

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, June 11, 2024 at 1:00 PM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) April 9, 2024

[b.](#) May 14, 2024

V. Adoption of Agenda

VI. Correspondence

[a.](#) Letter from Planning Commission re: MIFC Dock Lighting

VII. Committee Reports

VIII. Staff Report

[a.](#) Job Status Report

[b.](#) C24-037-023(H) Murray Hotel Trim and Shake Replacement

[c.](#) MD24-010-026(H) MICT Barn Siding Repairs

[d.](#) C24-012-027(H) MIFC Siding and Painting Repairs

[e.](#) C24-026-028(H) Poppins Back Porch and Steps

[f.](#) R324-059-029(H) Callewaert Housing Stoop

IX. Old Business

[a.](#) R123-066-103(H) Callewaert Shed

[b.](#) Jacquiss Home Written Resolution

X. New Business

[a.](#) R124-023-030(H) Pulte Gazebo

[b.](#) C24-019-031(H) Coal Dock Fencing

- c. Education Segment Discussion
- [d.](#) Demolition Application Discussion
- e. Discussion Regarding Minutes Being Reviewed by Attorney

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, April 09, 2024 at 10:00 AM

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

I. Call to Order

The meeting was called to order at 10:02 AM.

II. Roll Call

PRESENT

Andrew Doud

Alan Sehoyan

Nancy Porter

Staff: Gary Rentrop, Rick Neumann

ABSENT

Lee Finkel

Lorna Straus

III. Pledge of Allegiance

IV. Approval of Minutes

a. March 21, 2024 Minutes

Motion to approve as written.

Motion made by Doud, Seconded by Sehoyan.

Voting Yea: Doud, Sehoyan, Porter

V. Adoption of Agenda

Motion to approve as amended. The amendment included moving the Education Segment to Old Business to discuss whether the segments should still be included in the meetings.

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

Jim Murray asked if the Jaquiss application should be removed since there is not a quorum to discuss it today. Murray was informed that the application would be tabled when it came to the agenda item. Doud asked Rentrop if the new application submitted triggered a new 60 day time frame. There was some confusion on the status of the project and a new application. Porter stated that she wanted to make sure the application submitted is complete. Rentrop pointed out that in the minutes he stated that the applicant would not need to submit a new application. However, the applicant did submit a new application. Porter asked if the application is complete now? She did not want to hear that it is incomplete, 30 days from now. Rentrop stated he isn't going to raise anything and that the HDC made themselves very clear last month that they accepted the application. Rentrop stated as far as applying guidelines, he wasn't going to raise any issue. Someone else might, but Rentrop would not. Rentrop suggested moving forward with the new application, just like they did with the old application. If the HDC is satisfied that you have everything you need on that application, then that is your call. Sehoan is wondering who determines if the application is complete. Rentrop suggested that the HDC determines if an application is complete. Porter wanted clarification that the 60 days starts when the application was submitted. Porter again asked if anything was missing from the application. As long as they are happy, she just does not want a discussion again in 30 days about something that is incomplete. Doud asked Murray if the applicant would like to withdraw the new application. Porter stated that either application would still start a new 60 day clock. Doud stated in his opinion the clock would start now. Doud asked Sehoan, if they hadn't submitted a new application, would he be OK with the old application. Sehoan stated yes, according to what Rentrop stated. Doud feels the applicant just went above and beyond with submitting a new application. Porter confirmed that the clocks starts now since the old one was denied. Doud asked Rentrop if he had an issue with the applications. Rentrop stated that the HDC is aware he has an issue with the old application but is remaining silent after they voted to accept the application. Doud asked Rentrop what our best legal position is and Rentrop stated starting the new 60 day clock when they submitted the new application. Doud asked if Murray was ok with this and Murray stated yes.

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

a. Education Segment

It was decided to wait for the full commission to discuss whether the Commission would like to continue with monthly Education Segments. This will be placed on the May Agenda, for discussion.

IX. Old Business

a. MD23-021-018(H) GHMI Carousel Mall Amendment

Jack from Blinderman Construction described the work to be done. Dombroski stated he agreed with Jack that the vents have to get moved.

Motion to approve.

Motion made by Sehoian, Seconded by Doud.
Voting Yea: Doud, Sehoian, Porter

X. New Business

a. C24-014-012(H) Sheplers Dock Security Equipment

Chris Shepler stated he was asked to make the towers legal through the HDC, by City Council. The applicant would like to keep the towers there and need the HDC's ok. Dombroski stated the towers are a significant feature on the dock and were not part of the original change. Neumann did a positive review. Neumann pointed out that in the application someone stated they could be painted. Shepler stated the towers cannot be painted because of the IT infrastructure. But further said, what we can do is modify the black panels. Jason Wiley stated he checked with SLS and confirmed they can't be painted. The black portion of the tower can be customizable. The yellow border cannot be changed. Neumann stated the less visible they are, the better. Sehoian suggested white. Doud stated the HDC does not review color. Neumann stated he understood that, but if you can make the panel not a strong visible element, it would be better. Shepler would like the Commission to suggest the color. After Shepler described the look of the towers, Neumann suggested they stay black. Motion to approve.

Motion made by Sehoian, Seconded by Doud.
Voting Yea: Doud, Sehoian, Porter

b. MD24-017-014(H) GHMI Parker Apt Gutters

Richard Chambers stated they are replacing the K- style gutters that were damaged and removed in 2014. Dombroski and Neumann were both OK with the application. Motion to approve.

Motion made by Sehojan, Seconded by Doud.
Voting Yea: Doud, Sehojan, Porter

c. HB24-041-016 Jaquiss Demolition

The Agenda item was tabled until May due to the fact there was not a quorum.

d. C24-014-017(H) Sheplers Dock Modifications

Dombroski stated that with the water dropping, the dock does not work for a large part of their fleet. He is viewing this as a health, safety, welfare situation so people can board the boats safely. Neumann did a positive review. Motion to approve.

Motion made by Sehojan, Seconded by Doud.
Voting Yea: Doud, Sehojan, Porter

Sehojan asked when they are starting the project. Shepler stated the engineering firm is working with Moran Iron Works to get started. Plan is to start working the Capt Shepler with the crew and equipment and get the docks corrected by April 21st.

e. Discussion re: Review of Policies with legal, architect and City Council

Doud requested this discussion. Finkel and Straus will be at the next meeting. Doud stated his thought on this goes back to the Steiner application. Decisions were made with legal work without the commission knowing. Doud stated this was also the case with the T-mobile application. Going forward Doud believes the commission should have an opinion before engaging legal help. Doud suggested a liaison from the commission work with legal so the commission is aware of any legal work going on. This would also apply to the architect work. Doud stated there was a big question as to whether there should be a review of the red house, and he doesn't feel that came from the Commission. Doud stated the commission should be far more involved. In referring to the Steiner application, ^{and \$24,000 spent} Sehojan thought it was on the applicant to prove ownership and instead, the HDC took that on. Doud stated Dombroski is the front line and used the example of the cell tower on Douds market. The Commission had not been involved at all and calls were already coming in regarding the placement. Doud asked should the architect contact the lawyer or the Commission as to whether a review should be done. Sehojan pointed out that before the red house his reviews have been done. Sehojan would like clarification on when an application is presented who deems it complete? Porter stated that the Commission is not in the position to know if something is missing and someone needs to deem it complete and then if not complete, applicant should be told. Sehojan used the example of the Callawaert shed application being incomplete. Doud stated that falls on Pereny. Porter stated not necessarily because other people see it. Pereny stated she looks for obvious things such as missing pictures or site plans, but the rest is up to the Commission. Porter stated she would be the last person to know if something was missing from a demolition application. Doud asked if they should look at the demolition application and see if it

can be mainstreamed? Porter thinks all applications should be made sure to be complete. Doud stated maybe the liaison could work with the lawyer. Porter feels someone else needs to look at the applications to make sure they are complete, before they come to the Commission. Porter asked Pereny if she noticed anything missing from the red house application at the time it came in. Pereny stated she would not know. Doud stated that Pereny has applicants trying to push applications through. Porter stressed again that an applicant needs to be informed right away if something is missing from the application. Porter suggested having Pereny give the application to someone else to review, like the lawyer, to review and deem it complete. Doud would like to review the demolition application in the May meeting. Porter then suggested if the Commission was more educated they could vote on whether the application is complete or not via a Motion and then the clock would start when the Commission accepted the application. Pereny reminded the commission they have two weeks before the meeting to look at the applications. Doud asked what the chairman policy is? Danielle Leach stated the mayor makes appointments in May. Doud would like to figure out how a Chair is appointed, if there is a time limit, and does the Commission want to create a policy for the Chair. Doud stated he would like to discuss the policy with legal representation with city council. Do we have input on who our lawyer is? Leach stated City Council would like to have a joint meeting with the HDC before May if possible; before the election so its the current council. The goal is to just make sure everyone is on the same page. Leach will put out some dates and see when it can be scheduled. Doud would not commit to any time at this point.

Fortino wanted to reiterate that you can't deem an application complete out of a meeting. Fortino stated she thinks the chair serves as the county board liaison in Mackinac County. Make clear whomever liaison is can't discuss with other commissioners because that is considered deliberation and a round robin. In addition, you cannot deliberate via email.

Neumann stated in his experience the demolition requests are so minimal but the applications considered incomplete are usually due to photos missing of surrounding area.

Doud asked Evashevski if she reviews City Council minutes before approved by council? Evashevksi said it depends if Leach sends them to her. Pereny stated all of the Planning Commission minutes are sent to Evashevski for review. Doud stated the Commission can decide if we want the lawyer to review minutes before approval. Doud asked if anyone had any comments regarding this discussion. Rentrop stated he has no comments. Dombroski stated he has no comment right now. Neumann had no comment.

Doud asked Rentrop and Neumann if they have a problem with a liaison. Both are ok with it.

Sehoyan asked about the May residence from March. Dombroski stated he did not look at it yet. It will be on May agenda.

XI. Public Comment

None

XII. Adjournment

The meeting was adjourned at 11:07 AM.

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



Andrew Doud, Acting Chair



Katie Pereny, Secretary

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, May 14, 2024 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:03 PM.

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoyan

Lorna Straus

Staff: Gary Rentrop, Richard Neumann

ABSENT

Nancy Porter

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 9, 2024 Minutes

Motion to approve as written with caveat to check recording and present at next meeting.

Motion made by Sehoyan, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehoyan, Straus

V. Adoption of Agenda

Motion to approve as amended. Rentrop letter will not be in closed session. Rentrop explained that since it is attorney client privilege they can choosing to waive the privilege and discuss, or place on file.

Doud would like to add the discussion of retaining a resource for the greater good in Staff Report, prior to Demolition Discussion.

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

VI. Correspondence

- a. Professional Opinion Letter from Jennifer Metz, Past Perfect, re: Red House Demolition

Motion to place on file.

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

- b. Professional Opinion Letter from Rentrop - Closed Session

It was decided not to waive the attorney client privilege and instead just place on file.

Motion to place on file.

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

VII. Committee Reports

None

VIII. Staff Report

- a. MD24-011-018(H) McGreevy 2nd floor Deck Board Replacement

Dombroski stated the applicant would like to replace the deck like for like. Motion to approve.

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

- b. Greater Good Discussion

Doud lead a discussion on approving demolition based on the finding that it is for the greater good of the community. Examples of this being done in the past are Mackinac House, Mr. B's, Kay Hoppenrath House, and Ira Green's bike shop. Doud

stated every demolition situation is different and he thinks it very important that it remains ours (the HDC) and the lawyers don't make the decisions. Rentrop stated the finding of facts make the decision.

IX. Old Business

a. May Residence Demolition by Neglect Discussion

Dombroski stated that he and Caroline May talked and corresponded. Dombroski handed out their email. May stated she spoke to Matt Schwabb and he said he could provide beams by the end of June for the front porch until they could do the complete job. May stated they have been speaking to realtors and surveyors because they would like to sell the house. They hope to sell this season. When asked by Finkel if ok Dombroski stated something should be done sooner rather than later because if left in disrepair it could do more damage to the house. Dombroski is ok with getting shoring up so it minimizes the potential of the porch falling off. The commission agreed May can work with Dennis to shore up the home. Her current permit is good through June of 2024. Motion by Doud to allow two months to shore up the building. May stated she has not set a specific date with the contractor. Doud stated that by June 30 the porch should be shored up. If in July it hasn't happened it will come back to the HDC. Doud withdrew his motion since there is an open permit

b. Education Segment Discussion

Motion to postpone until June.

Motion made by Doud, Seconded by Sehoan.

Voting Yea: Doud, Finkel, Sehoan, Straus

c. HB24-041-016 Jaquiss Demolition

Rentrop reminded the Commission that they are under the 60 day time clock which expires this month. Murray stated that is findings for the greater good are: eliminating the existing boarding house, reducing density, avoiding a hotel in favor of a single family home, the architects state the new house complies, the placement of the house and proportions are identical to the existing, the windows and doors are similar, they intend to save as many 2x4's as possible to reuse. Ryan Spencer from Dickinson Homes addressed the Commission and stated they have some ideas for the new house like using a boom truck to bring the front facade back to Dickinson Homes to restore and use as much as possible. They could send engineers to come take dimensions to replicate, or if and when they tear down the house bring back a many 2x4's as possible to reuse. They also could place a plaque on the fence showing what was preserved. Neumann stated that short of it becoming a hospital or community facility, how can it be good to remove a historic resource that has been identified as a historic site that contributes to the patrimony and ambience of the historic district as well as the significance of Mackinac Island as a whole. The first 5' would be replicated and everything behind that would be a different design. Straus

stated that the island is based on a tourist economy. History is what we live on, what we sell, and what people come to the island to see. Straus is not in favor of demolition of any building. Straus further said we as a HDC have a responsibility to maintain that history. Cheryl Jaquiss stated she hopes the HDC approves her application today, but if not it will regretfully be in someones else's hands in the court of law.

Motion by Doud to deny demolition and the replica, pending City Councils opinion. After Discussion Doud rescinded his motion.

Motion by Doud, second by Sehoyan to allow the demolition and the replica pending City Council approval. Roll call vote: Ayes: Doud, Sehoyan Nays: Finkel, Straus. Motion fails.

Motion by Straus, second by Finkel to deny the demolition of the historic red house building on Mackinac Island. Roll call vote: Ayes: Finkel, Straus. Nays: Doud, Sehoyan. Motion fails.

Sehoyan asked Ryan from Dickinson the details on what he is proposing. Ryan stated they would take it apart and try to re-fabricate or replicate the facade.

Motion by Sehoyan, second by Doud to approve the demolition with the findings being that the items enumerated and set forth in the minutes that the front facade will be preserved and if not able to be preserved, replicated, and that the house is going to be a single family residence and that the house has been in the family for 60 years and was originally intended as a hotel and has been used for employee housing and now seeks to use it for single family residence for their personal use. Roll call vote: Ayes: Doud, Sehoyan, Finkel, Straus. All in favor. Motion carries.

X. New Business

- a. East End Mission Historic District Letter to Property Owners

Motion to table.

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

- b. Demolition Application Discussion

Motion to table.

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

c. Discussion Regarding Minutes Being Reviewed by Attorney

Motion to table.

Motion made by Doud, Seconded by Sehojan.

Voting Yea: Doud, Finkel, Sehojan

d. R124-042-021(H) Bayview New Egress Window

Steve Rilenge stated Mr. Yoder is trying to put in a bedroom and needs an egress window. everything else on outside will stay the same. The center window is lower to meet egress. Motion to approve.

Motion made by Sehojan, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehojan, Straus

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn 3:31PM.

Motion made by Doud, Seconded by Sehojan.

Voting Yea: Doud, Finkel, Sehojan, Straus

Lee Finkel, Chairman

Katie Pereny, Secretary

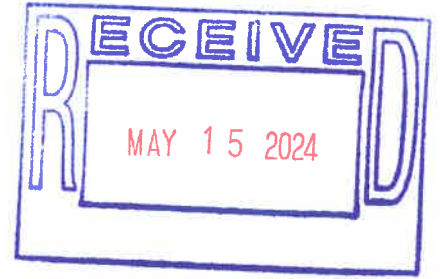
MACKINAC ISLAND

Section VI, Itema.

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

May 15, 2024

City of Mackinac Island Historic District Commission
PO Box 455
Mackinac Island, MI 49757



Dear Historic District Commission Members:

At our May 14, 2024 Planning Commission meeting there was a discussion regarding new lighting on the Mackinac Island Ferry Companies' dock. The Planning Commission would like to bring this issue to your attention as the lights are very bright and radiate down on to the water, as well as interfere with the dark sky that the island likes to maintain. It is understood that MIFC did not submit an application to the HDC for the new lighting.

Respectfully submitted,

Michael Straus/ks

Michael Straus
Chair of the City of Mackinac Island Planning Commission

enclosure



May 29

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
411	02/25/20	C20-044-016(H)	Benser	Bob	Zoning, HDC & building permit apps for Verizon equipment on top of Chippewa Hotel. Tilson Technology Management is installing. Expecting Sec 106 approval May 1		7221 Main Street	051-550-044-00	\$1,341.00			HDC	X	4/14/2022
412	01/04/21	MD21-074-001(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like repairs to roof, sills, skirting on display windows and any rotted siding. Extension granted feb 8 22		7541 Market Street	051-550-074-00	\$25.00			HDC	X	2/8/2023
413	01/05/21	C24-010-002(H)	Benser	Bob	HDC app to replace rotted wood and trim on the opera house building. 7244 Main Street per GIS		7232 Main Street	051-440-010-00	\$25.00			HDC		2/13/2025
414	01/12/21	MD21-010-004(H)	City of Mackinac Island		HDC app for siding and window repairs on the police department building. Work by city maintenance staff		7374 Market Street	051-550-010-10	waived			HDC	X	1/12/2022
415	03/01/21	R321-061-018(H)	Gough Brodeur Stables		HDC & Bldg permit app for verizon equipment under the porch. This replaces expired file R319-061-059. work by Chaille Jan 2022 Chaille says will finish in the spring. Sending in new permit. Permit was expired. May 20 2022 renewed. OK per DJD. Fee based on current fees was paid (625)	\$ 35,000	1503 Cadotte Avenue	051-575-061-00	\$1,350.00			HDC		5/20/2023
416	09/27/21	RS21-045-064(H)	City of Mackinac Island	DPW	Zoning and HDC, Bldg permit for improvements at Biddle pump station. Engineering work by fishbeck. Construction work by Grand Traverse Construction. Replacement of wastewater equipment, standby generator, electrical equipment upgrades, ventilation equipment upgrades, replace pump access hatches, new above ground fuel storage tank and architectural repairs including faux chimney	\$ 3,179,700	7595 Main Street	051-575-045-00	waived			HDC	X	10/12/2022
417	01/28/22	CD22-001-004(H)	Trivisonno	James and Nancy	Zoning and HDC for new garden screen wall to match existing wall		8246 Lakeview Blvd	051-650-001-00	\$22.00			HDC	X	2/8/2023
418	03/03/22	MD22-012-013(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like shingle replacement. March 15 2023 applicant requested extension because tree damaged new work. Since work had started prior to expiration, no extension is needed.		7557 Market Street	051-575-012-00	\$25.00			HDC	X	4/12/2023
419	04/21/22	MD22-069-022(H)	May	Crescencia	HDC app for roof replacement, like-for-like. Will also need to replace beam at porch. Extension approved in June 13 2023 meeting		1395 Cadotte Avenue	051-575-069-00	\$25.00			HDC		6/13/2024
420	05/02/22	MD22-012-025(H)	Lapine/Shaffer	Dwight Jeffrey	HDC app for like-for-like replacement of fence		7557 Market Street	051-575-012-00	\$25.00			HDC		6/14/2023
421	05/31/22	C22-048-035(H)	Schunk	Steve	Zoning (400) and HDC (600) for change of use and new windows and balconies. June 14th change of use was approved. Thunderbird building. Work by Points North Construction	\$ 250,000	7293 Main street	051-550-048-00	\$3,195.00			HDC	X	7/12/2023
422	06/20/22	MD22-074-038(H)	Beeck	Craig	HDC app for new gutters, door and replace 7 windows. London square building		7541 Market Street	051-550-074-00	\$100.00			HDC	X	7/12/2023 windows only 8/9/23 gutters and door

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
423	07/26/22	RS22-048-043(H)	City of Mackinac Island		HDC app for like-for-like window replacement on library. Work by city maintenance staff (WINDOWS ARRIVING LATE SEPT 2023)		7549 Main Street	051-575-048-00	waived			HDC	X	8/9/2023
424	08/12/22	MD22-074-053(H)	Beeck	Craig	PC and HDC app to install a mini-split in the London Square building. Work by Sol-Air Heating & Cooling. Contractor changed to Top Notch Heating		7541 Market Street	051-550-074-00	\$500.00			HDC	X	9/13/2023
425	11/01/22	C22-027-087(H)	Trayser	Big Store	HDC app for new roof like-for-like on Big Store building. Work by John Parris		7354 Main Street	051-550-027-00	\$25.00			HDC	X	12/13/2023
426	11/01/22	C22-057-088(H)	Trayser	Merchants of Mackinac	HDC app for new roof like-for-like on Merchants of Mackinac. Work by John Parris		7377 Main Street	051-550-057-00	\$25.00			HDC	X	12/13/2023
427	11/03/22	C22-053-089(H)	Trayser	Trading Post	HDC app for new A/C Units. There will be one new unit and two already there. Work by Premier Plumbing & Heating		7347 Main Street	051-550-053-00	\$100.00			HDC		12/13/2023
428	11/03/22	C22-027-090(H)	Trayser	Big Store	HDC app for new A/C Units. Work by Premier Plumbing & Heating		7354 Main Street	051-550-027-00	\$100.00			HDC		12/13/2023
429	12/27/22	CD22-027-094(H)	Trivisonno	James	HDC and PC & Bldg Permit apps for renovation to carriage house. Redo deck and stairs and replace some siding. Work by Lee Sauvageau	\$ 90,000	8246 Grand Ave	051-650-001-00	\$1,004.85			HDC	X	1/10/2024
430	02/17/23	MD23-010-009(H)	City of Mackinac Island		HDC app to replace front and side doors on post office, like for like. Work by Roy Shryock		7358 Market Street	051-550-010-00	\$25.00	X		HDC		3/14/2024
431	02/28/23	CD23-013-015(H)	Dziabis	Dave	HDC app for like for like repairs to rotted wood 4/12/24 job is mostly complete. Applicant will let me know when it is done this summer.		8459 Lakeview Blvd	051-650-013-00	\$25.00			HDC	X	3/14/2024
432	03/24/23	C23-044-017(H)	Black & Veatch	for AT&T	HDC app for new AT&T equipment on the top of Chippewa Hotel. Work by Black & Veatch		7221 Main Street	051-550-044-00	\$2,270.00			HDC	X	6/13/2024
433	03/28/23	MD23-021-018(H)	BSI Carousel Holdings LLC	Grand Hotel	HDC and PC & Bldg permit app for alterations to Carousel Mall. Turning in to an arcade with a bar area. Work by Blinderman Construction	\$ 1,137,569	7463 Market Street	051-550-021-10	\$8,632.85			HDC	X	4/11/2024
434	03/30/23	C23-083-019(H)	Grand Hotel	Gatehouse	HDC and PC for alteration to Gatehouse restaurant. Extension approved in Feb 13 24 meeting		1547 Cadotte Avenue	051-575-083-00	\$1,000.00			HDC		2/13/2025
435	04/24/23	MD23-067-023(H)	GHMI Holdings		HDC and Zoning for renovations and change of use from two residential to one private residence and hotel use. Extension approved in feb 13 24 meeting		7714 Main Street	051-575-067-00	\$500.00			HDC		2/13/2025
436	06/16/23	C23-059-041(H)	Spata	Horse Corral Mall	HDC app to replace a rotted board in the soffet in front of building, like for like.		7395 Main Street	051-550-059-00	\$25.00			HDC		7/11/2024
437	06/21/23	MD23-059-045(H)	Spata	Horse Corral Mall	HDC to redo flat roof like for like		7395 Main Street	051-550-059-00	\$25.00			HDC		7/11/2024
438	08/01/23	C23-028-056(H)	Ryba Properties	Callewaert	HDC app for like for like door replacement. Work by Ryan Green		7340 Main Street	051-550-028-00	\$25.00			HDC		9/12/2024
439	08/01/23	C23-066-057(H)	Ryba Properties	Callewaert	HDC app for like for like door replacement. Work by Ryan Green		7463 Main Street	051-550-066-00	\$25.00			HDC		9/12/2024
440	08/01/23	C23-032-058(H)	Ryba Properties	Callewaert	HDC app for like for like storm door replacement. Work by Ryan Green		7314 Main Street	051-550-032-00	\$25.00			HDC		9/12/2024
441	08/10/23	HB23-000-060(H)	Lakeview Hotel		HDC & Bldg Permit apps for like for like replacement of exterior siding and windows and installing HVAC condensing units.	\$ 600,000	7452 Main Street	051-800-000-00	\$4,670.00			HDC	X	9/12/2024

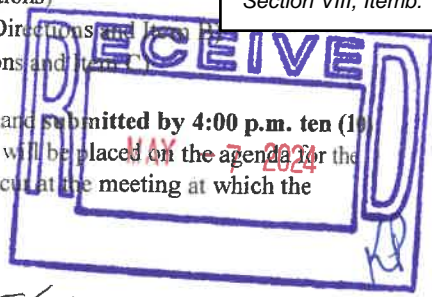
	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
442	08/21/23	MD23-031-062(H)	Thompson	Kenneth	HDC app to replace rotted sills and trim like for like		1500 Astor Street	051-550-031-00	\$25.00			HDC		9/12/2024
443	08/28/23	MD23-011-067(H)	McGreevy	Andrew	HDC and PC apps for new privacy fence		7567 Market Street	051-575-011-11	\$250.00			HDC		10/10/2024
444	08/29/23	C23-021-068(H)	GHMI Holdings		HDC and PC apps for door change on the front of Bicycle Street Inn		7416 Main Street	051-550-021-00	\$1,000.00			HDC		9/12/2024
445	08/29/23	MD23-011-072(H)	MICT		Zoning and HDC for variance for new front porch on Lenox building		7396 Market Street	051-550-011-00	\$2,100.00			HDC	X	
446	09/05/23	MD23-008-076(H)	Spata	Tony	HDC app for like-for-like repair to porch floor. Work by UpNorth Construction Steve Rilenge		7272 Market Street	051-550-008-00	\$25.00			HDC		10/10/2024
447	09/19/23	MD23-031-079(H)	Thompson	Kenneth	HDC app to paint and replace rotted siding. Work by Tietema Painting Company		7337 Market Street	051-550-031-00	\$25.00			HDC		10/10/2024
448	09/20/23	MD23-026-085(H)	Benser/Porter		HDC and PC & Bldg apps for Change of Use from retail to residential. Rose Gazebo building	\$ 200,000	7407 Market Street	051-550-026-00	\$1,845.00			HDC	X	12/12/2024
449	09/26/23	C23-051-087(H)	City of Mackinac Island	MICT lessor	HDC app to paint and replace rotted siding on ticket office		7319 Main Street	051-550-051-10	\$25.00			HDC		10/10/2024
450	11/08/23	C23-042-095(H)	Doud	Andrew	HDC app for reroof and siding replacement, like for like, on Doud's Market		7200 Main Street	051-550-042-00	\$25.00			HDC		12/12/2024
451	11/27/23	C23-021-097(H)	BSI Resort Holdings	Grand Hotel	PC and HDC for exterior changes and interior changes from retail and rooms to open market food hall and retail space. Bicycle street Inn		7416 Main Street	051-550-021-00	\$1,000.00			HDC		12/12/2024
452	12/06/23	R123-066-102(H)	Callewaert	Todd	HDC for like for like replacement of rotted siding		7742 Main Street	051-575-066-00	\$25.00			HDC		1/9/2025
453	12/06/23	R123-066-103(H)	Callewaert	Todd	HDC and PC for new shed. Work started without permits. \$250 zoning fine and \$250 HDC fine assessed		7742 Main Street	051-757-066-00	\$750.00			HDC	X	
454	12/11/23	C23-027-104(H)	Porter	Nancy	HDC app like for like roof repair on Main Street Inn		7408 Main Street	051-550-027-00	\$25.00			HDC		1/9/2025
455	12/15/23	R123-053-106(H)	McCarty	Matthew & Barbara	HDC app to replace windows on house		7745 Mahoney Avenue	051-575-053-00	\$100.00			HDC		1/9/2025
456	01/16/24	C24-026-004(H)	Benser	Porter	HDC app for alteration of front door configuration at Lilac Tree. Work by Roy Shryock		7372 Main Street	051-550-026-20	\$600.00			HDC		2/13/2025
457	01/29/24	C24-019-007(H)	City of Mackinac Island	MITA	HDC and PC & Bldg apps for improvements at coal dock. Being done in two phases. Interior reno of hardware and rebuild of ice house. Work by O'Boyle Const.	\$ 275,000	7325 Main Street	051-440-019-00	waived			HDC	X	2/13/2025
458	01/30/24	MD24-017-008(H)	GHMI Holdings		HDC app to repair the soffit and fascia and replace the existing gutters on the Parker apartments. Like for like		7477 Market Street	051-550-017-00	\$25.00			HDC		2/13/2025
459	03/19/24	RS24-048-013(H)	Mackinac Island Public Library		HDC app to install an exterior art exhibit		7549 Main Street	051-575-048-00	waived			HDC		3/21/2025
460	03/19/24	MD24-017-014(H)	GHMI		HDC app for new gutters on Parker Apartments		7477 Market Street	051-550-017-00	\$100.00			HDC		4/9/2025
461	03/26/24	HB24-041-016	Jaquiss	Cheryl	HDC application for demolition of home and plans for new replacement structure		6948 Main St	051-525-041-00	\$1,500.00			HDC		
462	03/26/24	C24-014-017(H)	Sheplers Inc		HDC and PC for modification of the bullworks under ramp 2 and 3 to accommodate the lower water levels		7431 Main Street	051-440-014-00	\$1,000.00			HDC		4/9/2025

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
463	04/08/24	MD24-011-018(H)	McGreevy	Andrew & Stephanie	HDC app to replace 2nd floor deck boards, like for like.		7567 Market Street	051-575-011-10	\$25.00			HDC		
464	04/29/24	R124-042-021(H)	Yoder	Doug	HDC app for new egress window in Bayview Inn. Converting office space to a bedroom and bathroom for employee		6947 Main Street	051-525-042-00	\$100.00			HDC		
465	05/07/24	C24-037-023(H)	Murray	Mar	HDC app to replace rotted trim and cedar shakes on Murray Hotel. Work by Chad Ruddle		7260 Main Street	051-550-037-00	\$25.00			HDC		
466	05/09/24	C24-033-024(H)	Callewaert	Todd Starbucks	HDC app for repair to rotted posts out front of Starbucks		7308 Main Street	051-550-033-00	\$25.00			HDC		
467	05/10/24	MD24-010-026(H)	MICT		HDC app to repair rotted siding and trim on barn. Then repaint siding, doors, and windows		7577 Market Street	051-575-010-00	\$25.00			HDC		
468	05/10/24	C24-012-027(H)	Mackinac Island Ferry Co		HDC app for repairs and painting to buildings on dock. Work by Tietema Painting Co		7271 Main Street	051-440-012-00	\$25.00			HDC		
469	05/16/24	C24-026-028(H)	Market Street LLC	Poppins	HDC and Bldg permit apps to replace the back porch and steps, like for like. Work by Roy Shryock	\$ 10,000	7388 Main Street	051-550-026-00	\$450.00			HDC		
470	05/24/24	R124-023-030(H)	Pulte	Patrick	HDC app for gazebo in back yard. 100 sq ft so no zoning required		6823 Main Street	051-525-023-00	\$100.00			HDC		
471	05/28/24	C24-019-031(H)	City of Mackinac Island	MITA	HDC and PC apps for fencing on the coal dock around the under ground fuel tanks and the ramp		7325 Main Street	051-440-019-00	waived			HDC		

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Item b.

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



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: MURRAY HOTEL 057-550-13700
7260 Main St (Number) (Street) (Property Tax ID #)

PROPERTY OWNER
Name: MAR PULTE Email Address: MyMurrayHotel.com
Address:
Telephone: (906) 847-3360 (Home) (855) 885-6710 (Fax)

APPLICANT/CONTRACTOR
Name: CHAD RUDDLE Email Address: ruddlechad@yahoo.com
Address: 62 TRUCKEY ST ST. IGNACE MI 49781
Telephone: (906) 430-5361 (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 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

Signature: CHAD RUDDLE SIGNATURES
File No. C24-037-023(H)
Exhibit A
Date 5.7.24
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: C24-037-023(H) Date Received: 5.7.24 Fee: \$25-
Received By: KRerery Work Completed Date:

REPLACING ROTTED TRIM
BOARDS 1x4.



REPLACE ROTTED CEDAR
SHAKES

File No. C24-037-023(H)

Exhibit B

Date 5-7-24

Initials KP

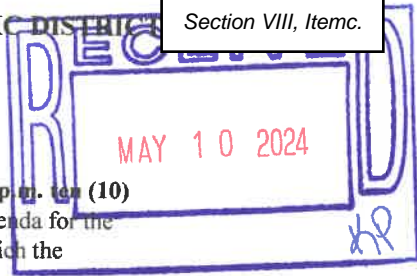
RECEIVED
MAY 7 2024
KP

File No. C24-037-023(H)
Exhibit C
Date 5.7.24
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. 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: 7577 Market St 051-575-010-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Mackinac Island Carriage Tours Email Address: andy@mict.com
Address: Box 400 Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 908-847-3307
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Same as above 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

Andrew McGreevy Digitally signed by Andrew McGreevy
DN: cn=Andrew McGreevy, o=US, ou=Mackinac Island Carriage Tours, email=andy@mict.com, date=2024.05.10 11:17:31 -0400 SIGNATURES
Signature _____ Signature _____
Please Print Name Andrew McGreevy Please Print Name _____

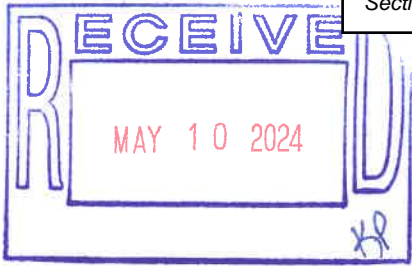
File No. MD24-010-026(H)
Exhibit A
Date 5/10/24
Initials KP

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: MD24-010-026(H) Date Received: 5/10/24 Fee: \$25-
Received By: APeremy Work Completed Date: _____

File No. MD24010-026(H)
Exhibit B
Date 5.10.24
Initials KP



Replace any rotten wood siding/trim like-for-like.

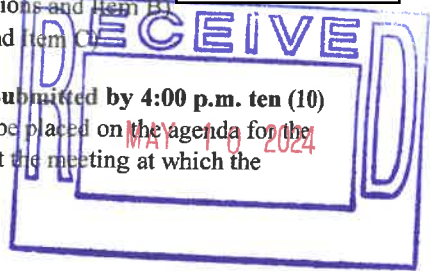
Repaint siding, doors and windows.

7577 MARKET STREET

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemd.

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



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

A) MINOR WORK

PROPERTY LOCATION: 7271 Main St (Number) (Street) 051-440-012-00 (Property Tax ID #)

PROPERTY OWNER

Name: MACKINAC Island Ferry Co. Email Address: jerry@mackinacferry.com

Address: 7271 Main St Mackinac Island MI 49757 (Street) (City) (State) (Zip)

Telephone: (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Tietema Painting Co. Email Address: ryantietemapainting.com

Address: 2301 Lidgeroft Ave SE Grand Rapids MI 49546 (Street) (City) (State) (Zip)

Telephone: 616-570-1112 (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. C24-012-027(H)

Exhibit A

RYAN R Tietema

Please Print Name

Date 5.10.24

Please Print Name

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

File Number: C24-012-027(H) Date Received: 5.10.24 Fee: \$25 Received By: K Perry Work Completed Date:

Rehmann

EMPOWER YOUR PURPOSE®

5/10/24

Replacing wood
siding like for like
4.5" lap provided
by Straits Lumber.

Thank you,

Ryan Tietonia
616.570.1112

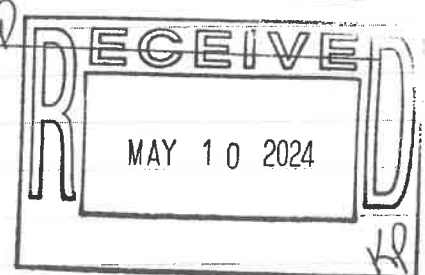
Please let me
know if you have

File No. 624-012-027(H)
~~918-8-115~~

Exhibit B

Date 5.10.24

Initials RT



rehmann.com

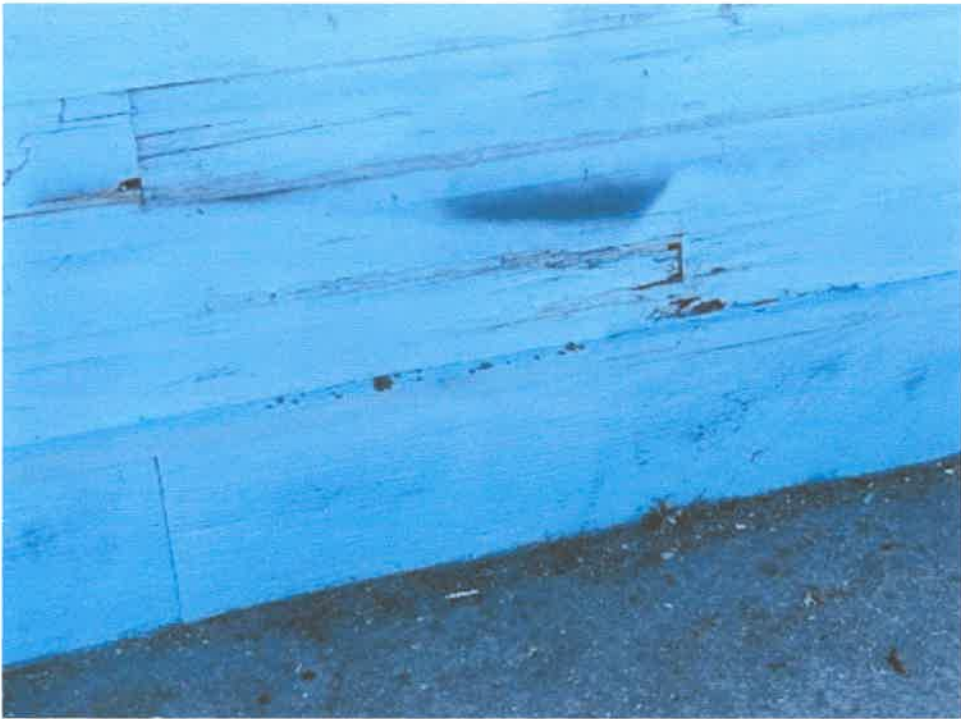
Katie Pereny

From: Katie Pereny <butrwings@hotmail.com>
Sent: Friday, May 10, 2024 11:51 AM
To: Katie Pereny



File No. C24-012-027(H)
Exhibit C
Date 5-10-24
Initials KP







Katie Pereny

From: Katie Pereny <butrwings@hotmail.com>
Sent: Friday, May 10, 2024 11:51 AM
To: Katie Pereny

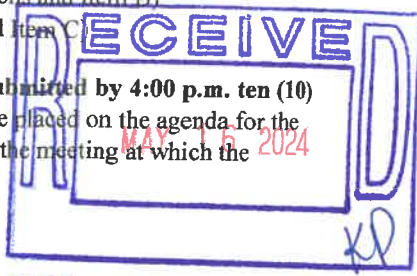




GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- 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, Iteme.



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: 7388 Main Street (Number) (Street) 051-550-02600 (Property Tax ID #)

PROPERTY OWNER

Name: Market Street LLC Email Address: MainStreet1971@Live.com
Address: 7221 Main Street Mackinac Island MI 49757
Telephone: 231-881-6860 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shroyok Email Address: MainStreet1971@Live.com
Address: 7221 Main Street Mackinac Island MI 49757
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.

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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: Roy Shroyok SIGNATURES File No. C24-026-028(H)
Signature Exhibit A
Please Print Name 5-16-24 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

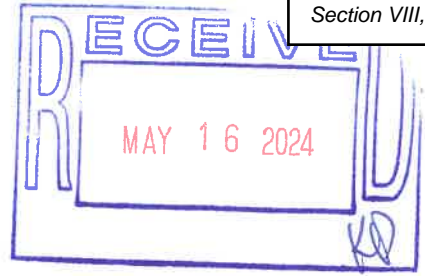
File Number: C24-026-028(H) Date Received: 5-16-24 Fee: \$25-
Received By: A Pereny Work Completed Date:

Poppins unsafe deck

Josh Carley <jcarley_42@hotmail.com>

Thu 5/16/2024 9:43 AM

To: Roy Chip <maintman1971@live.com>



File No. C24-026-028(H)
Exhibit B
Date 5.16.24
Initials KP



w/ (3) SIMPSON DTT1Z TENSION TIES

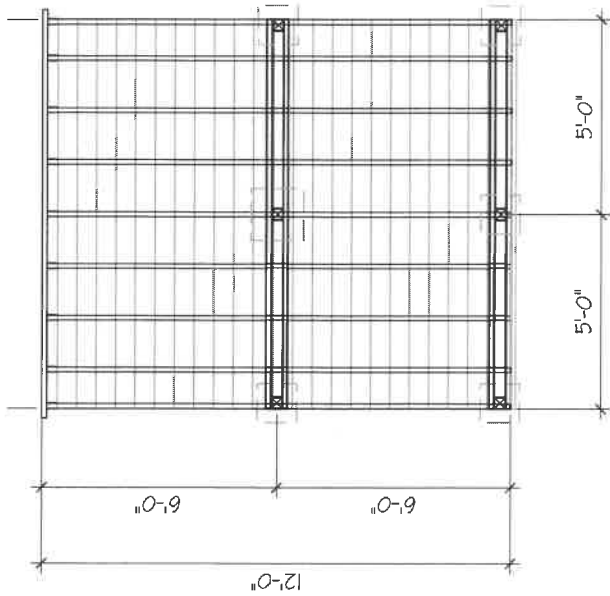
2x6 P.T. DECKING

2x6 P.T. JOISTS AT 16" c/c w/ HANGERS

2-2x8 P.T. BEAM w/ SIMPSON DJT14Z CONNECTORS OR 2x4 P.T. SCAB PLATES

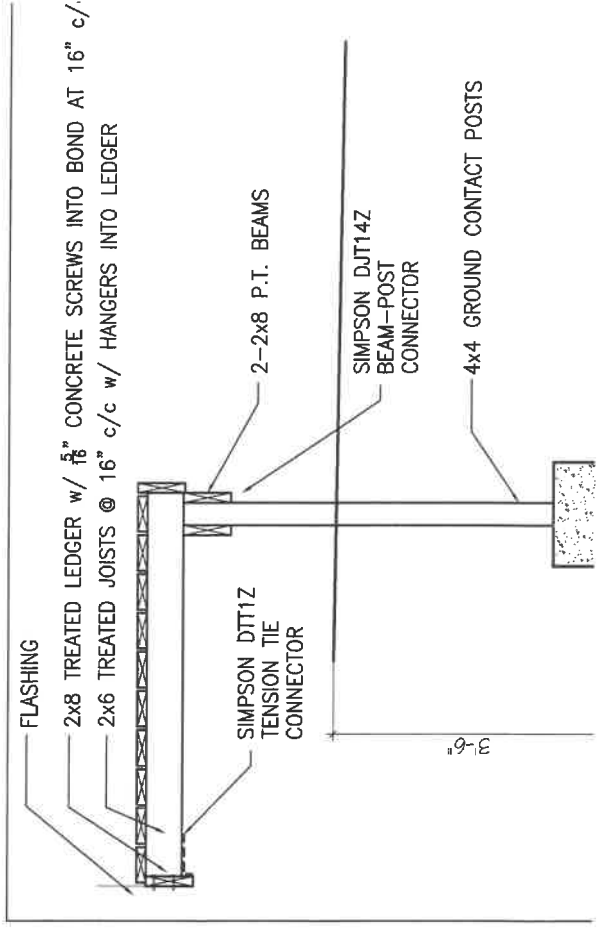
4x4 P.T. POST

12"x12"x8" CONCRETE FOOTERS -TYP
CENTER FOOTING 16"x16"x8"



DECK PLAN

SCALE 1/4" = 1'-0"

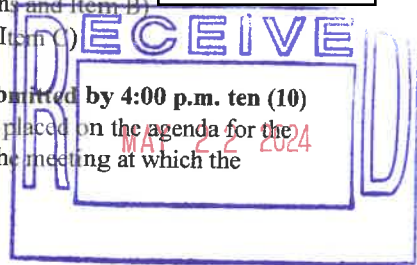


File No. C24-026 028(4)
Exhibit D
Date 5.16.24
Initials KP

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, Itemf.



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: 7085 Mahoney (Number) (Street) 051-575-059-00 (Property Tax ID #)

PROPERTY OWNER

Name: Todd Callewaert Email Address:
Address: 7742 Main St Mackinac Island MI 49757
Telephone: 906 847 3347 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Ryan Green Email Address: ryan.green@theislandhouse.com
Address: 980 S State St St. Ignace MI 49781
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.

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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 of Ryan Green and Todd Callewaert with printed names below.

File No. R324 05102024 Exhibit A Date 5.22.24 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: Date Received: 5.22.24 Fee: 25-
Received By: H Pereny Work Completed Date:

RECEIVED
MAY 22 2024
KP

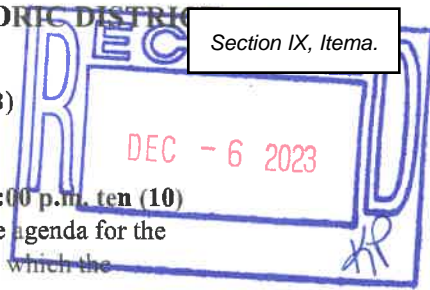
File No. R324059.029(H)
Exhibit B
Date 5-22-24
Initials KP

rebuild

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section IX, 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)



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 0988 (Home) _____ (Business) _____ (Fax)

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

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

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

[Signature]
 Signature
Ryan Green
 Please Print Name

SIGNATURES
[Signature] File No. R123-066-103(H)
Exhibit A
Date 12.6.23
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.

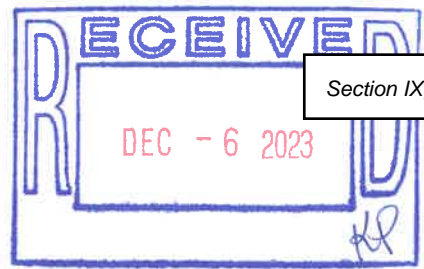
RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
 27358 MARKET STREET, MACKINAC ISLAND, MI 49757
 PHONE: (906) 847-4035

R123-066-103(H)

12.6.23

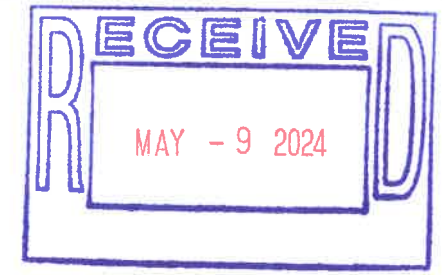
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File No. R123-066-103(4)
Exhibit B
Date 12.6.23
Initials KP

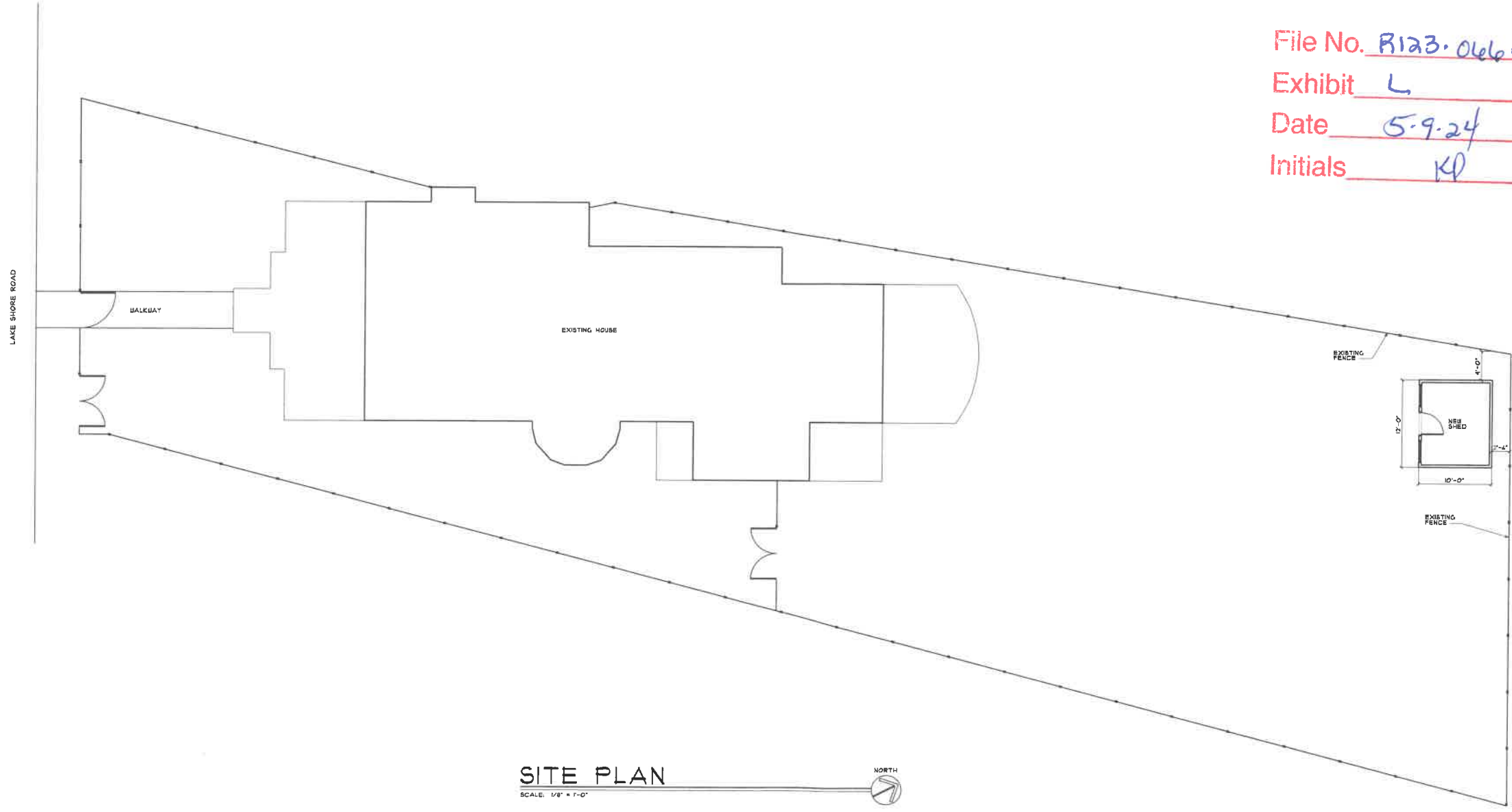


Section IX, Itema.

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



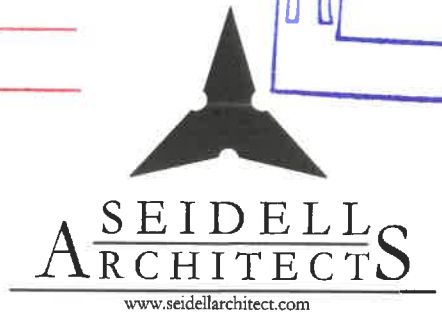
File No. R123.046.103(H)
Exhibit L
Date 5-9-24
Initials KD



SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

PROJECT	CALEWAERT RESIDENCE	ISSUED	CONSTRUCTION	DATE	5/3/24
PROJECT NO.	24-128	DRAWN BY	T.L.S.	CHECKED	T.L.S.
SHEET	A2	APPROVED BY	T.L.S.	DATE	5/3/24
		PRINT DATE			
		SEIDELLS ARCHITECTS COMMERCIAL RESIDENTIAL INDUSTRIAL 14 N. COURT AVE., STE. 201 EAST LANSING, MICHIGAN 48148 PHONE (888) 731-5372 FAX (888) 731-9332			
		PROJECT: CALLEWAERT RESIDENCE SHEET: NEW SHED LOCATION: LAKE SHORE ROAD, MACKINAW ISLAND, MICHIGAN			

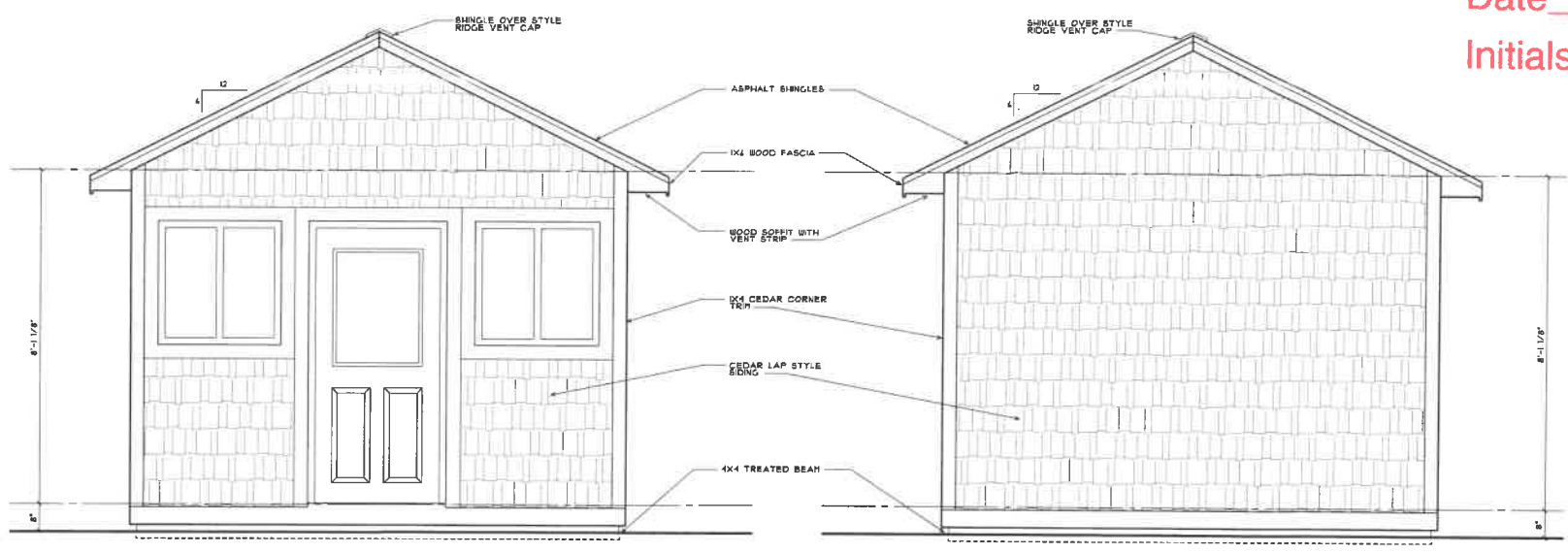
File No. R123-066-103(H)
 Exhibit K
 Date 5.8.24
 Initials KP



www.seidellarchitect.com
 114 North Court Avenue, Suite 201
 Post Office Box 2180
 Gaylord, Michigan 49734
 Office (989) 731-0372
 Fax (989) 731-6932

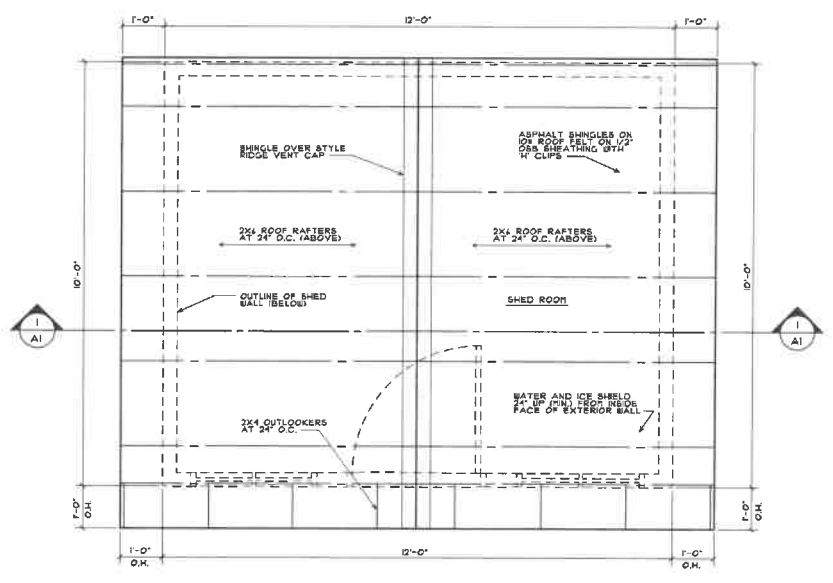
Callewaert Residence New Shed

Lake Shore Road Mackinaw Island, Michigan

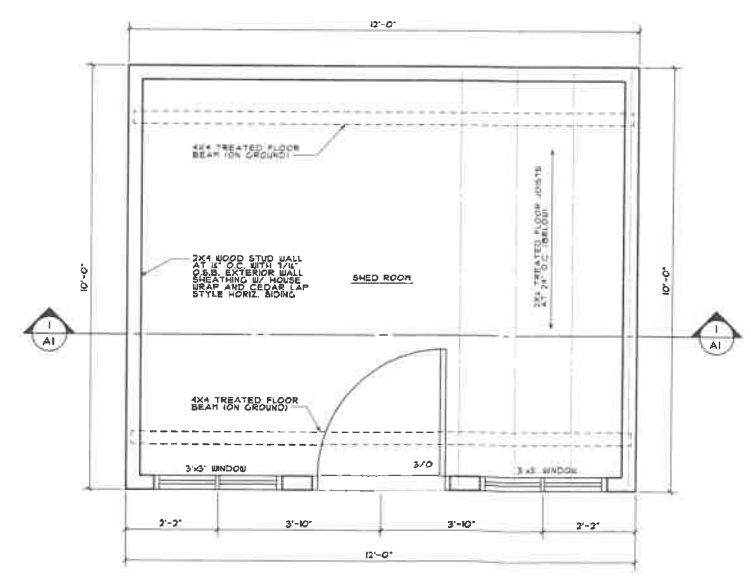


SOUTH ELEVATION
 SCALE: 1/2" = 1'-0"

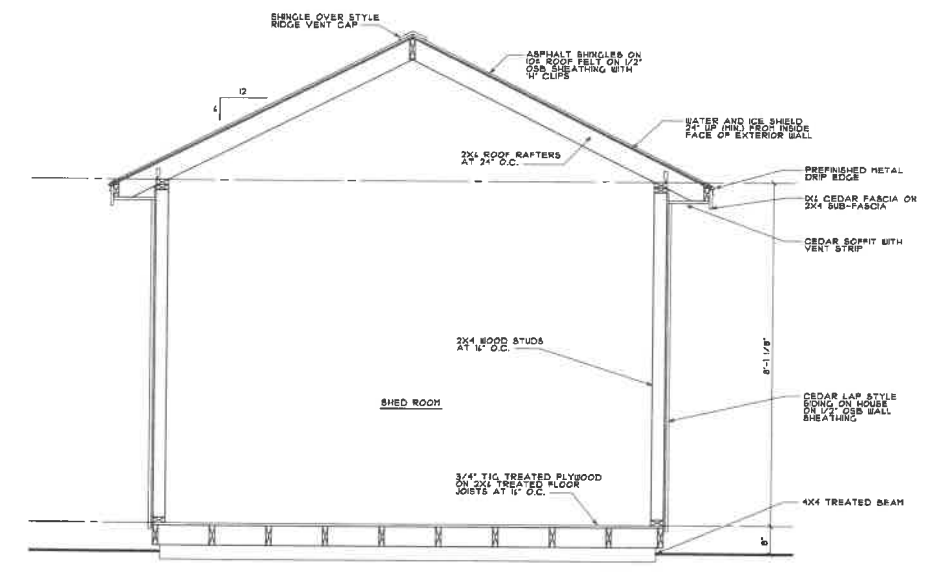
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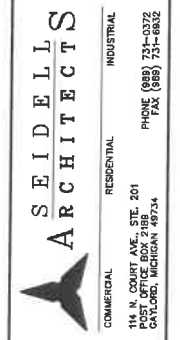
ROOF PLAN
 SCALE: 1/2" = 1'-0"



FLOOR PLAN
 SCALE: 1/2" = 1'-0"



SECTION
 SCALE: 1/2" = 1'-0"

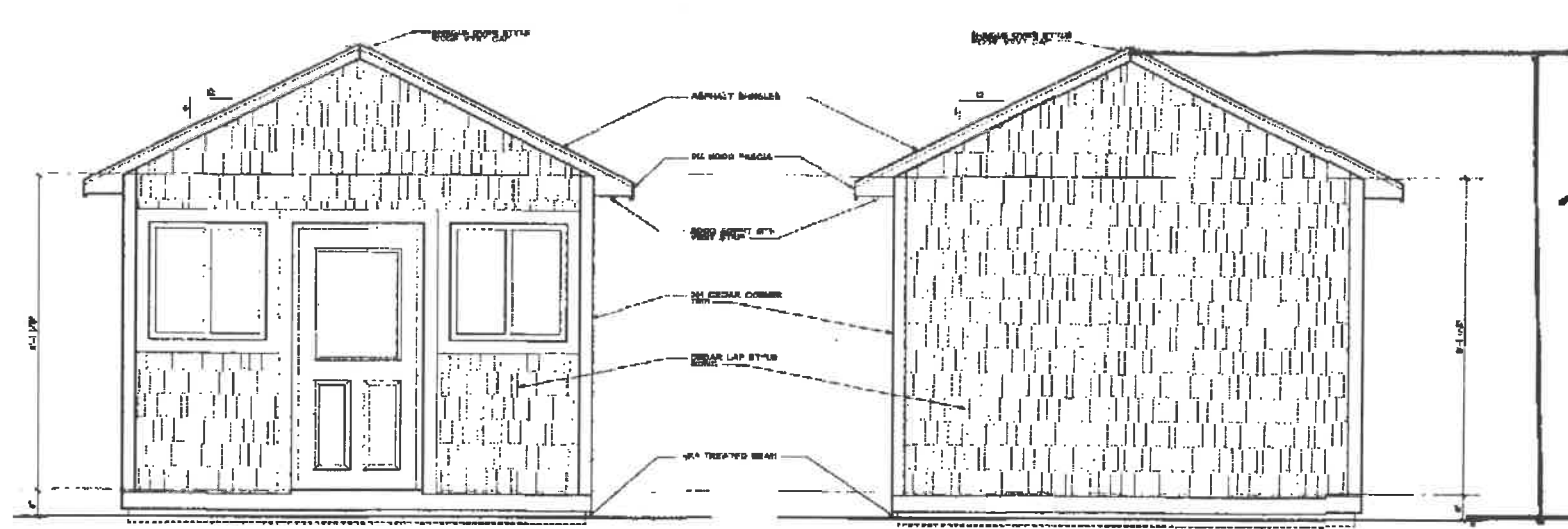


PROJECT: CALLEWAERT RESIDENCE
 NEW SHED
 LAKE SHORE ROAD
 MACKINAW ISLAND, MICHIGAN

PROJECT NO. 24-128

SHEET A1

DATE	ISSUED	DATE	ISSUED
5/3/24	CONSTRUCTION	5/3/24	
5/3/24		5/3/24	



SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

NORTH ELEVATION
SCALE: 1/2" = 1'-0"

13'11"
RQ

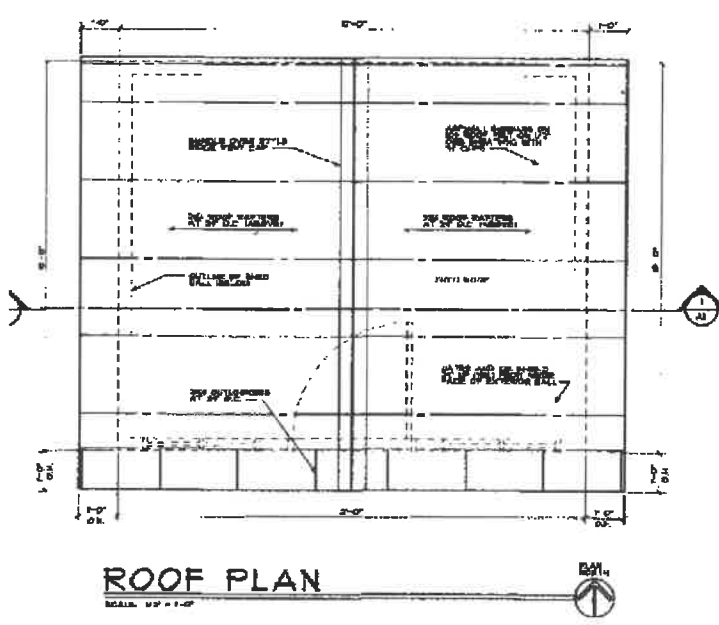
SEIDELL ARCHITECTS
www.seidellarchitect.com

114 North Court Avenue, Suite 201
Farm Office, Box 2189
Capezio, Michigan 49734

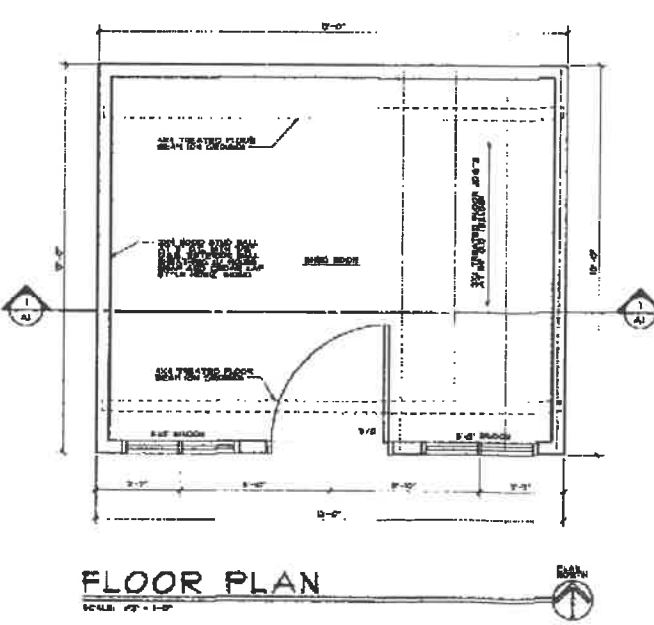
1 More (989) 731-0372
Fax (989) 731-5932

**Callewaert Residence
New Shed**

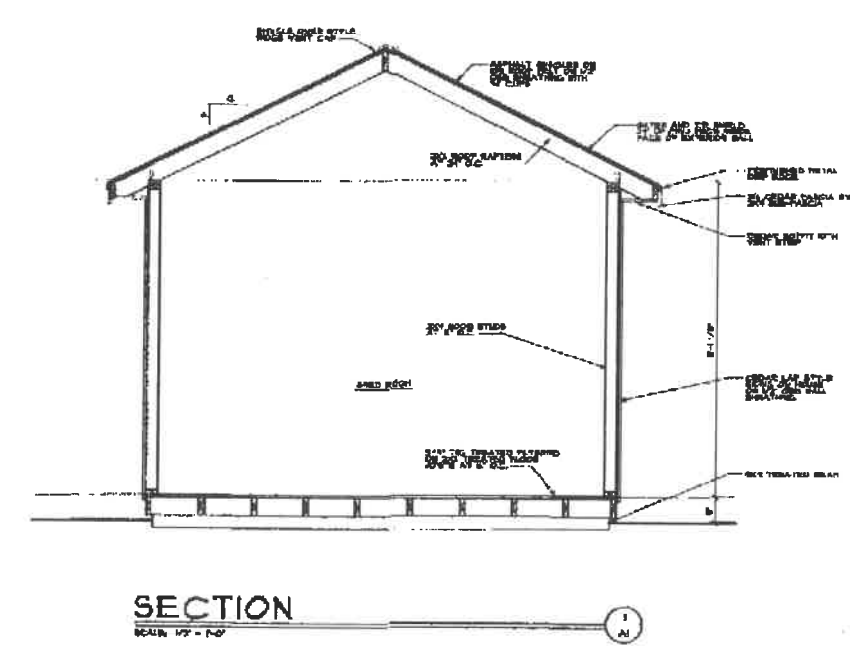
Lake Shore Road Mackinaw Island, Michigan



ROOF PLAN
SCALE: 1/2" = 1'-0"



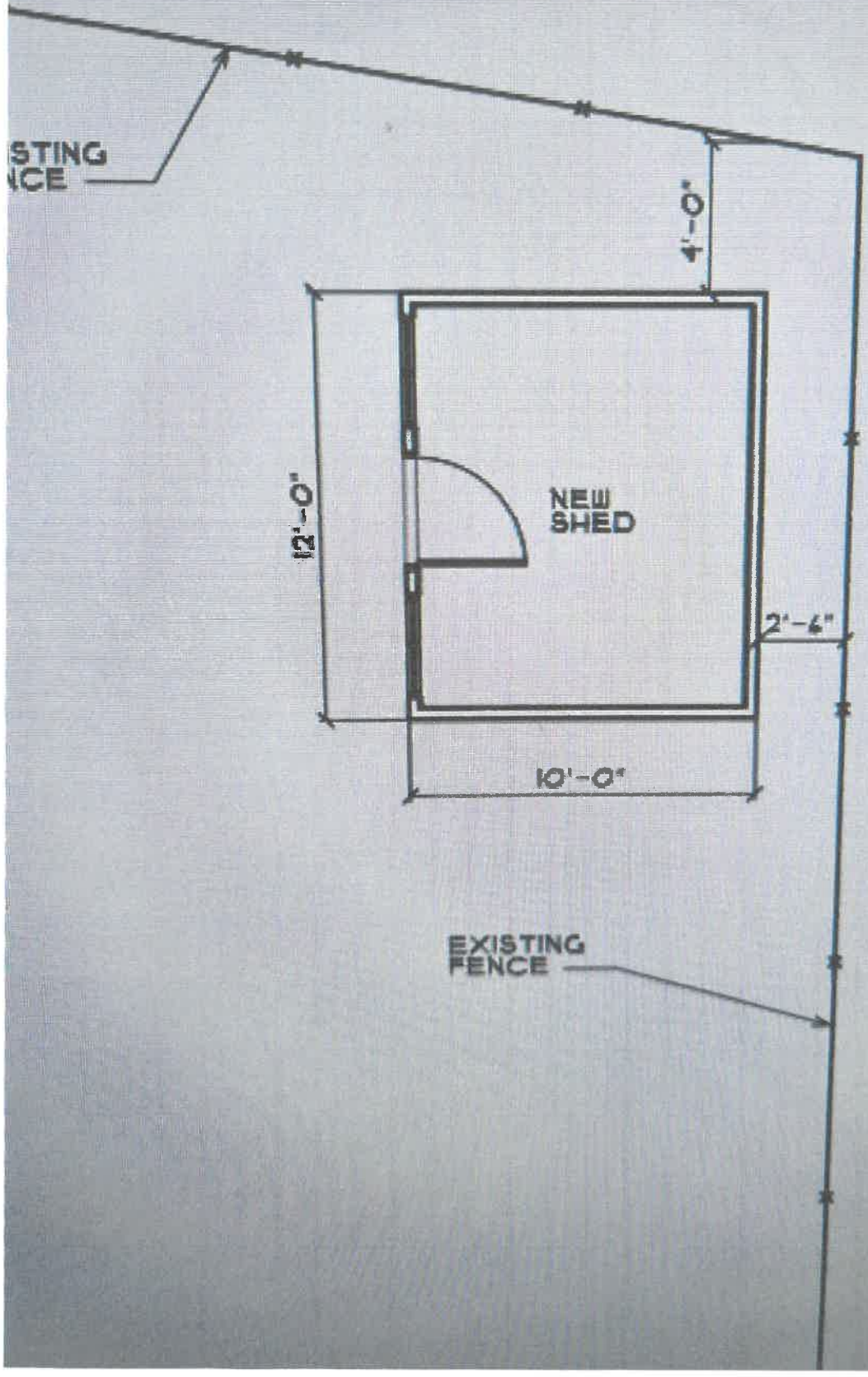
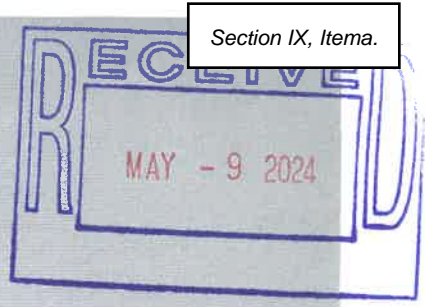
FLOOR PLAN
SCALE: 1/2" = 1'-0"



SECTION
SCALE: 1/2" = 1'-0"

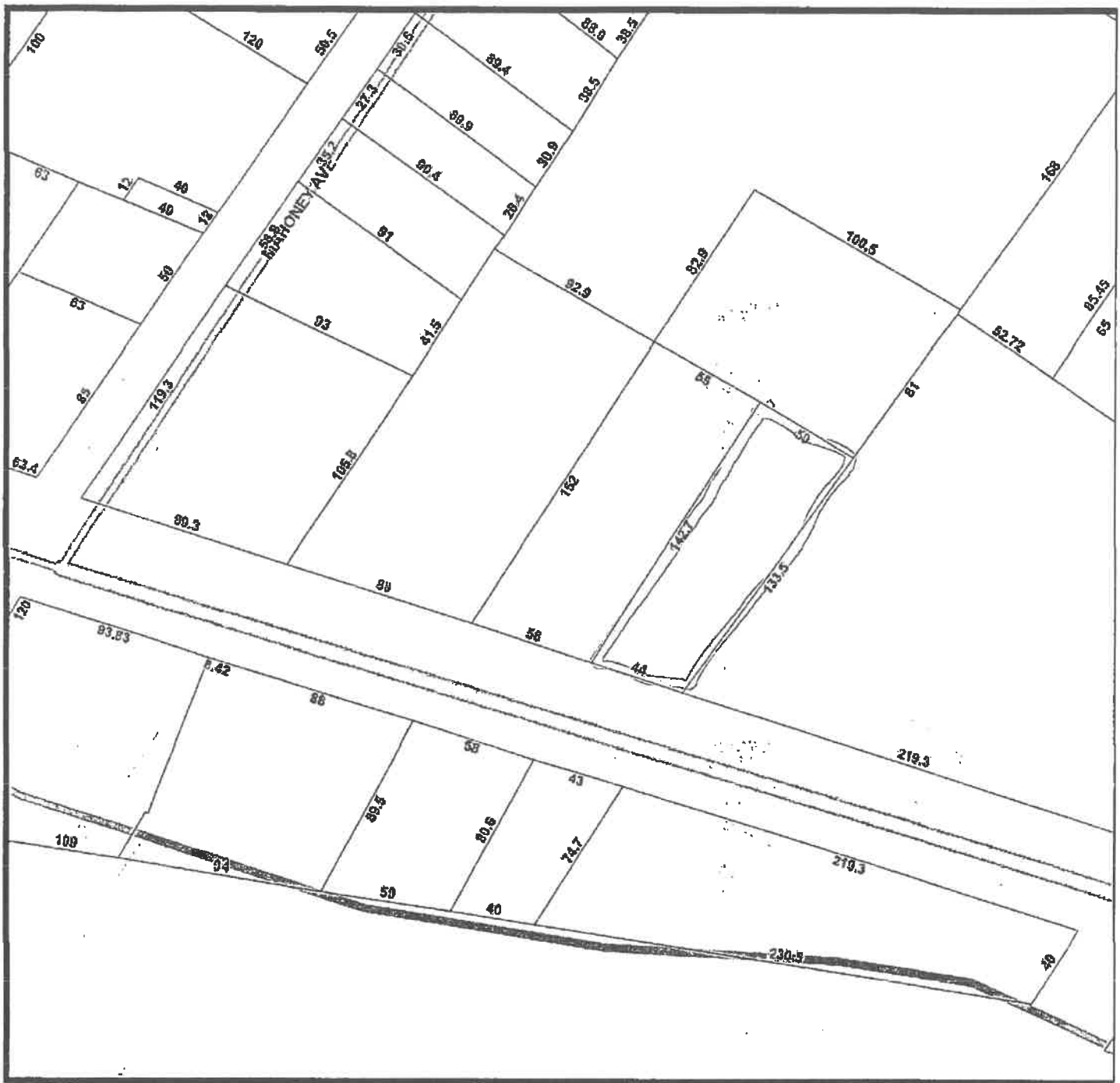
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CONSTRUCTION	CONSTRUCTION	CONSTRUCTION	CONSTRUCTION
T.L.S.	T.L.S.	T.L.S.	T.L.S.
6/3/04	6/3/04	6/3/04	6/3/04
DATE	DATE	DATE	DATE
6/3/04	6/3/04	6/3/04	6/3/04
PROJECT	PROJECT	PROJECT	PROJECT
CALLEWAERT RESIDENCE	CALLEWAERT RESIDENCE	CALLEWAERT RESIDENCE	CALLEWAERT RESIDENCE
NEW SHED	NEW SHED	NEW SHED	NEW SHED
LAKE SHORE ROAD	LAKE SHORE ROAD	LAKE SHORE ROAD	LAKE SHORE ROAD
MACKINAW ISLAND, MICHIGAN	MACKINAW ISLAND, MICHIGAN	MACKINAW ISLAND, MICHIGAN	MACKINAW ISLAND, MICHIGAN
PROJECT NO.	PROJECT NO.	PROJECT NO.	PROJECT NO.
24-08	24-08	24-08	24-08
DATE	DATE	DATE	DATE
AI	AI	AI	AI

Section IX, Itema.





RECEIVED
MAY - 9 2024



Assessor's Plot NO 4 Lot 13
Block 5

Section IX, Itema.



Section IX, Item.



Section IX, Itema.



Section IX, Item.

REC
 DEC - 6, 2023
 KP



File No. R123-016-103(H)
 Exhibit ID
 Date 12/6/23

Initials KP

Section IX, Itema.



Section IX, Item.

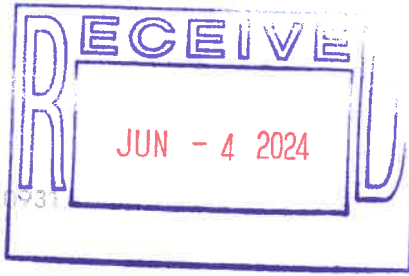


Section IX, Item.



Section IX, Itema.





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,

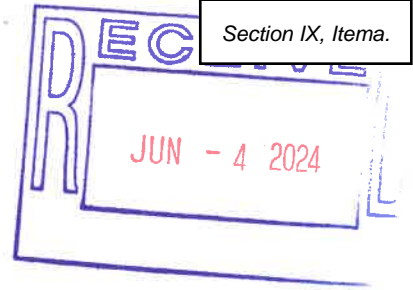
RICHARD NEUMANN ARCHITECT
Rick Neumann
Rick Neumann

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



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931



4 June 2024

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

Re: **CALLEWAERT RESIDENCE NEW SHED**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed new shed to be placed in the backyard of the residence at 7742 Main Street in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

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



**Richard
Neumann
Architect**

616 Grand Avenue, Petoskey, Michigan 49770, 231 347 0931

4 June 2024

DESIGN REVIEW

CALLEWAERT RESIDENCE NEW SHED

7742 Main Street

West End Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the construction of a new backyard shed at 7742 Main Street in the West End Historic District. The house is a Contributing structure in the district.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of drawings of the proposed shed, dated 3 May 2024, by Seidell Architects.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

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

The proposed shed would not destroy materials that characterize the property, would be differentiated from the historic house, and would be compatible with the massing, size and architectural features of the property.

Callewaert Residence New Shed Design Review
4 June 2024
Page 2

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

The shed could easily be removed in the future without impairing the essential form and integrity of the historic property.

Standards Under Code Sec. 10-161(b)

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

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

The proposed shed would be an appropriate complement to the architectural value of the property.

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

Backyard sheds were characteristic yard elements of historic residential environments, and as such, the proposed shed would create a compatible relationship with the house and the surrounding area.

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

The design of the proposed new shed is compatible with the historic property, and as proposed to be constructed of wood, would fit into the texture and appearance of the house.

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

The proposed new shed would not be a negative aesthetic addition to the district.

CONCLUSION

The proposed new shed would meet the Standards for review.

END OF REVIEW

RESOLUTION NO. _____
OF THE CITY OF MACKINAC ISLAND
HISTORIC DISTRICT COMMISSION (“HDC”)
NOTICE TO PROCEED AND NEW CONSTRUCTION
REGARDING THE “RED HOUSE”

WHEREAS, the Mackinac Island, Michigan Historic District Commission (“Commission”) has the responsibility for, among other things, review of plans and applications for work proposed within a historic district within the City of Mackinac Island; and

WHEREAS, on January 30, 2024, attorney James Murray, on behalf of his client, the owner, the Cheryl Nephew Jaquiss Individual Living Trust uad 11.10.2008 (“Applicant”), submitted to the Commission an application with attachments for demolition of a house located within a proposed historic district, as provided for under §18 of the Historic District Ordinance, City of Mackinac Island, Michigan, Ordinance No. 443, designated as “East End Mission Historic District” (hereafter the “Historic District”) at 6948 Main Street, City of Mackinac Island, Michigan (Property Number 051-525-041-00) (the “Red House”), seeking a notice to proceed permit. A second application was submitted on March 26, 2024 (collectively, the “Applications”); and

WHEREAS, the Commission has reviewed the Applications, which included the proposed demolition of an existing building in order to build a new manufactured home, and the following materials as part of its review process for the proposed demolition of the Red House:

1. A copy of the City of Mackinac Island Ordinance No. 443;
2. A report from Richard Neumann; letter from Jennifer Metz of Past Perfect, Inc.; and letter from counsel; and
3. The comments made by members of the public, including the Applicant.

NOW THEREFORE, the Commission makes the following Findings and Resolutions:

FINDINGS: The Commission makes the following Findings with regard to its review process as applied to this Applicant:

1. The application, review, and approval process created circumstances unique to this Application commencing in March 2022 and terminating with the approval of a Notice to Proceed in May 2024. The Commission does not in this Resolution address the process (which involved entities other than the Commission), or whether there were articulated standards for the denial of a demolition permit before the emergency moratorium was put in place in 2022. The determination of this issue was subject to a stipulated stay to permit it to be litigated if demolition was eventually denied. The Commission notes that the entire process involved two 180-day emergency moratoria, and after expiration of the moratoria, referral by the City Council of the demolition request to the Commission for a decision pursuant to Code Section 10-168 within a “proposed historic district” while the East End Mission District was under study to become a historic district. The process resulted in the passage of a substantial period of time. Given the unique circumstances and length of time involved, the Commission finds it is in the interest of the majority of the community to grant a Notice to Proceed subject to the Conditions below.

2. The Red House has been owned by the Applicant’s family for approximately 60 years and during this time has not been used as a single-family residence. The building has been used as employee housing and has not been maintained in a condition suitable for single-family use.
3. The Red House was originally purchased by the Applicant’s father. The Nephews’ family, including Cheryl Nephews Jaquiss as the Applicant, have been long-time residents of the Island, and the family has demonstrated over the years respect for the historic heritage of the Island through the acquisition and maintenance of other historic buildings on the Island.
4. The Red House is in a line of nine historic homes along Main Street used for single-family residences. For this property to now be converted back to a single-family use, and not employee housing, is in the interest of the majority of the community, including the surrounding houses.
5. The Applicant is not proposing to eliminate a historic structure so that the property can be used for a profit-making venture such as the permitted use under the Zoning Ordinance of a hotel. The property shall be used for its historic purpose as a single-family residence consistent with one of the criteria under the secretary of the interior standards.
6. Applicant has made offers resulting in certain conditions which the Commission finds to be in support of the issuance by the Commission of a Notice to Proceed (the “Conditions”), which conditions for issuance of the Notice to Proceed are set forth below.

NOW THEREFORE,

CONDITIONS: The following are Conditions of the Notice to Proceed and are an integral part of the Commission’s Findings:

1. The existing front façade of the house shall be removed by Applicant’s contractor in a manner so that the contractor can salvage existing materials as much as possible. The front façade of the house shall replicate the appearance of the original Red House with the use of salvageable existing materials as much as possible, and the use of fabrication materials when original materials are not salvageable in order to maintain the historic appearance of the house, and the historic character of the immediate area (“New Façade”).
2. New construction of the Replacement Residential Structure manufactured by Dickinson Homes shall be per plans and specifications as prepared by Richard Clements dated March 25, 2024, as may be modified with the New Façade, which plans are on file with the City of Mackinac Island (collectively the “Replacement Residential Structure”). These plans have been determined by the City’s historic architect to be an appropriate design for a replacement house.

- 3. The use of the Replacement Residential Structure shall be limited to single-family use regardless of the hotel zoning classification in the City of Mackinac Island’s Zoning Ordinance.
- 4. The Applicant has made a commitment to use the house for her and her family’s personal use as a residential home.

NOW THEREFORE, BE IT RESOLVED:

That the Applicant is hereby issued a Notice to Proceed to permit the demolition of the Red House subject to the aforementioned Conditions.

BE IT FURTHER RESOLVED:

That Applicant shall file an Application for New Construction with the City as required for new construction, which application shall include this Notice to Proceed and New Construction Resolution as part of, and as a condition of, the permitted New Construction.

The Applicant is hereby notified of Applicant’s right to appeal this decision as described in MCL 399.205(2), a copy of which is attached as Exhibit A.

The question on the resolution was called and the result of the voting is as follows:

Ayes:

Nays:

Absent:

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Historic District Commission of the City of Mackinac Island, County of Mackinac, Michigan at a meeting held on May 14, 2024, the original of which is on file in the Clerk’s office and available to the public.

Dated: _____, 2024

Lee Finkel, Chair, Historic District
Commission

**RESOLUTION NO. _____
OF THE CITY OF MACKINAC ISLAND
HISTORIC DISTRICT COMMISSION (“HDC”)
NOTICE TO PROCEED AND NEW CONSTRUCTION
REGARDING THE “RED HOUSE”**

WHEREAS, Cheryl Nephew Jaquiss, as Trustee of the Cheryl Nephew Jaquiss Individual Living Trust uad 11/10/2008 (the “Owner”) owns the property commonly known as 6948 Main Stret, City of Mackinac Island, Michigan 49757, Tax ID 051-525-041-00 (the “Red House” or the “Property”);

WHEREAS, on March 24, 2022, the Owner submitted an application with the City of Mackinac Island (“City”) for Demolition of the Red House, which application was neither approved nor denied by the City until August 9, 2022;

WHEREAS, on July 27, 2022, the City imposed a moratorium (No. 2022-002) whereby the City placed only the Red House in a historic district (the “Moratorium”);

WHEREAS, on August 9, 2022, the City’s Planning Commission denied the Owner’s application for demolition citing the basis as being the Moratorium;

WHEREAS, on July 12, 2023, the City Council passed a resolution requiring applications for demolition of property located in an area described as the Mission District be reviewed by the Mackinac Island Historic District Commission (the “Commission”);

WHEREAS, on July 26, 2023, the Moratorium expired;

WHEREAS, on January 30, 2024, attorney James Murray, on behalf of Owner, submitted to the Commission an application with attachments for demolition of the Red House, seeking a notice to proceed permit. A second application was submitted on March 26, 2024 (collectively, the “Applications”); and

WHEREAS, the Commission has reviewed the Applications at its meetings on April 9, 2024 and May 14, 2024,

WHEREAS, in connection with the Applications and hearings before the Commission, the Owner voluntarily agreed to offer certain conditions should the Commission approve Owners Applications to demolish the Red House (the “Conditions”) which include:

- A. The existing front façade of the house shall be removed by Owner’s contractor in a manner so that the contractor can salvage existing materials as much as possible. The front facade of the house shall replicate the appearance of the original Red House with the use of salvageable existing materials as much as possible, and the use of fabrication materials when original materials are not salvageable in order to maintain the historic appearance of the house, and the historic character of the immediate area (“New Facade”).

- B. New construction of Owner’s home to be built by Dickinson Homes shall be per plans and specifications as prepared by Richard Clements dated March 25, 2024, as may be modified with the New Facade, which plans are on file with the City of Mackinac Island (collectively the “Replacement Residential Structure”).

WHEREAS, Owner’s plans for the Replacement Residential Structure have been determined by the City’s historic architect to be an appropriate design for a replacement house.

NOW THEREFORE, the Commission makes the following Findings and Resolutions:

FINDINGS: The Commission makes the following Findings with regard to its review process as applied to this Applicant:

1. The application, review, and approval process created circumstances unique to this Application commencing in March 2022.
2. The Red House has been owned by the Owner’s family for over 40 years and during this time has been used as employee housing.
3. The Red House was originally purchased by the Owner’s father. The Nephew family, including Cheryl Nephew Jaquiss as the Owner, have been long-time residents of the Island, and the family has demonstrated over the years respect for the historic heritage of the Island though the acquisition and maintenance of other historic buildings on the Island.
4. The Owner is not proposing to eliminate a historic structure so that the property can be used for a hotel which is a permitted use under the Zoning Ordinance.
5. The Commission adopts the Recitals in its findings as set forth above.

NOW THEREFORE, BE IT RESOLVED:

That the Owner is hereby issued a Notice to Proceed to permit the demolition of the Red House subject to the aforementioned Conditions.

The question on the resolution was called and the result of the voting is as follows:

Ayes: Doud, Finkel, Sehoan, Straus

Nays: None

Absent: Porter

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Historic District Commission of the City of Mackinac Island, County of Mackinac, Michigan at a

meeting held on May 14, 2024, the original of which is on file in the Clerk’s office and available to the public.

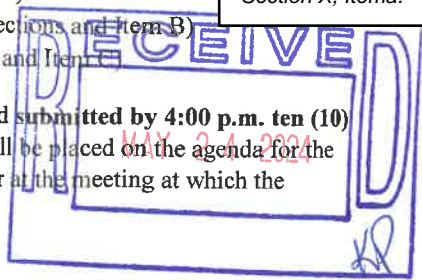
Dated: _____, 2024

Lee Finkel, Chair, Historic District
Commission

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 X, Itema.



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: 6823 Main St. 051-525-023-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Patrick Pulte Email Address: pj@innonmackinac.com
Address: 6823 Main St. Mackinac Island MI 49757
Telephone: (303) 718 8774

APPLICANT/CONTRACTOR

Name: Tatiana V. Duranty Samzuk Email Address: tatianaduranty@gmail.com
Address: 6823 Main St Mackinac Is. MI 49757
Telephone: 303.5989339

- 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

File No. R124.023.030(H)
Exhibit A
Date 5.24.24
Initials KP

SIGNATURES

Signature

Signature

Please Print Name

Please Print Name

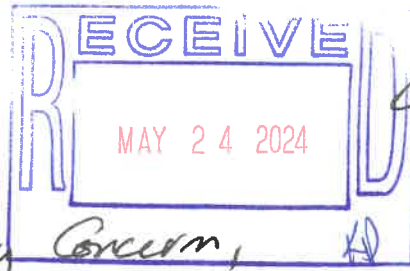
Tatiana V. Duranty G.

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: R124.023.030(H) Date Received: 5.24.24 Fee: \$100
Received By: KPery Work Completed Date:

Mackina Island



Section X, Item.

May 2024

To whom it may Concern,

We would like to get approval for a permit to assemble a gazebo in our backyard at 6823 Main Street.

It is a Vixen Hill gazebo, Victorian looking, octagonal in shape and made out of wood.

It is 10 feet wide, and painted white, matching the main house.

It would be greatly appreciated.

Kind regards,

Tatiana V. Durants Saunzukeff

File No. R124.023.030(H)

Exhibit B

Date 5.24.24

Initials KS

Section X, Item.



Vixen Hill Gazebo

Gazebo* to be installed at 6823 Huron Street (Main Street)

* We wish

File No. R124.023.030(H)
 Exhibit C
 Date 5.24.24
 Initials KD

Section X, Item.



Parcel # 051-525-023-00
Placement of Vixen Hill Gazebo at
6823 Huron Street (Main Street)-

RECEIVED
MAY 24 2024



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231 347-5324



29 May 2024

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

File No. RI24-023-030(H)
Exhibit F
Date 5.30.24
Initials KP

Re: **PULTE COTTAGE NEW GAZEBO**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed new gazebo to be placed in the backyard of the residence at 6823 Huron Street in the East End Mission District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Tatiana Durantz, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

29 May 2024

DESIGN REVIEW

PULTE COTTAGE NEW GAZEBO

6823 Huron Street

East End Mission Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the construction of a new backyard gazebo at 6823 Huron Street in the East End Mission Historic District. The house is a Contributing structure in the district.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of photos of the proposed site and of the proposed gazebo, dated 23 May 2024.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

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

The proposed gazebo would not destroy materials that characterize the property, would be differentiated from the historic house, and would be compatible with the massing, size and architectural features of the property.

Pulte Cottage New Gazebo Design Review
29 May 2024
Page 2

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

The gazebo could easily be removed in the future without impairing the essential form and integrity of the historic property.

Standards Under Code Sec. 10-161(b)

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

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

The proposed gazebo would be an appropriate complement to the architectural value of the property.

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

Gazebos were characteristic yard elements of historic residential environments, and as such, the proposed gazebo would create a compatible relationship with the house and the surrounding area.

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

The design of the proposed new gazebo is compatible with the historic property, and as proposed to be constructed of wood, would fit into the texture and appearance of the house.

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

The proposed new gazebo would be a positive aesthetic addition to the district.

CONCLUSION

The proposed new gazebo would meet the Standards for review.

END OF REVIEW

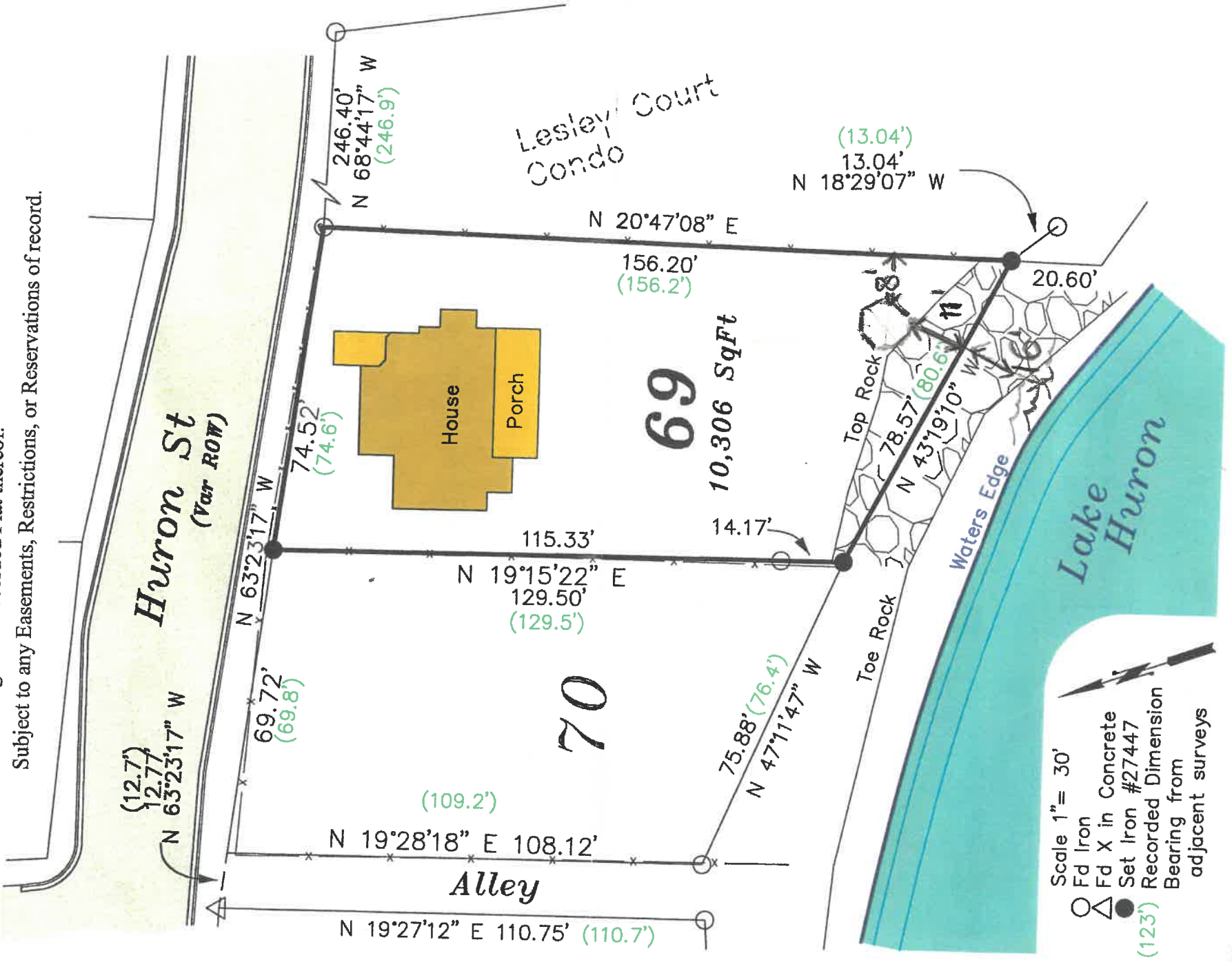
Certified Survey

For: Joseph Mattillo
 14217 Huntington St
 Riverview, MI 48193

Patrick Poulte
 6823 Main Street
 Mackinac Island, MI 49757

Description:

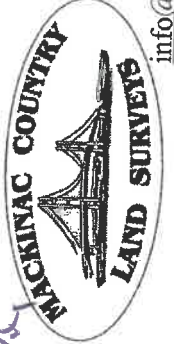
Lot 69, Assessor's Plat #2, Mackinac Island, Mackinac County, Michigan.
 According to the recorded Plat thereof.
 Subject to any Easements, Restrictions, or Reservations of record.



I certify that this map correctly represents a survey made under my supervision of the land described. The relative error of closure being better than 1 part in 5000; and that the encroachments affecting said land, if any, are located as shown hereon.

By: *Neil E. Hill P.S.*

Neil E. Hill P.S. #27447
 Registered Land Surveyor
 Date: October 11, 2011
 Order No.: 11-066-MP-69-AP2-MI



429 Ellsworth Street
 St. Ignace, MI 49781
 (906) 643-9418 Phone
 (906) 643-6327 Fax
 info@mackinacsurveys.com

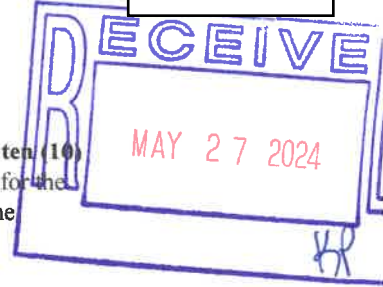


© 2011 This Map May NOT be reproduced without written consent of surveyor

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item b.

- 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: 7325 Main St 051-440-019-00
 (Number) (Street) (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 File No. C24-019-031(H)
 Please Print Name _____ Please Print Name Exhibit B
Date 5-28-24
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

File Number: C24-019-031(H) Date Received: 5-28-24 Fee: waived
 Received By: KR Work Completed Date: _____

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itemb.

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

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

ESTIMATED PROJECT COST: \$2000

APPLICANT/CONTRACTOR

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

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 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: 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 _____

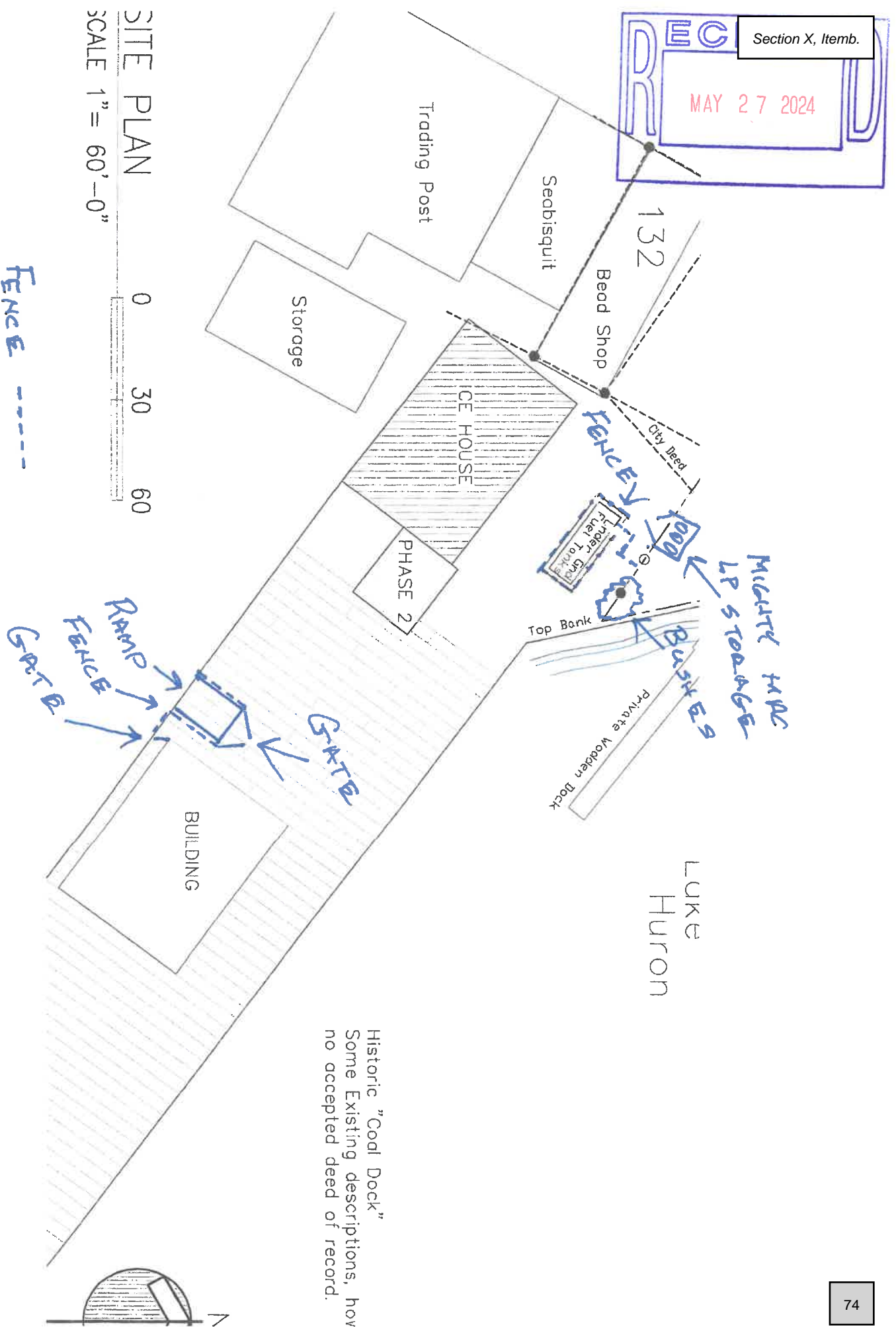
Please Print Name _____ Please Print Name _____

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)

MAY 27 2024



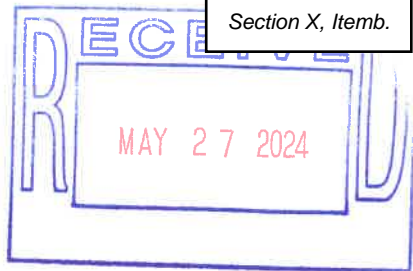
SITE PLAN

SCALE 1" = 60'-0"

FENCE - - - - -

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

Section X, Itemb.











Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 June 2024

DESIGN REVIEW

COAL DOCK FENCE ENCLOSURES

7325 Main Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the installation of fence enclosures around the buried fuel tanks at the head of the dock, and the loading / unloading ramp at the center of the dock. The fences would be prefabricated painted metal vertical baluster type. The dock is a Contributing structure in the district.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of photos of existing conditions, a sketch drawing of the fence locations, and a photo of a section of proposed fence, dated 27 May 2024, as submitted by the Mackinac Island Transportation Authority.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

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

The proposed fence installations would not destroy materials that characterize the property, would be visually differentiated as new elements, and would be compatible with the massing, size and architectural features of the property.

Coal Dock Fence Enclosures Design Review
6 June 2024
Page 2

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

The new fence construction could easily be removed in the future without impairing the essential form and integrity of the historic property.

Standards Under Code Sec. 10-161(b)

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

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

The proposed work would not be inappropriate to the architectural value of the property, and would maintain the dock's relationship to the surrounding historic district.

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

The proposed painted metal fencing would maintain the historic integrity of the dock, and its importance to the surrounding area.

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

The proposed painted metal fencing would be compatible with the visual character of the Coal Dock, in terms of design, arrangement, texture and materials proposed to be used.

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

The proposed fence additions would address safety concerns of the existing circumstances, as well as being appropriate aesthetically.

CONCLUSION

The proposed fence enclosures of the buried fuel tanks and the loading / unloading ramp on the Coal Dock would meet the Standards for review.

END OF REVIEW

Historic District Application Checklist

- Brief Description of the nature of the work proposed and the materials to be used.*
- Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s). Property address should be identified on all photographs.*
- Site Survey/Plan (to scale) – with the following information: Lot dimensions, **existing & proposed** structures, **existing & proposed** setback and yard lines, fences, walls, easements, public rights of way, utilities, driveways, and other relevant information.
- Floor Plans & Elevations – Floor plans, building elevations and where relevant to the proposed work, sections, must include dimensions, material notes, window and door details, topography, foundation height, porch details and other relevant information as requested. For additions, the existing structure and proposed addition must be clearly shown.
- Include detail on drawings of all materials proposed to be used and their dimensional and property characteristics.
- Provide drawings, product literature, specifications, product photographs, or similar, for all new elements. Items include, but are not limited to, windows, doors, siding, trim, columns, railings, louvers, shutters, and roofing.
- Identify on drawings where any existing materials and architectural features will be removed or replaced.

*** Only the first two items are required for Like for Like projects.**

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.

Revised March 2017

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemd.

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

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

A) MINOR WORK

PROPERTY LOCATION: _____
(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: _____	Date Received: _____	Fee: _____
Received By: _____	Work Completed Date: _____	

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itemd.

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

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

ESTIMATED PROJECT COST: _____

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

Name: _____ Email Address: _____

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

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

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

Signature: _____ Date _____

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

Name: _____ Email Address: _____

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

Telephone: _____
(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)

GENERAL DIRECTIONS FOR WORK WITHIN A HISTORIC DISTRICT

I. Determine the Classification of Work

An Application is required for all “Work” (construction, addition, alteration, repair, moving, excavation or demolition) involving a “Resource” (one or more historic or non-historic buildings, structures, sites, objects, features, or open spaces) located within a historic district or proposed historic district.

Please determine which classification of work you are proposing from the Categories below. The Building Official can assist you in this determination. Your proposed work may involve both Demolition and New Construction (for example, removal and replacement of a porch where the replacement is not “like for like”). If this is the case, please complete the General Application and the required Application Information for both Demolition and New Construction.

All applicants must include a completed form entitled “General Application for Work Located in a Historic District”. **See the attached checklist to help compile a complete application package.**

A. MINOR WORK IN A HISTORIC DISTRICT (COMPLETE SECTION “A” ON THE GENERAL APPLICATION)

Applications that indicate the work will be minor work may be administratively approved on behalf of the Commission by the City’s Building Official. Minor work is:

1. Exterior repair work with little or no change in the appearance using material(s) like the material(s) being replaced or repaired (known as “like for like”).
2. Re-roofing using asphalt shingles of traditional color, that are either: 3 tab architectural, low profile, (Landmark CertainTeed or equivalent) or heavy duty architectural dimensional (or equivalent).

Where the City’s Building Official is uncertain as to whether the work is minor, the Building Official shall refer the application to the Historic District Commission.

B. NEW CONSTRUCTION (SEE PAGE 2 FOR INSTRUCTIONS)

1. This is work that changes the footprint or volume of a building or structure; or creates a new building, addition or structure; or materially alters the appearance of the resource; or may not be consistent with the historic integrity of the property.
2. Applicant shall complete that application identified as New Construction and provide the requested material. (Section “B”)

C. DEMOLITION OR MOVING OF STRUCTURE (SEE PAGE 3 FOR INSTRUCTIONS)

1. This is work which includes one or more of the following:
 - Removes materials
 - Reduces the footprint or volume of a building or structure
 - The moving or removing of a building or structure within the same site or off site.
2. Applicant shall complete that application identified as Demolition or Moving and provide the requested material. (Section “B”)

II. Historic District Commission Procedure

- A. Note that your application will not be processed until all the required information and fee have been received by the submittal due date. (14 days prior to the scheduled meeting date)
- B. For all work in a Historic District which is not determined by the Building Official to be minor work, Applicant will need to obtain a determination by the Historic District Commission (the “HDC”) that the work is minor or obtain the approval of the HDC with a Certificate of Appropriateness or Notice to Proceed before work can commence within a Historic District.

ITEM B**INSTRUCTIONS FOR THE APPLICATION FOR
NEW CONSTRUCTION WITHIN HISTORIC DISTRICT**

Regarding proposed new construction (which is any Work within a historic district or a proposed historic district which changes the footprint or volume of a building or structure; or creates a new building, addition or structure; or materially alters the appearance of a resource; or may not be consistent with the historic integrity of the property), the HDC in reviewing plans, shall follow the relevant requirements of the State's Local Historic Districts Act, the City's Historic District Ordinance and the HDC's Design Review Standards and Guidelines which include the United States Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as set forth in 36 C.F.R. part 67 and consideration of the following:

- a) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
- b) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
- c) The general compatibility of the design, arrangement, texture and materials proposed to be used.
- d) Other factors, such as aesthetic value, that the commission finds relevant.
- e) Whether the applicant has certified in the application 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.

Resource means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district. Open Space means undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.

APPLICATION REQUIREMENTS

Each application requires submittal of eleven (11) identical packets of documentation. Blueprint size or 11" x 17" paper is requested when scaled and/or dimensioned drawings are required. Applications must be on top with backup documentation attached to the back of each application. See the attached checklist to help compile a complete application package.

THESE ARE THE MINIMUM REQUIREMENTS. THE COMMISSION AND ITS STAFF RESERVES THE RIGHT TO ASK FOR ADDITIONAL INFORMATION AS AN INDIVIDUAL CASE REQUIRES.

ITEM CREQUIRED APPLICATION INFORMATION FOR THE DEMOLITION OR MOVING OF RESOURCES WITHIN THE CITY OF MACKINAC ISLAND HISTORIC DISTRICTS**A. RESPONSIBILITY OF THE HISTORIC DISTRICT COMMISSION**

The City of Mackinac Island's Historic District Commission is the entity which reviews all applications for work within a historic district or proposed historic district. The demolition or moving of any historic resource constitutes an irreplaceable loss to a historic district or proposed historic district and to the City of Mackinac Island. The demolition or moving of even a non-contributing resource can have serious consequences for a historic district or proposed historic district.

B. APPLICATIONS FOR DEMOLITION OR MOVING OF RESOURCES

The following guidelines apply to *Applications for Demolition or Moving of Resources*. The guidelines do not apply to the moving, razing or destruction, whether entirely or in part, of a resource which has been destroyed by neglect and/or by fire when arson by the owner or owner's agent has been proven.

C. REQUIREMENTS OF APPLICANT

The Applicant who proposes to demolish or move a resource in a Historic District must submit eleven (11) identical packets of the completed application. An application shall include all of the following:

1. Signatures of the applicant and property owner.
2. Name and mailing address of the property owner.
3. Name and mailing address of the applicant.
4. Specific grounds under the provisions of the local Historic District Ordinance upon which the application for a demolition or moving permit is based.
5. Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
6. Written evidence that alternatives to demolition or moving have been evaluated (including but not limited to rehabilitation, sale, adaptive reuse) and provide both architectural and financial data to support a conclusion the demolition or moving is the only feasible option. This evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how the property was advertised for sale. The evidence shall show if there are actions or omissions of the owner that have impaired the ability to market the property.
7. Written evidence of any advice sought by the applicant from a professional(s) experienced in historic preservation work.
8. A description of all measures that will be taken to protect surrounding buildings and any other resources from the risk of adverse impact due to demolition or moving.
9. It is the applicant's burden to provide all the required information on the application and to show that the application complies with the ordinance. If the applicant does not meet the burden, the application shall be denied.

D. GROUNDS UPON WHICH AN APPLICATION MAY BE BASED

The Applicant must demonstrate that one or more of the following conditions prevail and that the proposed work is necessary to substantially improve or correct any of the following conditions set forth in bold type below:

1. **The resource constitutes a hazard to the safety of the public or to the structure's occupants.**
Applicant shall provide:
 - a. Certified written report by a structural engineer licensed in Michigan as to the structural soundness of the building and its adaptability for rehabilitation.
Any dangerous conditions should be identified.

- b. Detailed description of existing conditions, including environmental conditions of the building(s) and property.
- c. Detailed description of proposed changes.
- d. Site plan, to scale, showing the location of the resource proposed to be demolished in relationship to other resources on the property, and to the property lines.
- e. Site plan, to scale, and any other information which accurately describes the proposed use and appearance of the site after demolition or moving of the resource.
- f. Feasibility of alternative uses for the property that would allow retention of the structure.
- g. Floor plans with dimensions.
- h. Photographs of the property showing all elevations, close-ups of details, and relationship to adjacent and surrounding resources.

Applicant shall also provide architectural and historical data, as available:

- a. Date of construction of the resource.
- b. Architectural style of the resource.
- c. Historic photographs of the resource.
- d. Name of original owner / builder / developer.
- e. Building timeline (i.e., dates and location of additions, demolition and changes).
- f. Detailed description of building materials that are original to the resource.
- g. Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.).

Note: The City's representatives and consultants may require access and an opportunity to inspect the resource.

2. **The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.**

Applicant shall provide:

- a. Written description of the nature of the proposed improvement and how it will benefit the broader community.
- b. Site plan, to scale, showing the site after the proposed work, including existing and new construction.
- c. Building schematic plans and elevations sufficient to illustrate the size, mass, materials and appearance of the proposed new construction in relation to remaining historic elements on the applicant's property and surrounding sites.
- d. Evidence of required planning and zoning approval for proposed work, financing and environmental clearances.
- e. Floor plans with dimensions.
- f. Photographs of the property showing all elevations, close-ups of details, and relationship to adjacent and surrounding resources.

Applicant shall also provide architectural and historical data, as available:

- a. Date of construction of the resource.
- b. Architectural style of the resource.
- c. Historic photographs of the resource.
- d. Name of original owner / builder / developer.
- e. Building timeline (i.e., dates and location of additions, demolition and changes).
- f. Detailed description of building materials that are original to the resource.
- g. Historic information regarding building (i.e., notable residents, highly recognized landmark, important site, etc.).

3. **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.**

Applicant shall provide, in written form, information sufficient to establish it meets the elements of this condition, which shall include:

- a. Form of ownership of the property, including names and addresses of the owners. If owner is an organization, governmental entity or corporation, include name and telephone number of a contact person.
- b. Amount paid for the property, date of purchase, party from whom property was purchased, and any relationship between the parties.
- c. Remaining balance on any mortgage or other financing secured by the property.
- d. If property is income-producing, (1) annual gross income for the previous three years (2) itemized operating and maintenance expenses (3) depreciation deduction (4) annual cash flow before and after debt service.
- e. Assessed value and real estate tax on the property, according to the two most recent tax assessments
- f. Estimated fair market value of the property (1) in its current condition (2) after complying with HDC Standards and Guidelines (3) after the proposed demolition or moving. There shall be a detailed explanation of what the property conditions are, including the environmental condition of the property, and how those conditions impair the ability to market the property.
- g. Any real estate listing of the property for sale or rent in the past three years, including price asked, open houses held, prospects shown the property and offers received.
- h. Three bids each for the cost of the proposed demolition or moving compared with the cost of stabilizing or "mothballing" the resource.
- i. Long term and short term availability of funds, including income and financing, available to the owner that would allow retention of the resource.
- j. List of financial incentives for preserving the resource available to the applicant through federal, state, city or private programs.
- k. Floor plans with dimensions.
- l. Photographs of the property showing all elevations, close-ups of details, and relationship to adjacent and surrounding resources.

Applicant shall also provide architectural and historical data, as available:

- a. Date of construction of the resource.
- b. Architectural style of the resource.
- c. Historic photographs of the resource.
- d. Name of original owner / builder / developer.
- e. Building timeline (i.e., dates and location of additions, demolition and changes).
- f. Detailed description of building materials that are original to the resource.
- g. Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.).

4. **Retaining the resource is not in the interest of the majority of the community.**

Applicant shall provide:

- a. Written description of the nature of the resource and existing conditions.
- b. Written description of proposed changes.
- c. Written discussion of how the demolition or moving of the resource might benefit the community.

- d. Site plan, to scale, showing the location of the resource proposed to be demolished or moved in relationship to other resources on the property, and to the property lines.
- e. Site plan, to scale, and any other information which accurately describes the proposed use and appearance of the site after demolition or moving of the resource. The HDC may require the completion of a Application for New Construction.
- f. Feasibility of alternative uses for the property that would allow compliance with City of Mackinac Island Historic District Standards and Guidelines.
- g. Floor plans with dimensions.
- h. Photographs of the property showing all elevations, close-ups of details, and relationship to adjacent and surrounding resources.

E. Applicant's Proposed Use of the Property after the Proposed Demolition.

As a condition precedent to the issuance of a notice to proceed with the proposed demolition, Applicant shall provide plans for the intended use of the property after demolition and if new construction is intended, Applicant must complete that portion of the General Application and required Application Information for New Construction.

An application which does not include the required information and material is incomplete. If the application is incomplete, the applicant shall be notified after review of the application by the Commission that the application is incomplete and in what manner it is incomplete, in order to allow the applicant to submit such materials as will constitute a complete application. An applicant who does not submit the requested materials risks denial of the application. All documentation becomes part of the public record.

THESE ARE THE MINIMUM REQUIREMENTS. THE COMMISSION AND ITS STAFF RESERVES THE RIGHT TO ASK FOR ADDITIONAL INFORMATION AS AN INDIVIDUAL CASE REQUIRES.

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 THE APPLICATION, SUPPORTING MATERIALS, AND FEE TO:

HISTORIC DISTRICT COMMISSION

c/o KATIE PERENY

BOX 455, 7358 MARKET ST.

MACKINAC ISLAND, MI 49757

PHONE: (906) 847-6190

EMAIL: kep@cityofmi.org

FACILITIES AND USES REQUIRING A FEDERAL LICENSE, PERMIT, OR APPROVAL WITHIN THE CITY OF MACKINAC ISLAND, MICHIGAN

NOTICE TO APPLICANTS WHOSE PROPOSED STRUCTURE AND/OR USE REQUIRES FEDERAL APPROVAL OR A FEDERAL LICENSE OR PERMIT

SECTIONS 106/ 110(f) AGREEMENT WITH THE CITY

All of Mackinac Island is a National Historic Landmark. Thus, before there can be any City of Mackinac Island ("City") review of any proposed application by an Applicant for a structure, equipment, or facility within the City whose construction or use would require a federal license, permit, or approval (a "Prospective Applicant"), which may include but is not limited to, a communications facility, wireless facility, wireless supportstructure, utility pole for wireless facility(ies), or related structures, or installation of a dock requiring U.S. Army Corps of Engineers approval, a Prospective Applicant must, pursuant to federal law, apply for and obtain approval under Sections 106 and 110(f) of the National Historic Preservation Act of 1966 (now codified at 54 U.S.C. Sections 306108 and 306107) ("Sections 106 and 110(f)").

AGREEMENT BETWEEN THE CITY AND THE APPLICANT

All Prospective Applicants are encouraged to meet with the City prior to any Sections 106/110(f) application and to arrive at an Agreement between the Applicant and the City regarding a proposed plan for the project which will not have an adverse effect upon this National Historic Landmark district or which minimizes the adverse effect to the maximum extent possible. Such an Agreement could allow the City to provide support for the Applicant's Section 106 application to be submitted to the State Historic Preservation Office ("SHPO") as well as satisfying the requirements for review and approval by the Historic District Commission and Planning Commission after such time as the Prospective Applicant has obtained Sections 106 and 110(f) approval. Prior to such time, an Application to the HDC or Planning Commission is considered to be incomplete and premature.

In addition to other entities which are required to be sent documents under the above federal statutory provisions and related regulations, the City is a required Consulting Party and all notices and other documents including all submissions to the SHPO, National Park Service, and Advisory Council under the Sections 106 and 110(f) review process shall also be simultaneously sent to:

Katie Pereny, Secretary, Building and Zoning Department, Planning Commission, and Historic District Commission City of Mackinac Island
7358 Market Street
PO Box 455
City of Mackinac Island, MI 49757

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

with a copy to:
Gary Rentrop, Esq.
Rentrop & Morrison, P.C.
39572 Woodward Ave.
Suite 222
Bloomfield Hills, MI 48304

Be further advised that obtaining review and approval under Sections 106 and 110(f) does not exempt the Prospective Applicant from compliance with all other applicable City Ordinances and applicable codes including, but not limited to, the building, fire, electrical, plumbing or mechanical codes adopted under the state construction code act, Public Act 230 of 1972.

Please provide the following information:

Date:

Prospective Applicant's Name:

Prospective Applicant's Company Name in full:

Prospective Applicant's Phone No.:

Prospective Applicant's Email Address:

Billing Address:

Location of and details of design of proposed structure, facilities, equipment, power supply, and wiring:

For communications service facilities, also provide:

- The owner of Proposed Support Structure/Pole:
- Wireless Provider's Name:
- Wireless Provider's Contact Person & Phone No.:

Dates and times when the Prospective Applicant is available to meet with City representatives to discuss reaching an Agreement regarding Sections 106/ 110(f) compliance:

Thank you for your cooperation.

Dennis Dombroski,
Building Inspector for the City of Mackinac Island