

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, May 14, 2024 at 1:00 PM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) April 9, 2024 Minutes

V. Adoption of Agenda

VI. Correspondence

[a.](#) Professional Opinion Letter from Jennifer Metz, Past Perfect, re: Red House Demolition

b. Professional Opinion Letter from Rentrop - Closed Session

VII. Committee Reports

VIII. Staff Report

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

IX. Old Business

[a.](#) May Residence Demolition by Neglect Discussion

b. Education Segment Discussion

[c.](#) HB24-041-016 Jaquiss Demolition

X. New Business

[a.](#) East End Mission Historic District Letter to Property Owners

[b.](#) Demolition Application Discussion

c. Discussion Regarding Minutes Being Reviewed by Attorney

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

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, April 09, 2024 at 10:00 AM

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

I. Call to Order

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

II. Roll Call

PRESENT

Andrew Doud
Alan Sehoyan
Nancy Porter

Staff: Gary Rentrop, Rick Neumann

ABSENT

Lee Finkel
Lorna Straus

III. Pledge of Allegiance

IV. Approval of Minutes

a. March 21, 2024 Minutes

Motion to approve as written.

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

V. Adoption of Agenda

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

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

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

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

a. Education Segment

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

IX. Old Business

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

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

Motion to approve.

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

X. New Business

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

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

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

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

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

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

c. HB24-041-016 Jaquiss Demolition

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

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

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

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

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

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

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

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

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

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

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

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

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

XI. Public Comment

None

XII. Adjournment

The meeting was adjourned at 11:07 AM.

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

Andrew Doud, Acting Chair

Katie Pereny, Secretary



April 11, 2024

Mackinac Island City Council
Mackinac Island Historic Preservation Commission
7358 Market Street
Mackinac Island, Michigan 49757

Dear Members of the Mackinac Island City Council and the Mackinac Island Historic District Commission:

Please allow this to serve as comment for the public record on the demolition request for Thuya Cottage/Red House at 6948 Main Street, Mackinac Island, Michigan.

My firm is Past Perfect, Inc. and I have been consulting to the Mackinac Island Historic District Study committee surveying, photographing, and writing the historic district study report for the possible designation of the East End Mission Historic District. I also worked for the island in 2011 on the team that created the historic district study reports that resulted in the designation of the Mackinac Island Downtown Market/Main Historic District and the West End Historic District.

I hold a BA in the History of Art from Michigan State University and a MS in Historic Preservation from the School of the Art Institute of Chicago. I have been a consultant in the field of Historic Preservation and Cultural Resources since 1997. I am certified as an Architectural Historian 36 CFR 61 by the State Historic Preservation Office in Michigan. The work of Past Perfect includes National Register of Historic Places Nominations, historic resource inventories and surveys, Section 106 review for above-ground cultural resources, as well as Federal and State Historic Preservation Tax Credit certification applications. I served on the City of Grand Rapids Historic Preservation Commission for six years, including two years as chairperson. Currently, I serve on the board of the Michigan Historic Preservation Network.

I have worked with numerous teams on the rehabilitation of historic buildings and neighborhoods all over the state. I have seen first-hand buildings and structures of all styles, ages, and conditions and with a variety of goals and budgets be renovated or restored. Many times, retaining a resource and renovating is less expensive and costly to the environment than wholesale demolition and rebuilding. The historic materials and patina simply cannot be recreated today. Of course, buildings must be adapted and demolition is sometimes necessary,

but in this case, I would urge careful consideration. Thuya Cottage is a significant contributing resource to the potential East End Mission Historic District, as well as to the National Historic Landmark Status of the entirety of Mackinac Island. I hope that you will deny the request to demolish this historic resource.

History and Significance of Thuya Cottage/Red House:

Like most Michiganders and many throughout the nation, we know the island is special not only for its incredible natural beauty, but for its deep and layered eras of human history. Today above-ground built resources remaining from the 18th and 19th century are the most emblematic of what people know and love about Mackinac Island, helping to teach history through experience and drive the economy of tourism to the island.

Built around 1830 per historic photographs and its architectural style, Thuya Cottage or the "Red House" is one of the earliest structures in existence on the east end of the island. The additions at the rear are pre-1882. Thuya Cottage retains a remarkable degree of historic integrity in its materials and setting. Historic photographs show the house in much the same configuration as it appears today. Thuya Cottage is significant as a contributing resource to the East End Mission Historic District. It is significant under the Secretary of the Interior Standards for Historic Significance Criteria B for its association with the Dr. John Bailey family, as well as Criteria C for its architectural significance.

It was the home of Dr. John Read Bailey (1833-1910) for a number of years. Bailey was appointed acting assistant surgeon at Fort Mackinac and Indian physician to the Chippewa and Odawa at the Michilimackinac Agency in 1854. After the Civil War, he again served as post surgeon, as well as the island's only doctor for many years. In 1890 Dr. Bailey opened the National Park Drug Store on Main Street next door to Fenton's Bazaar, which he operated with his pharmacist son, Matthew. Throughout his fifty-year residency on the island Dr. Bailey was an active civic participant. He was an early supporter of the creation of the National Park to protect the island's natural "curiosities" from tourists, later was a member of the Mackinac State Park Commission, twice served as Village president, and was active in projects to improve the municipal and commercial conditions on the island.

Per Tom Chambers, longtime islander and local historian, the original name was "Thuya," which appeared over the old front door in small etched glass panels. In the later 1800s, Matthew G. Bailey (1864-1942), the son of the Dr. John R. Bailey, owned the house. At age 21 Matthew became president of the village of Mackinac Island and in 1900 helped secure the city charter for Mackinac Island, becoming its first mayor. He also ran Bailey's Drug Store. In 1885 Matthew married Sarah Gibson, and they had four children, Guy, Marion C, Sara, and Robert M. The Baileys lived in Thuya for a few more decades, and later moved across the street to Bay View Cottage. Around 1930, Tom and Ann Chambers purchased the Red House. They were children of "Cannonball" Bill Chambers of British Landing. Tom was a Great Lakes captain, and Ann would run a tourist home (B&B) in the house after she retired as school cook from Thomas W. Ferry

school. In 1969 they sold the cottage to Tom Chamber's mother Mary Duffina and her husband Ray Summerfield. It was sold to Frank Nephew around 1985. J. A. Van Fleet, author of *Old and New Mackinac* (1870) and *Summer Resorts of the Mackinac Region* (1882), both early guidebooks of the area, is said to have lived at Thuya as well for a short period of time.

A demolition on the island must be considered only in dire circumstances or the historic preservation ordinance is of no protection. By design the criteria must be stringent – to allow a demolition of a contributing resource to a historic district there must be an extreme safety risk (with documentation and not due to overdue maintenance), or proof that demolition will make way for something to the betterment to the community on the whole –for example, a hospital or public infrastructure that cannot be located anywhere else – not simply to be replaced with another residential structure. This demolition would not be neutral, but actually harm the community by removing an important building that contributes to the feeling, association and charm of the island that makes it historically significant and is in large part what drives the economy and its high land values. If renovated much of the original materials can be reused or replaced in kind – just as so many rehabilitations of historic buildings on the island have as well. Recently an islander reminded me that even the 2 x 4 framing is special – they are very likely nearly 200-year-old 2 x 4s and clear, or almost clear pine, sawed from logs cut on Boise Blanc Island, and milled at Mill Creek. They are likely fastened with hand-forged nails sourced from a local blacksmith; and the sheathing, if used, is also probably clear or almost clear pine in widths we hardly ever see anymore, like 1 X 16 or 1 X 20 boards.

Working on the island I have gained a great respect for the local community and the care people have for each other and the island. I have learned too that the tightly knit island culture is both endearing and challenging for those who live and work here. I hope decision makers will keep in mind that denying a demolition will not deny the use of this property to its owners. Sensitive renovation can occur which retains the character-defining features of the structure. There is not sufficient reason per the ordinance to demolish this important historic resource.

