CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, February 13, 2024 at 10:00 AM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

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I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

a. January 9, 2024 Minutes

V. Adoption of Agenda

VI. Correspondence

VII. Committee Reports

VIII. Staff Report

a. SHPO CLG Annual Report for your review

b. C24-010-002(H) Benser Opera House Wood & Trim Repairs

c. MD24-017-008(H) GHMI Parker Apartments Soffit, Fascia and Gutter Repairs

IX. Old Business

a. MD23-067-023(H) Corner Cottage Reno Permit Extension Request

b. C23-083-019(H) Gatehouse Reno Permit Extension Request

X. New Business

a. C24-021-001(H) Benser Chippewa Hotel Roof Top HVAC Replacement

b. R123-066-103(H) Callewaert Shed

c. C24-026-004(H) Lilac Tree Door Reconfiguration

d. C24-019-007(H) Coal Dock Improvements

e. HB24-041-009 Jaquiss House Demolition

XI. Public Comment

XII. Adjournment

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, January 09, 2024 at 10:00 AM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

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I. Call to Order

The meeting was called to order at 10:08 AM

II. Roll Call

PRESENT
Lee Finkel
Lorna Straus
Nancy Porter

ABSENT
Andrew Doud
Alan Sehoyan Staff: Richard Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. December 12, 2023 Minutes

Motion to approve the minutes as written.

Motion made by Porter, Seconded by Straus.
Voting Yea: Finkel, Straus, Porter

V. Adoption of Agenda

Motion to approve as written.

Motion made by Porter, Seconded by Straus.
Voting Yea: Finkel, Straus, Porter

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

Motion to approve the Staff Report.

Motion made by Finkel, Seconded by Porter.
Voting Yea: Finkel, Straus, Porter

a. C23-038-098(H) Benser - Island Slice Re-Roof

Dombroski stated the applicant would like to replace the Island Slice roof, like for like.

b. C23-025-099(H) Benser/Porter Chuckwagon Re-roof

Dombroski stated the applicant would like to replace the roof on the Chuckwagon, like for like.

c. C23-026-100(H) Benser/Porter Lilac Tree Re-Roof

Dombroski stated the applicant would like to replace the roof on the Lilac Tree Hotel, like for like.

d. R123-066-102(H) Callewaert Siding Replacement

Dombroski stated the applicant would like to replace rotted siding, like for like.

e. C23-027-104(H) Main Street Inn Roof Repair

Dombroski stated the applicant would like to repair the roof on Main Street Inn, like for like.

f. C23-050-107(H) Porter - Mighty Mac Roof

Dombroski stated the applicant would like to replace the roof on Mighty Mac, like for like.

IX. Old Business

None

X. New Business

a. R123-053-106(H) McCarty Window Replacement

McCarty stated his house was built in 1882 has the original windows that are in disrepair. Dombroski and Bradley came in and inspected the windows for egress safety and it was determined they are no longer safe. The applicant would like to leave the vinyl siding and replace the old wood windows with vinyl clad wood windows. The cost of wood windows is double the cost of the vinyl clad. Finkel stated Neumann wrote a favorable review. Neumann stated, based on the inspection, the windows are in rough shape and functionally obsolete. There are no counterweights, so the windows must be propped open with a stick. Since the 1970's aluminum storm windows would be eliminated, Neumann believes the new windows will be a visual improvement as well. The replacement windows replicate the existing in style and appearance. Motion to approve.

Motion made by Porter, Seconded by Finkel.
Voting Yea: Finkel, Straus, Porter

XI. Public Comment

Andy McGreevy presented drawings for work on the Coal Dock. He stated an application will be coming for review next month. They will be adding a floor system for a second story. A sliding door on the second story is being added, and the side door on the drawing will be a stairway to the second story. Finkel asked if a pulley/lift is being considered. McGreevy stated they intend to use a forklift.

XII. Adjournment

Motion to adjourn at 10:31 AM

Motion made by Porter, Seconded by Finkel.
Voting Yea: Finkel, Straus, Porter

_____ _____

Lee Finkel, Chair Katie Pereny, Secretary

Michigan State Historic Preservation Office
Certified Local Government Program
CLG 2023 Annual Report Checklist

The Michigan State Historic Preservation Office (SHPO) requires that each Certified Local Government (CLG) submit an annual report of its activities upon the completion of each year. SHPO uses the provided information to stay up to date on historic preservation activities across the state, identify ways that SHPO can be more responsive to the needs of CLGs, and evaluate local CLG programs.

The following checklist must be completed and submitted with your report.

CHECKLIST

Please indicate below those items that you have included with your submission.

REQUIRED

1. ☑ Completed Annual Report
2. ☐ Minutes from two HDC meetings (if not available on website)

SUPPORTING DOCUMENTATION, IF APPLICABLE

3. ☐ New or amended/revised/modified ordinances, by-laws, design guidelines or other preservation regulations and guidance
4. ☐ HDC Commissioner Resumes or Attachment A: New Commissioner Resume Form
5. ☐ Announcements used to seek qualified professionals for the HDC
6. ☑ Study reports and/or survey data
7. ☐ Photographs of highlights, educational activities, events, success stories, etc.

PREPARER INFORMATION

I hereby certify that the information in this report is accurate and correct to the best of my knowledge. I further certify that the contents of the report were shared/will be shared with the community's historic district commission on the following date: 2-13-24

Katie Pereny + Gary Rentrop — 12.29.23

Preparer Name — Date

CLG Representative Name (if different) — Date

SHPO USE

Received: _____ Reviewed: _____

Signature: _____

Michigan State Historic Preservation Office
Certified Local Government Program
CLG 2023 Annual Report

1. CLG BASIC INFORMATION	
CERTIFIED LOCAL GOVERNMENT City of Mackinac Island	
CHIEF ELECTED OFFICIAL Mayor, Margaret Doud	
CLG CONTACT PERSON (official person on file with National Park Service) Gary Rentrop	TITLE Attorney
MAILING ADDRESS PO Box 455, Mackinac Island, MI 49757	
EMAIL grentrop@ANAFirm.com	TELEPHONE 248-644-6970
CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable) www.cityofmi.org	

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING	
A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? ☒ YES ☐ NO (if no, briefly explain)	
B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR? (Provide a link or attach any documents for which you select yes)	
HISTORIC DISTRICT ORDINANCE ☐ YES ☒ NO	PRESERVATION PLAN (including master plan component) ☐ YES ☒ NO
HDC BYLAWS OR RULES OF PROCEDURE ☐ YES ☒ NO	DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO) ☐ YES ☒ NO
COA APPLICATION/REQUIREMENTS ☐ YES ☒ NO	SURVEY PLAN ☐ YES ☒ NO
OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.) ☐ YES ☒ NO	

3. HISTORIC DISTRICT COMMISSION

A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC
Katie Pereny, Secretary

B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? ☒ YES ☐ NO (If yes, provide name/title)
Gary Rentrop, Attorney and Richard Neumann, Architect

C. IDENTIFY **CURRENT** HISTORIC DISTRICT COMMISSION MEMBERS.
(Submit a resume or Attachment A for each **NEW** commissioner appointed during the year)

NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
Andrew Lee Finkel	Chair	05/23	05/26
Andrew Doud	Member	05/22	05/25
Alan Sehoyan	Member	06/21	06/24
Nancy Porter	Member	05/21	05/24
Lorna Straus	Member	05/22	05/25

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL? ☐ YES ☒

If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.

Howevery, Architect Richard Neumann and Attorney, Gary Rentrop are historic preservation specialists and attend montly HDC meetings. Mackinac Island has approximately 400 residents and the HDC is not aware of any residents meeting the qualification, so they rely on consultants for guidance.

E. ARE THERE CURRENTLY ANY HDC VACANCIES?

☐ YES ☒ NO If yes, how many?

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?

☒ YES ☐ NO ☐ NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?

☒ YES ☐ NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.

There are montly education segments for all members.

NAME OF TRAINING	PROVIDER	ATTENDEES
Basis for denying an application or granting a Notice to Proceed July 11, 2023	Rentrop and Neumann	HDC Members, Staff and the public
Additions in historic districts. August 8, 2023	Rentrop and Neumann	HDC Members, Staff and the public
Demolition in a historic district. September 10, 2023	Rentrop	HDC Members, Staff and the public
Franchise/Formula Businesses in a historic district. October 10, 2023	Rentrop	HDC Members, Staff and the public

H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)

Second Tuesday of each month.

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2023	☒	☒	☒	July 2023	☒	☒	☒
February 2023	☒	☒	☒	August 2023	☒	☒	☒
March 2023	☒	☒	☒	September 2023	☒	☒	☒
April 2023	☒	☒	☒	October 2023	☒	☒	☒
May 2023	☒	☒	☒	November 2023	☐	☐	☐
June 2023	☒	☒	☒	December 2023	☒	☒	☒

*if not available on your website, submit minutes for at least two meetings

J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED: 56	# OF CERTIFICATES OF APPROPRIATENESS ISSUED: 54
# OF APPLICATIONS REVIEWED BY STAFF ONLY: 29	# OF DENIALS ISSUED: 2
# OF APPLICATIONS REVIEWED BY THE HDC: 27	# OF NOTICES TO PROCEED ISSUED: 0

WERE ANY HDC DECISIONS APPEALED? ☐ YES ☒ NO (if yes, complete the information below)

OF HDC DECISIONS APPEALED: 0

OF DECISIONS OVERTURNED: 0

OF DECISIONS AFFIRMED:

4. INVENTORY AND DESIGNATION

A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.

Past Perfect LLC surveying East End Mission District as a potential historic district.

B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS? ☐ YES ☐ NO

If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
Past Perfect LLC East End Mission District	86	☒ YES ☐ NO
Past Perfect LLC Small Point District	1	☒ YES ☐ NO
		☐ YES ☐ NO
		☐ YES ☐ NO
		☐ YES ☐ NO
		☐ YES ☐ NO

C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR? ☐ YES ☒ NO

If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR? ☐ YES ☒ NO

If yes, identify them below.

NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
	☐ YES ☐ NO	☐ YES ☐ NO
	☐ YES ☐ NO	☐ YES ☐ NO
	☐ YES ☐ NO	☐ YES ☐ NO

E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR? ☒ YES ☐ NO

If yes, identify them below. If associated reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary.

DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
East End Mission District	☒ Draft/Underway ☐ Final/Completed ☒ New District ☐ Modification ☐ Elimination	☒ YES ☐ NO
Small Point District	☒ Draft/Underway ☐ Final/Completed ☒ New District ☐ Modification ☐ Elimination	☒ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO
	☐ Draft/Underway ☐ Final/Completed	☐ YES ☐ NO

	☐ New District ☐ Modification ☐ Elimination	
	☐ Draft/Underway ☐ Final/Completed ☐ New District ☐ Modification ☐ Elimination	☐ YES ☐ NO

F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED? ☐ YES ☒ NO
If yes, briefly identify them below.

NAME/ADDRESS OF PROPERTY	NAME OF DISTRICT (IF APPLICABLE)

5. PUBLIC PARTICIPATION

A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976? ☒ YES ☐ NO (if no, briefly explain)

B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT'S WEBSITE?
☒ YES ☐ NO

C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC?
☐ Mailings ☐ Newspapers ☒ Posting at Municipal Building ☒ On-site Project Signs ☐ Direct Email ☐ Door Fliers ☐ Email List/Listserv
☐ Local Access Channels ☐ Community Events ☐ Other

D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION? ☐ YES ☒ NO
If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.

ACTIVITY	SPONSORING ORGANIZATION	DATE

6. CLG/HISTORIC PRESERVATION GOALS

A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.

GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
Identify resources for possible additional historic districts.	☒ YES ☐ NO	Past Perfect LLC completed two study reports on potential districts
Regular HDC historic preservatin education	☒ YES ☐ NO	Started montly education segments in July
Prevent demolition of resources, and will implement emergency moratoruim while Past Perfefct survey is ongoing.	☒ YES ☐ NO	East End Mission Distrist resource currently under moratorium.
	☐ YES ☐ NO	

B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2022). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.

GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
City Council has asked the Mackinac Island Study Committee, with the assistnace of Past Perfect LLC, to examine areas of the City for suggested new historic districts. The Study Committee has prioritized an area within the City for study known as the East End Mission District. It was made a priority given its historic importance and the threat of new constrcution, change in use and demolition. In January 2024 it is anticipated the	☒ YES ☐ NO	

Study Committee will be making a recommendation to City Council on the propsed new East End Mission Historic District. During 2024 the Study Committee will turn its attention to the other areas within the City to be studied for a possible recommendation to City Council for additional areas to be designated historic districts. The Study will again prioritize the next area to studied based upon the threat to historic structures and historic open spaces. The Commission received educational information during 2023 from its architect and legal counsel on the following topics: Required elements of Notice to Proceed Requirement of showing propsed new constrctuion as a requirement for demolition. The 50-year concept in determining what is a Contributing resource. Controlling Formula Businesses in a hostirc district, a new FB Ordinance adopted. Landscapes and open space a s a Contribuing Resource.		
	☐ YES ☐ NO	
	☐ YES ☐ NO	
	☐ YES ☐ NO	

7. MISCELLANEOUS INFORMATION

A. SHPO WILL HAVE A NEW CLG COORDINATOR IN 2023. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS?

The entire island is a National Historic Landmark District. Many in the City of Mackinac Island believe the entire City should be a historic district. The City did not create its first historic district until approximatley 13 years ago. However, many also feel the restriction a historic district places upon their effort to develop and "modernize". The demand for change in resources comes principally from commercial development, and the need for employee housing. The Historic District Commission has commissioners who are commerical property owners and developers making that interest well represented in the HDC. The Study Committee and others in the City do not accept 50 years of age for a structre to be eligible to be a historic resource on the island, but believes the period should be older, a period relevant to the time period of existing historic resources on the island.

B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2023 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? SHPO encourages sharing photos!

See comments under 6B. The likely creation of the East End Mission District and Council's direction to study the rest of the City for areas that should have a historic district designation.

C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2023.

Development and commercial interests that conflict with preservation interests. Small Cell Wireless, a state statute giving cell providers the right to use the Right of Way of local streets. The City was confronted with a proposal to eliminate historic street lights and replace them with cell tower lights spaced every few yards. The City was able to negotiate an agreement to the small cell wireless proposal along Main Street that provides for an alternative, but the agreement has a sunset provison.

D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?

Areas in the City that contain valuable resources, including open space, that are not within a historic district. While the City has directed the Study Committee to look at creating new districts, this process is time consuming, leaving these areas not with a historict district exposed.

E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2023?

☐ YES ☒ NO (If yes, briefly identify them below.)

F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2023? ☐ YES ☒ NO (If yes, briefly identify them below.)

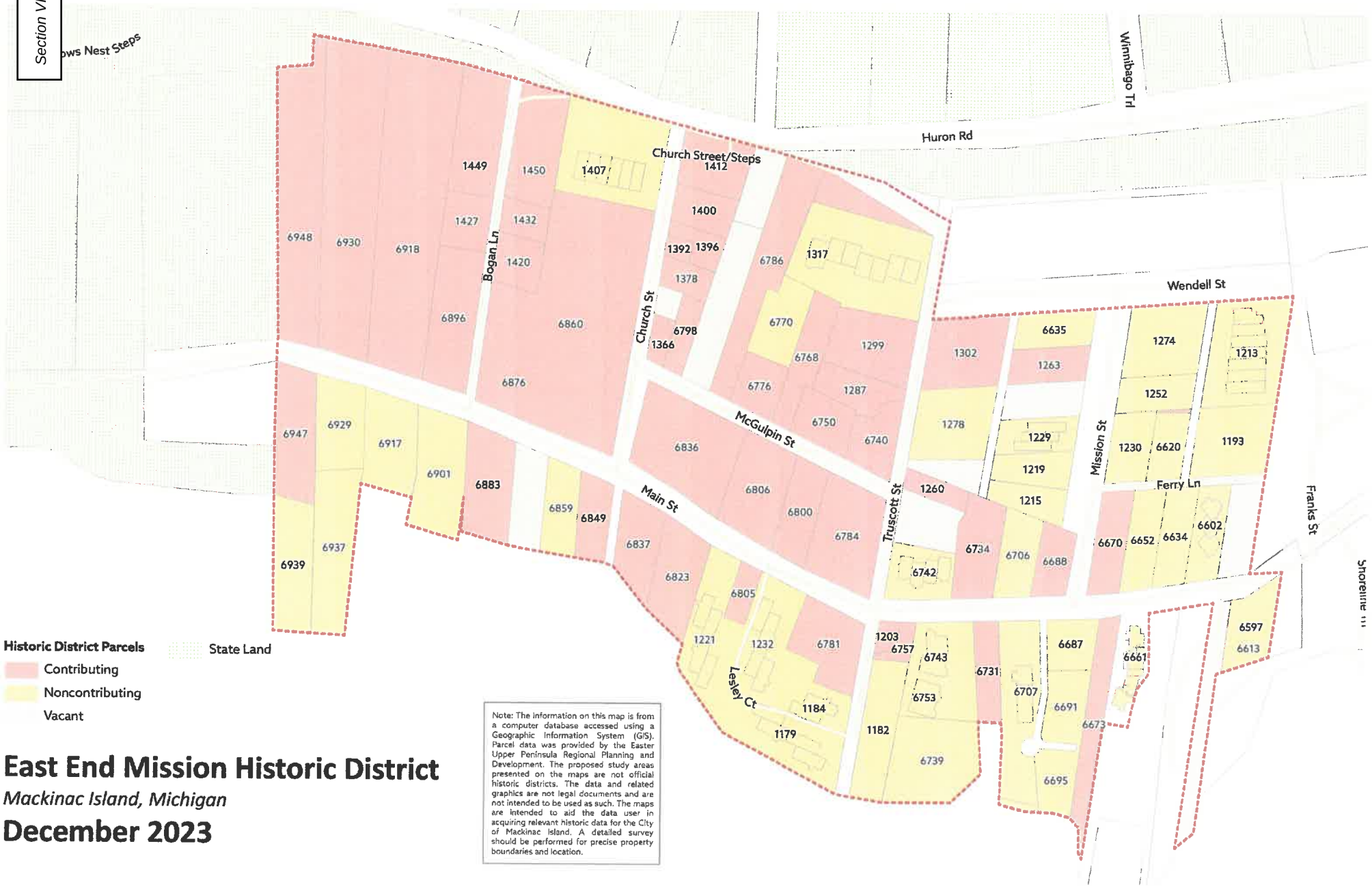
NAME OF PROGRAM	# OF PROPERTIES BENEFITED

G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION? ☒ YES ☐ NO

H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVAION CONFERENCE OR BIANNUAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE, WOULD YOU BE INTERESTED? ☒ YES ☐ NO

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?

SHPO has been most helpful and cooperative in helping Past Perfect and our attorney with completing the Study Report of the Mission District.



Historic District Parcels

- Contributing
- Noncontributing
- Vacant

State Land

Note: The information on this map is from a computer database accessed using a Geographic Information System (GIS). Parcel data was provided by the Easter Upper Peninsula Regional Planning and Development. The proposed study areas presented on the maps are not official historic districts. The data and related graphics are not legal documents and are not intended to be used as such. The maps are intended to aid the data user in acquiring relevant historic data for the City of Mackinac Island. A detailed survey should be performed for precise property boundaries and location.

East End Mission Historic District

Mackinac Island, Michigan

December 2023

HISTORIC DISTRICT STUDY COMMITTEE REPORT

EAST END MISSION HISTORIC DISTRICT

CITY OF MACKINAC ISLAND, MICHIGAN

December 15, 2023

CHARGE OF THE HISTORIC DISTRICT STUDY COMMITTEE

On August 3, 2022, the Mackinac Island City Council appointed a committee to study a proposed East End/Mission Historic District. The study area is defined as follows:

On the west, the proposed boundary is the westernmost boundary of the property immediately adjacent to and east of the Island House Hotel property (which is on state-leased land), then proceeding south across Main Street and along the eastern boundary of the state-owned marina property to the water of Haldimand Bay, then proceeding east along the water's edge of Haldimand Bay including docks south of Main Street (M-185/Lakeshore/Huron Street) extending into the bay, to the westernmost boundary of state-owned land located along the water's edge, then continuing northerly along the western boundary of state-owned land and crossing Main Street to follow the western boundary of non-Mission Point owned land just west of Franks Street, north to Wendall Street, then proceeding west along the south side of Wendall Street, then north along the east side of Truscott Street, then proceeding west along the north side of Truscott Street, then west along the south side of Huron Road until Huron Road intersects with state-owned land, then proceeding west along the southern boundary of state-owned land to the point of beginning at the eastern boundary of the property where the Island House Hotel is located (excluding from the above description any state-owned property and the property commonly known as the "Beaver Dock" owned by D and S North Real Estate, LLC). Properties included in the proposed district would include those on both sides of a portion of Main Street, Bogan Lane, Church Street, a portion of Truscott Street, McGulpin Street, Mission Street, Ferry Lane, those properties on the west side of Franks Street, the south side of Wendell Street, a portion of the west and south sides of Truscott Street, and a portion of the south side of Huron Road, as well as properties on both sides of alleys or court streets that are encompassed within these boundaries.

STUDY COMMITTEE MEMBERS

Sam Barnwell, resident of an existing historic district, and part of a management company as Chief Development Officer for properties within the proposed historic district
Brad Chambers, long time property owner and resident of Mackinac Island
Mary Dufina, year-round resident and business owner for 50 plus years, currently serving on the Planning Commission, Historic District Study Committee and owner of a historic home in West End Historic District.
Brian Findley, former hotel executive and current owner and manager of a bed and breakfast on Mackinac Island, with deep roots in Mackinac Island since childhood, involved in the arts on the island
Nancy May, third generation, life-long resident of Mackinac Island and lives and owns property in the proposed district

Consultants to the Committee - Past Perfect, Inc.
Jennifer Metz, Principal (36 CFR 61, Architectural History)
Rebecca Smith-Hoffman, Principal (36 CFR 61, History)

INVENTORY

A photographic inventory of the proposed district was conducted between May and August 2022 for the City of Mackinac Island Building Inventory and Reconnaissance Historic Resource Inventory. Additional photographs and reshoots were taken in 2023.

DESCRIPTION OF THE DISTRICT

The proposed East End Mission Historic District, as described above, located at the eastern end of Mackinac Island, is bordered at the north by the East Bluff, at the west by State Park-owned land, at the east by the Mission Point Resort, and at the south by Lake Huron. The streets in the district generally form a grid. Main Street is the major east-west artery, with five north-south side streets – Bogan Lane, Church, Truscott, Mission and Franklin Streets. McGulpin, Wendall, and Ferry Streets are short east-west streets north of Main Street, with Lesley Court curving between Main and Truscott Streets at the south.

The proposed district is a largely intact, cohesive neighborhood and the resources and buildings as a group reflect various periods of development of historic Mackinac Island. The majority date from the nineteenth century and relate to the eras of resort and early National Park tourism. Those buildings constructed after the period of significance generally fit the scale of the historic structures around them and do not substantially detract from the historic character of the area.

The district contains eighty-four resources representing a variety of uses – hotels, bed and breakfast inns, apartment and condominium buildings, private residences, and three churches. Barns and other out buildings, though few in number, are a distinctive part of the landscape. Important natural features of the district are its extensive canopy of mature trees, the ubiquitous

lilac bushes that are distinctive to the island, colorfully landscaped gardens, and the impressive view scape looking toward Haldimand Bay of Lake Huron.

Although a majority of the historic resources in the district date from the early nineteenth century to the early decades of the twentieth century, there is evidence of eighteenth-century development. The William McGulpin House, built in 1790-91 and now located on Fort and Market Streets, was moved from McGulpin Street in 1982. A sided log house at 6768 McGulpin Street, known as the McGulpin Family House, likely dates from the late eighteenth century as well. It is possible that additional eighteenth century structures could be discovered underneath nineteenth and twentieth century alterations and siding.

There are seven small to medium-sized hotels and bed and breakfast inns: Bay View Bed and Breakfast (6947 Main Street), Inn on Mackinac (6896 Main Street), Harbour View Inn (6860 Main Street), Haan's 1830 Inn (6806 Main Street), the Jacob Wendell House Bed & Breakfast (6734 Main Street), Bogan Lane Inn (1420 Bogan Lane), and the Pine Cottage Bed & Breakfast (1427 Bogan Lane).

There are four small businesses: Mackinac Wheels (6929 Main Street), a bicycle rental and repair shop; Fleurish & Bloom, (6673 Main Street), a flower shop; the Butterfly House and Insect World (6750 McGulpin Street); and the Watercolor Café (6939 Main Street).

Three of the island's five churches are located in the district: The Mission Church (6670 Main Street), Ste. Anne Roman Catholic Church (6836 Main Street), and Mackinac Island Bible Church (6688 Main Street), which is located in a house converted for use as a church.

ARCHITECTURAL STYLES

The dominant historic styles of architecture of the district relate to the era of the National Park (1875-1895) and resort and early tourism from about 1840 to the halt of construction nationwide in 1941, the year the United States entered into World War II. The majority of the nineteenth century buildings are of frame construction, with gable roofs and front porches.

Facing Main Street, the district's largest and most high-style structures are private residences and tourist hotels, a number of which originally were larger private houses that have been expanded to accommodate a changed use. The houses on the side streets, which are generally smaller and simpler in design, are a mixture of private residences and bed and breakfast inns, particularly on Bogan Lane. Examples of architectural styles popular in the United States from the early nineteenth to the early decades of the twentieth century can be found in the district – Colonial, Greek Revival, Gothic Revival, Queen Anne, and Colonial Revival, as well as vernacular interpretations of these styles. The predominant vernacular house types dating from the 1840s are front-gabled, gable and wing, side-gabled, and cross-gabled, almost always with a front porch (sometimes enclosed). Occasionally houses have simple Queen Anne or Italianate detailing, but most often decorative detail is minimal.

