

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Thursday, March 21, 2024 at 10:00 AM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) February 13, 2024 Minutes

V. Adoption of Agenda

VI. Correspondence

[a.](#) Letter re: acting within 60 days after complete application is filed with Commission

VII. Committee Reports

VIII. Staff Report

[a.](#) Job Status Report

b. May Residence Discussion/Potential Demolition By Neglect

IX. Old Business

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

[b.](#) HB24-041-009 Jaquiss Home Demolition

X. Public Comment

XI. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, February 13, 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 10:04 AM.

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoyan

Lorna Straus

ABSENT

Nancy Porter

Staff: Gary Rentrop, Richard Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. January 9, 2024 Minutes

Motion to approve the minutes as written.

Motion made by Straus, Seconded by Finkel.

Voting Yea: Doud, Finkel, Sehoyan, Straus

V. Adoption of Agenda

Motion to approve the Agenda as amended. The amendment is to add HDC Fines Discussion under Old Business.

Motion made by Sehoyan, Seconded by Straus.

Voting Yea: Doud, Finkel, Sehoyan, Straus

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

Motion to approve the Staff Report.

- a. SHPO CLG Annual Report for your review

The Commission approved the submittal of the Annual CLG report.

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

Dombroski stated the like for like job is to replace banged up and rotted wood details. Roy confirmed it will be all wood, like for like.

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

Dombroski stated the applicant would like to repair a back side gutter and fascia damaged by ice buildup

IX. Old Business

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

The applicant was not able to start so they are requesting an extension. Motion to approve the extension.

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

Straus asked if Dombroski got weekly reports on the retaining wall project. Dombroski said no. Straus suggested asking for updates.

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

Motion to approve the extension.

Motion made by Straus, Seconded by Sehoyan.

Voting Yea: Doud, Finkel, Sehoyan, Straus

HDC Fines Discussion

Finkel asked Rentrop if one contractor does unauthorized work on two properties, would that be assessed the \$5,000 fine? Rentrop stated that the fines follow the individual, not the property. Doud gave an example of a violation at Doud's and then Patrick Doud's Pub, it is one or two violations. Rentrop stated it could be either. All the commission members want this distinction to be clear, no grey areas. It should follow the contractor, OR the property. Straus stated that consistency counts for alot and she believes the entire commission should be present for this discussion and a clear policy should be created. Rentrop reminded the Commission that this would be an ordinance amendment and City Council makes the final decision. The HDC can make a recommendation to City Council. Sehoyan gave an example of a violation at a commercial establishment and a residential home, owned by the same person, wondering how the fine would work in this instance. Finkel asked Dombroski what he thought about this. Dombroski stated that he has heard that owners think it is better to ask for forgiveness than permission and he is all for holding owners responsible for any violations. Doud stated he likes the \$5,000 fine for a second offense. Motion to table to March for further consideration.

Motion made by Doud, Seconded by Sehoyan.

Voting Yea: Doud, Finkel, Sehoyan, Straus.

X. New Business

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

Roy Shryock explained why he proceeded with job due to no quorum and couldn't afford to stall the project. He feels HDC should make an exception in situations like this. He does not feel the violation is fair in this case. Finkel asked Rentrop if the HDC could have the ability to waive the fee for good cause? Rentrop stated yes, due to extenuating circumstances. Dombroski stated it needed HDC approval because it is not like for like. Motion to approve

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

Finkel pointed out that the revised fine schedule has not been approved, so this violation does not count toward his first offense. Doud stated we should think about this and discuss next month.

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

Dombroski stated this was started without approval. Construction was ordered to stop until the project was approved by the HDC. Motion to table for more information as recommended by Neumann.

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

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

McGreevy stated they are reinforcing footings and beams in the center of the building and adding a substantial amount of drywall for fire safety. In addition they are adding a new flooring system for a 2nd floor for storage. There will be an added stairway on the roadside of the building to access the 2nd floor. They would like to add a sliding door on south end on the 2nd floor to load pallets. McGreevy stated they are also adding drywall to the existing hardware store building. Sehoan confirmed the HDC is just reviewing phase I. Neumann added that exterior changes that relate to 2nd floor are the new door which adds access and egress, and a new double window that is egress size window. The sliding barn door would also be added and all are appropriate to the character of the building and function of the building. Motion to approve.

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

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

Shryock stated they are joining two west end retail spaces, reducing two entrances to one. The elevation will look just like the Little Luxuries entrance. Neumann thinks it will be an improvement as it will be more traditional in its appearance and a more symmetrical treatment of the building facade along Main Street.

Motion to approve.

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

e. HB24-041-009 Jaquiss House Demolition

Rentrop stated that he disagreed with Murray, in that Neumann and Clements were discussing designs based on keeping the front of the home and adding a new back portion. Neither Rentrop or Neumann ever discussed a design that involved demolishing the entire structure and building a new modular home. Sehoan clarified that the plan Neumann saw a year ago is not in front of them today. Doud stressed that he does not feel the architect and attorney should be striking deals with the applicant. Neumann stated there were no deals, they were just discussing design ideas, as he does with many applicants. Rentrop stated you cannot approve demolition without establishing one of the grounds that allow for demolition. Murray stated undue financial hardship and retaining the resource is not in the interest of the majority of the community, were the grounds he was stating. The burden is on the applicant to prove the grounds.

Doud stated when considering a project the commission is the decision maker. How much are they to consider, such as zoning. Rentrop stated yes you can consider all points in the statute of the ordinance.

Murray addressed the Commission with points in support of demolition. No one is happy asking to tear down the red house or the having the inability to save the front. The Nephew family commitment to historic preservation is not in dispute. In regards to section 10.164 standards, there is serious financial hardship, retaining the structure is not in the interest of the community, and it is a balancing act of the rights of the owner and the rights of the city. In regards to the financial hardship, the modular home is the clear choice. Dickinson Homes and Belonga both submitted letters stating the foundation cannot be saved. Currently the structure is being used as a boardinghouse. It is an old house and in the best interest of the community a single family home meeting all codes is better for the community than an old non-conforming structure. In addition a single family home is a smaller footprint than a hotel or boardinghouse. Murray stated this has always been the only set of plans so he disagreed with Neumann and Rentrop. Many aspects of the proposed house are identical or similar to the existing structure which Murray went over. Murray stated that by working with city architect 10 compromises were made and it is the best plan to duplicate the red house meeting all the standards they needed to meet. Saving the front of the house was never the plan because they did not know the condition of the foundation. The applicant applied almost two years ago, before any study committee was appointed. The City immediately imposed a moratorium, that expired, and now due to the resolution from City Council stating they need to go to HDC for review, they are here. Murray hopes the Commission will agree that this plan is in the best interest of the City and will approve the demolition.

Rentrop stated that we have been through this before with the Iroquois bike shop. The grounds stated there was financial hardship. The Commission elected to have the building inspected by their own expert to see if the structure could be saved,

financially within reason. Rentrop asked, to maintain the same standard, do you want to have our own engineer look at the foundation? Rentrop also commented that both he and Neumann were never under the impression that a pre-fab home was being discussed. Straus stated that she wanted to remind everyone that the structure has been used for employee housing for a couple of summers. So if it was wise or convenient to use for employees and now we are being told it is a financial hardship I think financial hardship was not considered when being used to house employees. Straus further stated that the main point she wanted to put on the table and was not addressed by Murray, the important word not used is history. A lot of people look at the HDC and have suffered as a group, criticism, for that emphasis, and she does not want us to forget it now. History is what brings people to the island, in addition to fudge and horses. Straus hopes fudge and horses will continue to draw visitors but history is what draws people from all over the United States and Canada. Will history continue to be as much of a magnet 5-10 years from now? History is more vulnerable and she speaks very strongly against demolition of a historic building on Mackinac. She is saying to her colleagues and the public that the attention must be paid to history. If history is let go, the magnetism of history will diminish. History is our main long standing thing that we stand for. When demolition of a historic building that has been used for employee housing for the last few years, is in front of the HDC, we have to stand and say it is a historic building and we cannot authorize its demolition. The structure can be made more functional and she believes more questions could have been asked to the contractors. The HDC needs to stand up for the "H" in their name; Historic District Commission. Straus states she takes her position on the Commission very seriously. She wants all of us to not forget that history is what is our legacy and we must not forget fudge won't last forever, horses will last longer, history is harder to maintain but we have to start by refusing to allow the house to be demolished.

Murray asked why there was no architectural review. Neumann stated that the plan he saw today took him by surprise. It was his understanding that the front portion would be retained. Neumann added that he didn't want to impugn the Dickinson assessment, but he has worked on many buildings where the building was lifted and the foundations were able to be repaired. Neumann doesn't understand the existing circumstances to understand why the existing foundation has to be replaced and a whole new house had to be built. Doud asked Rentrop and Neumann that in the future they not negotiate without a commissioner being involved. Neumann stated they were not negotiating, they were just having discussions on the design with the applicant, as he does often. Neumann stated he is representing the HDC while doing so in a way that responds to the Secretary of Interior Standards that he is required to review the applications on. Rentrop stated that the Commission specifically asked Rentrop and Neumann to meet with the applicant to see if anything could be worked out. Doud asked if a deal had been struck and Rentrop stated no deal was made. Finkel stated the question is whether it is practicable to restore the house as opposed to replacing. We have the applicants set of opinions that it is not, so he is asking if an outside expert should be brought in. Rentrop stated that is what the HDC has done in the past. Straus asked Murray why the building was still being used as employee housing if it is considered unsafe. Straus also asked why they would want to build a single family home on a parcel zoned hotel / boardinghouse. Murray

answered Straus by saying the delay is because of the City, not the applicant. Doud stated that whatever happened in the past, the HDC needs to review what is in front of them.

Rentrop stated if you want to be consistent, the next step would be to hire a structural engineer to come in and assess the cost of making the building stable. Doud clarified the setbacks required and the requirements of a landscape buffer. Sehoan stated he apologized for the length of time this process is taking, but as it stands we do not act without an architectural review. In addition Rentrop is recommending an engineer come in for an independent study. Sehoan confirmed we have that authority. After some further discussion there was a Motion to table until we have an architectural review from Neumann and an independent study done by an engineer on the condition of the existing foundation and structure, and the feasibility of replacing or repairing the existing foundation under the historic structure.

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

Doud clarified the timeline. Demolition was applied for in March 2022 in the form of a building permit. Dombroski said the application should go to the Planning Commission. About a year later the Planning Commission added an amendment to the ordinance for demolition. In July 2022 the application went to the Planning Commission. The Planning Commission amended the ordinance to make it more clear that a zoning permit must be obtained for demolition. City Council imposed a moratorium after that. The moratorium ended and was then extended. Doud asked Michael Straus about the Planning Commission review of the application. At the time Planning Commission was told that City Council was considering a moratorium and was advised not to take action. Straus said we may have tabled for more information and then the moratorium was imposed. Finkel remembered it that way as well. Murray has a letter dated August 2022 with Planning Commission denial based on the moratorium. Rentrop stated he would try to get engineering study done before next meeting. Rentrop will keep Doud informed about the study and Doud will go

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 11:53 AM

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

Lee Finkel, Chairman

Katie Pereny, Secretary



LAW OFFICES

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March 7, 2024

VIA ELECTRONIC MAIL

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

Re: 6948 Main Street (“Red House”)

Dear Commissioners:

As you know, at a special meeting of the Historic District Commission (“HDC”), the Commission will be addressing the 60-day time period for the HDC to address the application for demolition of the Red House.

The City's Historic District Ordinance and the State Statute provide, in relevant part, as follows:

*The failure of the commission to act within 60 calendar days after the date a **complete application** is filed with the commission, unless an extension is agreed upon in writing by the applicant and the commission, shall be considered to constitute approval.*

[Emphasis added].

I have enclosed a document entitled “General Directions for Work Within a Historic District” which was adopted by the Commission on January 5, 2015 (“General Directions”). At page 3 of the General Directions is Item C, entitled “Required Application Information for the Demolition or Moving of Resources within the City of Mackinac Island Historic Districts”. Applicants are alerted to these requirements, which are available on the City’s website, by the statement at the top of the Application form which states:

*Historic District Commission
March 7, 2024
Page 2 of 2*

Demolition (Complete Section B and refer to General Directions and Item C)

The second attachment to this letter is the first page of the demolition application submitted by the Applicant with an arrow added to show that the Applicant put an "X" in the box that preceded the above statement.

At page 3 of the General Directions, under Item C, subsection C.9. provides:

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.

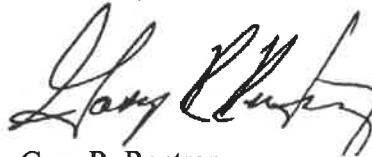
Please familiarize yourself with the Item C requirements in preparation for the special meeting. I advised Jim Murray by email that I would be advising the HDC of my legal opinion that his client's Application is incomplete in that it does not provide all the information required under Item C.

As you may recall, City Council on July 12, 2023, acting pursuant to the Historic District Ordinance and State Statute, passed a Resolution requiring that demolition applications for properties within the proposed East End Mission Historic District be referred to the Commission and treated as if they are in a historic district. You can also note that the opening paragraph, page 1 of the General Directions and Item C, page 3 of the General Directions apply to historic districts and proposed historic districts.

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

Very truly yours,

ADKISON, NEED, ALLEN, & RENTROP, PLLC



Gary R. Rentrop

GRR/mjl
Enclosures

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 C

REQUIRED 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

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.

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

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

A) MINOR WORK

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

PROPERTY OWNER

Name: _____ Email Address: _____

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

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

APPLICANT/CONTRACTOR

Name: _____ Email Address: _____

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

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

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

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

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

SIGNATURES

Signature _____ Signature _____

Please Print Name _____ Please Print Name _____

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

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

File Number: _____	Date Received: _____	Fee: _____
Received By: _____	Work Completed Date: _____	

March 5, 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
389	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
390	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
391	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		
392	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
393	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
394	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
395	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
396	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
397	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
398	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
399	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
400	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
401	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
402	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
403	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
404	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
405	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
406	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
407	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
408	02/14/23	R123-053-06(H)	Mawby	Joan	HDC app for step replacement		7745 Mahoney Avenue	051-575-053-00	\$100.00			HDC		3/14/2024
409	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
410	02/28/23	CD23-013-015(H)	Dziabis	Dave	HDC app for like for like repairs to rotted wood		8459 Lakeview Blvd	051-650-013-00	\$25.00			HDC	X	3/14/2024
411	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
412	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
413	03/30/23	C23-083-019(H)	Grand Hotel	Gatehouse	HDC and PC for alteration to Gatehouse restaurant		1547 Cadotte Avenue	051-575-083-00	\$1,000.00			HDC		4/11/2024
414	04/17/23	C23-048-021(H)	Schunk	Steve	HDC for reroof like for like		7293 Main street	051-550-048-00	\$25.00	X		HDC		5/9/2024
415	04/24/23	MD23-067-023(H)	GHMI Holdings		HDC and Zoning for renovations and change of use from two residential to one private residence and hotel use		7714 Main Street	051-575-067-00	\$500.00			HDC		5/9/2024
416	04/25/23	RS23-046-025(H)	Gilmer	Gary	HDC and PC for fence and arborvitae replacement. Work by Doug Darga Mackinac Landscape and Garden		7575 Main Street	051-575-046-00	\$250.00			HDC	X	5/9/2024
417	04/25/23	C23-042-026(H)	T-Mobile	Douds Market	HDC app for new cell equipment on top of Douds Market	\$ 85,000	7200 Main Street	051-550-042-00	\$100.00			HDC	X	
418	04/27/23	C23-019-027(H)	Ryba Properties	Central Savings	HDC app to replace a rotted 2 x 10 and some beadboard. Like for like. Work by BR & The Boys Painting. Brian Blowski		7435 Main Street	051-550-019-00	\$25.00			HDC	X	6/13/2024
419	06/05/23	MD23-009-035(H)	Prentler David	Metivier Inn	HDC and bldg permit app for replacement of porch and stairs on front of Harts Inn. Work done without permit. \$250 fee assessed		7556 Market Street	051-575-009-00	\$350.00			HDC	X	6/13/2024