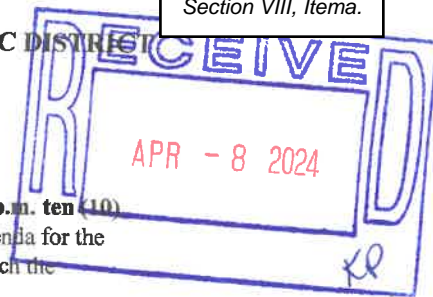
Thank you for considering my comments. I appreciate your public service on the City Commission and Historic District Commission to Mackinac Island.

Sincerely,



Jennifer Metz

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: 7567 Market St 49-51-575-011-10
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Andrew & Stephanie McGreevy Email Address: andymcgreevy@icloud.com

Address: PO Box 225 Mackinac Island MI 49757
 (Street) (City) (State) (Zip)

Telephone: 906-430-8175 McGreevy Cottage
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Property owner above Email Address: File No. MD24-011-018(H) Exhibit A

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

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

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

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

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

Andrew McGreevy SIGNATURES Stephanie McGreevy
 Signature Signature
 Andrew McGreevy Stephanie McGreevy
 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: MD24-011-018(H) Date Received: 4-8-24 Fee: \$25
 Received By: [Signature] Work Completed Date: _____

File No. MD24 011-018(H)

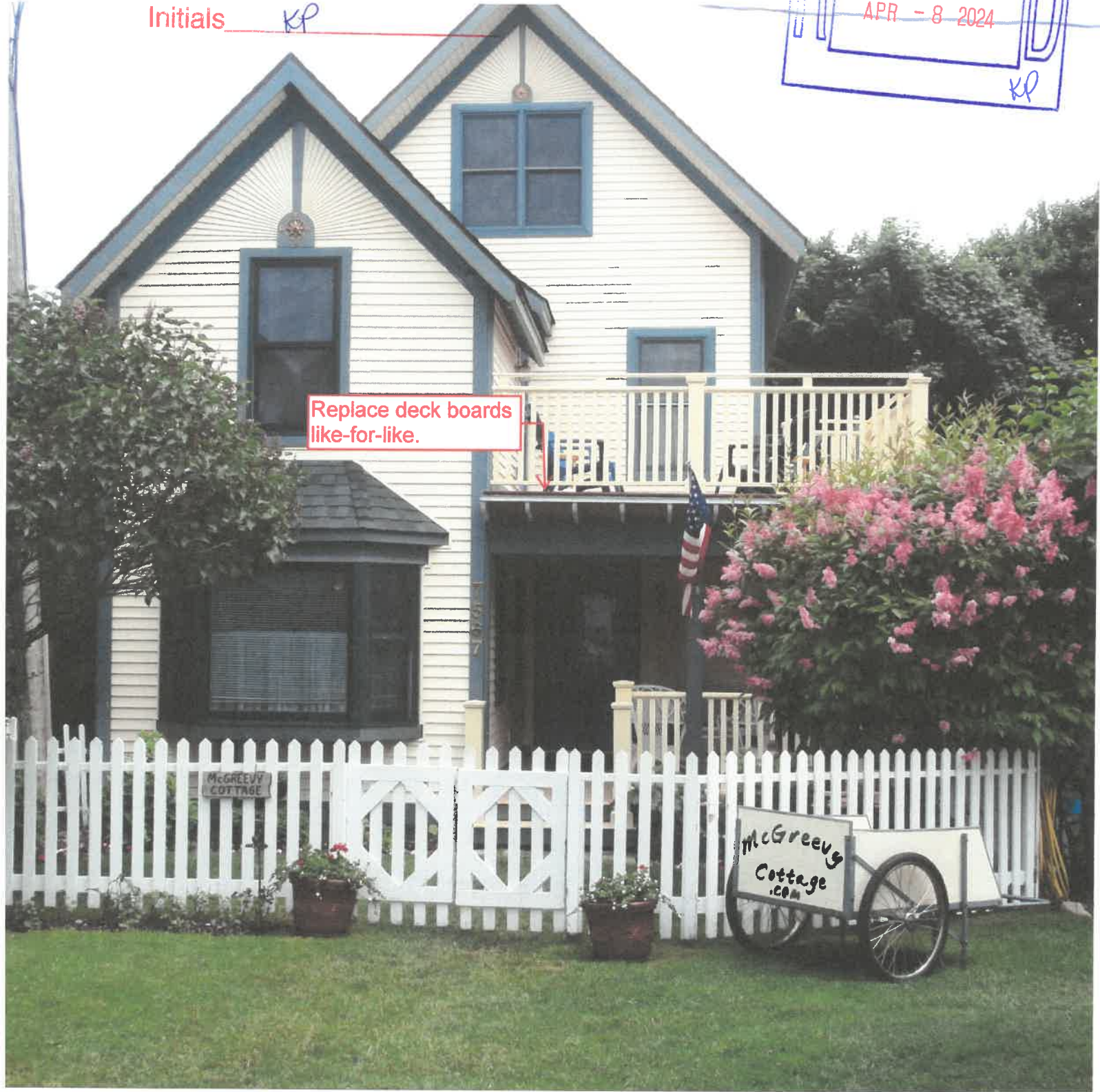
Exhibit B

Date 4.8.24

Initials KP

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KP

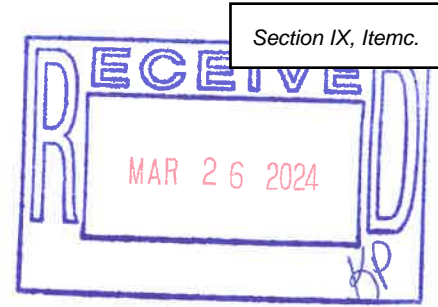
Replace deck boards
like-for-like.



Replace deck boards like-for-like.







March 26, 2024

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

File No. HB24-041-016
Exhibit A
Date 3-26-24
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"). As you are aware, 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. Revised design for new home, modeled after the existing structure, as prepared by architect Richard Clements dated March 25, 2024.

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,

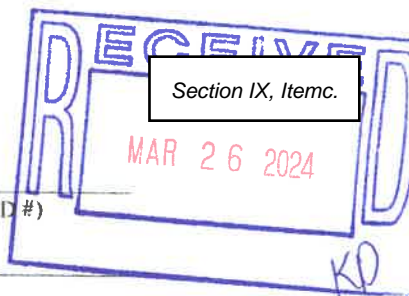
James J. Murray
Plunkett Cooney
Direct Dial 231-348-6413

JJM/tll

Enclosures

ATTORNEYS & COUNSELORS AT LAW

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: As support, please see the prior application and all exhibits and additions/supplements thereto.

APPLICANT/CONTRACTOR

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

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

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

Telephone: 906-643-7660; 906-430-0369
(Home) (Business) (Fax)

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

Signature: _____ Date: _____

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN 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: cnjaquiss@gmail.com
uad 11.10.2008 **File No.** HB24-041-016
Address: 5318 Miller Avenue, Dallas, TX 75206 **Exhibit** B
(Street) (City) (State) (Zip) **Date** 3.26.24
Telephone: 501-690-7305 **Initials** KP
(Home) (Business) (Fax)

The undersigned certify(ies) and represent(s)

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

Signature _____ SIGNATURES Cheryl Nephew Jaquiss
Signature

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

Signed and sworn to before me on the 26th day of March, 2024.