Mission Church (6670 Main Street), completed in 1829, reflects the Colonial style common to New England churches at that time, a heritage brought to Mackinac Island by the Reverend William Ferry, a Presbyterian minister. Ferry and his wife, Amanda, came to the island from Massachusetts as missionaries with the American Board of Commissioners for Foreign Missions in 1823 to establish a school for indigenous children from around the Great Lakes. Ferry's work inspired the founding of a congregation and subsequently the construction of the Mission Church. The restoration of Mission Church in the late 1890s was Mackinac Island's first historic restoration project.

The Lafayette Davis House, now Haan's 1830 Inn (6806 Main Street), and the Jacob Wendell House (6734 Main Street) are fine examples of the Greek Revival style, which was so popular between 1840 and 1860 that it was often known as the "National" style. Another interpretation of the style is the house at 6784 Main Street.

The tower and soaring spire of Ste. Anne Roman Catholic Church (6836 Main Street) provides a distinct visual landmark in the district. The Gothic Revival detailing of this building – its steeply pitched roof, the tall, narrow stained-glass windows, delicate turrets at each corner, and the massive pedimented entry – emphasize the verticality of the Gothic Revival style typical to churches of this period.

Although there are no high-style Italianate Revival buildings in the district, a few vernacular houses have features associated with the style. Thuya Cottage (6948 Main Street) is a vernacular house that has simple Italianate features – overhanging eaves with brackets, window hoods with decorative detailing, and segmental-arch windows at the bay. Another vernacular example is the house at 1412 Church Street, which has changed over time, yet retains the simple Italianate detail of hipped roof with overhanging bracketed eaves.

The Queen Anne style, which came into vogue in the United States in the 1880s, is widely represented in the district, for example: Bay View Bed & Breakfast (6947 Main Street), Bonnie Doone Cottage (6883 Main Street), the Bennett Hotel (6781 Main Street), the Inn on Mackinac (6896 Main Street), LaChance Cottage (6876 Main Street), now part of Harbour View Inn (6860 Main Street), and a Queen Anne style residence (6823 Main Street), as well as the vernacular examples having round porch columns (1420 Bogan Lane), and wrap-around porches (1427 Bogan Lane),

The Colonial Revival style is represented in The Madame LaFramboise House (6860 Main Street), with a two-story Colonial Revival portico added in the 1890s. Ste. Anne Rectory (6837 Main Street) is a smaller example of the Colonial Revival style.

The Great Depression of the 1930s and gas rationing during World War II were not conducive to tourism and devastated the island economy. The hotels, cottages, and most island businesses were closed and there was essentially no construction during this period.

There are examples of mid-twentieth century architecture built after World War II consisting of three ranch houses, two one-story utility-style buildings along the lakeshore (one is now a one-story café and a one-story utility ferry storage building), a former public bathroom (now converted to a bicycle shop), and the four condominium housing buildings along Lesley Court associated with Mackinac College. Lesley Court, consisting of four multi-family buildings, was originally used as facility housing for Mackinac College (now Mission Point Resort). The historic contribution Lesley Court may provide should be determined in conjunction with a any future historic study focusing on the Mission Point Resort campus (formerly Moral Re-Armament and/or Mackinac College).

There are the nine Victorian Revival multiunit apartment/condominiums buildings constructed from the 1960s to the 2000s. One large historic building converted to a condominium building has been so substantially altered that is considered non-contributing (Mapleview, 6661 Main Street).

While the historic buildings in the proposed district have sustained changes over time, some more than others, the majority of the structures retain a relatively high degree of architectural integrity, contributing to the historic sense of place that permeates the island. The post-World War II structures are generally in keeping with the scale, massing, and fenestration detail of their historic neighbors and do not negatively impact those structures.

The vacant lots in the district are indicated on the map as such. While the vacant lots have not been identified in this report as being historically contributing, care should be taken with their development as many were likely previously used by native people and settlers as open lawn or landscapes. Although open area at the water's edge may have once had commercial fishing structures located on them, these were small in scale and did not obstruct the views of the water. Development of these open spaces, many previously on land containing a contributing structure, needs to develop in a manner that is compatible with that structure and the surrounding district.

RESOURCE LIST - PLEASE SEE SPREADSHEET ATTACHED

Please note that Main Street is variously referred to as Huron Street, Lakeshore Drive, and M-185. For the purposes of this report Main Street is used.

COUNT AND PERCENTAGE OF HISTORIC AND NON-HISTORIC RESOURCES

Total Resources - 87
Contributing - 47– Contributing resources account for 54% of the total
Non-Contributing – 40 – 46% of the total

Please note: the inventory counts single building apartment/condo/rowhouse buildings as one resource (so multiunit buildings are counted as one count per separate building footprint); properties with multiple buildings on one parcel under the same ownership are counted as one resource unless two separate large residences (such as LaChance Cottage and Madame LaFramboise Residence, but a barn or shed is included with the house it is associated with, but even though counted as one resource in the count, there may be multiple contributing resources, structures, landscapes or landscape features, or elements on that property. Historic landscape features of the district are counted as one resource. Generally, the map includes an address number, that is counted as one resource.

BOUNDARY DESCRIPTION

On the west, the proposed boundary is the westernmost boundary of the property immediately adjacent to and east of the Island House Hotel property (which is on state-leased land), then proceeding south across Main Street and along the eastern boundary of the state-owned marina property to the water of Haldimand Bay, then proceeding east along the water's edge of Haldimand Bay including docks south of Main Street (M-185/Lakeshore/Huron Street) extending into the bay, to the westernmost boundary of state-owned land located along the water's edge, then continuing northerly along the western boundary of state-owned land and crossing Main Street to follow the western boundary of non-Mission Point owned land just west of Franks Street, north to Wendall Street, then proceeding west along the south side of Wendall Street, then north along the east side of Truscott Street, then proceeding west along the north side of Truscott Street, then west along the south side of Huron Road until Huron Road intersects with state-owned land, then proceeding west along the southern boundary of state-owned land to the point of beginning at the eastern boundary of the property where the Island House Hotel is located (excluding from the above description any state-owned property and the property commonly known as the "Beaver Dock" owned by D and S North Real Estate, LLC associated with Mission Point Resort). Properties included in the proposed district would include those on both sides of a portion of Main Street, Bogan Lane, Church Street, a portion of Truscott Street, McGulpin Street, Mission Street, Ferry Lane, those properties on the west side of Franks Street, the south side of Wendell Street, a portion of the west and south sides of Truscott Street, and a portion of the south side of Huron Road, as well as properties on both sides of alleys or court streets that are encompassed within these boundaries.

BOUNDARY JUSTIFICATION

The boundary is the area of the island to the east of downtown beginning after the Mackinac State Historic Parks-owned protected leased land, south to the water, and east to the multi-building campus of Mission Point Resort, and north to protected state-owned leased land. The proposed district began to develop in the late eighteenth century and continued to grow as the village spread beyond its original boundaries. The district contains eighty-six (87) resources representing a variety of uses – hotels, bed and breakfast inns, apartment and condominium buildings, private residences, three churches, historic landscapes, and three small commercial structures.

To the north of the district is Mackinac State Historic Parks land, to the south is the Lake Huron shore, which is an inseparable part of the district due to its traditional use related to fishing, tourism, and recreation; therefore the boundary extends to the water's edge. To the west is Mackinac State Historic Parks land occupied by the Island House Hotel and to the east is Franks Street, the last north/south street before the Mission Point Resort. Franks Street provides a natural eastern boundary delineating the district from the resort complex, which was originally developed by Moral Re-Armament and later occupied by Mackinac College, prior to its conversion into the Mission Point Resort. The Mission Point Resort is potentially eligible in its own right as a district, as are the island's other large hotel complexes – The Grand Hotel and Stonecliff Hotel. These complexes are defined by various historic contexts and each contains multiple resources.

HISTORY OF THE DISTRICT

Major sources and direct portions for the history include sections from the previous reports on the islands historic contexts taken from the National Historic Landmark update of 1999 (Jane Busch) and the Market and Main (Huron) Historic District Study Report (Jane Busch, Past Perfect, 2011), as well as the Mackinac Island Historic Context Report (Eric Gollanek, Past Perfect, 2011). Please see the bibliography for details.

Before the first Europeans saw Mackinac Island, it was an important gathering place for the Native Americans, who came there to fish and imbued the island's limestone formations and cliffs with sacred significance. Historical and archaeological evidence suggests that the island's inhabitants have always clustered near Haldimand Bay. In the late seventeenth century, French fur traders and Jesuit missionaries came to the Straits of Mackinac because of its strategic location and because it was already an Indian gathering place. Father Jacques Marquette, accompanying a refugee Huron band, established the first mission on Mackinac Island in 1671. Because the Hurons found the soil was unsuitable for their crops, within the year they moved to the north shore of the straits at Fort DuBuade (later known as St. Ignace) where Marquette reestablished the Jesuit mission.

By the 1680s, St. Ignace was a center of activity for the Jesuits, fur traders, and French soldiers who built Fort DuBuade. The fur traders established a trading pattern that made the Straits of Mackinac the heart of the upper Great Lakes fur trade for 150 years. In 1697, the French government abandoned Fort DuBuade in response to a glut in the European fur market. When French soldiers returned to the straits in 1714, the Jesuits and their followers had moved to the

south shore of the straits, and there the soldiers built Fort Michilimackinac. In 1761 the British took command of Fort Michilimackinac as a result of the Seven Years War.

With the outbreak of the American Revolution, British officials became concerned that the accessible, wood palisade Fort Michilimackinac would not withstand an American attack. In October 1779, the new commander of Michilimackinac, Lieutenant Governor Patrick Sinclair, developed plans to move the fort to Mackinac Island and began negotiations to purchase the island from the Ojibwa and the move began in the winter of 1779–80. As the location for the fort, Sinclair chose the 150-foot bluff overlooking the harbor and south shore, where he located the village. Sinclair knew this left the fort vulnerable to attack from the higher bluff to the north, but it allowed him to protect the village and harbor. The location of the village outside the fort walls, a departure from the situation at Michilimackinac, was intended to enhance military security. Nevertheless, the village had wooden palisade walls of its own on the south, north, and west sides; the bay was on the east. To entice the villagers to move to the island, Sinclair ordered Ste. Anne Catholic Church to be shipped over the ice by oxen-drawn sleds. The church was then located at what is now the corner of Market and Hoban streets, but was later relocated farther west on Haldimand Bay. Other buildings were moved across the ice as well; the William McGulpin House (1575 Fort Street) may have been one of them. Although the British were in command, the civilian population in the village consisted predominantly of French fur traders, their Odawa and Ojibwa wives, and the Métis (mixed-Native and European) offspring.

Although the 1783 Treaty of Paris placed Mackinac Island under the ownership of the United States, American soldiers did not occupy Fort Mackinac until 1796. During this time the population of Mackinac Island grew, expanding beyond the palisade walls of the original village. Reports of the number of buildings in the village between 1796 and 1802 are erratic, ranging from about fifty to eighty-nine. In the winter only about half of the houses were occupied, but the summer population of a thousand or more filled all of the houses and spilled over into teepees. Even after 1796, British merchants continued to control the fur trade, while French and Métis traders conducted most of the actual trading.

Not surprisingly, the early architecture of the village was French colonial in form and construction. Seven of these French colonial log buildings survive on the island today. In 1811, John Jacob Astor's American Fur Company merged with the Montreal Michilimackinac Company, making Astor the first American with a share of the Great Lakes fur trade. Then in July 1812, in the first land action of the War of 1812, the British captured Fort Mackinac. As the westernmost of a line of forts on the border between the United States and Canada, the northernmost fort on the western frontier, and the grand depot for the fur trade, Fort Mackinac was a key defensive post. In December 1814 the Treaty of Ghent ended the war, returning Fort Mackinac to the Americans, who reoccupied the fort in July 1815.

After the war, Astor reestablished Mackinac Island as the American Fur Company's center for interior operations and quickly came to dominate the flourishing fur trade. The scale and complexity of Astor's trading empire was unprecedented. Ramsey Crooks, Astor's partner and general manager, and Robert Stuart, resident manager, supervised the American Fur Company's Mackinac Island operation. Stuart's Federal-style house (7342 Market Street) functioned as the company's administrative headquarters and was an important venue in the social life of

Mackinac Island's upper class. Some independent traders—including Michael Dousman and partners Edward Biddle and John Drew—had headquarters on Mackinac Island as well. The trading pattern was much the same as in the late seventeenth century. During the winter, French Canadian and Métis traders spread through the Great Lakes region trading for furs with Indian trappers. In the summer, traders returned with their pelts to the American Fur Company warehouse (7358 Market Street) on Mackinac Island, where company clerks counted, sorted, graded, and packed the pelts to ship back to New York City. The traders obtained a new supply of trade goods for the next winter's trading. During this summer rendezvous, the island's permanent population of about five hundred grew to about two thousand with visiting traders and trappers as well as Native Americans from many nations who came to do business with the United States Indian Agent.[1]

In the 1830s the decline of the fur trade ushered in a time of change for Mackinac Island. In 1834 Astor sold the American Fur Company to a group of investors led by Ramsey Crooks, who moved the company's inland headquarters west to LaPointe, Wisconsin, reducing though not eliminating, Mackinac's role in the fur trade. Crooks was successful at first, but in 1842 a combination of factors led him to declare bankruptcy. During this time, commercial fishing emerged as the island's primary industry. The 1825 opening of the Erie Canal and the introduction of steamboats on the Great Lakes made travel to the region faster and easier, fostering permanent settlement in the region. Mackinac Island became a fish processing and shipping center for the northern Lake Michigan and Lake Huron region. Schooners and steamers transported the fish to markets in the region's growing villages and cities. Although the island never had the prominence in fishing that it had in the fur trade, the fishing industry provided a strong economic basis for Mackinac until at least the Civil War. A dozen or more new docks were built in the 1840s and 1850s. Leading fish merchants included Michael Dousman, Biddle and Drew, William Scott, Toll and Rice, Bromilow and Bates, and James Bennett. The Bromilow & Bates building (7330 Huron Street) is one of few tangible remnants of the industry. Barrel-making and repair became an important subsidiary industry; more than thirty coopers—many of them from Scotland, Ireland, and Canada—worked on the island in 1850.[2] Among them was the Doud family of coopers from Ireland. The fishermen themselves were mostly Native American and Métis.

Furs and fish were not the only goods shipped through the Straits of Mackinac. It was the primary Great Lakes shipping lane until the development of railroads across Ohio and the water route was the only way for people and goods to get to the growing upper Midwest. Mackinac Island was the key stopping point and freight of all kinds was transshipped from the port on Haldimand Bay. As steamboats became more common, Mackinac functioned as a fueling station, selling wood at first and later coal. As commerce and industry expanded, it remained concentrated in the original village.

Another boost to the island's economy came from the 1836 Treaty of Washington. Under the terms of this treaty, Ojibwa and Odawa Indians sold fifteen million acres of land in Michigan to the United State government in exchange for money, goods, and provisions to be paid over the

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[1] Porter, Phil, *Mackinac: An Island Famous in These Regions* , Mackinac Island: Mackinac State Historic Park Commission, 1998, pg. 27.

[2] Porter, *Mackinac: An Island Famous in These Regions*, pg. 35.

next twenty years. The American Fur Company and other island merchants successfully convinced the government to make these distributions on Mackinac Island. Thus each year in late summer approximately four thousand Ojibwa and Odawa came to Mackinac Island to receive their annuities in cash, goods, and provisions. The construction of the county courthouse on Market Street in 1839 testifies to Mackinac Island's continuing importance as the county seat for all of the Upper Peninsula and the northern part of the Lower Peninsula.

The arrival of Mackinac Island's first tourists in the 1830s contributed to the diversification of the island's economy. Travelers were beginning to seek resorts that offered scenic beauty, not just healthy water and air as was the custom earlier. The Romantic Movement introduced a new appreciation for the beauty of nature and wilderness landscapes, bringing tourists to places like Niagara Falls and the Catskill Mountains. Mackinac Island combined the health advantages of the lakeshore with the rugged beauty of the wilderness. A number of writers visited the island in the 1830s and 1840s, including Harriet Martineau, Alexis DeTocqueville, Anna Jameson, Margaret Fuller, and William Cullen Bryant. Their published descriptions of Mackinac Island helped to popularize the island as a tourist destination. The steamboats that were being used to transport fish and furs made it easier for visitors to come to Mackinac Island, although it was still a journey, and island businesses were just beginning to cater to the tourist trade. In 1837, the Mission House (just outside the East End Mission District) was converted into the island's first hotel; the Island House (adjacent to the East End Mission District at the west) was built in 1852; and the Lake View House (downtown) opened in 1858. A horse-drawn omnibus offered tours of natural and historic sites as early as the 1840s, and shops in town began carrying "Indian curiosities" such as baskets, corn husk dolls, woven mats, and birch bark containers of maple sugar. The East End Mission District saw private housing and rooming house development increase during this era.

By 1850, Mackinac Island's permanent population had grown to 956. Immigrants came from New England and New York. Twelve African-Americans (some formerly enslaved) came from Kentucky and Virginia. A growing number of islanders were foreign-born, coming from England, Scotland, Canada, Belgium, Prussia, Germany, and Holland. The largest group of immigrants came from Ireland—pushed by the potato famine that brought more than one million Irish to America and pulled by the opportunities in the island's fishing industry. By 1850 the Irish constituted almost 20 percent of the island's population.[3]

After the Civil War, Mackinac Island quickly rose to prominence as one of the most popular resorts in the Midwest. Improved transportation was the key to bringing more visitors to the island. In 1875 the Grand Rapids and Indiana Railroad completed a railroad line to Petoskey, where travelers could board a steamer to Mackinac Island. In 1882 both the Grand Rapids and Indiana Railroad and the Michigan Central Railroad completed railroad lines to Mackinaw City, where ferry boats were available to complete the short trip to the island. In the same year, the Detroit and Cleveland Steam Navigation Company began regular service to Mackinac Island. Vacationers in this era continued to seek a healthy and inspiring environment, but there was an increasing emphasis on recreation. Scenic views and limestone formations, historic sites from the War of 1812, the harbor that still sheltered sailboats and Indian canoes, the quaint old French houses in the village, and Fort Mackinac itself all offered diversions for tourists. In his 1875

[3] Porter, *Mackinac: An Island Famous in These Regions*, pg. 41.

guide book to Mackinac Island, John Disturnell described the village as "a perfect curiosity." Disturnell recounted many of the island's Indian legends, an important part of Mackinac's attraction. In the guidebook's business directory, four stores list Indian curiosities along with their dry goods, groceries, and provisions.[4] There was a growing compliment of boarding houses and hotels to accommodate the increased tourism at this time as well.

The island's importance as a resort was solidified with the establishment of America's second national park on Mackinac Island in 1875. The national park, which encompassed about fifty percent of the island (generally inland and north of downtown), gave new purpose to Fort Mackinac, which had long ceased to have strategic importance as a frontier or border post. Now the fort commandant served as the park superintendent, responsible for enforcing rules and regulations, building roads and trails, collecting and disbursing park funds, and leasing lots for cottages. On the west side of the island, Hubbard's Annex was platted in 1882 as Mackinac Island's first cottage resort community, followed by the first cottages on the east and west bluffs. The increased services required by visitors and wealthy cottagers alike aided the growth of the island's overall economy. When a partnership of railroad and steamship lines built the Grand Hotel in 1887, Mackinac Island entered the category of fashionable resort where Newport, Rhode Island, and Saratoga Springs, New York, set the standard. The wealthy elite of Chicago, Detroit, and other cities came to stay at the Grand; others built large and elaborate cottages on the bluffs. The east bluff cottages, on state-leased land, are located on the bluff rising behind the proposed East End Mission District.

Mackinac Island faced a crisis in the 1890s when the army decided to close Fort Mackinac and sell the national park. Secretary of War Daniel Lamont believed that the government should not be responsible for maintaining a summer resort for wealthy people. Islanders successfully lobbied Congress to transfer the national park to the state of Michigan, and in 1895 the country's second national park became Michigan's first state park, administered by the newly appointed Mackinac Island State Park Commission. Mackinac Island continued to grow and prosper as a resort, as evidenced by the predominance of late nineteenth- and early twentieth-century buildings on the island today. The village experienced substantial development to the northeast and west of its original boundaries, but that development consisted of private residences, as well as a few hotels and large boardinghouses. Commercial buildings were confined to the original village limits, where restaurants, gift shops, hotels, and candy stores replaced the quaint French buildings that had enchanted earlier visitors. Private homes were increasingly converted to boardinghouses and hotels.

The island was modernized with electricity, running water, and telephones, along with telephone poles, a coal-burning electric plant, and a water-pumping station. When the first automobile appeared in the village in 1898, the islanders drew the line. The village council banned automobiles on village streets, and in 1901 the park commission banned automobiles in the park. As is often the case, the disappearance of the island's historic buildings generated interest in their history. Residents and cottagers wrote books on Mackinac Island history and erected historical monuments. In 1895, a group of islanders restored the Mission Church (located in the Mission District), recognizing its importance for its age and history to the island. In 1905, the Park

[4] J. Disturnell, *Island of Mackinac and Its Vicinity* , 1875; reprint, Cheboygan, Michigan,: C.W. Page, 1977.

Commission opened Marquette Park in the former soldiers' garden below the fort, and in 1909 dedicated the bronze statue of Father Marquette that still stands in the park.

The tourism-based prosperity that began on Mackinac Island in the late nineteenth century continued through the 1920s. During World War I, however, new construction slowed, and it diminished further in the 1920s. The Grand Hotel was an exception—an addition was built in 1912, a golf course in 1917, and in the 1920s a fifth floor was added and an outdoor swimming pool constructed. Certainly, this was evidence of wealth continuing to flow to Mackinac Island. Another indicator was Mackinac Island State Park's acquisition of several hundred acres during the 1920s. After World War I, a steadily growing number of visitors travelled to the island by auto instead of by railroad or steamboat. Two of Michigan's improved highways, the East and West Michigan Pikes, met in Mackinaw City in 1922. The following year the state began operating an automobile ferry across the straits from Mackinaw City to St. Ignace, although road development had a greater impact on mainland tourism than on the island. In an effort to lure more auto tourists from the mainland, state park Superintendent Frank Kenyon proposed an auto garage on Mackinac Island where people could leave their cars while they toured the island, but it never came to fruition. Although illegal automobiles occasionally appeared on the island, and the ordinances prohibiting automobiles were challenged, they were not overturned.

The Great Depression slowed resort life on Mackinac Island. In the 1930s, tourism dwindled to a trickle, stores on Huron Street were vacant, some cottages on the bluffs were boarded up and overgrown, and the Grand Hotel came close to bankruptcy. A measure of relief came from federal and local public programs. The Civilian Conservation Corps undertook landscaping projects, repaired buildings at Fort Mackinac, reconstructed Fort Holmes, and built the Boy Scout barracks. Under the Federal Public Works Act, an airport landing strip was built near the center of the island. Works Projects Administration (WPA) funds were used to hire Grand Rapids architect Warren Rindge to prepare a detailed historical and architectural report on the island's historic buildings.

The City of Mackinac Island initiated a local public works program when it created the Park and Harbor Commission in 1941. By selling revenue bonds, the Park and Harbor Commission raised funds to promote tourism and to undertake a number of civic improvements. These included buying and restoring the American Fur Company warehouse and Stuart House, building public bathrooms, and resurfacing the Arnold Line dock. The Depression extended through World War II on Mackinac Island, as wartime travel restrictions continued to limit tourism, and the relief provided by New Deal projects came to a halt.

When tourism recovered after World War II, it took on a different character than in the years before the Depression. The summer resort of the 1920s essentially continued a late Victorian lifestyle in late Victorian buildings, but the lifestyle of the 1950s was different. The United States economy was booming, and Michigan—led by the auto industry—was especially prosperous. A new state tourism campaign was designed to draw vacationers to northern Michigan. Automobiles were now the most common mode of travel to Mackinac Island, though the final stretch was still by ferry (or occasionally airplane), and on the island transportation was by foot, bicycle, or horse. When the Mackinac Bridge opened in 1957, it brought even more automobile tourists to the straits region. It was so much faster and easier to reach the island that

day trips became popular. Economic recovery meant that empty stores, homes, and hotels were reoccupied.

Mackinac Island's tourist-based economy has continued to grow since the 1960s – today sources indicate approximately one to 1.2 million people visit the island each year. There has been infill development in the village and some large-scale development on other parts of the island, including new construction in the Mission District area. Yet history, more than ever, is a key element in Mackinac Island's appeal. Today the state park encompasses at least 83 percent of the island. Fort Mackinac, which has been systematically restored to its late nineteenth-century appearance, is a premier attraction. The state park commission has acquired and restored many of the island's most important historic buildings, including the Edward Biddle House, the Mission Church, the Indian Dormitory, the Mission House, and the William McGulpin House. The hotels and cottages that once were modern and fashionable are now historic and fashionable. The East End/Mission District still retains a high-level of historic integrity and sense of place. The proposed East End Mission Historic District flanks the downtown to the east as a compliment to the West End Historic District at the west of downtown Mackinac Island.

