

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, December 12, 2023 at 1:00 PM

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.](#) October 10, 2023 Minutes
- V. **Adoption of Agenda**
- VI. **Correspondence**
- VII. **Committee Reports**
- VIII. **Staff Report**
 - a. Education Segment
 - [b.](#) Job Status Report
 - [c.](#) C23-042-095(H) Doud's Market Re-Roof and Siding Replacement
- IX. **Old Business**
 - [a.](#) Fee Schedule - Escrow Language & Graduated Fines
 - [b.](#) MD23-026-085(H) Rose Gazebo Alterations
- X. **New Business**
 - [a.](#) C23-021-097(H) Bicycle Street Inn Alterations
- XI. **Public Comment**
- XII. **Adjournment**

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, October 10, 2023 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:04 PM

II. Roll Call

PRESENT

Andrew Doud
Lee Finkel
Alan Sehoan
Nancy Porter

ABSENT

Lorna Straus

Staff: Rentrop

III. Pledge of Allegiance

IV. Approval of Minutes

a. September 12, 2023 Minutes

Motion to approve the minutes as written.

Motion made by Porter, Seconded by Sehoan.

Voting Yea: Doud, Finkel, Sehoan, Porter

V. Adoption of Agenda

Motion to approve the Agenda as written.

Motion made by Porter, Seconded by Sehoan.

Voting Yea: Doud, Finkel, Sehoan, Porter

VI. Correspondence

a. Rentrop August 31st Statement

Rentrop summarized his statement.

Motion to place on file.

Motion made by Sehoan, Seconded by Porter.

Voting Yea: Doud, Finkel, Sehoan, Porter

b. Benser Mr. B's Certificate of Appropriateness Extension Request

Motion to approve the extension.

Motion made by Sehoan, Seconded by Porter.

Voting Yea: Doud, Finkel, Sehoan, Porter

VII. Committee Reports

None

VIII. Staff Report

a. Education Segment - Franchise Businesses (Formula Business)

Rentrop discussed formula businesses. Franchises in an historic district could undermine the historic integrity in a district. Starbucks and Kilwins are on the island. The existing franchise ordinance would be enforceable. Is there a place that franchise businesses could be located? Rentrop does not think there is one place better than the other. However, the fact that people reach the island through Mackinaw City where there are franchises, and the opportunity for franchises fulfill the requirement under International Outpour Billboards vs City of Livonia in that the prohibited business can be located in proximity to where the business is prohibited. The City of Mackinac Island having a franchise ordinance is somewhat unique except on the east and west coast of the US. Our ordinance looks to the standardization of building appearance, logos, etc. A number of constitutional issues can arise including First Amendment freedom of speech right with aesthetics as the basis to restrict that freedom of speech, equal protection under the law, and you can't treat two businesses differently. The Commerce Clause prohibits a municipality from treating out-of-state businesses differently than in-state businesses. Existing franchise businesses can continue but can't amplify the franchise like with new additional standardized franchise indicia like new signage. This ordinance applies to restaurants, hotels and retail businesses.

b. C23-012-075(H) MIFC Dock Repair Like for Like

Dombroski stated MIFC experimented with replacing a section of concrete deck and some dock beams underneath. Finkel asked if the permit was received before they started. Dombroski stated the fine was assessed for working before getting a permit. Finkel asked if anyone else remembered Drew promising that they would never do work without a permit previously. Other Commissioners did recall this. This will be addressed when reviewing the fee schedule. Rentrop stated you can do a graduated penalty fee. Finkel asked Rentrop for a suggestion on a change

Motion to place on file.

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

c. MD23-008-076(H) Spata Porch Floor Repair

Dombroski stated the floor deck had issues with rot and the applicant would like to replace, like-for-like.

Motion to place on file.

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

d. C23-019-077(H) Coal Dock-Painting of the Buildings

Dombroski stated the ice house building on coal dock had some rotted boards that had to be replaced when painting.

Motion to place on file.

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

e. MD23-031-079(H) Thompson Siding Repair

Dombroski stated the applicant would like to replace rotted siding on the back side of Lilac house.

Motion to place on file.

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

f. C23-054-081(H) Seabiscuit Trim Replacement

Dombroski stated the applicant would like to replace rotted trim and siding boards.

Motion to place on file.

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

g. MD23-026-085(H) Benser Porter Rose Gazebo Building Alterations

Dombroski stated the applicant requested that this item be tabled.

h. C23-051-087(H) MICT Ticket Office Paint and Siding

Dombroski stated Carriage tours would like to paint and repair any rotted boards on the ticket office.

Motion to place on file.

Motion made by Porter, Seconded by Finkel.

Voting Yea: Doud, Finkel, Sehoyan, Porter

i. East End Mission District Report and Map

Porter stated 1392 and 1396 are still showing as contributing and she does not think it should be. Metz stated they did determine they have been altered but are historic. Metz will get Porter the documentation for it. Doud stated this report and map is much cleaner. Metz stated the structures were built in 1870 for front and 1900 for back one. The Period of Significance normally has a 50 year cut-off period. Metz is waiting on SHPO to approve the 1941 rule. Doud asked Rentrop if the fact that the contributing structures from Truscott to Yoder dock is very dominant and the other side is not should be considered. Doud asked if there was a percentage to consider an area an Historic District. Rentrop stated there is no percentage. Porter asked if something is on the list with a date but has been changed so much it bears no resemblance to original structure what happens? Rentrop stated it loses its contributing value and it would fall off the contributing list. Metz stated that if the change is so old, the change can be significant in its own right and could remain a contributing structure. Rentrop further stated that if aluminum siding had been place on a building, that siding could be removed and the status could be reversed back to contributing.

IX. Old Business

a. MD23-011-067 (H) McGreevy Fence

McGreevy stated that a revision was submitted based on comments from Rick Neumann. The fence is now wood and where old meets new, the pickets are stepped up to meet the existing. Motion to approve.

Motion made by Porter, Seconded by Sehoyan.

Voting Yea: Doud, Finkel, Sehoyan, Porter

b. C23-053-070(H) Trayser Demolition

Dombroski stated that if you look at what was submitted it is a stab at what the building might look like. There are no dimensions and it does not show any buildings

on the side. Neumann agreed that this submittal did not satisfy the request of the HDC as to what it will look like. Devan Anderson, project architect, stated that to lay out initially, what was submitted was to get through a FEMA hurdle. They agree with Neumann and it is what they intend to provide. What was presented isn't the final plan. Anderson stated they are looking for a Notice To Proceed to demolish the building because the building constitutes a hazard to the safety of the public or the inhabitants of the building. The presence of the existing seawall is an impediment to our updated FEMA flood zone petition and our inability to submit for FEMA flood zone puts this property in some jeopardy. Finkel stated he is still unwilling to approve demolition to do soil testing. Doud stated this is not enough to approve demolition. Dombroski stated all of the shore soil is the same from Windermere to Chippewa. You are not going to find something different. Anderson stated the limestone wall is what they are trying to locate. Dombroski stated the worst case would be at the edge of the seawall. You should be able to dredge and get the answer. Sehoyan asked if Rentrop had any input. Rentrop stated there are very strict standards for demolition. If they are claiming a hazard good proof needs to be submitted. Rentrop stated typically in this situation a structural engineer could be brought in to confirm or deny those assertions. Dombroski stated he is at a loss as how this poses an immediate hazard. Right now the lake is going down and improving as to any immediate flood concern. In 20 years or so the level will go back up. So there is not an immediate danger. Rentrop would like to see reports. Anderson asked if they could either submit reports or design seawall without the appropriate geotechnical data in order to advance the project to the design of a building. Rentrop stated there are a lot of little pieces to put together. Geotechnical report needs to show demolition needs to be done. Doud is wondering best avenue here. Dombroski stated we don't want to approve demolition and then nothing goes back up. Doud asked if they could dig a hole in the floor to get the tests done. Dombroski stated they could. Doud believes our biggest challenge are demolitions. He feels they have a good argument that they have valuable lake frontage that could be put to a better use, but that is not the argument before us. Porter asked them to come up with a design with the information they already have. They could change if need be as the sea wall is done. Anderson stated the sea wall will define the design of the new building. Rentrop suggested denying today, due to the decision clock, and having them resubmit. The applicant was given the option to withdraw the application. Anderson stated they will accept the denial. Motion to deny based on an incomplete application citing Neumann's review.

Motion made by Sehoyan, Seconded by Doud.
Voting Yea: Doud, Finkel, Sehoyan, Porter

X. New Business

a. MD23-075-084(H) Town Crier Building Webcam

Stephanie Fortino stated the reason for the webcam is to add a camera to their building, similar to their bridge cam, to engage readers. The camera would be

stationary looking up at the fort. Dombroski suggested placing it on the corner board halfway up the upper bay window. Neumann did a favorable review. Motion to approve.

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

b. Historic District Commission Fee Review

The Commissioners would like to add the maximum \$5,000.00 fee to the schedule, from the Historic District Ordinance. Finkel would like to recommend a ramp up in fees for successive work without approval. The fine would be tied to the contractor. Rentrop is to come up with a recommendation on this. Finkel suggest \$250, \$1000, \$5000. Motion for Rentrop to submit a draft at the next meeting.

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

c. 2024 Meeting Dates for Adoption

Motion to approve as submitted.

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

XI. Public Comment

Doud - applications online are all 8.5 x 11. Doud asked Michael Straus if the Planning Commission would consider changing their application to letter size. Straus has no problem with that change and would present to the Planning Commission. Dombroski stated it would have to go to 3 pages because of the volume of information on the application.

Doud stated he struggles with demolition by hardship. Similar to the rules on HIPPA, can we ask for financial information? Rentrop stated yes. Doud would like that looked at. Rentrop will provide some information.

Doud asked about the theory that you can't rebuild as it was. Rentrop stated the notion is that we don't want people trying to duplicate historic buildings. The exception is if you have documentation to duplicate exactly. Doud confirmed it is a board decision. Dombroski gave the example of Fort Holmes and Notre Dame being rebuilt.

Doud stated some people think that a new historic district would prevent the construction of condos. it would not. Sehoan asked how we can educate people before the hearing. Straus said if someone asked him that, he said look at downtown as an example.

XII. Adjournment

Motion to adjourn at 2:38

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

Lee Finkel, Chair


Katie Pereny, Secretary

Dec 1, 2023

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
388	02/25/20	C20-044-016(H)	Benser	Bob	Zoning, HDC & building permit apps for Verizon equipment on top of Chippewa Hotel. Tilson Technology Management is installing. Expecting Sec 106 approval May 1		7221 Main Street	051-550-044-00	\$1,341.00			HDC	X	4/14/2022
389	01/04/21	MD21-074-001(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like repairs to roof, sills, skirting on display windows and any rotted siding. Extension granted feb 8 22		7541 Market Street	051-550-074-00	\$25.00			HDC	X	2/8/2023
390	01/12/21	MD21-010-004(H)	City of Mackinac Island		HDC app for siding and window repairs on the police department building. Work by city maintenance staff		7374 Market Street	051-550-010-10	waived			HDC	X	1/12/2022
391	03/01/21	R321-061-018(H)	Gough Brodeur Stables		HDC & Bldg permit app for verizon equipment under the porch. This replaces expired file R319-061-059. work by Chaille Jan 2022 Chaille says will finish in the spring. Sending in new permit. Permit was expired. May 20 2022 renewed. OK per DJD. Fee based on current fees was paid (625)	\$ 35,000	1503 Cadotte Avenue	051-575-061-00	\$1,350.00			HDC		5/20/2023
392	09/27/21	RS21-045-064(H)	City of Mackinac Island	DPW	Zoning and HDC, Bldg permit for improvements at Biddle pump station. Engineering work by fishbeck. Construction work by Grand Traverse Construction. Replacement of wastewater equipment, standby generator, electrical equipment upgrades, ventilation equipment upgrades, replace pump access hatches, new above ground fuel storage tank and architectural repairs including faux chimney	\$ 3,179,700	7595 Main Street	051-575-045-00	waived			HDC	X	10/12/2022
393	01/28/22	CD22-001-004(H)	Trivisonno	James and Nancy	Zoning and HDC for new garden screen wall to match existing wall		8246 Lakeview Blvd	051-650-001-00	\$22.00			HDC	X	2/8/2023
394	03/03/22	MD22-012-013(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like shingle replacement. March 15 2023 applicant requested extension because tree damaged new work. Since work had started prior to expiration, no extension is needed.		7557 Market Street	051-575-012-00	\$25.00			HDC	X	4/12/2023
395	04/21/22	MD22-069-022(H)	May	Crescencia	HDC app for roof replacement, like-for-like. Will also need to replace beam at porch. Extension approved in June 13 2023 meeting		1395 Cadotte Avenue	051-575-069-00	\$25.00			HDC		6/13/2024
396	05/02/22	MD22-012-025(H)	Lapine/Shaffer	Dwight Jeffrey	HDC app for like-for-like replacement of fence		7557 Market Street	051-575-012-00	\$25.00			HDC		6/14/2023
397	05/31/22	C22-048-035(H)	Schunk	Steve	Zoning (400) and HDC (600) for change of use and new windows and balconies. June 14th change of use was approved. Thunderbird building. Work by Points North Construction	\$ 250,000	7293 Main street	051-550-048-00	\$3,195.00			HDC	X	7/12/2023
398	06/20/22	MD22-074-038(H)	Beeck	Craig	HDC app for new gutters, door and replace 7 windows. London square building		7541 Market Street	051-550-074-00	\$100.00			HDC	X	7/12/2023 windows only 8/9/23 gutters and door
399	07/26/22	RS22-048-043(H)	City of Mackinac Island		HDC app for like-for-like window replacement on library. Work by city maintenance staff (WINDOWS ARRIVING LATE SEPT 2023)		7549 Main Street	051-575-048-00	waived			HDC	X	8/9/2023

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
400	08/12/22	MD22-074-053(H)	Beeck	Craig	PC and HDC app to install a mini-split in the London Square building. Work by Sol-Air Heating & Cooling. Contractor changed to Top Notch Heating		7541 Market Street	051-550-074-00	\$500.00			HDC	X	9/13/2023
401	11/01/22	C22-027-087(H)	Trayser	Big Store	HDC app for new roof like-for-like on Big Store building. Work by John Parris		7354 Main Street	051-550-027-00	\$25.00			HDC	X	12/13/2023
402	11/01/22	C22-057-088(H)	Trayser	Merchants of Mackinac	HDC app for new roof like-for-like on Merchants of Mackinac. Work by John Parris		7377 Main Street	051-550-057-00	\$25.00			HDC	X	12/13/2023
403	11/03/22	C22-053-089(H)	Trayser	Trading Post	HDC app for new A/C Units. There will be one new unit and two already there. Work by Premier Plumbing & Heating		7347 Main Street	051-550-053-00	\$100.00			HDC		12/13/2023
404	11/03/22	C22-027-090(H)	Trayser	Big Store	HDC app for new A/C Units. Work by Premier Plumbing & Heating		7354 Main Street	051-550-027-00	\$100.00			HDC		12/13/2023
405	12/22/22	C22-044-093(H)	Chippewa Hotel	Benser	HDC app for new platform to house condenser units		7221 Main Street	051-550-044-00	\$600.00			HDC		2/14/2024
406	12/27/22	CD22-027-094(H)	Trivisonno	James	HDC and PC & Bldg Permit apps for renovation to carriage house. Redo deck and stairs and replace some siding. Work by Lee Sauvageau	\$ 90,000	8246 Grand Ave	051-650-001-00	\$1,004.85			HDC	X	1/10/2024
407	02/14/23	R123-053-06(H)	Mawby	Joan	HDC app for step replacement		7745 Mahoney Avenue	051-575-053-00	\$100.00			HDC		3/14/2024
408	02/17/23	MD23-010-009(H)	City of Mackinac Island		HDC app to replace front and side doors on post office, like for like. Work by Roy Shryock		7358 Market Street	051-550-010-00	\$25.00			HDC		3/14/2024
409	02/28/23	CD23-013-015(H)	Dziabis	Dave	HDC app for like for like repairs to rotted wood		8459 Lakeview Blvd	051-650-013-00	\$25.00			HDC		3/14/2024
410	03/24/23	C23-044-017(H)	Black & Veatch	for AT&T	HDC app for new AT&T equipment on the top of Chippewa Hotel. Work by Black & Veatch		7221 Main Street	051-550-044-00	\$2,270.00			HDC	X	6/13/2024
411	03/28/23	MD23-021-018(H)	BSI Carousel Holdings LLC	Grand Hotel	HDC and PC & Bldg permit app for alterations to Carousel Mall. Turning in to an arcade with a bar area	\$ 1,137,569	7463 Market Street	051-550-021-10	\$8,632.85			HDC	X	4/11/2024
412	03/30/23	C23-083-019(H)	Grand Hotel	Gatehouse	HDC and PC for alteration to Gatehouse restaurant		1547 Cadotte Avenue	051-575-083-00	\$1,000.00			HDC		4/11/2024
413	04/17/23	C23-048-021(H)	Schunk	Steve	HDC for reroof like for like		7293 Main street	051-550-048-00	\$25.00			HDC		5/9/2024
414	04/24/23	MD23-067-023(H)	GHMI Holdings		HDC and Zoning for renovations and change of use from two residential to one private residence and hotel use		7714 Main Street	051-575-067-00	\$500.00			HDC		5/9/2024
415	04/25/23	RS23-046-025(H)	Gilmer	Gary	HDC and PC for fence and arborvitae replacement. Work by Doug Darga Mackinac Landscape and Garden		7575 Main Street	051-575-046-00	\$250.00			HDC	X	5/9/2024
416	04/25/23	C23-042-026(H)	T-Mobile	Douds Market	HDC app for new cell equipment on top of Douds Market	\$ 85,000	7200 Main Street	051-550-042-00	\$100.00			HDC	X	
417	04/27/23	C23-019-027(H)	Ryba Properties	Central Savings	HDC app to replace a rotted 2 x 10 and some beadboard. Like for like. Work by BR & The Boys Painting. Brian Blowski		7435 Main Street	051-550-019-00	\$25.00			HDC	X	6/13/2024
418	06/05/23	MD23-009-035(H)	Prentler David	Metivier Inn	HDC and bldg permit app for replacement of porch and stairs on front of Harts Inn. Work done without permit. \$250 fee assessed		7556 Market Street	051-575-009-00	\$350.00			HDC	X	6/13/2024
419	06/16/23	C23-051-039(H)	Benser	Bob	HDC app to replace rotted siding on Hoodies building. Work by Roy Shryock		7331 Main Street	051-550-051-00	\$25.00			HDC		7/11/2024

