

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, July 11, 2023 at 1:00 PM

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

I. Call to Order

[a.](#) Zoom Information

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) Minutes of the June 13, 2023 Regular Meeting

V. Adoption of Agenda

VI. Correspondence

[a.](#) Rentrop Statement

VII. Committee Reports

VIII. Staff Report

[a.](#) Educational Segment

[b.](#) C23-059-041(H) Horse Corral Mall Wood Replacement

[c.](#) C23-051-039(H) Hoodies Building Siding Replacement

[d.](#) MD23-059-045(H) Spata - Horse Corral Mall Flat Roof

IX. Old Business

[a.](#) Penalty Violation Language

b. C23-044-017(H) AT&T Payment Status

X. New Business

[a.](#) MD23-026-040(H) Shryock Residence Deck and Fence

[b.](#) C23-021-047(H) GHMI Bicycle Street Inn New Entry Doors

XI. Public Comment

XII. Adjournment

July 11 2023 Zoom Info

Topic: Historic District Commission

Time: Jul 11, 2023 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83046462941?pwd=ZjRrc3ZXczNaY1B5RkE0T0Jem1ndz09>

<https://tinyurl.com/2s38b4zn>

Meeting ID: 830 4646 2941

Passcode: 154453

One tap mobile

+13052241968,,83046462941#,,,,*154453# US

Topic: Planning Commission

Time: Jul 11, 2023 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83594009349?pwd=WEJhaWJPZDZtUmt5eGtqYmVuOUprdz09>

<https://tinyurl.com/29mn7rje>

Meeting ID: 835 9400 9349

Passcode: 148726

One tap mobile

+13126266799,,83594009349#,,,,*148726# US (Chicago)

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, June 13, 2023 at 1:00 PM

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

I. Call to Order

The meeting was called to order by Chairman Finkel at 1:08 PM

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

a. May 9 2023 Minutes

Motion to adopt the minutes as written made by Straus, Seconded by Doud.
Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter

V. Adoption of Agenda

Motion by Doud, second by Sehoyan to adopt the agenda as amended. Amendment is to add Response to Mining Letter from MHPN. All in favor. Motion carries.

VI. Correspondence

Finkel read a letter from MHPN regarding a bill regarding mining in Michigan. After some discussion, it was decided not to act on the letter. Motion by Sehoyan, second by Doud to place the letter on file. All in favor. Motion carries.

a. Municode Meeting Training

Amy Douglas introduced herself. Douglas showed commission members how to login.

b. Rentrop March 10, 2023 Statement

Rentrop summarized his statement. Finkel asked if there is money in escrow to cover the cellular portion of his bill. Rentrop stated we are still waiting on AT&T's check. Rentrop stated the application cannot be approved until funds are received. Rentrop stated it is up to the HDC to decide if an application can be reviewed and not acted upon, or not be acted on until the escrow is paid. Porter asked how other cities handle it, but Rentrop did not know. Finkel asked if anyone

from AT&T wanted to comment and Craig Gilmore stated they are working on getting the check issued. Porter stated that since this is a new policy maybe we should allow them to present their application. Rentrop stated that he could submit a bill to Gilmore.

c. Mission District Study Report Draft for Comment

Finkel did not have a chance to review the packet. Doud asked if Lesley Court is contributing? Doud asked if the 50 year age rule makes it contributing. Rentrop stated that it is a general statement. There can be exceptions to the 50 year rule. Doud asked if a house is over 50 years old can it NOT be considered contributing? Neumann stated that yes that is possible. The Commissioners questioned houses like Porters sister who has a ranch style home that is over 50 years old. Should those be considered historic? Doud does not think Lesley Court, Nancy May's house, Rowe Condos, Porter's brother, Kovolak's house, Mapleview, 6706 Main, and others, should not be considered contributing. Neumann suggested a further discussion with Past Perfect before determining all the contributing structures. Porter stated that the 70's was not a great time for construction. Doud stated that not including the large hotels places a burden on the smaller hotels. Neumann agreed. Rentrop is to relay the Commission's comments to Past Perfect.

Porter left the meeting at 1:50 PM

VII. Committee Reports

VIII. Staff Report

a. C23-066-032(H) Mary's Bistro Door Replacement

Dombroski stated that a door was inadvertantly replaced. Applicant paid the fine and applied as required. The work was Like for Like

Motion to approve made by Doud, Seconded by Sehoyan.

Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter

b. C23-019-027(H) Central Savings Bank Trim & Beadboard Replacement

The applicant needed to replace a rotted 2 x 10 and a small piece of beadboard at the roofline, all Like for Like.

Motion to approve made by Doud, Seconded by Sehoyan.

Voting Yea: Doud, Finkel, Sehoyan, Straus

c. Starline Dock Update - Dombroski

Dombroski stated there was no engineer report yet. The piling work done resulted in a ticket and the applicant is opposing and fighting the ticket. This was further discussed under New Business.

d. Job Status Report - Pereny

no comments.

Motion to place on file made by Doud, Seconded by Sehoan.
Voting Yea: Doud, Finkel, Sehoan, Straus, Porter

e. Educational Segment

This was tabled for the next meeting

IX. Old Business

a. C23-044-017(H) AT&T Equipment on the Chippewa Hotel

Rentrop asked Dombroski to comment on the balloon placement. The balloons were used to show the height of the proposed antennas. AT&T came back with an alternate location for the antennas on the side of the building below the parapet and will be painted to match the building. Neumann agreed that this is a good solution. Neumann gave a favorable review. Rentrop read the resolution he drafted for approval, aloud.

Motion to approve the resolution made by Sehoan, Seconded by Straus.
Voting Yea: Doud, Finkel, Sehoan, Straus

Doud commented that many parts of the island have no service. Syed, from AT&T commented on this. Gilmore asked Doud to send a map to Kara showing areas with no service. Dombroski stated that AT&T owns a tall tower in the Annex that is still standing that he believes could be used as a cell tower. This location would reach the Annex, Village, and areas that many employees live. Gilmore stated they will look in to that. Straus commented that the pole in the Annex has not had activity in some time. Straus believes the neighbors to the tower should be notified if that is to change.

b. MD22-069-022(H) May Permit Extension Request

A request was submitted to extend their permit for renovations.

Motion to approve the permit extension made by Straus, Seconded by Doud.
Voting Yea: Doud, Finkel, Sehoan, Straus

X. New Business

a. MD23-009-035(H) Harts Haven Porch, Stairs and Railing Replacement

Dombroski stated it is essentially like for like with the exception of a graspable hand rail. The work was done without a permit and the fee was paid.