SIGNIFICANCE OF THE DISTRICT

Michigan's Local Historic District Act, PA 169 of 1970, as amended, requires local historic district study committees to be guided by the evaluation criteria for the National Register of Historic Places in evaluating the significance of historic resources. The act also requires study committees to be guided by criteria established or approved by the Michigan State Historic Preservation Office (Section 3(1)(c)). In 2022, the State Historic Preservation Office issued criteria that elaborate on historic district boundary determinations and single resource districts.

In accordance with these legal documents and guidelines, the study committee has determined that the East End/Mission Historic District is significant under National Register Criterion A, for its association with historical events that have contributed significantly to the history of Mackinac Island, the State of Michigan, and the United States; and under Criterion C, for its embodiment of the distinctive characteristics of architectural types, periods, and method of construction. The areas of significance are architecture, entertainment/recreation, ethnic heritage, and religion.

PERIOD OF SIGNIFICANCE

The period of significance is from 1790, the likely date of the known log structures in existence in the district to 1941 and the commencement of the United States involvement in World War II. While there are mid-twentieth century buildings over fifty years old in the historic district the Study Committee does not feel they represent the predominant era of the development and identity of the east end of the island or the historic character of the island. The majority of the historic properties in the proposed district are multi-storied nineteenth century houses, large

rooming houses and hotels with similar materials and architectural elements - wood siding, gabled roofs, and front porches.

The National Register Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

Criteria A: That are associated with events that have made a significant contribution to the broad patterns of our history.

Mackinac Island as a whole has been designated a National Historic Landmark for its outstanding significance as a military outpost, fur trade depot, and - since the mid-nineteenth century – one of the country's premier tourist destinations. The development of the East End/ Mission District has been overshadowed by more conspicuous development in the original village and the cottages of the west and east bluffs, yet the East End/Mission District plays an integral role in the history of Mackinac Island as a densely-developed area that contains a large percentage of the island's historic resources. The major themes of Mackinac Island history are reflected in the district's buildings, from the log houses of the fur traders and the simple vernacular houses of the workers in the fishing industry, to the fine large houses, cottages, hotels and rooming houses developed during the tourism era of the late nineteenth century to the Great Depression. There are examples of structures associated with equestrian activity so important to the island, as well as two significant historic church buildings.

Select examples include: (please see inventory forms as well)

6768 McGulpin Street - McGulpin Family House, Fur Trade/log construction, c. 1790
6670 Main Street - Mission Church, Religion, 1829
6836 Main Street - Sainte Anne Catholic Church, Religion, 1874/1890
1260 Truscott Street – Barn, Equestrian Use, c. 1860
6781 Main Street - Bennett Hotel, Tourism, c. 1890
6860 Main Street – Madame LaFramboise House, Fur Trade, 1842
1427 Brogan Lane - Pine Cottage Inn, Commerce, 1870
6734 Main Street - Jacob Wendell House, Commerce, 1846

Criteria C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The East End/Mission Historic District contains representative types of the island's residential architecture. At least one French colonial log building survives in the district on McGulpin Street. These rare, historic structures contribute to Mackinac's national significance. The William McGulpin House (moved from McGulpin Street to Fort Street in 1982) dates from 1790-91; as does likely its former neighboring log house at 6768 McGulpin Street, known as the

McGulpin Family house. An original portion of the Madame La Framboise House, now Harbour View Inn, (6860 Main Street) built in 1820 is of sided log construction.

The Mission Church (6670 Main Street) and Ste. Anne's Church (6836 Main Street) and Rectory (6837 Main Street) represent religious architecture of the nineteenth century. A fine Greek Revival example is the Lafayette Davis House (6806 Main Street), now Haan's 1830 Inn.

There are many examples of well-preserved two-story, front-gabled vernacular houses – the most common type of early nineteenth century house on the island. Bayview Bed and Breakfast (6947 Main Street), Bonnie Doone Cottage (6883 Main Street), the Bennett Hotel (6781 Main Street) are representative of the Queen Anne style. Other architectural styles popular during the period can be found in the Italianate Vernacular of Thuya Cottage (6948 Main Street), and the Colonial Revival portico added in the 1890s to the Madame LaFramboise House/Harbour View Inn (6860 Main Street), and Sainte Anne's Rectory (6837 Main Street).

As a group, the East End Mission Historic District is a dense neighborhood that includes examples of nineteenth century cottages, year-round homes, boarding/rooming houses, hotels, and churches of historic significance that flanks the island and the downtown to the east end of downtown as the West End Historic District neighborhood does to the west.

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PHOTOGRAPHS March 2023
All photographs taken by Jennifer Metz

Photo 1. Looking East down Main toward the Mission District

Photo 2. 6948 Main Street, c. 1850.

Photo 3. 6849 Main Street.

Photo 4. Saint Anne's Church, 6836 Main Street

Photo 5. Saint Anne's Rectory, 6837 Main Street

Photo 6. Harbour View Inn, formerly Madame Laframboise House, 6860 Main Street

Photo 7 – Mission Church, 1829, 6670 Main Street

Photo 8. Jacob Wendell House, 6734 Main Street

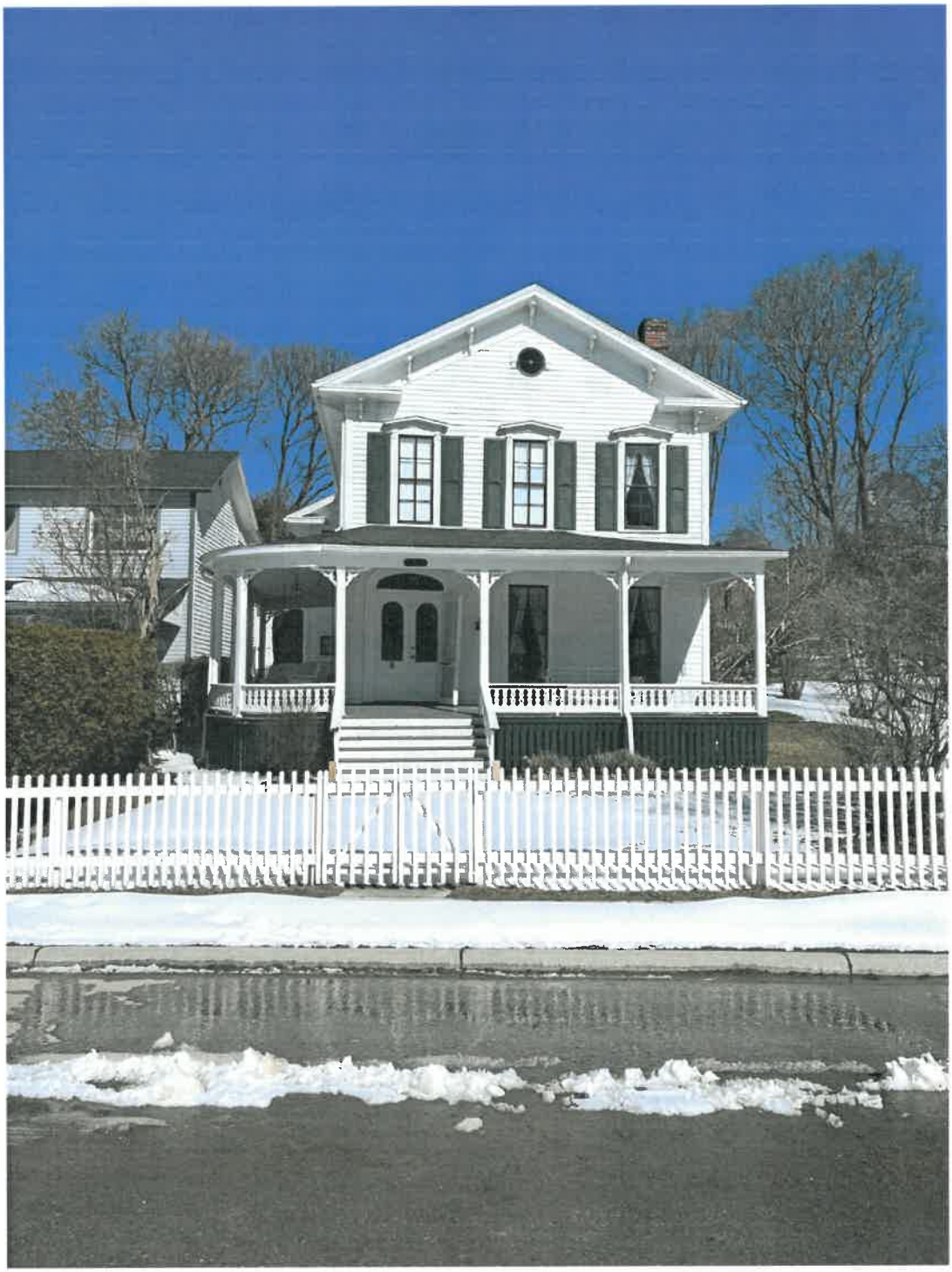


Photo 9 – 6784 Main Street

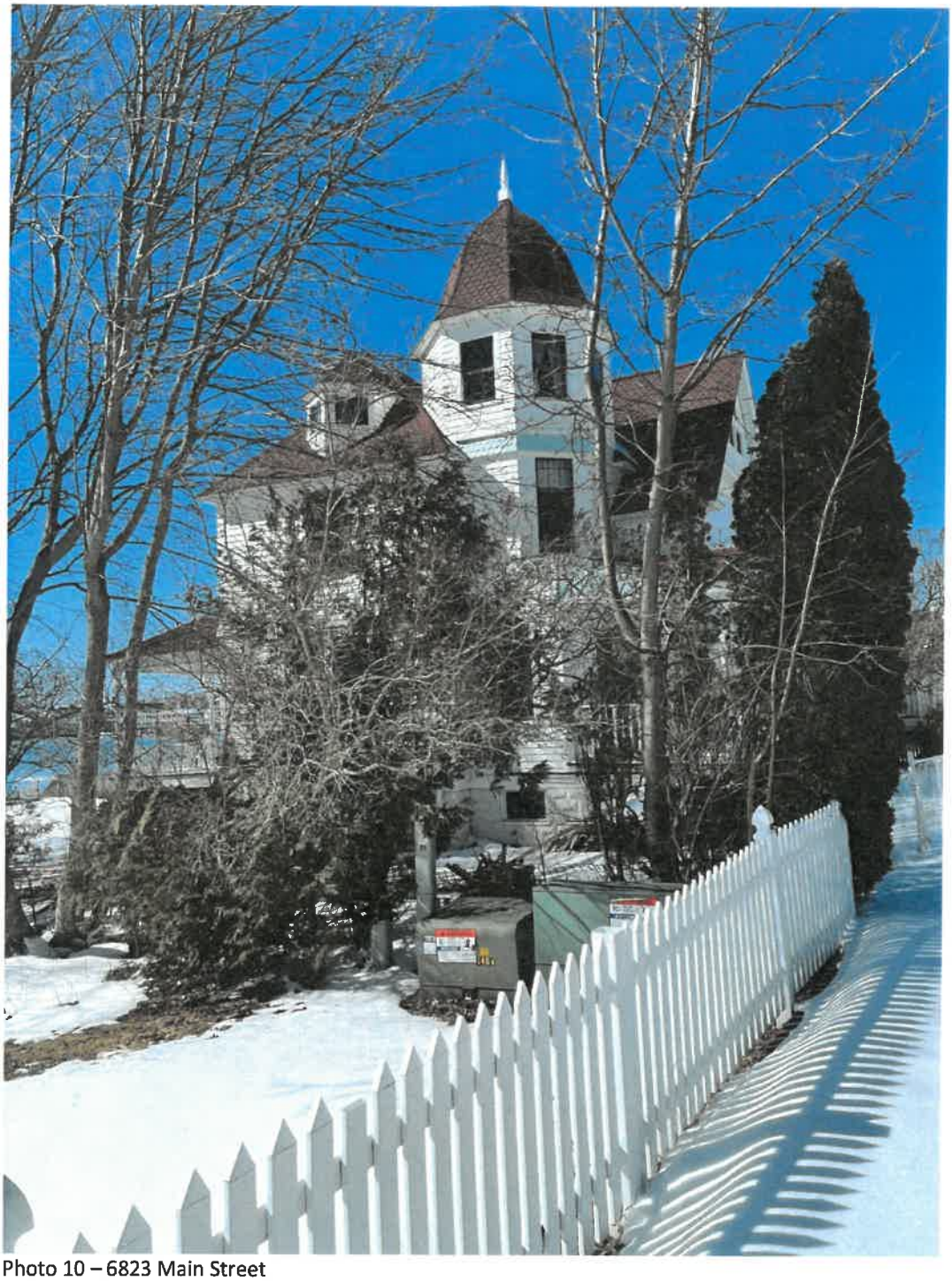


Photo 10 – 6823 Main Street

Photo 11 – The east end of Mackinac Island and Mission District from the bay.

RECEIVED JAN 5 2024

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: (7244) 7232 Main Street (Number) (Street) — 051-440-010-00 Opera House (Property Tax ID #)

PROPERTY OWNER

Name: Bob Beuser Email Address: bbeuser@me.com

Address: 7363 Main Street (Street) Mackinac Island (City) MI (State) 49757 (Zip)

Telephone: 231-881-3343 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: maintman1971@live.com

Address: 7221 Main Street (Street) Mackinac Island (City) MI (State) 49757 (Zip)

Telephone: 231-881-6860 (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.

File No. C24-010-002(H)

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

Exhibit A

Date 1-5-24

Initials KP

SIGNATURES

Signature

Signature

Roy Shryock

Please Print Name

C24-010-002(H) 1-5-24 $25

Please Print Name

File No. C24.010.002(H)
Exhibit B
Date 1.5.24
Initials KP

RECEIVED
JAN 5 2024

Mackinac Island HDC,

We are asking for approval on an exterior wood and trim replacement at the Opera House 7232 Main Street. All materials used on the project will be like for like.

Thank you for your time!

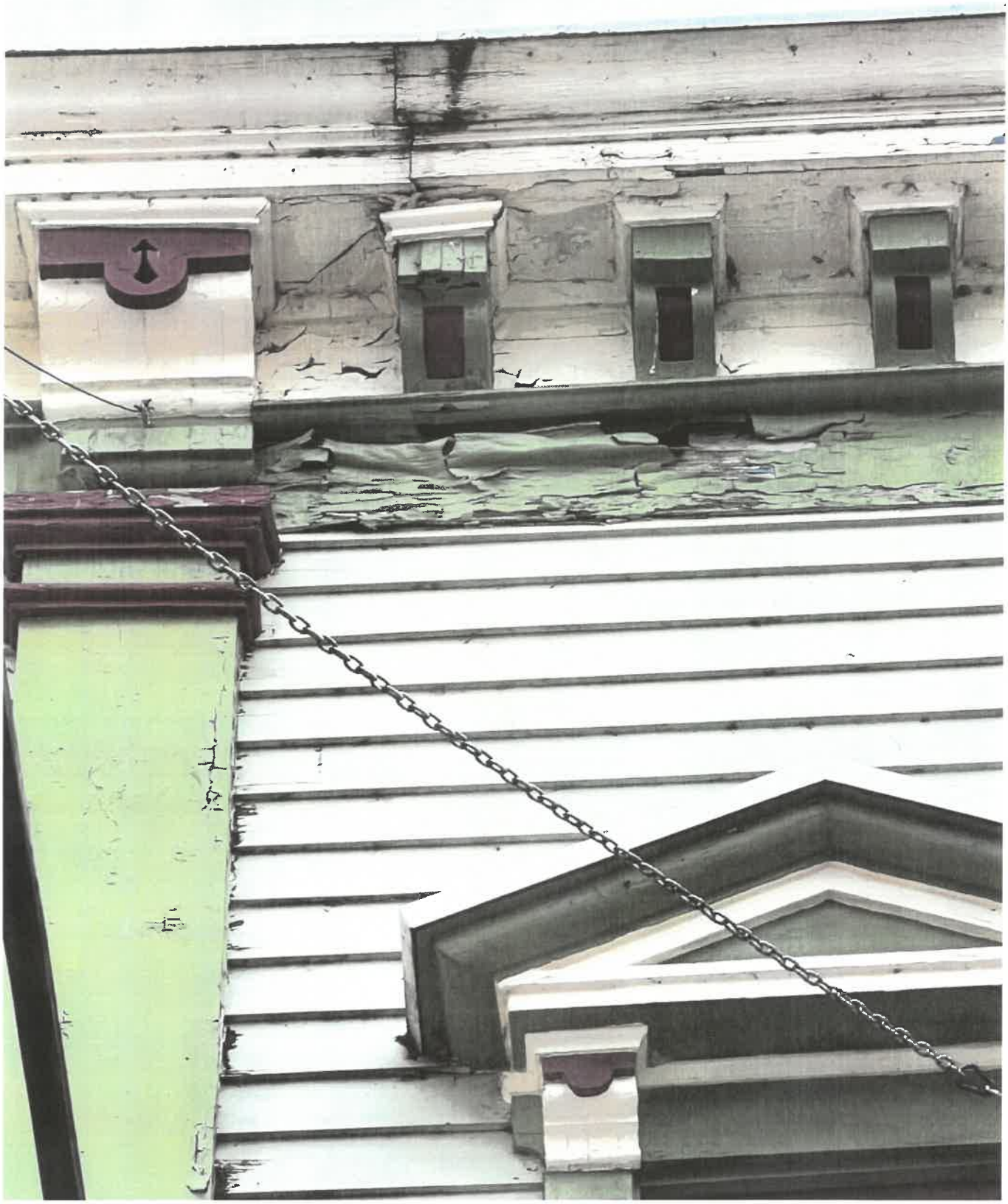
Roy Shryock

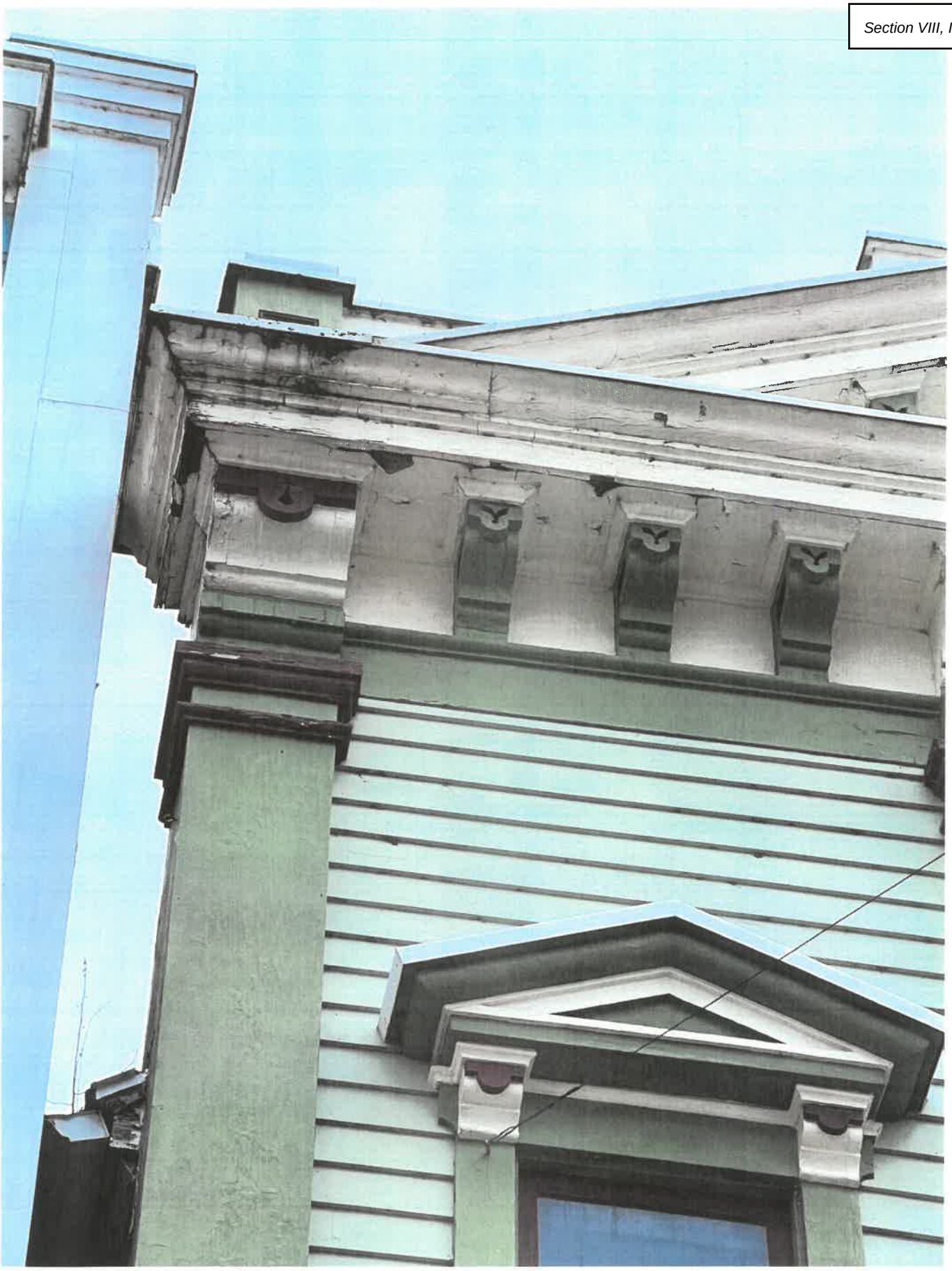
Foxy building

File No. C24-010-002(H)
Exhibit C
Date 1-5-24
Initials KP

Josh Carley <jcarley_42@hotmail.com>
Thu 1/4/2024 3:08 PM
To:Roy Chip <maintman1971@live.com>

RECEIVED
JAN 5 2024





Josh Carley

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)

RECEIVED JAN 30 2024 KP

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 (Number) (Street) 051-550-017-00 (Property Tax ID #)

PROPERTY OWNER

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

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

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

APPLICANT/CONTRACTOR

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

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

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

_X_ Attach a brief description of the nature of the minor work proposed and the materials to be used.
_X_ 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 — DocuSigned by: Paul McCormick 69D9E63D88B2466... Signature

Richard Chambers — Please Print Name

Paul McCormick — Please Print Name

File No. MD24.017.008(H)
Exhibit A
Date 1.30.24
Initials KP

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: MD24.017.008(H) Date Received: 1.31.24 Fee: 25—
Received By: KPerery Work Completed Date: ____

Grand Hotel

RECEIVED
JAN 30 2024
KP

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

File No. MD24-017-008(H)
Exhibit B
Date 1-30-24
Initials KP

01/30/2024

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 repair the existing soffit & fascia and replace the existing gutters that were damaged by an ice dam. Please see the photos included of the damage and current condition of the building. The repair and replacement will be a like for like repair.

Best,

Richard Chambers

Director of Capital Projects

File No. MD24 017 008(H)
Exhibit C
Date 1·30·24
Initials KP

HopkinsBurns
DESIGN STUDIO
historic preservation & communities by design

RECEIVED
JAN 30 2024
KP

File No. MD23-067-023(H)
Exhibit Q
Date 1-30-24
Initials KP

January 30, 2024

Mr. Lee Finkel
Chair, Historic District Commission
City of Mackinac Island
P. O. Box 455
Mackinac Island, MI 49757

RE: Request for Extension
Certificate of Appropriateness for 7714 Main Street (Corner Cottage)
Application Number MD23-067-023(H)

Dear Lee,

A Certificate of Appropriateness was issued by the Mackinac Island Historic District Commission on May 9, 2023 for the renovation project at 7714 Main Street (Corner Cottage) (Property Number 051-575-067-00), Mackinac Island. I am writing this letter on behalf of Michael McHale of Davidson Hospitality to request an extension of the Certificate of Appropriateness for one year.

Sincerely,

Tamara E. L. Burns, FAIA
Principal

113 S. Fourth Ave., Ann Arbor, Michigan 48104
734.424.3344

HopkinsBurns
DESIGN STUDIO
historic preservation & communities by design

RECEIVED
JAN 30 2024
KP

File No. C23-083-019(H)
Exhibit B
Date 1-30-24
Initials KP

January 30, 2024

Mr. Lee Finkel
Chair, Historic District Commission
City of Mackinac Island
P. O. Box 455
Mackinac Island, MI 49757

RE: Request for Extension
Certificate of Appropriateness for 1547 Cadotte Avenue (Gatehouse Restaurant)
Application Number C23-083-019(H)

Dear Lee,

A Certificate of Appropriateness was issued by the Mackinac Island Historic District Commission on April 11, 2023 for the renovation project at 1547 Cadotte Avenue (Gatehouse Restaurant) (Property Number 051-575-083-00), Mackinac Island. I am writing this letter on behalf of Michael McHale of Davidson Hospitality to request an extension of the Certificate of Appropriateness for one year.

Sincerely,

Tamara E. L. Burns, FAIA
Principal

113 S. Fourth Ave., Ann Arbor, Michigan 48104
734.424.3344

RECEIVED
JAN 4 2024

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.

File No. C24-026-001(H)
Exhibit A
Date 1.4.24
Initials

A) MINOR WORK

PROPERTY LOCATION: 7372 Main Street 051-550-026-20
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: ~~Nancy Porter~~ Bob Beuser Email Address: bbeuser@me.com

Address: 7221 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-3343
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: MainTMW1971@Live.com

Address: 7221 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-6860
(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

Roy Shryock C24-026-001(H) 1.4.24
Please Print Name Please Print Name

Mackinac Island HDC,

We are asking for your approval to remove an existing rooftop HVAC unit and replace it with a new more energy efficient unit at the Lilac Tree Hotel. The old unit is original to the hotel and is now obsolete so it cannot be used or repaired.