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420	06/16/23	C23-059-041(H)	Spata	Horse Corral Mall	HDC app to replace a rotted board in the soffit in front of building, like for like.		7395 Main Street	051-550-059-00	\$25.00			HDC		7/11/2024
421	06/21/23	MD23-059-045(H)	Spata	Horse Corral Mall	HDC to redo flat roof like for like		7395 Main Street	051-550-059-00	\$25.00			HDC		7/11/2024
422	07/25/23	CD23-025-053(H)	Sulkowski		HDC for siding, trim, skirting board and window replacement. Work by Chad Ruddle		8309 Park Avenue	051-650-025-00	\$100.00			HDC	X	8/8/2024
423	08/01/23	C23-028-056(H)	Ryba Properties	Callewaert	HDC app for like for like door replacement. Work by Ryan Green		7340 Main Street	051-550-028-00	\$25.00			HDC		9/12/2024
424	08/01/23	C23-066-057(H)	Ryba Properties	Callewaert	HDC app for like for like door replacement. Work by Ryan Green		7463 Main Street	051-550-066-00	\$25.00			HDC		9/12/2024
425	08/01/23	C23-032-058(H)	Ryba Properties	Callewaert	HDC app for like for like storm door replacement. Work by Ryan Green		7314 Main Street	051-550-032-00	\$25.00			HDC		9/12/2024
426	08/10/23	HB23-000-060(H)	Lakeview Hotel		HDC & Bldg Permit apps for like for like replacement of exterior siding and windows and installing HVAC condensing units.	\$ 600,000	7452 Main Street	051-800-000-00	\$4,670.00			HDC	X	9/12/2024
427	08/21/23	MD23-031-062(H)	Thompson	Kenneth	HDC app to replace rotted sills and trim like for like		1500 Astor Street	051-550-031-00	\$25.00			HDC		9/12/2024
428	08/25/23	MD23-070-063(H)	Timmons	Sean	HDC app to replace shingles on roof like-for-like. Work by Matt Myers Mackinac Woodworks		1413 Cadotte Avenue	051-575-070-00	\$25.00			HDC		9/12/2024
429	08/25/23	MD23-005-064(H)	Trinity Church		HDC app to replace shingles on roof like-for-like. Work by Matt Myers Mackinac Woodworks		1623 Fort Street	051-550-005-00	\$25.00			HDC		9/12/2024
430	08/25/23	R323-032-065(H)	Dufina	Mary	HDC app to replace shingles on roof like-for-like. Work by Matt Myers Mackinac Woodworks		1271 Bourisaw Lane	051-575-032-00	\$25.00			HDC		9/12/2024
431	08/25/23	R123-066-066(H)	Callawaert	Todd	HDC app to replace shingles on roof like-for-like. Work by Matt Myers Mackinac Woodworks		7742 Main Street	051-575-066-00	\$25.00			HDC		9/12/2024
432	08/28/23	MD23-011-067(H)	McGreevy	Andrew	HDC and PC apps for new privacy fence		7567 Market Street	051-575-011-11	\$250.00			HDC		10/10/2024
433	08/29/23	C23-021-068(H)	GHMI Holdings		HDC and PC apps for door change on the front of Bicycle Street Inn		7416 Main Street	051-550-021-00	\$1,000.00			HDC		9/12/2024
434	08/29/23	MD23-011-072(H)	MICT		Zoning and HDC for variance for new front porch		7396 Market Street	051-550-011-00	\$2,100.00			HDC	X	
435	09/05/23	C23-012-075(H)	Mackinac Island Ferry Company (MIFC)		HDC app for repair to small section of concrete between the two buildings, like for like		7271 Main Street	051-440-012-00	\$25.00			HDC	X	10/10/2024
436	09/05/23	MD23-008-076(H)	Spata	Tony	HDC app for like-for-like repair to porch floor. Work by UpNorth Construction Steve Rilenge		7272 Market Street	051-550-008-00	\$25.00			HDC		10/10/2024
437	09/19/23	MD23-031-079(H)	Thompson	Kenneth	HDC app to paint and replace rotted siding. Work by Tietema Painting Company		7337 Market Street	051-550-031-00	\$25.00			HDC		10/10/2024
438	09/19/23	C23-054-081(H)	Callewaert	Todd	HDC app for replacement of a couple pieces of rotted trim board on Seabiscuit. Work by Chad Ruddle		7337 Main Street	051-550-054-00	\$25.00			HDC		10/10/2024
439	09/20/23	MD23-026-085(H)	Benser/Porter		HDC and PC apps for Change of Use from retail to residential. Rose Gazebo building		7407 Market Street	051-550-026-00	\$1,000.00			HDC	X	
440	09/26/23	C23-051-087(H)	City of Mackinac Island	MICT lessor	HDC app to paint and replace rotted siding on ticket office		7319 Main Street	051-550-051-10	\$25.00			HDC		10/10/2024
441	11/08/23	C23-042-095(H)	Doud	Andrew	HDC app for reroof and siding replacement, like for like, on Doud's Market		7200 Main Street	051-550-042-00	\$25.00			HDC		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
442	11/27/23	C23-021-097(H)	BSI Resort Holdings	Grand Hotel	PC and HDC for exterior changes and interior changes from retail and rooms to open market food hall and retail space. Bicycle street Inn		7416 Main Street	051-550-021-00	\$1,000.00			HDC		

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemc.

- 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)

Like bar like

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

File No C23-042-095(A)
 Exhibit A
 Date 11.8.23
 Initials KP

PROPERTY LOCATION: 7200 Main Street 051.550.042.00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Andrew Dond Email Address: dondstep2000@yahoo.com
 Address: 7587 Market Mackinac Is MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231 392 6456
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Nick Springfield Email Address: info@springfieldsmaint.com
 Address: 6509 M-37 Kingsley MI 49649
 (Street) (City) (State) (Zip)
 Telephone: 231 263 5300 231 263-5723
 (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

S. Andrew Dond SIGNATURES
 Signature Signature
S. Andrew Dond
 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: C23-042-095(A) Date Received: 11.8.23 Fee: 825
 Received By: KPereny Work Completed Date: _____

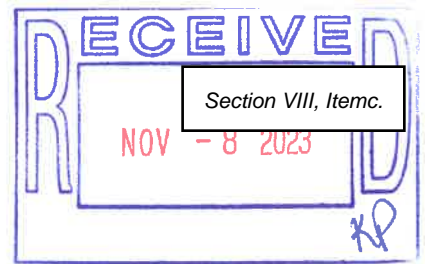
File No. C23.042.095(H)

Exhibit B

Date 11.8.23

Initials KP

November 8, 2023



This application is for some like for like work at 7200 Main Street. We are putting a new membrane roof starting next week. We will be replacing some siding on the Fort Hill side. There is some woodwork that needs to be replaced on the front. I have attached pictures to show the mentioned areas. Please feel free to call with any questions.

Andrew Doud

RECEIVED
NOV - 8 2023
KP



File No. C23-042-095(H)
Exhibit C
Date 11-8-23
Initials KP















Katie Pereny

From: Gary R. Rentrop <GRentrop@anafirm.com>
Sent: Wednesday, September 27, 2023 10:05 AM
To: Katie Pereny
Subject: RE: HDC Fees

Katie

For the escrow line item I would suggest the following insert to the fee schedule to be placed after the line item of "Propane Tank Replacement..."

Escrow Payment Assurance Deposit (per Council Resolution) for [a] New Construction over \$100,000 [b] work or demolition without a permit [c] cellular work

Gary

From: Katie Pereny <kep@cityofmi.org>
Sent: Thursday, September 21, 2023 1:14 PM
To: Gary R. Rentrop <GRentrop@anafirm.com>; Dennis Dombroski <djd@cityofmi.org>; Alan Sehoyan <alsehoyan@gmail.com>; doudstep2000@yahoo.com; hpls@uchicago.edu; Nancy Porter (nancy4650@outlook.com) <nancy4650@outlook.com>; velonord@mac.com
Subject: HDC Fees

Andrew had requested that the HDC fees be reviewed in the October HDC meeting. I thought maybe you would like to review the current fees prior to the meeting. If you have any suggestions you would like to add for the meeting, please let me know by September 27th. Thank you.

Katie Pereny
City of Mackinac Island Building & Zoning Department
906-847-6190
kep@cityofmi.org

This email has been scanned by Trend Micro Hosted Email Security
For more information, visit <https://n2mtech.com/desktop-security---backup>



LAW OFFICES

ADKISON, NEED, ALLEN, & RENTROP

PROFESSIONAL LIMITED LIABILITY COMPANY

KELLY A. ALLEN
JESSICA A. HALLMARK
JOHN W. KUMMER
GREGORY K. NEED
G. HANS RENTROP

39572 Woodward, Suite 222
Bloomfield Hills, Michigan 48304
Telephone (248) 540-7400
Facsimile (248) 540-7401
www.ANAfirm.com

OF COUNSEL:
PHILLIP G. ADKISON
KEVIN M. CHUDLER
GARY R. RENTROP
KATHERINE A. TOMASIK

October 12, 2023

VIA ELECTRONIC MAIL

Historic District Commission
City of Mackinac Island
7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Re: Graduated Fines for Violation of Historic District Ordinance

Dear Commission Members:

At the HDC October meeting, you expressed a frustration with repeat violations of work being done without the required historic district permits and that the existing fine associated with such violations is not sufficient to compel compliance.

You asked whether the fines associated with violating the Historic District Ordinance of the City of Mackinac Island (“HDO”) could be revised to contemplate for increasing fines based upon first, second and third and subsequent violations. The short answer is “yes”.

As you are likely aware, the HDO is codified in the City of Mackinac Code Ordinances¹ (“Code”). Generally speaking, all violations of the Code are civil infractions unless otherwise stated.² Civil infractions can be enforced with a Notice of Violation issued by the Mackinac Island Municipal Ordinance Violations Bureau (“Bureau”).³ The Bureau can only accept admissions of responsibility without explanations and collect the scheduled fines for the violation.⁴ Where a charged individual denies responsibility or admits responsibility with explanation, then a Municipal Civil Infraction Citation can be issued and filed with the court.⁵

Violations for civil fines payable to the Bureau are \$100 for the first offense, \$200 for the second offense, and \$500 for the third offense within a 2-year period, unless some other fine schedule is provided.⁶ The fine for a violation associated with a citation shall not exceed \$500 unless otherwise stated by the Code.⁷

¹ Article V, Code of Ordinances.
² §1-7(d), Code of Ordinances.
³ Article 2, Division 5, Code of Ordinances.
⁴ §2-333, Code of Ordinances.
⁵ §2-334(b), Code of Ordinances.
⁶ §2-335, Code of Ordinances
⁷ §1-7(f), Code of Ordinances.

However, the HDO has its own penalty. The HDO states that a person who violates the HDO may be fined not more than \$5,000.00.⁸ This penalty is substantially similar to the penalty provided for by the Michigan Local Historic Districts Act (“Act”).⁹ The Act states: “A person, individual, firm, corporation, organization, institution, or agency of government that violates this act is responsible for a civil violation and may be fined not more than \$5,000.00.”¹⁰ A civil violation fine of this level is consistent with the Michigan Revised Judicature Act.¹¹

The penalties for violating the HDO can differ for first, second, third, and subsequent offenses so long as the greatest fine does not exceed \$5,000.00 because the Code makes an exception to its general fine requirements where specifically provided for in the Code, and State law only limits the fine to no more than \$5,000.00. It is therefore our conclusion that you may provide for graduated fines depending on the number of times the HDO has been violated up to \$5,000.00.

Should you wish to have a graduated fine scale for a violation of the HDO, we recommend that the City Council consider amending Section 10-170(a) of the Code to read something like the following:

(a) A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this ~~ordinance article~~ is responsible for a civil violation and may be fined ~~not more than \$5,000.00~~ pursuant to the following schedule, but in no case more than \$5,000.00:-

1st violation within 2-year period *....\$ _____

2nd violation within 2-year period *....\$ _____

3rd and subsequent violation(s) within 2-year period *....\$ _____

* determined on the basis of the date of violation(s).

(b) A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this ordinance may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated or demolished.

If you have any questions or need any further information, please do not hesitate to contact my office.

Very truly yours,

ADKISON, NEED, ALLEN, & RENTROP, PLLC



G. Hans Rentrop

GHR/mjl

⁸ §10-170(a), Code of Ordinances.

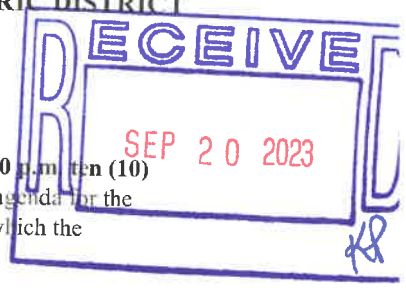
⁹ §15(1) of PA 169 of 1970.

¹⁰ *Id.*

¹¹ §8727 of PA 236 of 1961.

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- 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: 7411 Market ST. 051-550-026-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Beuser/Porter Email Address: bbeuser@me.com
Nancy 4650@outlook.com
 Address: 7221 Main St. Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231-881-3343 906-847-0288
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: MaintMan1971@Live.com
 Address: 7221 Main St. Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231-881-6860 906-847-0288
 (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] File No. MD23-026-085(A)
 Signature: Exhibit C
 Date: 9-20-23
 Initials: KP

Please Print Name: Roy Shryock

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
 3758 MARKET STREET, MACKINAC ISLAND, MI 49757
 PHONE: (906) 847-4035

File Number: MD23-026-085(A) Date Received: 9-20-23 Fee: \$600
 Received By: K Pereny Work Completed Date: _____



Mackinac Island HDC,

I am asking for approval for the change of use of space located at 7411 Market Street (Rose Gazebo). The space is currently commercial and if approved we would change the use of the space to residential. At that point a full interior/exterior remodel would take place using approved like for like materials, windows and doors. We will also be asking for approval for a new front deck/porch for that property as well.

File No. MD23-026 085(H)
Exhibit D
Date 9.20.23
Initials KP

Thank you for your time!

Roy Shryock

Please contact during business hours. Receipt required for payment.



Mackinac Island

2016 Summer

Bill #: 00166

MESSAGE TO TAXPAYER

PAYMENT INFORMATION

TAXES PAYABLE JULY 1 TO AND INCLUDING SEPT 10 WITHOUT PENALTY. AFTER SEPT 10, 1% PENALTY FOR SEPTEMBER DELINQUENT PLUS 1% PENALTY FIRST OF EACH MONTH THEREAFTER. MAKE CHECK PAYABLE TO: MACKINAC ISLAND CITY TREASURER. CHECK MUST CLEAR OR RECEIPT IS VOID. PHONE: (906) 847-6002. AFTER FEBRUARY 28, 2017 PAY MACKINAC COUNTY TREASURER, (906) 643-7318.

Pay by mail to:
 This tax is due by: 09/10/2016
 City of Mackinac Island
 Richard Linn, Treasurer
 PO BOX 187
 Mackinac Island MI 49757
 (906) 847-6002

CF #1100

PROPERTY INFORMATION

Property Assessed To:
 MARKET STREET LLC
 711 E MITCHELL ST
 PETOSKEY, MI 49770
 Prop #: 051-550-026-00 School: 49110
 Prop Addr: 7388 MAIN ST

TAX DETAIL

Taxable Value: 815,598 Class: 201
 State Equalized Value: 821,450
 Assessed Value: 821,450
 PREMBT %: 0 Mort Code:

Taxes are based upon Taxable Value.
 1 mill equals \$1,000 of Taxable Value.
 Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED TAX	6.0000	4,893.58
COUNTY ALLOCATED	4.5000	3,670.19
CITY TAX	6.5767	5,363.94
EMS	0.3400	277.30
FIRE TRUCK DEBT	0.2705	220.61
ROAD IMPROVEMENT	0.4000	326.23
CAPITAL FUND	0.4000	326.23
DPW	1.1000	897.15

Legal Description:

MI 93 251/689 299/343 746/305WD LOT 111 EXC BEG AT NWLY COR OF LOT 111 TH S 26 DEG 04'W 30 FT TH S 62 DEG 51'E 84 FT TH N 26 DEG 04'E 30.32 FT TH ALONG NELY LINE OF LOT 111 84 FT TO POB AND EXC BEG AT NE COR OF LOT 111 TH S 26 DEG 43'50" W ALONG ELY LINE OF LOT 95.70 FT TH N 62 DEG 48'35"W 73.93 FT TH N 69 DEG 01'50"W 47.37 FT TH N 29 DEG 9'30"E 92.91 FT TH S 62 DEG 40'E 117.44 FT TO POB. ASSESSORS PLAT NO.3

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JAN 1 - DEC 31
 Twp/Vll/City: APR 1 - MAR 31
 School: JUL 1 - JUN 30
 State: OCT 1 - SEP 30

Does NOT affect when the tax is due or its amount.

Total Tax 19,587.20
 Administration Fee 159.75

TOTAL AMOUNT DUE **16,134.98**
 PREV. PAYMENTS
 BALANCE DUE 16,134.98

File No. 44223-2ab-085(A)

Exhibit E

Date 9.20.23

Initials RP



File No. MD23026-085(H)
Exhibit F
Date 9-20-23
Initials KP

RECEIVED
SEP 20 2023
KP





Rose Gazebo

Josh Carley

Wed 9/20/2023 10:14 AM

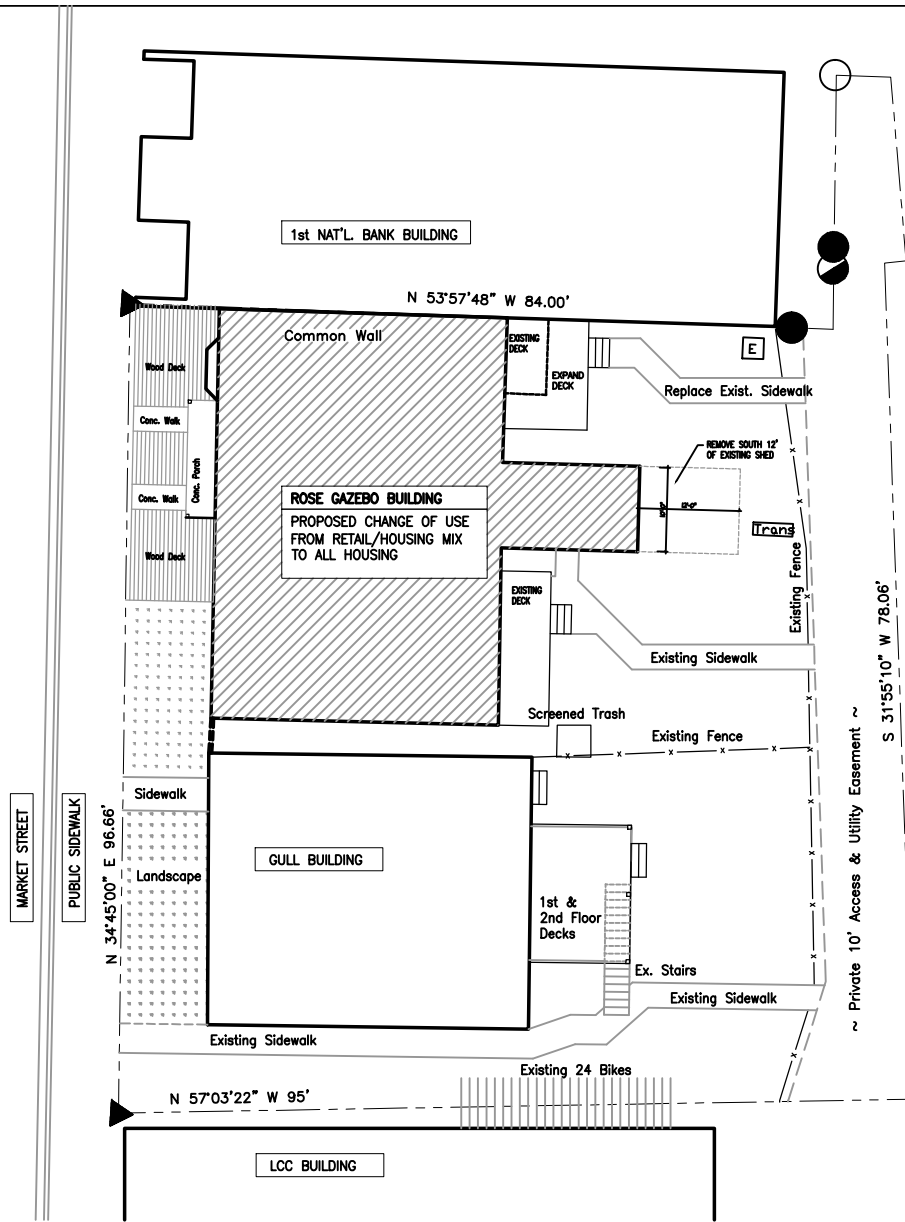
To:Roy Chip <maintman1971@live.com>







Josh Carley



- Found Property Iron
- △ Found Nail in Conc
- ▶ Set Nail in Conc
- Set Property Iron #27447

ZONING INFORMATION: DISTRICT: MD

SITE PLAN INFORMATION BASED ON A SURVEY BY NEIL E. HILL, P.S. #27447, ST. IGNACE, MICHIGAN.

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN
PROPERTY # 051-550-026-00

LOT AREA: 8,945 SQUARE FEET (0.20 ACRES)
NO CHANGE TO HEIGHT.

LOT COVERAGE:

ROSE BUILDING STOR. AREA REMOVED = -120 Sq. Ft.
GULL FRONT DECK AREA REMOVED = -255 Sq. Ft.
ADDED FRONT ROSE DECK AREA = +100 Sq. Ft.
ADDED REAR ROSE DECK AREA = +85 Sq. Ft.

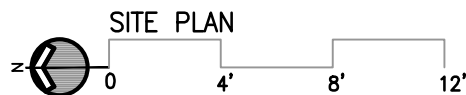
NET CHANGE TO LOT COVERAGE = 190 Sq. Ft. REDUCTION

ALLOWABLE DENSITY = 1 OCCUPANT per 500 S.F. OF SITE AREA.
8,945 S.F. / 500 = 17 OCCUPANTS ALLOWED.

PROPOSED DENSITY:

2 OCCUPANTS AT 1st FLOOR GULL BUILDING
2 OCCUPANTS AT 2nd FLOOR GULL BUILDING
2 OCCUPANTS AT EXISTING UNIT IN ROSE BUILDING
2 OCCUPANTS AT PROPOSED UNIT IN ROSE BUILDING

8 OCCUPANTS TOTAL



SITE PLAN

Richard Clements Architect, PLLC

15215 Merry Lane
Oshtemo, MI 49759

richardlee1523@live.com

989-370-3681

ROSE GAZEBO

7407 MARKET STREET
MACKINAC ISLAND, MI

date: Oct. 23, 2023

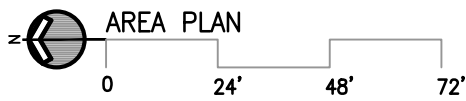
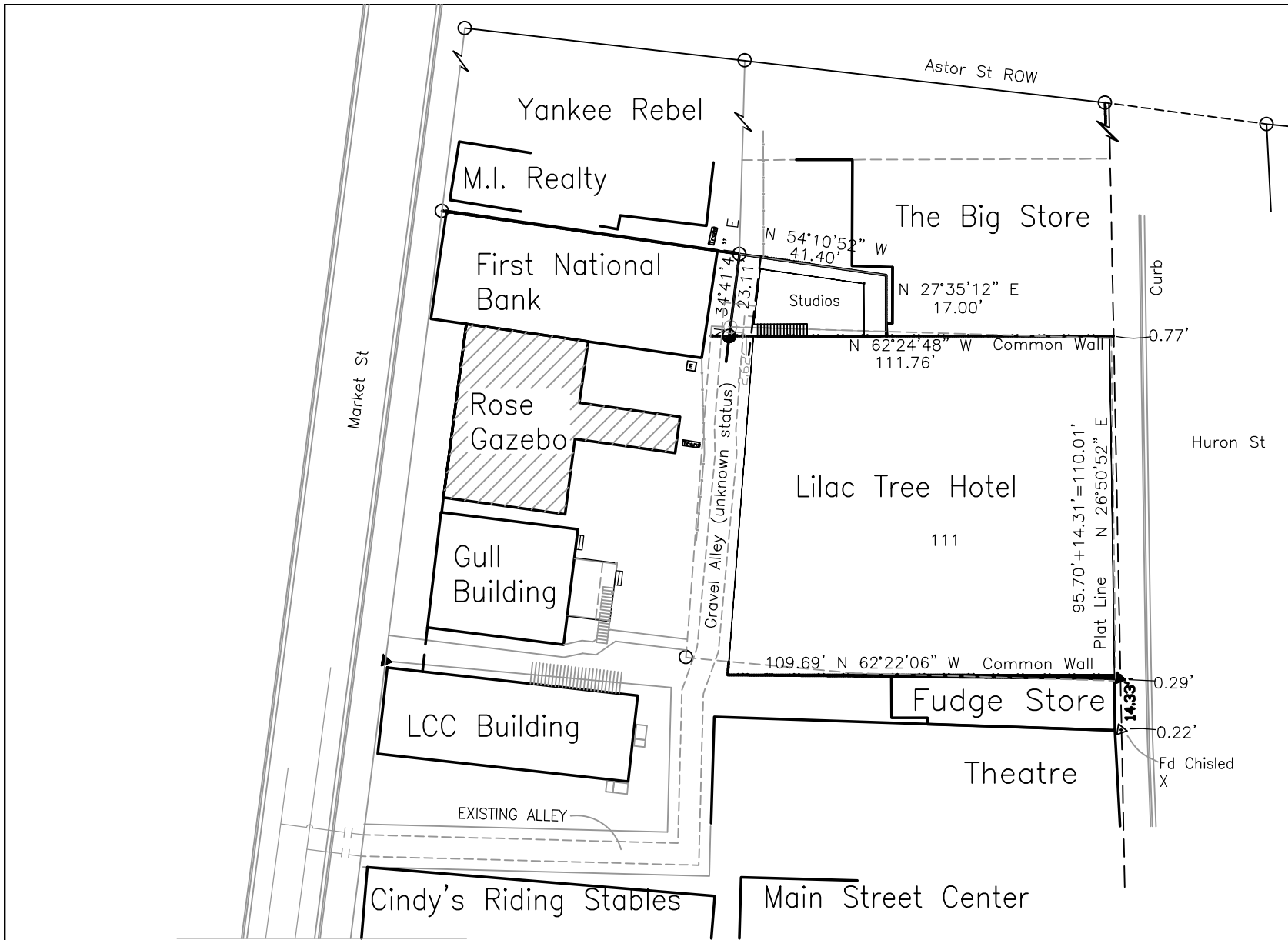
project: 2328

SITE PLAN

sheet:

A0.0

COPYRIGHT © 2023



Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	ROSE GAZEBO	date: Oct. 23, 2023 project: 2328	sheet:
	7407 MARKET STREET MACKINAC ISLAND, MI	AREA PLAN	A0.1 COPYRIGHT © 2023

BANK BUILDING

EXISTING RETAIL SPACE-700 sf

RETAIL

STOR.

DECK

Wood Deck

Conc. Walk

Conc. Walk

Conc. Porch

STORAGE

Utility

EXISTING UNIT

LIVING

SKYLIGHT

(2 PERSONS)

Laundry

BATH

DECK



EXISTING PLAN

0 4' 8'

MARKET STREET

PUBLIC SIDEWALK

GRASS

BEDROOM

OFFICE

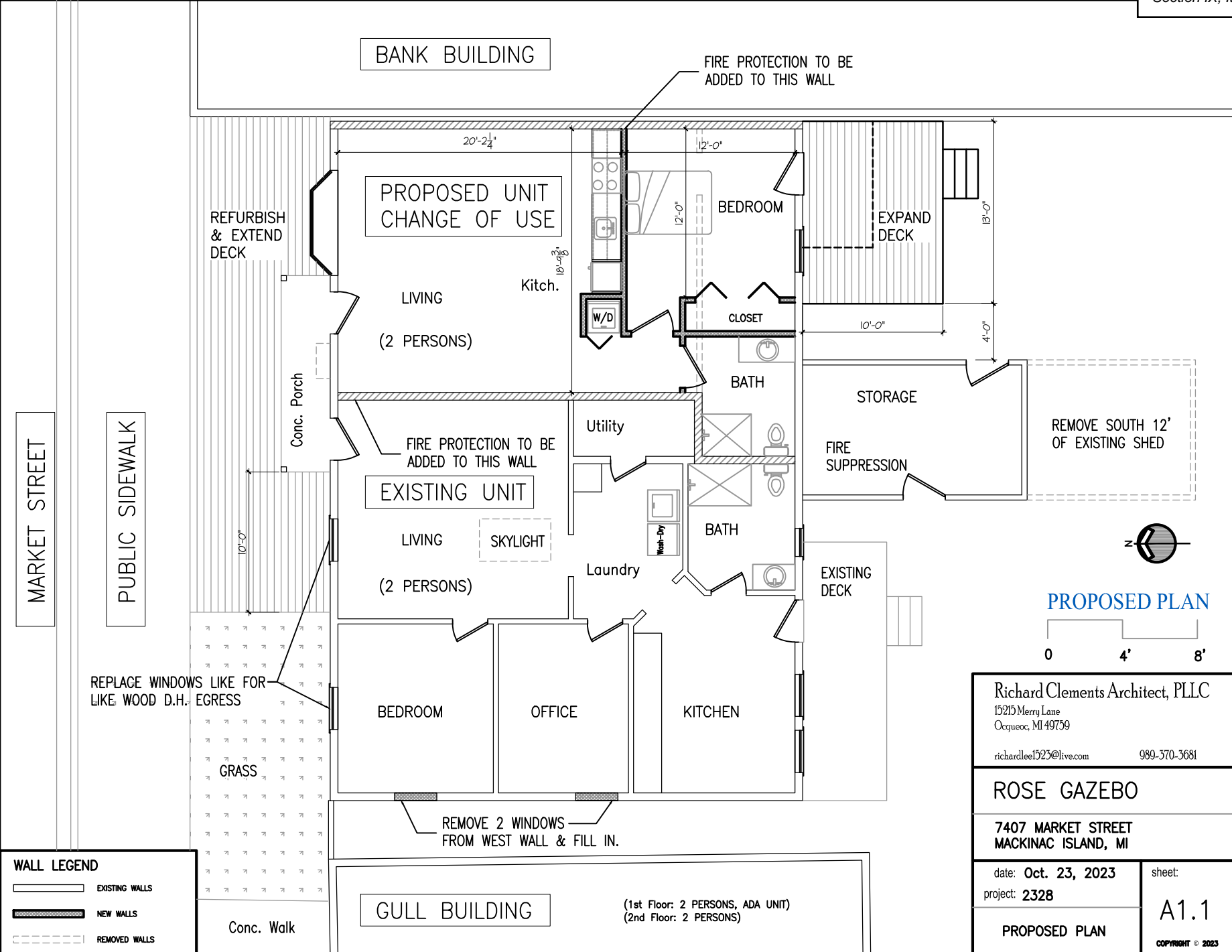
KITCHEN

Conc. Walk

GULL BUILDING

(1st Floor: 2 PERSONS, ADA UNIT)
(2nd Floor: 2 PERSONS)

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	
ROSE GAZEBO	
7407 MARKET STREET MACKINAC ISLAND, MI	
date: Oct. 23, 2023	sheet:
project: 2328	A1.0
EXISTING PLAN	COPYRIGHT © 2023



WALL LEGEND

	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

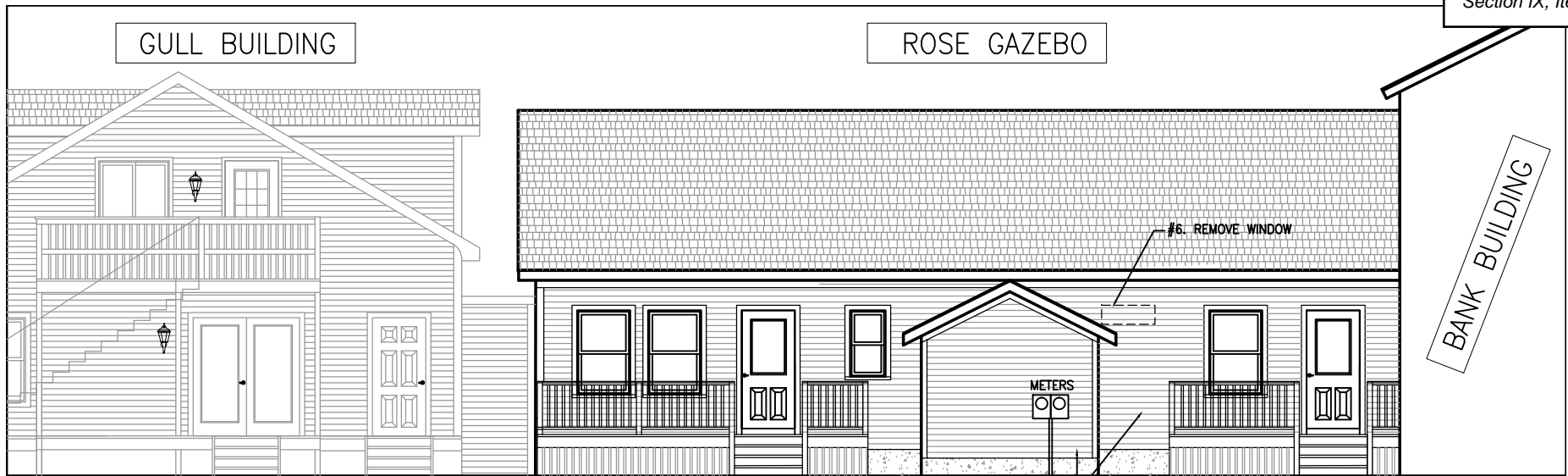
Richard Clements Architect, PLLC
 15215 Merry Lane
 Okemos, MI 49759
 richardlee1523@live.com 989-370-3681

ROSE GAZEBO

7407 MARKET STREET
 MACKINAC ISLAND, MI

date: Oct. 23, 2023 sheet:
 project: 2328

PROPOSED PLAN **A1.1**
 COPYRIGHT © 2023



GULL BUILDING

ROSE GAZEBO

BANK BUILDING

SOUTH ELEVATION

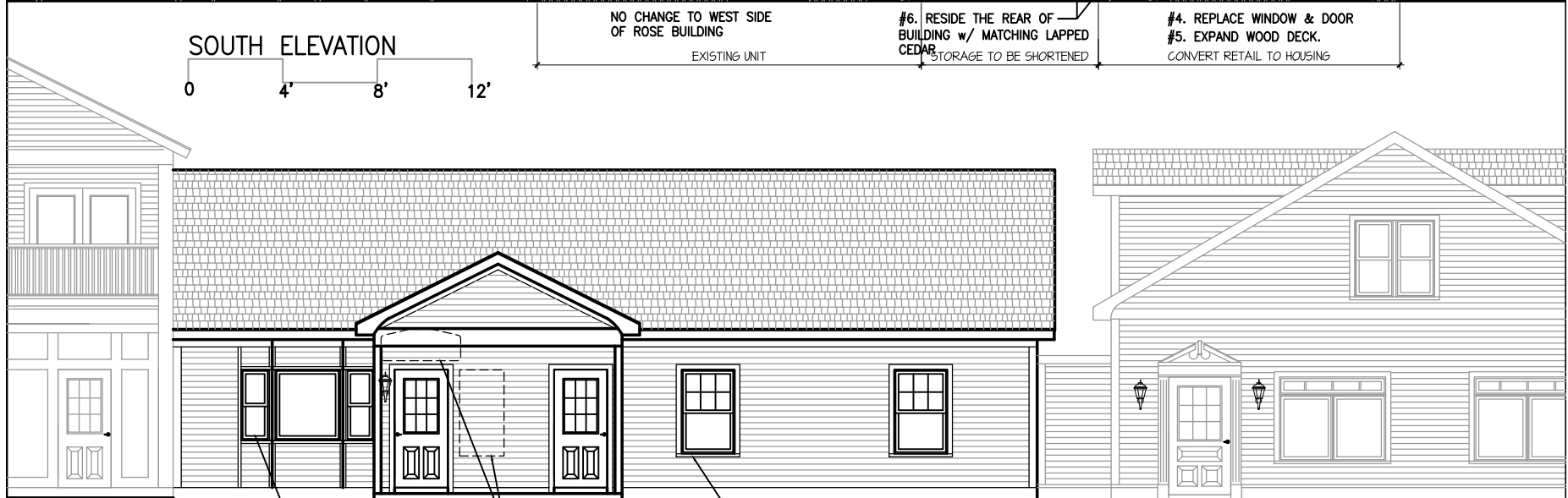
0 4' 8' 12'

NO CHANGE TO WEST SIDE OF ROSE BUILDING
EXISTING UNIT

#6. RESIDE THE REAR OF BUILDING w/ MATCHING LAPPED CEDAR SIDING & TRIM LIKE FOR LIKE
STORAGE TO BE SHORTENED

#4. REPLACE WINDOW & DOOR
#5. EXPAND WOOD DECK.
CONVERT RETAIL TO HOUSING

#6. REMOVE WINDOW



BANK BUILDING

ROSE GAZEBO

GULL BUILDING

NORTH STREET ELEVATION

0 4' 8' 12'

#1. REMOVE RETAIL SIGN & DISPLAY BOX

#2. REPLACE EXISTING WOOD WINDOWS LIKE FOR LIKE, CLEAR GLASS, VLT = 60%+

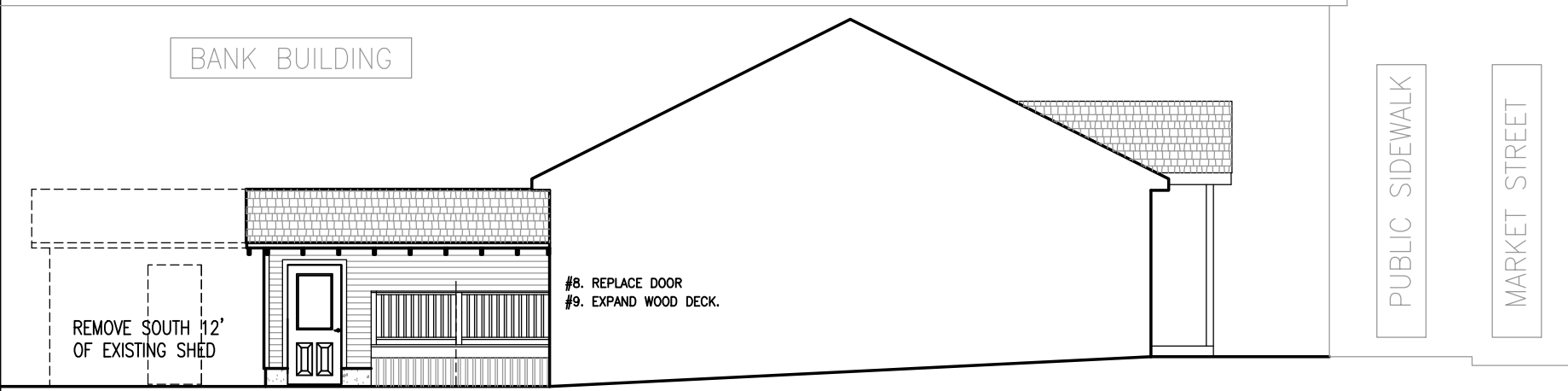
#3. RESIDE w/ PAINTED CEDAR LAPPED SIDING & TRIM LIKE FOR LIKE

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	ROSE GAZEBO 7407 MARKET STREET MACKINAC ISLAND, MI	date: Oct. 23, 2023 project: 2328 ELEVATIONS	sheet: A1.2 COPYRIGHT © 2019
---	--	--	------------------------------------



WEST SIDE ELEVATION
 12' 8' 4' 0'

#7. RESIDE THE END OF BUILDING w/ MATCHING LAPPED CEDAR



EAST SIDE ELEVATION
 0 4' 8' 12'

Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com 989-370-3681	ROSE GAZEBO 7407 MARKET STREET MACKINAC ISLAND, MI	date: Oct. 23, 2023 project: 2328 ELEVATIONS	sheet: A1.3 COPYRIGHT © 2019
---	--	--	------------------------------------



STREET VIEW OF ROSE



STREET VIEW OF ROSE



ALLEY VIEW OF GULL



STREET VIEW OF GULL

NO CHANGES TO
THESE ELEVATIONS

Richard Clements Architect, PLLC
15215 Merry Lane
Ocequeoc, MI 49759
richardlee1523@live.com 989-370-3681

ROSE GAZEBO

7407 MARKET STREET
MACKINAC ISLAND, MI

date: Oct. 23, 2023
project: 2328

PHOTOS

sheet:

A2.1

COPYRIGHT © 2023



ALLEY VIEW OF EXISTING ROSE UNIT



ALLEY VIEW OF ROSE RETAIL



ALLEY VIEW OF EXISTING ROSE UNIT



ALLEY VIEW OF ROSE RETAIL AND BANK

Richard Clements Architect, PLLC
15215 Merry Lane
Oshtemo, MI 49759
richardlee1523@live.com 989-370-3681

ROSE GAZEBO

7419 MARKET STREET
MACKINAC ISLAND, MI

date: Oct. 23, 2023
project: 2328

PHOTOS

sheet:

A2.2

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Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

22 November 2023

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

Re: **ROSE GAZEBO BUILDING RENOVATION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed renovations at the former Rose Gazebo Building in the Market and Main Historic District.

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

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

c. Richard Clements, Richard Clements Architect
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

22 November 2023

DESIGN REVIEW

ROSE GAZEBO BUILDING RENOVATION

7407 Market Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is renovation work on the former Rose Gazebo retail building, at 7407 Market Street, in the Market and Main Historic District. The building is a Contributing structure in the district. On the interior, work would convert the retail shop to a residential apartment. On the exterior, work would be minimal, removing the commercial sign and replacing windows on the front, and enlarging the deck and removing a portion of the shed at the rear, and with other minor changes.

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 include site plan, floor plans, elevations, and photographs of the existing building, dated 23 October 2023, by Richard Clements Architect.

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 building use would be changed, from its current commercial retail use to a residential apartment.

Rose Gazebo Building Renovation Design Review
22 November 2023
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 existing character of the property as seen from the front would be retained. Alterations would largely take place at the rear, where a portion (12 feet) of the existing shed would be removed, and a new gable end constructed. The wood deck, with wood railing, would be enlarged. Taken together, these changes would improve the rear appearance. No historic materials or features would be removed, or spaces altered.

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.”*

The proposed rear shed and deck changes would not create a false sense of historic development as the building is not historic. And the alterations would be appropriate.

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

Nothing of this non-historic building has achieved historic significance in its own right.

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

Distinctive features, finishes, or craftsmanship that characterize the existing building would be maintained. On the front, the ill-fitting business sign would be removed, improving the appearance of the building.

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.

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.”*

Rose Gazebo Building Renovation Design Review
22 November 2023
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This standard does not apply to the proposed project.

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 proposed exterior alterations would not destroy historic materials that characterize the property. The new work would not be differentiated from the character of the original building, but as the resource is non-contributing, the changes would be appropriate. The proposed new work would be compatible with the architectural character of the building, and actually improve its rear appearance.

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 changes could be removed in the future without impairing the essential form and integrity of the property.

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 proposed renovation would not change the significance of the resource, or its relationship to the Market Street neighborhood.

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

The proposed project changes would result in a more appropriate relationship to the larger resource, and to the district.

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

The proposed renovations would be compatible with the building, and enhance its character.

Rose Gazebo Building Renovation Design Review
22 November 2023
Page 4

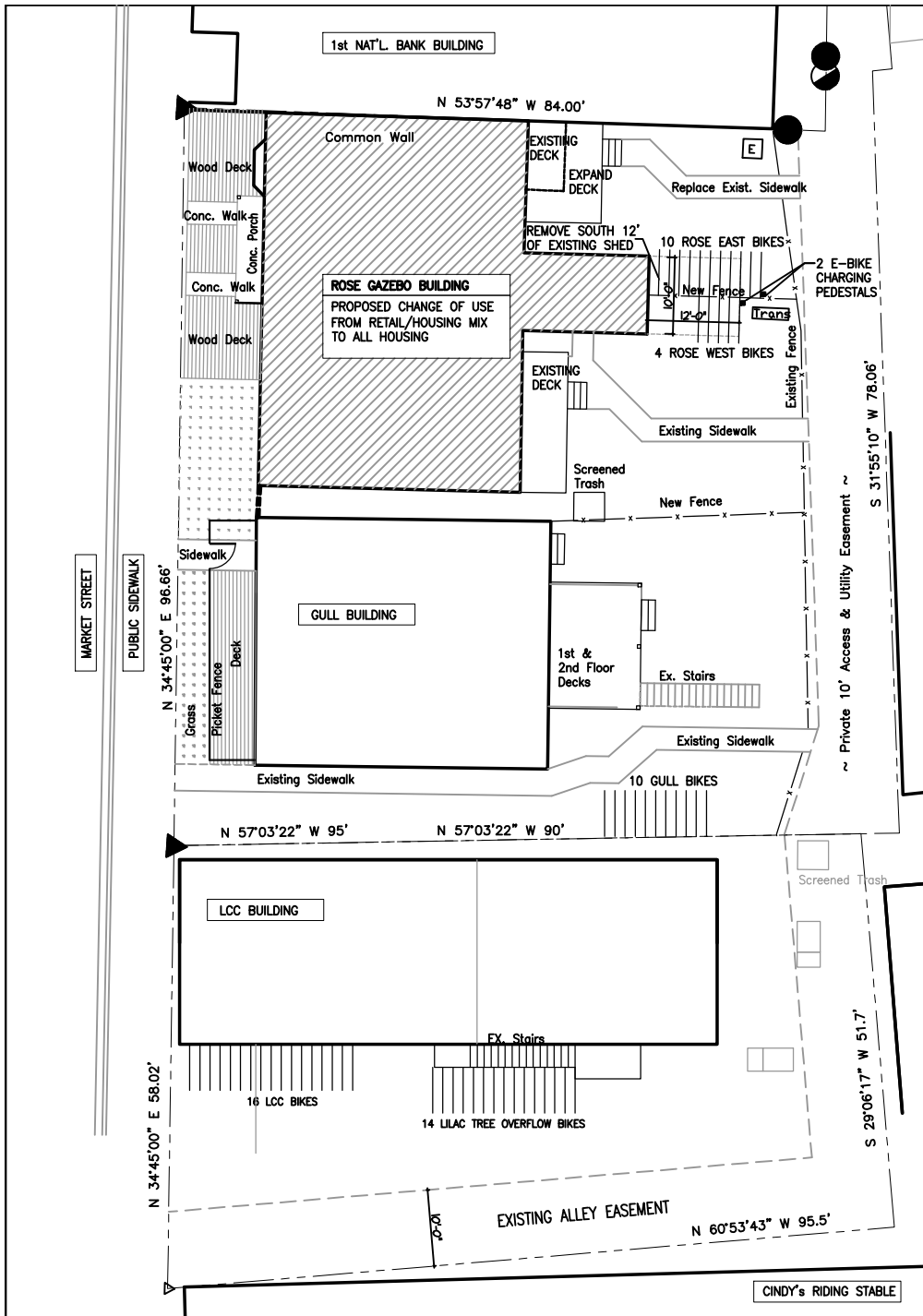
(4) - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

The aesthetic value of the former Rose Gazebo building would be positively enhanced by the proposed exterior renovations.

CONCLUSION

Based on the findings above, the proposed exterior renovations of the Rose Gazebo building at 7407 Market Street would meet the Standards for review.

END OF REVIEW



ZONING INFORMATION: DISTRICT: MD
 SITE PLAN INFORMATION BASED ON A SURVEY BY NEIL E. HILL, P.S. #27447,
 ST. IGNACE, MICHIGAN.

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN
 PROPERTY # 051-550-026-00

LOT AREA: 8,945 SQUARE FEET (0.20 ACRES)
 NO CHANGE TO HEIGHT.

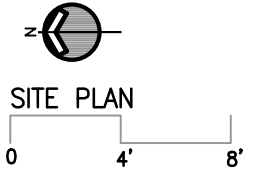
LOT COVERAGE:
 ROSE BUILDING STOR. AREA REMOVED = -120 Sq. Ft.
 GULL FRONT DECK AREA REMOVED = -255 Sq. Ft.
 ADDED FRONT ROSE DECK AREA = +100 Sq. Ft.
 ADDED REAR ROSE DECK AREA = +85 Sq. Ft.

NET CHANGE TO LOT COVERAGE = 190 Sq. Ft. REDUCTION

ALLOWABLE DENSITY = 1 OCCUPANT per 500 S.F. OF SITE AREA.
 8,945 S.F. / 500 = 17 OCCUPANTS ALLOWED.

PROPOSED DENSITY:

- 2 OCCUPANTS AT 1st FLOOR GULL BUILDING
- 2 OCCUPANTS AT 2nd FLOOR GULL BUILDING
- 2 OCCUPANTS AT EXISTING UNIT IN ROSE BUILDING
- 2 OCCUPANTS AT PROPOSED UNIT IN ROSE BUILDING
- 8 OCCUPANTS TOTAL



SITE PLAN

LILAC TREE HOTEL

FUDGE STORE

THEATRE

- Found Property Iron
- △ Found Nail in Conc
- ▶ Set Nail in Conc
- Set Property Iron #27447

MAIN STREET CENTER

Richard Clements Architect, PLLC
 15215 Merry Lane
 Okemos, MI 49759
 richardlee1523@live.com 989-370-3681

ROSE GAZEBO

7407 MARKET STREET
 MACKINAC ISLAND, MI

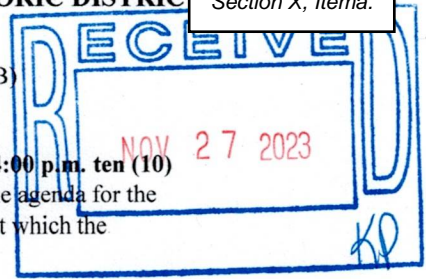
date: Oct. 23, 2023	sheet:
project: 2328	A0.0
revised: Dec. 07, 2023	

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GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item.

- 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: 7416 Main St 051-550-021-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: BSI Resort Holdings LLC Email Address: nicholas.lakas@ksicapital.com

Address: 100 Saint Paul St, Suite 800 Denver CO 80206
 (Street) (City) (State) (Zip)

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

APPLICANT/CONTRACTOR

Name: Barry J Polzin Architects Email Address: bpolzin@bjparchitects.com

Address: 101 N Lakeshore Blvd. Marquette MI 49855
 (Street) (City) (State) (Zip)

Telephone: 906-226-8661
 (Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used. *see attached drawings*
- 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

 Please Print Name

[Handwritten Signature]
Barry J. Polzin

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 No. C23-021-097CH
 Exhibit C
 Date 11-27-23
 Initials KP

File Number: <u>C23-021-097CH</u>	Date Received: <u>11-27-23</u>	Fee: <u>600 -</u>
Received By: <u>[Signature]</u>	Work Completed Date: _____	

BICYCLE STREET INN- RENOVATIONS

Section X, Itema.

MACKINAC ISLAND, MICHIGAN
NOVEMBER 22, 2023

OWNER: BSI RESORT HOLDINGS LLC
100 SAINT PAUL STREET, SUITE 800
DENVER, CO 80206

ARCHITECT: BARRY J POLZIN ARCHITECTS INC.
101 N LAKESHORE BLVD.
MARQUETTE, MI 49855

ZONING: C COMMERCIAL

PROJECT DESCRIPTION:

THE FIRST FLOOR WILL BE CONVERTED BACK TO ITS ORIGINAL USE AS AN OPEN MARKET/FOOD HALL AND RETAIL SPACES. THE ENTRY TO THE FOOD HALL WILL BE INCREASED FROM ONE PAIR TO TWO PAIRS TO DOUBLE THE FLOW CAPACITY IN AND OUT OF THE FOOD HALL. THIS RECONFIGURATION INCLUDES AN AMPLE PRE-ENTRY SPACE OFF OF THE PUBLIC SIDEWALK.

ALL NEW WORK TO MATCH EXISTING COLOR SCHEME

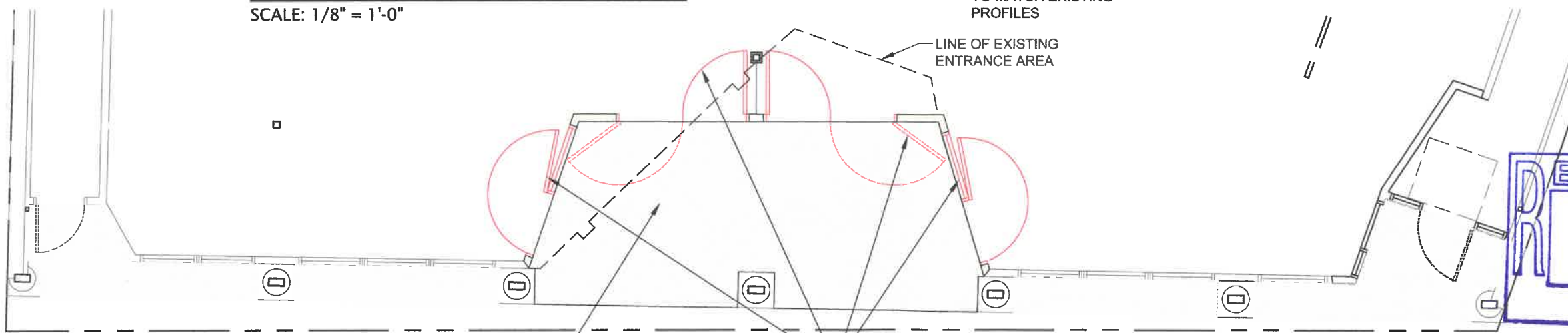
STOREFRONT WINDOWS ARE ALUMINUM FRAME WITH WOOD TRIM (PAINTED) WITH CLEAR INSULATED GLASS.



MAIN STREET ELEVATION

SCALE: 1/8" = 1'-0"

NEW DOORS TO MATCH ORIGINAL (PAINTED). TRIM TO MATCH EXISTING PROFILES

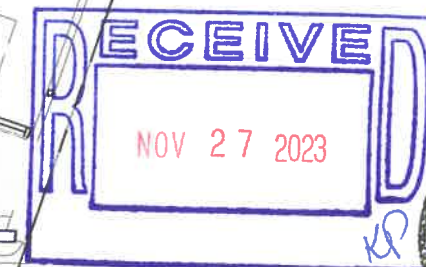


PARTIAL FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

INDEX

- A1.0 MAIN ST ELEVATION AND PLAN
- A1.2 RENDERINGS
- C1.0 SITE PLAN/LEGAL



File No. C23-021-097CH

Exhibit D

Date 11-27-23

Initials JP

A1.0

1 of 3

BARRY J. POLZIN

ARCHITECTS

BICYCLE STREET INN- RENOVATIONS

Section X, Itema.

MACKINAC ISLAND, MICHIGAN

NOVEMBER 22, 2022



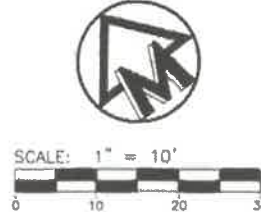
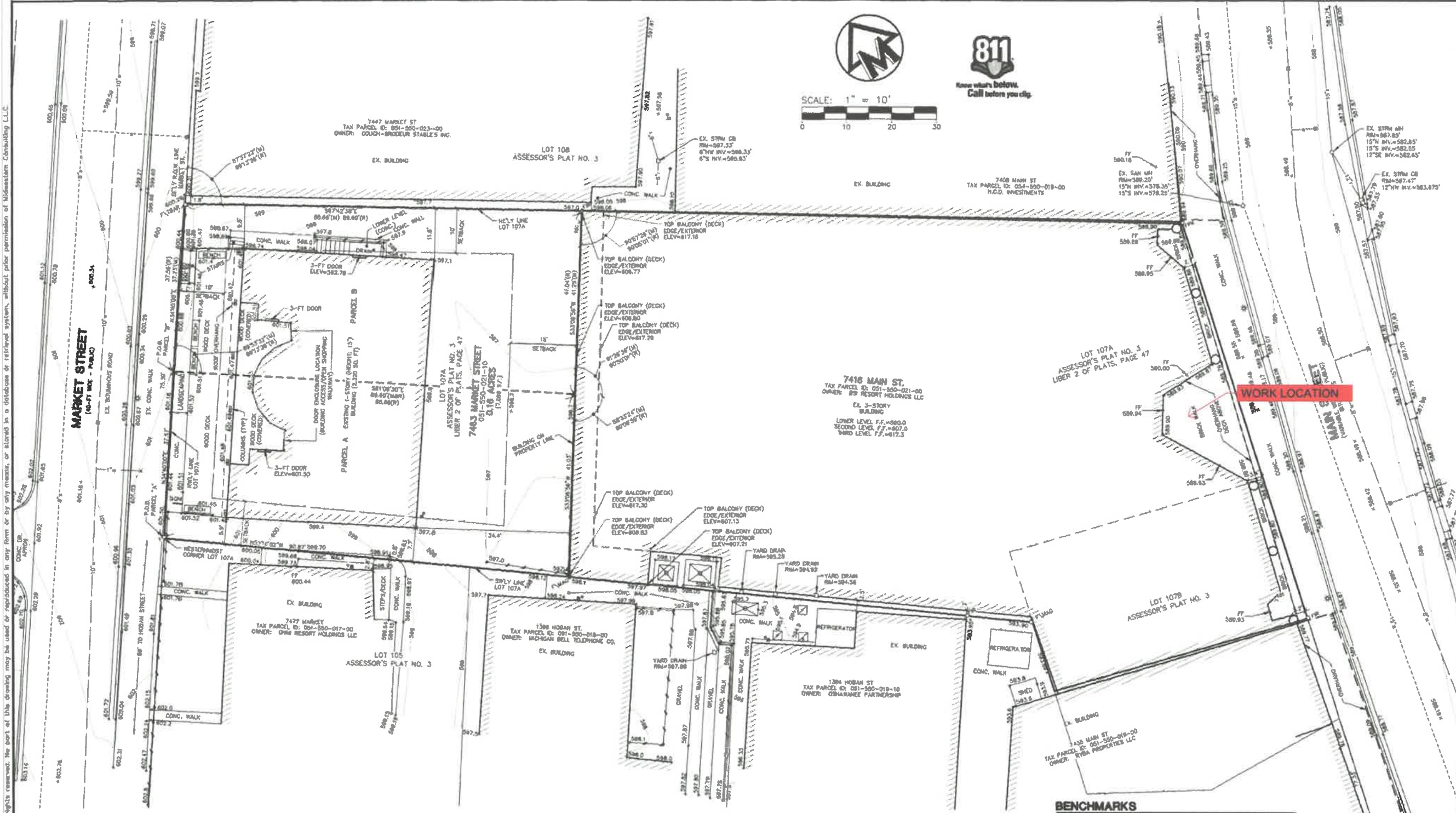
RENDERING

BICYCLE STREET INN

Section X, Itema.

MACKINAC ISLAND, MICHIGAN

NOVEMBER 22, 2023



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LEGAL DESCRIPTION

(Per Main North Talk Group, Commitment No. M2203514, with Commitment Date of April 11, 2022)

Situated in the City of Mackinac Island, Mackinac County, Michigan:

Parcel A:
Beginning at the Westernmost corner of Lot 107A, ASSESSORS PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records, thence Northwesterly along the Northwestern line of said Lot 37.57 feet to an iron stake, thence at an angle of 89°13'28" to the right from the last described course 89.89 feet to an iron stake, thence at an angle of 89°06'59" to the right from the last described course 41.03 feet to an iron stake on the Southwesterly line of said Lot, thence Northwesterly along the Southwesterly line of said Lot 90.87 feet to the Point of Beginning; being a part of said Lot 107A, ASSESSORS PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records.

Parcel B:
Commencing at the Westernmost corner of Lot 107A, ASSESSORS PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records, thence Northwesterly along the Northwestern line of said Lot 37.57 feet to an iron stake, thence at an angle of 89°13'28" to the right from the last described course 89.89 feet to an iron stake, thence at an angle of 89°06'59" to the right from the last described course 41.03 feet to an iron stake on the Southwesterly line of said Lot, thence Northwesterly along the Northwestern line of said Lot 90.87 feet to the Point of Beginning, being a part of said Lot 107A, ASSESSORS PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

7416 MAIN ST.
TAX PARCEL ID: 051-550-021-00
OWNER: BS RESORT HOLDINGS LLC
EX. 3-STORY BUILDING
LOWER LEVEL F.F.=800.0
SECOND LEVEL F.F.=807.0
THIRD LEVEL F.F.=817.3

WORK LOCATION

BENCHMARKS

BENCHMARK #1:
TOP ARROW ON HYDRANT, IN WEST RIGHT-OF-WAY OF MARKET ST., AT THE INTERSECTION OF HOBAN ST., ±100' S. OF 7463 MARKET ST. ELEVATION=607.07' (NAVD88)

BENCHMARK #2:
TOP ARROW ON HYDRANT, IN EASTERLY RIGHT-OF-WAY OF MAIN ST., AT THE INTERSECTION OF HOBAN ST., ±100' S. OF 7416 MAIN ST. ELEVATION=509.65' (NAVD88)

LEGEND

⊙	EXIST. LIGHT POLE	⊠	FENCE
—	EXIST. WATER MAIN	⊠	ELEC. TRANSFORMER
⊙	EXIST. HYDRANT	⊠	EXIST. AC UNIT
⊠	EXIST. GATE VALVE IN BOX	⊠	EXIST. SIGN
—	EXIST. FIRE DEPARTMENT CONNECTION	⊠	EXIST. POST
—	EXIST. STORM SEWER	⊠	TELEPHONE RISER
—	EXIST. CATCH BASIN OR BALET	⊠	ELECTRIC METER
—	EXIST. BEDVAE BALET	⊠	FOUND IRON PIPE
—	EXIST. SANITARY SEWER	⊠	FOUND IRON ROD
⊙	EXIST. CLEANOUT	⊠	FOUND P.K.

MIDWESTERN
SURVEYING & CONSULTING
3141 BlueStone Area Assoc. Michigan 48108
(734) 995-2300 • www.midwesternsurveying.com
Land Development • Land Survey • Topography • Municipal
Weights Communications • Transportation • Utility Services

CLIENT
DAMONSON HOSPITALITY
One Riverview Drive, Suite 1060
Atlanta, GA 30336
Allan Tomarova Buena (Hospitality/Bluma
Design Studio) 734-494-2344

7463 MARKET ST. / 7416 MAIN ST.
TOPOGRAPHIC SURVEY OF PARCELS OF LAND
LOCATED IN THE CITY OF MACKINAC ISLAND
MACKINAC COUNTY, MICHIGAN

1

DATE: 6/29/2022
SHEET: 1 OF 1
JOB NO.: 22163
REV. DATE: _____
BY: _____
CHK: _____
APP: _____

C1.0
3 OF 3

BARRY J. POLZIN
ARCHITECTS



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

30 November 2023

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

Re: **BICYCLE STREET INN RECONFIGURED MAIN ENTRY**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

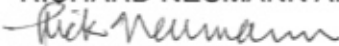
I have reviewed the renovations proposed to reconfigure the main entry at the Bicycle Street Inn, 7416 Main Street in the Market and Main Historic District. As a non-historic building, the Inn is a Non-contributing structure in the district.

The proposed work would alter the configuration of the main entry at the center of the building along the public sidewalk. Four sets of doors, two pairs and two singles with sidelites, would be replaced, and in so doing, relocated to create a symmetrical entry recess, instead of the existing asymmetrical arrangement. The new doors would match the existing ones. The transom window units above the doors would also be relocated above their respective doors below. The brick pavers in the vestibule would be removed and reused in the new configuration.

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 be compatible in appearance, and would be appropriate to the historic district. And it should be noted that the reconfigured more symmetrical recessed entry would be a design improvement, and would be more appropriate, since most traditional commercial storefronts had symmetrical recessed front entries. 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