Motion to approve made by Doud, Seconded by Sehojan.
Voting Yea: Doud, Finkel, Sehojan, Straus

b. C23-012-037(H) Starline Dock Piling Work

Jim Murray stated he was here on behalf of Mackinac Island Ferry Company (previously known as Starline). Murray presented a letter to the members. Drew May with MIFC is the operations manager. Murray is first asking if this needs to be reviewed since it is maintenance, and second he is questioning the concept of the fine. MIFC was fined \$5000 and he does not believe it is reasonable or appropriate. Murray stated the building inspector deemed the dock unsafe in March. MIFC hired someone to review the dock. The pilings were found to not be attached to the dock. MIFC made the repairs in April. Murray believes this is just placing safety pilings by the dock. Drew May stated no permits were required by the State. The West side of the dock may need repairs as well. Murray stated the Ordinance states they may impose a fine of UP TO \$5000. Dombroski stated the Police Chief and City attorney determined the fine. In addition, MIFC was notified before work progressed, that they needed HDC approval and a building permit before work could begin. Dombroski stated the piles are fender piles; they do not reinforce the dock. They are there to let the boats rub on. Dombroski believes the fine was based on the number of the piles added. (30). In addition, the piles create a whole new look to the dock. Dombroski and the Commission members agreed they should not review the fine without the Chief of Police and Attorney Evashevski, since they were the ones to assess the fine. In regards to the question of the necessity of an HDC permit, the HDC reviews architectural changes, and this was an architectural change. Doud stated he is sympathetic to Starline, but that being said, the applicant could have come with an apology to the April meeting, and the fine could have been less. Rentrop stated in regards to the necessity of a permit, the answer is yes. This was work. Work is defined as construction, alteration, repair, building, excavation, and demolition. All members agree that an HDC application was needed. Doud stated the repairs were great but an application needed to be submitted. Murray quoted a section of the Ordinance that states ordinary maintenance does not require a permit. Finkel stated the importance of maintaining order. That is what they are here to do. We have an issue that could have easily been resolved had there been communication in advance between the applicant and the HDC. It is of strong interest of the city and the commission that we do not reward forgiveness over permission. In some ways this is meant to serve as an example and a deterrent. Finkel does not feel he is unduly burdening the applicant. We do not want this to be easier, cheaper or more convenient to evade the authority of the commission. Finkel is not adverse to reconsidering the amount of the fine, but does feel it should be significant to deter this in the future. Finkel does not want to reward

the initiative. May stated he signed the contract with Ryba on April 4th. Ryba came and started work with only a couple of days notice. May apologized for not submitting the application and has learned from the mistake. There is other work that needs to be done on the dock. Sehoan stated that the City's concern is with the cruise ships coming to the dock. A study is being done and he does feel the fine is excessive but would make a motion to approve the application and would consider reducing the fine to \$250. Dombroski suggested that Sehoan not make that recommendation without talking to the Chief and Evashevski first. May stated if they didn't get Ryba now, they don't know when. Dombroski stated that may have been taken into consideration, but they decided to go ahead with the work after being told not to. Doud agrees that the Chief and Evashevski should be involved. When asked, Dombroski stated that the work that is done has minimal benefit structurally. It is going to deflect a little bit and protect the existing pilings, but it does not answer the whole question of the dock. Sehoan asked if the work done is reflected in the application. Dombroski stated yes. Sehoan withdrew his motion. Doud made a Motion to approve contingent on the revision of description of work. Finkel stated that he feels strongly that this initiative should be deterred in the future when it appears to him that the authority was willfully evaded and forgiveness was seen as the more desirable alternative to obtaining permission first. Finkel feels that any perceived excess of the fine is more indicative of deterrence than any particular injury that was suffered. May stated as long as he is here, this will not happen again. Straus stated she is concerned about the application to submit for the work is dated May 30th. In addition we have heard there are questions about the necessity of the work being done before the winter. Straus is also aware of the benefit of having multiple cruise ships that dock at the dock and that the pile driver would get in the way. With the work already done the commission cannot act on it other than acknowledging a late application. Straus felt they needed more information on timing. May stated the work is already done, and was done in 3 days. They were trying to get it done before April 21st. Straus stated they are concerned about what is going on in this historic district of Mackinac Island. Dombroski asked that the description be changed to show that the work was already done.

Motion to approve contingent on the revision of the description of work to reflect that it is already done, made by Doud, Seconded by Straus.

Voting Yea: Doud, Finkel, Sehoan, Straus

XI. Public Comment

None

XII. Adjournment

With no further business the meeting was adjourned at 3:18 PM

Andrew Lee Finkel, Chairman

Katie Pereny, Secretary

CITY OF MACKINAC ISLAND
 P.O. BOX 455
 MACKINAC ISLAND MI 49757-0455

Attn: DANIELLE LEACH

MATTER: HDC General
 1154.000

Fees

			Hours	
03/06/2023	GRR	Receipt and review revised plans prepared by Richard Clements sent by Neumann; telephone call Neumann re changes made in the revised plan;	0.50	100.00
03/07/2023	GRR	Research and review law in anticipation of AT&T filing with SHPO and Secs. 106 and 110 position the City needs to take;	2.00	400.00
03/09/2023	GRR	Receipt and review of Schueller review letter of Neumann, email Neumann for a copy of the plans; in preparation for the March HDC meeting I emailed Rick re educational topics for the HDC; receipt and review reply, review materials on landscapes as historically significant given some voiced confusion in Steiner matter;	1.00	200.00
03/10/2023	GRR	Email exchange Neumann re Sec. of Interior Standards on stair tower;	0.40	80.00
03/13/2023	GRR	Preparation for HDC March meeting; email Katie re Verizon inquiry for pole permit, respond with background and ok to issue;	0.90	180.00
03/14/2023	GRR	Preparation for and attend via Zoom HDC meeting; review Conflict of Interest HDC Policy on advocating on behalf of T-Mobile to advise Andrew re extent permitted;	2.20	440.00
	SEM	Receipt and review email from GRR with copy of HDC conflict of interest policy; review, analyze same and email excerpt to GRR to discuss;;	0.40	80.00
03/15/2023	GRR	Email to A. Doud re Conflict of Interest policy re T-Mobile advocacy; email exchange with Doud re same;	0.40	80.00
03/16/2023	GRR	Review and dissect the HDC's Conflict of Interest Policy to offer guidance on what can and can't be done by way of advocacy, review 4.21 plans and Telecom Law Firm review of T-Mobile proposal, and impact if parapet not constructed; email to Dennis, with the Telecom review and suggestions and T-Mobile architect Andrew Smith agreeing to T-Mobile conditions, send a summary of the agreement to Dennis;	1.60	320.00
	GRR	Telephone call with Katie, HDC had a consensus on sending the proposed amended escrow requirement to the Council but no formal action was taken;	0.20	40.00

MATTER: HDC General
1154.000

		Hours	
	SEM Telephone conference with GRR to analyze various provisions of conflict of interest policy;	0.20	40.00
03/18/2023	GRR Emails from Lee and Rick re minutes review, email to Katie with my suggested corrections to minutes;	0.40	80.00
03/20/2023	GRR Review of HDC minutes from March meeting, provide suggested edits, send to Katie;	0.50	100.00
03/23/2023	SEM Conference GR and search files for copy of letter alerting City to jeopardizing NHL status, email GR re status of search;	1.00	200.00
03/28/2023	GRR Email Neumann re Guidelines of the Sec. of Interior;	0.40	80.00
03/30/2023	GRR Emails Katie and Rick re the historic preservation educational document; telephone call Rick re same, need to advise Katie;	0.60	120.00
	GRR Preparation of file memorandum for direction to the Commission on how the Conflict of Interest policy should be applied to Doud when it is his building at issue;	0.80	160.00
	SEM Receipt and review email from GRR, locate and forward to him prior SHPO ruling on moving antennas to center of roof;	0.20	40.00
03/31/2023	GRR [NO CHARGE] Telephone call Neumann re Red House as an educational agenda item;		
	GRR [NO CHARGE] Telephone call Neumann re topics for education - 3 issues as they relate to Red House, stair structure, windows, and bay window - historic in its own right; email Katie re topics;		
	For Current Services Rendered	13.70	2,740.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	11.90	\$200.00	\$2,380.00
SUSAN E. MORRISON	1.80	200.00	360.00

Total Current Work	2,740.00
Previous Balance	-\$2,560.00
Balance Due	<u>\$180.00</u>

CITY OF MACKINAC ISLAND
 P.O. BOX 455
 MACKINAC ISLAND MI 49757-0455

Attn: DANIELLE LEACH

AT & T

Fees

			Hours	
03/02/2023	GRR	Telephone call from Dennis re sequence/ review by SHPO, then HDC, telephone call Kara Hansen re same;	0.80	160.00
03/09/2023	GRR	Re Cellular Providers: telephone call Kara Hansen at AT&T re conference call,; email from Hansen re same; receipt and review email from Hansen and reply re conference call on 3-13 or 14;	0.90	180.00
03/10/2023	GRR	Email exchange Hansen re conference call;	0.20	40.00
03/27/2023	GRR	Telephone call Katie re inquiry from Hansen and question on how to treat escrow;	0.20	40.00
03/30/2023	GRR	Review plans and simulations submitted to HDC, email Katie re Verizon letter requiring moving the antenna back as it would pertain to AT&T, email Dennis to explain the AT&T proposal, they verbally said 1 antenna and in the cover letter 3 antennas, telephone call Dennis re same, one antenna was the reduction from two on one support;	1.80	360.00
		For Current Services Rendered	3.90	780.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	3.90	\$200.00	\$780.00

Total Current Work 780.00

Previous Balance \$920.00

Payments

05/23/2023 PAYMENT: CHECK # 18529 -920.00

Balance Due \$780.00

CITY OF MACKINAC ISLAND
 P.O. BOX 455
 MACKINAC ISLAND MI 49757-0455

Attn: DANIELLE LEACH

MATTER: HDC - CITY
 1154.000C

Fees

			Hours	
03/02/2023	GRR	Email Scott Hubble, he was to get with me the beginning of this week;	0.40	80.00
03/06/2023	GRR	Telephone call Gene Hopkins re Grand Hotel and issues of historic district if needed;	0.40	80.00
03/09/2023	GRR	Email from and reply to Hubble re does he need an access permit, reply; email from Hubble how does he get vehicle permit, reply;	0.80	160.00
03/14/2023	GRR	Email to Kara Hansen re schedule conflict for a conference call; email Hansen re directions are to go to HDC, not further conference calls; receipt and review email from attorney for Azzar re status of his client's property in Mission District; email to Lee, should I reply; email Metz is the abutting contributing parcel owned by Azzar; email from Jennifer re contacting Small Point to confirm they want to be in a HD;	2.00	400.00
03/15/2023	GRR	Emails re contact information for Brian Findley, advise Metz; email from Lee Finkle re Azzar's attorney; preparation of response to Azzar's attorney re status of his client's property in Mission District; email re ownership of thin parcel is part of Azzar property;	1.00	200.00
	GRR	Emails re contact information for Brian Findlay, advise Metz; email from Lee Finkel re Azzar's attorney; preparation of response to Azzar's attorney re status of his client's property in Mission District; email re ownership of thin parcel is part of Azzar property;	1.00	200.00
03/22/2023	GRR	Email from Irene English at Rehmann re escrow account, reply;	0.40	80.00
03/26/2023	GRR	Receipt and review email Metz re date of City charge to study committee, review emails, reply to Metz and Katie;	0.80	160.00
03/27/2023	GRR	Email exchanges with Katie and Metz re the date of City resolution charging the Study committee, go through the file, locate the resolution with the date and send it to Metz and Katie;	1.00	200.00
	GRR	Emails from Metz re time requirements under statute, legal questions, reply;	0.60	120.00

MATTER: HDC - CITY
1154.000C

			Hours	
03/31/2023	GRR	Email to Annette at auditors, are the AT&T and T-Mobile escrows set up;	0.40	80.00
	GRR	Emails with Rehmann re escrow accounts for T-Mobile and AT&T, email reply, email to Hansen at Black and Voetch for AT&T re depositing money for escrow; receipt and review email from Rehmann re accounts;	1.00	200.00
		For Current Services Rendered	<u>9.80</u>	<u>1,960.00</u>

		Recapitulation		
<u>Timekeeper</u>		<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP		9.80	\$200.00	\$1,960.00

Total Current Work	1,960.00
Previous Balance	\$3,780.00

Payments

05/23/2023	PAYMENT: CHECK # 18529	-3,780.00
	Balance Due	<u>\$1,960.00</u>

RENTROP & MORRISON, P.C.
 39572 WOODWARD AVE - STE 222
 BLOOMFIELD HILLS MI 48304
 (248) 644-6970
 EIN#: 38-2208354

Section VI, Itema.

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 April 10, 2023
 1154-000TM

Statement No: 27302

CITY OF MACKINAC ISLAND
 P.O. BOX 455
 MACKINAC ISLAND MI 49757-0455

Attn: DANIELLE LEACH

T-Mobile

Fees

			<u>Hours</u>	
03/15/2023	GRR	Telephone call Dennis re T-Mobile, Verizon Harrisonville, and AT&T Chippewa;	0.40	80.00
03/30/2023	GRR	Begin preparation for April HDC meeting, pull 2021 document with Andrew Smith, and Johnson on how best to treat new antennas, send to Katie for distribution to Commissioners;	1.00	200.00
		For Current Services Rendered	1.40	280.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	1.40	\$200.00	\$280.00

Total Current Work	280.00
Previous Balance	\$400.00

Payments

05/23/2023	PAYMENT: CHECK # 18529	-400.00
	Balance Due	<u>\$280.00</u>

RENTROP & MORRISON, P.C.
39572 WOODWARD AVE - STE 222
BLOOMFIELD HILLS MI 48304
(248) 644-6970
EIN#: 38-2208354

Section VI, Itema.

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1154

CITY OF MACKINAC ISLAND
P.O. BOX 455
MACKINAC ISLAND MI 49757-0455

Attn: DANIELLE LEACH

	Balance
1154-000 MATTER: HDC General 1154.000	\$180.00
1154-000att AT & T	\$780.00
1154-000C MATTER: HDC - CITY 1154.000C	\$1,960.00
1154-000TM T-Mobile	\$280.00
	<u>\$3,200.00</u>

TOOLS

DENIAL IF NOTICE TO PROCEED BECAUSE IT IS NOT A HAZARD

- **A hazard to the public or occupants** – alternatives to demolition:
 - Not a trespasser
 - Is the building occupied?
 - Can the public be protected by barriers?
 - Can deny if the new construction proposed is not compatible.
Glen Ann Place v Ann Arbor, HDC No. 06-012-HP.

TOOLS

DENIAL OF NOTICE TO PROCEED BECAUSE IT IS NOT A FINANCIAL HARDSHIP TO RETAIN THE RESOURCE

- **Hardship to the owner**, not just the LLC. Bring in tax returns, and investment portfolio submitted to bank.
- **Condition beyond the control of the owner** (not demolition by neglect). *Electrolux v City of Belding*. The building could not be sold due to contamination caused by the owner.
- **All alternatives to demolition considered**: such as offering for sale, moving the resource
- **Cost to stabilize not to make useful.**

TOOLS

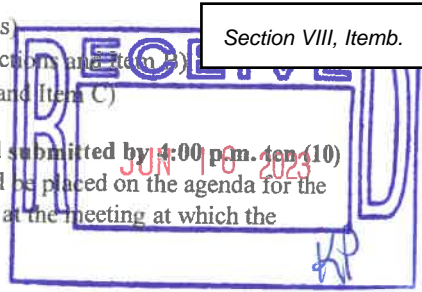
RETAINING THE RESOURCE IS IN THE PUBLIC INTEREST

- Order of Condemnation from the Building Department does not create a right to demolish. *Murray v Kalamazoo HDC*.
- Building Officials Opinion: “even if the building were to be rehabilitated it could fall short of fire safety requirements. The property must be demolished when there is no feasible alternative.” *City Gross Pointe Park v Detroit Historic Commission, 2012*.

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)

Section VIII, Item B.



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: 7395 Main St. 051-550-059-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Loretta/Anthony Spata Trust Email Address: horsecor@sbcglobal.net

Box 157 Address: 7272 Market St Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 231-883-1444
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Box 157 Name: Anthony Spata Email Address: anthony.spata@icloud.com
Address: 7272 Market St Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 231-883-1444
(Home) (Business) (Fax)

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

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

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

Signature: Anthony L. Spata

SIGNATURES

File No. C23-059-041(H)

Please Print Name: Anthony L. Spata

Signature: Exhibit A

Date: 6-16-23

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.

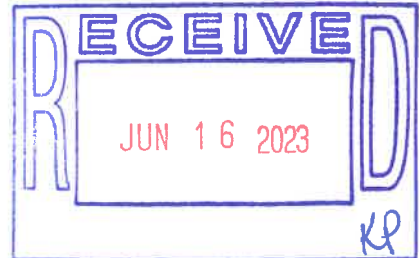
RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
7358 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

File Number: C23-059-041(H) Date Received: 6-16-23 Fee: \$25-
Received By: Klerony Work Completed Date:

New Text Document

Property Address: 7395 Main St. (HORSE CORRAL MALL)
Proposed work: Remove and replace rotted board in soffet on front of building.
Wood (1x? pine) will be used to replace, making this a "like for like" project.
Replacement board will be nailed in place with suitable exterior nails, and painted
a matching color (~~PA~~ Ash Grey).
(P&L)

File No. C23-059.041(H)
Exhibit B
Date 6.16.23
Initials KP





< Back



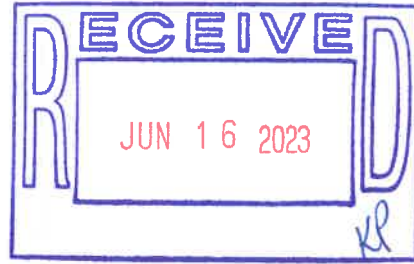
May

Photos

- Library
- Favorites
- Recents
- iCloud Links
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Albums

- > Media Types
- > My Albums



File No. C23-059-041(H)
 Exhibit C
 Date 6-16-23
 Initials KP





GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemc.

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



Application Deadline: Application and materials must be completed and submitted by 4:00 p.m. on (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: 7331 Main St (Number) (Street) (Property Tax ID #) 051.550.051.00 (Hoodie Building)

PROPERTY OWNER

Name: Bob Beusel Email Address: bbeusel@me.com
Address: 7221 Main St, Mackinac Island MI 49757
Telephone: 231-881-3343 (Home) 906-847-0288 (Business) 906-847-0288 (Fax)

APPLICANT/CONTRACTOR

Name: Roy Stryock Email Address: mainst@1971@olix.com
Address: 7221 Main St, Mackinac Island MI 49757
Telephone: 231-881-6860 (Home) 906-847-0288 (Business) 906-847-0288 (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 facade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced.

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: Roy Stryock, File No. 23-051-039(H), Exhibit A, Date 6.16.23, Initials KP

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

File Number 23-051-039(H) Date Received: 6.14.23 Fee: 25- Received By: KPereny Work Completed Date:



Mackinac Island HDC,

While replacing the second floor windows at 7331 Main street (hoodies building) we discovered approximately 1 square of siding that was in need of replacement due to water damage and rot. We made the repair using like for like cedar siding.

Thank you for your time!

Roy Shryock

File No. C23.051.039(H)

Exhibit B

Date 6.16.23

Initials KP

Section VIII, Itemc.

RECEIVED
JUN 14 2023
KD

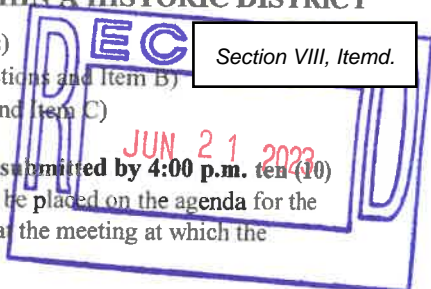


File No. 023-051-039(H)
Exhibit C
Date 6.16.23
Initials KD

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)



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: 7395 Main St 051-550-059-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Box 157

Name: Loretta & Anthony Spata Trust Email Address: horsecor@sbcglobal.net
 Address: 7272 Market St. Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231-883-1444 N/A N/A
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Box 157

Name: Anthony Spata Email Address: anthony.spata@icloud.com
 Address: 7272 Market St. Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231-883-1444 N/A N/A
 (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

Anthony L. Spata SIGNATURES
 Signature Anthony L. Spata File No. MD23-059-045(H)
 Please Print Name Anthony L. Spata Exhibit A
 Date 6-21-23

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. Initials AS

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

File Number: MD23-059-045(H) Date Received: 6-21-23 Fee: \$25
 Received By: K. Perry Work Completed Date: _____

Property Address: 7395 Main St. (Horse Corral Mall)

Section VIII, Itemd.

Proposed Work: Seams are starting to fail on existing membrane-covered flat roof. We will re-cover the existing membrane with G.A.F. self-adhering membrane (approved for going over the previous rubber). Material will be cut to fit over existing borders. *Like-for-Like*

File No. MD23-059-045(H)
Exhibit B
Date 6-21-23
Initials KP



File No. MD23-059-045(H)
Exhibit C
Date 6-21-23
Initials KP



7395 Main St.

7395 Main St



7395 Main St.

7395 Main St



7395 Main St



7395 Main St

7395 Main St.



7395 Main St.

Section 19. EMERGENCY MORATORIUM

If the City Council determines that pending work will cause irreparable harm to resources located within an established or proposed historic district, the City Council may by resolution declare an emergency moratorium on all such work for a period not to exceed six (6) months. The City Council may extend the emergency moratorium for an additional period not to exceed six (6) months, upon finding that the threat of irreparable harm to resources is still present. Any pending permit application concerning a resource subject to an emergency moratorium may be summarily denied.

Section 20. PENALTIES FOR VIOLATIONS

1. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act is responsible for a civil violation and may be fined not more than \$5,000.00.
2. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated or demolished.

Section 21. ACCEPTANCE OF GIFTS OR GRANTS

The City Council may accept state or federal grants for historic preservation purposes; may participate in state and federal programs that benefit historic preservation, and may accept public or private gifts for historic preservation purposes. The City Council may appoint the Historic District Commission to accept and administer grants, gifts, and program responsibilities.

Section 22. ACQUISITION OF HISTORIC RESOURCES

If all efforts by the Commission to preserve a resource fail, or if it is determined by the City Council that public ownership is most suitable, the City Council, if considered to be the public interest, may acquire the resource using public funds, public or private gifts, grants or proceeds from the issuance of revenue bonds. The acquisition shall be based upon the recommendation of the Commission. The Commission is responsible for maintaining publicly owned resources using its own funds, if not specifically designated for other purposes, or public funds committed for that use by the City Council. Upon recommendation of the Commission, the City may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 8. EFFECTIVE DATE.

This ordinance shall become effective immediately.

Date of Adoption: October 21st, 2009

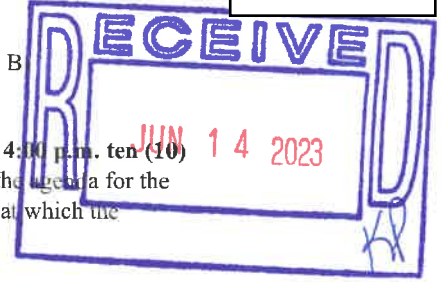
Ayes: Hart, Horn, Wightman, St. Onge & Porter

Nays: Bloswick

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itema.

- 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)



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A) MINOR WORK

PROPERTY LOCATION: 7419 Market Street 550-026-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Bob Besser Nancy Porter Email Address: b.besser@mc.com
 Address: 7221-103 Main Street Mackinac IS MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231-881-3343 906-847-8288
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: MAINTMAN1971@CIVIC.COM
 Address: 7419 Market St. Mackinac IS 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

[Signature] SIGNATURES File No. MD23-026-040(H)
 Signature Signature Exhibit A
Roy Shryock Please Print Name Date 6.16.23
 Please Print Name Initials RP

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: MD23-026-040(H) Date Received: 6.14.23 Fee: \$100
 Received By: [Signature] Work Completed Date: _____

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itema.

PROPERTY LOCATION: 7419 MARKET STREET
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: \$16,000

APPLICANT/CONTRACTOR

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

Name: Roy Shoyock Email Address: MAINSTRAW1971@live.com

Address: 7419 MARKET ST. Mackinac IS 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 5-26-23

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

Name: Bob Bewser Email Address: bbewser@me.com
Nancy Pottes

Address: 7221-103 MAIN ST. Mackinac IS MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-3343
(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.

Signature: [Signature] SIGNATURES _____
Signature

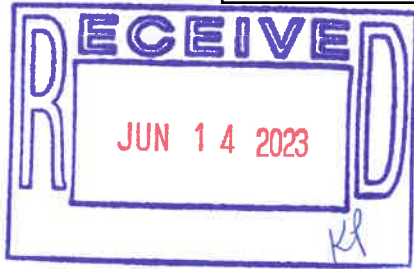
Roy Shoyock
Please Print Name

Signed and sworn to before me on the 13 day of June, 2023

BRENDA BUNKER, Notary Public
Mackinac County, State of Michigan
Acting in the County of Mackinac
My Commission Expires: 07/21/2025

[Signature]
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. MD23-026-040(H)
Exhibit B
Date 6-16-23
Initials KP

Mackinac Island HDC,

My wife and I are asking the HDC for permission to remove the old deck in front of our home and replace it with a new deck that will have a fence and gate so we can keep a distance between the front of our home and the people (tourists) walking Market Street. This has become a big problem for us. It is every day that we have people hanging out, having lunch, smoking pot/cigarettes or even reaching through the living room window so they can pet our dog. I have included a set of drawings that will show the HDC our ideas and hopefully we can move forward with this project. The picture I have provided shows just one example of how people disrespect our space and privacy. Our home is located @ 7419 Market Street.

Thank you for your time!

Roy & Hannah Shryock

RECEIVED

JUN 14 2023

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

File No. MD23-026-040(H)

Exhibit C

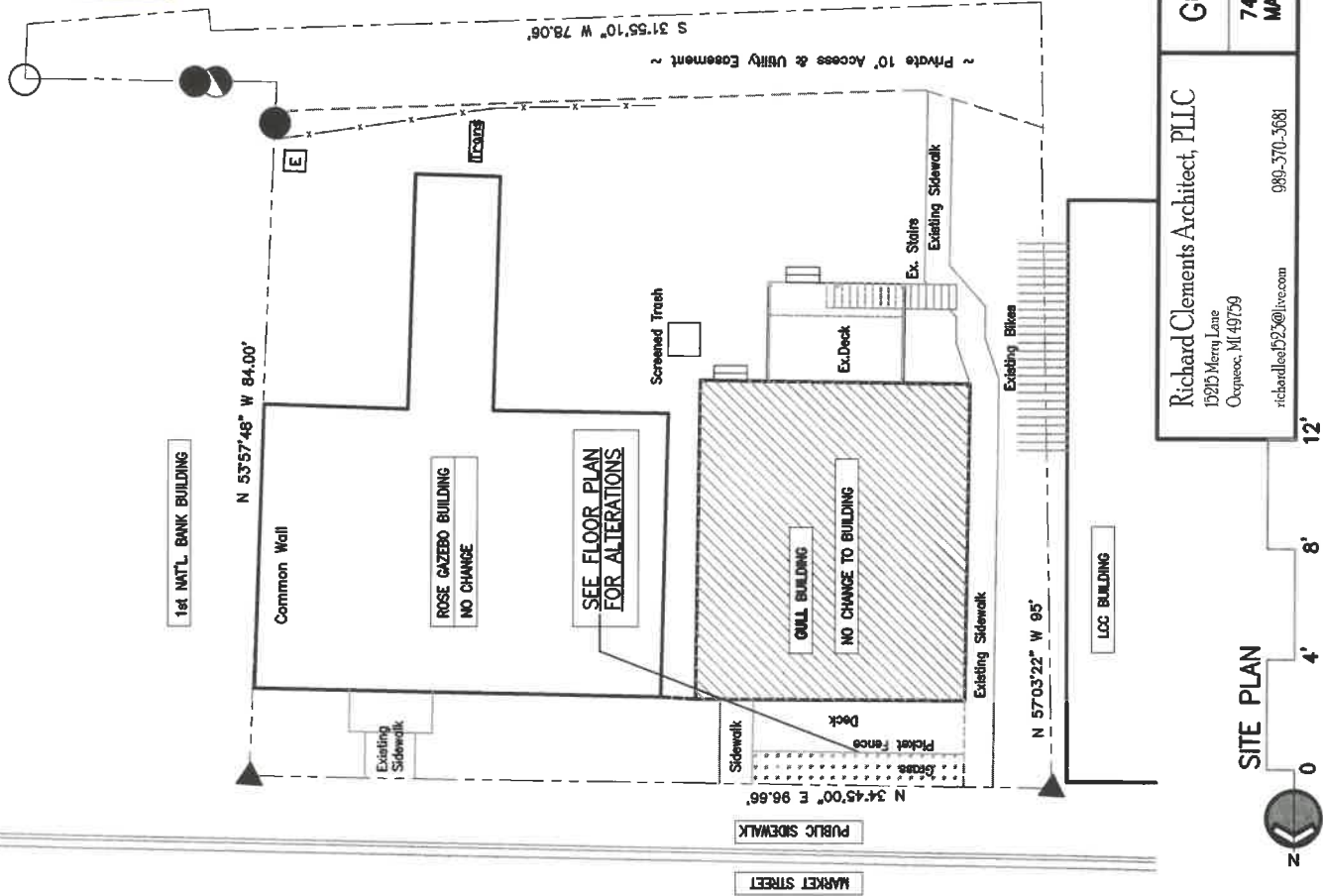
Date 6-16-23

Initials KP

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

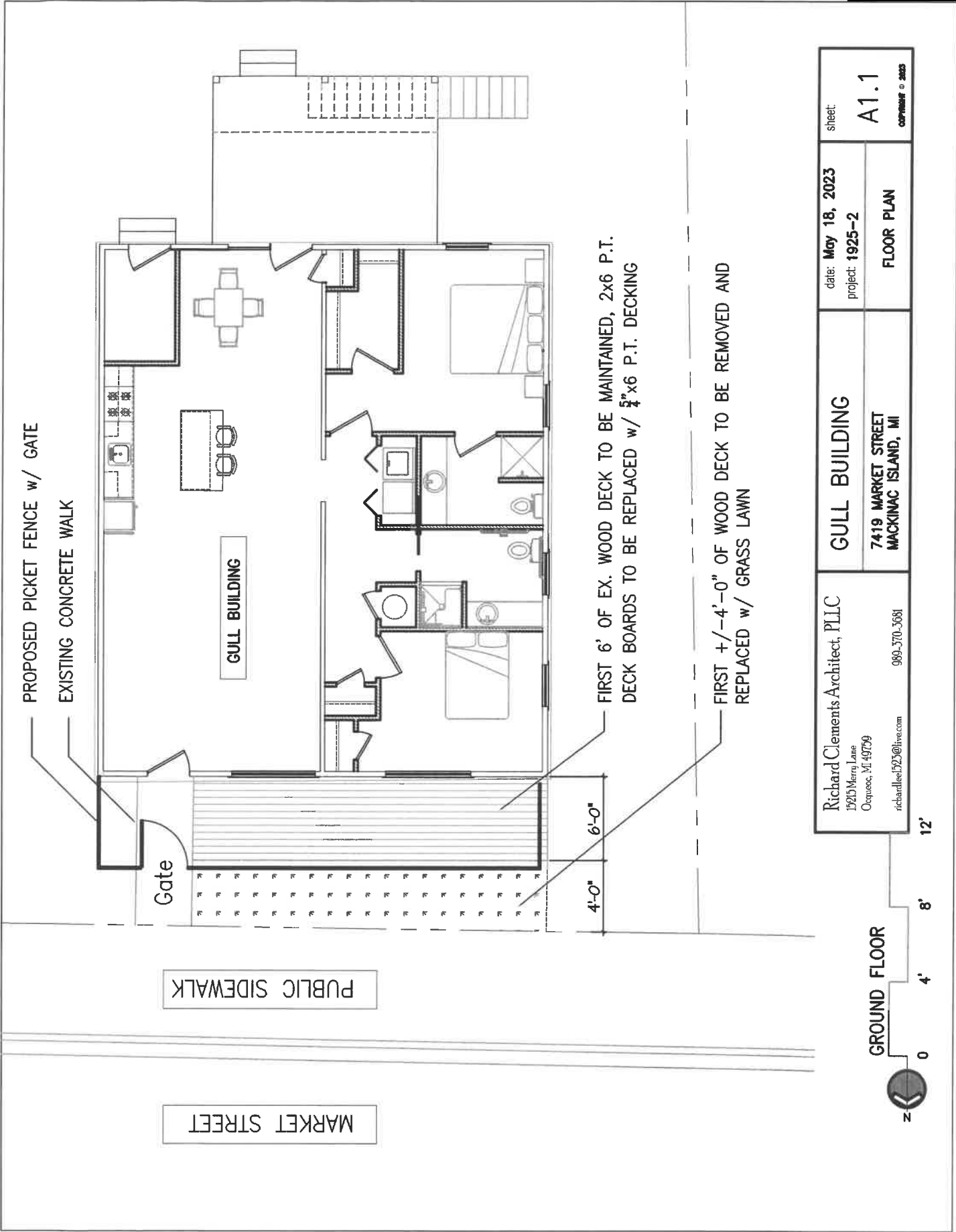
CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN
 LOT AREA: 8,945 SQUARE FEET (0.20 ACRES)
 NO CHANGE TO USE, DENSITY, OR HEIGHT.
 LOT COVERAGE REDUCED BY 100 SQ. FT.

PROJECT: REMOVE 4 FEET OF EXISTING WOOD DECK WHICH IS ADJACENT TO THE PUBLIC SIDEWALK,
 REPLACE W/ GRASS LAWN, BUILD PICKET FENCE W/ GATE FOR PRIVACY AT EDGE OF DECK.
 REPLACE EXISTING DECK BOARDS W/ NEW 2"x6" TREATED DECKING



GULL BUILDING	date: May 18, 2023	sheet: A1.0 <small>copyright © 2023</small>
7419 MARKET STREET MACKINAC ISLAND, MI	project: 1925-B	SITE PLAN
Richard Clements Architect, PLLC 152D Merry Lane Oshtemo, MI 49759 richardlee52@aol.com 989-370-3681		

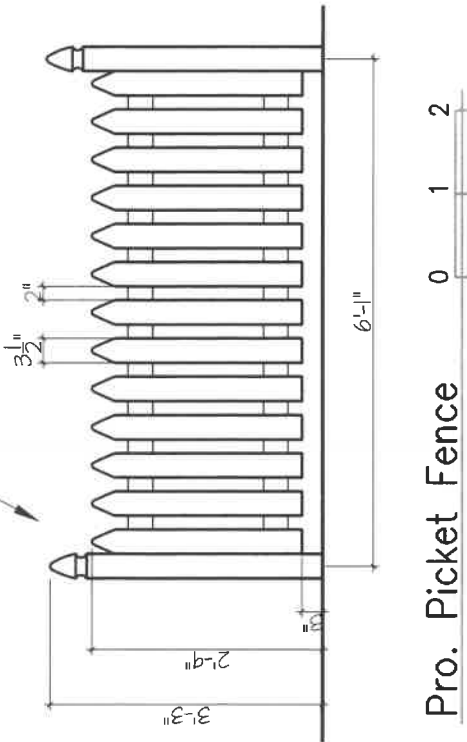




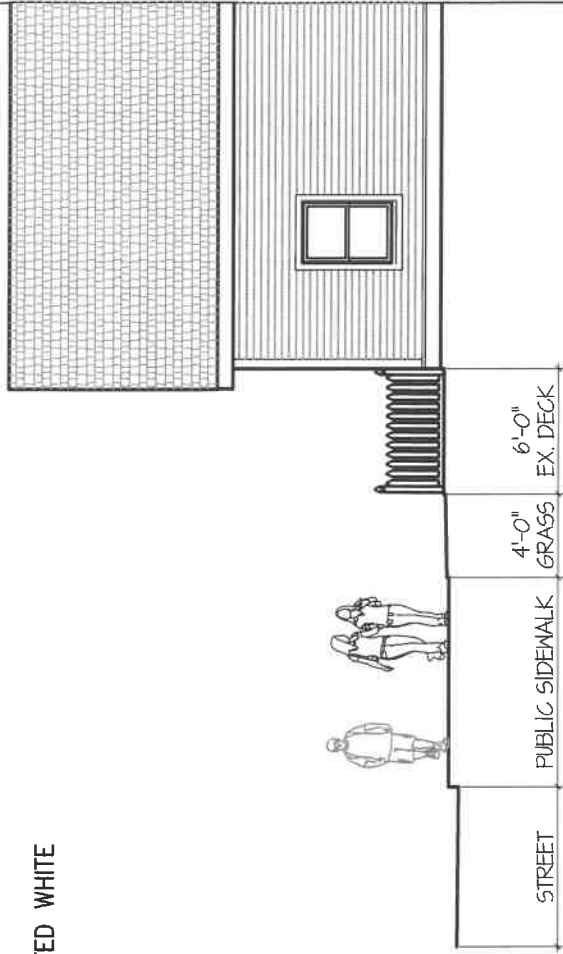
Richard Clements Architect, PLLC 1525 Merry Lane Oshtemo, MI 49759 richardlee@live.com 980-370-3681		date: May 18, 2023 project: 1925-2	sheet: A1.1 copyright © 2023
GULL BUILDING 7419 MARKET STREET MACKINAC ISLAND, MI		FLOOR PLAN	



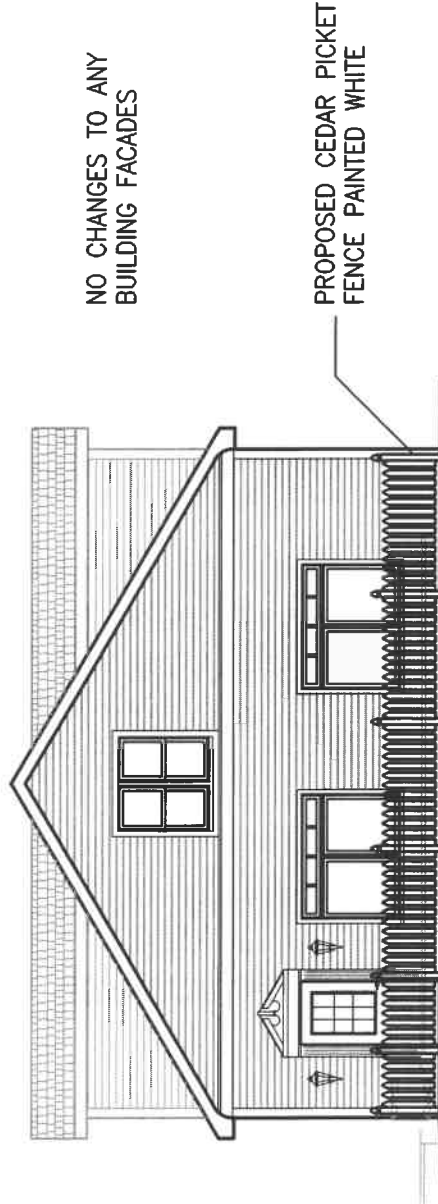
PICKET FENCE CONSTRUCTION:
 1x4 CEDAR PICKETS w/ 2" SPACING PAINTED WHITE
 4x4 CEDAR POSTS PAINTED WHITE



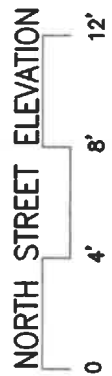
Pro. Picket Fence
 SCALE" 1" = 1'-0"



NO CHANGES TO ANY
 BUILDING FACADES



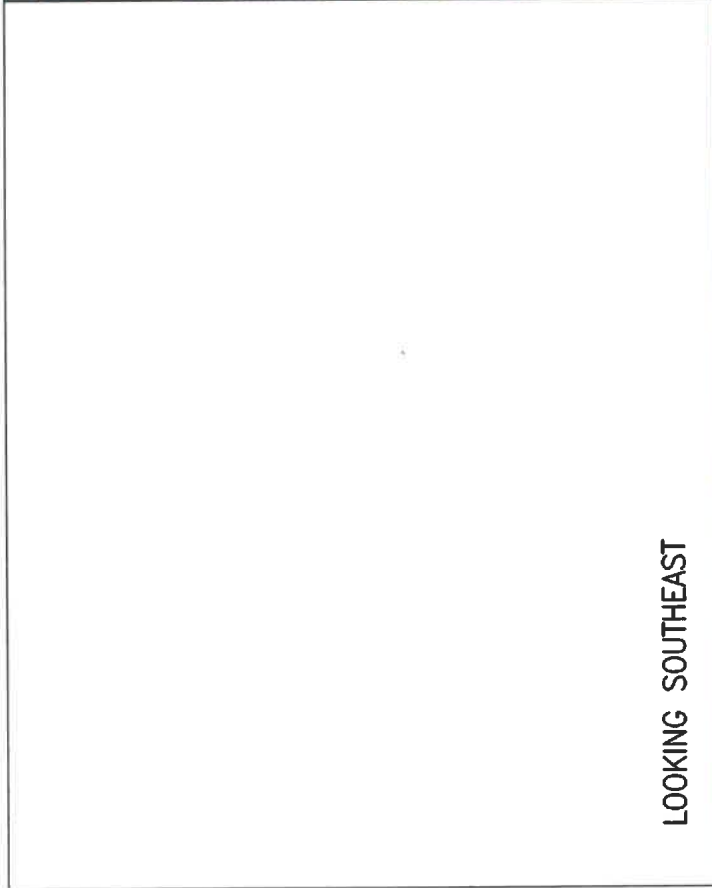
PROPOSED CEDAR PICKET
 FENCE PAINTED WHITE



Richard Clements Architect, PLLC 1525 Merry Lane Oshtemo, MI 49759 richardlee52@live.com 989-370-5681	GULL BUILDING 7419 MARKET STREET MACKINAC ISLAND, MI	date: May 18, 2023 project: 1925-2	sheet A1.2 <small>copyright © 2023</small>
		ELEVATIONS	



LOOKING SOUTHWEST



LOOKING SOUTHEAST

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49709 richardlee152@live.com 989-370-3681		sheet: A1.3 copyright © 2012	
GULL BUILDING		date: May 18, 2023	
7419 MARKET STREET MACKINAC ISLAND, MI		project: 1925-2	
		EXISTING PHOTOS	

NO CHANGES TO ANY BUILDING FACADES

RECEIVED
JUN 14 2023
KP

File No. MD23-026-040(4)

Exhibit D

Date 6-16-23

Initials KP





28 June 2023

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

File No. MD23-026-040(4)
Exhibit I
Date 7.5.23
Initials RD

Re: **GULL BUILDING DECK & FENCE**
Design Review

Dear Ms. Pereny:

The Applicant proposes to replace the existing deck and add a fence in front of the Gull Building, their residence, at 7419 Market Street, in the Market and Main Historic District. The Gull Building is a Contributing resource in the historic district. This design review is based on site plan, floor plan, and elevation drawings and photos dated 18 May 2023, by Richard Clements Architect, and submitted by Roy and Hannah Shryock.

The existing wood deck, now about 10 feet in depth and extending to the public sidewalk, would be replaced with new decking, but would be reduced in depth to 6 feet, with the remaining 4 feet of space along the sidewalk being planted with lawn. Additionally, an approximately 3 feet tall wood picket fence with a gate would be added around the deck and extending across the full front of the building.

The Standards for review which pertain to this application are: Standard 2 - The historic character of the property would be maintained, and certainly even improved; Standard 9 - Related new construction would not destroy historic materials that characterize the property; and Standard 10 - Adjacent or related new construction could be removed in the future without impairing the essential form and integrity of the property. Also considering Standards under Sec. 10-161(b), the architectural value and significance of the resource and its relationship to the surrounding district, as well as the resource's aesthetic value, would be maintained. I conclude the proposed Gull Building new deck and fence would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT
Rick Neumann
Rick Neumann

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

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item B.

REC
JUN 27 2023
KL

- 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. ^{see (10)} business days before each Commission Meeting. Late applications will be placed on the agenda ^{for the} following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

A) MINOR WORK

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

PROPERTY OWNER

Name: BSI Resort Holdings LLC Email Address: nicholas.lakas@ksicapital.com
 Address: 100 Saint Paul St, Suite 800 Denver CO 80206
 (Street) (City) (State) (Zip)
 Telephone: 720-428-8509
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Barry J Polzin Architects Email Address: bpolzin@bjparchitects.com
 Address: 101 N Lakeshore Blvd. Marquette MI 49855
 (Street) (City) (State) (Zip)
 Telephone: 906-226-8661
 (Home) (Business) (Fax)

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

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

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

Kevin Filer SIGNATURES *Barry J. Polzin*
 Signature SVP DESIGN+CONSTRUCTION Signature
KEVIN FILER Barry J. Polzin
 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.

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

File No. C23-021-047(4)
 Exhibit A
 Date 6-27-23
 Initials KP

File Number: C23-021-047(4) Date Received: 6-27-23 Fee: 600 -
 Received By: KPereny Work Completed Date: _____

BICYCLE STREET INN

Section X, Itemb.

MACKINAC ISLAND, MICHIGAN

JUNE 26, 2023



OWNER: BSI RESORT HOLDINGS LLC
100 SAINT PAUL STREET, SUITE 800
DENVER, CO 80206
ARCHITECT: BARRY J POLZIN ARCHITECTS INC.
101 N LAKESHORE BLVD.
MARQUETTE, MI 49855

ZONING: C COMMERCIAL

PROJECT DESCRIPTION:

THE EXISTING BICYCLE STREET INN WILL REMAIN ON THE SECOND AND THIRD LEVEL. CHECK IN WILL BE MOVED TO THE SECOND FLOOR. A NEW HOTEL ENTRANCE FROM THE STREET WILL BE CREATED.

THE FIRST FLOOR WILL BE CONVERTED BACK TO ITS ORIGINAL USE AS AN OPEN MARKET/FOOD HALL AND RETAIL SPACES. EXTERIOR WILL REMAIN THE SAME EXCEPT REWORKING THE NORTH ENTRY TO BECOME THE NEW HOTEL ENTRANCE.

FOUR WINDOWS ARE PROPOSED TO BE ADDED IN THE BACK TO BRING IN NATURAL LIGHT TO THE REAR OF THE BUILDING.

STOREFRONT WINDOWS ARE ALUMINUM FRAME WITH WOOD TRIM (PAINTED)

WINDOW UNITS ARE ALUMINUM CLAD WOOD WINDOW UNITS WITH CLEAR INSULATING GLASS. ALL WINDOW TRIM IS WOOD (PAINTED).

INDEX

- A1.0 MAIN ST ELEVATION AND PLAN
- A1.1 WEST ELEVATION AND PLAN
- A1.2 RENDERINGS
- C1.0 SITE PLAN/LEGAL



File # 23-021-047(H)
Exhibit C
Date 6-27-23
Initials KP



MAIN STREET ELEVATION

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

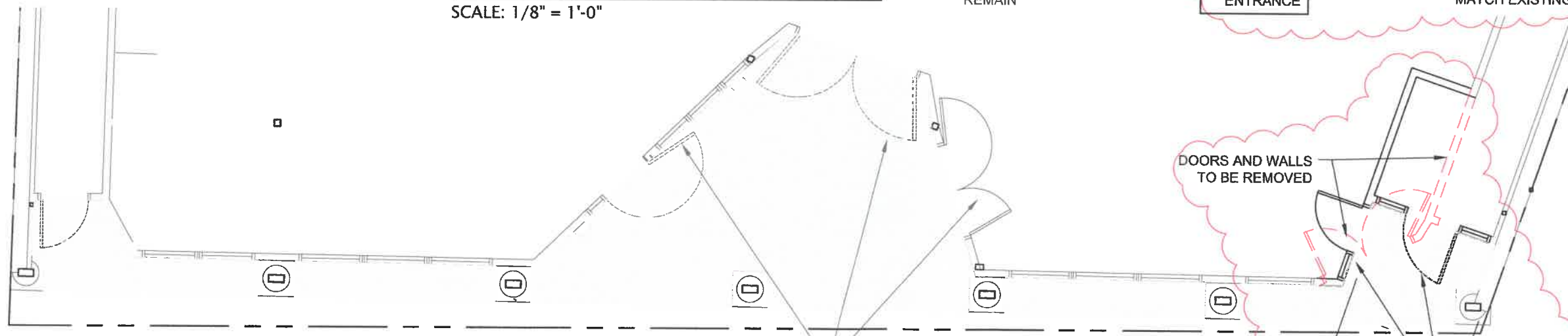
EXISTING TRANSOM WINDOWS TO REMAIN

SHORTEN EXISTING AWNING
NEW AWNING FOR BSI

EXISTING DOORS AND TRIM TO REMAIN

NEW HOTEL ENTRANCE

NEW DOORS AND WINDOWS TO MATCH EXISTING



DOORS AND WALLS TO BE REMOVED

EXISTING DOORS AND TRIM TO REMAIN

NEW DOORS AND WINDOWS TO MATCH EXISTING

EXISTING SIDEWALK

EXISTING STREET LIGHT

PARTIAL FIRST FLOOR PLAN

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

A1.0
1 of 4

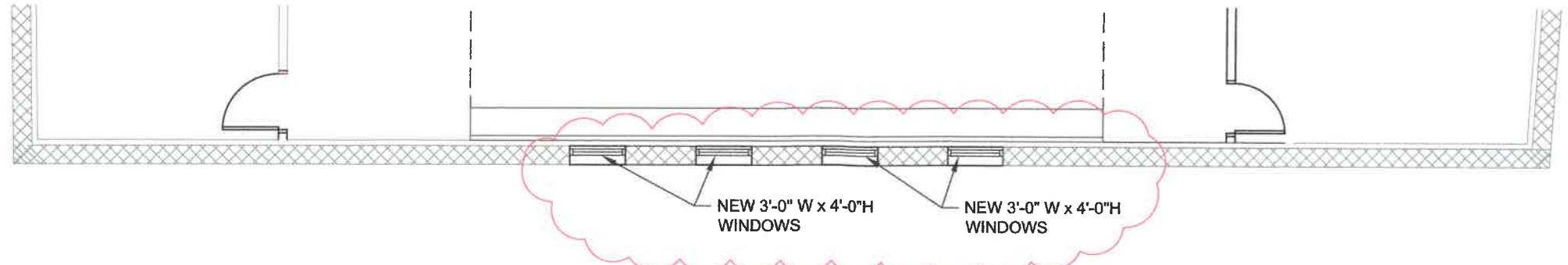
BARRY J. POLZIN
ARCHITECTS



STOREFRONT WINDOWS ARE ALUMINUM FRAME WITH WOOD TRIM (PAINTED)
WINDOW UNITS ARE ALUMINUM CLAD WOOD WINDOW UNITS WITH CLEAR INSULATING GLASS. ALL WINDOW TRIM IS WOOD (PAINTED).

WEST ELEVATION

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



PARTIAL FIRST FLOOR PLAN

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

A1.1
2 of 4

BICYCLE STREET INN

Section X, Itemb.

MACKINAC ISLAND, MICHIGAN

JUNE 26, 2022



RENDERING

NEW DOORS AND
WINDOWS TO
MATCH EXISTING

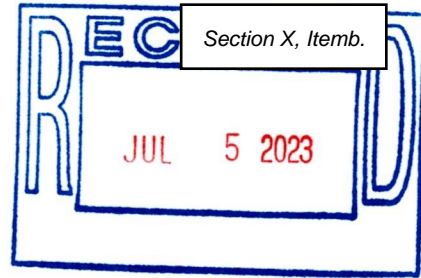
A1.2
3 of 4

BARRY J. POLZIN
ARCHITECTS



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931



29 June 2023

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

File No. C23-021-047(A)

Exhibit F

Date 7-5-23

Initials KP

Re: **BICYCLE STREET INN NEW HOTEL ENTRY**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

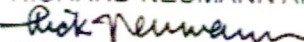
I have reviewed the renovations proposed to relocate the hotel check-in and entry at the Bicycle Street Inn, 7416 Main Street in the Market and Main Historic District. As a non-historic building, the Inn is a Non-contributing structure in the district.

The proposed work would alter the door configuration at the north corner of the building along the public sidewalk. A pair of existing doors set on an angle would be removed and replaced by a single door serving the first floor retail space, and a second single door serving an enlarged hotel stair entry (the hotel check-in is being relocated to the second floor). The existing retail awning would be shortened, and a new hotel awning would be placed above the enlarged hotel door. New doors, windows, and awnings would match existing similar features. In a separate location on the first floor, four new windows would be added in the existing concrete block rear building wall to let light into the adjoining retail space.

The Standards for review which are applicable to this request are: Standard 9 - Exterior alterations would not destroy materials that characterize the building, and would be compatible with the architectural features of the existing resource. Under Sec. 10-161(b), the architectural character of the property and its relationship to the surrounding district would be maintained. The proposed changes would be compatible in appearance, and would be appropriate to the historic district. As such, I believe the proposed changes would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT


Rick Neumann

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