Thank you for your time!

Roy Shryock

Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 January 2024

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

File No. C24-026-001(H)
Exhibit G
Date 1-8-24
Initials KP

Re: **LILAC TREE HOTEL HVAC REPLACEMENT**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

I have reviewed the proposed HVAC (heating, ventilating, and air-conditioning) replacement project atop the Lilac Tree Hotel, 7372 Main Street in the Market and Main Historic District. The property is considered Non-Contributing to the historic district.

The project proposes to replace an existing rooftop HVAC unit with new more energy-efficient equipment in the same location. The existing unit is original to the hotel construction, and is obsolete and not useable today.

While probably visible from higher elevations at some distance away, the proposed HVAC unit, considered as necessary equipment to the building function, and located on the roof out of sight from the street, would be an appropriate renovation of the Hotel. As such, the proposed project would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

Rick Neumann

c. Roy Shryock, Lilac Tree Hotel
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

Lilac roof unit

Josh Carley <jcarley_42@hotmail.com>
Thu 1/4/2024 12:15 PM
To:Roy Chip <maintman1971@live.com>


Hastings

Josh Carley

Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 January 2024

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

Re: **LILAC TREE HOTEL HVAC REPLACEMENT**
Market and Main Historic District
Design Review

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The project proposes to replace an existing rooftop HVAC unit with new more energy-efficient equipment in the same location. The existing unit is original to the hotel construction, and is obsolete and not useable today.

While probably visible from higher elevations at some distance away, the proposed HVAC unit, considered as necessary equipment to the building function, and located on the roof out of sight from the street, would be an appropriate renovation of the Hotel. As such, the proposed project would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

Rick Neumann

c. Roy Shryock, Lilac Tree Hotel
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- [x] 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)

RECEIVED DEC - 6 2023 KR

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: 7742 Main St (Number) (Street) 051-575-066-00 (Property Tax ID #)

PROPERTY OWNER

Name: Todd Callewaert Email Address:

Address: 7742 Main St (Street) Mackinac Island (City) Mi (State) 49757 (Zip)

Telephone: (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Ryan Green Email Address:

Address: 980 S State St (Street) St. Ignace (City) Mi (State) 49781 (Zip)

Telephone: 906 430 0968 (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

Ryan Green
Please Print Name

Signature

Please Print Name

File No. R123-066-103(H)
Exhibit A
Date 12-6-23
Initials KR

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

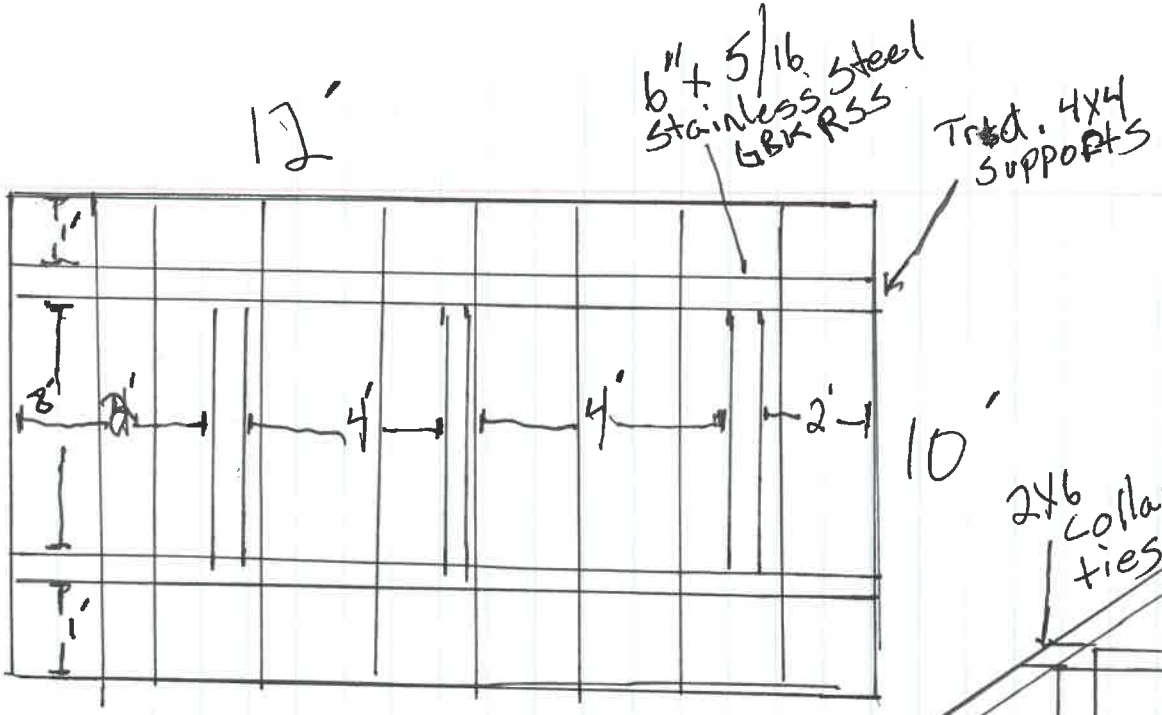
R123-066-103(H) 12-6-23 $100 + 250 fine

File No. R123·066·103(H)
Exhibit B
Date 12·6·23
Initials KP

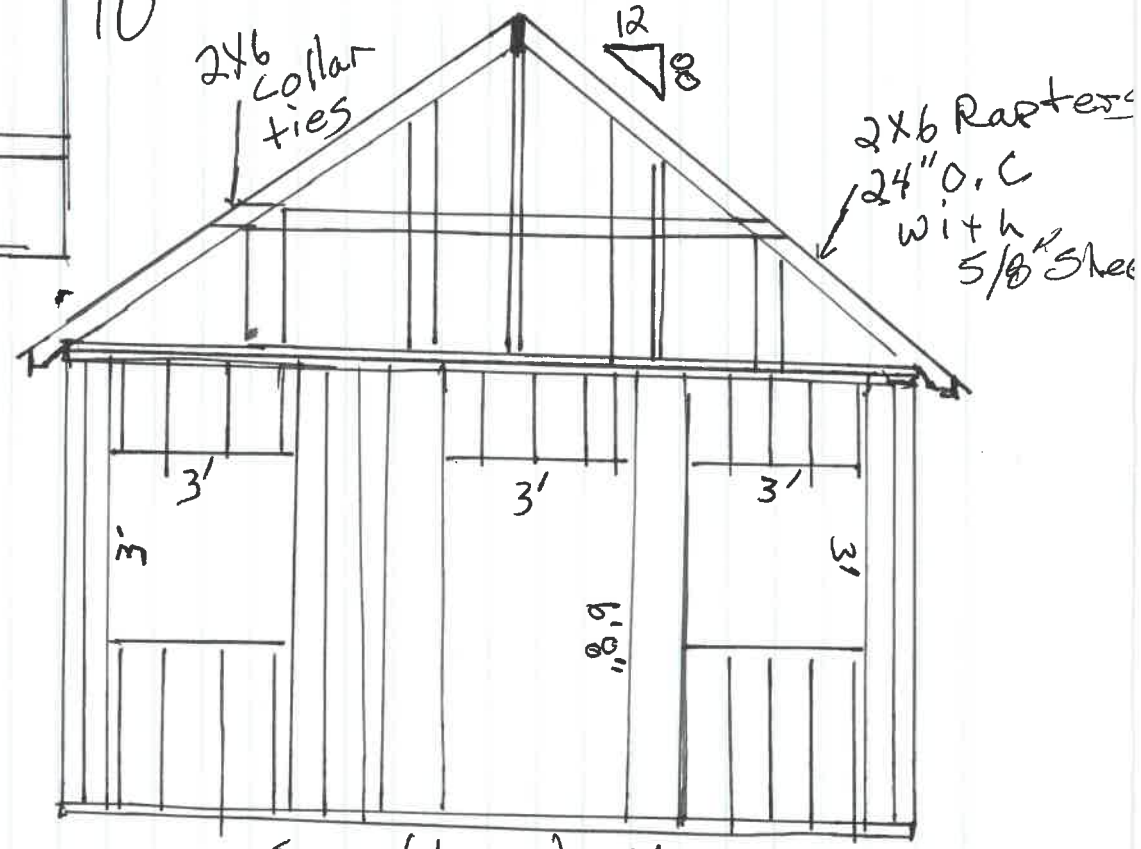
RECEIVED
DEC - 6 2023
KP

Section X, Itemb.

Building a new storage shed at the back of Todd Callewaert's Island property



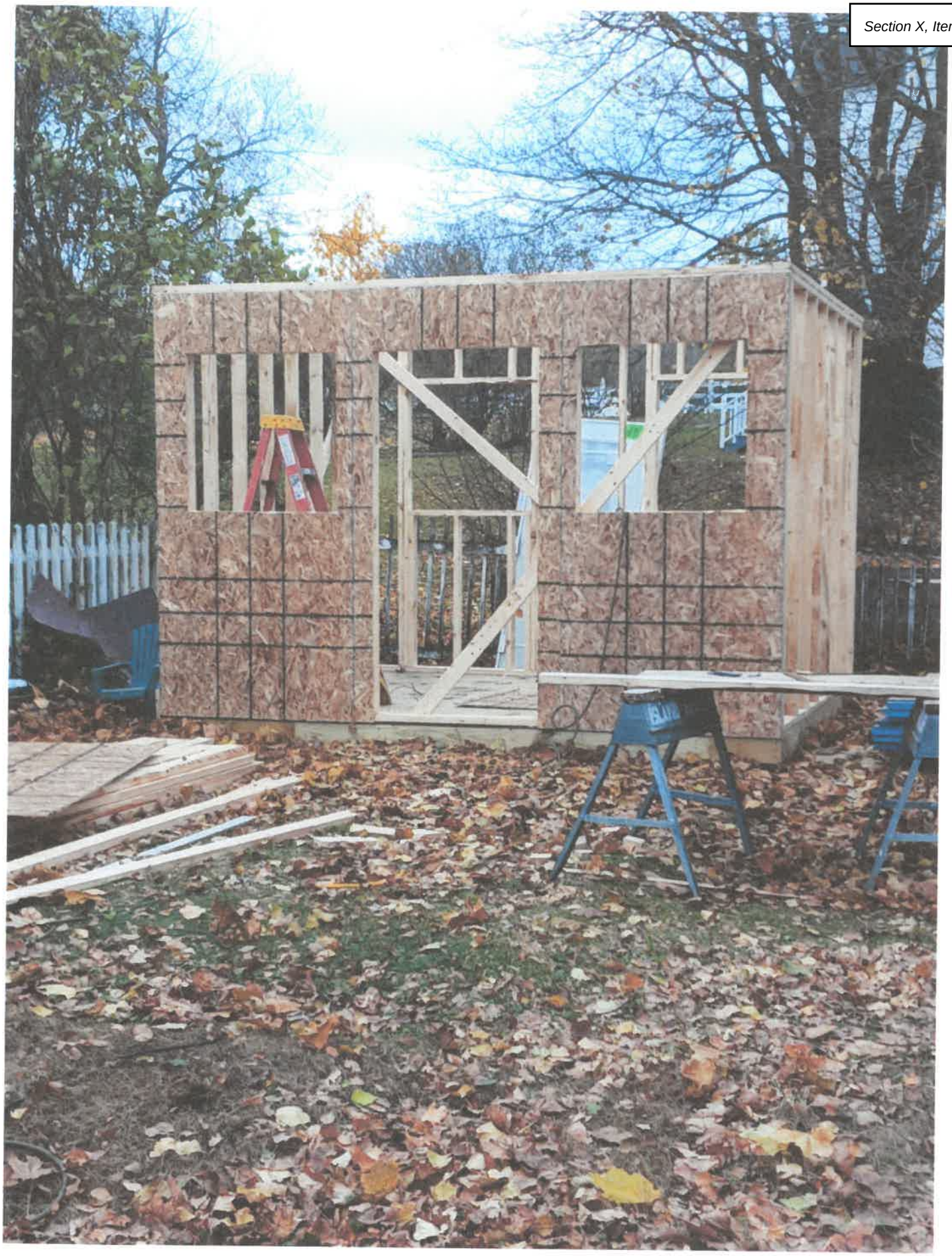
Floor
2x6 Trtd. Joists 16" o.c
with hangers
3/4" Treated plywood Deck



South Wall
2x4 16" o.c 7/16 Sheathing
All other walls same
minus openings.

File No. R123-066-103(4)
Exhibit C
Date 12-6-23
Initials KP


DUPONT
Tyvek
DUPONT
Tyvek
DUPONT
Tyvek
HomeWrap



Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 January 2024

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

Re: **CALLEWAERT RESIDENCE SHED**
Design Review

Dear Ms. Pereny:

I have reviewed the materials submitted showing the proposed, and already started, construction of a new storage shed in the backyard of the Callewaert Residence, at 7742 Main Street, in the West End Historic District. The house is a Contributing building in the district.

The shed is under construction with floor, walls, and roof framed, but not fully enclosed. The size is 10 feet wide by 12 feet deep, and has a gable roof with slope similar to the house. The front gable end is symmetrical with a center door, flanked right and left with windows. It appears the side walls would have no openings, and the rear wall two windows.

The applicable design review standard is **Standard 9**, addressing related new construction, and requiring that "related new construction not destroy … materials that characterize the property… and be compatible". The project would not destroy materials characterizing the house, and generally appears to be compatible, with the possible exception of the windows. As currently framed, the windows would be square. The primary windows on the house are tall rectangles in proportion, although historic houses often have secondary smaller windows which are square or almost square, usually on the rear or sides. Not being provided with photographs of the house, and in particular the rear of the house, it is not possible to determine the compatibility of the proposed square windows. The HDC should request a more complete application.

Sincerely,

RICHARD NEUMANN ARCHITECT
Rick Neumann
Rick Neumann

c. Ryan Green, The Island House
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

RECEIVED JAN 16 2024 KP

- ☐ 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

051.550.026.20

PROPERTY LOCATION: 7372 Main Street 38-2982923
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Bob Beuret / Nancy Porter Email Address: bbeuret@me.com / nancy4610@outlook.com

Address: 7221 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-3313 / 231-881-4430
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: MainTMain97@live.com

Address: 7221 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-6860
(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

Roy Shryock

Please Print Name Please Print Name

File No. C24.026.004(H)
Exhibit A
Date 1.16.24
Initials KP

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: C24.026.004(H) Date Received: 1.16.24 Fee: $600 -

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7372 Main Street 38-2982923
(Number) (Street) (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: _____
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: 75,000

APPLICANT/CONTRACTOR
(Applicant's interest in the project if not the fee-simple owner): _____

Name: Roy Shryock Email Address: MainMan197@Live.com

Address: 7221 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-6860
(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: [signature] Date 1-16-24

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY[1] 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: Bob Beuser / Nancy Porter Email Address: bbeuser@MC.com / nancy4650@aol.com

Address: 7221 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-3343 / 231-881-4430
(Home) (Business) (Fax)

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.

SIGNATURES

[signature] _____
Signature Signature

Roy Shryock _____
Please Print Name Please Print Name

Signed and sworn to before me on the 16 day of January, 2024.

[signature]
Notary Public
Mackinac County, Michigan
My commission expires: 10/21/2025

File No. C24-026-004 (H)
Exhibit B
Date 1-16-24
Initials KP

RECEIVED
JAN 16 2024
KP

Mackinac Island HDC,

We are asking for approval to change the appearance of the entrance of the 101 & 102 retail spaces at the Lilac Tree Hotel located at 7372 Main Street. Our new plan for the two spaces will be to combine them into one store which will eliminate one of the entry doors leaving one set of doors and two new windows on each side of the door. After work is completed the new entry will look exactly like the single entry for Little Luxuries on the East end of the building. All paint colors and trims will be like for like for the building.

Thank you for your time!

Roy Shryock

File No. C24-026-004(H)
Exhibit C
Date 1-16-24
Initials KP

RECEIVED
JAN 16 2024
KP

Pony club entry

Josh Carley <jcarley_42@hotmail.com>
Tue 1/16/2024 12:37 PM
To:Roy Chip <maintman1971@live.com>


107

Josh Carley

Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 January 2024

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

Re: **LILAC TREE HOTEL ENTRY RENOVATION**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

I have reviewed the proposed entry renovation at the Lilac Tree Hotel, 7372 Main Street in the Market and Main Historic District. As a newer structure, the property is considered Non-Contributing to the historic district.

The project proposes to rebuild the westerly retail entry, which now has two double french door entrances to two separate retail spaces, to be one entry to one retail space. The Applicant proposes rebuilding the recessed vestibule entry to match the existing easterly entry, with one set of french doors flanked on east side by a display window. The doors would be full-glass type, each with fifteen lites divided by large muntins. Unlike the existing configuration, the rebuilt vestibule would result with the doors being parallel with the sidewalk. Each window would be divided into six lites.

The applicable design review standard is **Standard 9**, addressing exterior alterations, and requiring that "exterior alterations, or related new construction not destroy … materials that characterize the property". The project would not destroy materials characterizing the building. The larger hotel building is quite symmetrical, and the proposed change would result in the ground floor elevation then being symmetrical, with matching recessed entries. And the proposed new entry arrangement, having the doors parallel with the sidewalk, would be a more traditional, and appropriate, configuration. As such, the proposed project would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

Rick Neumann

c. Roy Shryock, Lilac Tree Hotel
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

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)

RECEIVED JAN 29 2024 KP

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: 7325 Main St (Number) (Street) 051-440-019-00 (Property Tax ID #)

PROPERTY OWNER

Name: City of Mackinac Island Email Address: clerk@cityofmi.org

Address: Box 455 Mackinac island MI 49757
(Street) (City) (State) (Zip)

Telephone: 906-847-3702
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Island Transportation Authority Email Address: kep@mackinactransit.org

Address: Box 930 Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 906-847-4035
(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 _____

Please Print Name _____ Please Print Name _____

File No. C24-019-007(H)
Exhibit A
Date 1-29-24
Initials KP

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: C24-019-007(H) Date Received: 1-29-24 Fee: _____
Received By: K Pevery Work Completed Date: _____

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7325 Main St (Number) (Street) 051-440-019-00 (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: Attached
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: $250,000

APPLICANT/CONTRACTOR
(Applicant's interest in the project if not the fee-simple owner): Leassee

Name: Mackinac Island Transportation Authority Email Address: kep@mackinactransit.org

Address: Box 930 Mackinac island MI 49757
(Street) (City) (State) (Zip)

Telephone: 906-847-4035
(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 PROPERTY[1] 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: City of Mackinac Island Email Address: clerk@cityofmi.org

Address: Box 455 Mackinac island MI 49757
(Street) (City) (State) (Zip)

Telephone: b 906-847-3702
(Home) (Business) (Fax)

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.

SIGNATURES

_____ Signature _____ Signature

_____ Please Print Name _____ Please Print Name

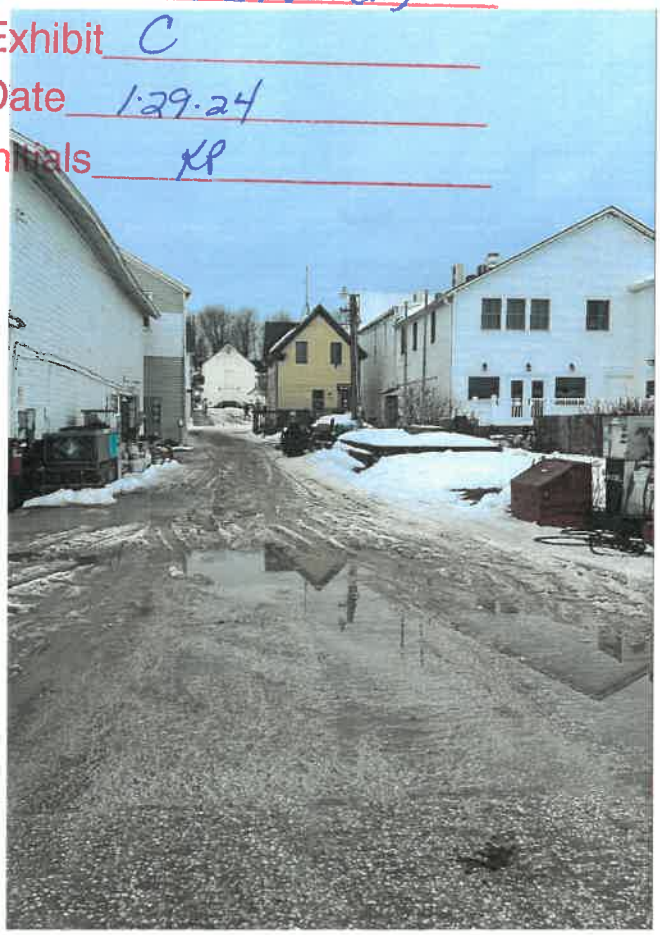
Signed and sworn to before me on the _____day of _____, 20____.

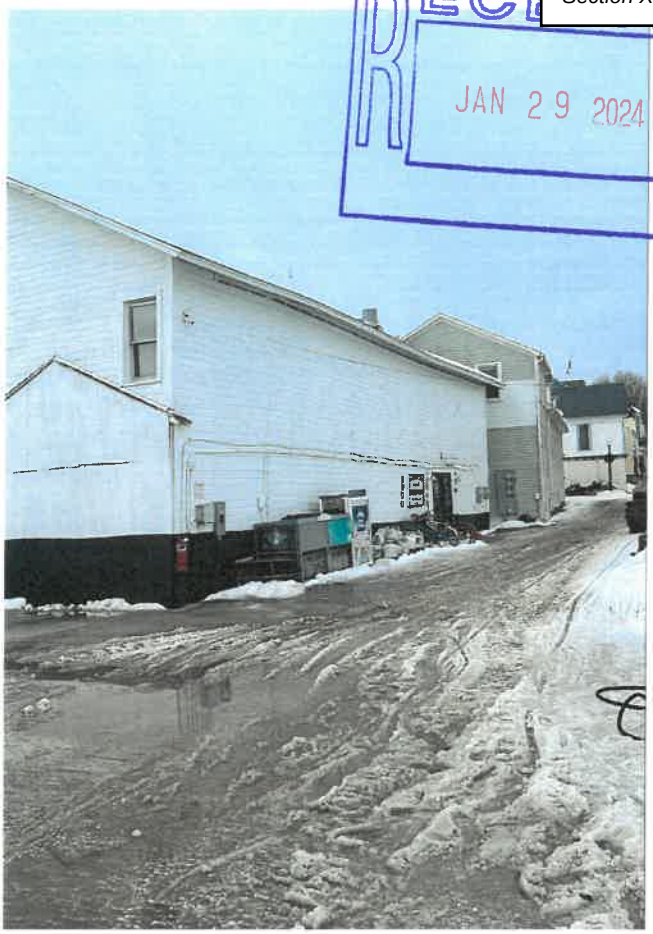
_____
Notary Public
_____County, Michigan
My commission expires: _____

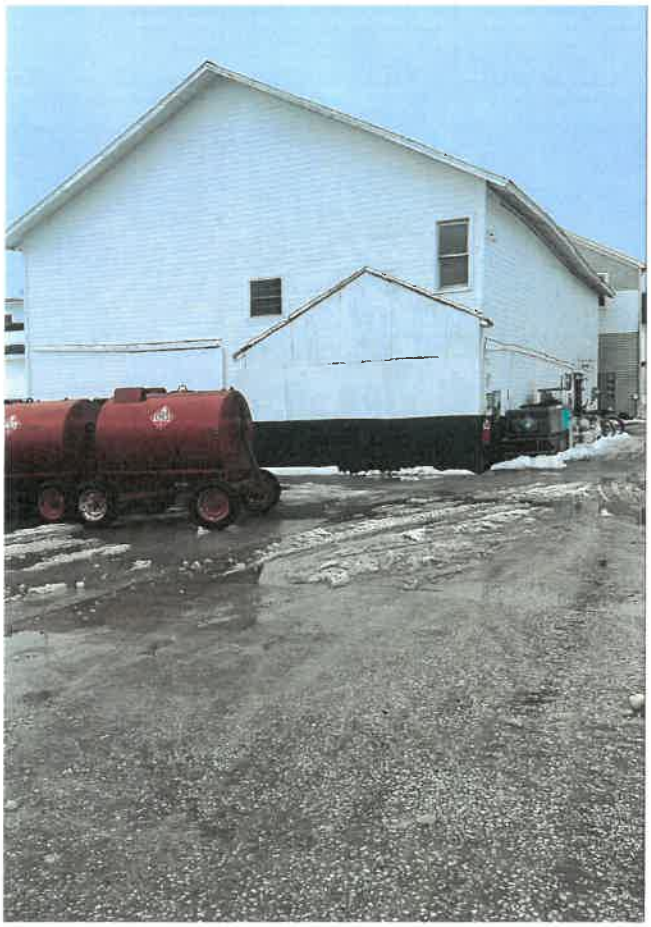
[1] The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree.

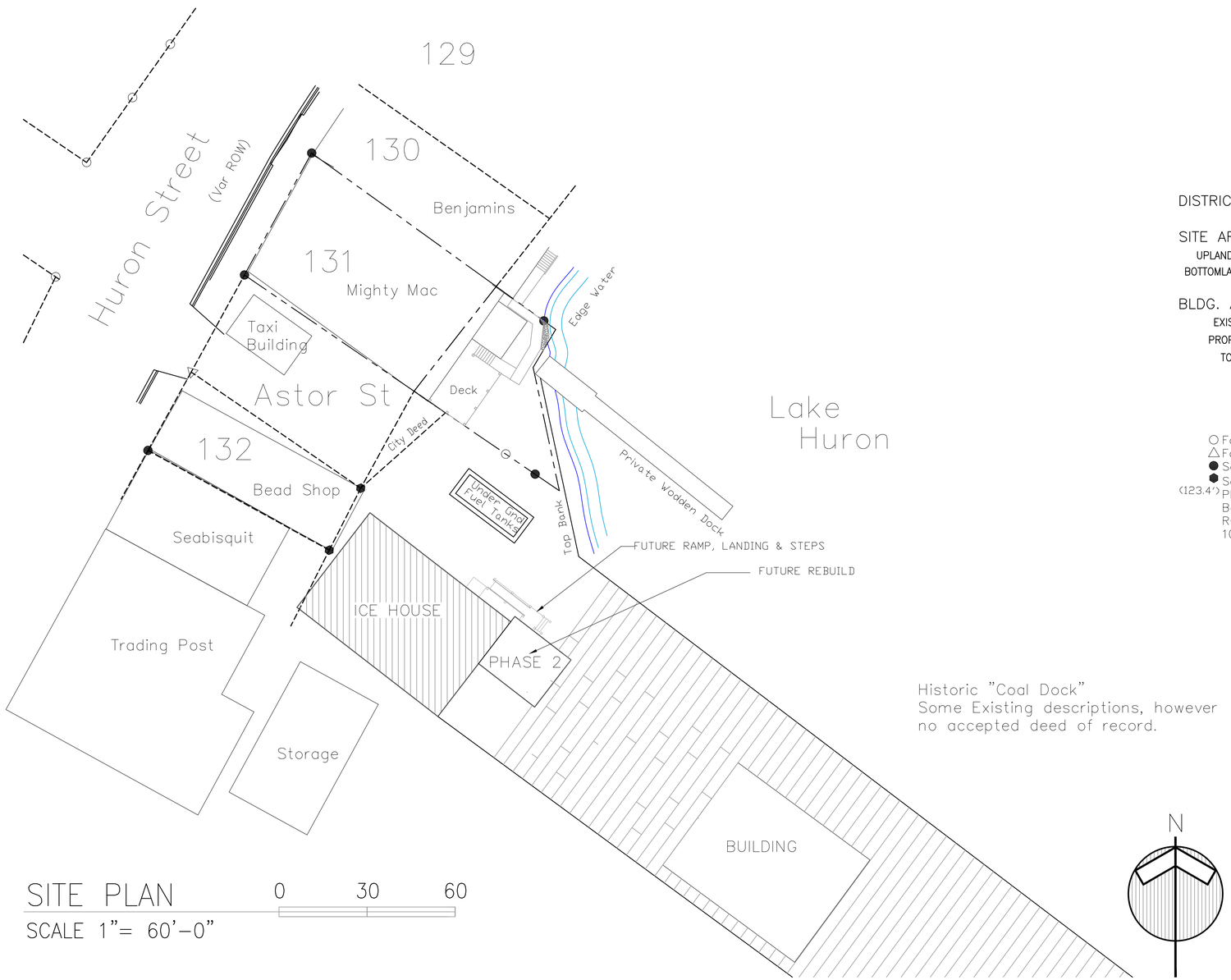
(revised 04/17)

File No. C24-019-007(H)
Exhibit C
Date 1-29-24
Initials KP









DISTRICT: C COMMERCIAL

SITE AREA:
UPLANDS: = 3,410 S.F.
BOTTOMLANDS: = 1,686 S.F.

BLDG. AREA:
EXISTING: 3,518 S.F.
PROPOSED: 192 S.F.
TOTAL: 3,710 S.F.

○ Fd Iron
△ Fd Nail
● Set Iron #27447
⬢ Set Spike w/cap
(123.4') Platted Dimension
Bearings based on the SE ROW Market Street, Lots 105–114

Historic "Coal Dock"
Some Existing descriptions, however no accepted deed of record.

SITE PLAN 0 30 60
SCALE 1"= 60'–0"

SHEET INDEX

BUILDING CODE INFORMATION

CODE: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

USE GROUP: M MERCANTILE, S–1 STORAGE

CONSTRUCTION TYPE: 5B

BUILDING AREA:
GROUND LEVEL TOTAL = 2,954 sf
GROUND LEVEL 1970's = 500 sf
GROUND LEVEL HISTORIC = 2,454 sf
MEZZANINE $\frac{1}{3}$ OF HISTORIC = 800 sf

BUILDING HT:
ALLOWABLE = 1 STORY w/ MEZZ.
ACTUAL = 1 STORY w/ MEZZANINE

OCCUPANTS:
MERCANTILE: 984 s.f. @ $\frac{1}{60}$ = 17
STORAGE #1: 755 s.f. @ $\frac{1}{300}$ = 3

2nd FLOOR: 2400 s.f. @ $\frac{1}{200}$ = 8

BUILDING STRUCTURAL
FIRE RESISTANCE SCHEDULE:

PER MBC TABLES 601 AND 602 — TYPE 5B:

EXTERIOR WALLS:	NOTE #1
INTERIOR NON–LOADBEARING PARTITIONS:	0 HOUR
INTERIOR LOAD BEARING WALLS, COLUMNS:	0 HOUR
STRUCTURAL SUPPORTING MEMBERS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR
SHAFT CONSTRUCTION:	N.A.

NOTE 1:
SECTION 602, WHERE FIRE SEPARATION EXCEEDS 10'–0" THE FIRE RESISTANCE RATING IS 0.

NORTH WALL BEING FIRE RATED FROM THE INSIDE.

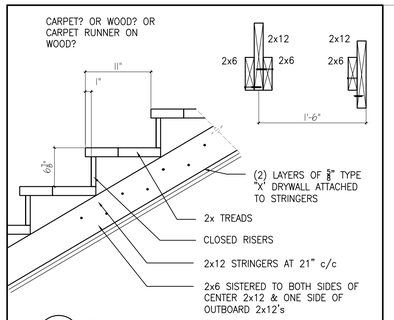
Ryan J. Johnston, P.E.
Structural Engineer
Johnston Engineering, PLLC
6817 Hedrick Road
Harbor Springs, MI 49740
231.242.0609 Ph 231.838.8912 Cell
Website: johnstonengineeringllc.com

Richard Clements Architect, PLLC
15215 Merry Lane
Ocqueoc, MI 49759
richardlee15236@live.com 989-370-3681

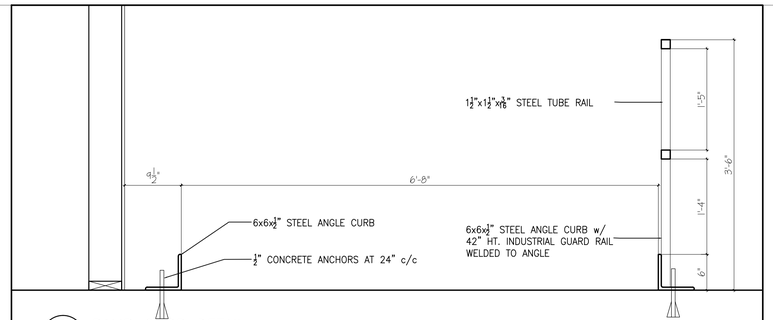
COAL DOCK REHABILITATION
MACKINAC IS. TRANSPORTATION AUTHORITY

7325 ASTOR
MACKINAC ISLAND, MI

date: Feb. 07, 2024
project: 2249
SITE PLAN
sheet: A0.0



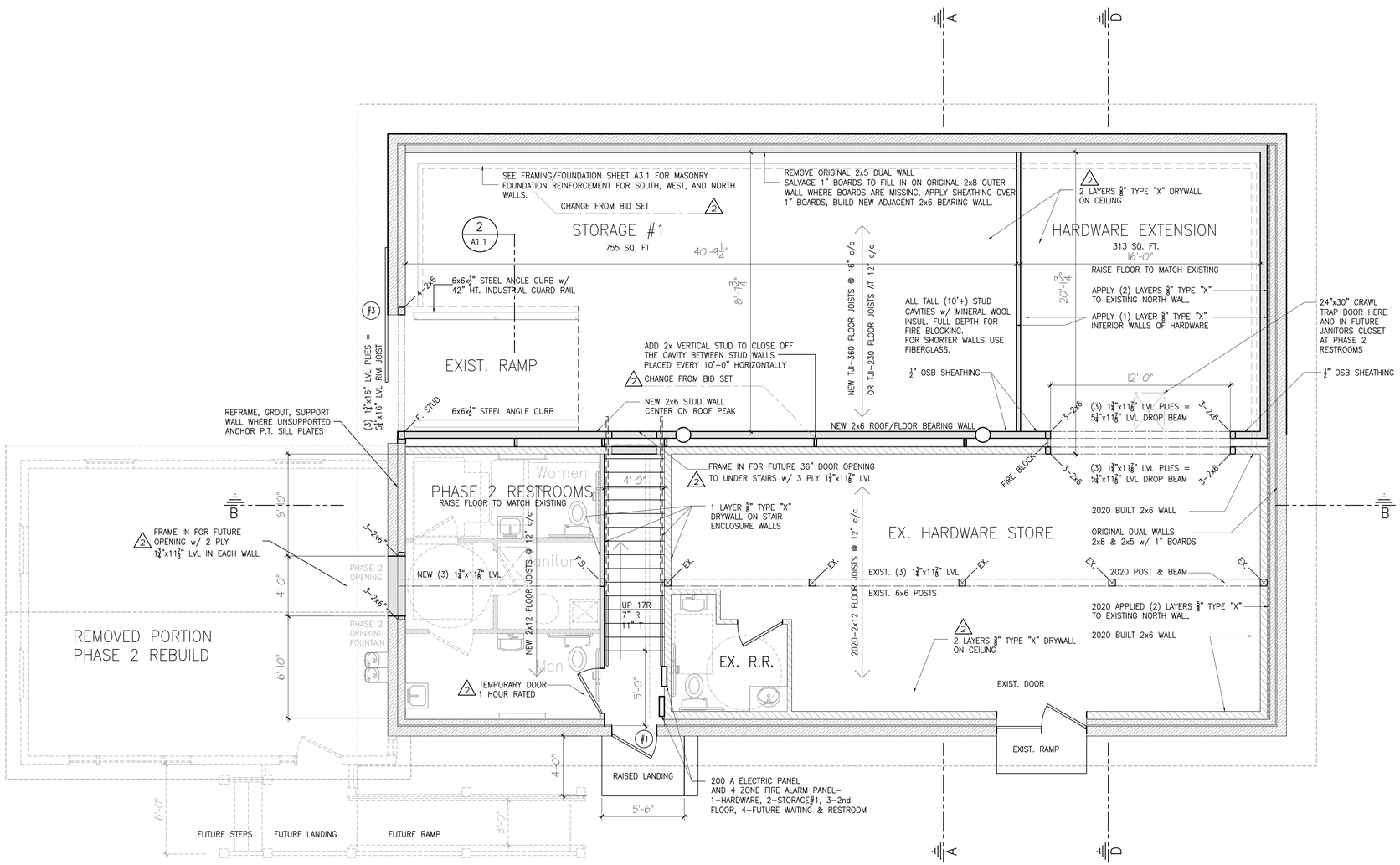
1 / A1.1 STAIR STRINGER DETAIL
SCALE 1"=1'-0"



2 / A1.1 RAMP CURB DETAIL
SCALE 1"=1'-0"

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- REMOVED WALLS



PROPOSED 1st FLOOR PLAN
SCALE: 1/4"=1'-0"

DESIGN LOADS

ROOF LOADS	
GROUND SNOW LOAD	70 PSF
SNOW DENSITY	23.1 PCF
ROOF TYPE	GABLE
ROOF SLOPE	6:12
IMPORTANCE CATEGORY	II
EXPOSURE CATEGORY	"D" FULLY EXP.
THERMAL CONDITION	UNHEATED
ROOF SURFACE	NON SLIPPERY
SNOW LOAD	47 PSF
TC DEAD LOAD	7 PSF
BC LIVE LOAD	0 PSF
BC DEAD LOAD	8 PSF
TYPICAL TOTAL LOAD	62 PSF
WIND SPEED	115 MPH
DESIGN TO MEET MINIMUM STANDARDS FOR ANSI / ASCE EXPOSURE "D"	
FIRST FLOOR LOAD	100 PSF
DEAD LOAD	15 PSF
CEILING LOAD	3 PSF
TYPICAL TOTAL LOAD	118 PSF
SECOND FLOOR LOAD	60 PSF **
DEAD LOAD	15 PSF
CEILING LOAD	15 PSF
TYPICAL TOTAL LOAD	90 PSF

**2000# CONCENTRATED LOAD AT ANY POINT

Ryan J. Johnston, P.E.
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Ocqueoc, MI 49759
richardlee1523@live.com 989-370-3681

COAL DOCK REHABILITATION
MACKINAC IS. TRANSPORTATION AUTHORITY

7325 ASTOR
MACKINAC ISLAND, MI

date: Feb. 07, 2024
project: 2249
sheet: A1.1
PROPOSED 1st FLOOR

FINISH SCHEDULE

ROOM #	LOCATION	FLOOR	BASE	WALL	CEILING	NOTES;
1	STORAGE #1	BARE CONCRETE	NONE	BARE OSB	PRIMED DRYWALL	
2	STAIRS	WOOD TREADS	BARE 1x4	PRIMED DRYWALL	PRIMED DRYWALL	
3	UPPER LEVEL	NO SAND PLYWOOD	BARE 1x4	PRIMED DRYWALL	PRIMED DRYWALL	EXIST. EXTERIOR WALLS EXIST. WOOD PLANKS TO REMAIN ADDED EXTERIOR WALLS DRYWALL TAPED & PRIMED CENTER WALL BARE OSB.

NOTE #1: ALL FINISHES TO CONFORM TO THE CLASSIFICATION, FLAME SPREAD, AND SMOKE DEVELOPED RATINGS NOTED IN THE INTERIOR FINISH RATINGS NOTE BLOCK ELSEWHERE ON THIS SHEET

INTERIOR FINISH RATINGS

INTERIOR WALL AND CEILING FINISH REQUIREMENTS:

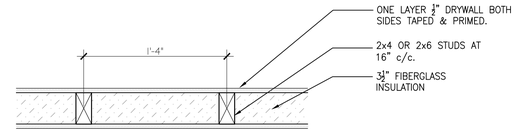
ROOMS: CLASS C FINISHES
FLAME SPREAD INDEX: 26-200
SMOKE DEVELOPED INDEX: 0-450

CORRIDOR: CLASS C FINISHES
FLAME SPREAD INDEX: 76-200
SMOKE DEVELOPED INDEX: 0-450

STAIRWAY: CLASS C FINISHES
FLAME SPREAD INDEX: 26-200
SMOKE DEVELOPED INDEX: 0-450

INTERIOR FLOOR FINISH REQUIREMENTS:

FLOORS: DOC FF-1 or ASTM D2859



1 / A1.2 INTERIOR PARTITIONS SCALE 1-1/2"=1'-0"

NO FIRE RATING REQUIRED

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- REMOVED WALLS

	DOOR #	LOCATION	SIZE	TYPE	HARDWARE	FIRE RATING
1st EXT.	#1	FIRST FLOOR STAIR ENTRY	36"x80"	INS. METAL	SET #1	NONE
	#2	LOFT DOOR-CUSTOM BUILD 1	72"x80"	WOOD	SET #2	NONE
2nd INTERIOR	~~#3~~ 2	~~STORAGE #1 SLIDING~~	~~EXISTING~~	~~WOOD~~	~~SET #3~~	~~NONE~~
	~~#4~~	~~WORKSHOP #2~~	~~36"x80"~~	~~INS. METAL~~	~~SET #4~~	~~NONE~~
	~~#5~~	~~WORKSHOP #3~~	~~36"x80"~~	~~INS. METAL~~	~~SET #4~~	~~NONE~~
	~~#6~~	~~WORKSHOP #4~~	~~36"x80"~~	~~INS. METAL~~	~~SET #4~~	~~NONE~~
	~~#7~~	~~WORKSHOP #5~~	~~36"x80"~~	~~INS. METAL~~	~~SET #4~~	~~NONE~~
	~~#8~~	~~WORKSHOP #6~~	~~36"x80"~~	~~INS. METAL~~	~~SET #4~~	~~NONE~~
	~~#9~~	~~WORKSHOP #7~~	~~36"x80"~~	~~INS. METAL~~	~~SET #4~~	~~NONE~~

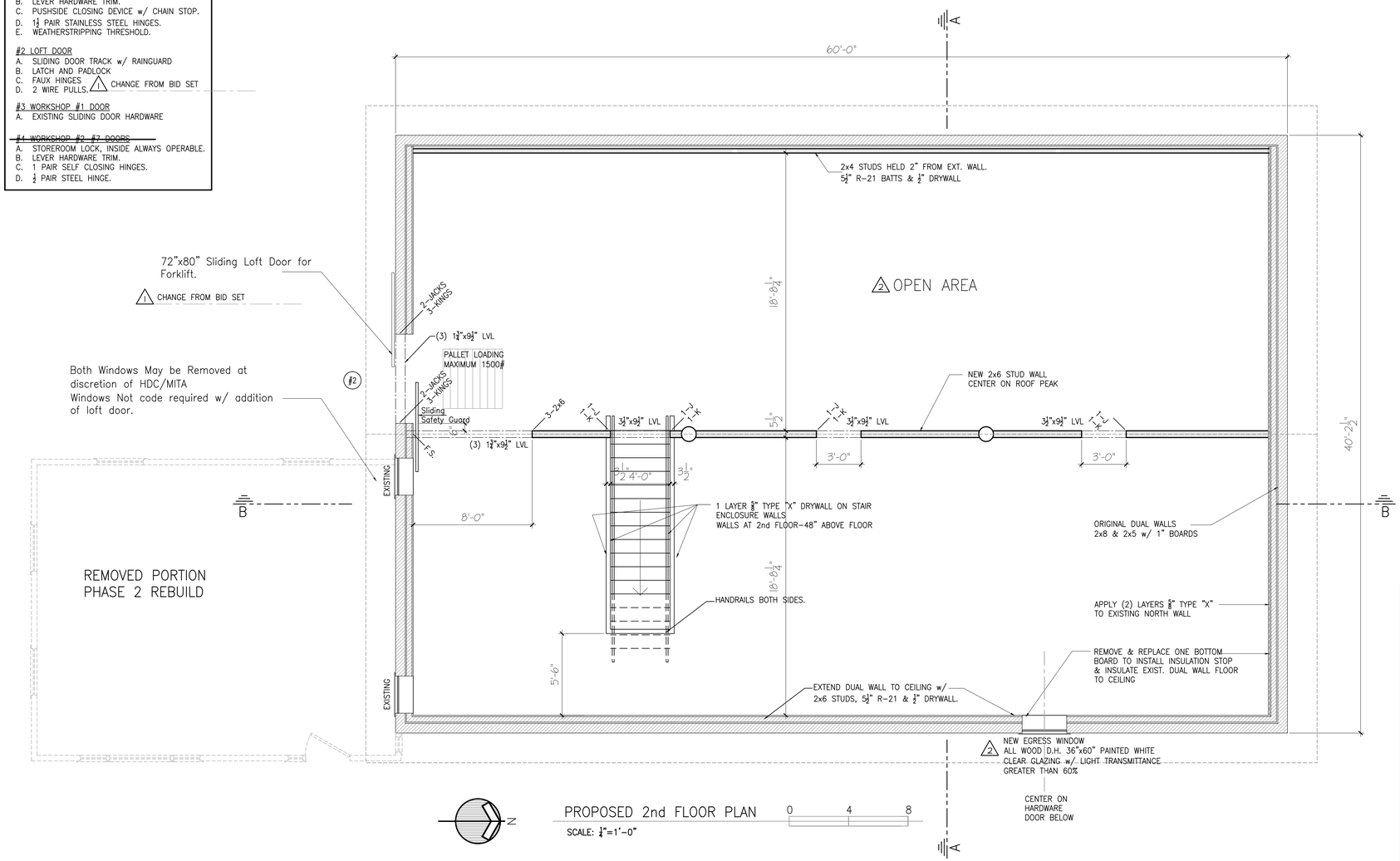
HARDWARE SCHEDULE

#1 STAIR ENTRY/EXIT DOOR
A. STOREROOM LOCK, INSIDE ALWAYS OPERABLE.
B. LEVER HARDWARE TRIM.
C. PUSHSIDE CLOSING DEVICE w/ CHAIN STOP.
D. 1½ PAIR STAINLESS STEEL HINGES.
E. WEATHERSTRIPPING THRESHOLD.

#2 LOFT DOOR
A. SLIDING DOOR TRACK w/ RAINGUARD
B. LATCH AND PADLOCK
C. FAUX HINGES 1 CHANGE FROM BID SET
D. 2 WIRE PULLS.

#3 WORKSHOP #1 DOOR
A. EXISTING SLIDING DOOR HARDWARE

~~#4 WORKSHOP #2-#7 DOORS~~
A. STOREROOM LOCK, INSIDE ALWAYS OPERABLE.
B. LEVER HARDWARE TRIM.
C. 1 PAIR SELF CLOSING HINGES.
D. ½ PAIR STEEL HINGE.



N

PROPOSED 2nd FLOOR PLAN

SCALE: ¼"=1'-0"

0 4 8

Ryan J. Johnston, P.E.
Structural Engineer
Johnston Engineering, PLLC
6817 Hedrick Road
Harbor Springs, MI 49740
231.242.0609 Ph 231.838.8912 Cell
Website: johnstonengineeringllc.com

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

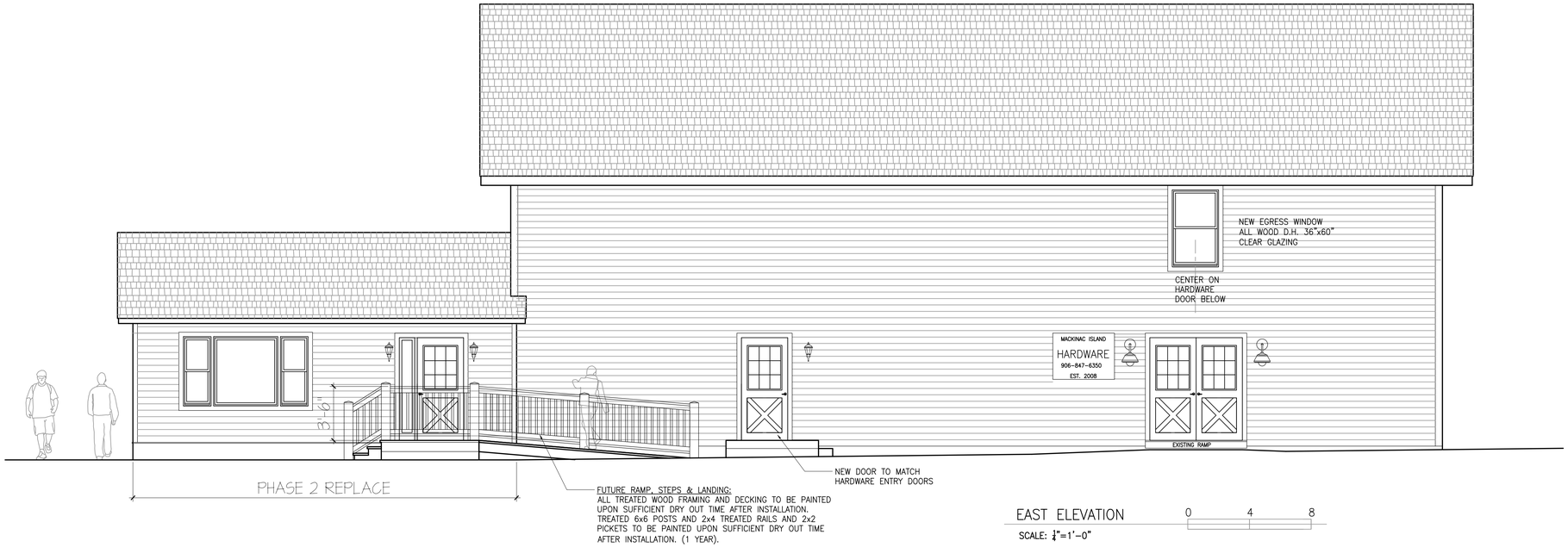
COAL DOCK REHABILITATION
MACKINAC IS. TRANSPORTATION AUTHORITY

7325 ASTOR
MACKINAC ISLAND, MI

date: Feb. 07, 2024
project: 2249

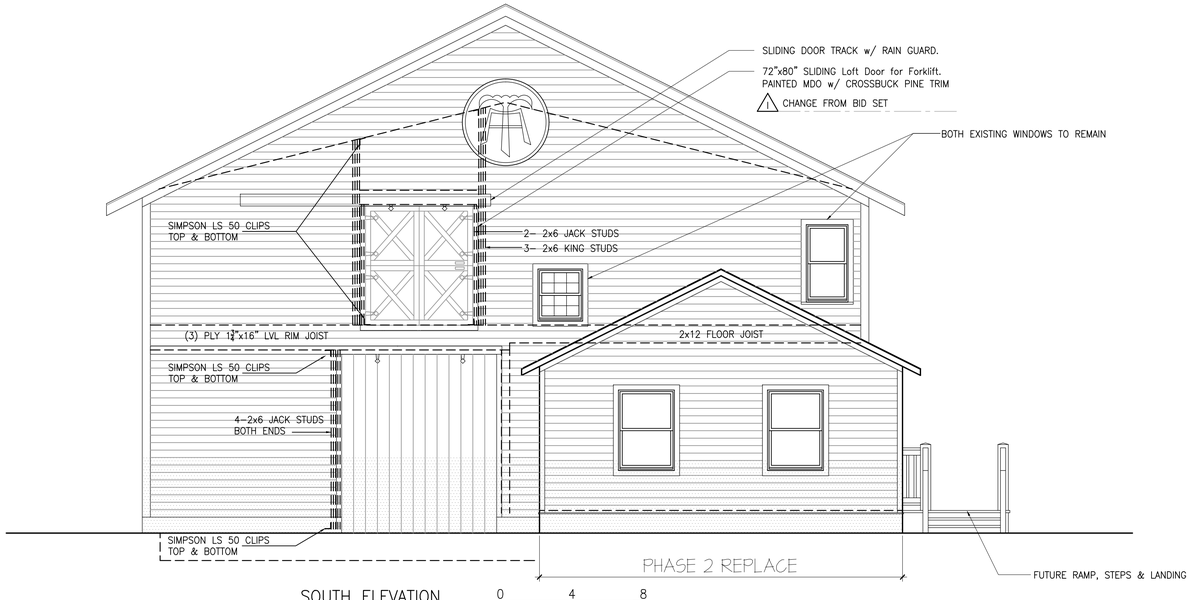
sheet: A1.2

PROPOSED 2nd FLOOR



EAST ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"



SOUTH ELEVATION

SCALE: $\frac{1}{4}$"=1'-0"

Ryan J. Johnston, P.E.
Structural Engineer
Johnston Engineering, PLLC
6817 Hedrick Road
Harbor Springs, MI 49740
231.242.0609 Ph 231.838.8912 Cell
Website: johnstonengineeringllc.com

Richard Clements Architect, PLLC
15215 Merry Lane
Ocqueoc, MI 49759
richardleel5925@live.com 989-370-3681

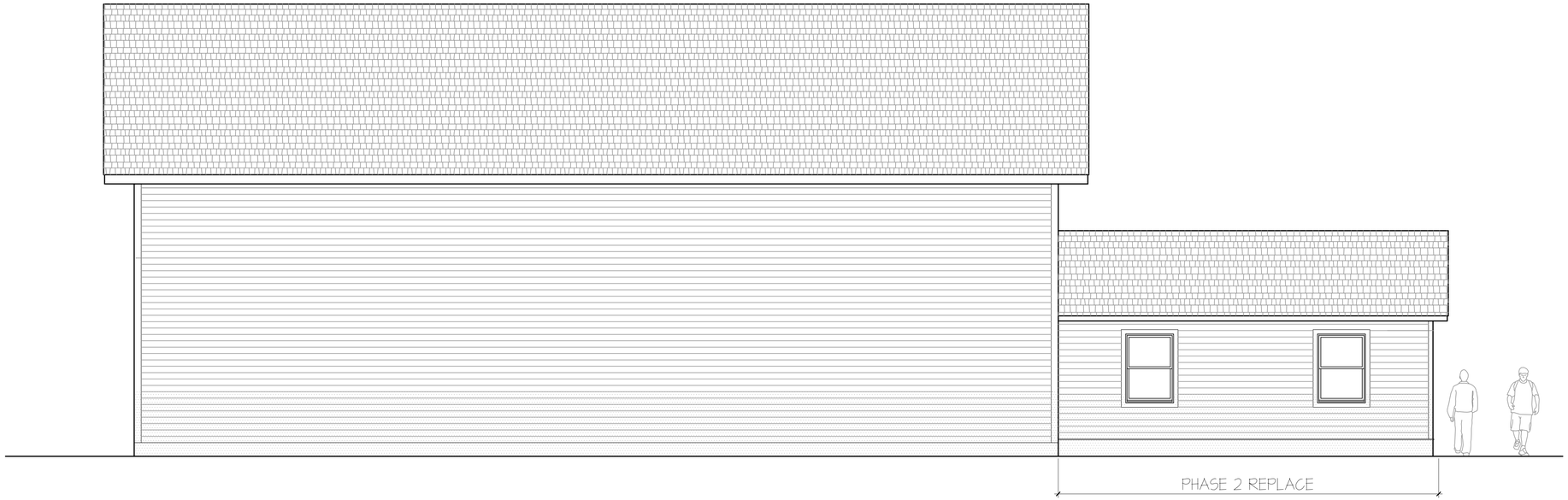
COAL DOCK REHABILITATION
MACKINAC IS. TRANSPORTATION AUTHORITY

7325 ASTOR
MACKINAC ISLAND, MI

date: Feb. 07, 2024
project: 2249

ELEVATIONS

sheet: A2.1



WEST ELEVATION

0 4 8

SCALE: $\frac{1}{4}$"=1'-0"

NORTH ELEVATION

0 4 8

SCALE: $\frac{1}{4}$"=1'-0"

Ryan J. Johnston, P.E.
Structural Engineer
Johnston Engineering, PLLC
6817 Hedrick Road
Harbor Springs, MI 49740
231.242.0609 Ph 231.838.8912 Cell
Website: johnstonengineeringllc.com

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

COAL DOCK REHABILITATION
MACKINAC IS. TRANSPORTATION AUTHORITY

7325 ASTOR
MACKINAC ISLAND, MI

date: Feb. 01, 2024
project: 2249

ELEVATIONS

sheet: A2.2

Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

12 February 2024

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

Re: **MACKINAC ISLAND HARDWARE RENOVATION**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

I have reviewed the renovations proposed for the Mackinac Island Hardware building, 7325 Astor Street, on the Coal Dock, in the Market and Main Historic District. The Hardware Store building is a Contributing structure in the district.

Proposed work would largely be interior, but would also include some exterior changes. On the east / front elevation a new second floor access / egress door would be added to the left, or south, of the existing double entry doors. The new door would be a half-glass cross-buck style to match the existing ones, requiring two steps from grade. Also, a second floor, double-hung type, egress window would be added centered above the entry door pair. The other exterior change would be on the south side, replacing the second floor loft sliding door, to facilitate forklift access. This would involve a new door and sliding door track, with a metal rain guard above it.

The applicable design review standard is **Standard 9**, addressing related new construction, and requiring that "related new construction not destroy … materials that characterize the property… and be compatible". The project would not destroy materials characterizing the building, and would be compatible. Therefore, proposed renovations would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

Rick Neumann

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

PLUNKETT COONEY

RECEIVED
JAN 30 2024
KP

January 30, 2024

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

File No. HB24-041-009
Exhibit B
Date 1.30.24
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"). 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. Design for new home, modeled after the existing structure, as prepared by architect Richard Clements.
3. Check payable to the City of Mackinac Island for the application fee of $1,500
4. Letter from Belonga Excavating
5. Letter from Dickinson Homes
6. Photos
7. Other documents referenced below

In addition, we thought it would be helpful to provide members of the HDC with the background concerning this request as a formal request to demolish the structure was originally made in March of 2022.

Letter to Dombrowski with application for Building permit/Plan Examination (Demolition)	3/24/2022
Letter to Planning Commission Building Dept re demolition	7/21/2022
City imposes Moratorium (No. 2022-002)	7/27/2022
Planning Commission meeting (noting moratorium)	8/9/2022

HDC Meeting (noting moratorium)	8/9/2022
Letter from City Denying the demolition permit (due to moratorium)	8/10/2022
Tolling Agreement	8/23/2022
Moratorium expired	1/26/2023
City Council passed resolution requiring demolition permits to be reviewed by HDC	7/12/2023

The City has been considering whether to expand the historic district to this area since at least November 3, 2021, with little progress and no zoning legislation. The delay has interfered with the Owner's rights to the Property. The resolution of November 3, 2021, charged the Historic District Study Committee ("HDSC") with **immediately** beginning the task of recommending potential additions to the district. More than four months later, on March 24, 2022, a demolition permit was requested by the Owner so that a substantially similar and safer building could be constructed in place of the current building. The City delayed action for four (4) months, then issued a moratorium **exclusively** to this Property for the purpose of summarily denying the permit. The finding that the demolition would cause irreparable harm was not supported by any statement of fact in the preamble of the resolution. During the time of the "emergency" moratorium, no zoning legislation was passed. Two and a half years later, this Property is still not within the Historic District and the Owner has incurred the costs associated with two-years' delay in reconstruction and inflation, as the direct result of legislative decisions seemingly targeting this specific property. The more than two-year time frame makes the "emergent" need for these legislative decisions questionable at best and smacks of spot-zoning in an arbitrary and capricious manner.

In support of the application, we are furnishing the HDC with the General Application for Work Located within a Historic District, as well as copies of the materials referenced in the chronology described above.

Local Historic District Act - Act 169 of 1970 (the "Act")

The request before the HDC is somewhat unusual in the fact that the Property is **not** located in a historic district. Rather, it is simply being brought before the HDC based on the July 12, 2023, resolution of the City. The application before the HDC is not to be construed as an admission that the Property is subject to the conditions of the Act. Rather, as an accommodation to the City, we are nevertheless seeking approval of the HDC consistent with the City's resolution.

The Owner retained Richard Clements to arrive at a plan to build a single-family home that was in keeping with the Act, the character of the Island and as similar to the existing home as reasonable possible. In doing so, Mr. Clements worked with the City architect Rick

Neuman and HDC attorney Gary Rentrop. The proposed new home will be constructed as a pre-manufactured home by Dickinson Homes ("Dickinson"). Many accommodations were made by the Owner, Mr. Clements and Dickinson to take suggestions made by Mr. Neuman. **What the HDC has before it, is a negotiated plan that we understand Mr. Neuman has supported as being in the interest of the Island community.** A copy of the proposed home is attached. As you will note, the plans incorporate many characteristics of the current home and include all the changes proposed by Mr. Neuman.

This request is being made under MCLA 399.205(6), which provides that demolition of a building, "***shall** be permitted through the issuance of a notice to proceed*" if HDC finds that any of the following conditions prevail and the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:

1. (c) *Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.*

Attached is a photo of the Property taken in the late 1800s. This is the earliest known photo. As you will note, it does not resemble the current structure. The current structure has undergone multiple renovations over the years. The Owner has been unsuccessful (because it is impossible) to move the current structure (not to mention there is no current "historical district" set by the City).

The fact that retaining the home in its current condition will cause undue financial hardship is undisputed and further, given the current Owner has only owned since the end of 2019, the hardship is due to the passage of years. Homes built in the late 1800s clearly do not meet modern building and safety codes. As for those building and safety codes, this Property is lawfully non-conforming so it may be used without bringing the home up to current codes. The costs to save the structure are in excess of the cost to rebuild. Mackinac Island lacks an adequate supply of builders, sub-contractors and laborers. As such, the plan is to use a pre-manufactured home built by Dickinson Homes. The Owner has solicited bids from every competent builder and not one can build in the next 5 years, and none can remodel the existing structure adequate to meet modern safety standards. Time itself becomes a financial hardship.

According to both Belonga and Dickinson Homes, the current foundation does not meet current building codes and is not capable of being utilized. The foundation likely dates back to the late 1800s. The demolition will be done by Belonga Excavating and to modernize the structure the foundation will need to be removed.

2. *(d) Retaining the resource is not in the interest of the majority of the community.*

The Property is currently zoned Hotel. As such, the Owner may use the non-conforming structure to house employees or may convert to a hotel. Both uses far exceed what the owner is requesting. The Owner plans to build a single-family residence for their family. Without question, what is in the best interest of the City of Mackinac Island is to eliminate a lawful but non-conforming structure with a modern home that meets or exceeds all applicable building codes. Use as a single-family home is also in the best interest of the City and entire Island community when one thinks of density and the City's Master Plan.

In short, 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

Open.29035.21118.32982763-2

RECEIVED JAN 30 2024 KP

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: _____

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 PROPERTY[1] 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

File No. HB24-041-009
Exhibit A
Date 1-30-24
Initials KP

Address: 5318 Miller Avenue, Dallas, TX 75206
(Street) (City) (State) (Zip)

Telephone: 501-690-7305
(Home) (Business) (Fax)

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.

SIGNATURES

_____ Signature

Signature

_____ Please Print Name

Cheryl Nephew Jaquiss, Trustee
Please Print Name

Signed and sworn to before me on the 24th day of January, 2024

UMEEKA TRENISE MOSS
Notary Public, State of Texas
Comm. Expires 10-30-2025
Notary ID 131332002

Notary Public

Dallas County, ~~Michigan~~ Texas

My commission expires: 10-30-2025

[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)

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: _____
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: _____ Email Address: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: _____ Email Address: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____
(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

_____ _____
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: HB24-041-009 Date Received: 1-30-24 Fee: 1,500 —
Received By: K Pereny Work Completed Date: _____

BELONGA EXCAVATING LLC

P.O. Box 93 • 903 Church Street • St. Ignace, Michigan 49781
Phone (906) 643-7660 • belongaexcavating@outlook.com

January 23, 2024

James Murray
Plunkett Cooney
Attorneys & Counselors at Law

RE: Demolition of 6948 Main Street, Mackinac Island, Michigan

Jim,

Belonga Excavating would be able to perform the demolition on the house. Asbestos abatement must be completed by a licensed abatement company prior to demolition.

It appears the foundation may be fieldstone, if that is the case it would probably not survive the demolition. If it did survive the demolition the integrity would be questionable.

Sincerely,

Chad Belonga

Chad Belonga

Above information is not an invoice and only an estimate of services described.

Land Clearing Site Prep • Foundation Excavation • Septic Installations • Water & Sewer Installations

Dickinson Homes

SINCE 1977

January 30, 2024

Historic District Committee,

The current stone foundation does not meet the requirements of the Michigan Residential Code. There are other noticeable deficiencies related to structurally supporting the home above, the current condition of foundation-bearing walls, and the stability of both the foundation and home.

In the event the home was torn down there would be no chance that the current foundation would be acceptable to build a new structure on top of. Heavy machinery would exert sufficient lateral ground force to heave the stone walls inward. The removal of the main floor system would also leave the walls further damaged. To secure and brace the current foundation to survive the home being removed would take considerable time along with great cost.

In the event the home was lifted to allow access to replace the foundation, similar structural concerns would be faced. The foundation would need to be supported for heavy machinery and to allow the construction of a platform built below the floor joists and supported by multiple I-beams. There is no guarantee that the home would survive this process based on its age. Resetting the home on a new foundation could result in its collapse or severe damage and be unrepairable. This process would require even more time and at a much greater cost.

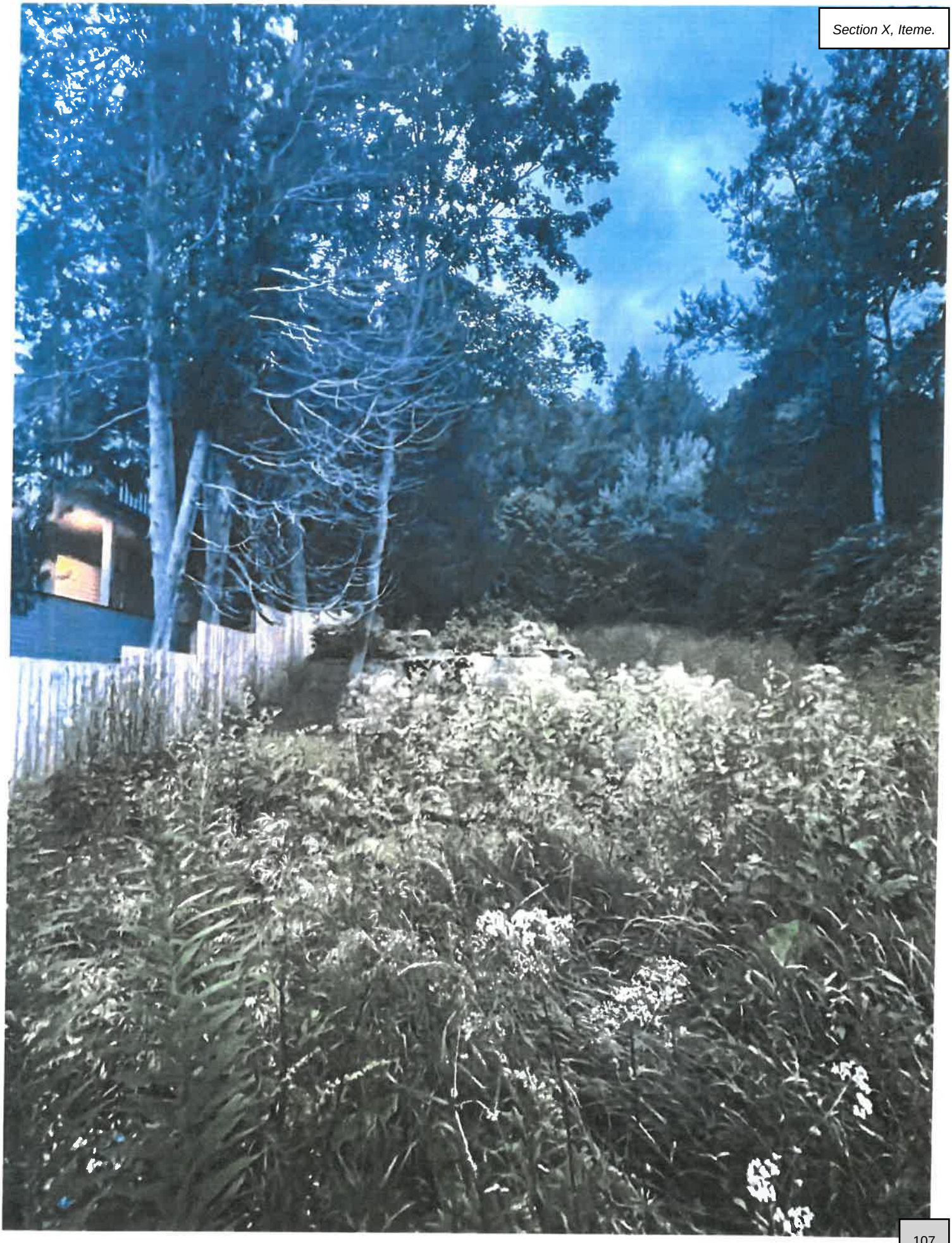
Best,

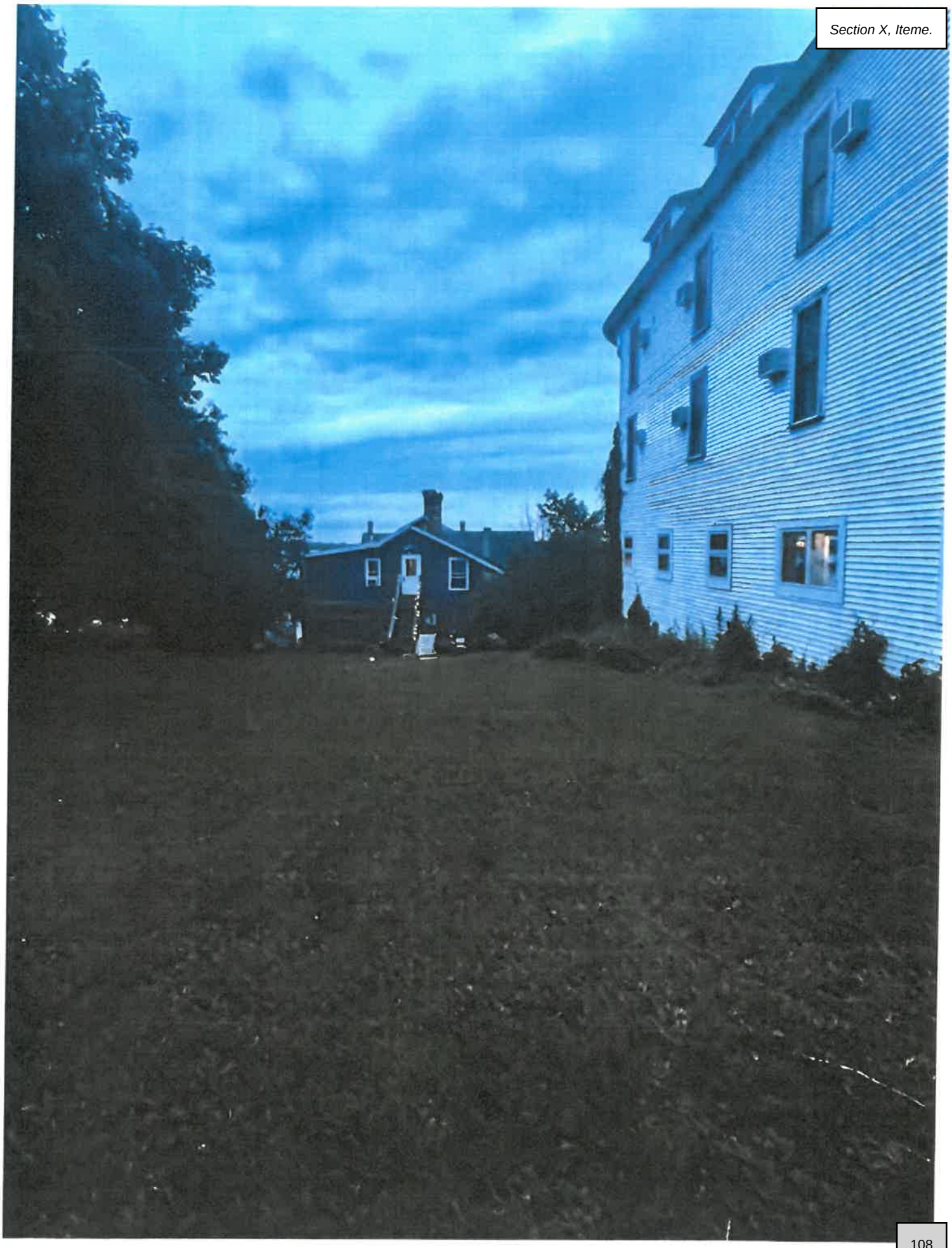
Albert Santoni

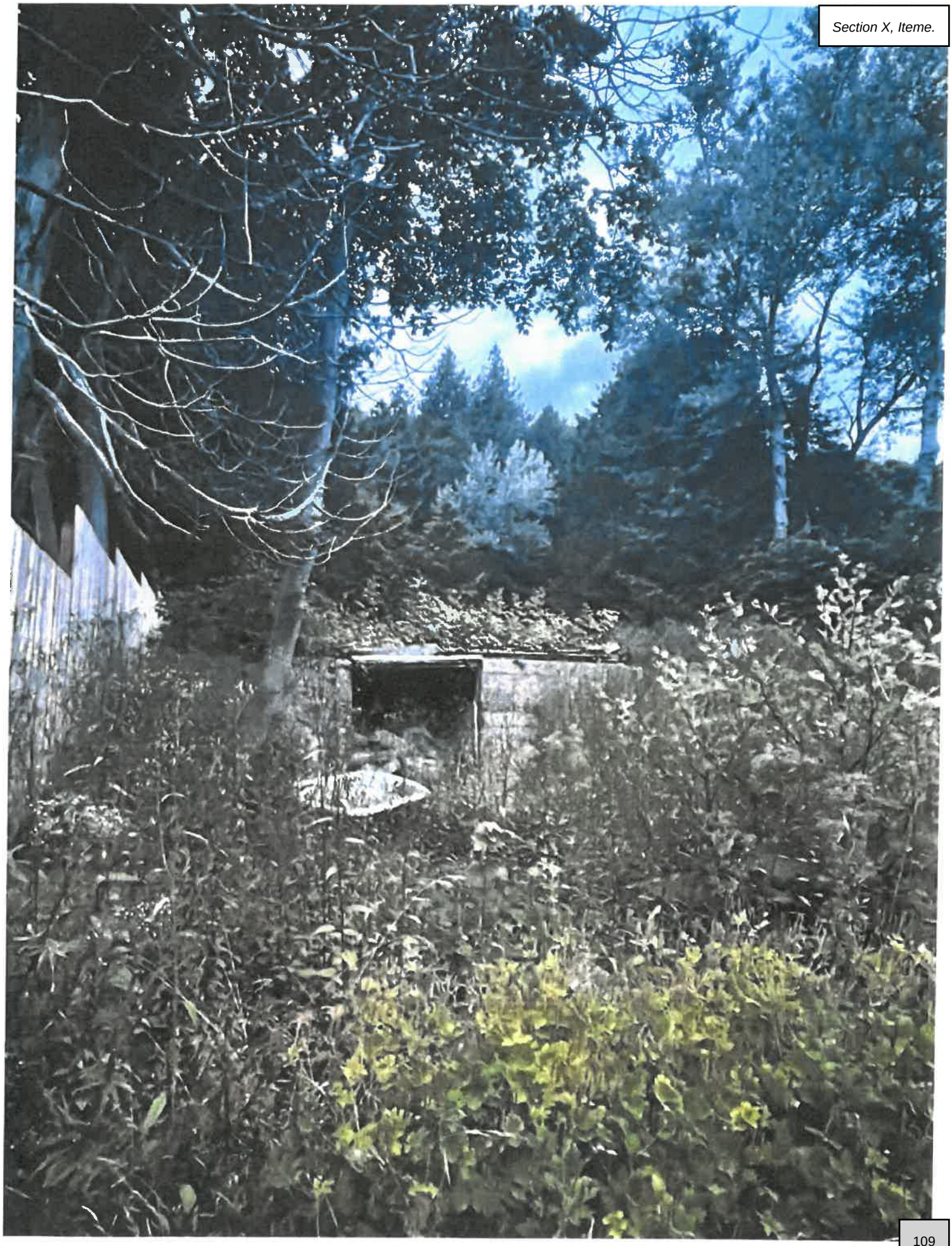
ALBERT SANTONI RA, PE

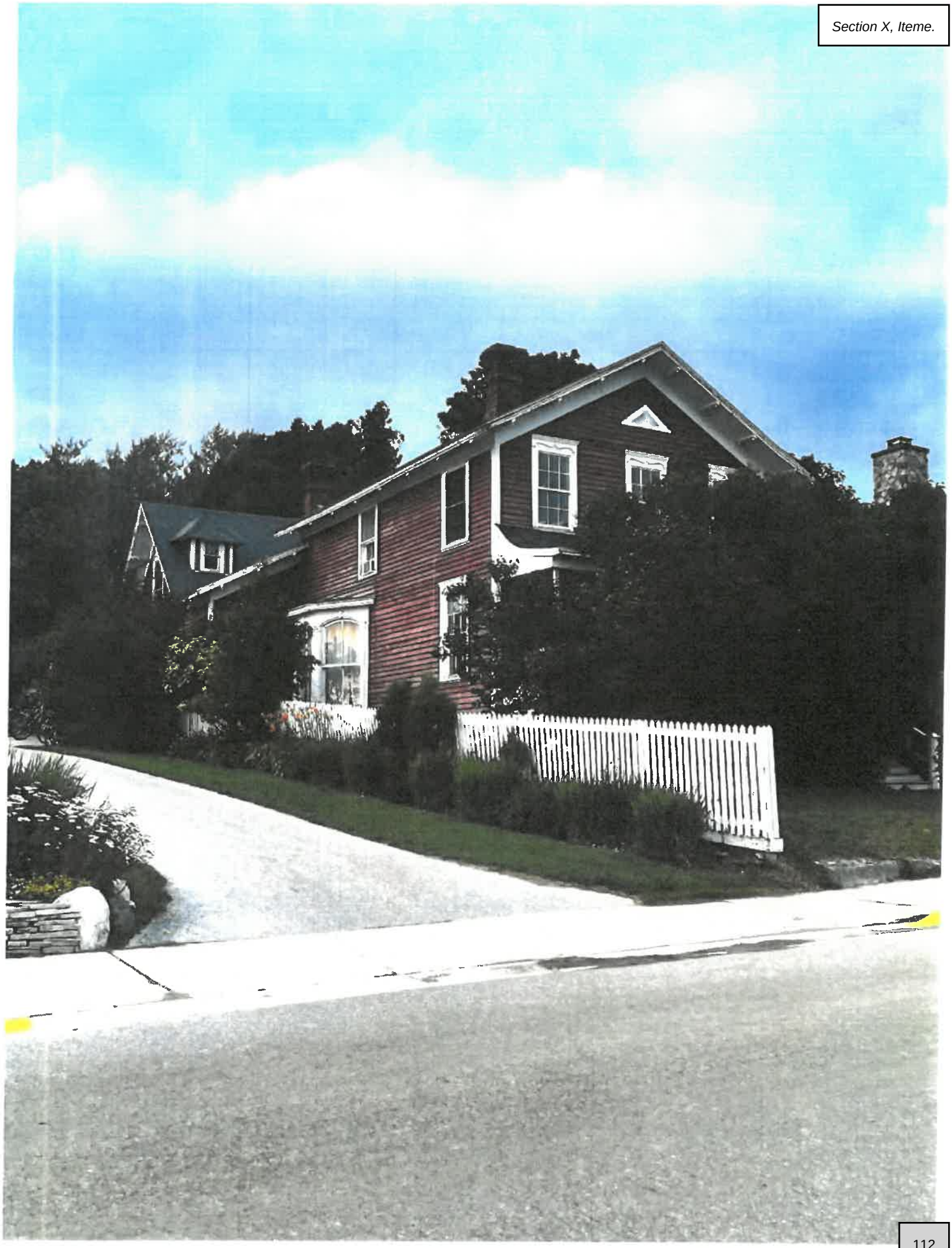
DICKINSON HOMES, INC

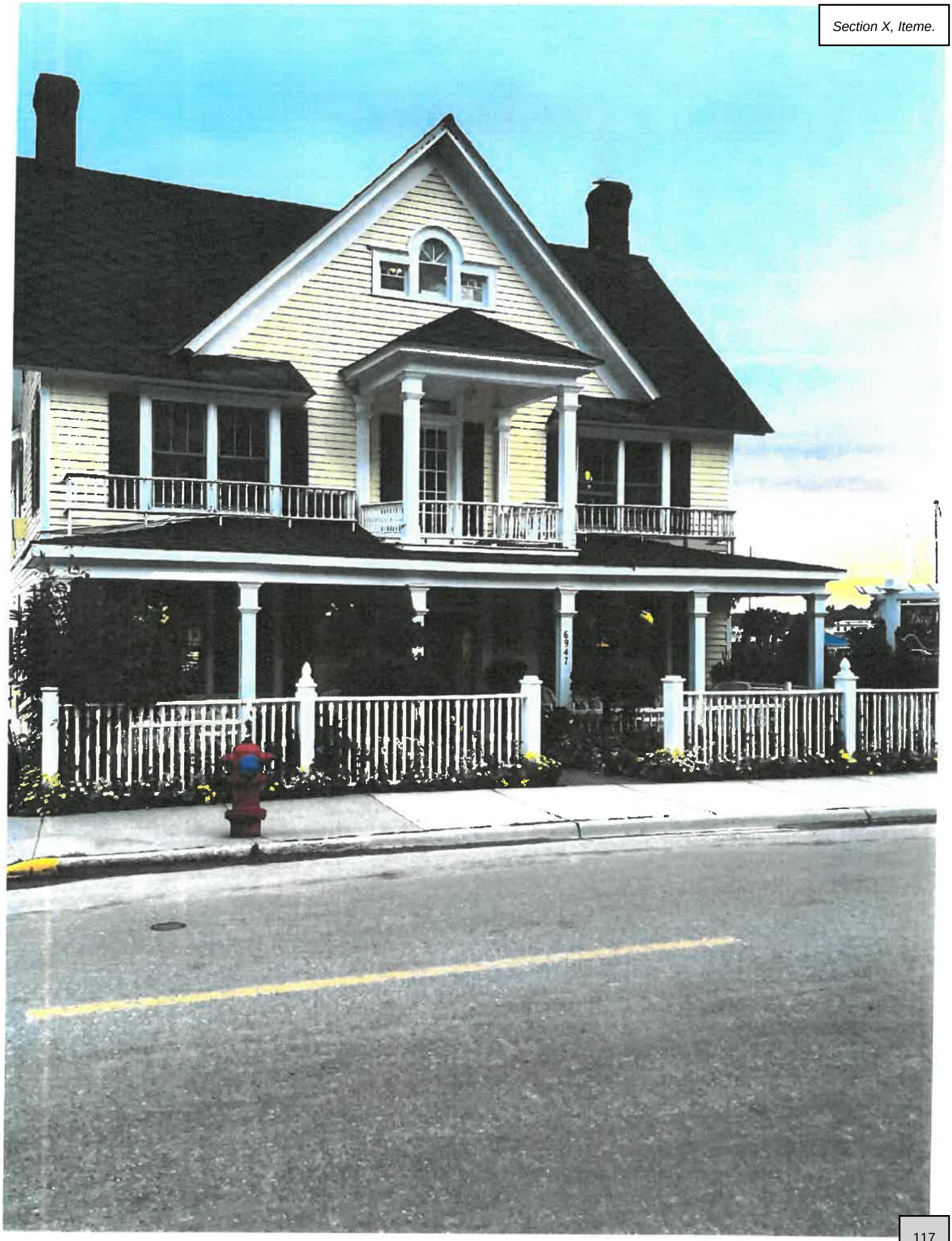
File No. HB24.041.009
Exhibit C
Date 1.30.24
Initials KP







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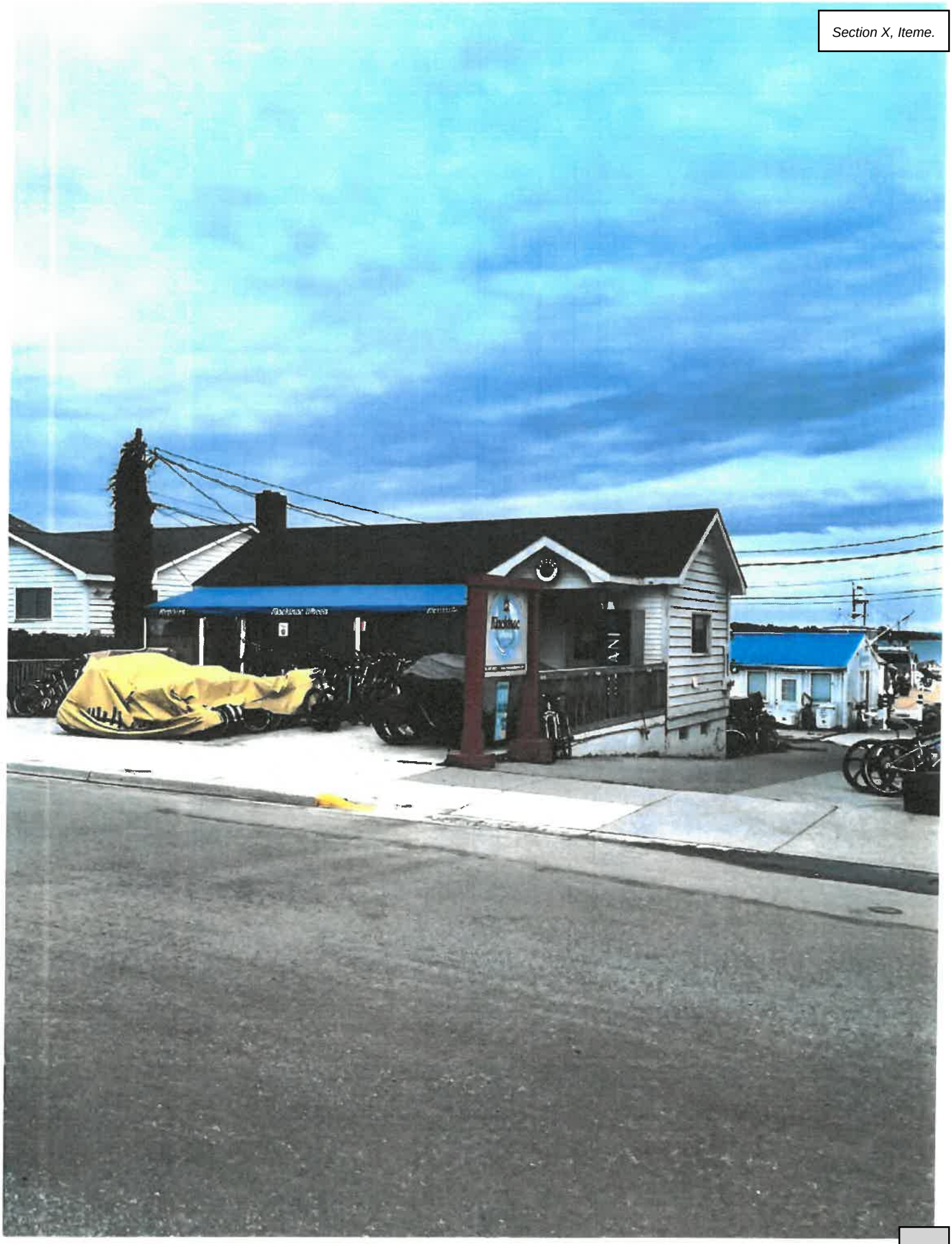
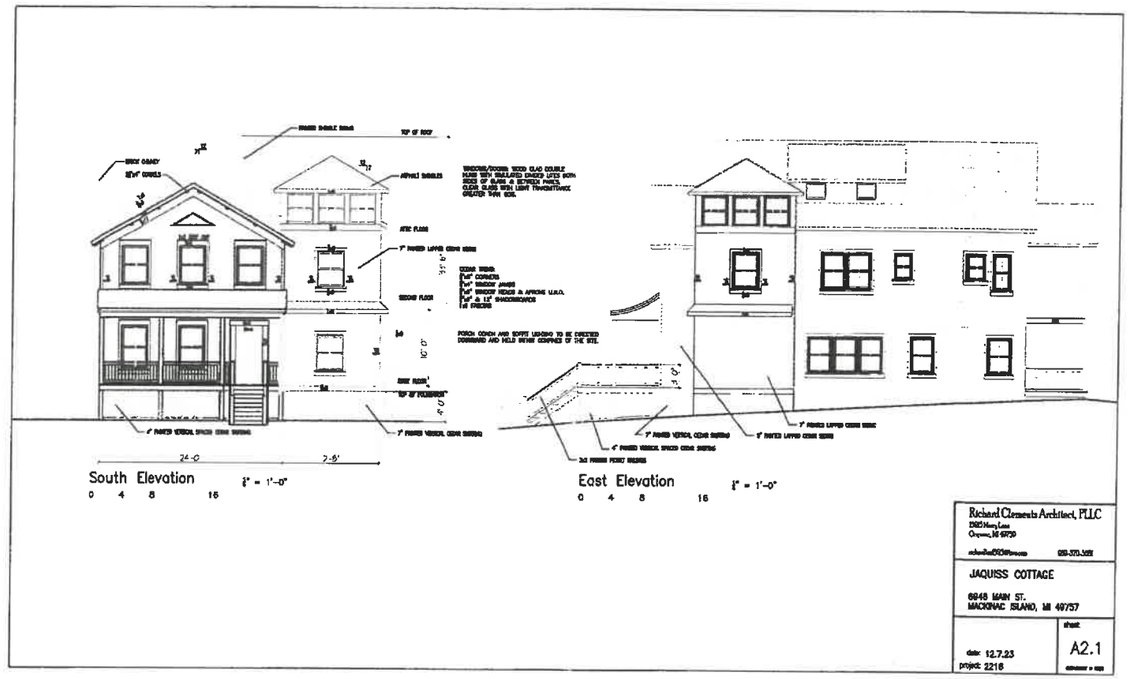
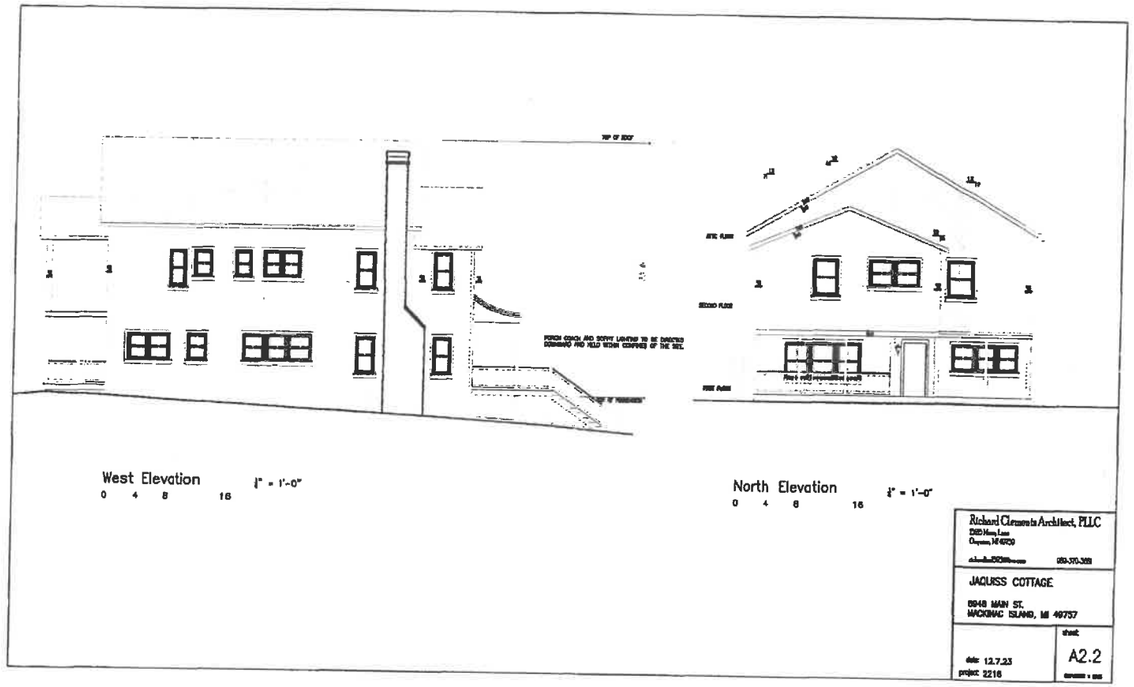
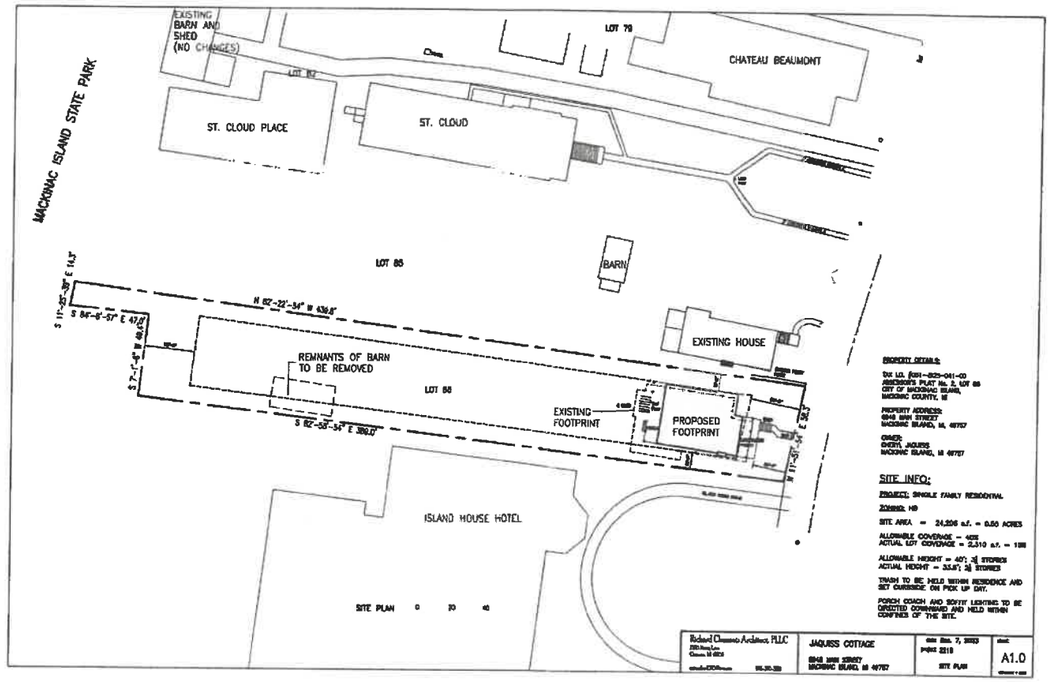
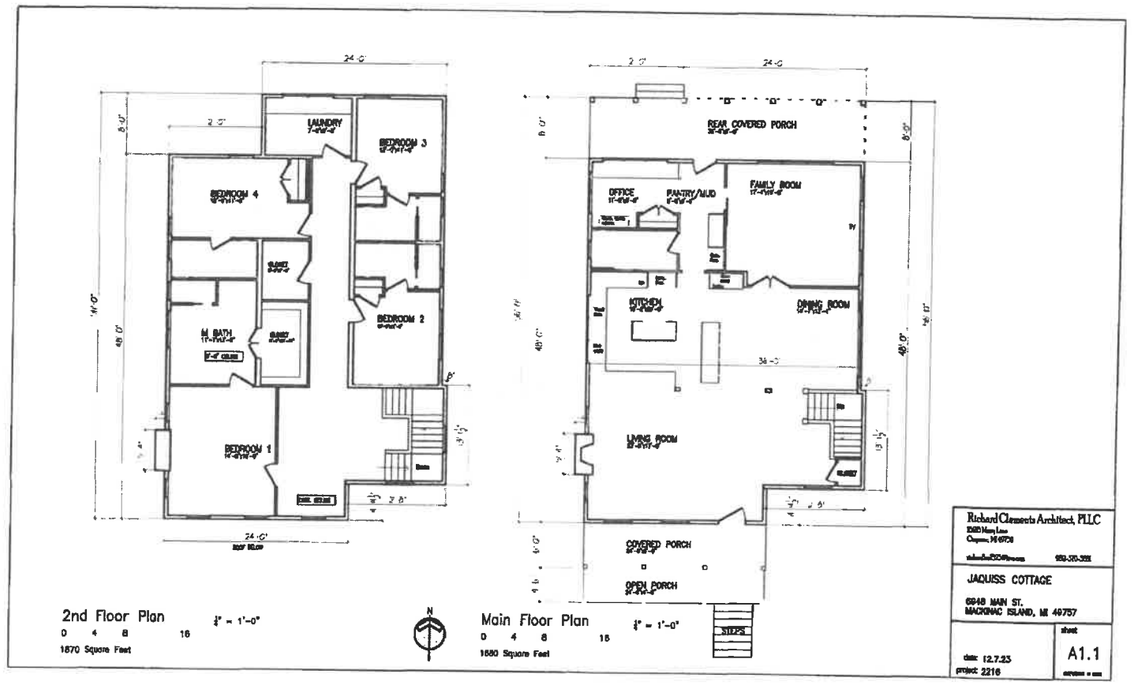


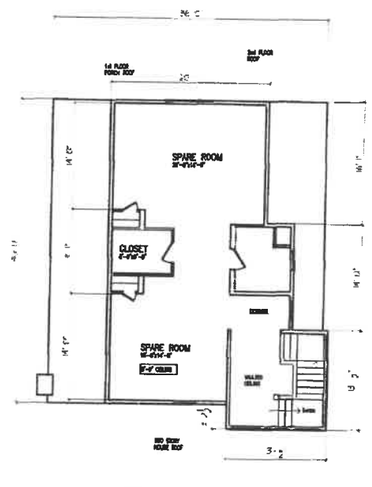
File No. HB24 041.009
Exhibit D
Date 1.30.24
Initials KP




West Elevation
1" = 1'-0"
0 4 8 16
North Elevation
1" = 1'-0"
0 4 8 16
Richard Clements Architect, PLLC
JACUISS COTTAGE
5948 MAIN ST.
MACKINAC ISLAND, MI 49757
date: 12.7.23
project: 2216
sheet:
A2.2




LAUNDRY
BEDROOM 3
BEDROOM 4
BEDROOM 2
BEDROOM 1
M. BATH
REAR COVERED PORCH
OFFICE
PANTRY/MUD
FAMILY ROOM
KITCHEN
DINING ROOM
LIVING ROOM
COVERED PORCH
OPEN PORCH
2nd Floor Plan
1/4" = 1'-0"
1870 Square Feet
Main Floor Plan
1/4" = 1'-0"
1680 Square Feet
Richard Clements Architect, PLLC
JAQUISS COTTAGE
6948 MAIN ST.
MACKINAC ISLAND, MI 49757
date: 12.7.23
project: 2216
sheet
A1.1



Attic Plan

0 4 8 16

935 Square Feet

$\frac{1}{4}$" = 1'-0"

Richard Clements Architect, PLLC

JAQUISS COTTAGE

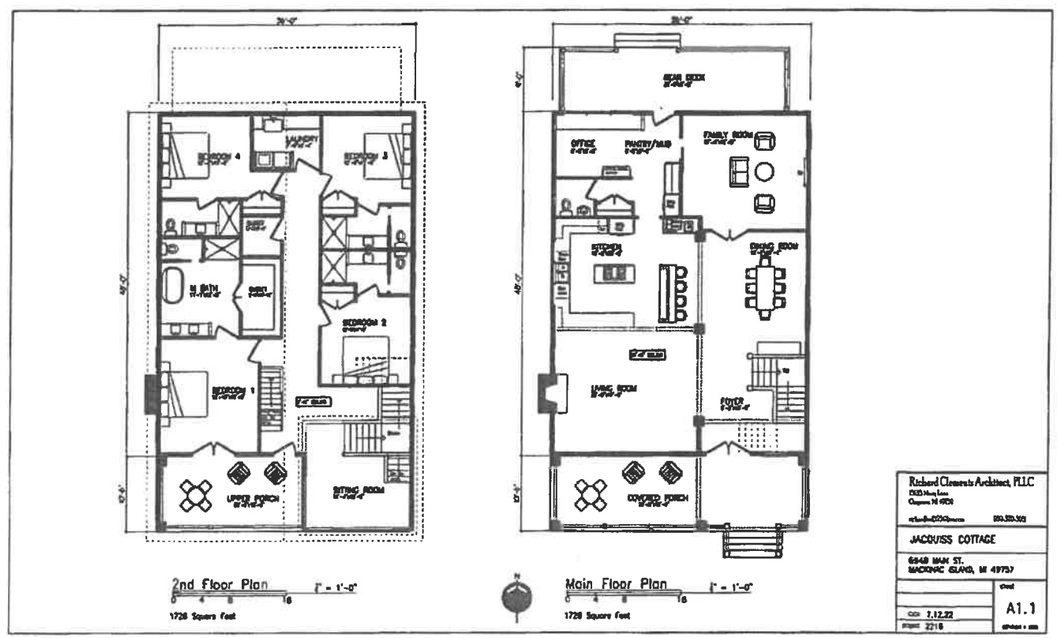
MACKINAC ISLAND, MI 49757

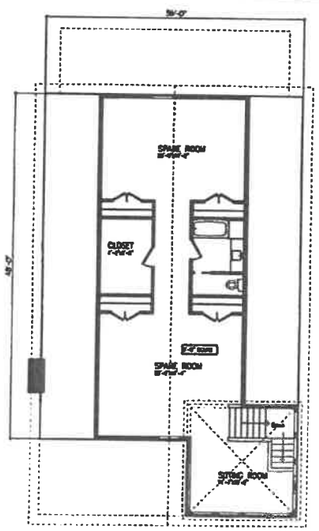
date: 12.7.23

project: 2216

sheet

A1.2


2nd Floor Plan
1" = 1'-0"
1728 Square Feet
Main Floor Plan
1" = 1'-0"
1728 Square Feet
Richard Clements Architect, PLLC
JACOUSS COTTAGE
6648 MAIN ST.
MACKINAC ISLAND, MI 49757
7.12.22
2218
A1.1



Attic Plan

1" = 1'-0"

0 4 8 16

1200 Square Feet

Richard Clausen Architect, PLLC

JACQUISS COTTAGE

8948 MAIN ST.
MACKINAC ISLAND, MI 49757

date 7.12.22

project 2216

sheet A1.2

BELONGA EXCAVATING LLC

P.O. Box 93 • 903 Church Street • St. Ignace, Michigan 49781
Phone (906) 643-7660 • belongaexcavating@outlook.com

February 1, 2024

James Murray
Plunkett Cooney
Attorneys & Counselors at Law

RE: Demolition of 6948 Main Street, Mackinac Island, Michigan

Jim,

Regarding the application for the zoning action questionnaire. The questions are hard to answer because we don't know what time of year the demo will take place. Logistics will vary depending on the time of year. For instance, road restrictions due to frost laws, or Island festivities that would dictate usable roads.

Due to the lack of a demo permit, it is unknown if a partial or full demo will be allowed therefore dumpster quantity is up in the air. We also don't know how fast they can be furnished to the site, that would depend on construction projects happening at the time. It is possible that dumpsters may be able to be delivered and removed from the Coal Dock instead of British Landing but again it depends on the time of year. Dumpsters are furnished by Carriage Tours so they need to be involved in this as well.

Typically, once a demo permit is issued, we would work with Dennis Dombrowski on how to handle the logistics. Issuance of a demo permit is crucial before working out the logistics to best suit the required rules and regulations. We have worked with Dennis on several demolitions, one right downtown in the middle of the summer, without any issues.

At this time, we know that an excavator, skid steer, and dump truck would be required. We would also need construction signs, soil erosion control, site fencing, and construction barricades. Sidewalk repair could be a possibility as well. Necessary equipment and dumpsters should be staged on the North side of M-185. This would allow ample room for fire trucks, ambulances, and pedestrian and horse traffic. Flagmen on each side of the construction may be necessary during the demo.

The building will need to be kept wet during the demo due to the lead paint, this is not an easy task in the winter.

As stated above there are too many unknown factors to give you solid answers at this time.

Sincerely,

Larry Belonga

Larry Belonga TRJ

Above information is not an invoice and only an estimate of services described.

PLUNKETT COONEY

March 24, 2022

Via first class mail and
Electronic mail @
djd@cityofmi.org

File No. HB24-041-009
Exhibit G
Date 1-30-24
Initials KP

Dennis Dombroski, Building Inspector
City of Mackinac Island
7358 Market Street
PO Box 455
Mackinac Island, MI 49757

RE: Application for Building Permit and Plan Examination (Demolition)
6948 Main Street, Mackinac Island, Michigan

Dear Dennis:

Enclosed is an Application for Building Permit and Plan Examination (Demolition) being submitted on behalf of my client, Cheryl Nephew Jaquiss, as Trustee of her Trust, relating to property located at 6948 Main Street, Mackinac Island, Michigan.

Also enclosed a check in the amount of $50.00 for the filing fee required.

If you have any questions or concerns, please advise, otherwise, we await the issuance of the permit for demolition.

Very truly yours,

PLUNKETT COONEY

James J. Murray
Direct Dial: 231-348-6413

JJM/tll

Enclosure

Open.29 [illegible] 1

ATTORNEYS & COUNSELORS AT LAW

406 Bay Street, Suite 30 • Petoskey MI 49770 • T (231) 347-1200 • F 248 901-4040 • plunkettcooney.com

APPLICATION FOR BUILDING PERMIT AND PLAN EXAMINATION

CITY OF MACKINAC ISLAND
CITY HALL
Box 455 – Market Street
Mackinac Island, MI 49757

AUTHORITY:	P.A. 230 OF 1972, AS AMENDED
COMPLETION:	MANDATORY TO OBTAIN PERMIT
PENALTY:	PERMIT WILL NOT BE ISSUED

THE DEPARTMENT WILL NOT DISCRIMINATE AGAINST ANY INDIVIDUAL OR GROUP BECAUSE OF RACE, SEX, RELIGION, AGE, NATIONAL ORIGIN, COLOR, MARITAL STATUS, HANDICAP, OR POLITICAL BELIEFS.

APPLICANT TO COMPLETE ALL ITEMS IN SECTION I, II, III, IV, V AND VI
NOTE: SEPARATE APPLICATIONS MUST BE COMPLETED
FOR PLUMBING, MECHANICAL, AND ELECTRICAL WORK PERMITS

I. PROJECT INFORMATION

PROJECT NAME ADDRESS 6948 Main Street
CITY Mackinac Island VILLAGE TOWNSHIP COUNTY Mackinac ZIP CODE 49757
BETWEEN AND
Parcel ID #051-525-041-00

II. IDENTIFICATION

A. OWNER OR LESSEE

NAME Cheryl Nephew Jaquiss Individual Living Trust ADDRESS 5318 Miller Avenue
CITY Dallas STATE TX ZIP CODE 75206 TELEPHONE NUMBER

B. ARCHITECT OR ENGINEER

NAME N/A ADDRESS
CITY STATE ZIP CODE TELEPHONE NUMBER
LICENSE NUMBER EXPIRATION DATE

C. CONTRACTOR

NAME N/A ADDRESS
CITY STATE ZIP CODE TELEPHONE NUMBER
BUILDERS LICENSE NUMBER:
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION:
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION:
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION:

III. TYPE OF IMPROVEMENT AND PLAN REVIEW

A. TYPE OF IMPROVEMENT

1. __ NEW BUILDING 3. __ ALTERATION 5. X DEMOLITION 7. __ FOUNDATION ONLY 9. __ RELOCATION
2. __ ADDITION 4. __ REPAIR 6. __ MOBILE HOME SET-UP 8. __ PREMANUFACTURE 10. __ SPECIAL INSPECTION

B. REVIEW(S) TO BE PERFORMED

__ BUILDING __ ELECTRICAL __ MECHANICAL __ PLUMBING __ FOUNDATION

IV. PROPOSED USE OF BUILDING	COST OF IMPROVEMENT - $	
A. RESIDENTIAL		
1. ____ ONE FAMILY	3. ____ HOTEL, MOTEL NO. OF UNITS___	5. ____ DETACHED GARAGE
2. ____ TWO OR MORE FAMILY NO. OF UNITS____	4. ____ ATTACHED GARAGE	6. ____ OTHER
B. NON-RESIDENTIAL		
7. ____ AMUSEMENT	11. ____ SERVICE STATION	15. ____ SCHOOL,LIBRARY,EDUCATIONAL
8. ____ CHURCH,RELIGION	12. ____ HOSPITAL,INSTITUTIONAL	16. ____ STORE,MERCHANTILE
9. ____ INDUSTRIAL	13. ____ OFFICE,BANK,PROFESSIONAL	17. ____ TANKS,TOWERS
10. ___ PARKING GARAGE	14. ____ PUBLIC UTILITY	18. ____ OTHER

NONRESIDENTIAL – DESCRIBE IN DETAIL PROPOSED USE OF BUILDING, E.G. FOOD PROCESSING PLANT, MACHINE SHOP, LAUNDRY BUILDING AT HOSPITAL, ELEMENTARY SCHOOL, SECONDARY SCHOOL, COLLEGE, PAROCHIAL SCHOOL, PARKING GARAGE FOR DEPARTMENT STORE,RENTAL OFFICE BUILDING, OFFICE BUILDING AT INDUSTRIAL PLANT. IF USE OF EXISTING BUILDING IS BEING CHANGED, ENTER PROPOSED USE:

_____

_____

_____

V. SELECTED CHARACTERISTICS OF BUILDING				
A. PRINCIPAL TYPE OF FRAME				
1.__ MASONRY, WALL BEARING	2.__ WOOD FRAME	3.__ STRUCTURAL STEEL	4.__ REINFORCED CONCRETE	5.__ OTHER
B. PRINCIPAL TYPE OF HEATING FUEL				
6.___GAS	7.___OIL	8. ___ELECTRICITY	9.___ COAL	10.___ OTHER
C. TYPE OF SEWAGE DISPOSAL				
11.__ PUBLIC OR PRIVATE COMPANY		12.__ SEPTIC SYSTEM		
D. TYPE OF WATER SUPPLY				
13.__ PUBLIC OR PRIVATE COMPANY		14.__ PRIVATE WELL OR CISTERN		
E. TYPE OF MECHANICAL				
15.__ WILL THERE BE AIR CONDITIONING? __YES __ NO		16.__ WILL THERE BE FIRE SUPPRESSION? __YES __NO		
F. DIMENSIONS/DATA				
17. NUMBER OF STORIES _____		21. FLOOR AREA:	EXISTING	ALTERATIONS	NEW
18. USE GROUP _____		BASEMENT	_____	_____	_____
19. CONST. TYPE _____		1ST & 2ND FLOOR	_____	_____	_____
20. NO. OF OCCUPANTS _____		3RD – 10TH FLOOR	_____	_____	_____
		11TH – ABOVE	_____	_____	_____
		TOTAL AREA	_____	_____	_____
G. NUMBER OF OFF STREET PARKING SPACES				
22. ENCLOSED_____	23. OUTDOORS_____			

VI. APPLICANT INFORMATION

APPLICANT IS RESPONSIBLE FOR THE [illegible] AND MUST PROVIDE THE FOLLOWING INFORMATION

[illegible] James J Murray [illegible] PHONE NO [illegible]

[illegible] CITY Petoskey STATE [illegible] ZIP CODE [illegible]

[illegible] SOCIAL SECURITY NUMBER [illegible]

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT James Murray *DATE* 3/23/2022

PLAN REVIEW FEE ENCLOSED $ [illegible] PERMIT FEE ENCLOSED $ 50.00

VII. LOCAL GOVERNMENTAL AGENCY TO COMPLETE THIS SECTION

[illegible] APPROVALS

[illegible]	[illegible]	[illegible]	[illegible]	NUMBER	BY
[illegible]		[illegible]			
[illegible]		[illegible]			
[illegible]		[illegible]			
[illegible]		NO			
[illegible]		[illegible]			
[illegible]		[illegible]			
[illegible] WATER SUPPLY	YES	[illegible]			
[illegible] SEPTIC SYSTEM	YES	[illegible]			
VARIANCE GRANTED	YES	NO			
OTHER	YES	NO			

VII. VALIDATION – FOR DEPARTMENT USE ONLY

USE GROUP BASE FEE

TYPE OF CONSTRUCTION NUMBER OF INSPECTIONS

[illegible]

[illegible] SIGNATURE

DATE

PLUNKETT COONEY

July 21, 2022

Planning Commission and
Building Department
C/O Katie Pereny
7358 Market Street
PO Box 455
Mackinac Island, MI 49757

Re: Parcel Id. No. 051-525-041-00
6948 Main Street, Mackinac Island, Michigan

Dear Planning Commission and Building Department:

We are attorneys for Cheryl Nephew Jaquiss, as Trustee of her Trust, relating to property located at 6948 Main Street, Mackinac Island, Michigan ("Owner"). On behalf of Owner, we are requesting to be on the agenda for the Mackinac Island Planning Commission meeting on August 9, 2022. In support of the request, enclosed are the following:

1. Application for Zoning Action
2. Deconstruction and Parcel Clearing Plan
3. Preliminary Plans for Residential Structure
4. $150 application fee

Please include a copy of this correspondence with the Application for Zoning Action. Specifically, the Application seeks a written description of proposed development operations, a description of the effect, if any, upon adjoining lands and occupants and other information pertinent to the proposed development.

This request is merely to deconstruct the existing residence in order to build a new residence for the Jaquiss family. On behalf of the Owner we filed an Application for Building Permit and Plan Examination (Demolition) on March 24, 2022 but did not receive approval. In reviewing the City's Code of Ordinances, including the Zoning Amendments, we find no objective standards within the City Codes for deconstruction of an existing residence and believe a permit should be issued. We understand, however, the City takes the position that an Application needs to be filed with the Planning Commission. Without admitting an obligation to do so, the Owner is willing to fully cooperate with the City's request.

Deconstruction will be conducted within all applicable legal standards. For example, removal of all debris, including asbestos and lead paint, will comply with all MIOSHA standards. We have retained an environmental consultant and will follow its directives. The adjacent property to the East is owned by the Owner's sister, who has provided her consent, and deconstruction will have no adverse consequences to adjoining lands or occupants. The parcel will be graded and restored to a natural condition until such time as the Owner is able to apply to the Mackinac Island Planning Commission for site plan review for her proposed residential home. The goal is to deconstruct the existing home in the Fall of 2022 and begin construction of the residential home in 2023. These plans obviously are subject to various limitations and restrictions set forth in the City's Codes, which the Owner intends to follow.

If you need any further information, please advise.

Very truly yours,

PLUNKETT COONEY

James Murray

James J. Murray
Direct Dial: 231-348-6413

JJM/tll

Enclosures

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CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARMENT
APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT: Cheryl Nephew Jaquiss, Trustee of the
Cheryl Nephew Jaquiss Individual Living Trust uad 11/10/2008
6318 Miller Avenue, Dallas, TX 75206

Phone Number: _____ Email Address: cnjaquiss@gmail.com

Please complete both sides of application. The Fee and fourteen (14) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Address (If Different From Applicant)

_____

Is The Proposed Project Part of a Condominium Association?	No
Is The Proposed Project Within a Historic Preservation District?	No
Applicant's Interest In the Project (If not the Fee-Simple Owner):	Fee simple
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?	No
Is a Variance Required?	No
Are REU's Required? How Many?	No / ____

Type of Action Requested:

____ Standard Zoning Permit
____ Special Land Use
____ Planned Unit Development
X Other Deconstruction
____ Appeal of Planning Commission Decision
____ Ordinance Amendment/Rezoning
____ Ordinance Interpretation

Property Information:

A. Property Number (From Tax Statement): 051-525-041-00
B. Legal Description of Property: Lot 86, Assessor's Plat No. 2
C. Address of Property: 6948 Main Street, Mackinac Island, Michigan
D. Zoning District: HB Hotel/Boarding House
E. Site Plan Checklist Completed & Attached: Yes
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes
G. Sketch Plan Attached: Yes
H. Architectural Plan Attached: Yes
I. Association Documents Attached (Approval of project, etc.): N/A
J. FAA Approval Documents Attached: N/A
K. Photographs of Existing and Adjacent Structures Attached: Yes

Proposed Construction/Use:

A. Proposed Construction:
____ New Building
X Alteration/Addition to Existing Building
X Other, Specify Deconstruction

B. Use of Existing and Proposed Structures and Land:
Existing Use (If Non-conforming, explain nature of use and non-conformity):
Boarding house
Proposed Use: Residential home

C. If Vacant:
Previous Use: N/A
Proposed Use: _____
Length of Time Parcel Has Been Vacant: _____

OFFICE USE ONLY

FILE NUMBER: _____ FEE: _____

DATE: _____ CHECK NO: _____ INITIALS: _____ Revised Oct 2018

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.

B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.

C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the Owner **(specify: owner, Lessee, Architect/Engineer,Contractor or other type of interest)** involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. **If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.**

Cheryl Lynette Jaquiss
Signature

SIGNATURES
Signature

Cheryl Jaquiss
Please Print Name

Cheryl Nephew Jaquiss, Trustee of the Cheryl Nephew Jaquiss Individual Living Trust uad 11/10/2008
Please Print Name

Signed and sworn to before me on the 21st day of July, 2022.

Ursula L O'Neil

Ursula L O'Neil
Notary Public

Wayne County, Michigan

My commission expires: 09/22/2024

FOR OFFICE USE ONLY

Zoning Permit Issued:

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued

Revised October 2018

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist
Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	X	
2. Legal description of the property	X	
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	X	

Site Plan Informational Requirements (Section 20.04, B and C)

General Information	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	X	
2. Name and address of the individual or firm preparing the site plan	X	
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	X	
4. Legend, north arrow, scale, and date of preparation	X	
5. Legal description of the subject parcel of land	X	
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	X	
7. Area of the subject parcel of land	X	
8. Present zoning classification of the subject parcel	X	
9. Written description of the proposed development operations	X	
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	X	
11. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	X	

Natural Features	Provided	Not Provided or Applicable
12. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	X	
13. Topography of the site with at least two- to five-foot contour intervals	X	
14. Proposed alterations to topography or other natural features	X	
15. Earth-change plans, if any, as required by state law	X	

Physical Features	Provided	Not Provided or Applicable
16. Location of existing manmade features on the site and within 100 feet of the site	X	
17. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	X	

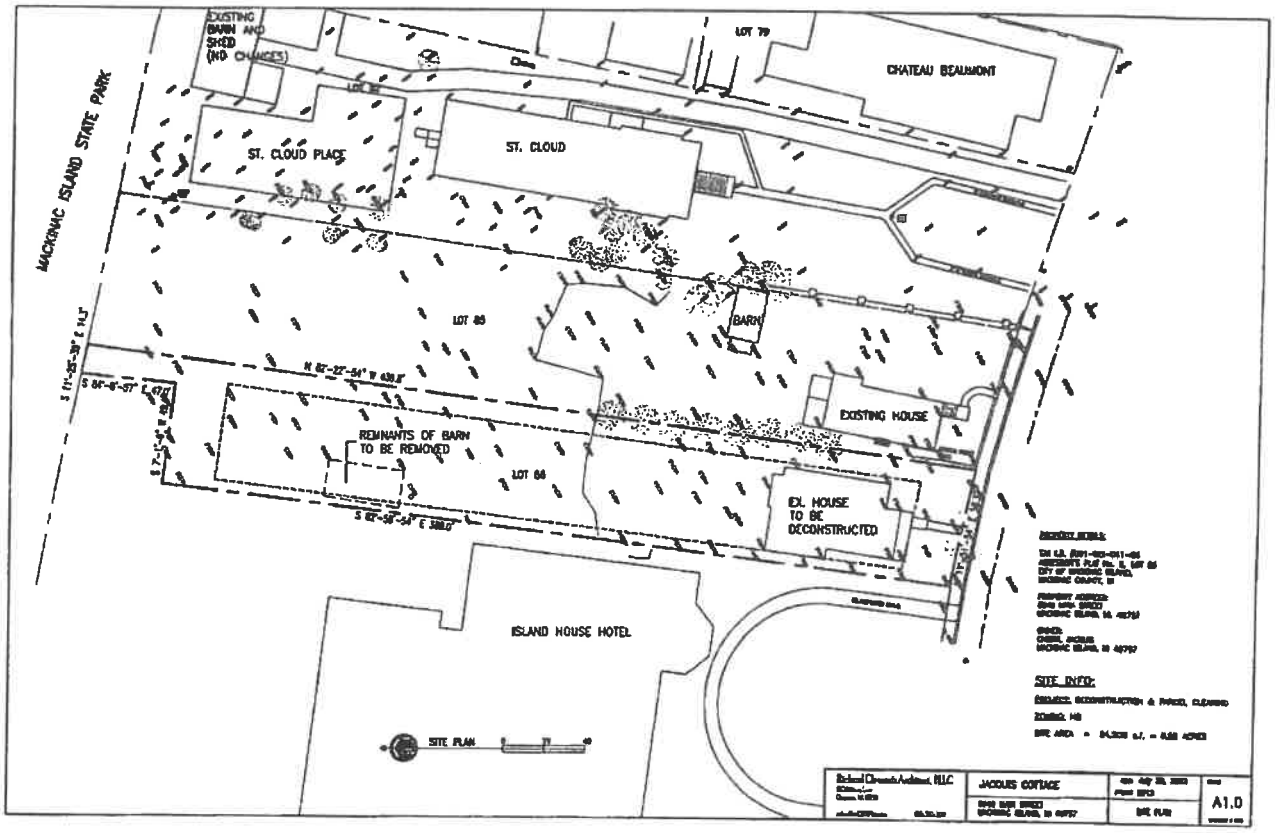
18. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units	☐	☐
19. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	☒	☐
20. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)	☐	☐
21. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	☐	☐
22. Description of Existing and proposed on-site lighting (see also Section 4.27)	☐	☐

Utility Information	Provided	Not Provided or Applicable
23. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	☐	☐
24. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	☐	☐
25. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	☐	☐
26. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.26)	☐	☐

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	☐	☐
2. Legal description of the property	☐	☐
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	☐	☐
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	☐	☐

Deconstruction Plan - Jaquiss "Red House"



MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

August 10, 2022

Cheryl Nephew Jaquiss
5318 Miller Avenue
Dallas, TX 75206

RE: 6948 Main Street
File No. HB22-041-015

Dear Ms. Jaquiss,

This letter is intended to serve as notification that the City of Mackinac Island Planning and Zoning Commission has denied your Standard Zoning Permit request (HB22-041-015) for the demolition of the home located at 6948 Main Street (Property ID No. 051-525-041-00). Planning and Zoning denial is based on the fact that there is a demolition moratorium in place for a minimum of 6 months, which extends longer than the 100-day time frame that the planning commission is required to make a decision on an application under the city's zoning ordinance.

You have the option to appeal this decision to the City of Mackinac Island Zoning Board of Appeals. The Zoning Board of Appeals shall not consider any application for appeal without the payment by the applicant or appellant to the city treasurer of a fee. Such application or appeal shall be filed with the zoning administrator, who shall transmit the same, together with all plans, specifications and other papers pertaining to the appeal to the board of zoning appeals.

Thank you,

Michael Straus
Chairman, City of Mackinac Island Planning & Zoning Commission

CC: James Murray

7358 Market Street, PO Box 455 • Mackinac Island, MI 49757-0455
(906) 847-4035 Office • (906) 847-6410 Fax

TOLLING AGREEMENT

This Tolling Agreement ("Agreement") is made by and between The Cheryl Nephew Jaquiss Individual Living Trust ("Trust") and The City of Mackinac Island ("City"). The parties to this Agreement are referred to individually as a Party and collectively as the Parties.

This Agreement is based on the following facts and circumstances:

A. The Trust owns the home and land located at 6948 Main Street, Mackinac Island commonly known as the "Red House" and filed two separate applications seeking the demolition of the Red House.
B. In response, the City enacted a demolition moratorium and denied the applications.
C. The Parties would like to have additional time to attempt an amicable resolution of any dispute.

D. The Parties agree to toll the statute of limitations on any appeals of the rulings by the City and its Building Inspector and any claims the Parties may have against another for a period of nine (9) months, beginning on August 9, 2022 (the "Effective Date") and continuing until termination of this Agreement by its terms; and,

NOW THEREFORE, in exchange for the mutual promises herein, which the Parties recognize as good and valuable consideration, the Parties agree as follows:

Agreement

1. The Parties agree that any statute of limitations, which has not already expired as of the Effective Date, on any appeals of the rulings by the City or any claims against either Party related to the Property and the specific facts referenced above shall be tolled beginning on the Effective Date and continuing for nine (9) months. This period of tolling is sometimes hereinafter referred to as the Tolling Period.

2. The Parties agree that during the Tolling Period they will not initiate litigation, arbitration, or other judicial or quasi-judicial proceedings against any Party hereto, regarding the specific facts listed above.

3. The Parties and any privy (principal or agent), successor or assign, preserve all defenses, including but not limited to the defense of statute of limitations or any other time limit, waiver, estoppel, the doctrine of laches or similar defenses which may be asserted as of the Effective Date of this Agreement.

4. The Parties agree that the time period between the Effective Date of this Agreement and the date on which this Agreement is terminated shall not be included in the calculation of time for purposes of any statute of limitations defense.

5. The Parties agree that they wish to investigate, and potentially resolve their dispute during the Tolling Period. It is agreed that if the Parties do participate in any settlement discussion during the Tolling Period, all settlement negotiations, demands or offers, and all communications (verbal or in writing) between or among the Parties or their agents in furtherance of settlement are strictly confidential, both pursuant to this Agreement and as contemplated by the Michigan Rules of Evidence and the Michigan Court Rules, and cannot be disclosed in any subsequently filed actions without the express written consent of all Parties or Court order, excepting matters of Freedom of Information Act.

6. This Agreement shall not be admissible for any purpose or in any proceeding other than for purposes of establishing the Tolling Period or for purposes of enforcing its terms, nor shall this Agreement be construed as an admission by the Parties for any purpose.

7. The undersigned each agree, represent, and warrant that they are authorized and have the legal capacity to bind the respective Parties on whose behalf they are executing this Agreement.

8. The Parties agree that the normal rule of construction providing that ambiguities are to be construed against the drafting party will not be employed in the interpretation of this Agreement.

9. This Agreement shall be construed in accordance with the laws of Michigan.

10. This Agreement may be terminated by either Party with 30 days written notification to the other Party.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives with the intention of being legally bound by it.

City of Mackinac Island

By: Margaret Doyard

Its:

Date: 8/23 2022

Cheryl Nephew Jaquiss Individual Living Trust

By: Cheryl Jaquiss

Cheryl Nephew Jaquiss

Its: Trustee

Date: 8-25 2022

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