Notary Public Dallas County, Michigan Texas #
My commission expires: 08/01/2026

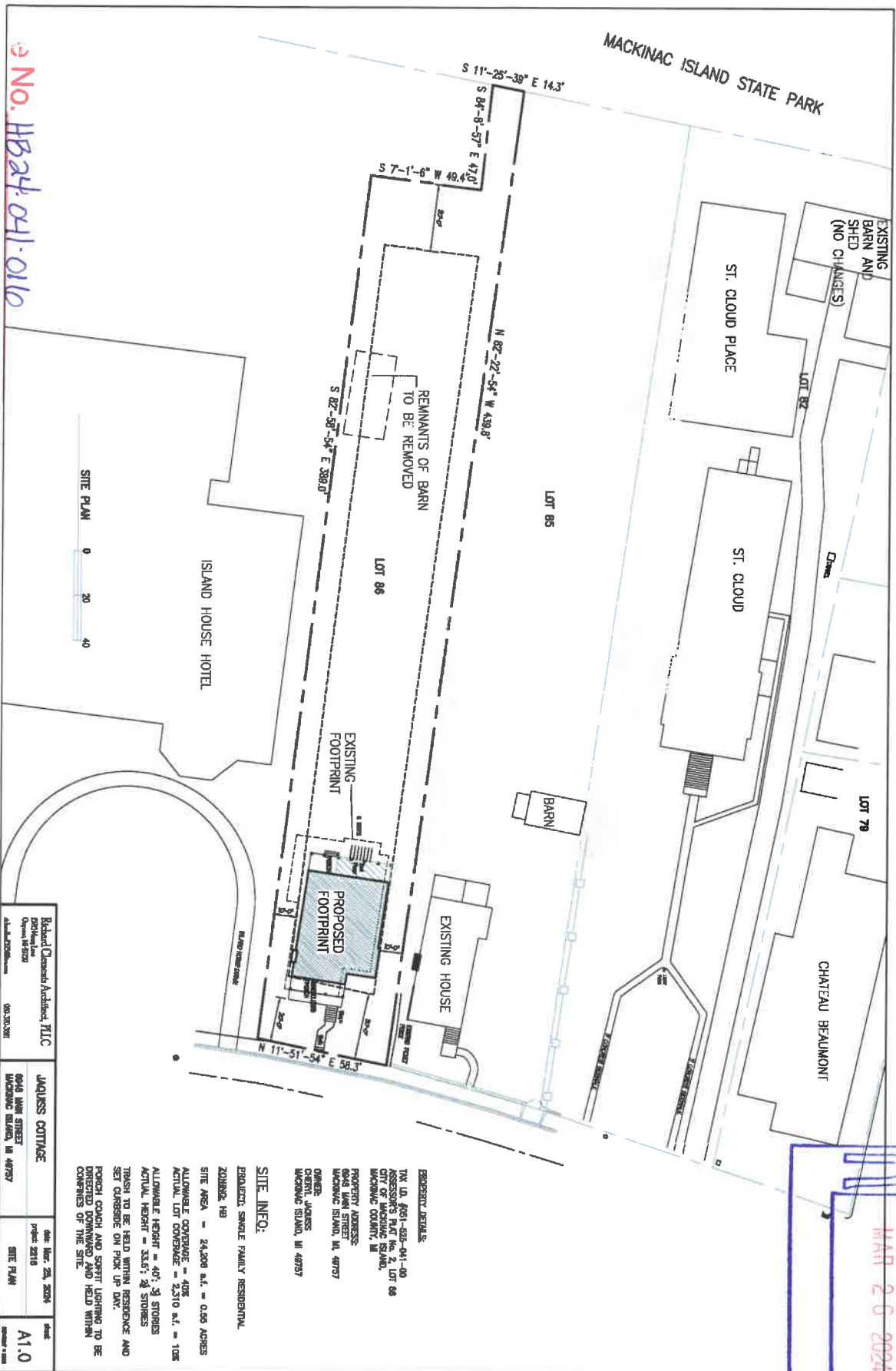
¹ The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree. (revised 04/17)

HB24-041-016

3.26.24

5/1500

hibit C
 te 3.26.24
 tials KP



Richard Clements Architects, PLLC
 604 W. MAIN STREET
 MACKINAC ISLAND, MI 49757
 907.330.2061

LAQUISS COTTAGE
 604 W. MAIN STREET
 MACKINAC ISLAND, MI 49757

DATE: MAR. 23, 2024
 PROJECT: 2216 SITE PLAN
 SCALE: A1.0

PROPERTY DETAILS:
 TAX ID: 4031-625-041-00
 ASSESSOR'S PARCEL ID: LOT 86
 MACKINAC ISLAND, MICHIGAN
 PROPERTY ADDRESS:
 604 W. MAIN STREET
 MACKINAC ISLAND, MI 49757
 OWNER:
 CHERYL KAGANIS
 MACKINAC ISLAND, MI 49757

SITE INFO:
 PROJECT: SINGLE FAMILY RESIDENTIAL
 ZONING: R8
 SITE AREA = 24,206 s.f. = 0.56 ACRES
 ALLOWABLE COVERAGE = 40%
 ACTUAL LOT COVERAGE = 23,110 s.f. = 10%
 ALLOWABLE HEIGHT = 40'; 3 STORIES
 ACTUAL HEIGHT = 33.6'; 2 STORIES
 TRUSSES TO BE HELD WITHIN RESIDENCE AND SET CARSIDE ON PICK UP/DAY.
 PORCH COUCH AND SPLIT LIGHTING TO BE HELD WITHIN RESIDENCE AND HELD WITHIN COVERS OF THE SITE.

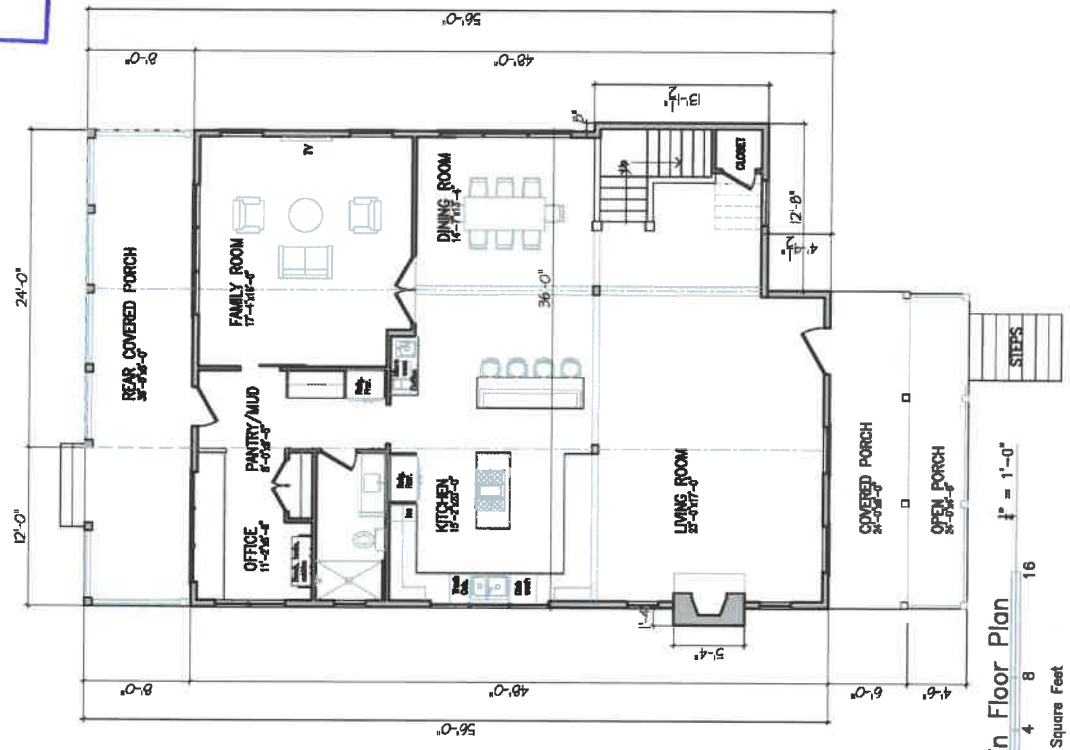
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KP

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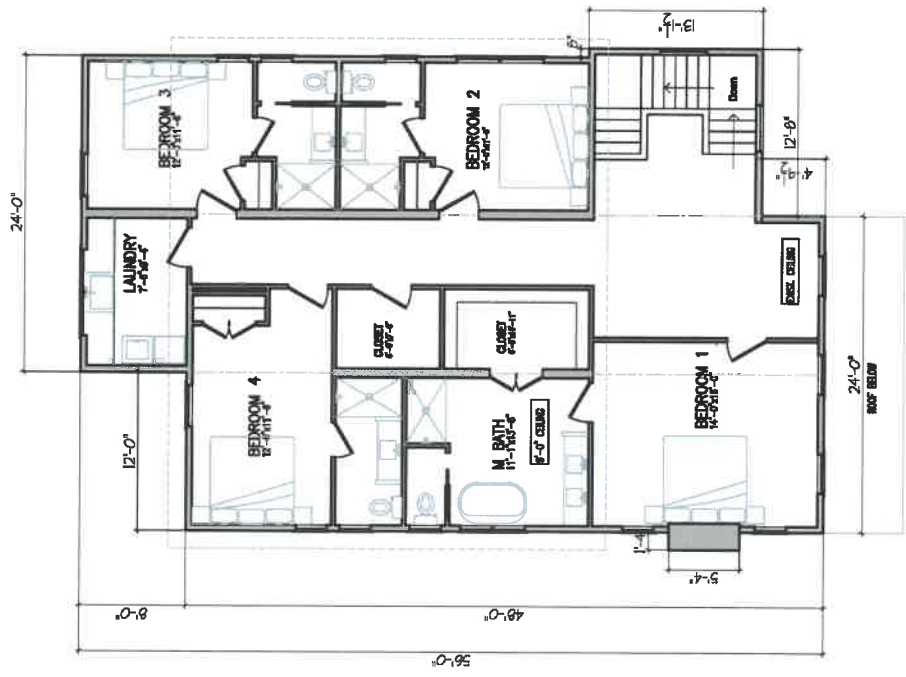
MAR 26 2024

Section IX, Itemc.

Richard Clements Architect, PLLC 200 West Lane Capezio, MI 49729 rcl@rcaarch.com 605.370.3061	
JACQUISS COTTAGE	
6949 MAIN ST. MACKINAC ISLAND, MI 49757	
date: 3.25.24	sheet: A1-1
project: 2216	console:



Main Floor Plan
1" = 1'-0"
1680 Square Feet



2nd Floor Plan
1" = 1'-0"
1870 Square Feet

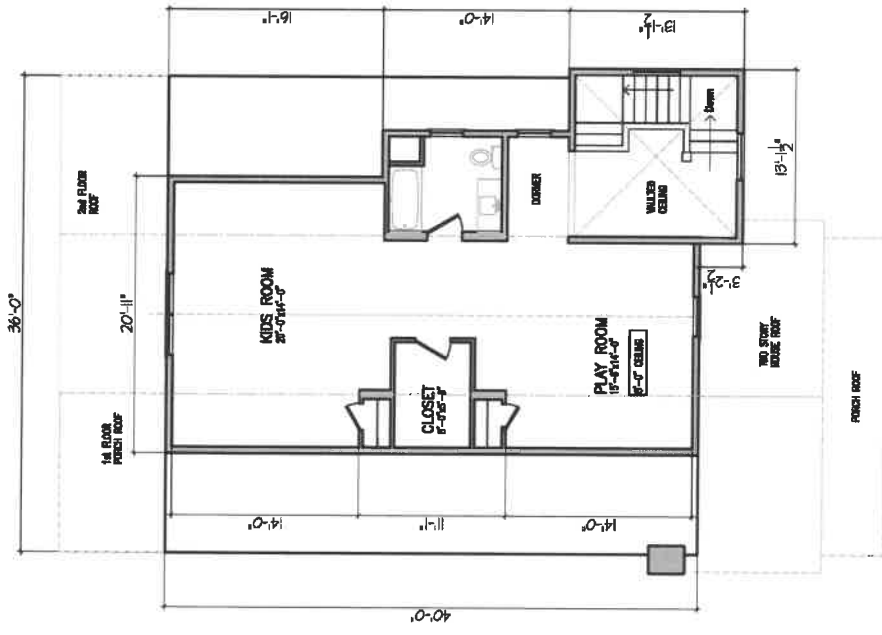
File No. HB24.041.010

Exhibit D

Date 3.26.24

Initials KR

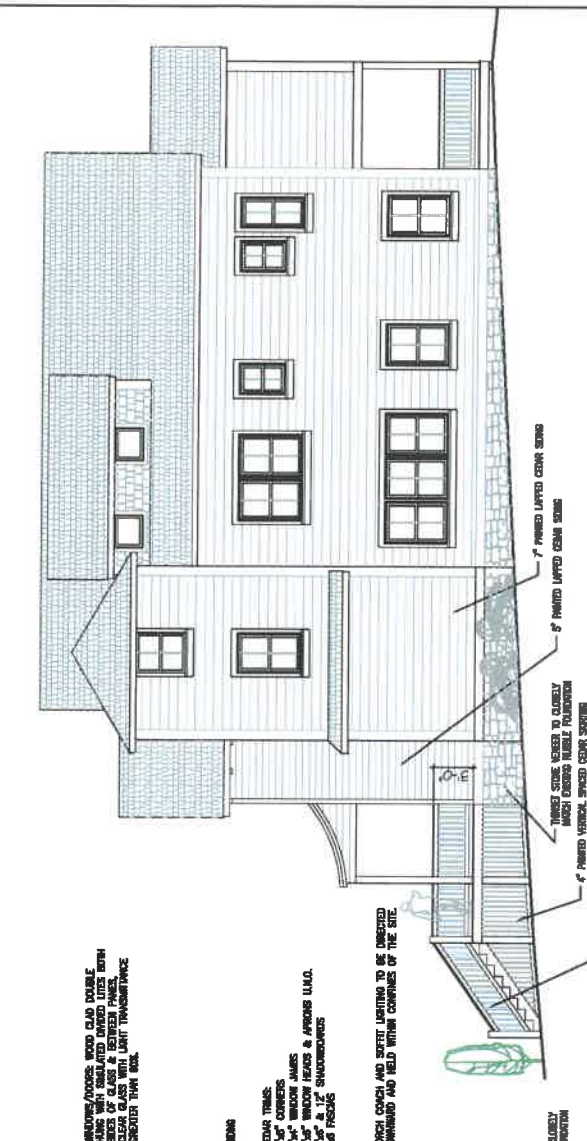
Richard Clements Architect, PLLC 2500 Main Lane Coopers, MI 49629 richard@rcaplanet.com 989-370-3361	JACQUISS COTTAGE 6948 MAIN ST. MACKINAC ISLAND, MI 49757	sheet: A1-2 date: 3.25.24 project: 2218
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Attic Plan
 0 4 8 16
 3" = 1'-0"
 935 Square Feet



South Elevation 1/2" = 1'-0"



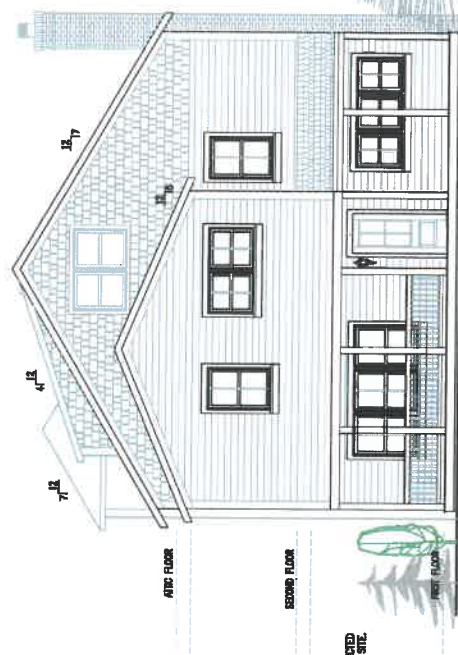
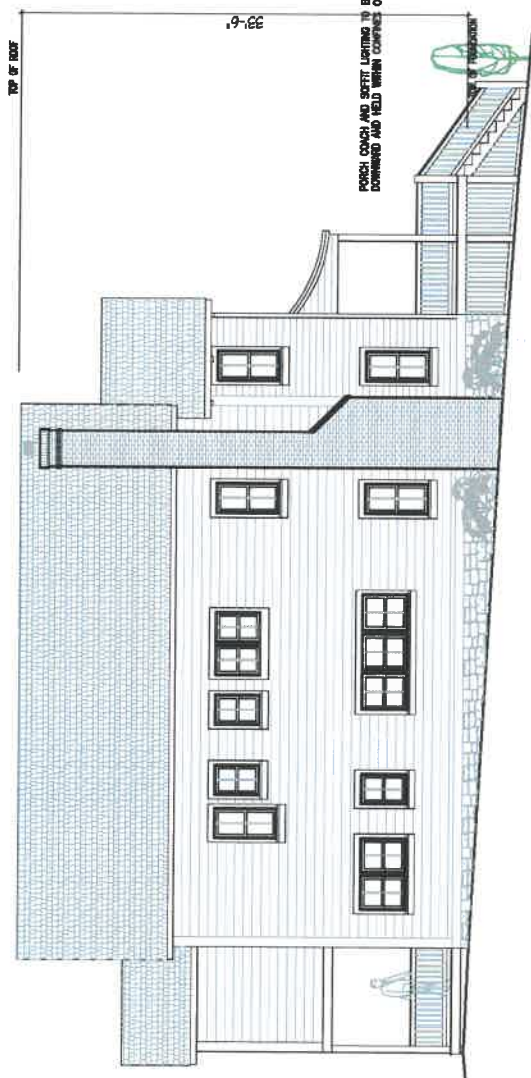
East Elevation 1/2" = 1'-0"

WINDSHIELD SCREENS SHALL BE POLY-CARBONATE WITH INSULATED AIRSPACE BETWEEN SIDES OF GLASS & BETWEEN PANELS. GLASS SHALL BE WITH LIGHT TRANSMITTANCE GREATER THAN 80%.

CEILING TRIMMS: 1/2" x 1/2" x 1/2" BRONZE ANGLE 1/2" x 1/2" x 1/2" BRONZE HEADS & APPLIES U.L.O. 1/2" x 1/2" x 1/2" BRONZE HEADS & APPLIES U.L.O. 1/2" x 1/2" x 1/2" BRONZE HEADS & APPLIES U.L.O.

PORCH COUCH AND SEATLET LIFTING TO BE UNBLOCKED DOWNWARD AND HELD WITH COUPLERS OF THE BILT.

Richard Clements Architect, PLLC 2201 Kensington Lane Capehart, MI 49729 richard@rcaarchitect.com 616.370.3061	
JAQUISS COTTAGE	
6848 MAIN ST. MACKINAC ISLAND, MI 49757	
date: 3.25.24	sheet: A2-1
project: 2216	revision:



Richard Clements Architect, PLLC 1570 Henry Lane Croyce, MI 49729 rclements@rcarch.com 989-370-3061	
JACUISS COTTAGE	
6848 MAIN ST. MACKINAC ISLAND, MI 49757	
date: 3.25.24	sheet: A2.2
project: 2216	revision:



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

4 April 2024

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

Re: NEW JAQUISS RESIDENCE
Design Review

Dear Ms. Pereny:

I have reviewed the new residence proposed at 6948 Main Street; find attached the Design Review for the project.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

A handwritten signature in black ink that reads "Rick Neumann". The signature is fluid and cursive, with the first name "Rick" being more prominent than the last name "Neumann".

Rick Neumann

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



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

4 April 2024

DESIGN REVIEW

NEW JAQUISS RESIDENCE

6948 Market Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

I am writing this design review contrary to the step-by-step process required by Michigan's Local Historic Districts Act; that is, first approval by the HDC of a Notice to Proceed (to allow demolition), which then triggers a design review, and which if approved by the HDC, results in issuance of a Certificate of Appropriateness (to allow new replacement construction).

The proposed project is the construction of a new residence following the demolition of a historic structure at 6948 Main Street. The property is not located in a historic district, but was determined to be significant to the history of Mackinac Island, and would likely have been part of a new Mission Historic District being considered to be designated.

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

Materials submitted for Review consist of architectural drawings by Richard Clements Architect, A1.0, A1.1, A1.2, A2.1, and A2.2, dated 25 March 2024.

REVIEW

The Standards for review are the following:

Standard 1 - *"A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."*

The new building would be a single family residence, as had been the historic purpose of the previous historic house originally and for many decades.

New Jaquiss Residence Design Review
 4 April 2024
 Page 2

Standard 2 - *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."*

The character of the proposed new residence is a replication of the historic appearance of the front porch, and front approximately five feet of the historic house. Beyond five feet back from the front, the new house makes no effort to duplicate the historic appearance of the original house and subsequent historic additions. In particular, the proposed design would add a three story tower on the east side, set back from the front just over four feet, and on the west side it would add a new fireplace and chimney outside the exterior wall, set back six feet from the front, both of which never existed historically. The replicated historic character would largely be the front wall and front porch.

Replication is approximation, and is discouraged in historic environments as it detracts from authenticity, and cheapens truly original surrounding historic elements and structures.

Standard 3 - *"Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

This standard does not apply to the proposed project as the historic building would no longer exist to be changed.

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

This standard does not apply to the proposed project as the historic resource would no longer exist to evolve over time.

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

The distinctive features of the historic house constituting the building front wall and front porch would be preserved in the sense that they would be replicated.

Standard 6 - *"Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, or structures."*

This standard does not apply to the proposed project since all historical features would be gone.

New Jaquiss Residence Design Review
 4 April 2024
 Page 3

Standard 7 - *“Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”*

This standard does not apply to the proposed project.

Standard 8 - *“Significant archaeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”*

It is possible significant archaeological resources exist on the property. The proposed project should monitor excavation work to provide reconnaissance level oversight, by engaging with the Mackinac State Historic Parks archaeological staff.

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

The demolition preceding new construction would destroy all historic materials that characterize the existing property. But the proposed new house design does differentiate the replicated front five feet of the house from the remaining 95% of the new residence by cladding the front with narrower horizontal siding to replicate the existing historic house, and wider horizontal siding on the rest of the new building. While of a larger massing than the replicated front five feet, the rest of the residence steps up in height in a way to be compatible with the historic streetscape.

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

The essential form and integrity of the historic house would be lost. Related new construction would be all new construction, with the essential integrity of the historic property forever gone.

Standards Under Code Sec. 10-161(b)

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

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

The replicated front five feet of the proposed new house would maintain some of the existing architectural value in appearance in relationship to the adjacent historic block-scape extending east and west from this property.

New Jaquiss Residence Design Review
 4 April 2024
 Page 4

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

As non-historical features of the historic house, the proposed tower and chimney of the new house would not have a historical relationship with the replicated front of the new structure, or the historic surrounding area, but would be characteristic features of many Mackinac Island buildings.

The design does attempt to relate the new replicated front with the un-replicated larger rear portion by matching the roof slope and use of materials and details.

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

The design, arrangement, and materials of the proposed new house would be generally compatible with the character of Mackinac Island.

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

Replicating the front five feet and front porch of the existing historic Red House would provide some aesthetic value relative to the adjoining historic properties, would provide some representation of the historic house once there.

CONCLUSION

Although applied as thoughtfully as possible in the discussion above, the Secretary of the Interior's Standards were promulgated and intended to be used to assess proposed changes to existing historic buildings, and so are not really suited to review new structures. And the City of Mackinac Island's "Design Guidelines For Work Within Historic Districts" does not include a needed chapter entitled "New Buildings in Historic Districts". But prevailing historic preservation thought advocates that new construction in a historic context should be built in a manner that protects the integrity of the historic setting within which it is located. And to be successful, new construction should be sited / located to fit into the streetscape; should be scaled (bulk and height) to be similar to neighbors; should be architecturally sympathetic (in terms of forms, shapes, rhythms, features, materials, and colors); and should be compatible, but not matching.

Based on these criteria, and the above discussion, the proposed new Jaquiss Residence at 6948 Main Street would meet the Standards for review.

END OF REVIEW

Dear Property Owner,

The City of Mackinac Island is pleased to announce the designation of the East End Mission Historic District. Preservation of the district and the properties within its boundaries provides for local recognition and protection of the City of Mackinac Island’s unique character.

In accordance with the provisions of The City of Mackinac Island’s Historic District Ordinance as adopted by the Mayor and Council on October 21, 2009, this letter serves as notification that your property or properties lie within the boundaries of the designated East End Mission District. All owners of historic and/or non-historic properties within the proposed district are being notified.

The Mayor and Council designated the East End Mission District following a report and a formal recommendation by the Historic District Commission Study Committee. The November 2, 2023 hearing provided an opportunity for public comment and discussion. The designation ordinance was adopted on April 17, 2024. The boundaries of the district are available on the City of Mackinac Island website. {A district map is enclosed for your convenience.}

Property owners or occupants within a historic district must obtain a Certificate of Appropriateness (COA) from the Historic District Commission for any work project involving an exterior change to the appearance of any property. This includes new construction, demolition, removal of large trees, erecting a fence, or any exterior repairs. A COA is not required for interior changes to a building. Work requiring a COA may also require a separate Zoning and/or building permit.

Applications for a COA are available at City Hall, 2nd floor, or online at www.cityofmi.org. The Historic District Commission reviews applications on a monthly basis. You may contact the Historic District Commission should you have any questions regarding design review of your project.

Thank you again for maintaining the City of Mackinac Island’s unique character and preserving the place we call home.

Sincerely,

Lee Finkel, Chair

Historic District Application Checklist

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

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

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

Revised March 2017

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item B.

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

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

A) MINOR WORK

PROPERTY LOCATION:

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

PROPERTY OWNER

Name: _____ Email Address: _____

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

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

APPLICANT/CONTRACTOR

Name: _____ Email Address: _____

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

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

_____ Attach a brief description of the nature of the minor work proposed and the materials to be used.

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

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

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

SIGNATURES

Signature _____ Signature _____

Please Print Name

Please Print Name

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

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

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

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itemb.

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

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

ESTIMATED PROJECT COST: _____

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

Name: _____ Email Address: _____

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

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

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

Signature: _____ Date _____

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

Name: _____ Email Address: _____

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

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

The undersigned certify(ies) and represent(s)

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

SIGNATURES
Signature Signature

Please Print Name Please Print Name

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

Notary Public

County, Michigan
My commission expires: _____

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

GENERAL DIRECTIONS FOR WORK WITHIN A HISTORIC DISTRICT

I. Determine the Classification of Work

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

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

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

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

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

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

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

B. NEW CONSTRUCTION (SEE PAGE 2 FOR INSTRUCTIONS)

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

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

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

II. Historic District Commission Procedure

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

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

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

- a) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
- b) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
- c) The general compatibility of the design, arrangement, texture and materials proposed to be used.
- d) Other factors, such as aesthetic value, that the commission finds relevant.
- e) Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531.

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

APPLICATION REQUIREMENTS

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

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

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

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

B. APPLICATIONS FOR DEMOLITION OR MOVING OF RESOURCES

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

C. REQUIREMENTS OF APPLICANT

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

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

D. GROUNDS UPON WHICH AN APPLICATION MAY BE BASED

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

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

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

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

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

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

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

Applicant shall provide:

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

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

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

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

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

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

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

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

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

Applicant shall provide:

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

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

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

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

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

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

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

RETURN THE APPLICATION, SUPPORTING MATERIALS, AND FEE TO:

HISTORIC DISTRICT COMMISSION

c/o KATIE PERENY

BOX 455, 7358 MARKET ST.

MACKINAC ISLAND, MI 49757

PHONE: (906) 847-6190

EMAIL: kep@cityofmi.org

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

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

SECTIONS 106/ 110(f) AGREEMENT WITH THE CITY

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

AGREEMENT BETWEEN THE CITY AND THE APPLICANT

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

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

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

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

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

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

Please provide the following information:

Date:

Prospective Applicant's Name:

Prospective Applicant's Company Name in full:

Prospective Applicant's Phone No.:

Prospective Applicant's Email Address:

Billing Address:

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

For communications service facilities, also provide:

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

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

Thank you for your cooperation.

Dennis Dombroski,
Building Inspector for the City of Mackinac Island

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemd.

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

APR 29 2024

KP

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

A) MINOR WORK

PROPERTY LOCATION: 0947 Main St. 051-525-042-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Doug Yoder Email Address: yoderville@aol.com
 Address: 104 E 3rd St. Romo GA 30111-3116
 (Street) (City) (State) (Zip)
 Telephone: 706-707-0282
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: UP NORTH CONSTRUCTION Email Address: srilenge@msn.com
 Address: 4005 Maple Ridge St. Mackinac Island, MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 317-281-6895
 (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.

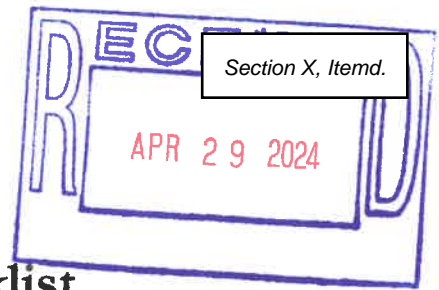
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system 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

File No. R124.042.021(H) SIGNATURES [Signature]
 Signature Signature
 Exhibit A
 Date 4-29-24 Please Print Name STEW Rilenge
 Please Print Name
 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: R124.042.021(H) Date Received: 4-29-24 Fee: \$100 -
 Received By: KPereny Work Completed Date: _____

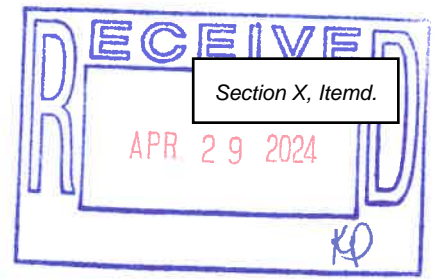


Historic District Application Checklist

- 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.



Scope of Work

Bayview Inn would like to change the existing office into a bedroom with a bath for their Inn Keeper, Rose. To provide fire egress, the window needs to be made larger for safety.

We plan on using a "Jeldwin SiteLine Wood Casement Auralast Pine" window. Window size 33x42. The owner intends to leave the existing (2) side windows as is and the arch top as is.

New trim will be replaced with cedar painted to match existing.

File No. R124.042.021 (tt)
Exhibit B
Date 4.29.24
Initials KP



Andy Herman
8600 Mueller Dr
Harbor Springs, MI 49740



File No. R124-042-021 (H)

Exhibit D

Date 4-29-24

Initials KP

QUOTE BY : Andy Herman

QUOTE # : JW240401EQ0 - Version 0

SOLD TO : Bayview Inn

SHIP TO :

PO# :

PROJECT NAME:

Ship Via : Ground

REFERENCE :

U-Factor Weighted Average: 0.28

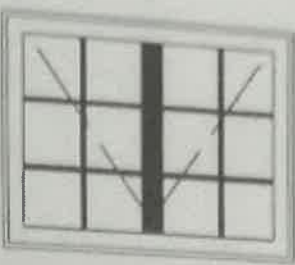
SHGC Weighted Average: 0.16

LINE	LOCATION	BOOK CODE	NET UNIT PRICE	QTY	EXTENDED PRICE
------	----------	-----------	----------------	-----	----------------

Line 1
Rough Opening : 33 3/4 X 42 3/4

Frame Size : 33 X 42

Suchline Wood Casement, Auratlast Pine,
 Primed Exterior,
 Primed Interior,
 No Exterior Trim, No Sill Nosing,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Right,
 Nesting Crank Handle, White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 Primed Wood SDL, Combination SDL Tradl. Bead Int BAR, (2-5/16 Bead
 SDL Horizontal / 7/8" Bead SDL - Vertical) Light Bronze Shadow Bar,
 Uneven 3 Wide 4 High (12 Rect Lite)
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, JGThick=0.698(3/32 / 3/32), Clear Opening: 23.1w, 37.5h,
 6 sf



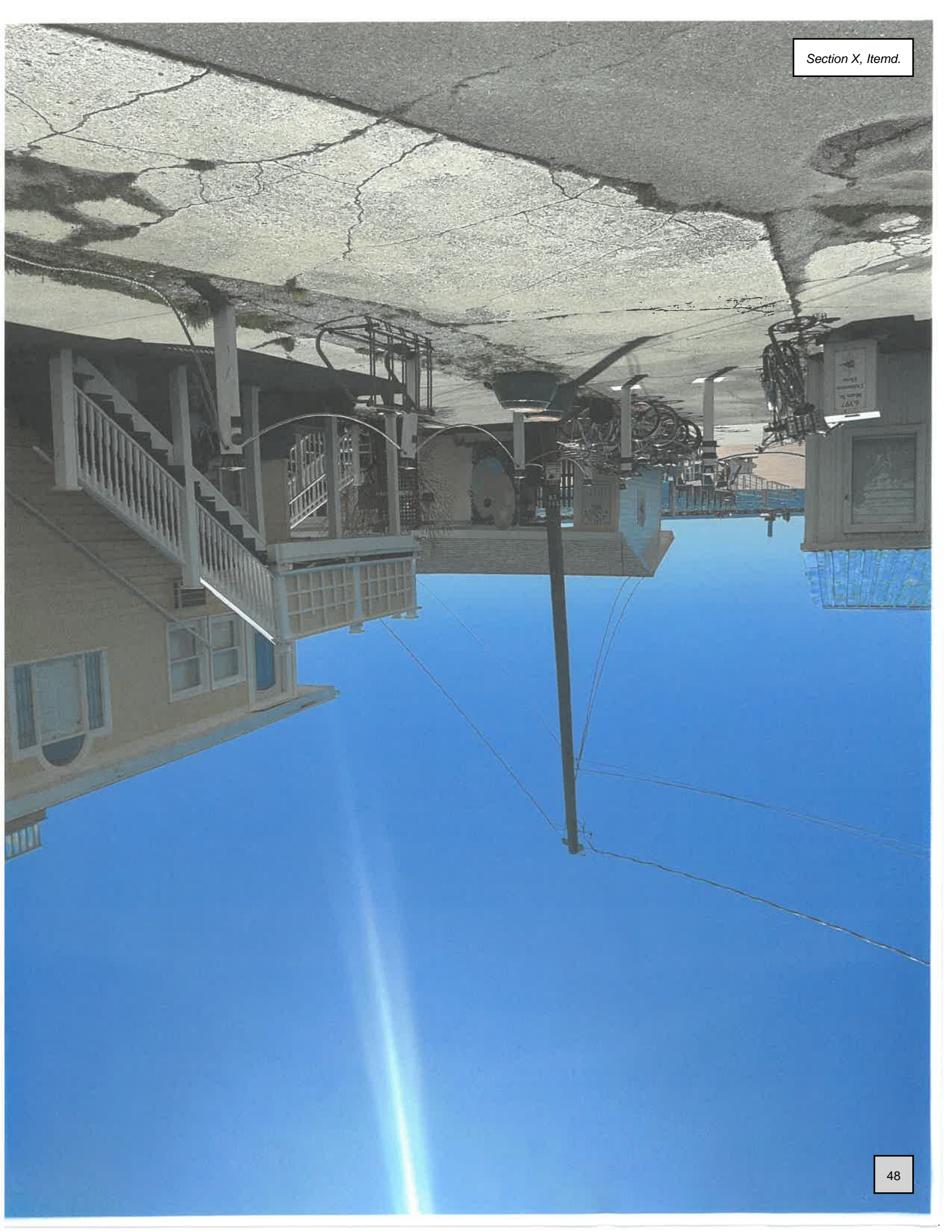
Viewed from Exterior. Scale: 1/2" = 1'

U-Factor: 0.28, SHGC: 0.16, VLT: 0.35, Energy Rating: 14.00, CR: 63.00,
 CPD: JEL-N-877-01778-00001
 Drawing Number: --Required!
 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

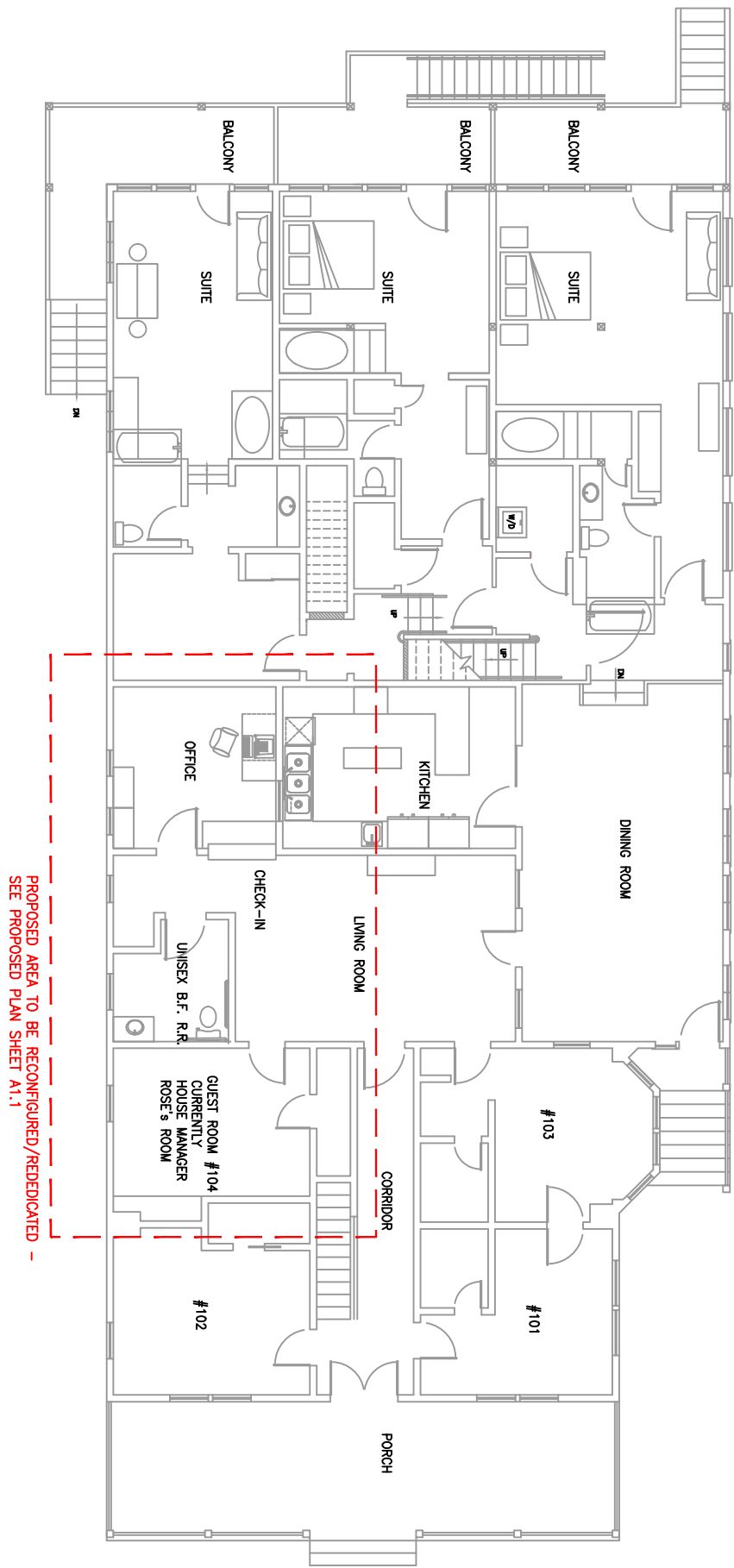
File No. R124 042 021GA
Exhibit E
Date 4-29-24
Initials KP

RECEIVED
APR 29 2024
KP





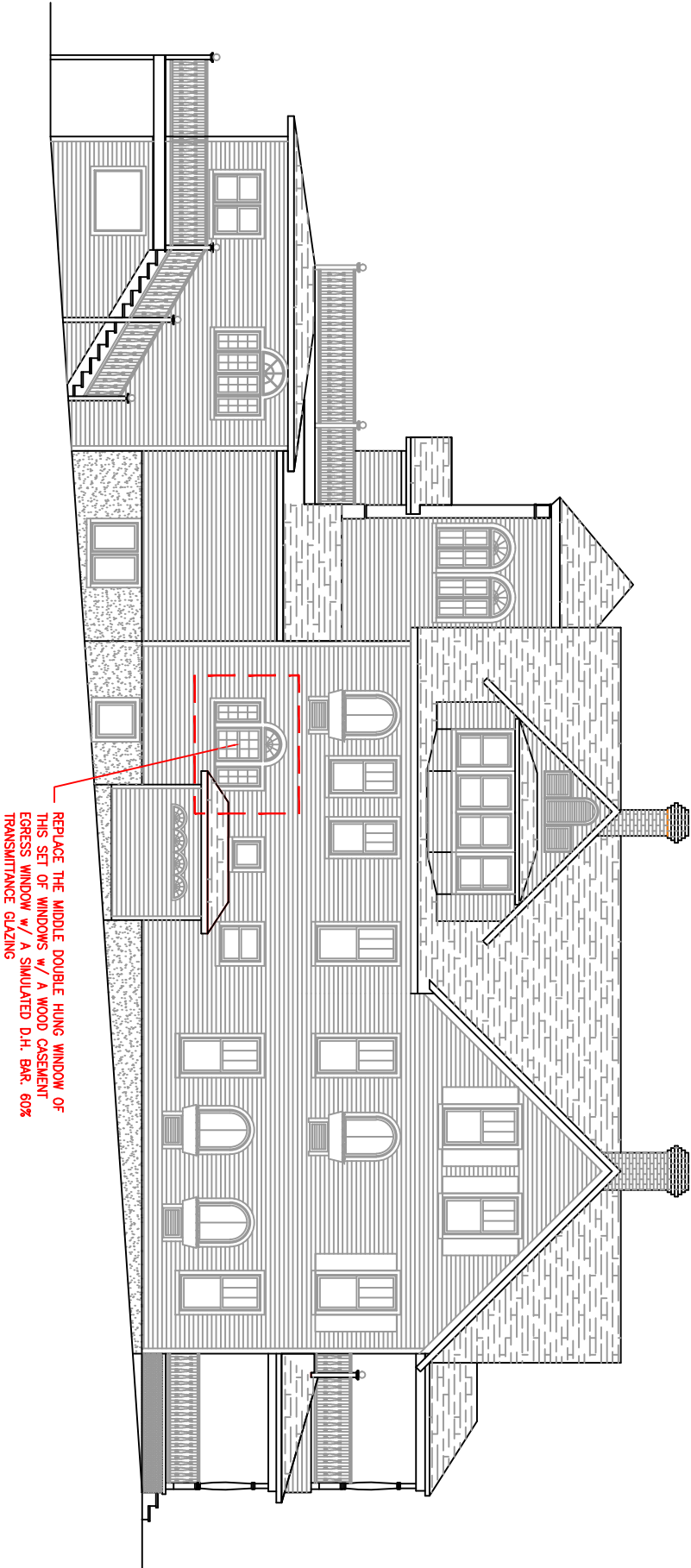




PROPOSED AREA TO BE RECONFIGURED/REDEDICATED -
SEE PROPOSED PLAN SHEET A1.1

EXISTING MAIN FLOOR

Richard Clements Architect, PLLC 1230 Kent Lane Oshtemo, MI 48779 richard@rca2298llc.com 981.370.3581		BAYVIEW OF MACKINAC BED & BREAKFAST 6947 HURON STREET MACKINAC ISLAND, MI		date: Apr. 08, 2024 project: 2313	sheet: A1.0 comment: 2023
				MAIN FLOOR PLAN	



EAST ELEVATION

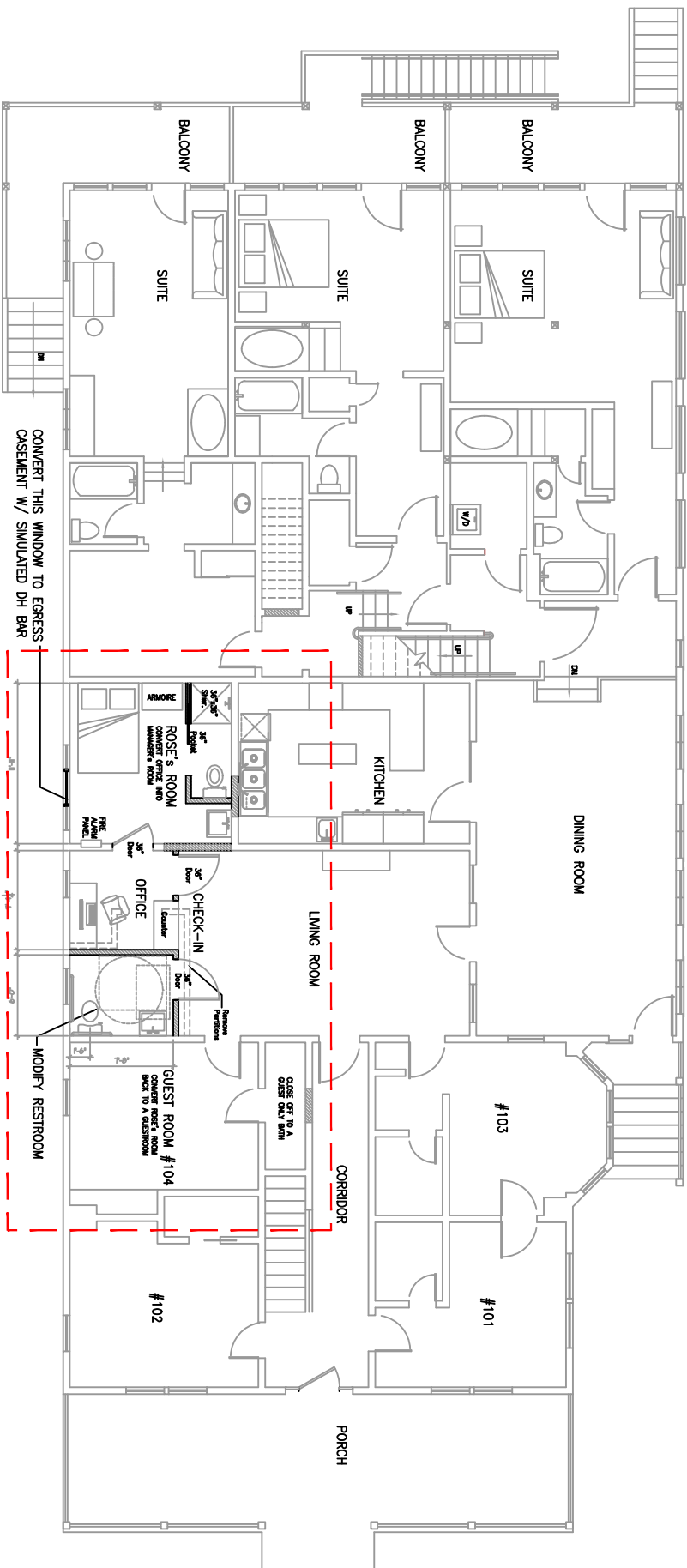


Richard Clements Architect, PLLC
 1220 Kent Lane
 Coopers, MI 49729
 richard@rca2280.com 990.370.3681

BAYVIEW OF MACKINAC
 BED & BREAKFAST
 6947 HURON STREET
 MACKINAC ISLAND, MI

date: Apr. 08, 2024
 project: 2313
 EAST ELEVATION

Sheet:
A1.2
 08/20/2024



PROPOSED MAIN FLOOR

EXISTING ROOM COUNT
 GUEST ROOMS : 19
 MANAGER'S ROOM : 1
 TOTAL ROOMS : 20

PROPOSED ROOM COUNT
 GUEST ROOMS : 20
 MANAGER'S ROOM : 1
 TOTAL ROOMS : 21

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- REMOVED WALLS

Richard Clements Architect, PLLC
 1280 Kent Lane
 Croquette, MI 49729
 richard@rca2280.com 980.370.3681

BAYVIEW OF MACKINAC
 BED & BREAKFAST
 6947 HURON STREET
 MACKINAC ISLAND, MI

date: Apr. 08, 2024
 project: 2313
 PROPOSED
 MAIN FLOOR PLAN

Sheet:
A1.1
 copyright © 2024



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 May 2024

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

Re: Bay View of Mackinac Window Replacement
Design Review

Dear Ms. Pereny:

I have reviewed the proposed window replacement at the Bay View of Mackinac bed and breakfast, 6947 Main Street, in the Mission Historic District. The Inn is a Contributing structure in the district.

An existing double-hung window on the east side of the building is proposed to be replaced with a casement type window to allow the room to be converted to a bedroom, which requires an egress window. The existing double-hung window does not have a large enough opening to meet egress requirements. The new single sash window would have a horizontal muntin to replicate the appearance of the existing double-hung window's center meeting rail.

The two applicable Secretary of Interior's Standards for review are:

Standard 2, stating the historic character of the property should be retained and preserved; and **Standard 9**, that alterations shall not destroy historic materials that characterize the property.

The proposed alteration would meet these Standards.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Steve Rilenge, U.P. North Construction
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison