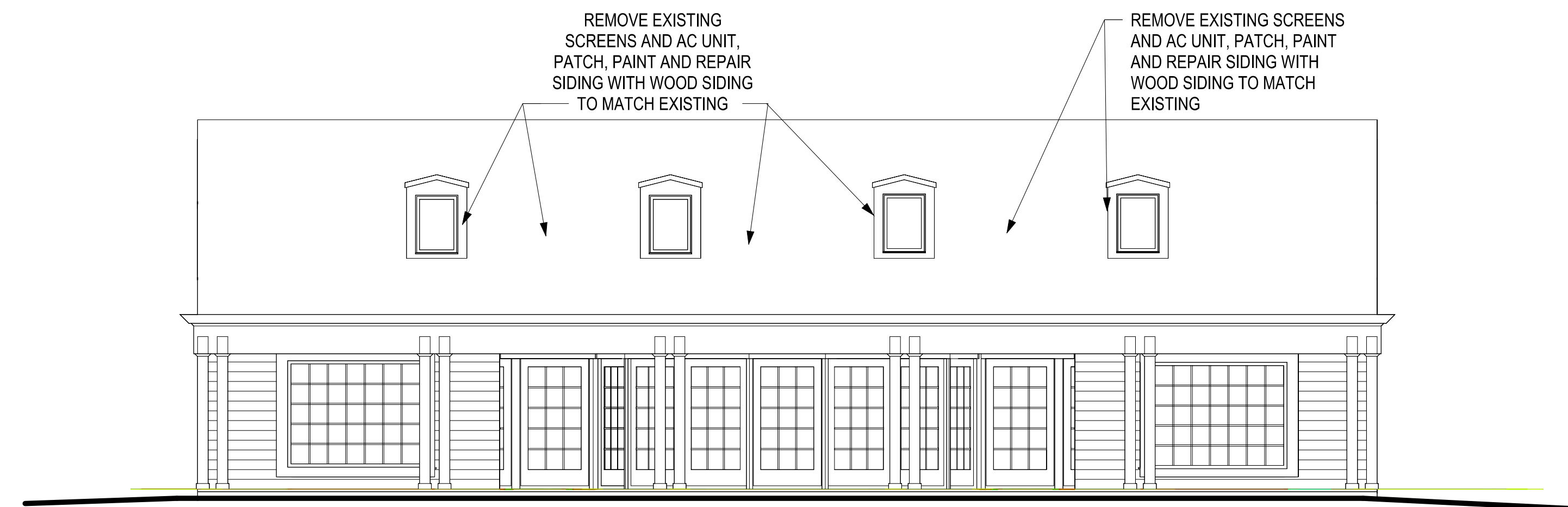
1. CLEAN, PATCH, AND REPAIR EXISTING SIDING AS NEEDED. ENTIRE EXTERIOR TO BE PAINTED. COLORS TO BE DETERMINED.



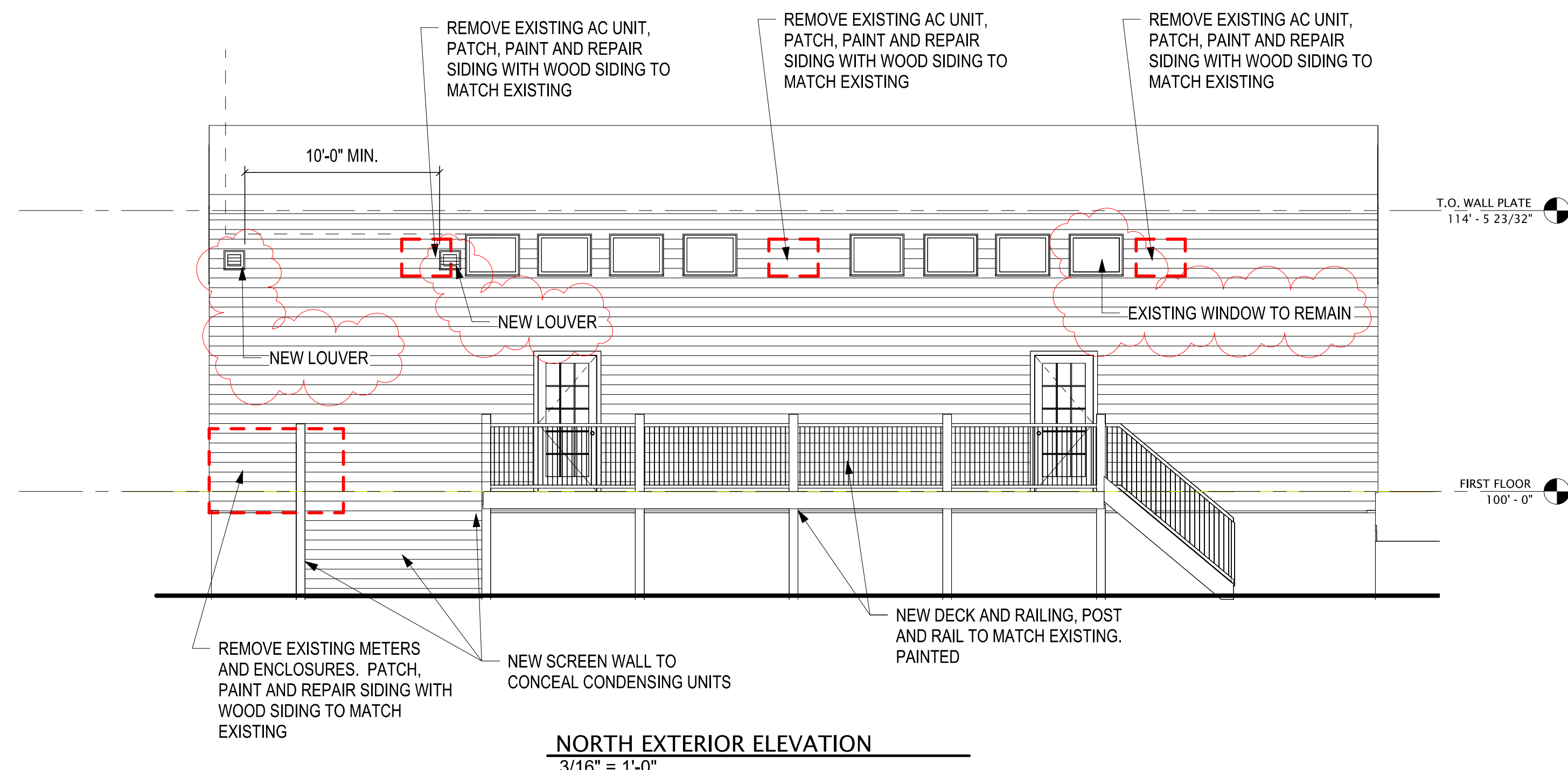
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CAROUSEL ARCADE

MACKINAC ISLAND, MICHIGAN

Design: Barry J. Polzin
Drawn By: MRH
Date Of Issue: 01/12/23

REVISION		
DATE	ISSUE	BY
2/27/24	3	

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REVISION		
DATE	ISSUE BY	BY
12/7/23	RF1 #1	UPEA
1/9/24	RF1 5&7	UPEA
2/15/24	RF1 26	UPEA
2/27/24	3	UPEA

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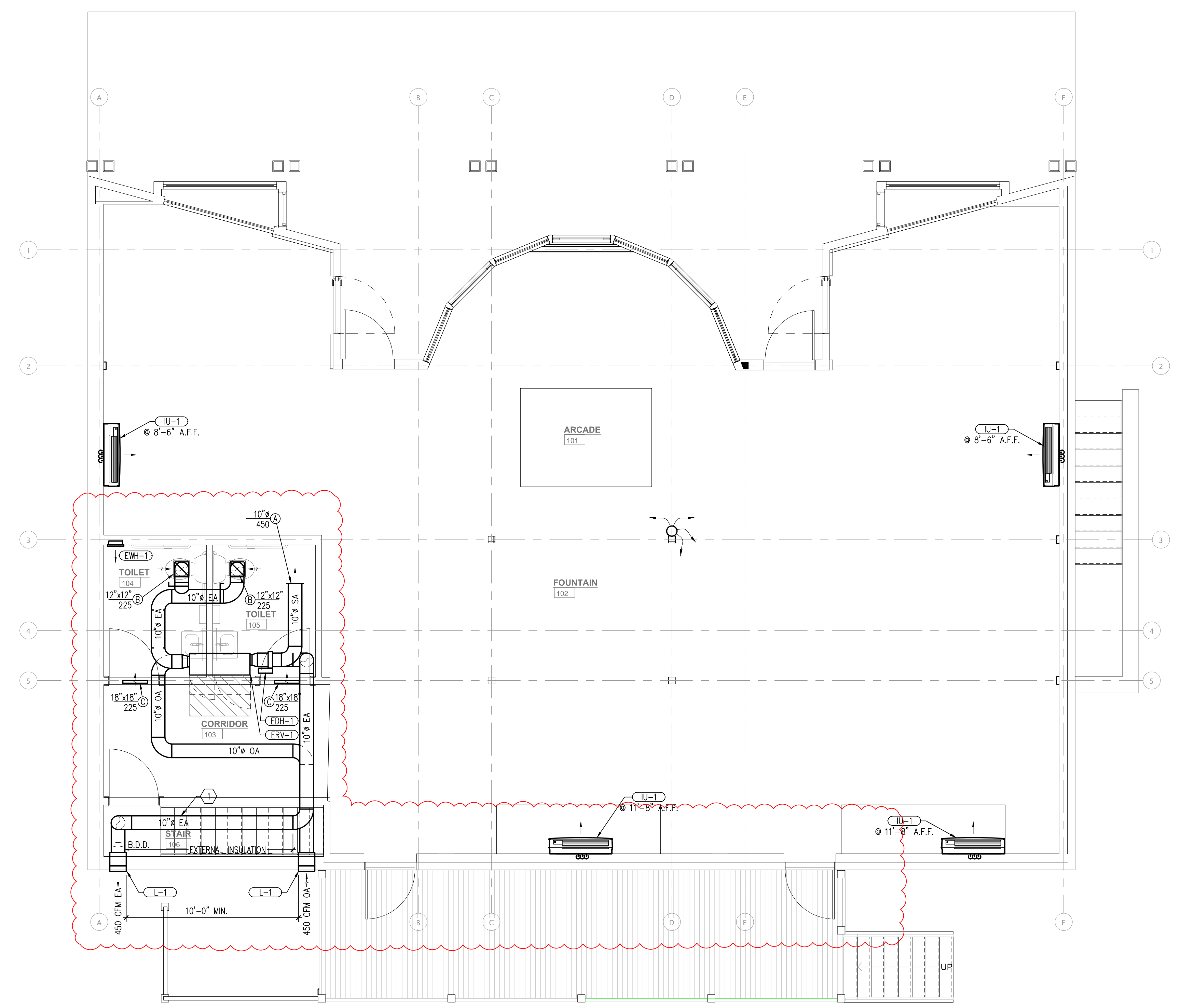
SHEET:
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KEY NOTES

- ROUTE EXHAUST DUCT AGAINST WALL, SHOWN OFFSET FOR CLARITY.

GENERAL NOTES

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- ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY. ALL WORKMANSHIP SHALL BE NEAT AND SKILLED, AND SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES.
- PROVIDE PROPER BACKING FOR ALL FIXTURES, EQUIPMENT, AND COMPONENTS. COORDINATE WITH ALL TRADES AND OWNER.
- VERIFY ALL LAYOUTS, DIMENSIONS, CLEARANCES, AND METHODS WITH EQUIPMENT SUPPLIERS AND ALL TRADES. COORDINATE WITH OWNER FOR REQUIREMENTS PERTAINING TO ALL OWNER FURNISHED EQUIPMENT.
- CONTRACTORS SHALL SUBMIT, REVIEW, AND COORDINATE ALL EXISTING BUILDING SHUTDOWNS WITH OWNER PRIOR TO SCHEDULING AND OPERATIONS.
- PENETRATIONS OF FLOOR/CEILING ASSEMBLIES AND ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.



FIRST FLOOR MECHANICAL PLAN
1 / 4" = 1' - 0"



MAR 26 2024

Installation of (4) sets of SLS D-800 RFID Dock Doors (please see attachment for specs) to be installed at:

- 1. Head of the dock (West end where the wooden dock meets the concrete)
- 2. Ramp 1 – used to move people and belonging to both ports.
- 3. Ramp 2 – primary St. Ignace port ramp
- 4. Ramp 3 – primary Mackinaw City port ramp

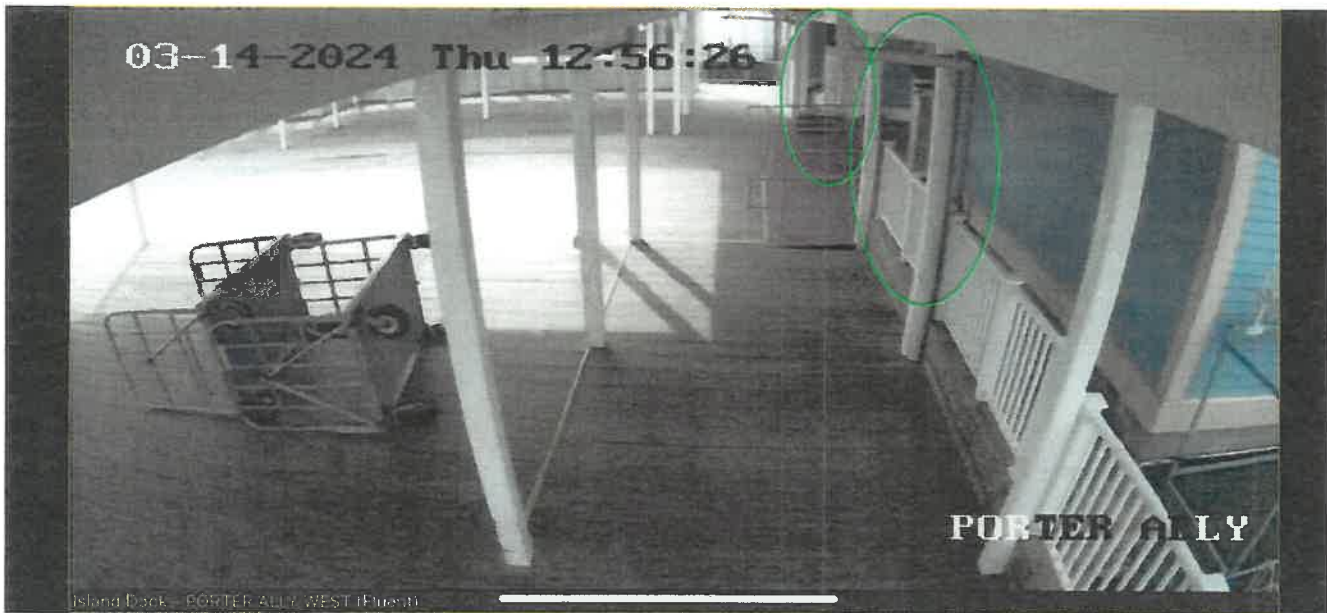
The installation of this equipment will provide safety and security sensitive information on all items being shipped to and from Mackinac Island to either St. Ignace or Mackinaw City. Will also provide safety and security sensitive information on all items crossing the threshold from Shepler’s Mackinac Island dock and the City of Mackinac Island.

Each item being shipped will possess an RFID tag which is read when it passes through any of the (4) read zones being installed.

Currently, the color of the Dock Door unit is yellow for safety reasons but could possibly be painted for aesthetic reasons if SLS believes it won’t affect the integrity of the equipment. Also, there is a black insert placed within the metal frame that can be customized to reflect the “Shepler” brand if necessary for aesthetic purposes as well.

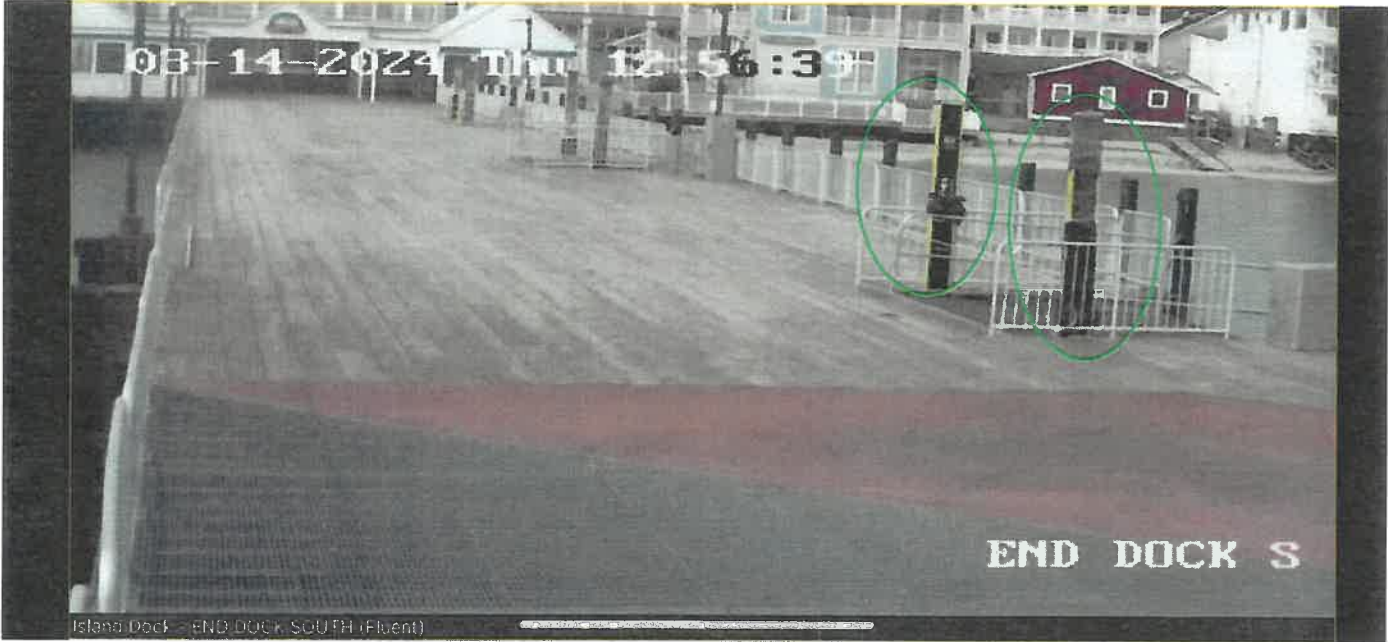
****The pictures below were taken from security cameras on 3.14.24. Currently, they’re wrapped in some protective plastic. ****

Head of Dock



File No. C24-014-012(LH)
 Exhibit D
 Date 3-26-24
 Initials KP

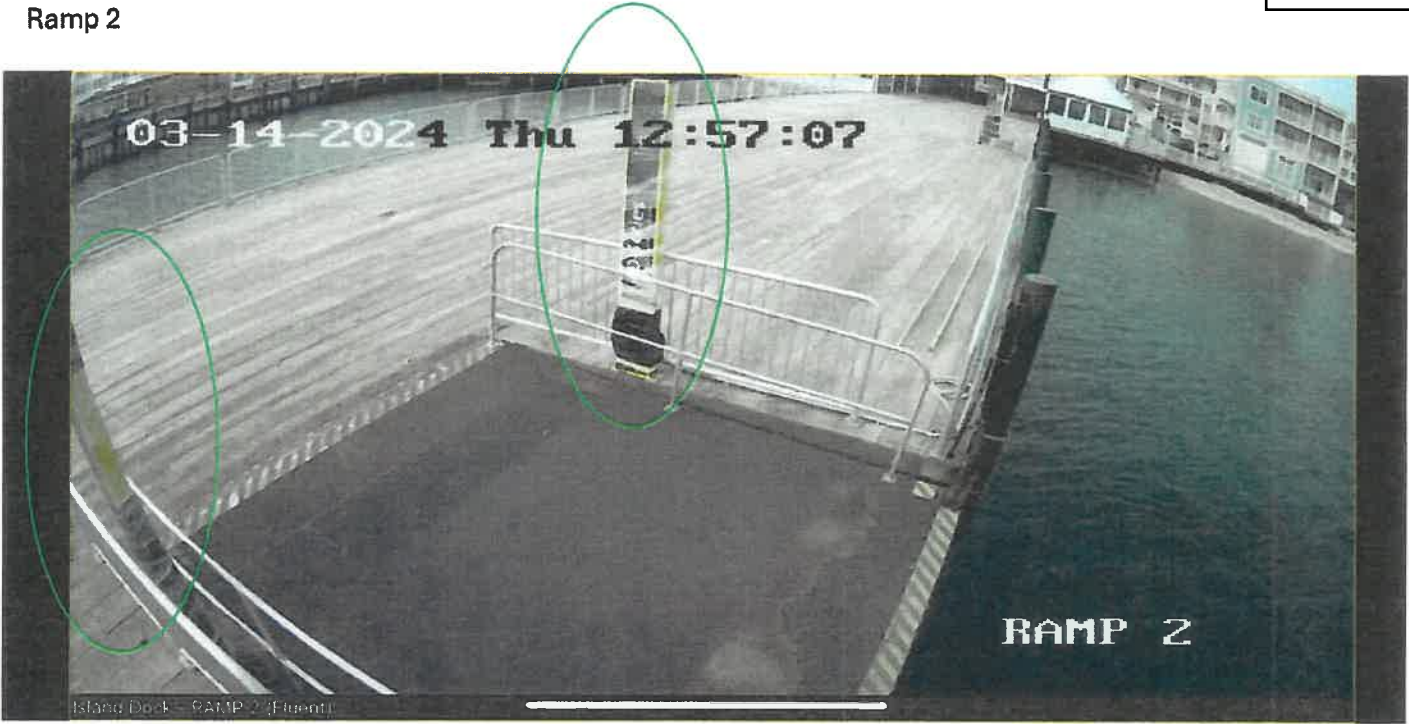
Ramp 3



Ramp 1



Ramp 2



Head of Dock pictures taken 3.26.24



Ramp1 Picture taken 3.26.24



Ramp 2 Picture taken 3.26.24



Ramp 3 Picture taken 3.26.24

Section X, Item.

e No. cat. 014.0124

3.14.21

D

14-2024

12:56:39

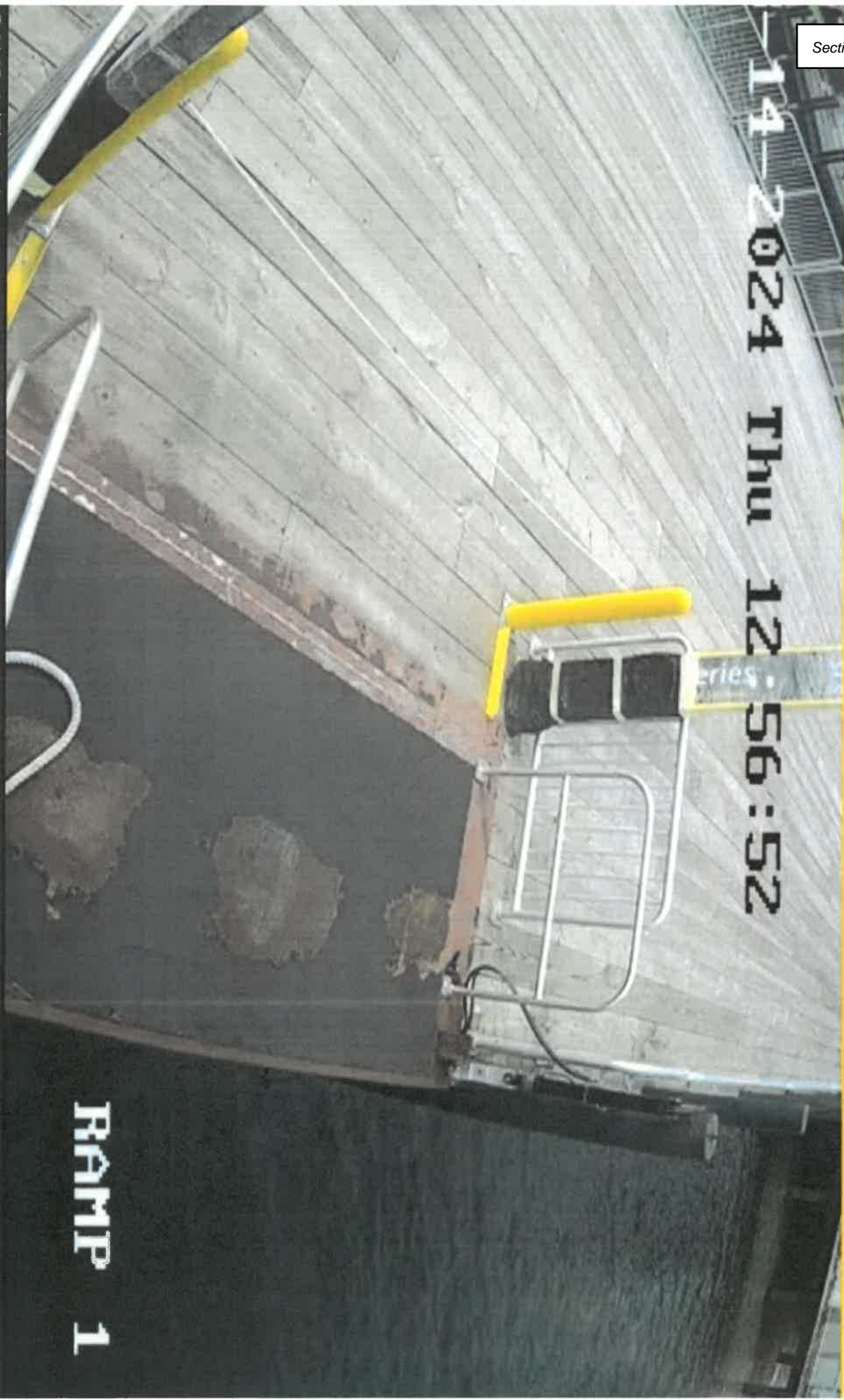
RECEIVED
MAR 14 2024



END DOCK SOUTH (Fluent)

END DOCK

14-2024 Thu 12:56:52



RAMP 1

RAMP 1 (Fluent)



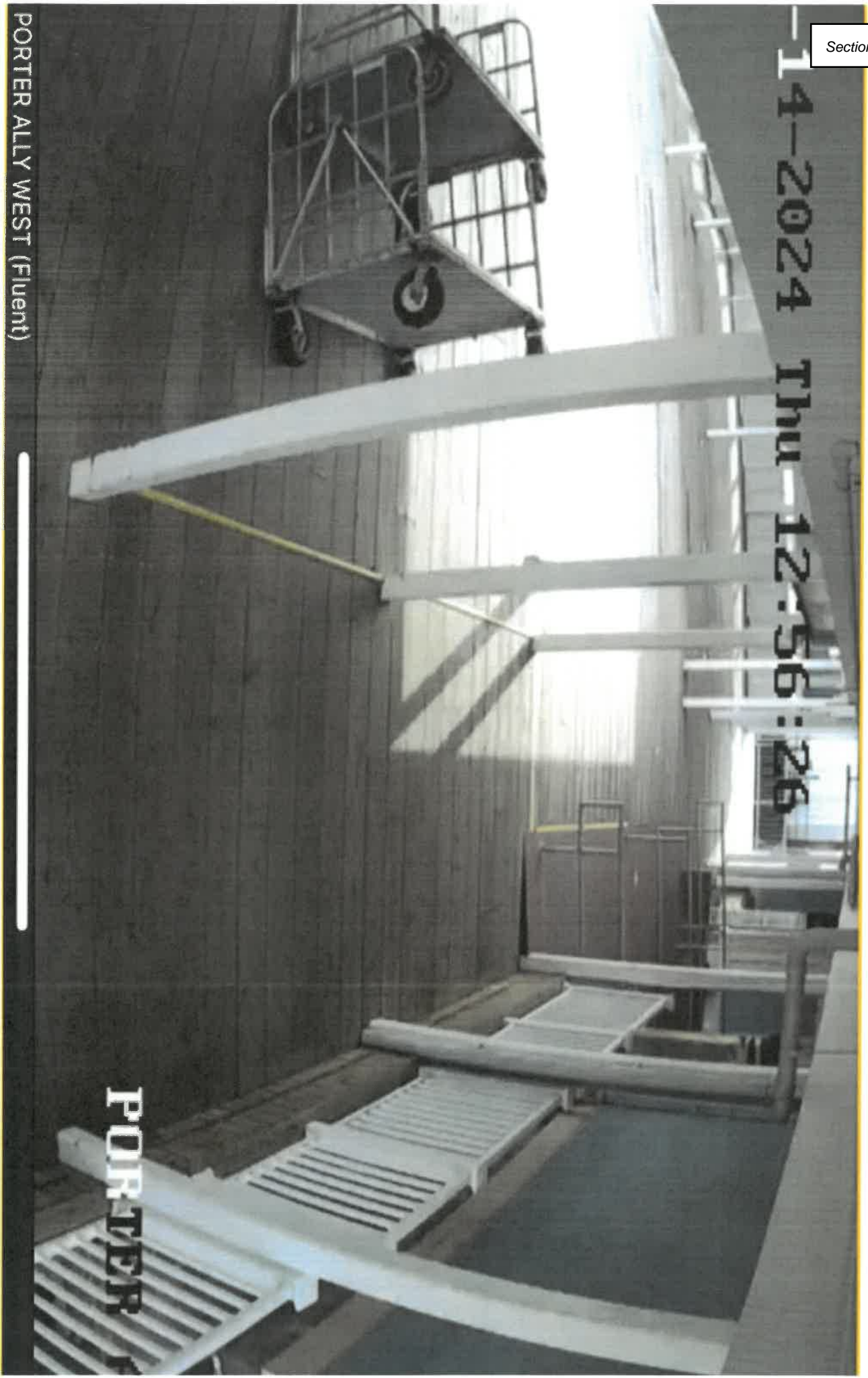
RAMP 2 (Fluent)

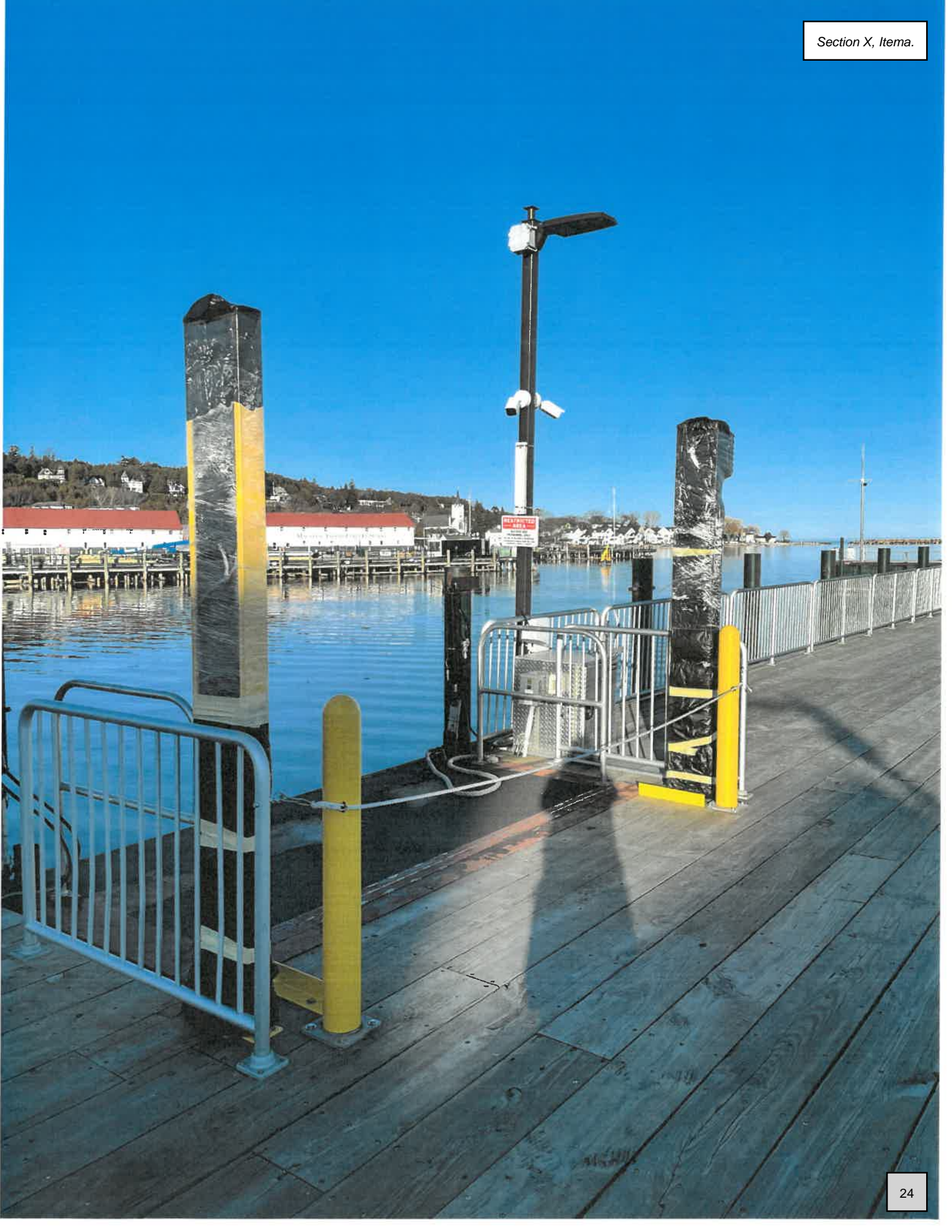


14-2024 Thu 12:56:26

PORTER ALLY WEST (Fluent)

PORTER

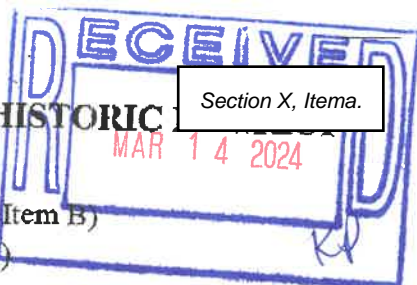








GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC



- Minor Work (Complete Section A and refer to General Directions)
- New Construction (Complete Section B and refer to General Directions and Item B)
- Demolition (Complete Section B and refer to General Directions and Item C)

Application Deadline: Application and materials must be completed and submitted by 4:00 p.m. ten (10) business days before each Commission Meeting. Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

File No. _____
 Exhibit C24-014-012(H)
A
 Date 3.14.24
 Initials 051-440-014-00 KP
 (Property Tax ID #)

A) MINOR WORK

PROPERTY LOCATION: 7431 Main Street
 (Number) (Street)

PROPERTY OWNER

Name: Chris Shepler Email Address: chris@sheplersferry.com
 Address: 556 E. Central Ave. Mackinaw City MI 49701
 (Street) (City) (State) (Zip)
 Telephone: 231-436-5023 231-436-7521
 (Home) (Business) (Fax)