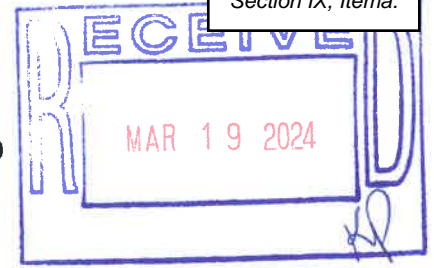
	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
420	06/16/23	C23-051-039(H)	Benser	Bob	HDC app to replace rotted siding on Hoodies building. Work by Roy Shryock		7331 Main Street	051-550-051-00	\$25.00			HDC		7/11/2024
421	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
422	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
423	07/25/23	CD23-025-053(H)	Sulkowski		HDC for siding, trim, skirting board and window replacement. Work by Chad Ruddle		8309 Park Avenue	051-650-025-00	\$100.00			HDC	X	8/8/2024
424	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
425	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
426	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
427	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
428	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
429	08/25/23	MD23-070-063(H)	Timmons	Sean	HDC app to replace shingles on roof like-for-like. Work by Matt Myers Mackinac Woodworks		1413 Cadotte Avenue	051-575-070-00	\$25.00			HDC		9/12/2024
430	08/25/23	MD23-005-064(H)	Trinity Church		HDC app to replace shingles on roof like-for-like. Work by Matt Myers Mackinac Woodworks		1623 Fort Street	051-550-005-00	\$25.00			HDC		9/12/2024
431	08/25/23	R323-032-065(H)	Dufina	Mary	HDC app to replace shingles on roof like-for-like. Work by Matt Myers Mackinac Woodworks		1271 Bourisaw Lane	051-575-032-00	\$25.00			HDC		9/12/2024
432	08/25/23	R123-066-066(H)	Callawaert	Todd	HDC app to replace shingles on roof like-for-like. Work by Matt Myers Mackinac Woodworks		7742 Main Street	051-575-066-00	\$25.00			HDC		9/12/2024
433	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
434	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
435	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	
436	09/05/23	C23-012-075(H)	Mackinac Island Ferry Company (MIFC)		HDC app for repair to small section of concrete between the two buildings, like for like		7271 Main Street	051-440-012-00	\$25.00			HDC	X	10/10/2024
437	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
438	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
439	09/19/23	C23-054-081(H)	Callewaert	Todd	HDC app for replacement of a couple pieces of rotted trim board on Seabiscuit. Work by Chad Ruddle		7337 Main Street	051-550-054-00	\$25.00			HDC		10/10/2024
440	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
441	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

	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	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
443	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
444	12/05/23	C23-038-098(H)	Benser	Bob	HDC app for reroof of flat roof on Island Slice. Work by Bloxom Roofing		7234 Main Street	051-550-038-10	\$25.00			HDC		1/9/2025
445	12/05/23	C23-025-099(H)	Benser Porter	Bob Nancy	HDC app for reroof on Chuckwagon. Work by Bloxom Roofing		7396 Main Street	051-550-025-00	\$25.00			HDC		1/9/2025
446	12/05/23	C23-026-100(H)	Benser Porter	Bob Nancy	HDC app for reoof on Lilac Tree. Work by Bloxom Roofing		7372 Main Street	051-550-026-20	\$25.00			HDC		1/9/2025
447	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
448	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	
449	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
450	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
451	12/19/23	C23-050-107(H)	Porter	Nancy	HDC app for reroof on Mighty Mac		7315 Main Street	051-550-050-00	\$25.00			HDC		1/9/2025
452	01/04/24	C24-026-001(H)	Benser	Bob	HDC app to replace the HVAC unit on the roof of Lilac Tree Hotel. \$250 fee assessed for doing work without HDC permit	\$ 40,000	7372 Main Street	051-550-026-20	\$1,015.00	X		HDC	X	
453	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		
454	01/29/24	C24-019-007(H)	City of Mackinac Island	MITA	HDC and PC apps for improvements at coal dock. Being done in two phases. Interior reno of hardware and rebuild of ice house		7325 Main Street	051-440-019-00	waived			HDC		
455	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		
456	01/30/24	HB24-041-009	Jaquiss	Cheryl	HDC app for demolition of red house.		6948 Main St	051-525-041-00	\$1,500.00			HDC		

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section IX, Item.

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



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

A) MINOR WORK

PROPERTY LOCATION: 7549 Main Street 051-575-048-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: M.I. Public Library Email Address: clerk@cityofmi.org
 Address: 7549 Main Street Mackinac Is. Michigan 49757
 (Street) (City) (State) (Zip)
 Telephone: 906 847 3421 906 847 3368
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Detroit Institute of Art Email Address: IRapnicki@dia.org
 Address: 5200 Woodward Ave. Detroit, MI 48202
 (Street) (City) (State) (Zip)
 Telephone: (313) 833-7900
 (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 [Signature]
 Signature Signature
KM Wightman KM Wightman
 Please Print Name Please Print Name

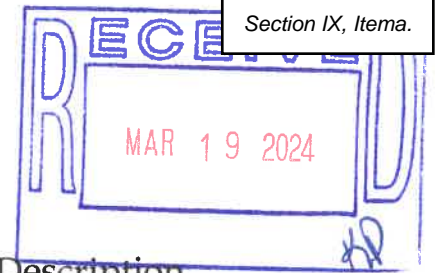
File No RS24-048-013(H)
 Exhibit A
 Date 3-19-24
 Initials KP

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: RS24-048-013(H) Date Received: 3-18-24 Fee: Waived
 Received By: [Signature] Work Completed Date: _____

Mackinac Island Public Library
Detroit Institute of Art

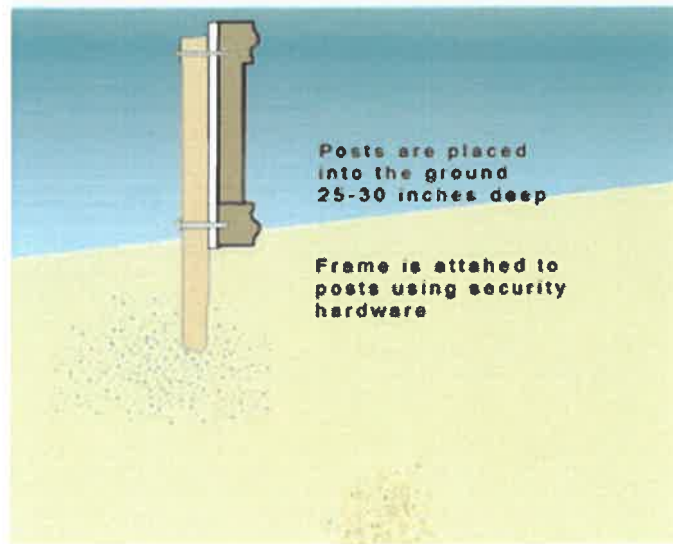


HDC General Application – Minor Work – Work Description

The Detroit Institute of Art has approached the Mackinac Island Public Library about placing reproduction art in front of the Library beginning May 2024 and being removed in November 2024.

A full-sized, framed reproduction of a work from the DIA’s permanent collection will be produced at the museum’s expense, using materials that are weatherproof and lightfast. The Detroit Institute of Arts reproductions have been on the island for several years at both The Grand Hotel and Mission Point Resort. The proposed artwork (attached) is by John Singer Sargent, an American painter known for his portraits. The image, painted in 1908, shows two women casually reading under the cover of mosquito nets. The DIA would be responsible for installation and replacement when necessary

Like many DIA reproduction for the Mackinac Island Public Library will be free standing, as shown below. The site will need to be staked and reported to MISS DIG prior to installation. Free standing sites need 25-30 inches of in ground depth. The frame will be mounted to posts driven into the ground and secured with specialty hardware.



The Library Board would like the painting placed in front of the building on the west side as the east side of the front lawn already has the statue and library sign. Location #1 is preferred, but location #2 is listed as a back up in case MISS Digs comes up with anything in location #1.

File No. RS24-048-013(H)
Exhibit B
Date 3-19-24
Initials KD

File No. RS 24-048-013(F)

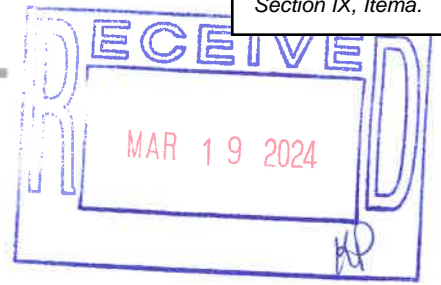
Exhibit C

Date 3.19.24

Initials KP

RECEIVED
MAR 19 2024





2024 INSIDE|OUT Installation Agreement

This letter of agreement will confirm the participating site owner and DIA’s commitment to the conditions of installation.

- a) A full-sized, framed reproduction of a work from the DIA’s permanent collection will be produced at the museum’s expense, using materials that are weatherproof and lightfast. Installation onto buildings will be performed by a licensed and insured sign contractor at the museum’s expense, installation onto free-standing sign posts will be by DIA staff.
- b) Installations by sign contractor onto buildings will require anchoring the reproduction substrate with appropriate hardware. De-installation will also be performed by the same contractor, and includes remediation of mounting holes with materials specified by site owner in this agreement. The de-installed reproduction will remain the property of the DIA.
- c) Commercial general liability insurance during the period of exhibition will be covered by DIA underwriter (Lyman and Sheets Insurance Agency) with limits of insurance of \$1,000,000. each occurrence and \$2,000,000 annual aggregate.
- d) In the event of theft or vandalism, as budget allows, the DIA will replace or remove the reproduction at the museum’s expense. Replacement will require approximately fourteen days from request to reinstallation. If for any reason the owner or municipality requests removal before the date specified in this agreement, the DIA will comply within five days, at the museum’s expense.
- e) Cities and businesses involved in the project will be featured on a map on the DIA’s website (www.dia.org). They will also be connected to the DIA through our social networks, including our Facebook, Flickr and Twitter accounts. The project will receive recognition through our newsletter and various printed and electronic communications.
- f) The duration of installation is approximately from **May** through **October**, although individual installation/de-installation dates may vary based on owner’s arrangements with DIA site manager.

File No. RS24-048-013(4)
 Exhibit D
 Date 3-19-24
 Initials KP

Community Contact:

Section IX, Itema.

Host Site: Mackinac Island Public Library

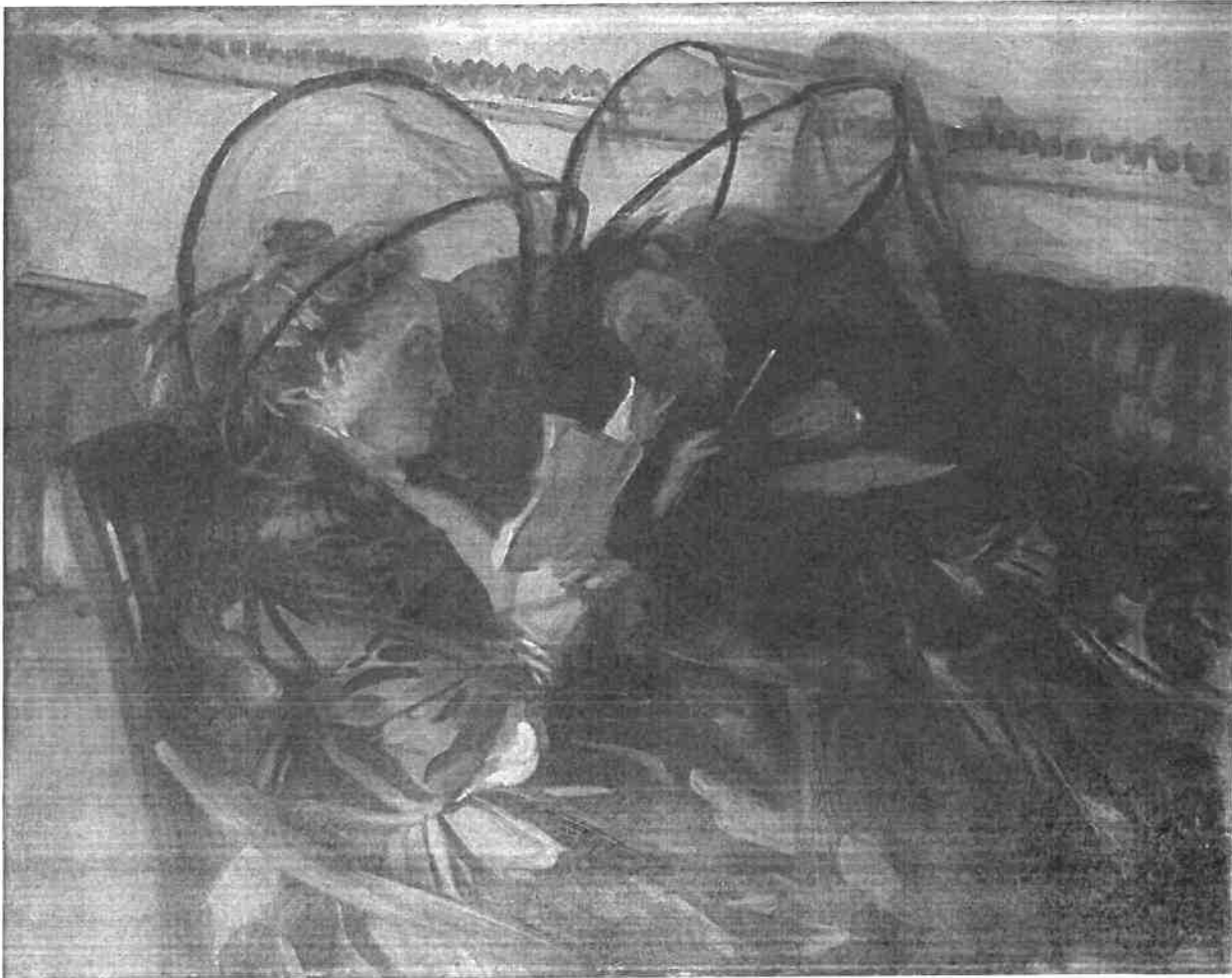
Contact Name: _____

Contact Telephone: _____

E-mail Address: _____

Requested Installation Date: May 2024 **Requested De-installation Date:** November 2024

TO BE FILLED OUT BY DIA



Title of Reproduction: "Mosquito Nets" 1908

Artist/Culture: John Singer Sargent, American, 1856-1925

Dimensions: 35 x 29 inches

Location: Public Library

Installation Type: Free Standing _____

Special Mounting & Remediation Instructions : Free standing; call Miss Dig prior to installation

Name & Signature of Owner/Contact:

Name & Signature of DIA Project Manager:

Section IX, Itema.

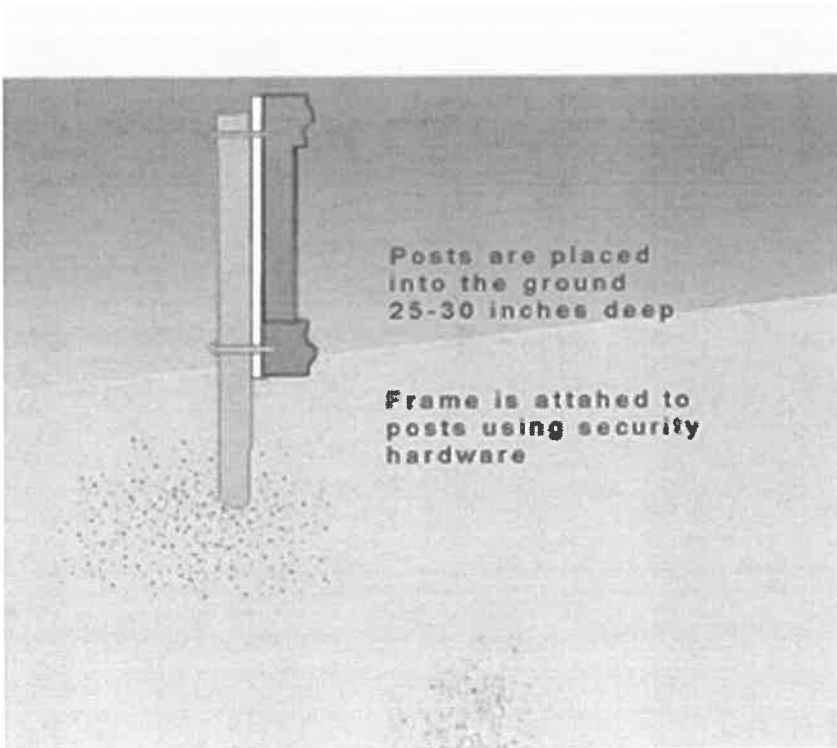
Ian Rapnicki, Public Affairs Officer, DIA

Date: _____

Date: _____

Free Standing

All sites will need to be staked and reported to MISS DIG prior to installation. Free standing sites need 25-30 inches of in ground depth. The frame will be mounted to posts driven into the ground and secured with specialty hardware.



RECEIVED
MAR 19 2024
KD

File No. RS24-048-013(V)
Exhibit E
Date 3-19-24
Initials KD

Location #1
(Preferred location)



Location #2

Requested Installation Date: May 2024 **Requested De-installation Date:** November 2024









Self-Portrait, 1889
Vincent Van Gogh
1853-1890

Van Gogh's self-portraits are a series of paintings of himself, often used to study his mental state and artistic development. This particular self-portrait, painted in 1889, shows Van Gogh with a yellow hat and a blue coat, a color palette he frequently used. The background is a textured, light blue and white, suggesting an outdoor setting. The painting is a study of light and color, characteristic of Van Gogh's style.





Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

19 March 2024

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

Re: **MACKINAC ISLAND PUBLIC LIBRARY REPRODUCTION ART EXHIBIT**
Design Review

Dear Ms. Pereny:

I have reviewed the materials submitted showing the proposed installation of a reproduction art piece in front of the library building at 7549 Main Street, in the West End Historic District. The library is a Non-contributing building in the district.

A reproduction art piece provided by the Detroit Institute of Art is proposed to be displayed for the 2024 summer season, from May into November. The art is a reproduction painting approximately 36 inches by 30 inches in size, and would be secured to two wood posts, set in the ground in the planting bed just west of the front entry porch. This is part of the DIA's Inside / Out art awareness program, which has previously been at other Island locations.

As a temporary installation the exhibit would meet **Standard 10** - "... adjacent ... construction ... undertaken in such a manner that if removed in the future, the essential form and integrity of the ... property and its environment would be unimpaired". As such, the proposed installation would meet the Standards for review.

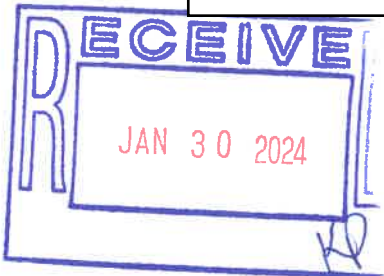
Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. KM Wightman, City of Mackinac Island
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

PLUNKETT COONEY



January 30, 2024

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

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

RE: 6948 Main Street, Mackinac Island, MI

Dear HDC:

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

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

1. General Application for Work (demolition).
2. Design for new home, modeled after the existing structure, as prepared by architect Richard Clements.
3. Check payable to the City of Mackinac Island for the application fee of \$1,500
4. Letter from Belonga Excavating
5. Letter from Dickinson Homes
6. Photos
7. Other documents referenced below

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

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

ATTORNEYS & COUNSELORS AT LAW

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

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

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

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

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

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

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

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

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

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

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

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

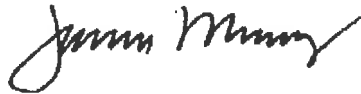
2. *(d) Retaining the resource is not in the interest of the majority of the community.*

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

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

Thank you .

Very truly yours,



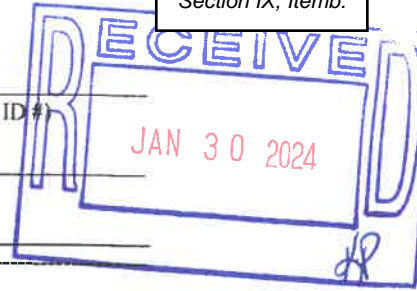
James J. Murray
Plunkett Cooney
Direct Dial 231-348-6413

JJM/tll

Enclosures

Open.29035.21118.32982763-2

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES



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

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

ESTIMATED PROJECT COST: _____

APPLICANT/CONTRACTOR

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

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

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

Telephone: 906-643-7680; 906-430-0389
(Home) (Business) (Fax)

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

Signature: _____ Date _____

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

Name: Cheryl Nephew Jaquiss Individual Living Trust Email Address: cjnjaquiss@gmail.com
uad 11.10.2008

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

Telephone: 501-890-7305
(Home) (Business) (Fax)

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

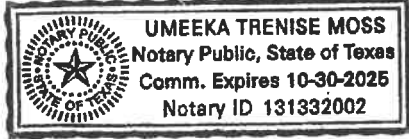
The undersigned certify(ies) and represent(s)

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

Signature _____ SIGNATURES Cheryl Nephew Jaquiss
Signature

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

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



Shonda J. Moore
Notary Public
Dallas County, Michigan Texas
My commission expires: 10-30-2025

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

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section IX, Itemb.

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

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

A) MINOR WORK

PROPERTY LOCATION: _____
(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 _____

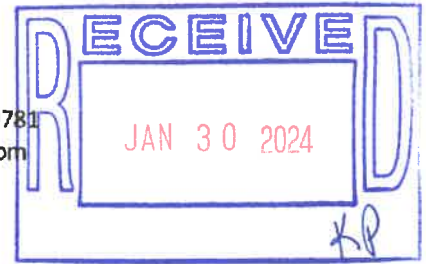
NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

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

File Number: <u>AB24-041-009</u>	Date Received: <u>1-30-24</u>	Fee: <u>1,500 -</u>
Received By: <u>[Signature]</u>	Work Completed Date: _____	



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



January 23, 2024

James Murray
Plunkett Cooney
Attorneys & Counselors at Law

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

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

Jim,

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

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

Sincerely,

Chad Belonga

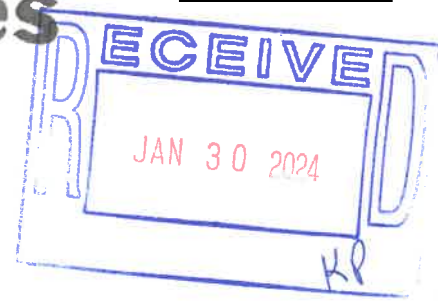
Above information is not an invoice and only an estimate of services described.

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

Dickinson Homes

SINCE 1977

Section IX, Itemb.



January 30, 2024

Historic District Committee,

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

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

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

Best,

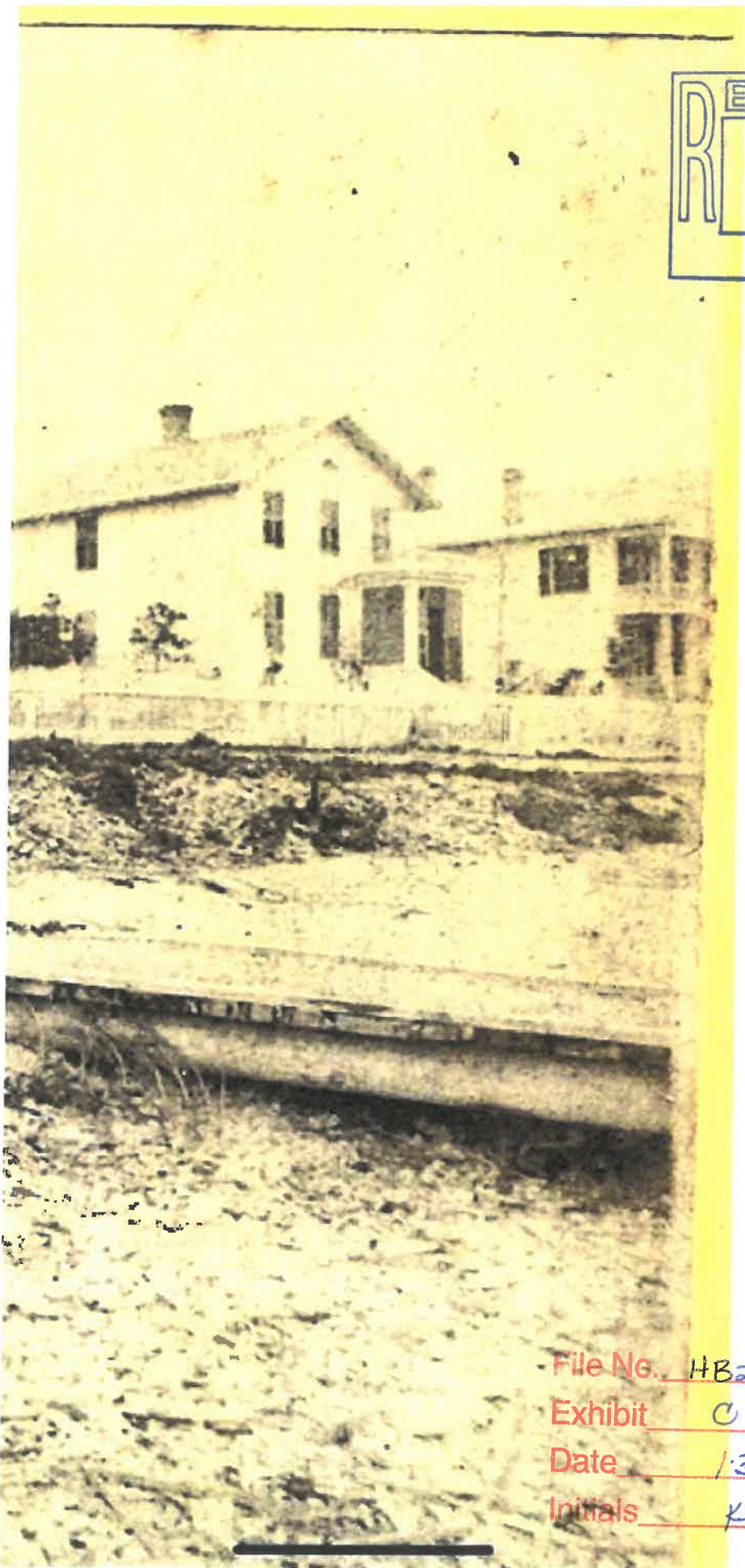
Albert Santoni

ALBERT SANTONI RA, PE

DICKINSON HOMES, INC

File No. HB24041-009
Exhibit E
Date 1.30.24
Initials KP

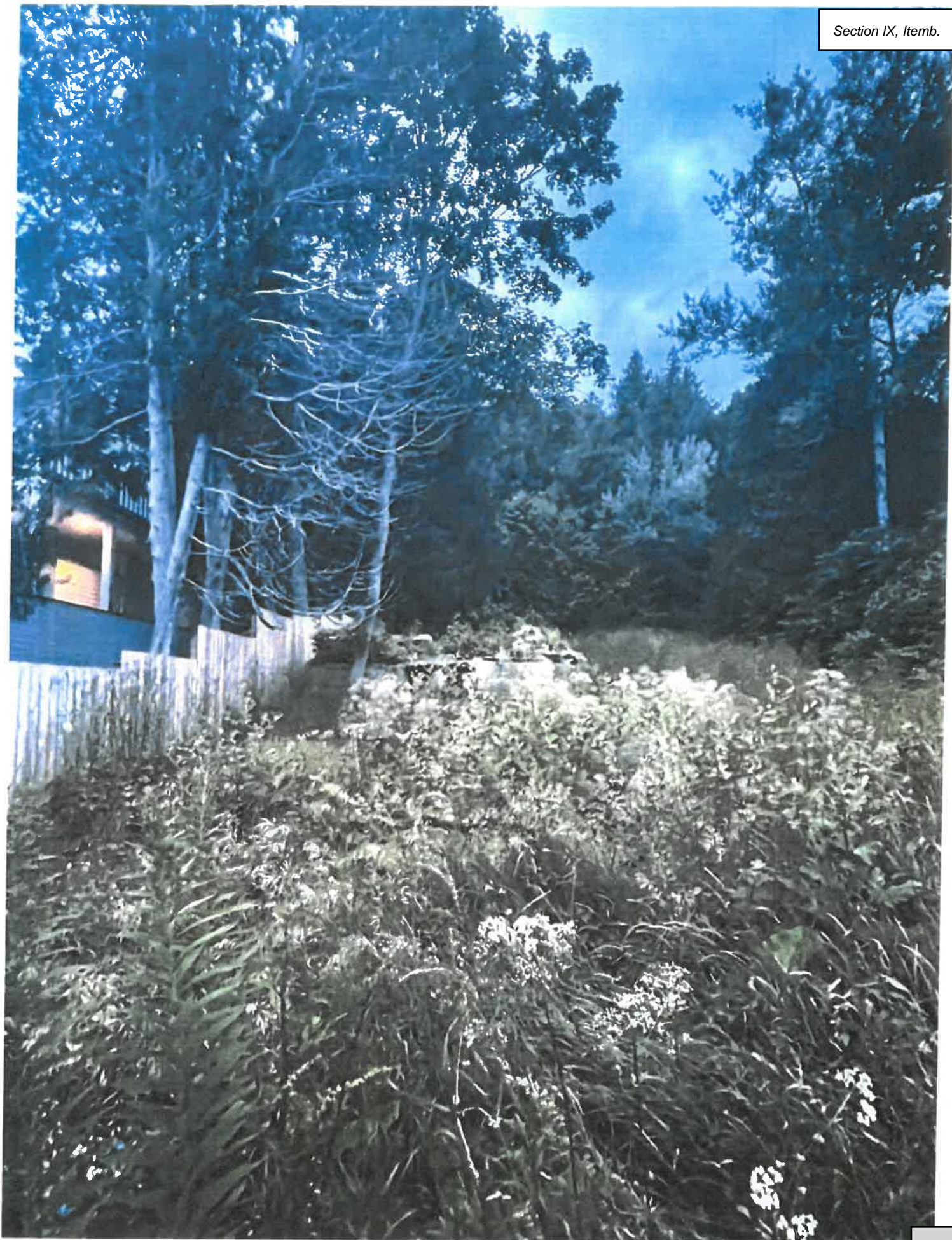
RECEIVED
JAN 30 2024
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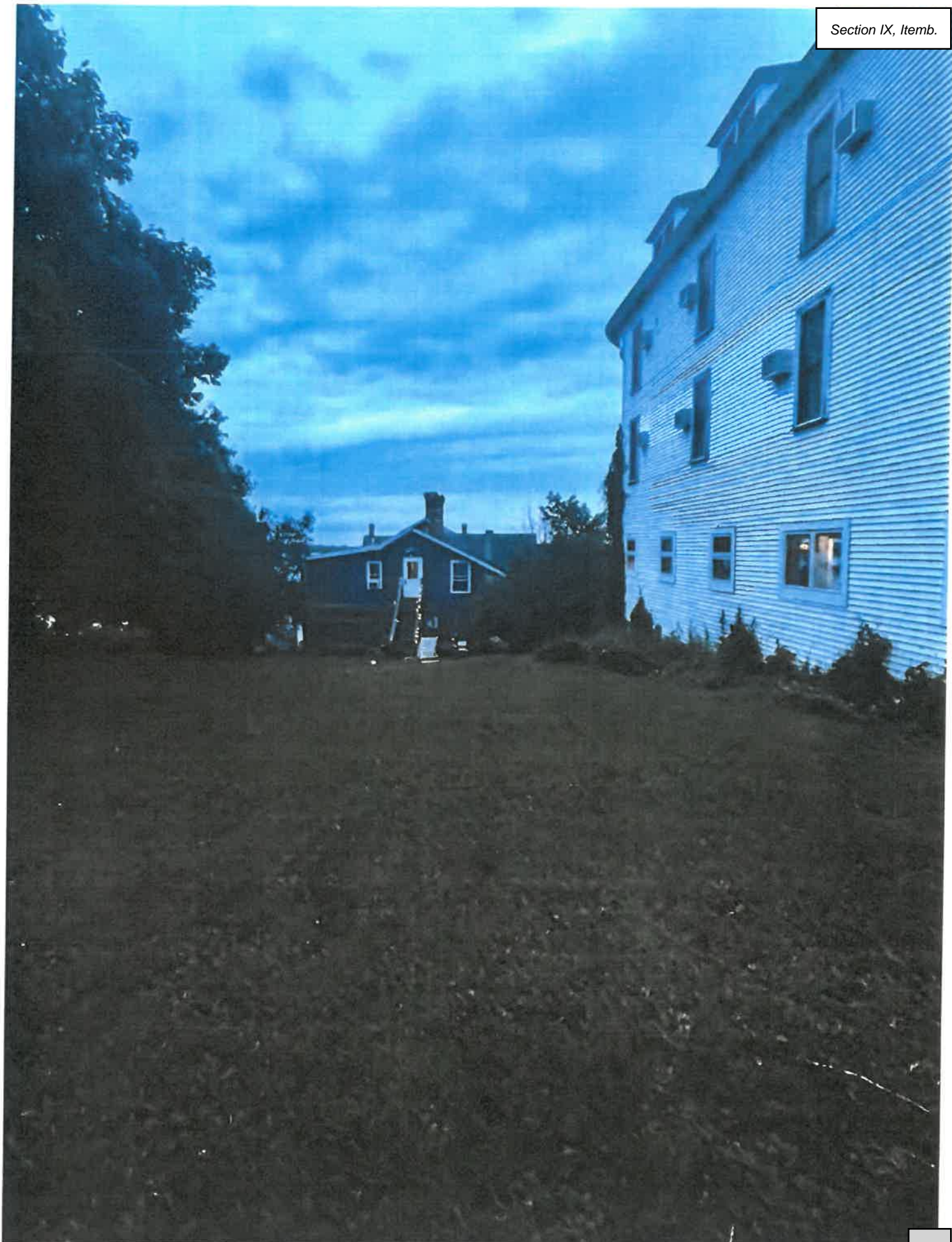


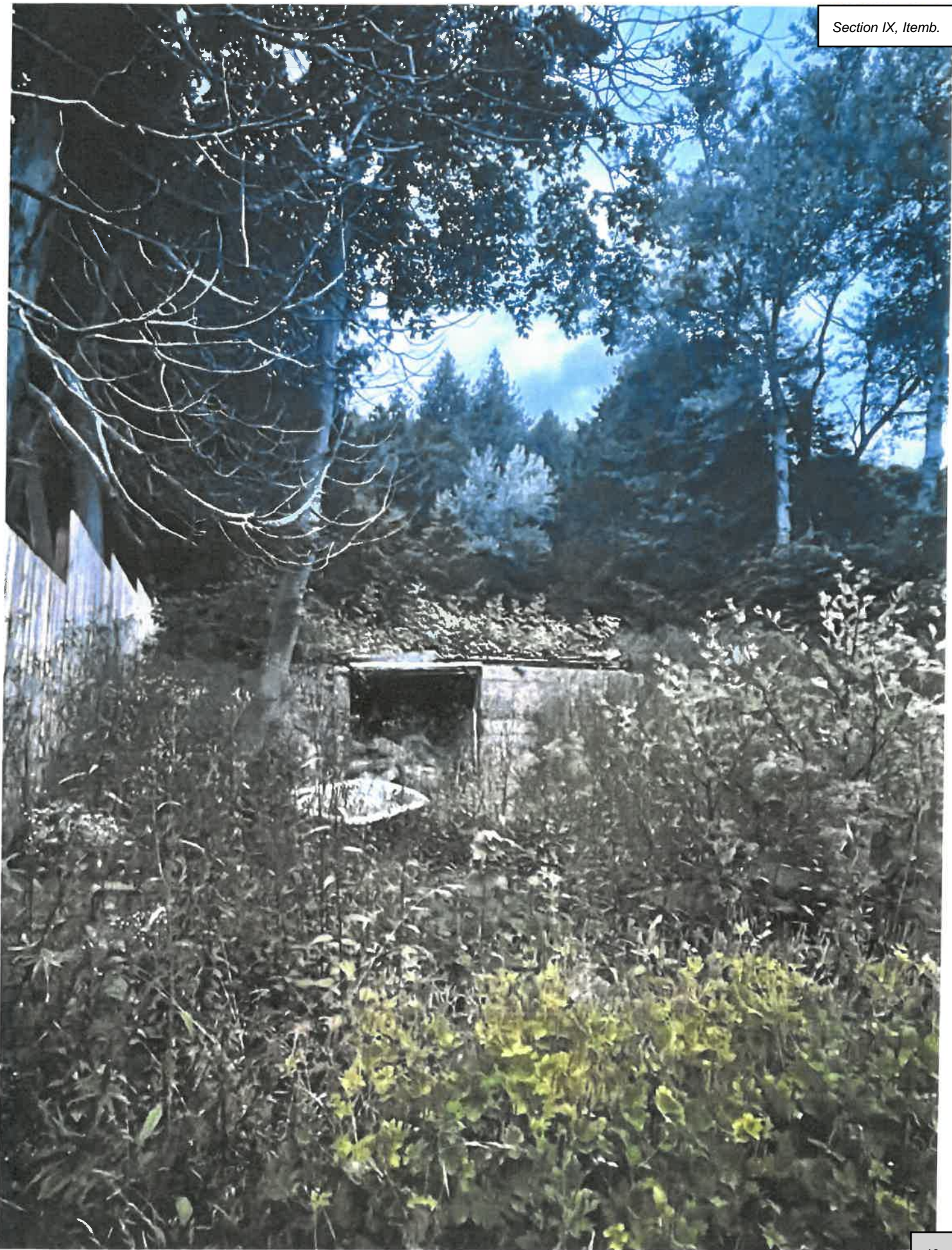
File No. HB24-041-009
Exhibit C
Date 1-30-24
Initials KP

















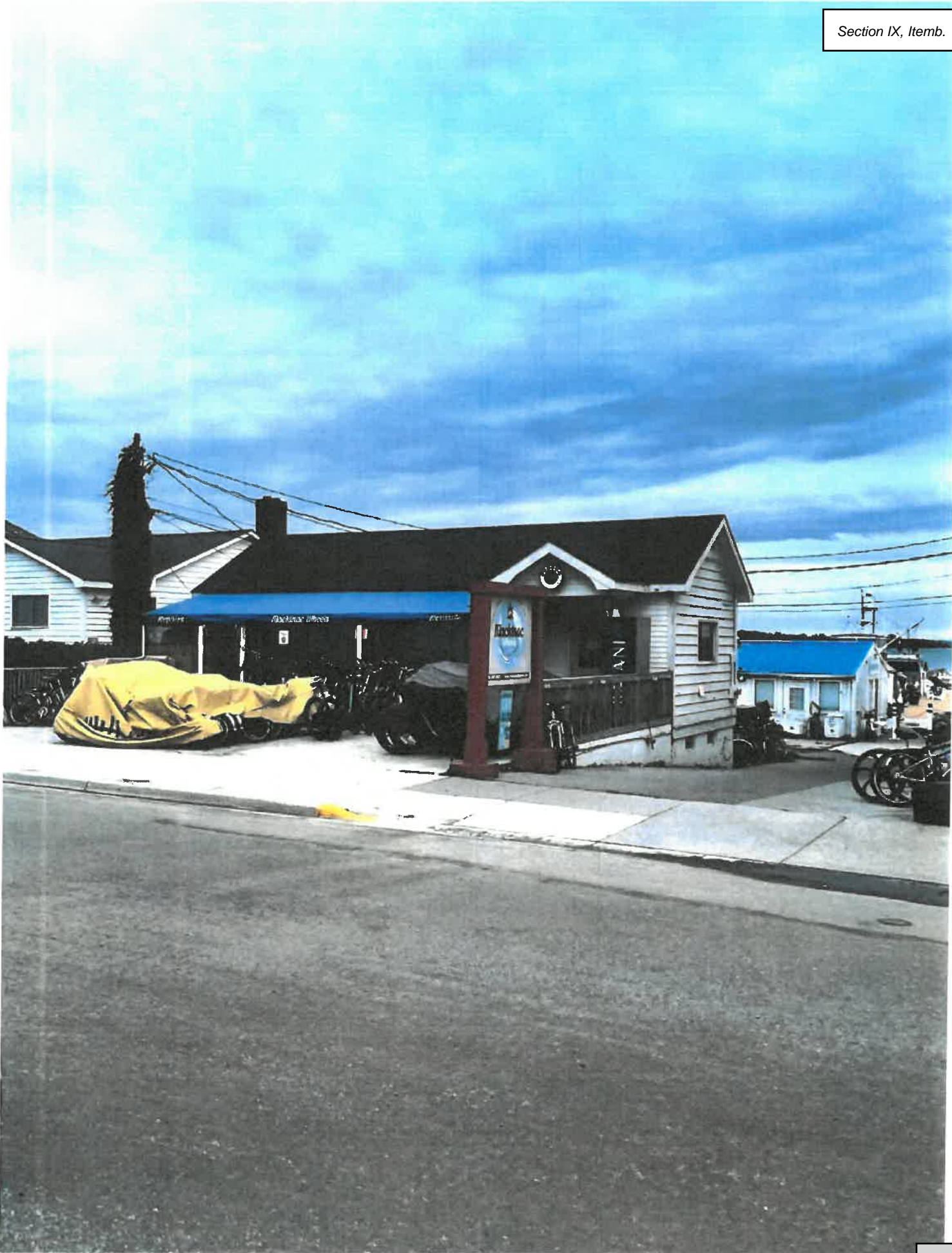








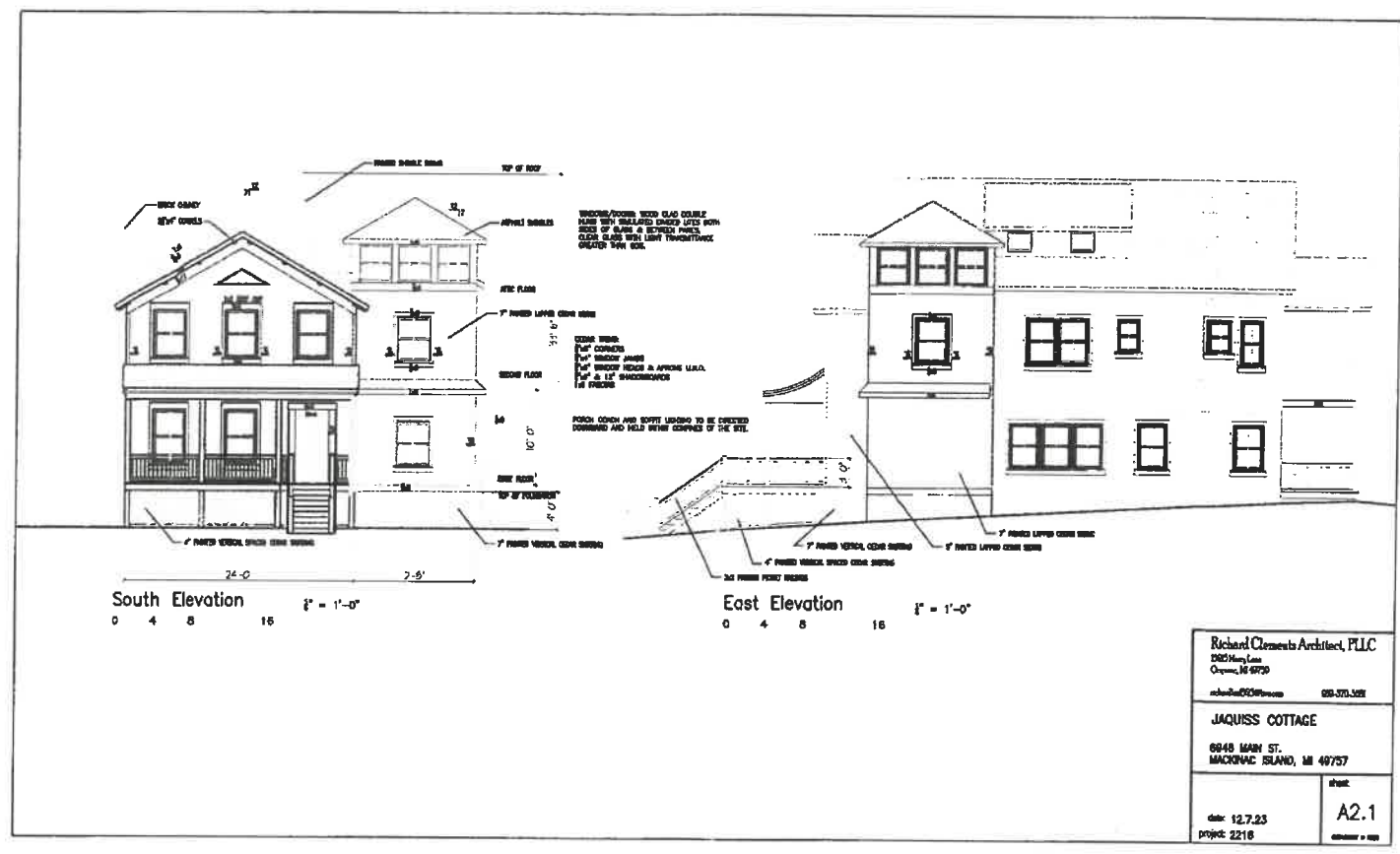


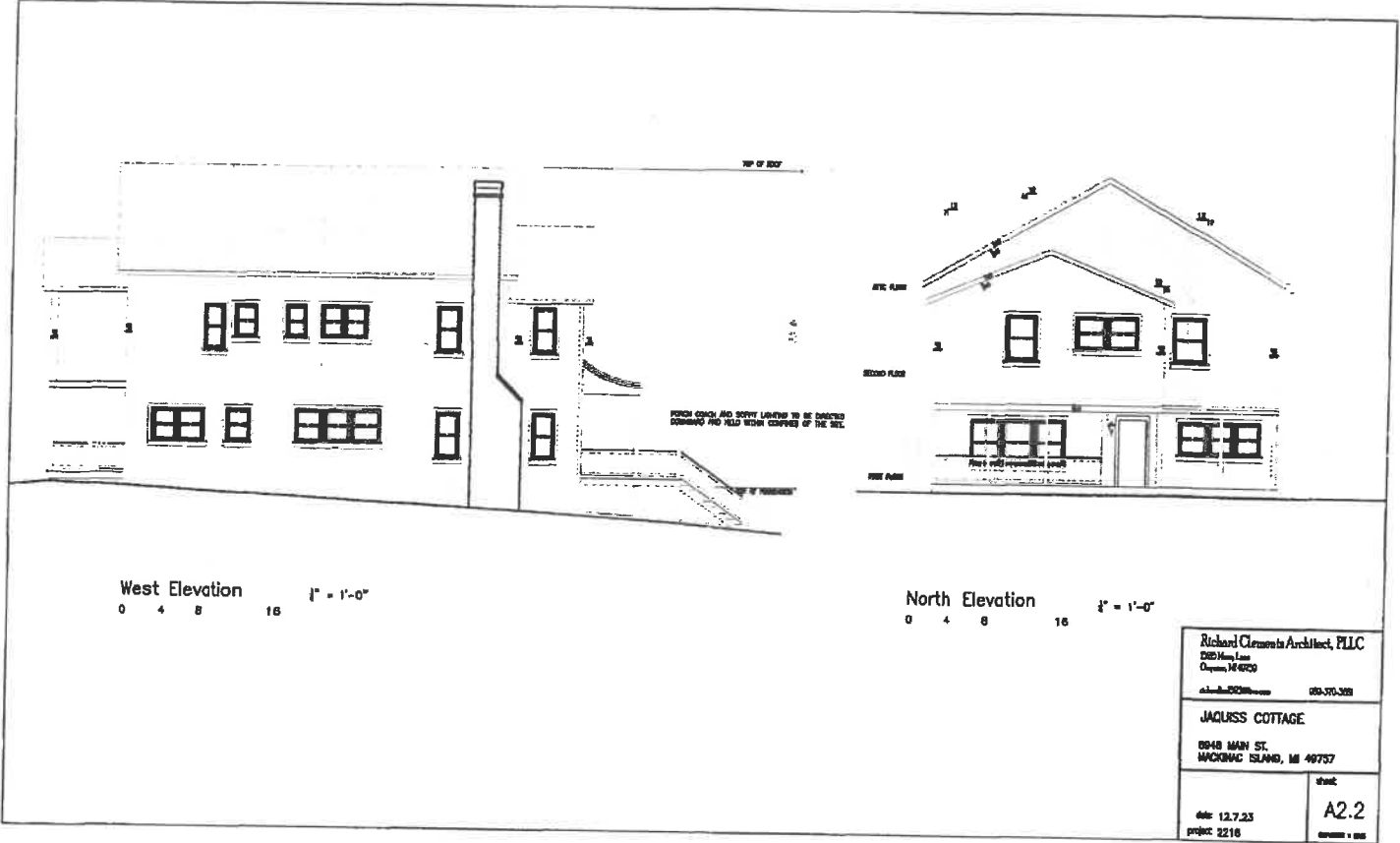


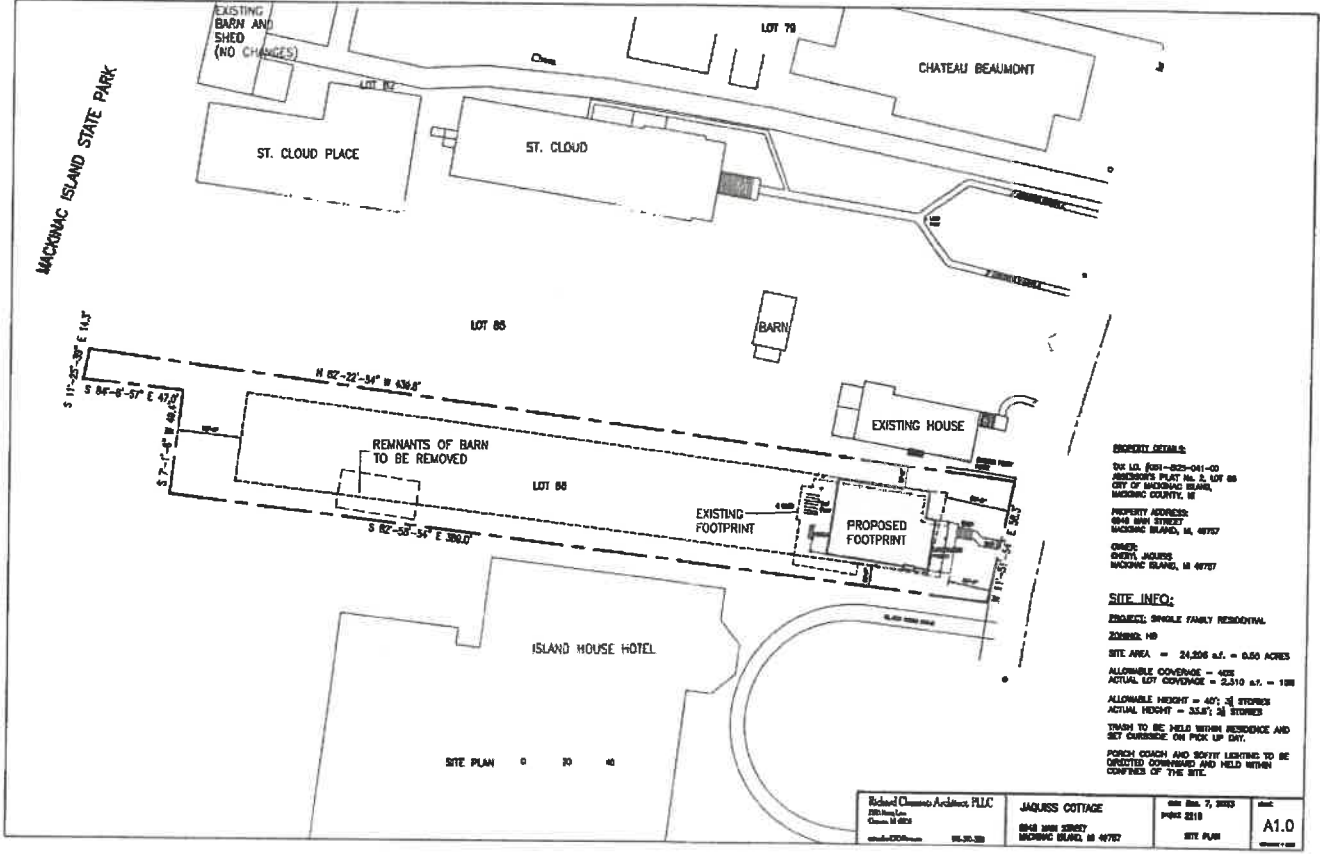
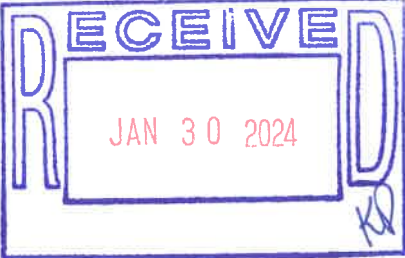


RECEIVED
 JAN 30 2024
 KP

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



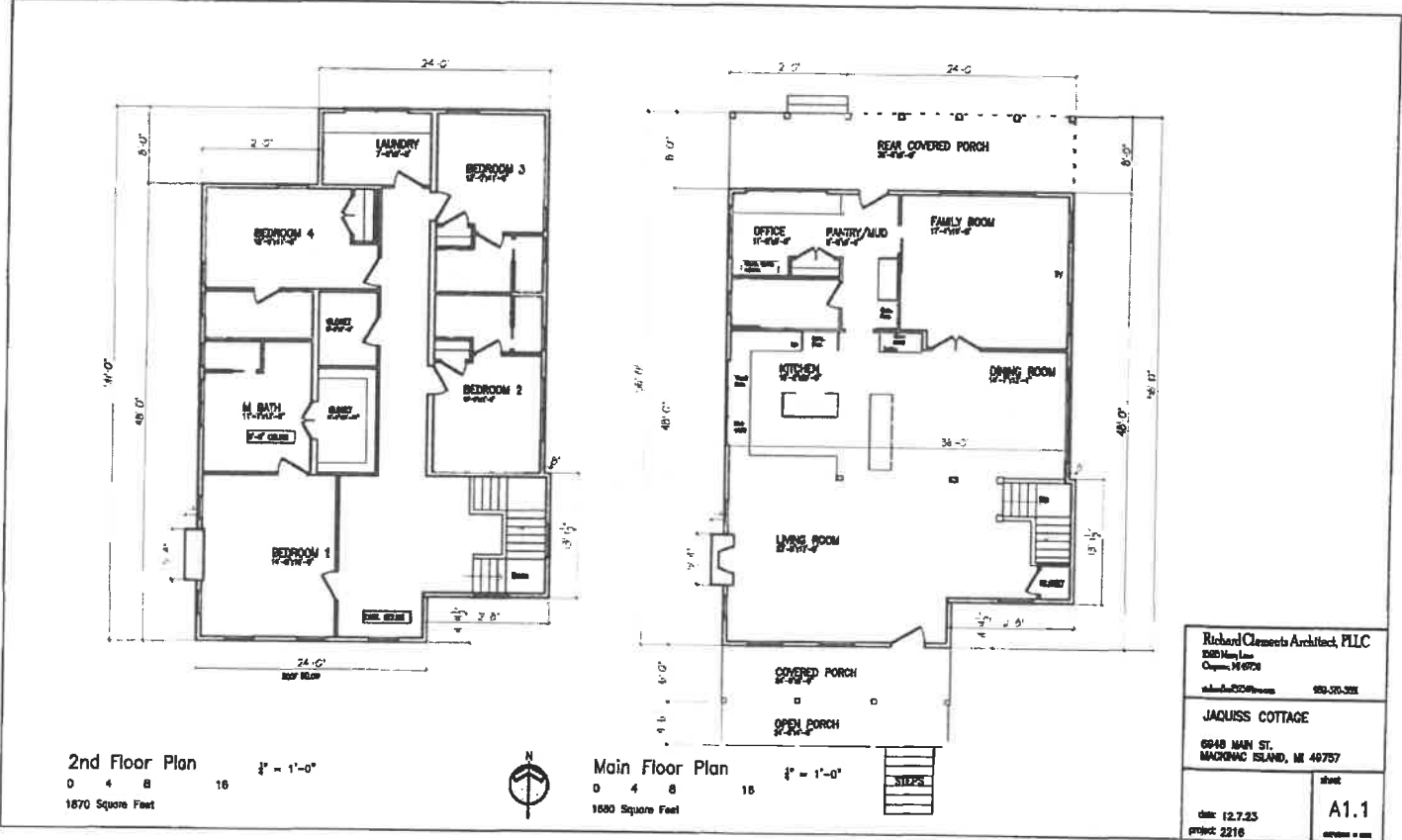


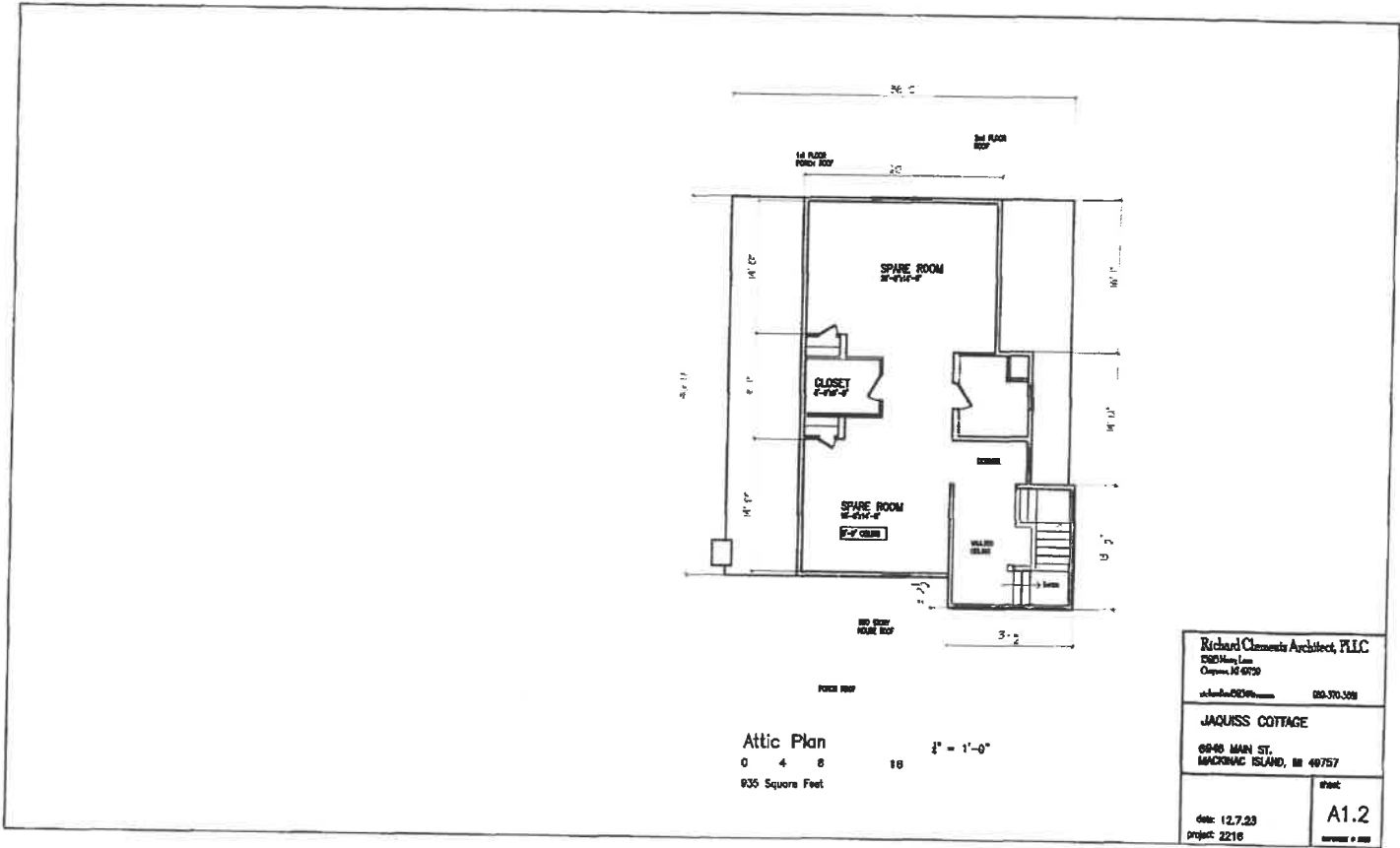


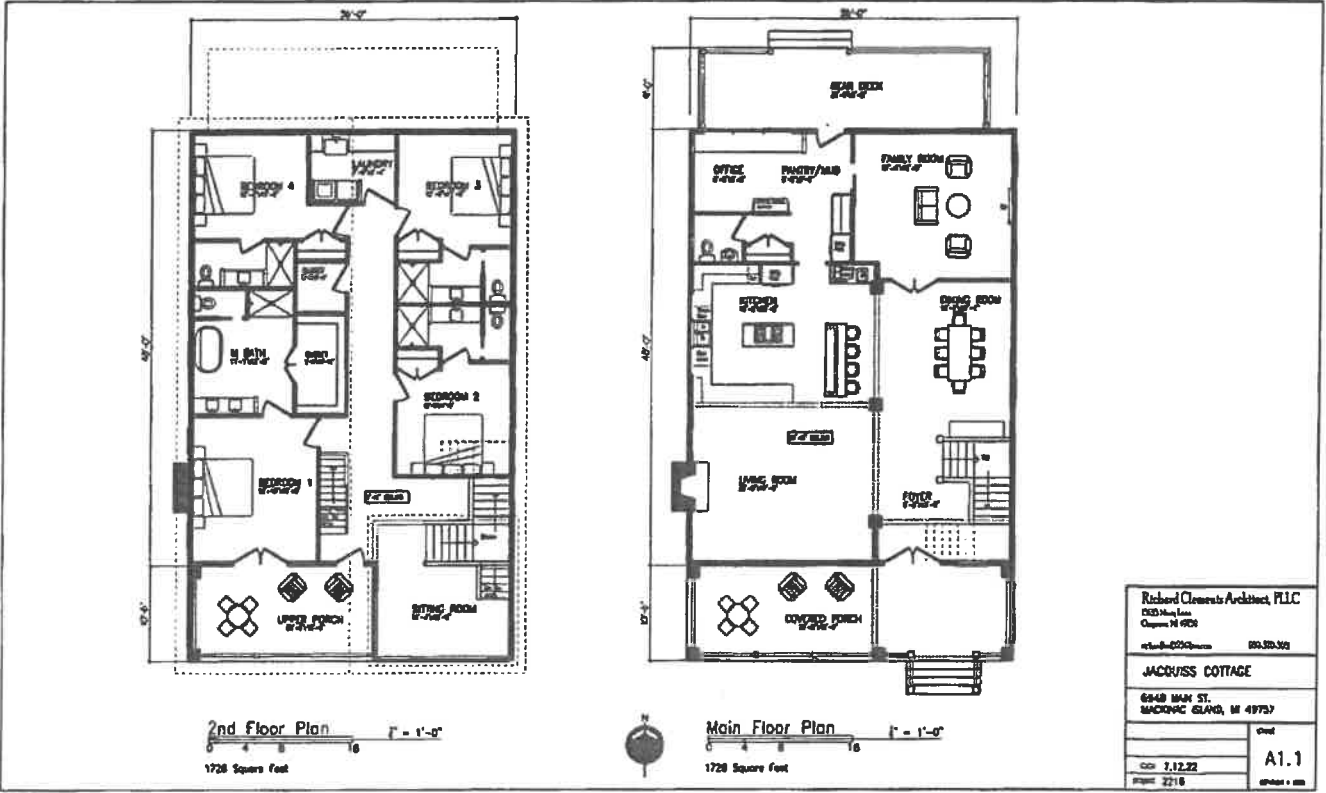
PROPERTY DETAILS:
 THE 10, 201-023-041-00
 AMENDMENT PLAN No. 2, LOT 86
 CITY OF MACKINAC ISLAND,
 MACKINAC COUNTY, MI
 PROPERTY ADDRESS:
 8045 18th STREET
 MACKINAC ISLAND, MI 49757
 OWNER:
 JOHN JACQUES
 MACKINAC ISLAND, MI 49757

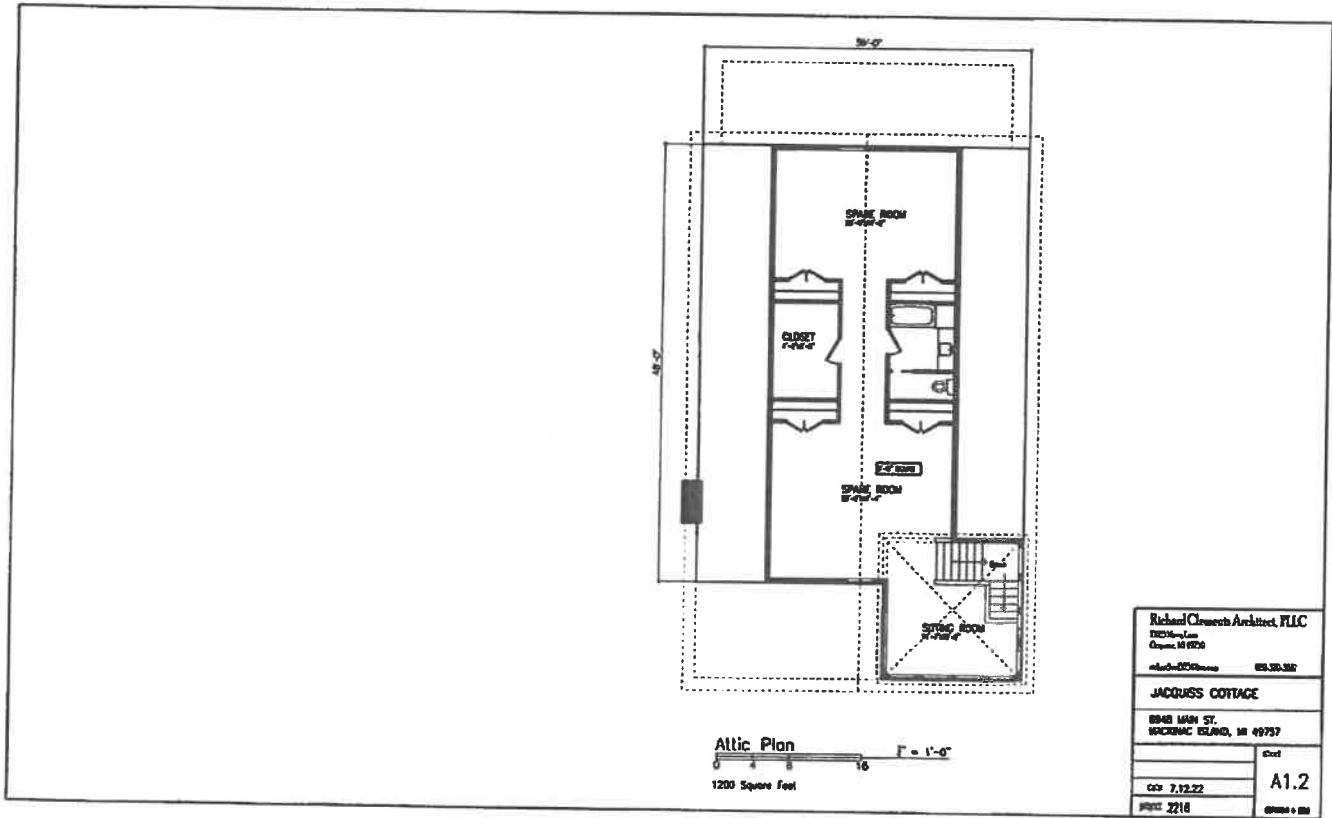
SITE INFO:
 PROJECT: SINGLE FAMILY RESIDENTIAL
 ZONING: R2
 SITE AREA = 24,206 s.f. = 0.55 ACRES
 ALLOWABLE COVERAGE = 40%
 ACTUAL LOT COVERAGE = 2,310 s.f. = 10%
 ALLOWABLE HEIGHT = 40'; 3 STORIES
 ACTUAL HEIGHT = 33.5'; 3 STORIES
 TREES TO BE HELD WITHIN RESIDENCE AND SET BACKSIDE THE PICK UP CURB.
 PORCH COACH AND SOFTY LIGHTING TO BE ORIENTED FORWARD AND HELD WITHIN COMPASS OF THE SITE.

Richard Chimento Architects PLLC 2800 Lakeshore Drive Mackinac Island, MI 49757	JACQUES COTTAGE 8045 18th STREET MACKINAC ISLAND, MI 49757	DATE: Dec. 7, 2023 PROJECT: 2213 SITE PLAN	SCALE: A1.0
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610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

18 March 2024

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

Re: **DEMOLITION REQUEST**
6948 Main Street

Dear Ms. Pereny:

The owner of the Red House at 6948 Main Street, Cheryl Jacquiss, has submitted a request for approval (Notice to Proceed) to demolish the building. The Historic District Commission has asked for a review of the proposed new manufactured home to replace the existing historic structure. Typically my reviews are for a Certificate of Appropriateness, not for a Notice to Proceed, and are based on using the Secretary of the Interior's Standards for new construction related to existing structures, not demolition as is proposed here. However as a historic architect I can offer my professional opinion apart from the historic district ordinance requirement on whether or not the proposed new building meets these Standards.

It is possible to add new construction to historic properties and in historic districts, if the design, density, and placement of new construction respects the overall character of the site and district. According to the Secretary of the Interior's Standards, **Standard 9** states that "New additions ... or related new construction ... shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment." And under Sec.10-161(b), **(1)**, "The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area" shall be considered. These standards would be applied to a new rear addition to the existing Red House. However, again, under the Historic District Ordinance and the Local Historic Districts Act, the Standards only apply to a request for a Certificate of Appropriateness (new work on an existing structure), and not to a request for a Notice to Proceed (total demolition then new construction).

In response to this request, it should be stated, first, that the Red House has been determined to be a significant historic resource. Based on the National Register of Historic Places criteria for evaluation to be listed on the National Register a property must represent a significant part of a theme significant to the history of its local area; i.e., through its association with the life of a person significant in history, or, embody the distinctive characteristics of a type, period, or method of construction representing the architecture of its area.

Red House Review
18 March 2024
Page 2

The Red House meets both these criteria. First, the house is associated with a person significant to the history of Mackinac Island, that being a previous owner of the property, James A. Van Fleet, author of well-respected nineteenth-century histories of Mackinac Island and the Straits region, published in 1870 and 1882. And second, the front / original portion of the Red House embodies the distinctive characteristics of a simple / folk version of the Greek Revival style, with later Italianate style alterations. Its age is documented to as early as 1865, when the house appears in a photograph of that date. As such, the property would be eligible to be listed on the National Register of Historic Places, and was determined to be significant by the City's Historic District Study Committee in its report to the community on the proposed East End Mission Historic District in February 2023.

In order for the HDC to issue a Notice to Proceed, at least one of four criteria (summarized below) must be established:

- (a) Does the house constitute a safety hazard? - no, it does not;
- (b) Is the presence of the house a deterrent to a major improvement program? - no, it is not;
- (c) Is retaining the house not in the interest of the majority of the community? - no, it is in the interest of the community to retain the house, as demonstrated by its historic significance;
- (d) Will retaining the house cause undue financial hardship? - this has not yet been shown to be true.

The Applicant has raised only items (c) and (d), and the HDC has not made a finding on a Notice to Proceed. Previously it was my understanding that the applicant intended to demolish the rear addition(s), and to preserve the original front portion, as I had several back-and-forth working discussions (late 2022 - early 2023) with the applicant's architect, Richard Clements Architect, who developed design concepts for such, culminating in a scheme retaining the front portion of the house, dated February 20, 2023. This was acceptable to me as the City's reviewing architect, but was never formally submitted to the HDC by the Applicant.

The project application now submitted is to demolish the existing historic house and replace it with a new house. As proposed, the appearance of the new structure would not be compatible with the historic value of the surrounding area, which along the north side of Main Street, from the Island House Hotel on the west to Truscott Street on the east, is comprised of nine other properties with historic buildings.

The Applicant suggests that since I preliminarily approved design plans for renovating the existing structure, those plans are equally suitable to complete new construction replicating the original historic structure. These two contrasting concepts are not equal, as a replication, or approximation of the original house, would not be historically accurate, and therefore not the same as preserving the original. Given an existing historic structure being replaced, a replication would be a deception - creating a "fake" instead of preserving the "artifact." Such an approach would undermine the integrity of this historic property, and the surrounding historic

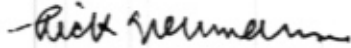
Red House Review
18 March 2024
Page 3

environment. When a lost historic structure is reconstructed, historical and archaeological documentation is used to accurately replace the structure, but the Red House is not lost - it is an existing historic resource.

Based on my own experience with historic buildings over 45 years, and having worked on multiple projects involving repair and restoration of historic houses, including foundation repair, foundation replacement under existing houses, removal of additions, restoration of original circumstances, and construction of new appropriate additions, I believe the Red House certainly could be preserved. It would be helpful if access for inspection by a qualified structural consultant was granted to the HDC.

Sincerely,

RICHARD NEUMANN ARCHITECT



Rick Neumann

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



February 15, 2024

Via e-mail at grentrop@rentropmorrison.com

Gary Rentrop and
Mackinac Historic District Commission
PO Box 176
Cross Village, MI 49723

Re: Mackinac Island Historic District Commission
6948 Main Street, Mackinac Island, Michigan ("Property")
HB24-041-009

Dear Gary and the Mackinac HDC:

The purpose of this correspondence is to clarify both the recent action of the Mackinac Island Historic District Commission ("HDC") as well as to clarify your reply to my e-mail yesterday. We also ask that this letter be added to the Owners application on file with the City. As attorney for the Owner of the Property, I inquired whether the City Architect will in fact perform a written review. My understanding from being in attendance at the meeting of the HDC was that the HDC requested such a review. As the Owner paid the \$1,500 application fee, we were expecting a review. I also inquired in my email whether the Owner would have an opportunity to weigh in on the selection of the "*independent*" engineer prior to the HDC retaining any such engineer.

In reply, you stated that "*the HDC would need to request a review...*" and that expecting a review was "*putting the cart before the horse...*". I believe the HDC used the "*horse and cart*" analogy recently when it denied the Trayser request to demolish a shed at its property on Main St. on the basis the owner failed to provide the HDC with plans on the replacement for the shed. Here we provided you and the City Architect plans to review over a year ago. In fact, the City Architect offered suggested changes in order to enhance the historical integrity. Then, on a timely basis, we attached the plans to the application but still no review of the proposed home. Given the complete transparency of the request and application we do not agree that the Owner is putting the "*cart before the horse*".

Assuming we timely receive the review of the **proposed home** (which is a separate issue from the demolition) from the City Architect, we would expect we would be afforded the opportunity to have the application and review reviewed by the HDC. If this can be accomplished soon the City can save the cost of an unnecessary evaluation from a Detroit engineering firm.

As for the engineering report, the Owner objects to retaining WJE Detroit for engineering services. First, they would have an inherent bias having represented the HDC in the past (and based on the bias shown in their own web site). Your email failed to disclose both the estimated expense and the particular scope of engagement. The engagement is particularly important given the terms of Act 169 of 1970 and the City's Ordinance which both clearly provide that the HDC's jurisdiction is to review and act upon **only exterior features** of a resource. We therefore seek clarification concerning the resolution to engage an independent engineering firm.

We look forward to your reply.

Very truly yours,



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

CC: Mackinac HDC and client
JJM/tll

Open.29035.21118.33177913-1



March 14, 2024

Via e-mail at grentrop@rentropmorrison.com

Gary Rentrop and
Mackinac Historic District Commission
PO Box 176
Cross Village, MI 49723

File No. HB24-041-009
Exhibit Q
Date 3-19-24
Initials KD

Re: Mackinac Island Historic District Commission
6948 Main Street, Mackinac Island, Michigan ("Property")
HB24-041-009

Dear Mackinac HDC:

On February 13, 2024, we appeared on behalf of our client, Cheryl Nephew Jaquiss, as owner of 6948 Main Street. The meeting was to address the Application for Demolition dated January 24, 2024 (submitted on January 30, 2024). Since that meeting, there has been confusion regarding the Application for Demolition of the subject property. The purpose of this correspondence is to clarify some of the confusion and to otherwise supplement the application.

We are advised by the City's attorney, Gary Rentrop, that the Application for Demolition was incomplete. In our legal opinion, the application is complete. To claim otherwise is illogical and not supported by the facts. The actual Application for Demolition was filed in 2022 as noted in previous correspondence. Moreover, in an attempt to accommodate the City, (and not as an admission that an application to the HDC is even lawfully required), we once again filed on January 30, 2024. The City placed this matter on the agenda before the HDC and the HDC considered the application at its meeting on February 13, 2024. The city cashed the \$1,500 application fee. At no time during that meeting, or anytime soon thereafter, was there any suggestion of an incomplete application. Based on the advice of the HDC's attorney, the HDC resolved to proceed down the road of securing an "independent engineering report". Not until February 29th, when apparently Mr. Rentrop discovered the HDC did not have a quorum for its March 12, 2024, meeting, did he make the unilateral decision to declare the application as being incomplete.

Apparently the HDC's attorney is attempting to make "decisions" concerning this application. A decision is defined under the Open Meetings Act as: "a determination, action, vote, or disposition upon a motion, proposal, recommendation, resolution, order, ordinance, bill, or measure on which a vote by members of a public body is required and by which a public body effectuates or formulates public policy." At no time did the HDC make a decision to declare the application incomplete.

ATTORNEYS & COUNSELORS AT LAW

Now, at this late stage, we also understand Mr. Rentrop has made the unilateral decision to schedule a special meeting for March 21, 2024. Clearly this "decision" of Mr. Rentrop is motivated to preclude automatic approval pursuant to Section 162 (d) of the City ordinance which provides that approval is automatically given unless the application is denied within 60 days. Had we received the courtesy of any prior notice from Mr. Rentrop, he would have discovered that our client is scheduled to be on a flight that date and will be unavailable.

As Cheryl Nephew Jaquiss is unavailable, she asked me to forward to you and City Council a copy of her correspondence which is attached.

In addition, (and in no way admitting the application is incomplete), we offer the HDC the following as a supplement to the application. This will address the purported deficiencies found in Item C of the City's "General Directions for Work Within a Historic District":

1. *Signature of Owner.* On file and see attached correspondence.
2. *Name and Address of Owner.* On file
3. *Name and address of Applicant.* On file
4. *Specific Grounds upon which demolition is based.* As already stated in the January application and previous correspondence: Per Sec. 10-164 and MCL 399.205(6), grounds are found in subsection MCL 399.205(6)(c) and (d), as retaining the resource will cause undue financial hardship to the owner and/or retaining the resource is not in the best interest of the community.
5. *Sufficient information to justify grounds.* See prior records and the correspondence from licensed engineer Albert Santoni of Dickinson Homes.
6. *Evidence of alternatives to demolition.* Not applicable per engineer letter unless the current boarding house remains in its current condition.
7. *Evidence of advice from a professional.* See attached.
8. *Description of measures to protect neighbors.* See Belonga report.
9. *Burden.* Yes, overwhelming evidence.

Very truly yours,



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

JJM/tll
Enclosures
c: Mackinac HDC and client

CHERYL NEPHEW JAQUISS
6948 MAIN STREET
MACKINAC ISLAND, MI 49757

March 12, 2024

Mackinac Island Historic District Commission and City Council:

I am writing to provide context and justification for my application to replace the existing structure at 6948 Main Street, known as the "Red House." This application was originally submitted to the City of Mackinac Island in March of 2022. The mid-nineteenth-century structure has undergone significant modifications over the years, deviating substantially from its original design. Originally intended as a private residence, the building has been extensively remodeled and, for the past three decades, used as a multi-occupant residence, making it unsuitable for a single-family home.

At the last HDC meeting, I listened to a member give a speech that "we" the people of Mackinac Island need to step in to preserve the history and to protect the Island. I am writing to remind this committee that I am part of this "we". I am not a private equity firm working to maximize return to investors who are not part of the Mackinac community. Quite the opposite, my family moved to Mackinac Island 60 years ago when my father had a dream to own his own business with his best friend from Gaylord High School. My parents dedicated their lives to the community, and my sisters and I are equally committed to preserving its charm and legacy. My sisters and I grew up on Mackinac Island. We learned to ride horses and bicycles here. Our children grew up here. Many of us, including me, met our spouses here. My sisters and I were married on the island, as were our children. Because of our deep ties and commitment to the community, we have always cooperatively worked with the city and the HDC regarding issues of preservation and maintenance on our properties in the actual Historic District.

My dad purchased the Red House around 1980, and soon thereafter the adjacent white house – solely because they were zoned hotel, with the dream of building a family run hotel in those adjacent locations. Very soon thereafter though, with my sister Nancy's family living in the white house – my father announced one day while playing with the grandchildren in the yard "It looks like I'm never going to be able to ask Nancy to leave this house" ... so not all plans continue like they started. My parents knew that their daughters shared their love for Mackinac and hoped to continue living here for generations. So, at the end of their lives, it was my parents' wish that Nancy, Dawn, and I have our own homes near each other, so that our families could continue to enjoy the magic of Mackinac together. This legacy, more than almost any other, made them so happy. This was why my dad never sold the Red House investment property and kept it instead as a boarding house, as a placeholder for me until I was ready to build a home next to my sister.

Two years ago, when I was ready to build my Mackinac home, it became clear after a comprehensive examination by experts (see reports submitted in agenda package for Feb HDC meeting) that continuing this process with the existing structure was not feasible. Because the home was not in an historic district, I applied to the city to demolish the home. The city failed to approve the request for 4 months, although I believe there were no legitimate legal reasons to do so. In a continued effort to delay my legal request for demolition, the property was singled out and “spot zoned” (which is generally considered illegal in Michigan) as the only historic home in the Mission District to be placed on a one-year moratorium. This suspect action expired last fall. The city – now nearly two years after my initial request for demolition – still has not decided if they believe it is wise, for a variety of complicated reasons, to put the Mission Area in an historic district. Without any legal justification now to deny my request, the city made a resolution that while the Mission Area is “under consideration” as a potential Historic District, any requests for demolition go to the HDC, with the instructions that the “under consideration” properties should be judged by the same criteria as any property in an actual Historic District. I do not believe this resolution is lawful - or fair - to anyone in the Mission Area.

I spent considerable time with an architect, beginning 15 years ago, designing the house of my dreams in this location. The proposed house now is substantially different than my original design, with numerous concessions in the effort to reflect the current style of the Red House. A few of these concessions include the exact location of the house, the style of the house, the size of the house, the number and size of the windows, and the inability to put a second story balcony. I have proposed a house that mimics the style and charm of the front wall of the existing house, including recreating the swoop front porch that, while not original, is a distinguishing characteristic of the structure. I believe that since I am not in an historic district, that none of these concessions were legally necessary. But I hope that my efforts to make these concessions demonstrate my willingness to work together with the city to construct a building that is consistent with the current style in mind.

To the members of the HDC, I respect and admire your dedication on behalf of the community to volunteer your time to work through very difficult and complex issues. Asking you to vote in my favor, when I believe I should not legally be before you, puts me in a difficult position. But given that, I do think this request meets the criteria for approval in the HDC due to feasibility issues. An approval is also in the “greater good” or best interests of the Island. The decision to construct a single-family home, because of the love our family has for Mackinac Island, is a purely emotional one - not a wise financial decision. If this is not feasible, then the property is back to where it was when my father purchased it ... a financial investment for a future hotel. I believe most of the people of Mackinac Island, would prefer to see this property revert from its current use as a boarding house – to a single-family home. Very few people would prefer a hotel over a single-family home, especially since this home would keep the similar style of the current Red House.

Because of my deep ties to the community, I have continued to try to work through what I believe has been a very unfair and arbitrary process, because it is not my desire to file a

lawsuit against the City of Mackinac Island. Although it would break my heart, if I am unable to get a favorable conclusion in March, then I will have no choice other than to file legal action against the City.

Unfortunately, when the HDC's attorney scheduled a special meeting for March 21 he did so without asking about my availability. I very much wanted to attend in person but have a conflict on the 21st and am unable to attend in person or on Zoom.

I want the HDC to know that my family and I are willing to compromise in order to build our family home. Specifically, should the HDC approve our demolition permit we are willing to do the following:

1. As described in the letter attached from Dickinson Homes, we will reclaim, reuse or replicate the porch, the corbels and the detail in the gable.
2. To forego my right to build the home we originally planned to build.
3. To accept not the home of our dreams but to replicate the "red house" as per the drawings of Richard Clements attached.
4. In addition, as noted in the drawings prepared by Richard Clements, we agree to compromise as follows:
 - a. The placement on the site will be identical.
 - b. The first-floor height above grade will be identical.
 - c. The proportions of building width and height will be identical.
 - d. The window and door placements will be similar. The window muntin bars are 2 over 2 as was the original.
 - e. The roof slope will be identical.
 - f. The roof fascia will be trimmed out with similar crown molding.
 - g. The corbels will be similar and pending intact removal and refinishing they could be identical.
 - h. The covered portion of the porch and the stairs will be similar in size and curved shape and features of the existing later porch.
 - i. The siding and trims will be similar.
 - j. The triangular feature in the gable will be similar and pending intact removal and refinishing it could be identical.

Thank you for your time and consideration.

Sincerely,



Cheryl Nephew Jaquiss

March 5th 2024

Historic District Committee,

As you will see in the following photos, there are items of the Red House in which Dickinson Homes feels we could reclaim. It is our intention to send a crew to the Island to remove these items carefully from the home prior to demolition. Along with that, Dickinson Homes will bring those items back to our factory to try work to reclaim, reuse, or replicate them.

The remainder of the house from the foundation up would be unsalvageable. There are numerous code issues in the entire structure. It would be too costly and too damaging to try and save any other parts of the structure. The home critically needs a new foundation. The interior and exterior would need to be stripped of all surfaces to reframe the home. The electrical, plumbing, and heating would need to be brought up to code as well. There are two crumbling chimneys that would need to be taken down as well. These are just a few of the items from a long list. With our past preservation remodel work, as well as extensive older home remodel work, I see this home as not savable for financial, structural, safety, and timely reasons.

Best,

Αλβερτ Σαντονι

ALBERT SANTONI

REGISTERED ARCHITECT & PROFESSIONAL ENGINEER

DICKINSON HOMES, INC







Richard Clements

15215 Merry Lane
Ocequeoc, MI 49759

richardlee1523@live.com

989-370-3681

ITEM C

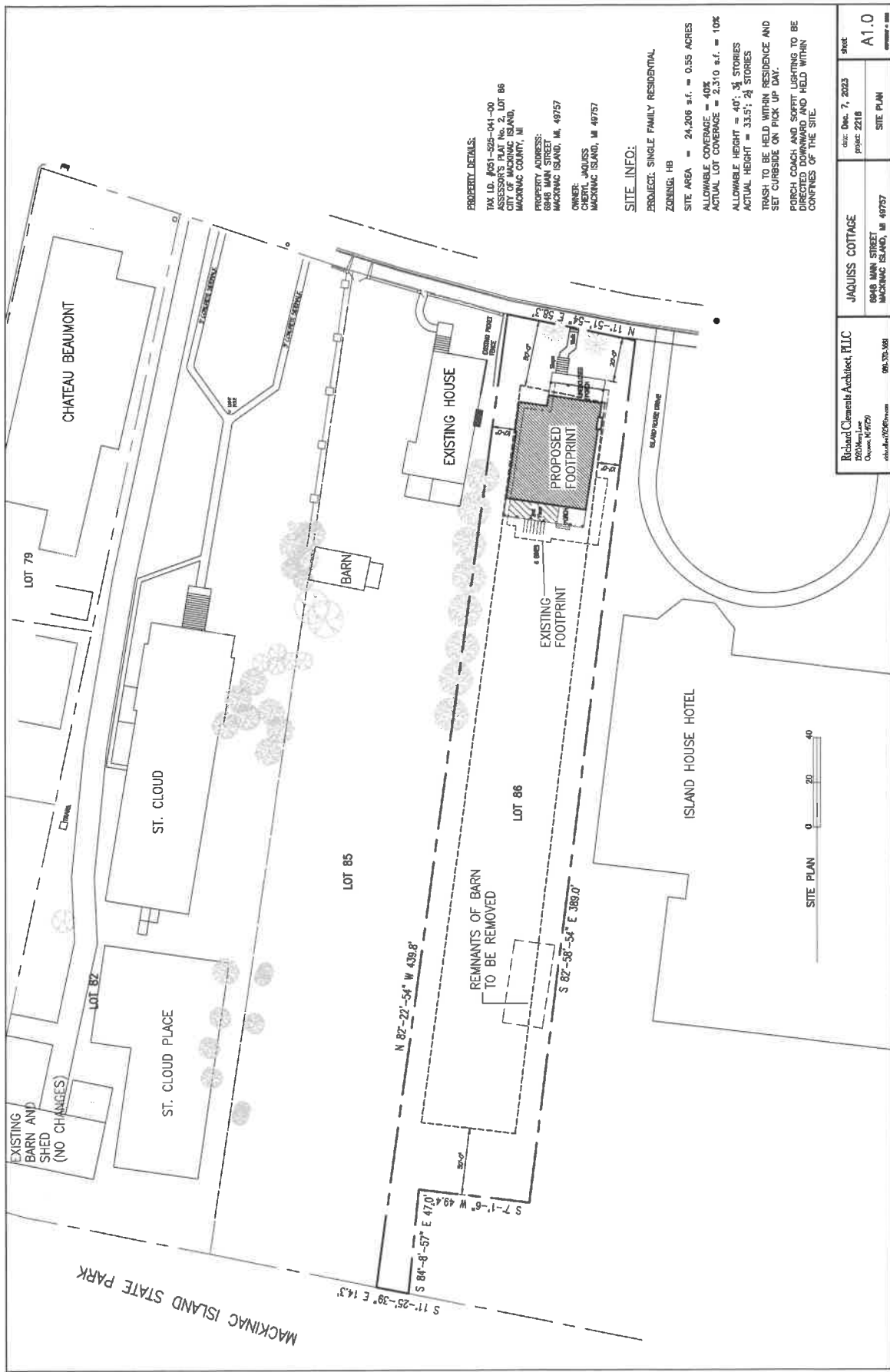
REQUIRED APPLICATION INFORMATION FOR THE DEMOLITION OR MOVING OF
RESOURCES WITHIN THE CITY OF MACKINAC ISLAND HISTORIC DISTRICTS

C.6

The owner, Cheryl Nephew Jaquiss, retained my services as a licensed architect. As an architect I have experience with many projects on Mackinac Island, including historic buildings. In doing work on this project, I am familiar with the Historic District Ordinance of the City of Mackinac Island and the Local Historic Districts Act of Michigan. I reviewed and considered the alternatives to demolition, and in my opinion, demolition/reconstruction is the only feasible option. I'm aware the home was offered for free should it be moved and it was not a viable option.

C.7

The owner originally had planned for a residence that was materially different than the plans that I have prepared. The plans I prepared will reconstruct the major identifying characteristics of the existing red house, and where possible, remove, rehabilitate, and reuse existing architectural features such as corbels, pediment, and the unique front porch. In addition, my plans also incorporate many suggestions offered by the City Architect. In an effort to reconstruct the exterior appearance of the red house, some of the additional characteristics that will be incorporated include site positioning, height above grade, dimensions of width & height, roof pitch, eaves, placement & treatment of windows and door, matching siding & trims, and utilizing the salvaged and rehabilitated architectural elements listed above.



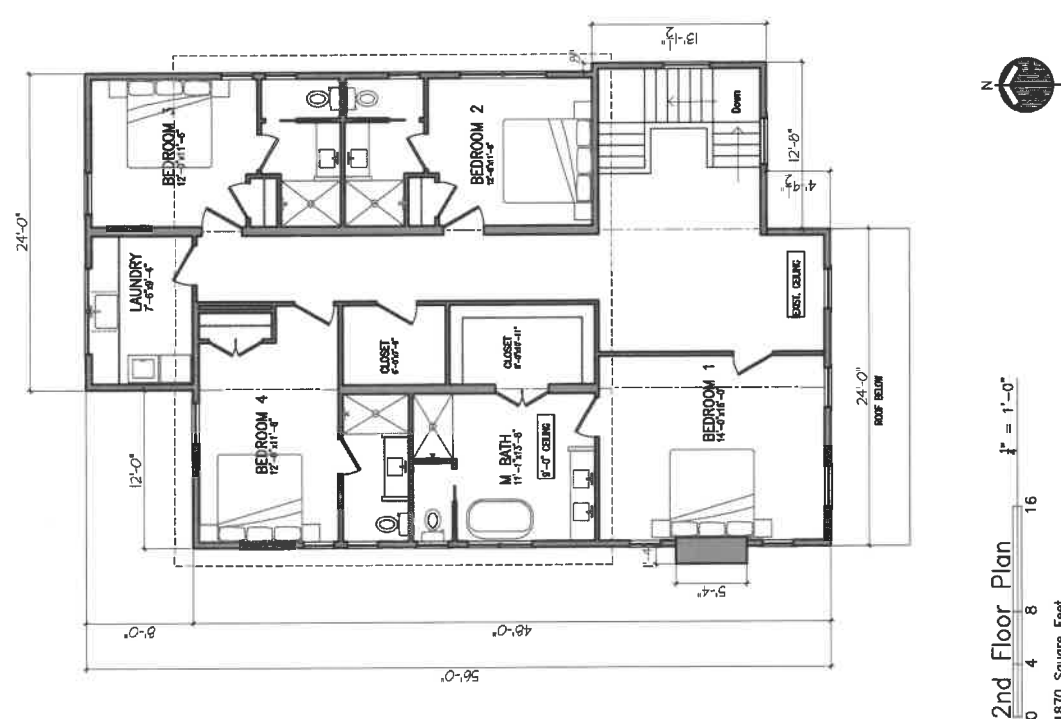
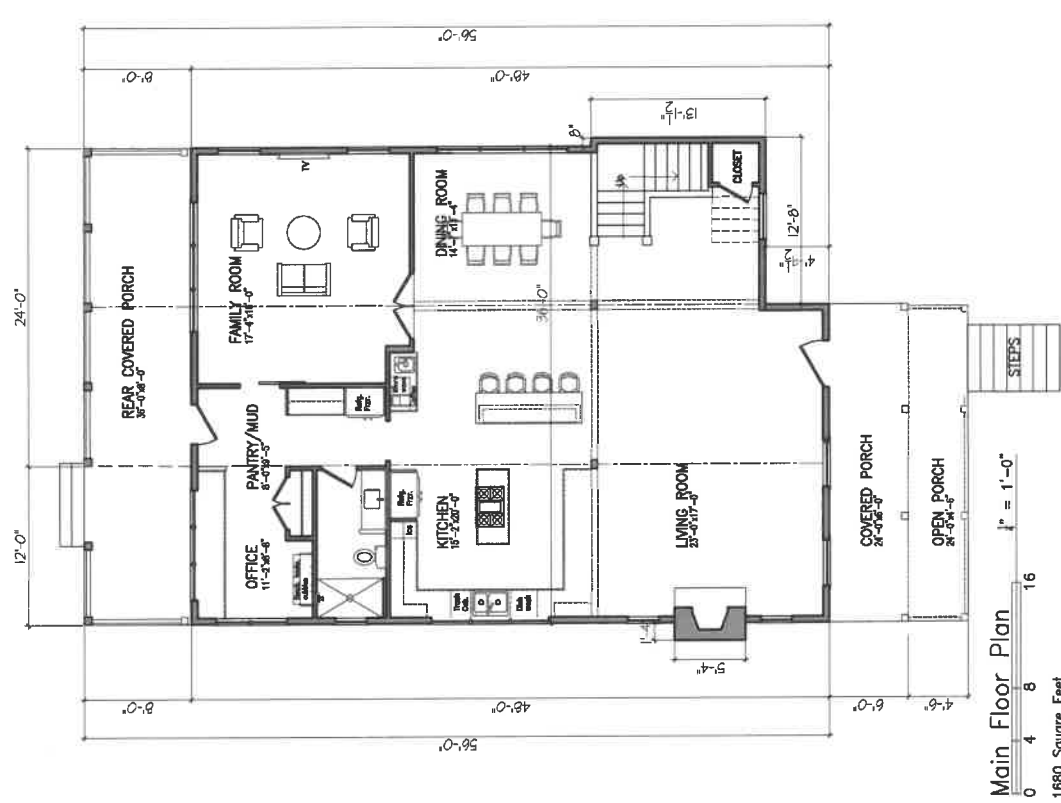
PROPERTY DETAILS:
 TAX I.D. #051-025-041-00
 ASSESSOR'S PLAT No. 2, LOT 86
 CITY OF MACKINAC ISLAND,
 MACKINAC COUNTY, MI
 PROPERTY ADDRESS:
 8948 MANN STREET
 MACKINAC ISLAND, MI 49757
 OWNER:
 CHERY JACQUIS
 MACKINAC ISLAND, MI 49757

SITE INFO:
 PROJECT: SINGLE FAMILY RESIDENTIAL
 ZONING: HB
 SITE AREA = 24,206 s.f. = 0.55 ACRES
 ALLOWABLE COVERAGE = 40%
 ACTUAL LOT COVERAGE = 2,310 s.f. = 10%
 ALLOWABLE HEIGHT = 40'; 3/4 STORIES
 ACTUAL HEIGHT = 33.5'; 2 1/2 STORIES
 TRASH TO BE HELD WITHIN RESIDENCE AND SET CURBSIDE ON PICK UP DAY.
 PORCH COACH AND SOCKET LIGHTING TO BE REMOVED DURING SITE AND HELD WITHIN CONFINES OF THE SITE.

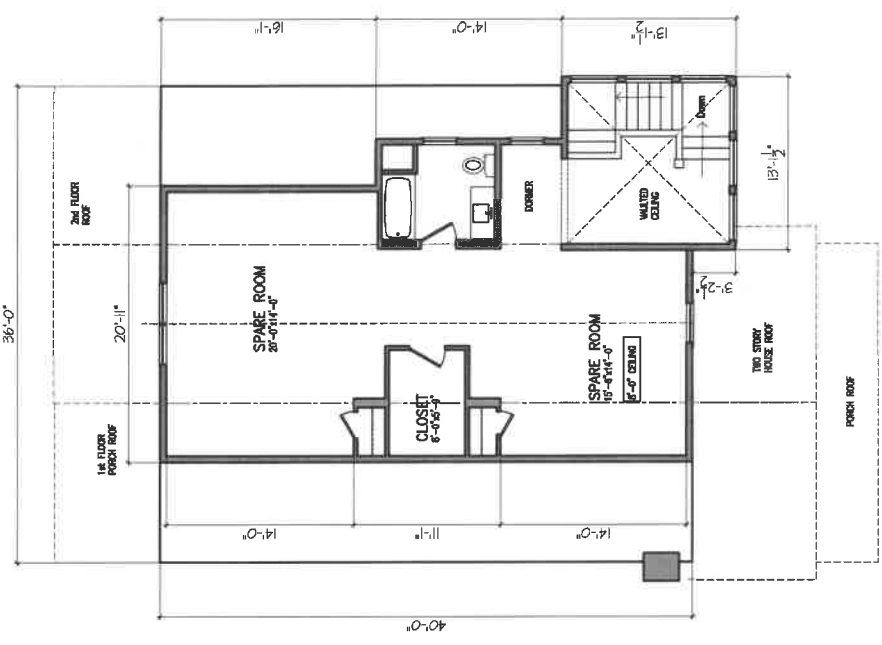
Richard Clements Architect, PLLC 200 Main Line Owosso, MI 49759 rich@rca.mi 517.206.7000	JACQUIS COTTAGE 8948 MANN STREET MACKINAC ISLAND, MI 49757	date: Dec. 7, 2023 paper: 2218	sheet A1.0
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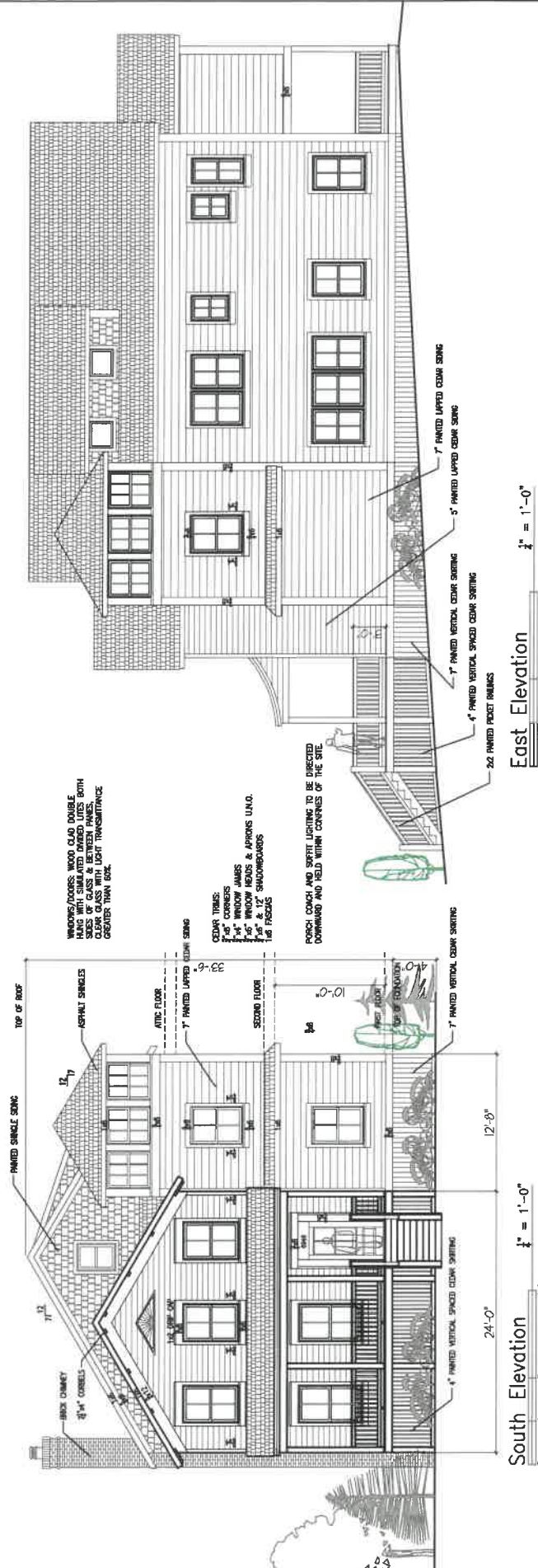
Richard Clements Architect, PLLC 1920 Main Lane Oshtemo, MI 49759 richard@rcad.com 989-370-3081	JAQUISS COTTAGE 6948 MAIN ST. MACKINAC ISLAND, MI 49757	sheet A1.1 drawing 01
date: 12.7.23 project: 2216		



Richard Clements Architect, PLLC 15315 Merry Lane Oshtemo, MI 49759 richard@rcad.com 690.370.3661	JACQUISS COTTAGE
6948 MAIN ST. MACKINAC ISLAND, MI 49757	
date: 12.7.23 project: 2216	
sheet: A1.2	



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



WINDOWS/DOORS: WOOD CLAD DOUBLE HANG WITH SIMULATED PAINED LITES BOTH SIDES OF GLASS & BETWEEN PAINES. GLASS LIGHT TRANSPARENT GREATER THAN SOL.

CEGAR TRIMS:
 2" x 4" CORNERS
 1" x 4" WINDOW JAMBES
 1" x 6" WINDOW HEADS & APONS U.N.O.
 1" x 6" x 2" SHADOWBOARDS
 1/2" FASCIS

PORCH COUCH AND SEAT LITCHING TO BE DIRECTED DOWNWARD AND HELD WITH CORNICES OF THE SITE.

South Elevation
 1" = 1'-0"
 0 4 8 16

East Elevation
 1" = 1'-0"
 0 4 8 16

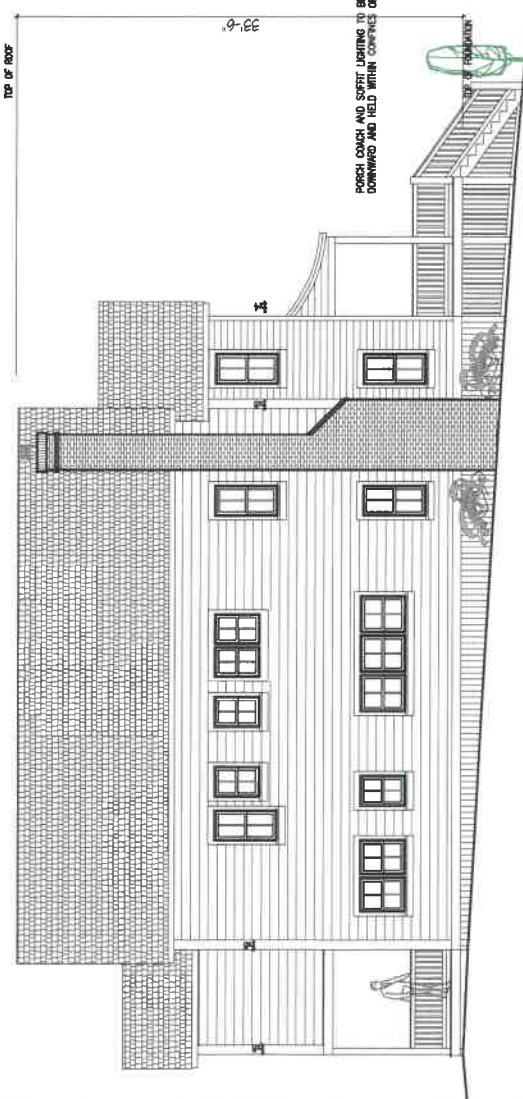
Richard Clements Architect, PLLC
 15915 Murray Lane
 Okemos, MI 48869
 richard@rcad.com 989-770-3661

JACQUISS COTTAGE

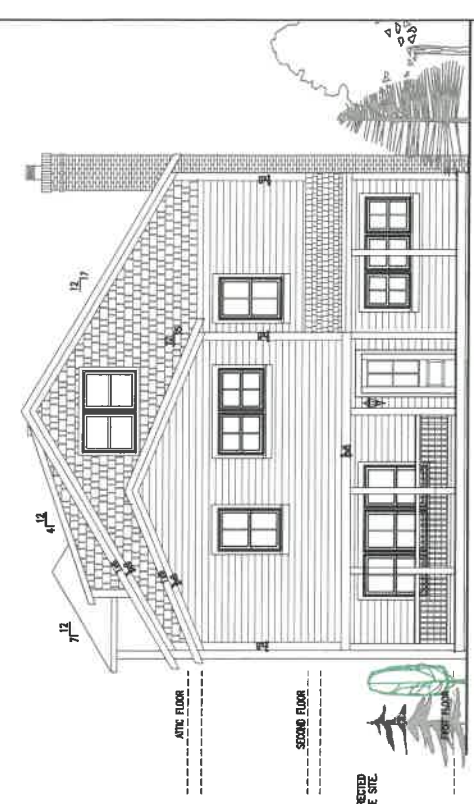
6948 MAIN ST.
 MACKINAC ISLAND, MI 49757

date: 12.7.23
 project: 2216

sheet: A2.1
 NUMBER OF SHEETS: 6



West Elevation 1" = 1'-0"



North Elevation 1" = 1'-0"

Richard Clements Architect, PLLC 15705 Westport Lane Capezio, MI 48729 richard@rca-architect.com 986-370-3681	
JAQUISS COTTAGE	
6948 MAIN ST. MACKINAC ISLAND, MI 49757	
date: 12.7.23	sheet: A2.2
project: 2216	comment: 0



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

February 1, 2024

James Murray
Plunkett Cooney
Attorneys & Counselors at Law

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

Jim,

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

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

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

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

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

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

Sincerely,


Larry Belonga TRJ

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

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

Katie Pereny

From: Gary <grentrop@rentropmorrison.com>
Sent: Monday, March 18, 2024 11:25 AM
To: jim Murrery (jmurray@plunkettcooney.com)
Cc: Katie Pereny
Subject: FW: Mackinac Island - Red House - response to 3-14-24 letter

Jim
Below see my response in Caps and Bold to your letter of 3.4.24.
Call if you wish to discuss
Gary

RENTROP & MORRISON, P.C.
39572 WOODWARD AVENUE, STE. 222
BLOOMFIELD HILLS, MI 48304
(248) 644-6970
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MURRAY LETTER 3.14.24 WITH RENTROP RESPONSE IN CAPS AND BOLD
Gary Rentrop and Mackinac Historic District Commission PO Box 176
Cross Village,
MI 49723 Re: Mackinac Island Historic District Commission 6948 Main
Street,
Mackinac Island, Michigan ("Property") HB24-041-009 Dear Mackinac
HDC:

On February 13, 2024, we appeared on behalf of our client, Cheryl Nephew Jaquiss, as owner of 6948 Main Street. The meeting was to address the Application for Demolition dated January 24, 2024 (submitted on January 30, 2024). Since that meeting, there has been confusion regarding the Application for Demolition of the subject property. The purpose of this correspondence is to clarify some of the confusion and to otherwise supplement the application.

We are advised by the City’s attorney, Gary Rentrop, that the Application for

Demolition was incomplete. **NOTE THAT MY EMAIL TO JIM MURRAY STATED “I WILL BE ADVISING THE COMMISSION OF MY OPINION THAT THE APPLICATION FOR DEMOLITION OF THE RED HOUSE IS INCOMPLETE...”**. In our legal opinion, the application is complete.

To claim otherwise is illogical and not supported by the facts. The actual Application for Demolition was filed in 2022 **THAT WAS NOT AN APPLICATION FILED WITH THE HDC** as noted in previous correspondence. Moreover, in an attempt to accommodate the City, (and not as an admission that an application to the HDC is

even lawfully required), we once again filed on January 30, 2024. **THIS FIRST FILING WITH THE HDC WAS DONE NEARLY 1 YEAR AFTER RICHARD CLEMENTS AND RICHARD NEUMANN HAD DISCUSSED A DIFFERENT PRIOR PLAN FOR THE MODIFICATION OF THE EXISTING HOUSE. RICHARD NEUMANN HAD INDICATED TO MR. CLEMENTS THAT THE PROPOSED DESIGN DATED 2-20-23 RETAINING (NOT DEMOLISHING) THE EXISTING FRONT OF THE HISTORIC HOUSE WAS ACCEPTABLE TO RICHARD NEUMANN AS THE CITY’S REVIEWING ARCHITECT.**

The City placed this matter on the agenda before the HDC and the HDC considered the application at its meeting on February 13, 2024. The city cashed the \$1,500 application fee. At no time during that meeting, or anytime soon thereafter, was there any suggestion of an incomplete application.

CORRECT. I DO NOT DO THE ADMINISTRATIVE REVIEW OF APPLICATIONS. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SUBMIT A COMPLETE APPLICATION. THE GENERAL DIRECTIONS REQUIREMENTS ARE ON THE CITY’S WEBSITE AND THE APPLICANT AND MR.MURRAY WERE ALERTED TO IT IN THAT THE BOX WAS CHECKED ON THE FIRST PAGE OF THE APPLICATION AT THE LINE TITLED “DEMOLITION (COMPLETE SECTION B AND REFER TO GENERAL DIRECTIONS AND ITEM C)”. ALSO NOTE THAT APPLICANT WAS ADVISED IN THE APPLICATION FORM -- "DECISION BY THE COMMISSION WILL NOT NECESSARILY OCCUR AT THE MEETING AT WHICH THE APPLICATION MATERIALS ARE FIRST RECEIVED."

Based on the advice of the HDC’s attorney, the HDC resolved to proceed down the road of securing an “independent engineering report”. Not until February 29th, when apparently Mr. Rentrop discovered the HDC did not have a quorum for its March 12, 2024, meeting, did he make the unilateral decision to declare the application as being incomplete.

I MADE NO SUCH "UNILATERAL DECISION". AS NOTED ABOVE, MY EMAIL TO MR. MURRAY STATED: “I WILL BE ADVISING THE COMMISSION OF MY OPINION THAT THE APPLICATION FOR DEMOLITION OF THE RED HOUSE IS INCOMPLETE...”

Apparently the HDC’s attorney is attempting to make “decisions” concerning this application. A decision is defined under the Open Meetings Act as: “a

determination, action, vote, or disposition upon a motion, proposal, recommendation, resolution, order, ordinance, bill, or measure on which a vote by members of a public body is required and by which a public body effectuates or formulates public policy." At no time did the HDC make a decision to declare the application incomplete.

SEE MY STATEMENT ABOVE. I MADE NO SUCH "DECISIONS."

Now, at this late stage, we also understand Mr. Rentrop has made the unilateral decision to schedule a special meeting for March 21, 2024.

THE MEETING WAS CALLED BY CHAIR LEE FINKEL, NOT BY ME, AFTER HE WAS ADVISED BY ME THAT NO QUORUM WAS AVAILABLE FOR THE REGULAR MARCH MEETING.

Clearly this "decision" of Mr. Rentrop is motivated to preclude automatic approval pursuant to Section 162 (d) of the City ordinance which provides that

approval is automatically given unless the application is denied within 60 days. **THIS CITED PROVISION ONLY APPLIES TO A "COMPLETE APPLICATION". AS NOTED ABOVE, IT IS MY OPINION THAT THE APPLICATION IS NOT COMPLETE, AND THUS, THIS PROVISION WOULD NOT APPLY.**

Had we received the courtesy of any prior notice from Mr. Rentrop, he would have discovered that our client is scheduled to be on a flight that date and will be unavailable.

GIVEN THAT NO QUORUM OF THE HDC WAS AVAILABLE FOR THE REGULARLY SCHEDULED MEETING, THE SPECIAL MEETING DATE WAS SELECTED SO THAT A QUORUM COULD BE OBTAINED IN ORDER TO HAVE A MARCH MEETING, AND I CERTAINLY MEANT NO DISCOURTESY.

As Cheryl Nephew Jaquiss is unavailable, she asked me to forward to you and City

Council a copy of her correspondence which is attached.

In addition, (and in no way admitting the application is incomplete), we offer the

HDC the following as a supplement to the application. **NOTE THE FOLLOWING REQUIREMENT ON PAGE 1 OF THE APPLICATION FORM SUBMITTED BY APPLICANT : "APPLICATION AND MATERIALS MUST BE COMPLETED AND SUBMITTED BY 4:00PM TEN (10) BUSINESS DAYS BEFORE EACH COMMISSION MEETING." THIS SUPPLEMENT WAS MADE LESS THAN THE REQUIRED 10 BUSINESS DAYS BEFORE THE MARCH 21ST MEETING.**

purported deficiencies found in Item C of the City's "General Directions for Work

Within a Historic District":

1. Signature of Owner. On file and see attached correspondence.
2. Name and Address of Owner. On file

- 3. Name and address of Applicant. On file
- 4. Specific Grounds upon which demolition is based. As already stated in the January application and previous correspondence: Per Sec. 10-164 and MCL 399.205(6), grounds are found in subsection MCL 399.205(6)(c) and (d), as retaining the resource will cause undue financial hardship to the owner and/or retaining the resource is not in the best interest of the community.
- 5. Sufficient information to justify grounds. See prior records and the correspondence from licensed engineer Albert Santoni of Dickinson Homes.
- 6. Evidence of alternatives to demolition. Not applicable per engineer letter unless the current boarding house remains in its current condition.
- 7. Evidence of advice from a professional. See attached.
- 8. Description of measures to protect neighbors. See Belonga report.
- 9. Burden. Yes, overwhelming evidence.

Very truly yours, James J. Murray
Plunkett Cooney Direct Dial: 231-348-6413 JJM/tll Enclosures c: Mackinac HDC
and client

IN A SEPARATE MEMORANDUM, WHICH I WILL SHARE WITH YOU, I WILL POINT OUT WHAT IN MY OPINION IS REQUIRED INFORMATION STILL MISSING FROM THE APPLICATION.

Gary Rentrop