APPLICANT/CONTRACTOR

Name: Jason Wiley Email Address: jason@sheplersferry.com
 Address: 556 E. Central Ave Mackinaw City MI 49701
 (Street) (City) (State) (Zip)
 Telephone: 231-436-5023 231-436-7521
 (Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used.
- Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

 SIGNATURES _____
 Signature Signature

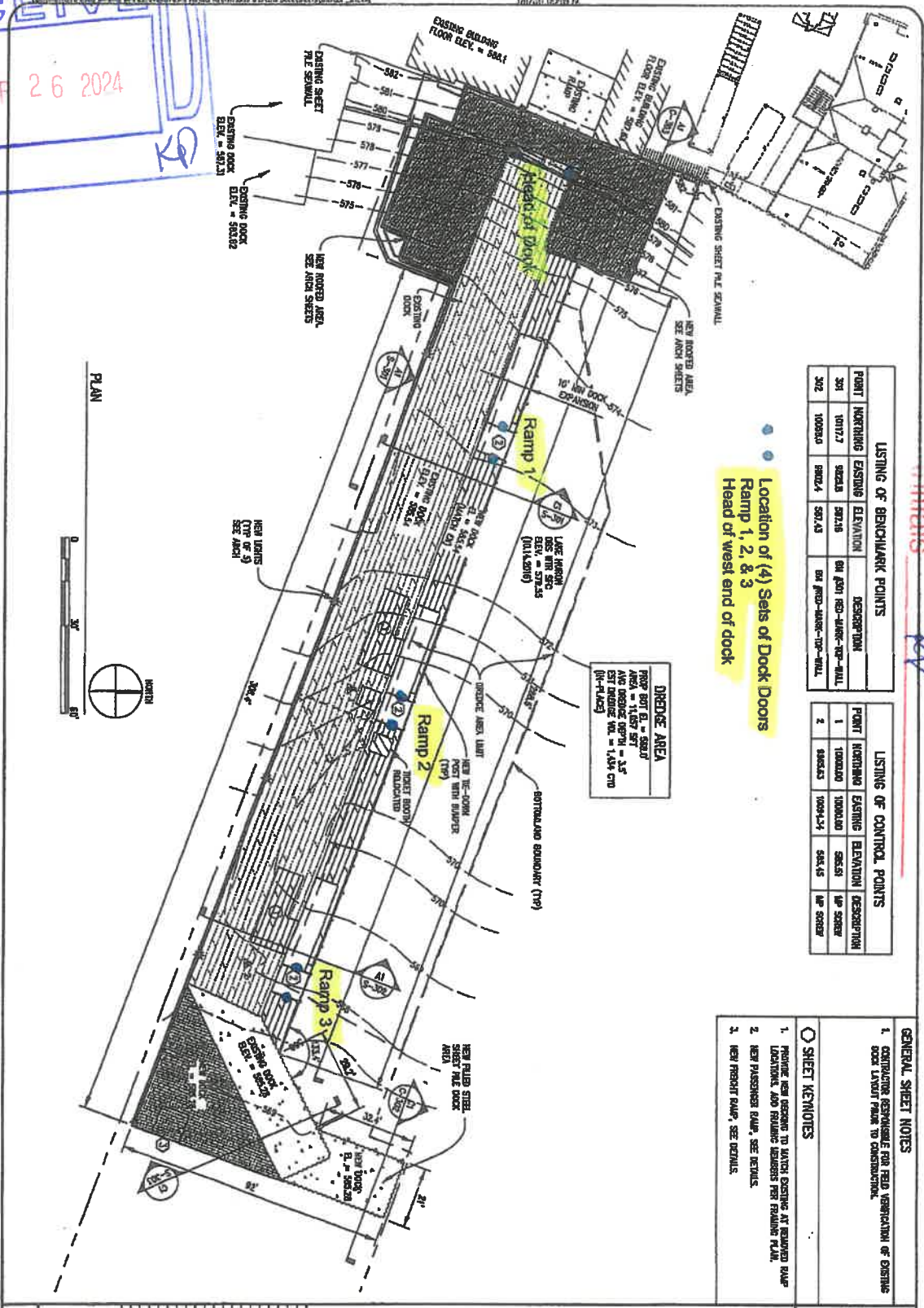
C24-014-012(H)

3.14.24

6007 250 = 850

RECEIVED

MAR 26 2024



LISTING OF BENCHMARK POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
301	1017.7	922.5	587.5	BM (DOT) RD-448C-TM-BULL
302	1009.0	990.4	581.3	BM (PROP-448C-TM-BULL)

LISTING OF CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1000.00	1000.00	585.51	WP 50887
2	940.53	1004.54	585.45	WP 50922

Location of (4) Sets of Dock Doors
Ramp 1, 2, & 3
Head of west end of dock

DREDGE AREA
FROM BOT. EL. = 582.0'
AREA = 12,651 SQ FT
EST. VOLUME = 1,445 CUB YD
EST. DEPTH = 1.445 FT
(11'-4" MAX)

- GENERAL SHEET NOTES**
1. CONSULTING RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING DOCK LAYOUT PRIOR TO CONSTRUCTION.
- SHEET KEYNOTES**
1. PROVIDE NEW ROOFING TO MATCH EXISTING AT REMOVED RAMP LOCATIONS. ADD FINISH DETAILS PER FINISH PLAN.
 2. NEW PASSENGER RAMP. SEE DETAILS.
 3. NEW FERRY RAMP. SEE DETAILS.

File No. Cal. 014-012614

Exhibit F

Date 3.26.24

Initials WP

DOCK EXPANSION
MACKINAC ISLAND, MICHIGAN

PREPARED FOR: SHEPLER'S MACKINAC ISLAND FERRY

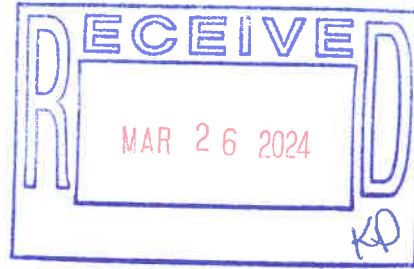
NDG
National Design Group
2440 Parkway Drive
Ann Arbor, Michigan 48106
www.ndginc.com

SITE PLAN

C-101

D-Series®

RFID Dock Door Solution



Optimizing Supply Chains

For organizations looking to gain visibility and efficiency in their supply chain, look no further. The SLS D-Series® RFID Dock Door Solution was designed with your supply chain needs in mind - combining the performance of Wave® Antenna technology, lightweight strength of durable aluminum extrusion, and unmatched ease of installation to deliver the industry's leading industrial data capture solution.

Control Your Read Zone

The SLS D-Series® RFID Dock Door Solution has quickly become the industry leader for RFID solutions within warehouses and distribution centers. Using the Wave® Antenna Technology, the D-Series® operates at a very low power, allowing read zones to be tightly controlled and extremely defined, while minimizing risk of cross reads between adjacent read points. Differing from patch antennas, the D-Series® is designed to uniformly illuminate a volume of space, allowing for greater read accuracy with zero support from complex software algorithms.

The integrated Wave® Antennas used in the D-Series® are unique in covering all three tag orientations within a user-defined zone. Our antenna design creates a wide-angle lens effect which covers all three polarizations at once and are designed to provide superior UHF read zone coverage. Whether there is a need for pallet level or item level reads, the SLS D-Series® is fully equipped to acquire these tag reads with impressively high accuracy.

Built to Last

The SLS D-Series® has made its mark in the industry not only for its outstanding technology performance, but its ruggedness and durability. These antennas are often installed in industrial, high traffic environments and are subject to forklift damage from time to time. SLS has manufactured these antennas to withstand large blows while maintaining full functionality in the field.

Scalable

The SLS D-Series® is completely plug-and-play - no additional servers or A/C power is necessary. SLS understands the need for these solutions to be cost effective in order to have a quick ROI, which is why our Dock Door Solution was engineered to be ran completely off of Power over Ethernet (PoE).

The SLS Dock Door Solution offers an extremely straightforward installation process, allowing for a repeatable and scalable solution, giving our customers an even greater overall success and rapid ROI.



File No. C24-014-012(H)

Exhibit C

Date 3.26.24

Initials KD

Section X, Item.



	SLS D-800	SLS D-500	SLS-D-200	SLS D-100
Weight	45lbs	30lbs	10lbs	10lbs
Dimensions	96"x15"x4"	62"x15"x4"	24"x15"x4"	61"x9"x2"
Reader Compatibility				
Impinj R420	✓	✓	✓ *	✓
Impinj R700	✓	✓	✓ *	✓
Zebra FX9600	✓	✓	✓ *	✓ *
Zebra FX7500	✓	✓	✓ *	✓
GPIO	Optional	Optional	Optional	Optional
Mounting Hardware	Included	Included	Included	Included
Max EIRP (FCC Compliance)	36dBi	36dBi	36dBi	36dBi
Frequency Range (North America)	902-928 MHz	902-928 MHz	902-928 MHz	902-928 MHz
Frequency Range (Europe)	865-868 MHz	865-868 MHz	865-868 MHz	865-868 MHz
Temperature Range	-4°F to 140°F (-20°C to 60°C)	-4°F to 140°F (-20°C to 60°C)	-4°F to 140°F (-20°C to 60°C)	-4°F to 140°F (-20°C to 60°C)
Polarization	Multi-Linear	Multi-Linear	Multi-Linear	Multi-Linear
Impedance	50 Ohms	50 Ohms	50 Ohms	50 Ohms
Gain	3.0 dBi	3.0 dBi	3.0 dBi	3.0 dBi
Maximum Input Power	10 Watts	10 Watts	10 Watts	10 Watts
H-Plane Beam Width	180 Degrees	180 Degrees	180 Degrees	180 Degrees
E-Plane Beam Width	180 Degrees	180 Degrees	180 Degrees	180 Degrees
Antenna Count	2	2	1	2
RF Coaxial Cables	Included	Included	Included	NOT Included
Cable Spec	RPTNC Male to RPTNC Male	RPTNC Male to RPTNC Male	RPTNC Male to RPTNC Male	RPTNC Male to RPTNC Male

* Mounted Externally

Federal Communications Commission (FCC) Compliance

Industry Canada (IC) Compliance

Europe – EU Declaration of Conformity (CE mark)

© 2021 Smart Label Solutions, LLC
 1100 Durant Drive, Howell, MI 48843
 Toll Free: 800.996.RFID (7343) Ph: 810.229.9890
 www.slsrfid.com

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File No. C24-014-012(A)

Exhibit C

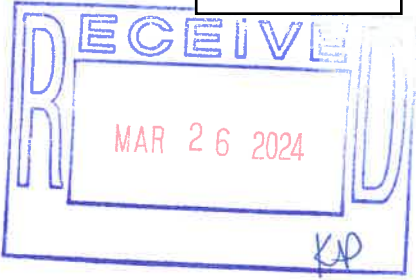
Date 3.14.24

Initials KP

Legal Description:

LEASED FROM D.N.R. FORMER NO. 940-014-00 BUILDING ON LEASED LAND (SHEPLER DOCK) DESC AS COMM AT THE NW COR OF LOT 139 ASSESSOR'S PLAT NO 3 TH S 76 DEG 15'50"E 51.00 FT TO TH POB TH S 76 DEG 37'00"E 83.00 FT TH N 73 DEG 23'00"E 68.84 FT TH S 76 DEG 37'00"E 331.15 FT TH S 13 DEG 11'00"W 78.00 FT TH N 76 DEG 49'00"W 470.00 FT TH N 06 DEG 14'40"E 45.10 FT TO THE POB

Section X, Itema.



File No. C24-014-012(H)
Exhibit E
Date 3-26-24
Initials KP



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 April 2024

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
Mackinac Island, MI 49757

Re: **SHEPLER'S FERRY DOCK SECURITY & TRACKING EQUIPMENT INSTALLATION**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

I have reviewed the proposal to install RFID (Radio Frequency IDentification) security and tracking equipment at the Shepler Ferry dock at 7431 Main Street, in the Market and Main Historic District. The Shepler Ferry Dock is a Contributing resource in the district.

An RFID unit (8 feet tall x 15 inches wide x 4 inches deep) would be installed at four locations on the Dock: entry to the dock at the bottom of the concrete ramp, and at the three boarding / de-boarding locations on the dock. An RFID tag would be placed on each item being shipped, and the equipment would keep track of all items passing by any locations.

Under **Standard 2**, the historic character of the property would be retained and preserved. Certainly this equipment would stand in contrast to, and understood by the modern traveler in this day and age to be a necessary accoutrement to, the historic ambiance of the ferry travel experience. The HDC should discuss standard color options and the possibility to paint units.

The proposed installations would be functionally appropriate to the Shepler's Ferry Dock, and would be compatible with the Market and Main Historic District. As such, I believe the Standards for review are met.

Sincerely,

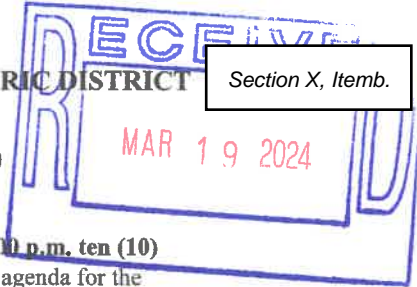
RICHARD NEUMANN ARCHITECT

Rick Neumann
Rick Neumann

- c. Chris Shepler, Shepler Ferry
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemb.



- Minor Work (Complete Section A and refer to General Directions)
- New Construction (Complete Section B and refer to General Directions and Item B)
- Demolition (Complete Section B and refer to General Directions and Item C)

Application Deadline: Application and materials must be completed and **submitted by 4:00 p.m. ten (10) business days before each Commission Meeting.** Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

A) MINOR WORK

PROPERTY LOCATION: 7477 Market St 051-550-017-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: GHMI Holdings LLC Email Address: Paul.McCormick@kslcapital.com

Address: 100 St Paul Street Ste 800 Denver CO 80206
(Street) (City) (State) (Zip)

Telephone: 720-428-6509
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Richard Chambers Email Address: rchambers@grandhotel.com

Address: 286 Grand Ave Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 906-748-0149
(Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used.
- Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

Signature: [Signature] SIGNATURES Paul McCormick
Signature Paul McCormick

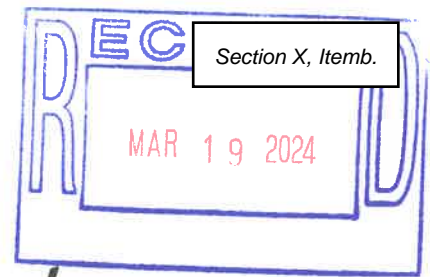
Richard Chambers Paul McCormick
Please Print Name Please Print Name

NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

**RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
7358 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035**

File Number: M024-017-014(H) Date Received: 3.19.24 Fee: 100 -
Received By: KPereny Work Completed Date: _____

Grand Hotel®



Grand Hotel
P.O. Box 286
Mackinac Island, MI 49757

03/14/2024

For Consideration,

The attached application is for minor work on the "Parker" building located at 7477 Market St within the Historic District of the City of Mackinac Island. Parcel # 051-550-017-00

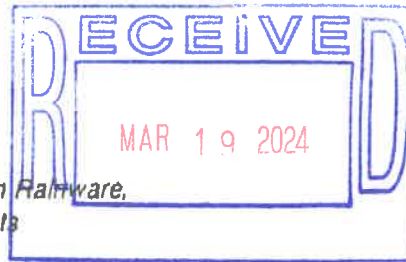
The minor work is to add .032 5" K-Style gutters to the front of the building. The building originally had this style gutter, but was damaged in 2014 and never replaced. Please see the attached spec sheet and current condition of the building.

Best,

A handwritten signature in blue ink, appearing to be "Richard Chambers".

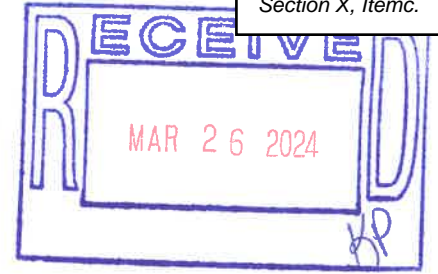
Richard Chambers

Director of Capital Projects



Listed below are the specifications on the paint, metal preparation, and finished coating for aluminum gutter coil.

1. The aluminum used is alloy 3105 H-14 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge of the aluminum for the gutter may be .027 or .032 ± .002. Other gauges are used when specified.
2. The surface of the aluminum sheet is thoroughly cleaned and dried to remove impurities and coated with Betz Metchem Permatreat 1500/3000 non-cyanide chromate conversion coating.
3. A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or the wash coat, is also a thermo setting polyester enamel applied to help resist corrosion.
4. The color range used in applying the coating is ± .50 units - Hunter Lab Color Meter.
5. The thickness range of the applied finish is .80 mils. ± .10 mils. (.7 - .9).
6. The physical test used on our coated panels includes:
 - a. 180° - 2T tape, Scotch Brand #610
 - b. Reverse Impact = 2 lbs./mil. (Positive) tape, Scotch Brand #610.
 - c. Pencil Hardness = F minimum, Eagle Turquoise Brand.
 - d. M.E.K. 100 Double rubs using Cheesecloth - mesh size 28 x 24.



March 26, 2024

Mackinac Island Historic District Commission
City of Mackinac Island, MI 49757

File No. HB24-041-016
Exhibit A
Date 3-26-24
Initials KP

RE: 6948 Main Street, Mackinac Island, MI

Dear HDC:

We are attorneys for Cheryl Nephew Jaquiss, as Trustee of the Cheryl Nephew Jaquiss Individual Living Trust uad 11/10/2008 (the "Trust" or the "Owner"). As you are aware, the Trust is the owner of property located on Mackinac Island commonly known as 6948 Main Street, Parcel ID No. 051-525-041-00 (the "Property").

The purpose of this correspondence is to seek the approval from the Mackinac Island Historic District Commission ("HDC") for demolition of the building located on the Property. In support of this request, attached are the following documents:

1. General Application for Work (demolition).
2. Revised design for new home, modeled after the existing structure, as prepared by architect Richard Clements dated March 25, 2024.

The Owner is seeking the HDC's approval to demolish a non-conforming structure with a new home. Not a hotel and not a boarding house. A simple single-family home in lieu of what exists.

Thank you .

Very truly yours,

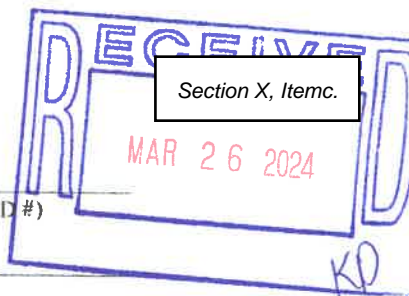
James J. Murray
Plunkett Cooney
Direct Dial 231-348-6413

JJM/tll

Enclosures

ATTORNEYS & COUNSELORS AT LAW

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES



PROPERTY LOCATION: 6948 Main Street (Number) (Street) 051-525-041-000 (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: Lot 86, Assessor's Plat No. 2
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: As support, please see the prior application and all exhibits and additions/supplements thereto.

APPLICANT/CONTRACTOR

(Applicant's interest in the project if not the fee-simple owner): Contractor

Name: Belonga Excavating, LLC Email Address: belongaexcavating@outlook.com

Address: 903 Church Street, St. Ignace, MI 49781
(Street) (City) (State) (Zip)

Telephone: 906-643-7660; 906-430-0369
(Home) (Business) (Fax)

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief.

Signature: _____ Date: _____

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY¹ This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: Cheryl Nephew Jaquiss Individual Living Trust uad 11.10.2008 Email Address: cnjaquiss@gmail.com
Address: 5318 Miller Avenue, Dallas, TX 75206
Telephone: 501-690-7305
File No. HB24-041-016
Exhibit B
Date 3-26-24
Initials KP

The undersigned certify(ies) and represent(s)

1. That he/she, it or they is (are) all of the fee title owner(s) of all of the property involved in the application; and
2. That he/she, it or they has (have) attached a list which identifies all parties with a legal interest in the property at issue other than the undersigned owner(s) and has (have) identified the nature of each legal interest; and
3. That the answers and statements herein attached and materials provided are in all respects true and correct to the best of his, her, its or their information, knowledge and belief. The undersigned hereby further certify(ies) and represent(s) that he/she, it or they has (have) read the foregoing and understand(s) the same.
4. That the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531.

Signature _____ SIGNATURES Cheryl Nephew Jaquiss, Trustee
Signature _____

Please Print Name _____ Cheryl Nephew Jaquiss, Trustee
Please Print Name _____

Signed and sworn to before me on the 26th day of March, 2024.

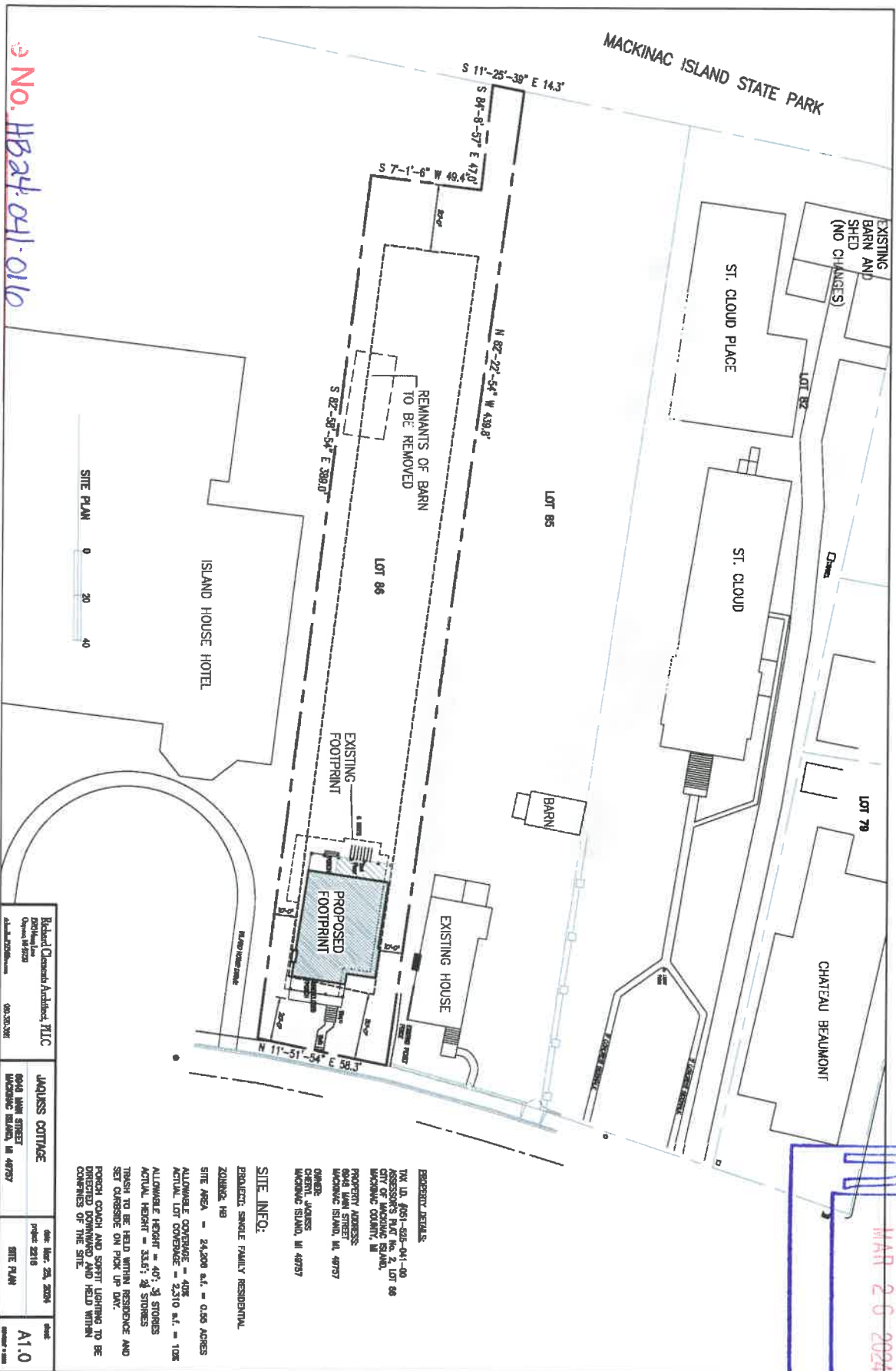


Notary Public _____
Dallas County, Michigan Texas #
My commission expires: 08/01/2026

¹ The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree. (revised 04/17)

HB24-041-016 3-26-24 \$1500

hibit C
 te 3.26.24
 tials KP



Richard Clements Architects, PLLC 1000 Michigan Olympic Bldg #200 Ann Arbor, MI 48106-1000 313.963.3000	JAQUSS COTTAGE 604 W MAIN STREET MACKINAC ISLAND, MI 49757	DATE: Mar. 25, 2024 PROJECT: 2210 SITE PLAN	SCALE: A1.0 SHEET: 1 OF 1
---	--	--	------------------------------

PROPOSED DETAILS:
 TAX ID: 4931-625-041-00
 ASSESSOR'S PARCEL NO. 2, LOT 86
 MACKINAC ISLAND,
 MICHIGAN 49757, MI

PROPERTY ADDRESS:
 604 W MAIN STREET
 MACKINAC ISLAND, MI 49757

OWNER:
 ORIENT, JAMES
 MACKINAC ISLAND, MI 49757

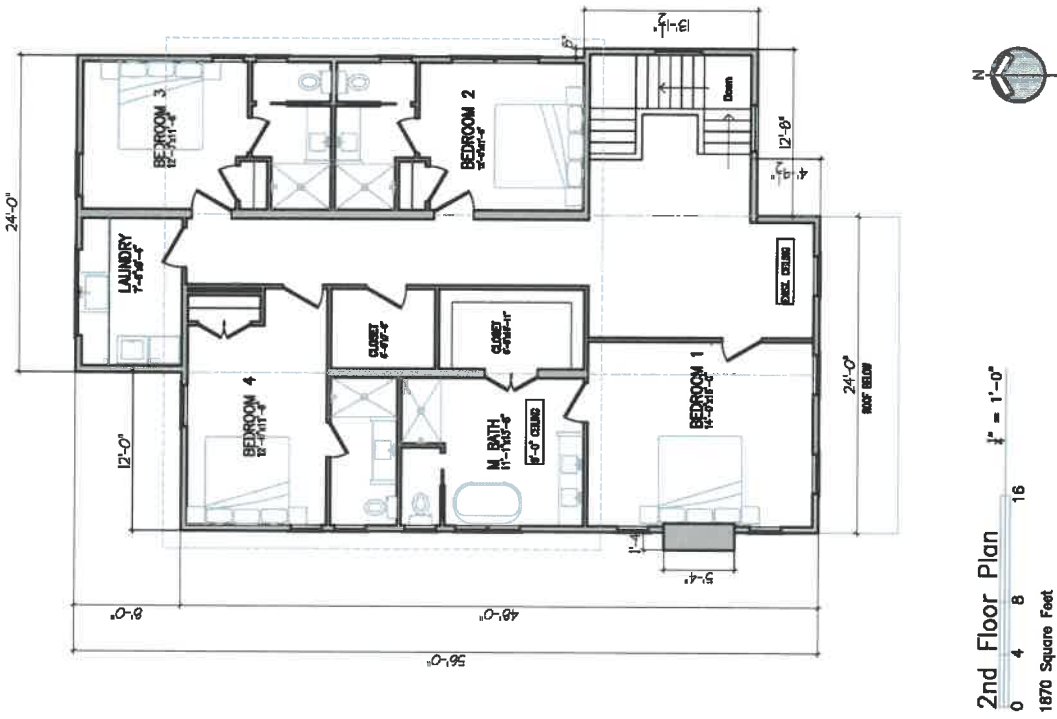
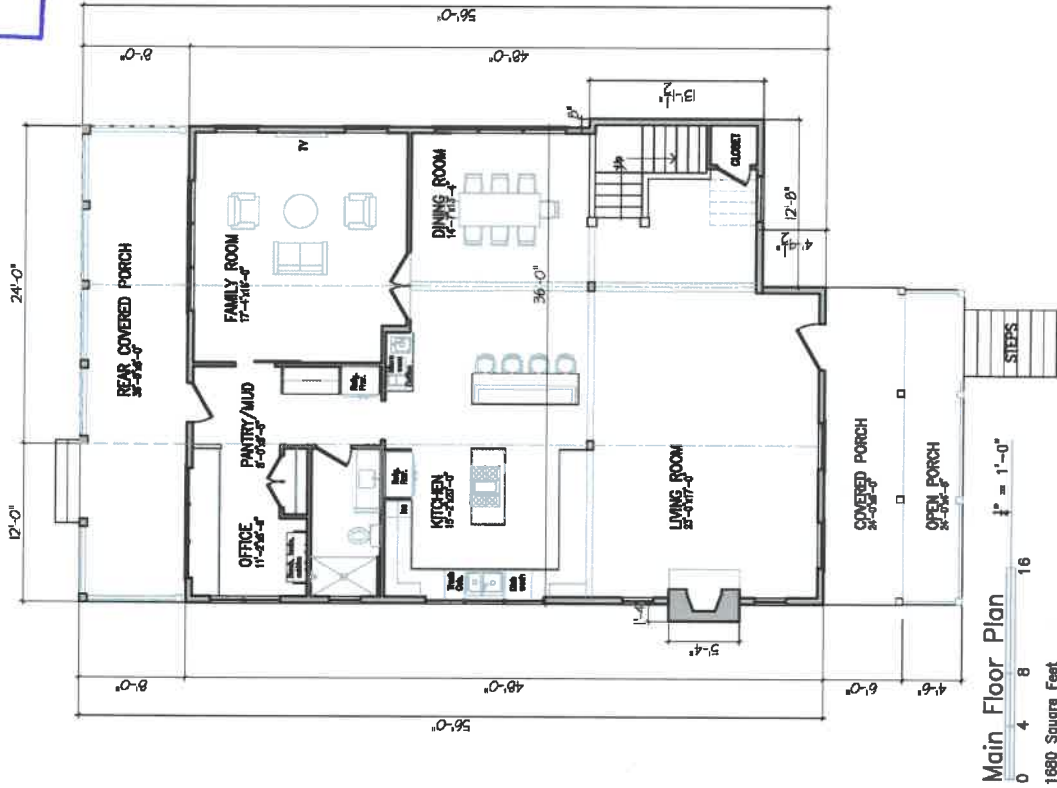
SITE INFO:
 PROJECT: SINGLE FAMILY RESIDENTIAL
 ZONING: R8
 SITE AREA = 24,206 s.f. = 0.56 ACRES
 ALLOWABLE COVERAGE = 40%
 ACTUAL LOT COVERAGE = 23,110 s.f. = 10%
 ALLOWABLE HEIGHT = 40', 3 STORES
 ACTUAL HEIGHT = 33.6', 2 STORES
 TRUSS TO BE HELD WITHIN RESIDENCE AND
 SET CURBSIDE ON PICK UP/DAY.
 PORCH COUCH AND SPLIT LIGHTING TO BE
 SET WITHIN RESIDENCE AND HELD WITHIN
 COVERS OF THE SITE.

RECEIVED
MAR 20 2024
KP

RECEIVED
MAR 26 2024

Section X, Itemc.

Richard Clements Architect, PLLC 200 West Lane Capezio, MI 49729 rcl@rcaarch.com 616.370.3061	6949 MAIN ST. MACKINAC ISLAND, MI 49757
JACQUIS COTTAGE	date: 3.25.24 project: 2216
sheet: A1.1	console:

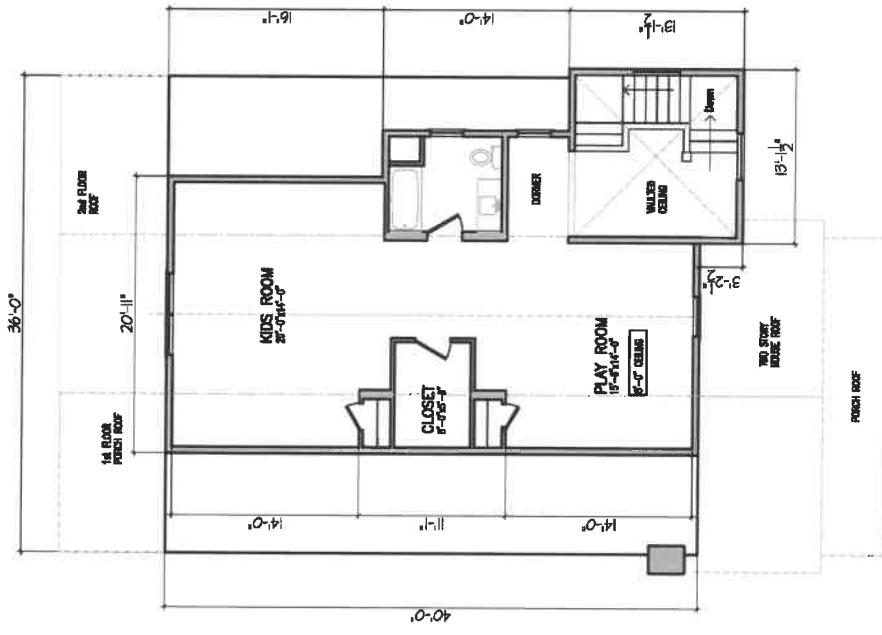


File No. HB24.041.010

Exhibit D

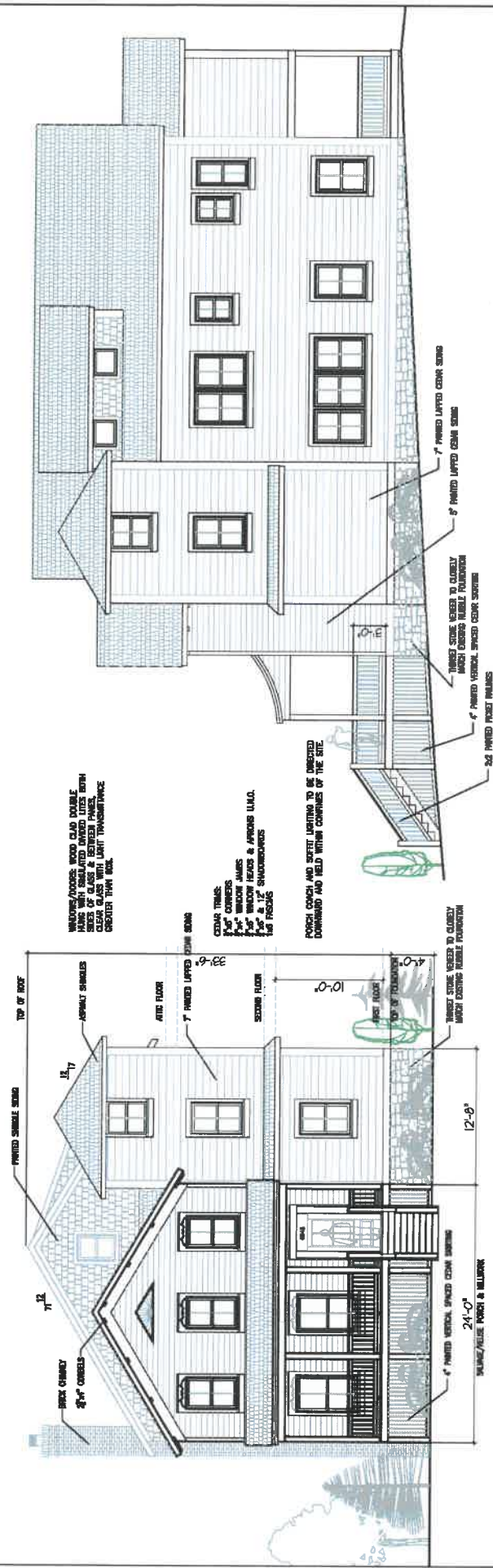
Date 3.26.24

Initials KR



Attic Plan
 0 4 8 16
 3/8" = 1'-0"
 935 Square Feet

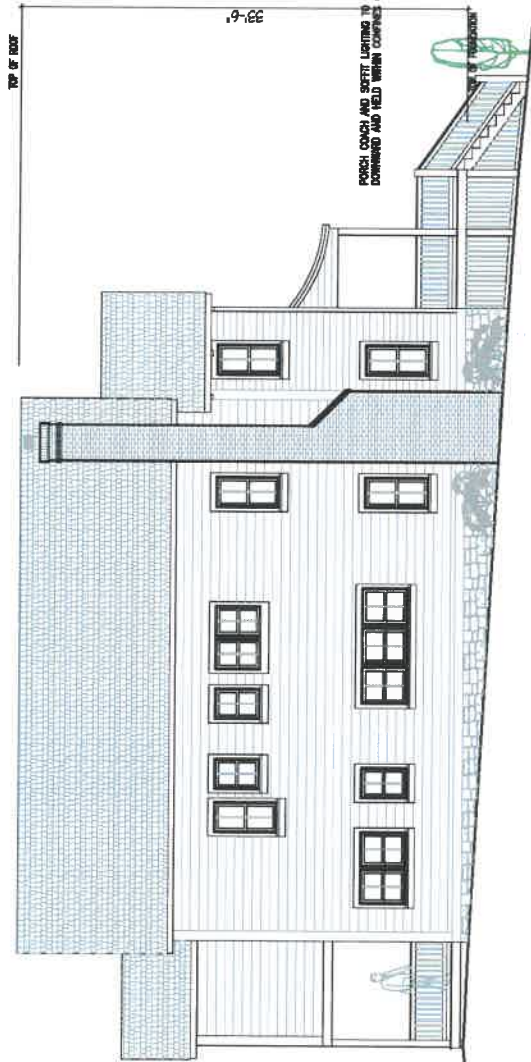
Richard Clements Architect, PLLC 280 Main Lane Coopers, NJ 07629 richard@rcaplanet.com 908-370-3361	JACUISS COTTAGE 6948 MAIN ST. MACKINAC ISLAND, MI 49757 date: 3.25.24 project: 2218	sheet: A12 revision:
--	--	-----------------------------------



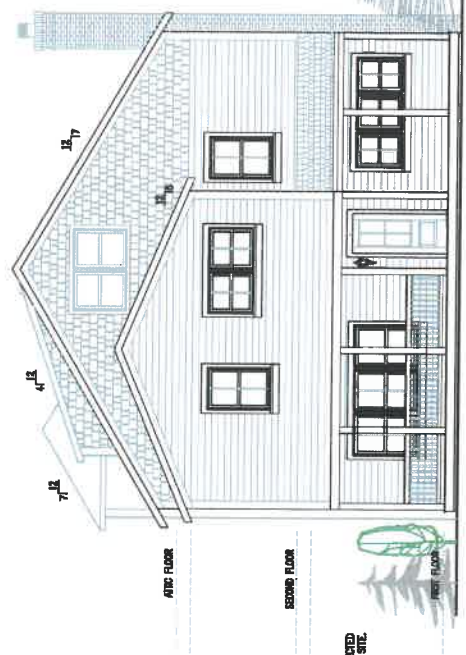
East Elevation 1/2" = 1'-0"

South Elevation 1/2" = 1'-0"

Richard Clements Architect, PLLC 2201 Kensington Lane Capehart, MI 49729 richard@rcapl.com 616.370.3061	JACUISS COTTAGE 6848 MAIN ST. MACKINAC ISLAND, MI 49757
date: 3.25.24 project: 2216	sheet: A2.1



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



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

Richard Clements Architect, PLLC 1570 Henry Lane Croyce, MI 49729 rclements@rcarch.com 989-370-3061	JACUISS COTTAGE
6848 MAIN ST. MACKINAC ISLAND, MI 49757	date: 3.25.24 project: 2216
sheet: A22	



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

4 April 2024

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757

Re: NEW JAQUISS RESIDENCE
Design Review

Dear Ms. Pereny:

I have reviewed the new residence proposed at 6948 Main Street; find attached the Design Review for the project.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

A handwritten signature in black ink that reads "Rick Neumann". The signature is written in a cursive, flowing style.

Rick Neumann

- c. Jim Murray, Plunkett Cooney
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

4 April 2024

DESIGN REVIEW

NEW JAQUISS RESIDENCE

6948 Market Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

I am writing this design review contrary to the step-by-step process required by Michigan's Local Historic Districts Act; that is, first approval by the HDC of a Notice to Proceed (to allow demolition), which then triggers a design review, and which if approved by the HDC, results in issuance of a Certificate of Appropriateness (to allow new replacement construction).

The proposed project is the construction of a new residence following the demolition of a historic structure at 6948 Main Street. The property is not located in a historic district, but was determined to be significant to the history of Mackinac Island, and would likely have been part of a new Mission Historic District being considered to be designated.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. 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 City Code Sec. 10-161(b).

Materials submitted for Review consist of architectural drawings by Richard Clements Architect, A1.0, A1.1, A1.2, A2.1, and A2.2, dated 25 March 2024.

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 new building would be a single family residence, as had been the historic purpose of the previous historic house originally and for many decades.

New Jaquiss Residence Design Review
4 April 2024
Page 2

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 character of the proposed new residence is a replication of the historic appearance of the front porch, and front approximately five feet of the historic house. Beyond five feet back from the front, the new house makes no effort to duplicate the historic appearance of the original house and subsequent historic additions. In particular, the proposed design would add a three story tower on the east side, set back from the front just over four feet, and on the west side it would add a new fireplace and chimney outside the exterior wall, set back six feet from the front, both of which never existed historically. The replicated historic character would largely be the front wall and front porch.

Replication is approximation, and is discouraged in historic environments as it detracts from authenticity, and cheapens truly original surrounding historic elements and structures.

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."*

This standard does not apply to the proposed project as the historic building would no longer exist to be changed.

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

This standard does not apply to the proposed project as the historic resource would no longer exist to evolve over time.

Standard 5 - *"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."*

The distinctive features of the historic house constituting the building front wall and front porch would be preserved in the sense that they would be replicated.

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."*

This standard does not apply to the proposed project since all historical features would be gone.

New Jaquiss Residence Design Review
 4 April 2024
 Page 3

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 project.

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

It is possible significant archaeological resources exist on the property. The proposed project should monitor excavation work to provide reconnaissance level oversight, by engaging with the Mackinac State Historic Parks archaeological staff.

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 demolition preceding new construction would destroy all historic materials that characterize the existing property. But the proposed new house design does differentiate the replicated front five feet of the house from the remaining 95% of the new residence by cladding the front with narrower horizontal siding to replicate the existing historic house, and wider horizontal siding on the rest of the new building. While of a larger massing than the replicated front five feet, the rest of the residence steps up in height in a way to be compatible with the historic streetscape.

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 essential form and integrity of the historic house would be lost. Related new construction would be all new construction, with the essential integrity of the historic property forever gone.

Standards Under Code Sec. 10-161(b)

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 replicated front five feet of the proposed new house would maintain some of the existing architectural value in appearance in relationship to the adjacent historic block-scape extending east and west from this property.

New Jaquiss Residence Design Review
 4 April 2024
 Page 4

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

As non-historical features of the historic house, the proposed tower and chimney of the new house would not have a historical relationship with the replicated front of the new structure, or the historic surrounding area, but would be characteristic features of many Mackinac Island buildings.

The design does attempt to relate the new replicated front with the un-replicated larger rear portion by matching the roof slope and use of materials and details.

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

The design, arrangement, and materials of the proposed new house would be generally compatible with the character of Mackinac Island.

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

Replicating the front five feet and front porch of the existing historic Red House would provide some aesthetic value relative to the adjoining historic properties, would provide some representation of the historic house once there.

CONCLUSION

Although applied as thoughtfully as possible in the discussion above, the Secretary of the Interior's Standards were promulgated and intended to be used to assess proposed changes to existing historic buildings, and so are not really suited to review new structures. And the City of Mackinac Island's "Design Guidelines For Work Within Historic Districts" does not include a needed chapter entitled "New Buildings in Historic Districts". But prevailing historic preservation thought advocates that new construction in a historic context should be built in a manner that protects the integrity of the historic setting within which it is located. And to be successful, new construction should be sited / located to fit into the streetscape; should be scaled (bulk and height) to be similar to neighbors; should be architecturally sympathetic (in terms of forms, shapes, rhythms, features, materials, and colors); and should be compatible, but not matching.

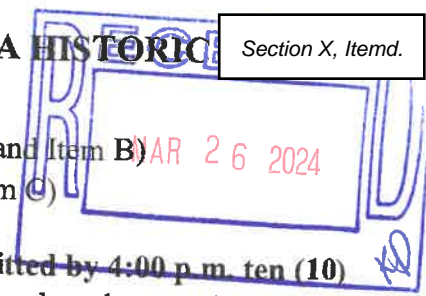
Based on these criteria, and the above discussion, the proposed new Jaquiss Residence at 6948 Main Street would meet the Standards for review.

END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC

Section X, Itemd.

- Minor Work (Complete Section A and refer to General Directions)
- New Construction (Complete Section B and refer to General Directions and Item B)
- Demolition (Complete Section B and refer to General Directions and Item C)



Application Deadline: Application and materials must be completed and submitted by 4:00 p.m. ten (10) business days before each Commission Meeting. Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

A) MINOR WORK

PROPERTY LOCATION: 7431 MAIN STREET 051-440-014-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: CHRIS SHEPLER Email Address: CHRIS@SHEPLERSFERRY.COM
 Address: 556 E. CENTRAL AVE. MACKINAW CITY MI 49701
 (Street) (City) (State) (Zip)
 Telephone: 231-436-5023 231-436-7521
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: JASON WILEY Email Address: JASON@SHEPLERSFERRY.COM
 Address: 556 E. CENTRAL AVE. MACKINAW CITY MI 49701
 (Street) (City) (State) (Zip)
 Telephone: 231-436-5023 231-436-7521
 (Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used.
- Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

SIGNATURES
 Signature [Signature] Signature _____
 File No. 24-014-017CH
 Exhibit B
 Date 3.26.24
 Initials KP

Modification of the support bullworks underneath Ramp #2 and Ramp #3 of our Mackinac Island Dock to accommodate the lower water levels going into the 2024 navigational season.

Ramp #2:

Picture 1 – cut out main I-Beam under the ramp and reinstall 2 foot lower than previous height.

Picture 2 – cut out perpendicular I-Beam, install new vertical column to support existing cross beam, and reinstall perpendicular I-Beam 2 foot lower than previous height.

Ramp #3:

Picture 3 – cut out main I-Beam under the ramp and reinstall 2 feet lower than previous height.

Picture 4 – cut out nearest perpendicular I-Beam, installing new vertical column to support existing cross beam, and reinstall perpendicular I-Beam 2 foot lower than previous height.

These modifications were vetted and designed by our structural engineers at OHM in Petoskey, and the blueprints are included.

Materials to be transported include plasma torches and welders, chains and cribbing, 12 ft metal skif for under dock work and any additional steel beams that may be required. It is our intention to contain our materials to our dock and immediate vicinity of the ramp we are currently working on.

These modifications will ensure that our vessels can continue to conduct business with these lower water levels.

File No. C24-014-017(4)
Exhibit C
Date 3-26-24
Initials KP

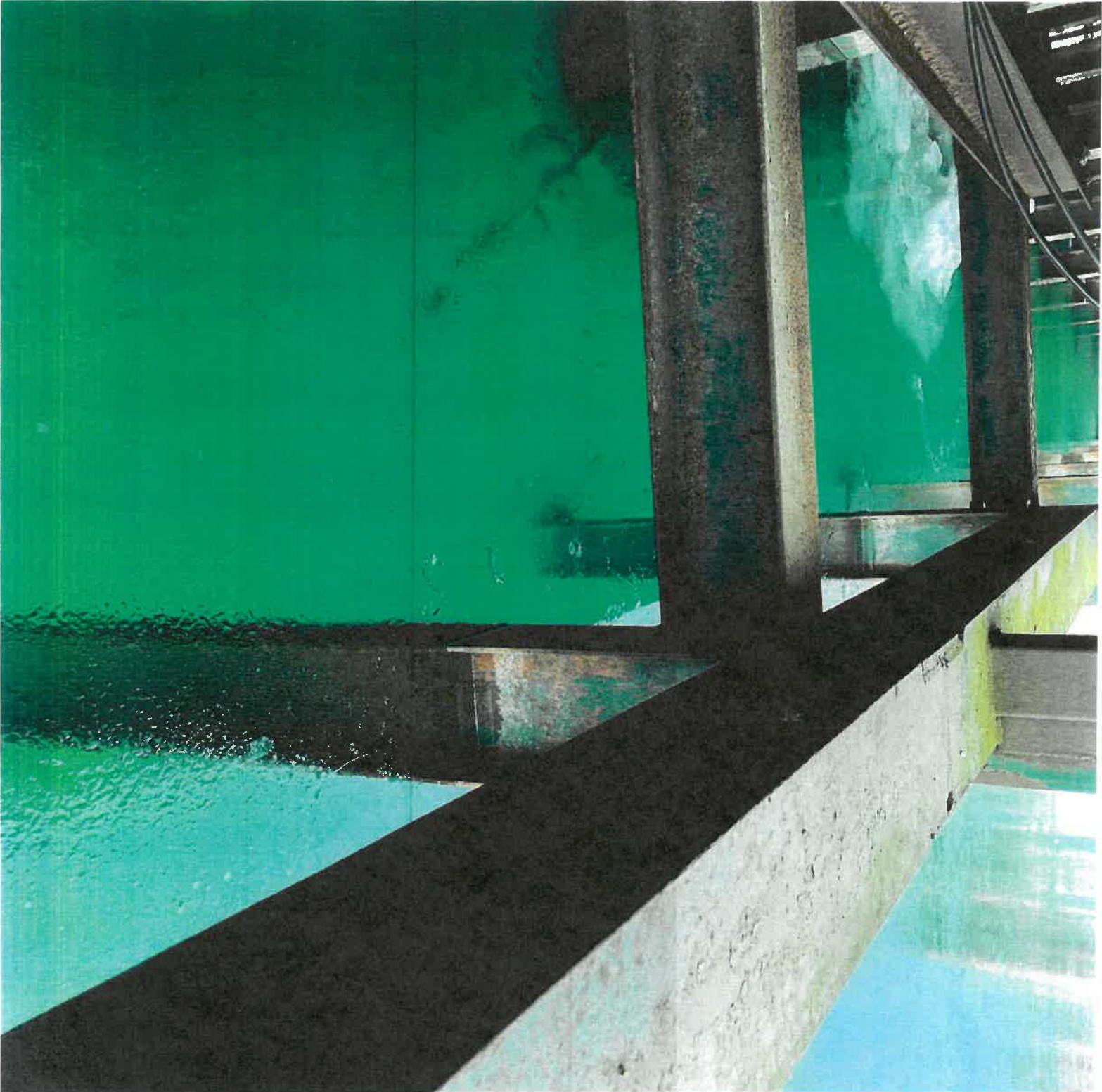


RECEIVED
Section X, Itemd.
MAR 26 2024



Ramp 2 Picture 7

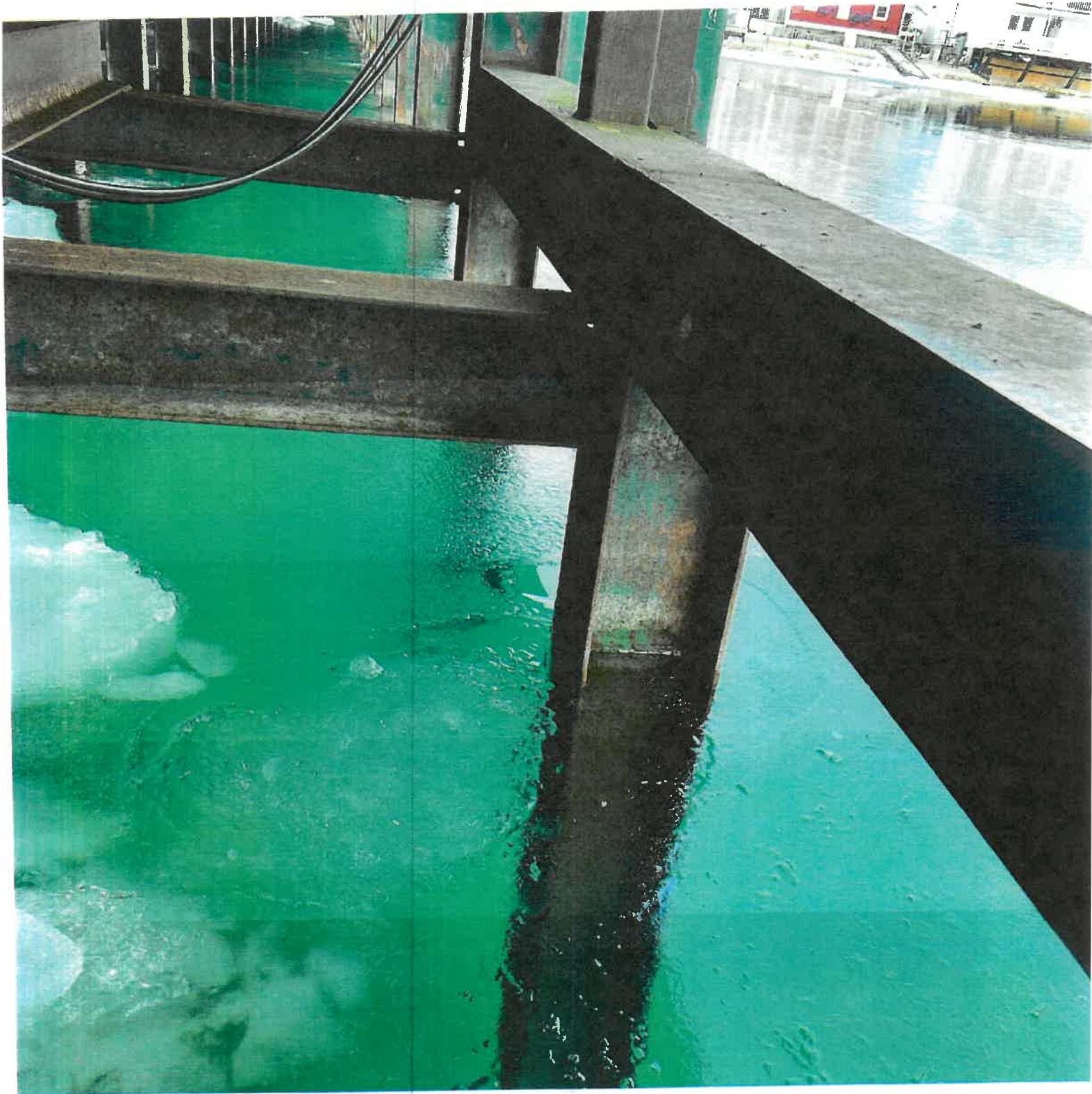
File No. C24.014.017(4)
Exhibit D
Date 3-26-24
Initials KP



RAMP 2 PICTURE 2



RAMP 3 PICTURE 3

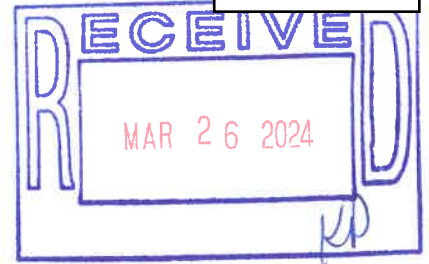


RAMP 3 PICTURE 4

Legal Description:

LEASED FROM D N R FORMER NO. 940-014-00 BUILDING ON LEASED LAND (SHEPLER DOCK) DESC AS COMM AT THE NW COR OF LOT 139 ASSESSOR'S PLAT NO 3 TH S 76 DEG 15'50"E 51.00 FT TO TH POB TH S 76 DEG 37'00"E 83.00 FT TH N 73 DEG 23'00"E 68.84 FT TH S 76 DEG 37'00"E 331.15 FT TH S 13 DEG 11'00"W 78.00 FT TH N 76 DEG 49'00"W 470.00 FT TH N 08 DEG 14'40"E 45.10 FT TO THE POB

Section X, Itemd.



File No. C24.014.017(H)
Exhibit E
Date 3.26.24
Initials KP

LEGEND

PT LOAD ABOVE DENOTES COLUMN ABOVE

☑ DENOTES COL. FROM ABOVE, CONT. THROUGH FLOOR FRAMING, SUPPORTED BY FTG. FOUNDATIONS OR PLANK

☑ DENOTES COL. SUPPORTING FLOOR FRAMING

█ DENOTES BEARING WALL

C# DENOTES COLUMN MARK

B# DENOTES BEAM MARK

F# DENOTES FOOTING MARK

P# DENOTES PIER MARK

TRUSSES = PRE-ENGINEERED METAL-PLATE-CONNECTED WOOD TRUSSES

GT GIRDER TRUSS

B# BEAM

OVERBUILD FRAMING

FOUNDATION WALL

FOOTING

◀ MOMENT CONNECTION

ABBREVIATIONS

SYM
& # AND NUMBER

A
ALUM ALUMINUM
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX APPROXIMATE
ARCH ARCHITECTURAL (ARCHITECT)
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS

B
BF BOTH FACES
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BOF BOTTOM OF FOOTING
BOT BOTTOM
BRG BEARING
BRKT BRACKET
BTWN BETWEEN

C
CIP CAST-IN-PLACE
CJ CONTROL JOINT
CL CENTER LINE
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE

D
DEG DEGREE
DEMO DEMOLITION
DET DETAIL
DIA DIAMETER
DIST DISTANCE
DL DEAD LOAD

ABBREVIATIONS (cont)

E
EA EACH FACE
EF EACH FACE
EJ EXPANSION JOINT
EL ELEVATION
ENG ENGINEER
ENTR ENTRANCE
EQ EQUAL
EQUIP EQUIPMENT
ES EACH SIDE
EW EACH WAY
EX EXISTING
EXP EXPANSION (EXPOSED)

F
FD FLOOR DRAIN
FF FINISHED FLOOR
FIN FINISH/FINISHED
FT FOOT/FEET
FTG FOOTING

G
GA GAGE
GALV GALVANIZED
GB GYPSUM BOARD
GT GIRDER TRUSS
GYP GYPSUM

H
HDR HEADER
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT

I
IN INCH/INCHES
INSUL INSULATION

J
JST JOIST
JT JOINT

L
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LONG LONGITUDINAL
LP LOW POINT
LT LEFT

M
MAX MAXIMUM
MBC MICHIGAN BUILDING CODE
MECH MECHANICAL
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MRC MICHIGAN RESIDENTIAL CODE

N
N NORTH
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE

O
OBC OHIO BUILDING CODE
OC ON CENTER
OH OVERHEAD

P
PCF POUNDS PER CUBIC FOOT
PL PLATE
PLMB PLUMBING
PLYWD PLYWOOD
PREFAB PREFABRICATED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PRESSURE TREATED
PVC POLYVINYL CHLORIDE

ABBREVIATIONS (cont)

Q
QTY QUANTITY

R
REINF REINFORCE
REQD REQUIRED
REV REVISE/REVISION
RO ROUGH OPENING
RS ROUGH SAWN
RT RIGHT

S
SIM SIMILAR
SOG SLAB ON GRADE
SQ FT SQUARE FOOT/FEET
SQ IN SQUARE INCH/INCHES
STL STEEL

T
T&B TOP & BOTTOM
T&G TONGUE & GROOVE
TEMP TEMPERATURE/TEMPERED
TOB TOP OF BEAM
TOC TOP OF CONCRETE
TOM TOP OF MASONRY
TOS TOP OF STEEL
TOW TOP OF WALL
TYP TYPICAL

U
UNO UNLESS NOTED OTHERWISE

V
VERT VERTICAL
VIF VERIFY IN FIELD

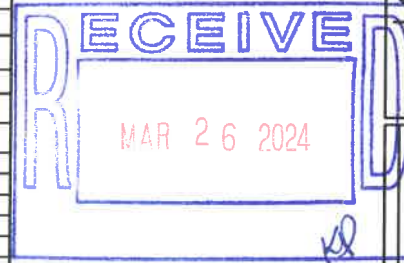
W
WD WOOD
WF WIDE FLANGE
WT WEIGHT
WWF WELDED WIRE FABRIC

Y
YD YARD

GENERAL STRUCTURAL NOTES

BUILDING LOADS	
LIVE LOADS	
1. UNIFORM PEDESTRIAN LIVE LOAD	100 PSF
DEAD LOADS	
1. MATERIAL DEAD LOAD	SELF WEIGHT
SNOW LOADS	
BALANCED SNOW	
1. GROUND SNOW LOAD, Pg	60 PSF
2. FLAT-ROOF SNOW LOAD, Pf	45.4 PSF
3. SNOW EXPOSURE FACTOR, Ce	0.90
4. RISK CATEGORY	II
5. SNOW LOAD IMPORTANCE FACTOR, Is	1.0
6. ROOF THERMAL FACTOR, Ct	1.20
WIND LOADS	
LOAD OR VARIABLE	
1. ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)	115 MPH
2. RISK CATEGORY	II
3. WIND EXPOSURE CATEGORY	D
4. INTERNAL PRESSURE COEFFICIENT (ENCLOSED BUILDING)	NA
5. MAIN WIND FORCE RESISTING SYSTEM (MAX ROOF UPLIFT AT OVERHANG)	NA
6. MAIN WIND FORCE RESISTING SYSTEM (MAX WALL)	NA
EARTHQUAKE DESIGN DATA	
LOAD VARIABLE	
1. RISK CATEGORY	II
2. SEISMIC IMPORTANCE FACTOR, Is	1.0
3. SEISMIC DESIGN CATEGORY	A
MISCELLANEOUS DESIGN DATA	
LOAD VARIABLE	
1. FLOOD LOAD	NONE
2. SPECIAL LOADS	NONE
3. SYSTEMS REQUIRING SPECIAL INSP FOR SEISMIC RESISTANCE	NONE
ASSUMED SOIL BEARING STRENGTH	NA

NOTES:
1. APPLICABLE CODE IS 2015 MICHIGAN BUILDING CODE
2. APPLICABLE TECHNICAL CODE IS ASCE/ SEI 7-10
3. WIND LOAD BASED ON ASCE 7-10
4. LOADS ARE BASED ON SECTION 16 OF MBC 2015 UNLESS OTHERWISE NOTED.



03/02/23
FOR CONSTRUCTION

File No. C24014-017(H)
Exhibit F
Date 3-26-24
Initials KP

PRINT DRAWINGS IN COLOR

SHEET NO. 1 OF 1
DATE: 03/22/2024
PROJECT: SHEPLER'S MACKINAC ISLAND FERRY
SHEET: SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS
STRUCTURAL NOTES
S-001



GENERAL STRUCTURAL NOTES (cont)

GENERAL STRUCTURAL NOTES

- THE GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS. SHOULD CONFLICTS OCCUR BETWEEN DOCUMENTS, THE STRICTEST PROVISION SHALL GOVERN.
- THE CONTRACTOR SHALL LIMIT THE AMOUNT OF LOAD IMPOSED UPON THE STRUCTURAL FRAMING SYSTEM DURING CONSTRUCTION. LOADS, INCLUDING CONSTRUCTION LOADS, MUST NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED. THE CONTRACTOR SHALL INFORM THE ENGINEER OF POTENTIAL CONSTRUCTION LOADS DEEMED EXCESSIVE BY THE CONTRACTOR.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED SELF SUPPORTING, STABLE STRUCTURE UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE, CONSTRUCTION SEQUENCE AND PROVIDE ALL MEASURES OR TEMPORARY BRACING NECESSARY TO ENSURE THE STABILITY AND SAFETY OF THE STRUCTURE AND ITS COMPONENTS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC.
- ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE GOVERNING BUILDING CODE: MICHIGAN BUILDING CODE, CURRENT EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL RELEVANT DIMENSIONS AND ELEVATIONS AT THE SITE. REPORT ANY DISCREPANCIES FOUND TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL INFORM THE ENGINEER OF ANY DEVIATIONS FROM THE DRAWINGS. DO NOT CUT OR MODIFY STRUCTURAL MEMBERS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
- DRAWINGS ARE INTENDED TO BE PRINTED PER THE SCALE PROVIDED. THE CONTRACTOR SHALL CONTACT THE ENGINEER IF ADDITIONAL DIMENSIONS ARE REQUIRED. DO NOT SCALE THE DRAWINGS.
- CONTRACTOR SHALL NOT MIX GALVANIZED AND STAINLESS STEEL AT ANY TIME. ANY METAL PARTS IN CONTACT WITH OTHER METAL PARTS SHALL BE OF A SIMILAR METAL.
- CONTRACTOR SHALL RECOGNIZE EFFECTS OF THERMAL MOVEMENTS AND MOISTURE CONTENT CHANGES OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD AND CONSIDER THESE EFFECTS DURING CONSTRUCTION AND/OR ERECTION SEQUENCES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE AND FUNCTIONING SYSTEMS, INCLUDING BUT NOT LIMITED TO, PROVIDING (AT NO ADDITIONAL COST) ITEMS NOT SPECIFICALLY SHOWN IN THESE DRAWINGS WHICH ARE NORMALLY CONSIDERED NECESSARY.
- COLUMNS/PILES ARE SHOWN SCHEMATICALLY ON THE FRAMING PLANS. SIZES ARE SPECIFIED IN THE NOTES OR SCHEDULES.

GENERAL STRUCTURAL NOTES (cont)

STRUCTURAL STEEL

- COMPLY WITH CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES – THE LATEST APPLICABLE EDITION
- STRUCTURAL STEEL PLATES, ANGLES, CHANNELS AND S-SHAPE MEMBERS: ASTM A36, Fy=36KSI.
- ANCHOR RODS: ASTM F1554, GRADE 36.
- STRUCTURAL STEEL WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50KSI.
- HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B, Fy=46KSI.
- STEEL PIPE: ASTM A53, GRADE B, Fy=35KSI.
- HP PILES: ASTM A572 GRADE 50.
- USE ASTM A325N, 3/4" DIA FOR ALL BOLTS IN STANDARD ROUND HOLES UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL BOLTED CONNECTIONS SHALL BE SNUG TIGHTENED BEARING TYPE N UNLESS OTHERWISE NOTED (FULL EFFORT ON SPUD WRENCH).
- ALL STRUCTURAL STEEL MEMBERS AND ACCESSORIES UNLESS NOTED OTHERWISE, SHALL RECEIVE ONE SHOP PRIME COAT OF PROTECTIVE PAINT PRIOR TO DELIVERY TO JOBSITE. FINISH PAINT ALL STRUCTURAL STEEL AND CONNECTIONS, AFTER ERECTION AS SPECIFIED BY OWNER.
- WHERE MEMBERS ARE NOTED TO BE GALVANIZED, PROVIDE HOT DIPPED GALVANIZING IN ACCORDANCE WITH ASTM A123. PROVIDE FIELD TOUCH-UP OF ABRADED OR DAMAGED GALVANIZED COATINGS WITH HIGH-ZINC-DUST-CONTENT PAINT WITH DRY FILM CONTAINING NOT LESS THAN 94% ZINC DUST BY WEIGHT COMPLYING WITH SSPC-PAINT 20.
- DESIGN, CONSTRUCTION AND REMOVAL OF ALL TEMPORARY SUPPORTS AND BRACING (SEE AISC CODE OF STANDARD PRACTICE) IS THE RESPONSIBILITY OF THE STEEL ERECTORS.
- WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE – STEEL (AWS D1.1-CURRENT) PUBLISHED BY THE AMERICAN WELDING SOCIETY. PERFORM WELDING BY CERTIFIED WELDERS. USE E70XX ELECTRODE.
- DO NOT USE STEEL FRAMING CONNECTIONS WHICH REQUIRE EITHER MEMBER TO BE COMPLETELY DISCONNECTED (NUTS REMOVED FROM BOLTS) FOR INSTALLATION OF THE SUCCEEDING MEMBER.

GENERAL STRUCTURAL NOTES (cont)

(This section is currently blank in the provided image.)

DRAWING PATH: P:\7170_71997\70220010_Shepler_MackinacIslandDockRamp\Drawings\Sheet\Sheet S-00010 NOTES.dwg Jun 30, 2023 - 11:15am

PRINT DRAWINGS IN COLOR

REVISIONS FOR CONSTRUCTION 08/02/2023

SHEPLER'S MACKINAC ISLAND FERRY SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS STRUCTURAL NOTES

SHEET S-002

OHM
 ARCHITECTS ENGINEERS PLANNERS
 300 East Mitchell St., Suite 2
 Pataway, MI 48770
 P (231) 344-1150
 OHM-ADVISORS.COM

BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	W10x33	--
B2	W12x65	--
B3	W6x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B4	W10x22	--
B5	W6x20	--
B6	C5x9	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B7	HSS 12x8x1/4	--
B8	W10x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE WITH STIFFENERS OVER SUPPORTING BEAM C_s , TYP

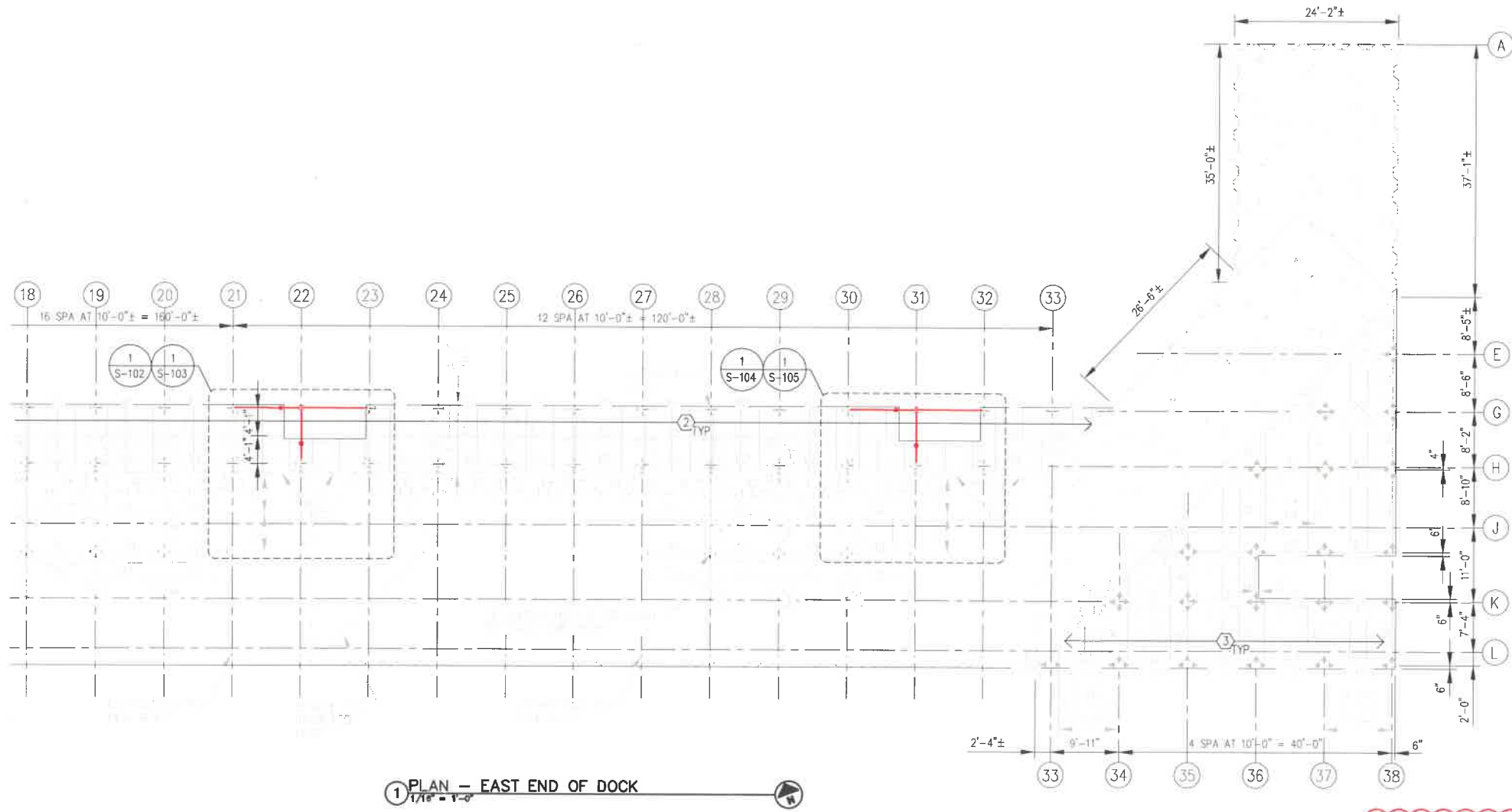
1. NOT ALL BEAM SIZES USED ON THIS SHEET
 ▶ = MOMENT CONNECTION

GENERAL SHEET NOTES

1. CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING PILE LAYOUT PRIOR TO CONSTRUCTION.
2. SOME OF THE EXISTING FRAMING NOT SHOWN FOR CLARITY. MEMBERS SHOW WITH A GRAY/BLACK LINE ARE EXISTING. MEMBERS SHOWN IN RED ARE NEW OR MODIFIED EXISTING MEMBERS.

SHEET KEYNOTES

1. 4x12 S4S WOOD PLANK WEARING SURFACE TO MATCH EXISTING.
2. 4x6 S4S JOIST AT 16".
3. EX OHIO GRATINGS, INC HEAVY DUTY WELDED STEEL 19-W-4 GRATING WITH 1 1/2"x1/4" RECTANGULAR BEARING BARS AT 1 3/16" SPACING WITH CROSS BARS AT 4" SPACING WITH 1 1/2"x1/4" BANDING BARS AT ENDS AND DIAGONAL CUTS OF THE GRADING PANELS. PROVIDE SLIPNOT GRADE 3 FINISH (BY W.S. MOLNAR DETROIT, MI) APPLIED TO THE TOP SURFACE OF THE GRADING PANELS. HOT DIP GALVANIZED PANELS AFTER APPLYING SLIPNOT FINISH.



1 PLAN - EAST END OF DOCK
 1/16" = 1'-0"

PRINT DRAWINGS IN COLOR

REVISIONS
 FOR CONSTRUCTION
 03/20/2023

DATE: 03/20/23
 PROJECT NUMBER: 72202010
 DRAWING NUMBER: 03
 PROJECT: SHEPLER'S MACKINAC ISLAND FERRY
 SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS
 PLAN - EAST END OF DOCK

SHEET S-101

DRAWING PATH: P:\700_72867222010_Shepler's_Island_Ferry_Revisions\Drawings\Structural\Shepler's_Island_Ferry_Revisions\030303_P1ANS.dwg, Mar 30, 2023 - 11:58am

BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	W10x33	-
B2	W12x65	-
B3	W6x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B4	W10x22	-
B5	W6x20	-
B6	C5x9	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B7	HSS 12x8x1/4	-
B8	W10x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE WITH STIFFENERS OVER SUPPORTING BEAM ϕ_s , TYP.

1. NOT ALL BEAM SIZES USED ON THIS SHEET
 ▶ = MOMENT CONNECTION

GENERAL SHEET NOTES

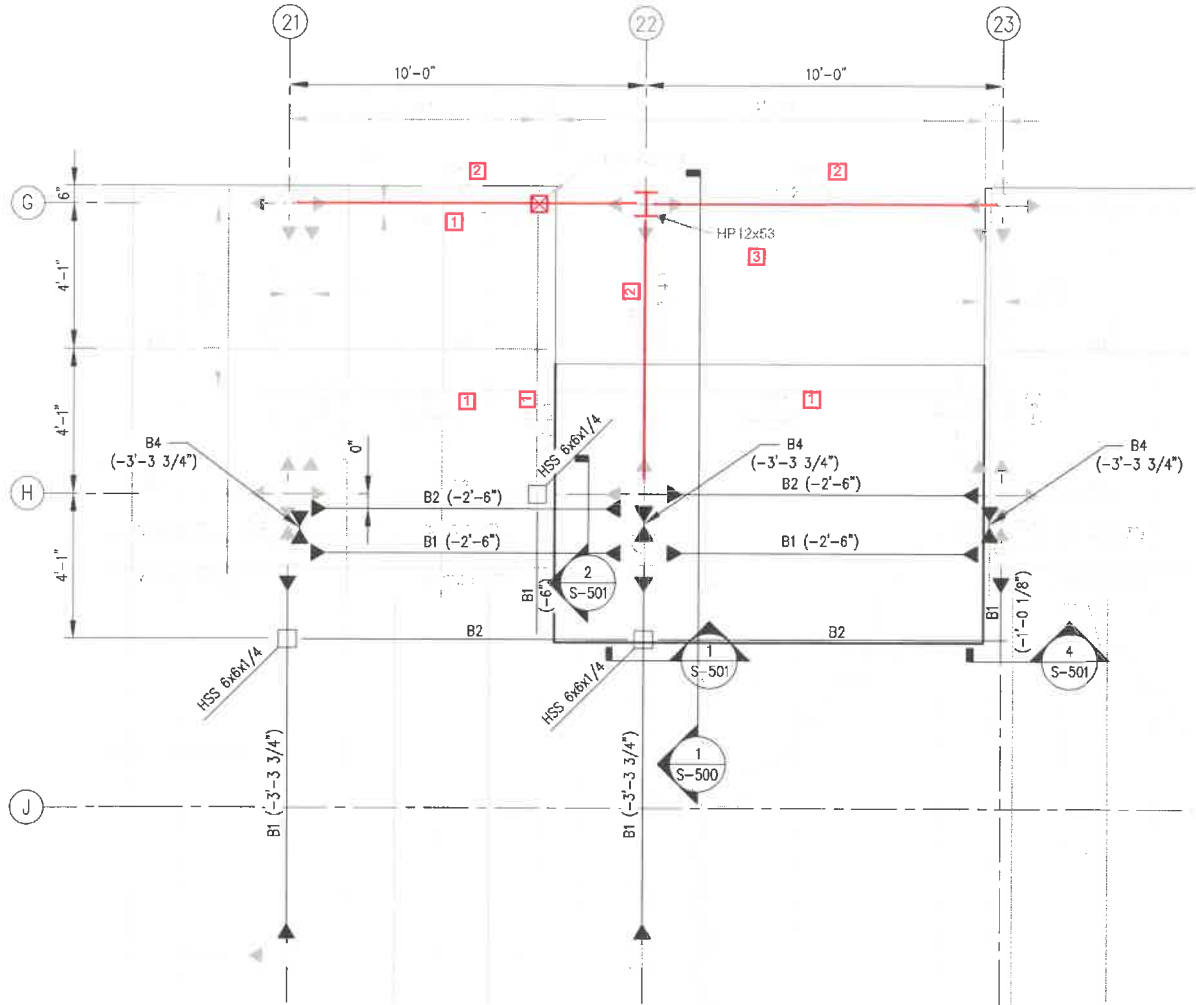
- CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING PILE LAYOUT PRIOR TO CONSTRUCTION.
- SOME OF THE EXISTING FRAMING NOT SHOWN FOR CLARITY. MEMBERS SHOWN WITH A GRAY/BLACK LINE ARE EXISTING. MEMBERS SHOWN WITH A RED LINE ARE NEW/MODIFIED.

KEYNOTES

- SHORE EXISTING BEAM AS REQUIRED.
- REMOVE EXISTING BEAM/COL AND SALVAGE FOR REUSE (OR PROVIDE NEW BEAM/COL OF SAME SIZE).
- REMOVE TOP PORTION OF EXISTING PILE. SEE DETAILS.



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 Piquette, MI 48770
 P (231) 344-1150
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1 PARTIAL DEMO PLAN - RAMP #2
 1/4" = 1'-0"

PRINT DRAWINGS IN COLOR

FOR CONSTRUCTION
 REVISIONS
 03/09/2023

DATE: 03/09/2023
 TIME: 17:22:00
 PROJ NUMBER: 172322001
 PROJ NAME: SHEPLER'S MACKINAC ISLAND FERRY
 COUNTY: SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS
 SHEET: PARTIAL FRAMING PLAN - RAMP #2

S-102

DRAWING PATH: P:\1706_1716\172322001\5 - SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS\Shepler's Mackinac Island Dock Ramp Revisions.dwg, Mar 30, 2023, 11:15am

BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	W10x33	-
B2	W12x65	-
B3	W6x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B4	W10x22	-
B5	W6x20	-
B6	C5x9	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B7	HSS 12x8x1/4	-
B8	W10x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE WITH STIFFENERS OVER SUPPORTING BEAM Qs, TYP.

1. NOT ALL BEAM SIZES USED ON THIS SHEET
 ▲ = MOMENT CONNECTION

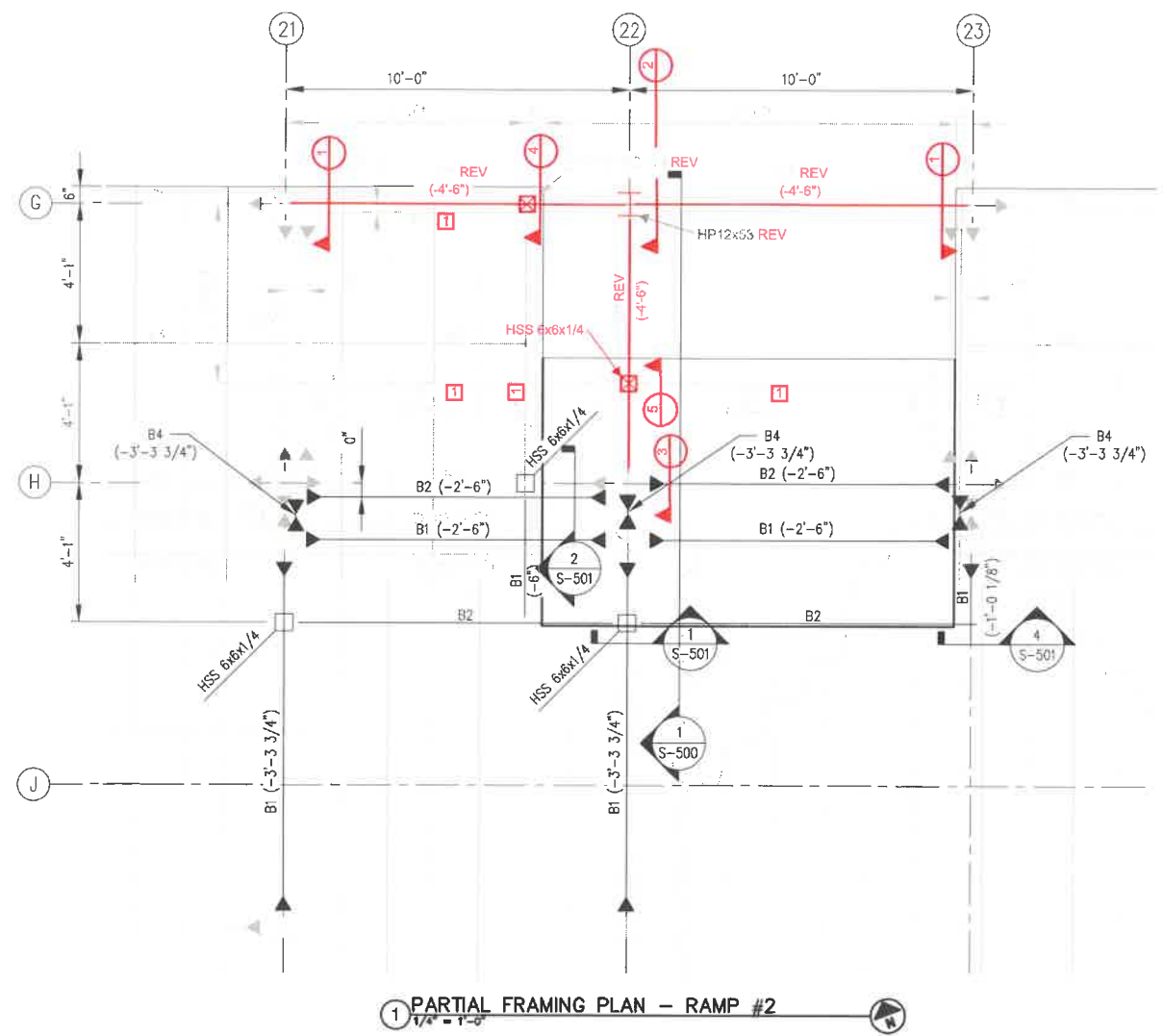
GENERAL SHEET NOTES

- CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING PILE LAYOUT PRIOR TO CONSTRUCTION.
- SOME OF THE EXISTING FRAMING NOT SHOWN FOR CLARITY. MEMBERS SHOWN WITH A GRAY/BLACK LINE ARE EXISTING. MEMBERS SHOWN WITH A RED LINE ARE NEW/MODIFIED.

KEYNOTES

1 SHORE EXISTING BEAM AS REQUIRED.

OHM
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 Frankenmuth, MI 49730
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1 PARTIAL FRAMING PLAN - RAMP #2
 1/4" = 1'-0"

PRINT DRAWINGS IN COLOR

DRAWING PATH: P:\7700_7766175220010_Shepler's Mackinac Island Dock Ramp\Drawings\Structural\Sheet\202010_PLANS.dwg, Mar 30, 2023 - 11:18 AM

REVISIONS FOR CONSTRUCTION
 SHEPLER'S MACKINAC ISLAND FERRY
 SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS
 PARTIAL FRAMING PLAN - RAMP #2

S-103

BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	W10x33	-
B2	W12x65	-
B3	W6x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B4	W10x22	-
B5	W6x20	-
B6	C5x9	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B7	HSS 12x8x1/4	-
B8	W10x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE WITH STIFFENERS OVER SUPPORTING BEAM ϕ s, TYP.

1. NOT ALL BEAM SIZES USED ON THIS SHEET
 ▼ = MOMENT CONNECTION

GENERAL SHEET NOTES

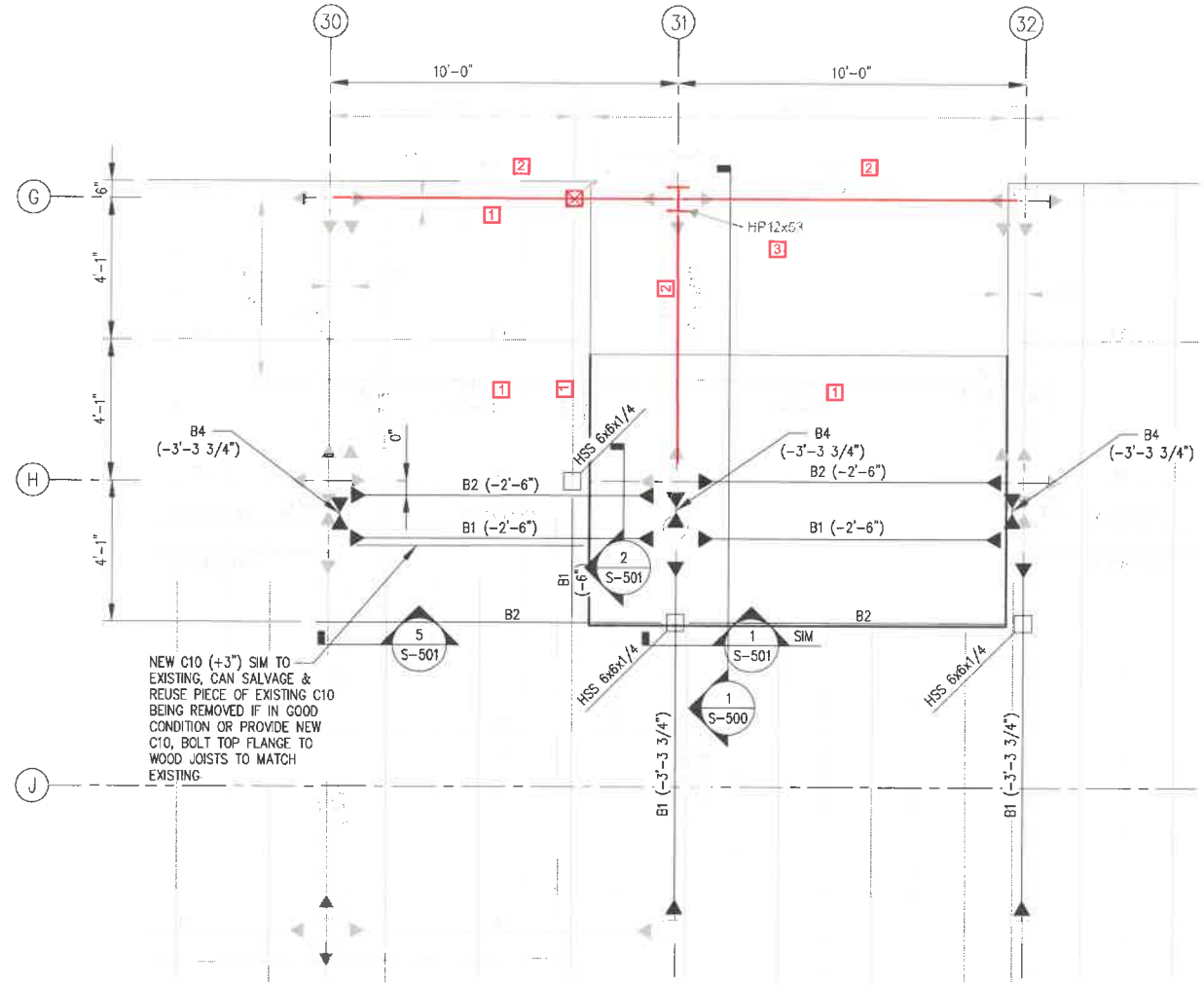
- CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING PILE LAYOUT PRIOR TO CONSTRUCTION.
- SOME OF THE EXISTING FRAMING NOT SHOWN FOR CLARITY. MEMBERS SHOWN WITH A GRAY/BLACK LINE ARE EXISTING. MEMBERS SHOWN WITH A RED LINE ARE NEW/MODIFIED.

KEYNOTES

- SHORE EXISTING BEAM AS REQUIRED.
- REMOVE EXISTING BEAM/COL AND SALVAGE FOR REUSE (OR PROVIDE NEW BEAM/COL OF SAME SIZE).
- REMOVE TOP PORTION OF EXISTING PILE. SEE DETAILS.



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1 PARTIAL DEMO PLAN - RAMP #3
 1/4" = 1'-0"

PRINT DRAWINGS IN COLOR

REVISIONS FOR CONSTRUCTION
 03/30/2023

DATE: 03/30/23
 DRAWN BY: JZ
 CHECKED BY: JZ
 PROJECT: SHEPLER'S MACKINAC ISLAND FERRY
 SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS
 PARTIAL FRAMING PLAN - RAMP #3

SHEET S-104

DRAWING PATH: P:\7707_7798\77222010_Shepler_MackinacIslandDockRamp\Drawings\Sheplers2023\010_PLANS.dwg, Mar 30, 2023, 1:21:11

BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	W10x33	-
B2	W12x65	-
B3	W6x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B4	W10x22	-
B5	W6x20	-
B6	C5x9	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE
B7	HSS 12x8x1/4	-
B8	W10x15	CAN BE SINGLE OR MULTI-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE WITH STIFFENERS OVER SUPPORTING BEAM @s, TYP.

1. NOT ALL BEAM SIZES USED ON THIS SHEET
 ▶ = MOMENT CONNECTION

GENERAL SHEET NOTES

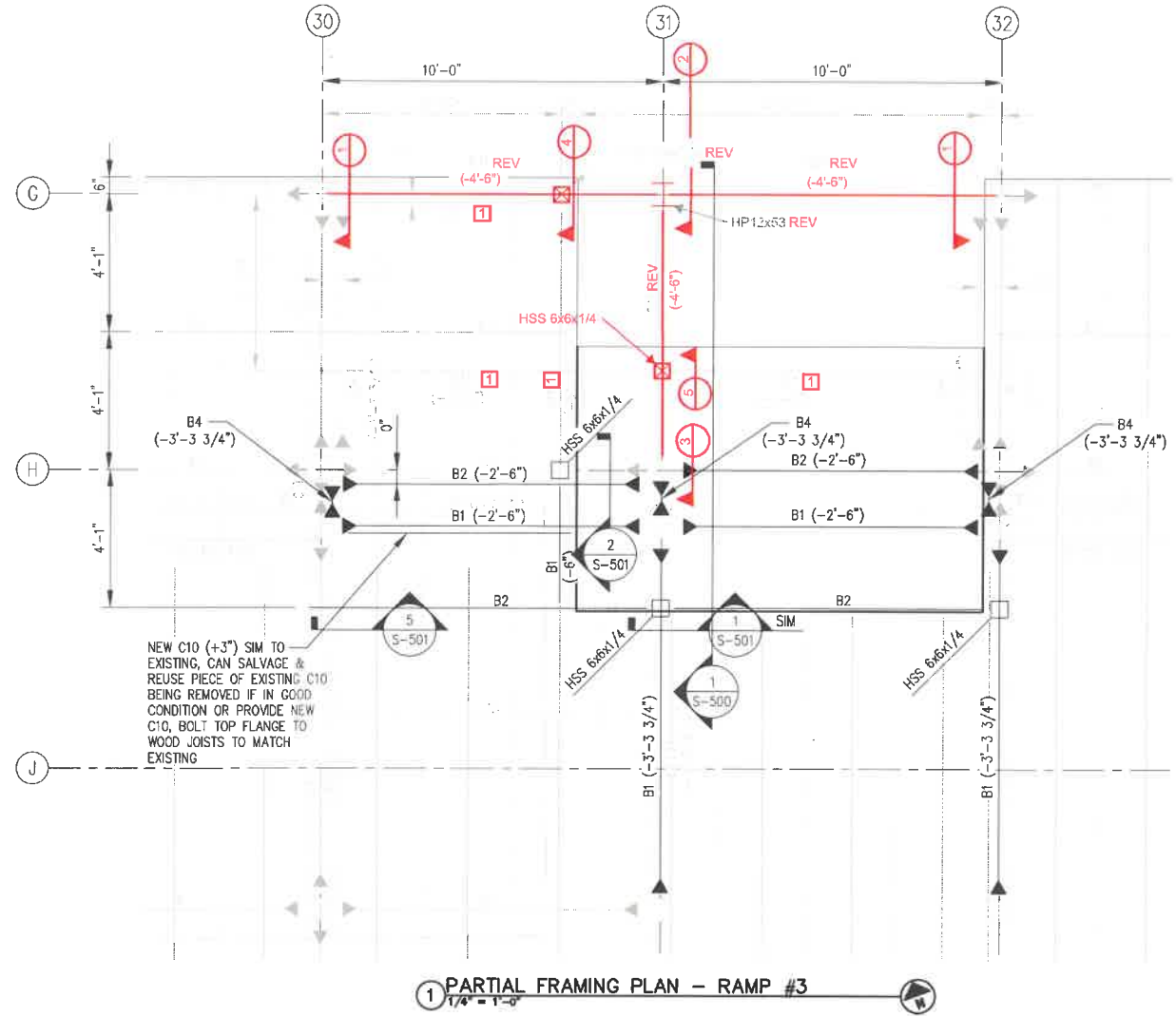
- CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING PILE LAYOUT PRIOR TO CONSTRUCTION.
- SOME OF THE EXISTING FRAMING NOT SHOWN FOR CLARITY. MEMBERS SHOWN WITH A GRAY/BLACK LINE ARE EXISTING. MEMBERS SHOWN WITH A RED LINE ARE NEW/MODIFIED.

KEYNOTES

- 1 SHORE EXISTING BEAM AS REQUIRED.



ARCHITECTS ENGINEERS PLANNERS
 300 East Mitchell St., Suite 2
 Potosi, WI 53070
 P (262) 344-1150
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1 PARTIAL FRAMING PLAN - RAMP #3
 1/4" = 1'-0"

PRINT DRAWINGS IN COLOR

REVISIONS
 FOR CONSTRUCTION
 03/03/2023

DATE: 03/03/2023
 PROJECT: SHEPLER'S MACKINAC ISLAND FERRY
 COUNTY: MISSISSIPPI
 SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS
 PARTIAL FRAMING PLAN - RAMP #3

SHEET: S-105

DRAWING PATH: P:\700_7281\728123\010_Shepler's Mackinac Island Dock Ramps\Shepler's Mackinac Island Dock Ramps\010_Plan.svd, Mar 31, 2023, 1:28

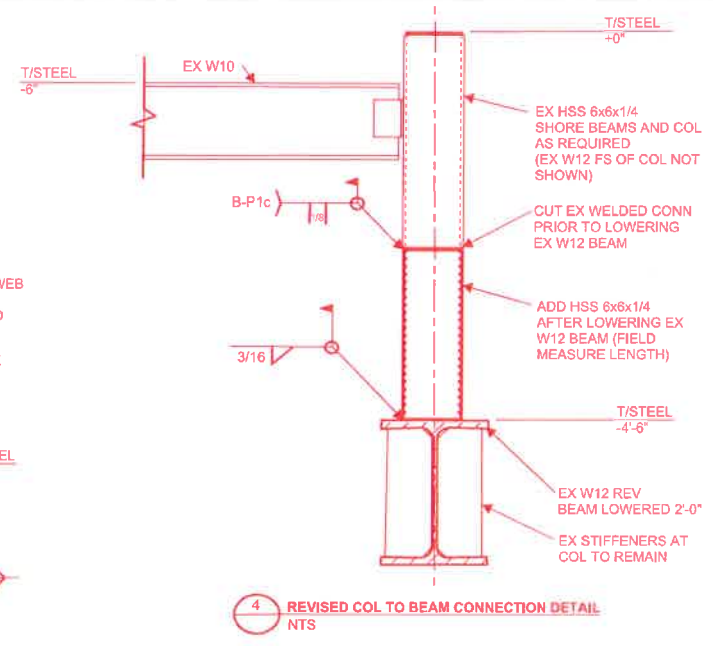
OHM
 ARCHITECTS ENGINEERS PLANNERS
 300 East Mitchell St., Suite 2
 Palmsby, MI 48767
 P (248) 344-1150
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08/07/2023
 FOR CONSTRUCTION

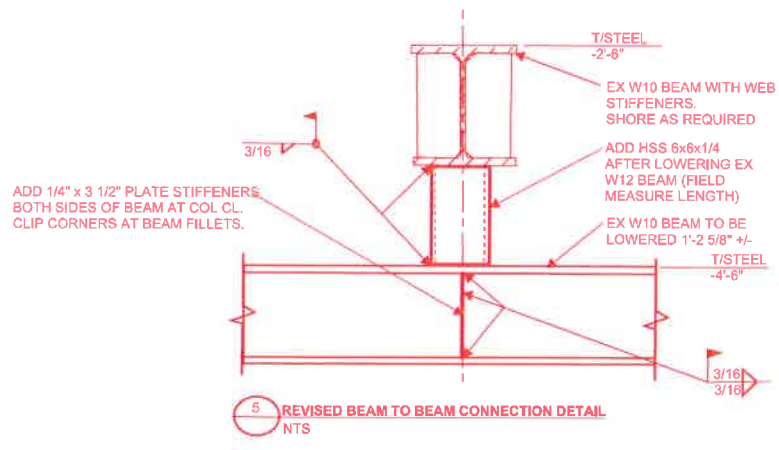
SHEPLER'S MACKINAC ISLAND FERRY
 SHEPLER'S MACKINAC ISLAND DOCK RAMP REVISIONS
 STRUCTURAL DETAILS

SHEET S-501

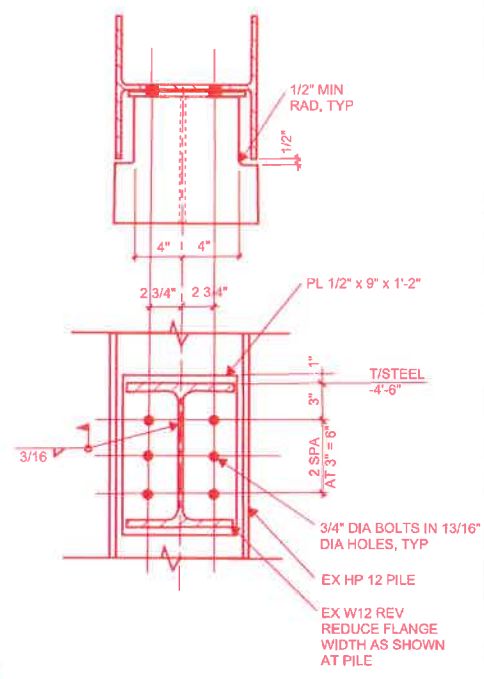
PRINT DRAWINGS IN COLOR



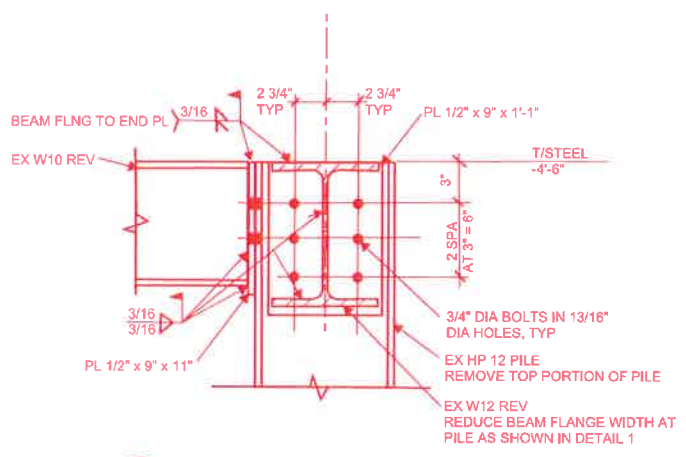
4 REVISED COL TO BEAM CONNECTION DETAIL
 NTS



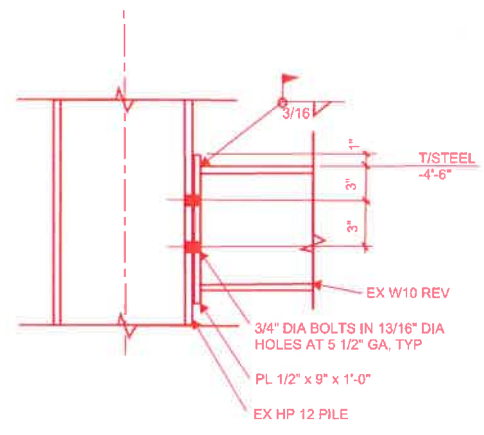
5 REVISED BEAM TO BEAM CONNECTION DETAIL
 NTS



1 REVISED BEAM TO PILE CONNECTION DETAIL
 NTS



2 REVISED BEAM TO PILE CONNECTION DETAIL
 NTS



3 REVISED BEAM TO PILE CONNECTION DETAIL
 NTS

DRAWING PATH: P:\710-1789\172220\10_Sheplers_Island\Drawings\Structural\DETAILS.dwg, Plot Date: 2023-11-15am



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 April 2024

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
Mackinac Island, MI 49757

Re: **SHEPLER'S FERRY DOCK RAMPS MODIFICATION**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

I have reviewed the proposal to modify the structural framing under two boarding ramps on the docking side of the Shepler Ferry dock at 7431 Main Street, in the Market and Main Historic District. The Shepler Ferry Dock is a Contributing resource in the district.

Steel beams and columns, under the dock walking surface, supporting the boarding ramps would be altered by cutting out and re-welding to accommodate the lower water level existing on Lake Huron at this time.

Two of the Secretary of the Interior's Standards address the type of change proposed to this resource. Under **Standard 2**, the historic character of the property would be retained and preserved. And under **Standard 9**, alterations would not destroy historic materials that characterize the property. In fact, the very process of periodically tinkering with ramp elevations is itself a historic character element of significance of the dock, and its historic purpose of interfacing with the ever-changing Great Lake Huron.

The proposed alterations would be functionally and aesthetically appropriate to the Shepler's Ferry Dock, and would be compatible with the Market and Main Historic District. As such, I believe the Standards for review are met.

Sincerely,

RICHARD NEUMANN ARCHITECT


Rick Neumann

- c. Chris Shepler, Shepler Ferry
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison