

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, May 09, 2023 at 1:00 PM

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

I. Call to Order

[a.](#) Zoom Info

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) April 11 2023 Minutes

V. Approval of Minutes

VI. Adoption of Agenda

VII. Correspondence

[a.](#) Letter from City Clerk re Escrow Assurance Resolution

[b.](#) Rentrop Statement February 10 2023

VIII. Committee Reports

IX. Staff Report

[a.](#) Municode Meeting Login

[b.](#) Schunk Roof Like for Like

X. Old Business

[a.](#) Police Department Roof Approval

XI. New Business

[a.](#) GHMI Corner Cottage Renovations

[b.](#) Gilmer Fence & Hedge Replacement

[c.](#) T-Mobile Cell Equipment on Doud's Market

XII. Public Comment

XIII. Adjournment

Topic: Historic District Commission

Time: May 9, 2023 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86079281396?pwd=a0haRWV1NkVHNTU0UU91VWpXeXQ1Zz09>

Meeting ID: 860 7928 1396

Passcode: 478169

One tap mobile

+16465588656,,86079281396#,,,,*478169# US (New York)

Topic: Planning Commission Public Hearing & Regular Meeting

Time: May 9, 2023 02:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83961209191?pwd=emp3R2lEWjY5RVBpQmpreG84RnUrdz09>

Meeting ID: 839 6120 9191

Passcode: 360545

One tap mobile

+16469313860,,83961209191#,,,,*360545# US

MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION HELD TUESDAY, APRIL 11, 2023 AT 10:00 A.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN

Chairman Finkel called a regular meeting of the Mackinac Island Historic District Commission to order at 10:16 a.m.

- PRESENT: Lee Finkel, Lorna Straus, Andrew Doud
- ABSENT: Alan Sehoyan, Nancy Porter
- STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann (via Zoom), Attorney, Gary Rentrop (via Zoom)

Motion by Doud, seconded by Finkel to approve as amended, and place on file, the minutes of the regular meeting Tuesday, March 14, 2023. Amendment was to add “Doud returned to table” after *Old Business*. All in favor. Motion carries.

Motion by Doud, seconded by Straus to approve as amendment and place on file the Agenda. Amendment is to add “Letter from Jim Azar’s Attorney” to *Correspondence*. All in favor. Motion carries.

HISTORIC PRESERVATION EDUCATION SEGMENT

• **Historic Elements Illustrated by the Red House**

Neumann presented two elevations of the Jaquiss house. The elevation on the left was the first version sent to Neumann for input. Neumann focused on the stair tower’s roof line being higher than the house and the windows. The version on the right has the stair tower taking a back seat to the resource being preserved, and simpler windows. Neumann also addressed the chimney shown as a major new element in the left elevation. The updated elevation moves the chimney in to the living room, replacing the existing bay window, and places the front façade as the most significant portion of the historic building. Rentrop pointed out that the bay window was not an original element to the house. Doud asked Neumann if there was ever a time you would tear down a historic element and then reconstruct it with a similar look. Neumann stated if a building has been removed, yes. In some cases when you replace all the rotted wood for an expansion 75% of the wood is now new and reconstructing could be an option. Rentrop stated that the law is stabilization of the building. Rentrop pointed out that these education segments fulfill the requirement from the CLG for continuing education.

CORRESPONDENCE

• **Letter from City Clerk re: New Meetings Management Program**

Finkel stated the letter states that the City has engaged a new meeting management program. Corrigan explained how the program will work. Rentrop stated that he is familiar with Municode and he was very much opposed to it, until he saw the results which are very user friendly.

- **Letter from Jim Azar’s Attorney**

Rentrop stated the letter was regarding Azar’s concern with his property being part of the Mission Historic District. Rentrop sent them a map with the possible boundaries, which does include a portion of Azar’s property.

COMMITTEE REPORTS

- **Rentrop Statements – January and February**

Rentrop summarized his statements. Doud pointed out that \$25,000 was charged for the Steiner application. Finkel asked Rentrop if the escrow program had been in place, how much would the City be paying. Rentrop stated very little. Steiner would have paid the professional fees. Doud stated that he doesn’t feel he needed a lawyer to tell him that the patio needed to be removed. Rentrop stated that a lions share of the charges were regarding the property.

STAFF REPORTS

- **Municode Meetings – Pereny**

This was discussed earlier in the meeting. Pereny was not present to review the login process.

- **MD23-010-016(H) Police Department Roof Replacement**

Dombroski stated that police department is getting a new cedar shingle roof. Paperwork is still being completed to obtain the funds from the grant. Dombroski stated they hope to start in August. The railings on the fire escape will also be replaced.

OLD BUSINESS

- **CD23-002-013(H) Schueller – New Window**

Schueller stated that the trim is removed and she would like to replace the window per the revised design suggested by Neumann. Motion by Doud, second by Finkel to approve the application. All in favor. Motion carried.

- **Approval of Revised Escrow Resolution**

Rentrop stated this was reviewed last month. The only change is that if an applicant undertakes work without a permit, an escrow would be required as well. The revision was not approved last month. Motion by Doud, second by Finkel, revised by Straus, to recommend to City Council that the escrow resolution, as revised, be adopted. All in favor. Motion carries.

NEW BUSINESS

- **C23-044-017(H) Black & Veatch – AT&T Equipment on Roof of Chippewa Hotel**

Rentrop stated that the issue before the Commission is the placement of the antennas. The SHPO letter states an adverse effect was found and the antenna should be moved to the center

of the building. SHPO made the same requirement for Verizon. AT&T has not agreed to the SHPO suggestion. Kara Hansen deferred the comments to the other AT&T people in attendance; Craig Gilmore from AT&T, Kevin Thompson from Black & Veatch, and Jacob Jacquinot from Black & Veatch. Thompson stated that Jacquinot can address the structural issues with the proposed placement. Jacquinot stated that if the equipment was moved to the center of the building structurally new reinforcements would be needed which would include additional joists. In addition, based on the Verizon location, there is limited area for AT&T and would most likely be more visible from the street. Neumann asked how much one of the antennas weights. Jacquinot stated about 60-100 pounds. Neumann asked if tie-in requirements were in place. Jacquinot stated ballasts are being used. Syed, from AT&T, explained the biggest concern with a new location in the center, is all the metals around it, and it would be too close to the Verizon equipment. With the Verizon equipment pointing toward the AT&T equipment it would cause interference affecting voice quality and gaming quality. Christy, from AT&T, further commented that by updating the equipment, it will help with first responders and to move the antennas would greatly degrade the signal. Finkel asked if there is any way to disguise or hide the equipment. Neumann also asked if the actual antenna size is different than the existing antennas. Doud asked if the Commission is opposed to the existing equipment. Straus stated it is there and the Commission is not in a position to ask that it be moved. Straus asked if there is now better technology available. Doud stated that the Commission would like to see the footprint smaller than it is now. Jacquinot stated that the proposed antenna count is going from 2 to 1 and will be less visible. The new equipment is wider but the overall footprint will be smaller since there will only be one. Rentrop noted that the existing equipment was not reviewed by the HDC, but there is now an HDC that has jurisdiction. Dombroski commented that the argument of degraded service is the same as the Verizon argument. Dombroski also noted that many providers are co-located on towers and there is no issue with interference. Thompson stated that Verizon was a new installation and AT&T is existing. On the water tanks/towers the antennas are all pointing out. In the center of the building the antennas would be blocking each other. Doud stated that he would prefer to wait to vote, but wondered if the Commission is opposed to what is existing. Straus stated that they have been asked to approve a modification to what is there. Straus is troubled that there is no view of the Chippewa from the gradual ramp up to the fort. Rentrop stated that the Section 106 standards require a view from .5 miles, which would include the fort. Doud stated that he does not see the change to be much. He does feel it looks better as one, then two. Doud thinks it should be tabled for more pictures and other technical options. Neumann thinks the location of the antenna is the issue. Motion by Doud, second by Straus to table the application. All in favor. Motion carries. Syed commented they are attempting to create less visibility from outside. Christy added they are trying to add additional coverages. Rentrop asked if the Commission would like the input from Telecom regarding the feasibility of the placement. The cost would be covered by the new escrow arrangement. Finkel stated he would like to send to Telecom. Gilmore stated they are not opposed taking it to Telecom.

• **MD23-021-018(H) Grand Hotel – Carousel Mall Alterations**

Tamara Burns stated that KSL would like to convert the Carousel Shops to an arcade. The intention is to create an open space. The exterior would stay as close to the same as possible. The mechanical units would be moved to the back changing the dormers, and an additional door, for egress, would be added to the back. Straus asked about the space inside. Burns stated the existing shops will be changed to an open space. Finkel asked if the dormers were being removed. Burns stated no, they are removing the screens to make them look nicer. Neumann stated the proposed work meets all of the standards of review. Motion by Straus, second by Doud to approve the application. All in favor. Motion carries.

• **C23-083-019(H) Grand Hotel – Gatehouse Alterations**

Burns stated the use will remain the same. KSL would like to open up the dining portion of the restaurant by taking out the fire place. Straus stated she likes the fireplace in the inside, at the beginning and end of the season. Straus asked if the inside could remain. Burns stated the mass blocks the view out and doesn't allow light in. Burns stated the interior will receive new lighting and paint. Neumann stated the proposed project meets all the standards for review. Burns stated the fencing will be cleaned up as well. The white wood guardrail will be replaced with a green metal guardrail. The turtles and plaques will remain. The dining space will be extended out in to the existing office spaces. Motion by Doud, second by Straus to approve the application. All in favor. Motion carries.

PUBLIC COMMENT

Michael Straus commented regarding the AT&T project. If there is any way to improve the AT&T service to the island, it would improve the degrading service. Straus stated that AT&T stated there is no plan to increase their infrastructure on the island. Dombroski stated a good question is why AT&T isn't using their existing tower in Hubbard's Annex.

With no further business there was a Motion by Doud, second by Finkel to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 11:41 a.m.

Lee Finkel, Chairman



Katie Pereny, Secretary

Katie Pereny

From: City Clerk
Sent: Thursday, April 20, 2023 1:12 PM
To: Katie Pereny
Cc: Erin K. Evashevski (erinevashevskilaw@gmail.com); Gary
Subject: Escrow Assurance Resolution



Hi Katie,

The Council approved the amendment of the Escrow Assurance resolution with a slight working change regarding required permits. It sounds like Erin and Gary will be in touch with each other to get the language sorted out. Once I receive an updated resolution, I will let you know.

Danielle Leach

City Clerk
City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757
PH: (906) 847 - 3702
Fax: (906) 847 - 6430

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

Section VII, Itemb.

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February 10, 2023
1154

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

Attr: DANIELLE LEACH

	Balance
1154-000 MATTER: HDC General 1154.000	-\$2,680.00
1154-000att AT & T	\$220.00
1154-000C MATTER: HDC - CITY 1154.000C	\$700.00
1154-000TM T-Mobile	\$200.00
	<u>-\$1,560.00</u>

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

Attn: DANIELLE LEACH

MATTER: HDC General
 1154.000

REVISED STATEMENT

Fees

			Hours	
01/03/2023	GRR	[NO CHARGE] Receipt and review survey from Neil Hill on Steiner improvements where improvements were in ROW and where out of ROW; email Dennis re survey; telephone call Dennis re the survey and its impacts; email to Erin with opinion letter and survey;	1.50	NC
01/05/2023	GRR	[NO CHARGE] Email from Erin re Steiner; telephone call Katie re Neumann's review letter of Steiner; revision to draft resolution on Steiner post the Hill Survey; receipt and review draft supplemental review letter; telephone call Neumann re same; send to Neumann draft Resolution if HDC decides consistently with City;	2.20	NC
	SEM	[NO CHARGE] Prepare red-lined revisions to draft resolution, email draft to GR; send clean draft after fixing references to stone patio; receipt and review newest survey showing Steiner property;	0.80	NC
01/09/2023	SEM	[NO CHARGE] Telephone conference with GR to locate relevant page from Study Committee report, email same to him;	0.10	NC
	GRR	[NO CHARGE] Preparation of outline for a return call to Murray re outstanding issues HDC will need to address; long telephone call Murray re Steiner; receipt and review email from Morrison with Study Committee report excerpt re hedges, email to Murray with that document;	2.00	NC
01/10/2023	SEM	Telephone conference with GR, review and revise marked-up moratorium resolution; continue revising, email red-lined and clean draft to GR;	0.70	140.00
	GRR	Preparation for, attend HDC meeting via Zoom;	1.00	200.00
	GRR	[NO CHARGE] Telephone call Neumann re Steiner and hedges. telephone call Neumann re landscape can be a historic resource, review manual from SHPO clearly identifying it as a resource and need to provide a presentation on landscape and how to evaluate; telephone call M. Straus re outcome of HDC meeting;	1.20	NC

MATTER: HDC General
1154.000

			Hours	
01/11/2023	GRR	Telephone call from Dan Shea re HDC action on Steiner;	0.90	180.00
01/16/2023	GRR	Edit minutes for HDC January meeting, send to Katie;	0.40	80.00
		For Current Services Rendered	3.00	600.00
		Total Non-billable Hours	7.80	

		Recapitulation			
<u>Timekeeper</u>		<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
GARY R. RENTROP		2.30	\$200.00	\$460.00	
SUSAN E. MORRISON		0.70	200.00	140.00	

Total Current Work 600.00

Previous Balance \$4,780.00

Payments

03/21/2023	PAYMENT: CHECK # 18389	-4,780.00
04/12/2023	PAYMENT: CHECK # 18435	-3,280.00
	Total Payments	-8,060.00
	Credit Balance	<u>-\$2,680.00</u>

REVISED STATEMENT

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

Section VII, Itemb.

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 1154-000att
 Statement No: 27284

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

Attn: DANIELLE LEACH

AT & T

REVISED STATEMENT

Fees

			Hours	
01/20/2023	GRR	Email from and response to Black & Voetch re escrow amount for AT&T Chippewa proposal;	0.40	80.00
01/23/2023	GRR	Receipt and review simulation of proposed antenna location, email Dombroski and Katie re same; office conference Katie re putting on agenda;	0.60	120.00
01/31/2023	SEM	Locate and forward to GR the prior SHPO letter on the Chippewa conditioning approval on moving antenna to center;	<u>0.10</u>	<u>20.00</u>
		For Current Services Rendered	1.10	220.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	1.00	\$200.00	\$200.00
SUSAN E. MORRISON	0.10	200.00	20.00

Total Current Work 220.00

Balance Due \$220.00

REVISED STATEMENT

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

Attn: DANIELLE LEACH

MATTER: HDC - CITY
 1154.000C

REVISED STATEMENT

Fees

			Hours	
01/03/2023	GRR	Receipt and review draft letter re CLG grant, review eligible applicant requirements; telephone call Katie re application must be in City's name not in the Authority's name; telephone call from Higgins re grant application;	1.40	280.00
01/04/2023	GRR	Re SHPO grant application requirements, review SHPO's eligibility and requirements, preparation of list of questions for Allan Higgins prior to completion of application; telephone call Higgins; telephone call Katie re scope of work to be done and on which buildings;	1.20	240.00
01/06/2023	GRR	Review rules for SHPO Grant Application, telephone calls with Katie re same; telephone call Jack Schick re alternative ways to do the grant request; preparation of email to Schick re alternative way for MITA meeting today; telephone call Erin re alternative grant application options; attend MITA meeting via zoom;	2.00	400.00
01/09/2023	GRR	Continue work on a draft resolution, telephone call Katie re not doing sponsorship so do not need to list the Authority as the administration, how payment and repayment would work internally; telephone call Murray re Red House and scheduling meeting with Architects;	1.80	360.00
01/10/2023	GRR	Telephone call Katie re having Rick write a letter to be part of SHPO grant application - plans are historically consistent with Sec. of Interior standards; finalize Grant Resolution, email to Katie; preparation of draft resolution of Extension for Emergency Moratorium for an additional 6 months on Red House property district; telephone call Leach re getting on agenda due to 1/26 expiration date;	2.00	400.00
01/11/2023	GRR	Finalize draft Resolution extending Moratorium and email to Danielle re draft Resolution for Council;	0.50	100.00
01/12/2023	GRR	Receipt and review Neumann's letter to SHPO re coal dock buildings grant; email with Katie re getting Resolution signed;	0.40	80.00

Section VII, Itemb.

January 10, 2023

1154-000C

Statement No: 27285

MATTER: HDC - CITY
1154.000C

		Hours	
	GRR Preparation of supplemental information to HDC's CLG annual report 2022, send to Katie;	1.20	240.00
01/16/2023	GRR Email from and to Metz re Mission District preliminary report is prepared; telephone call and email Danielle with a clean copy of Grant application; telephone call Neumann re meeting re Red House with Murray, etc; email Murray re schedule date of the meeting on Red House;	1.00	200.00
01/17/2023	GRR Email from Murray re meeting on 1.17 with architect; email Neumann re same; preparation for conference call;	1.60	320.00
01/18/2023	GRR Receipt and review status report from Metz on Mission District, reply, moratorium extended to July 2023;	0.70	140.00
	GRR Conference call Rick Neumann, Richard Clements, Jim Murray, and Cheryl Jacquiss to resolve the disagreement over proposed construction plans;	1.20	240.00
01/19/2023	GRR Telephone call Neumann re Red House; research; office conference Neumann re how to address the bay window, fireplace, and east addition; review Park Service position on additions (bay window) that have achieved historic significance; email to Metz at Past Perfect and from Metz re Red House;	1.20	240.00
01/23/2023	GRR Email exchange Katie re addition to agenda Study Committee - Red House; emails and telephone call with Annette Eustice at Rehmann re setting up Escrow, receipt and review email from AT&T re escrow, where do they send a check, reply; receipt and review photo this date of reflective antennas; review Past Perfect letter and email Katie re addition to study committee agenda;	2.00	400.00
	For Current Services Rendered	<u>18.20</u>	<u>3,640.00</u>

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	18.20	\$200.00	\$3,640.00

Total Current Work 3,640.00

Previous Balance 540.00

Payments

03/21/2023	PAYMENT: CHECK # 18389	-540.00
04/12/2023	PAYMENT: CHECK # 18435	-2,940.00
	Total Payments	<u>-3,480.00</u>
	Balance Due	<u>\$700.00</u>

REVISED STATEMENT

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

Section VII, Itemb.

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 1154-000TM

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

Statement No: 27286

Attn: DANIELLE LEACH

T-Mobile

Fees

		<u>Hours</u>		
01/10/2023	GRR	Receipt and review email from Smith re reflective antenna proposal, email to Smith re same, email Dennis and Katie re likely problem with reflectivity given 2-story building, higher terrain in background, office conference re same;	<u>1.00</u>	<u>200.00</u>
		For Current Services Rendered	<u>1.00</u>	<u>200.00</u>
		<u>Recapitulation</u>		
	<u>Timekeeper</u>		<u>Hours</u>	<u>Rate</u>
	GARY R. RENTROP		1.00	\$200.00
	Total Current Work			200.00
	Balance Due			<u>\$200.00</u>

MUNICODE MEETINGS GENERAL USER TRAINING - HANDOUT

Login / Reset Password

- ⦿ **Microsoft Single Sign-in**
 - For users with Single Sign In, click the "Sign in with Microsoft" button

- ⦿ **First Login**
 - Go to <https://meetings.municode.com>
 - Click the "Forgot password?" link
 - Type in your email address and click RESET
 - *You will receive an email with a temporary password.*
 - Go back to <https://meetings.municode.com/>
 - Login

- ⦿ **Future Logins**
 - Go to <https://meetings.municode.com/> and login



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)

Re-road Section IX, Item B.

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

A) MINOR WORK

051-550-048-00

PROPERTY LOCATION: 7293 Main St (Number) (Street) 802572686 (Property Tax ID #)

PROPERTY OWNER

Name: Steve Schunk Email Address: schunk.steve@gmail.com
Address: 7293 Main St Mack Island (Street) (City) (State) (Zip)
Telephone: 989 429 6783 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Springfield Roofing Email Address: Nick@springfieldsmat.com
Address: 6509 M-37 Kingley MI 49649 (Street) (City) (State) (Zip)
Telephone: 231-263 5300 (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

[Handwritten Signature]

SIGNATURES

Signature: Steve Schunk
Please Print Name

Signature: [Handwritten]
File No. C23-048-021(H)
Exhibit A
Please Print Name

Date 4.17.23

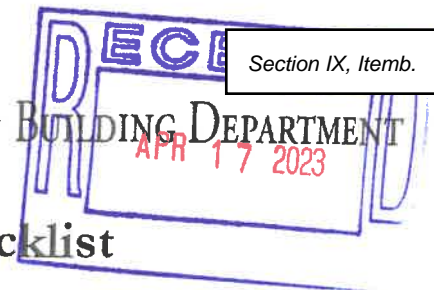
NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

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

File Number: C23-048-021(H) Date Received: 4.17.23 Fee: \$25-
Received By: [Signature] Work Completed Date:

MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT



Historic District Application Checklist

- Brief Description of the nature of the work proposed and the materials to be used.* *Water coming thru cornered roof - re-roof with some Duralast membrane material*
- 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.

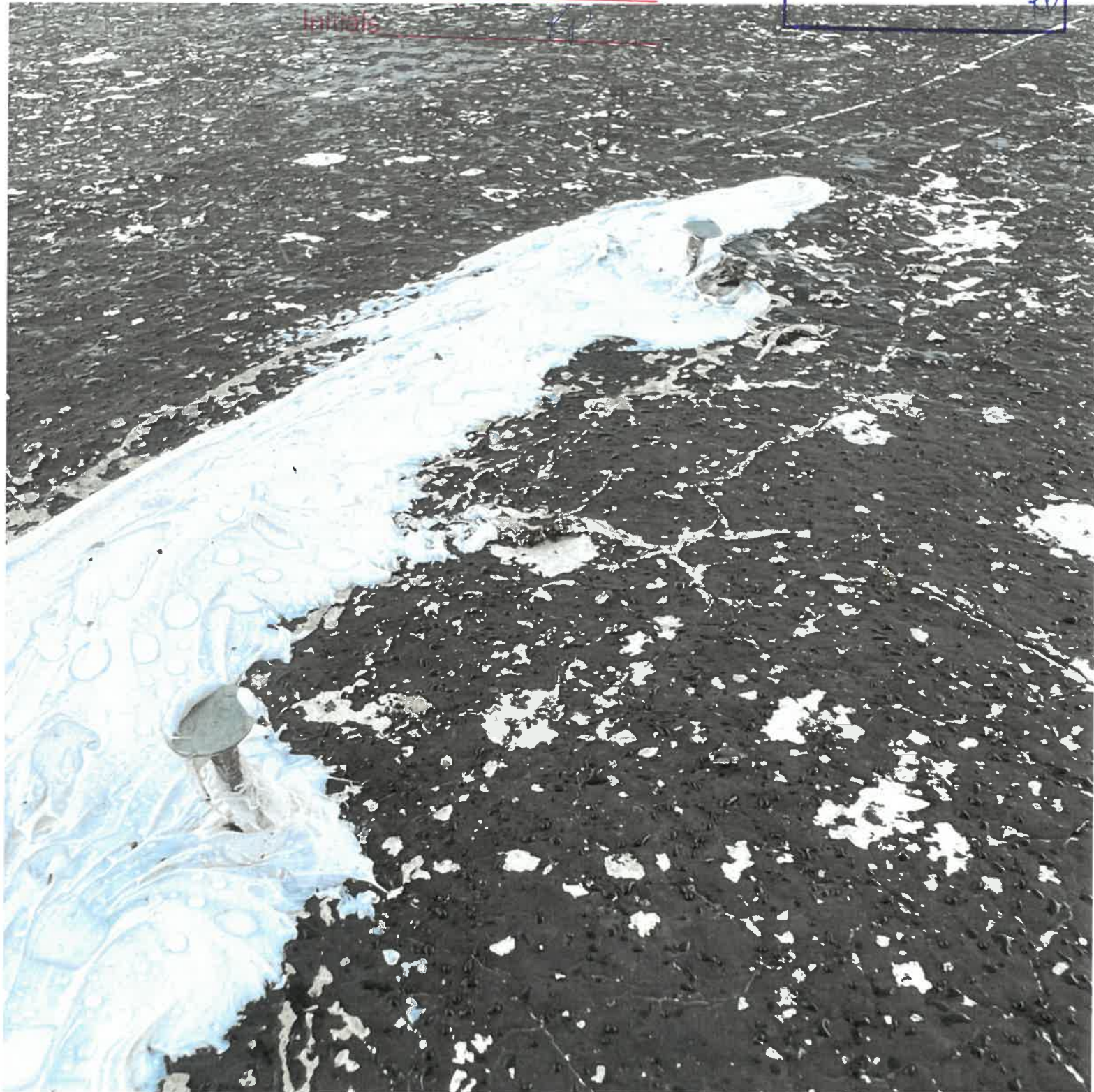
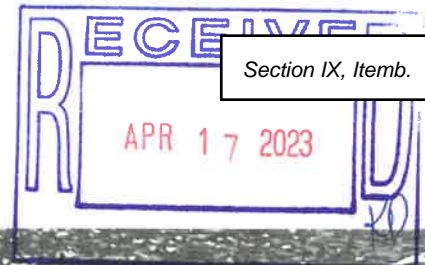
Revised March 2017

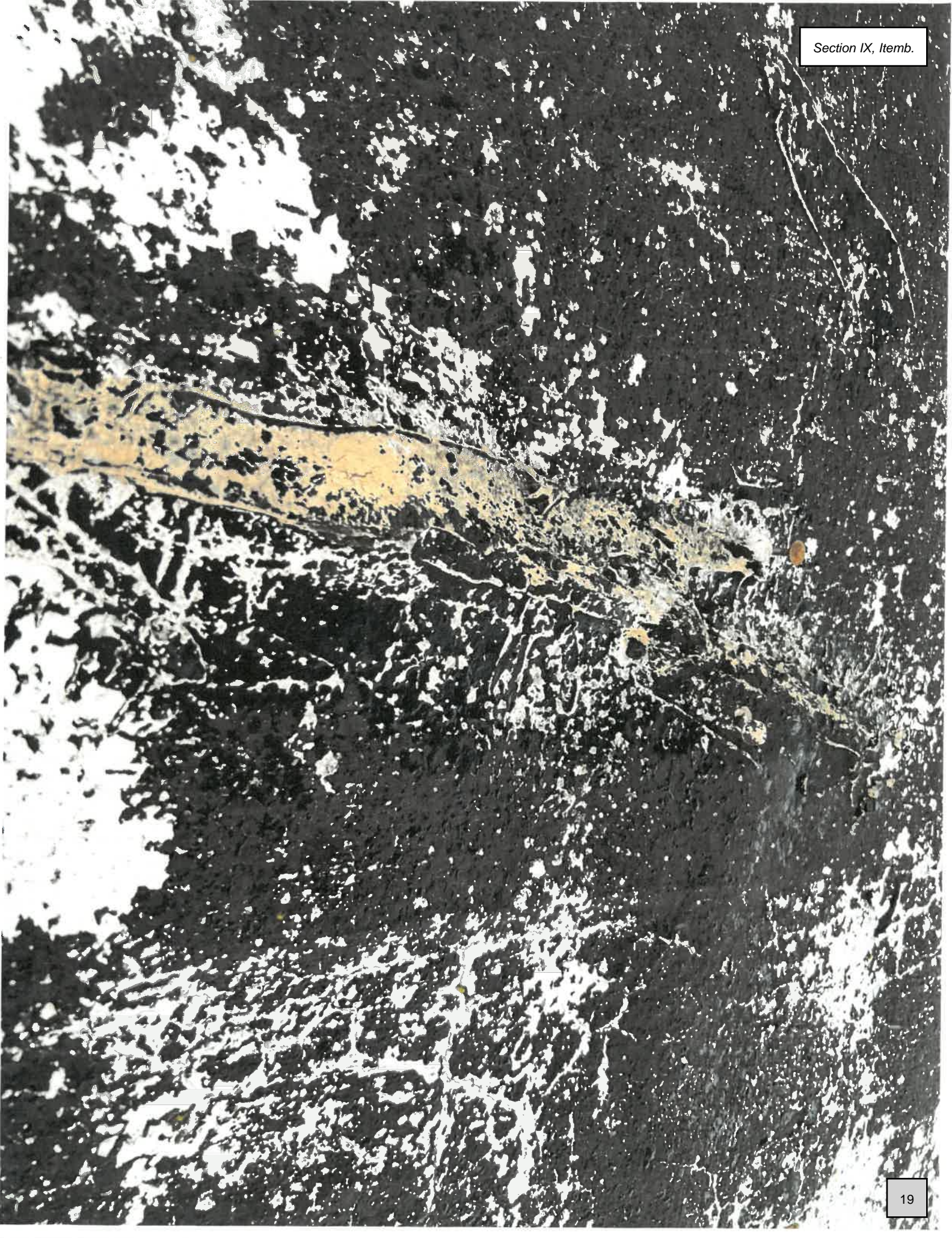
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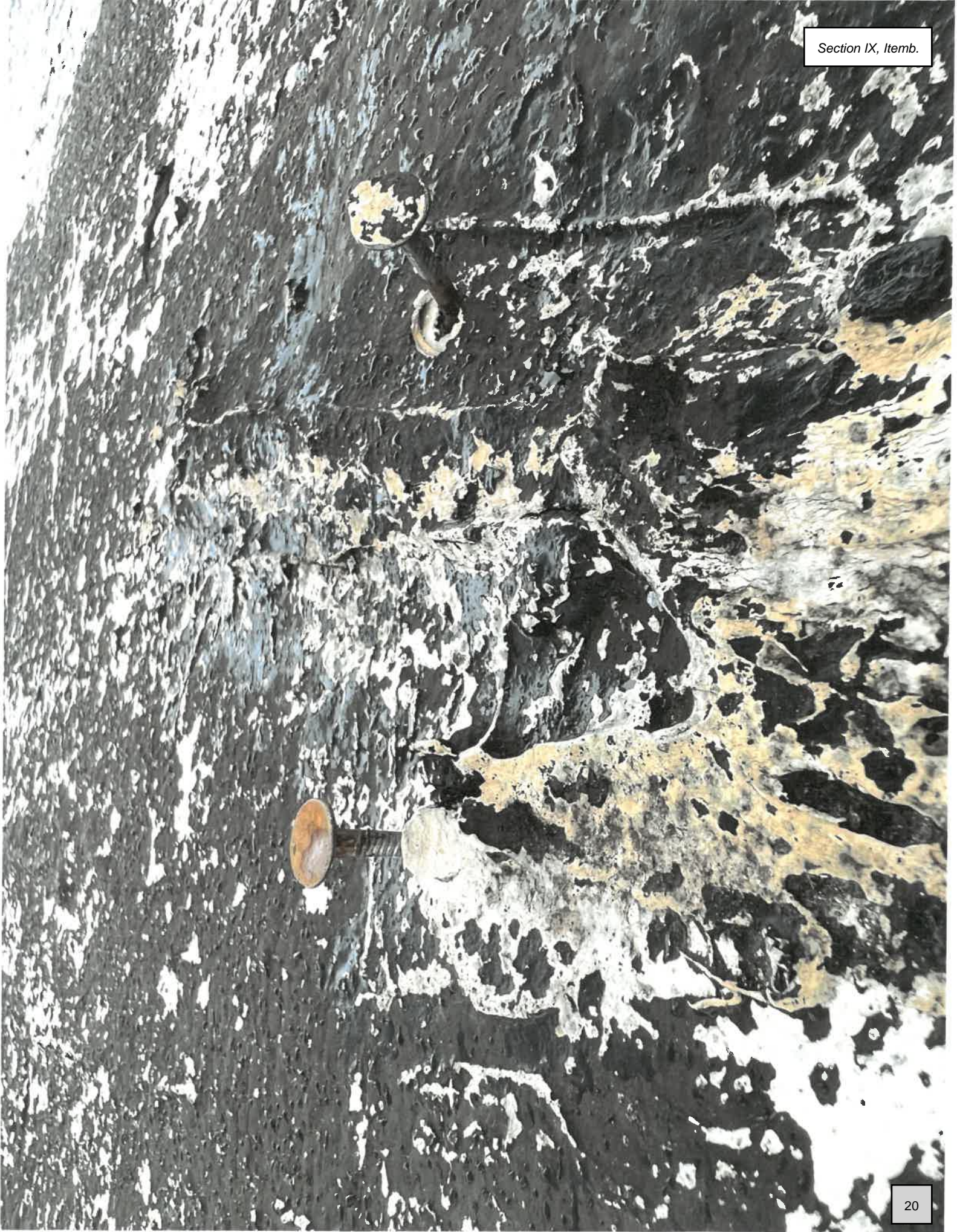
Exhibit B

Date 4.17.23

Initials _____















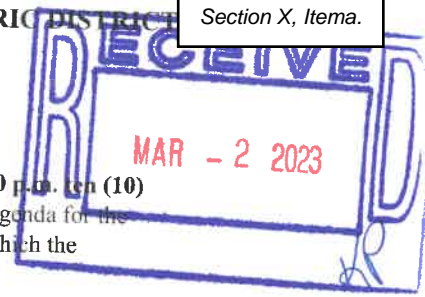




GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itema.

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



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

A) MINOR WORK

PROPERTY LOCATION: 7374 Market Street 051-550-010-10
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

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

Address: 7358 Market Street Mackinac Island, MI 49757
 (Street) (City) (State) (Zip)

Telephone: _____ (906) 847-6556 (906) 847-6430
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Schwab Contracting
Matt Schwab Email Address: mattschwab16@gmail.com

Address: 3062 E Birch Dr. Bay City MI 48706
 (Street) (City) (State) (Zip)

Telephone: _____ (989) 280-1259 _____
 (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

Trista France SIGNATURES File No. M023-010-016(H)
 Signature _____ Signature _____
Trista France Exhibit A
 Please Print Name _____ Please Print Name _____
 _____ Date 3.3.23
 _____ Initials KP

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

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

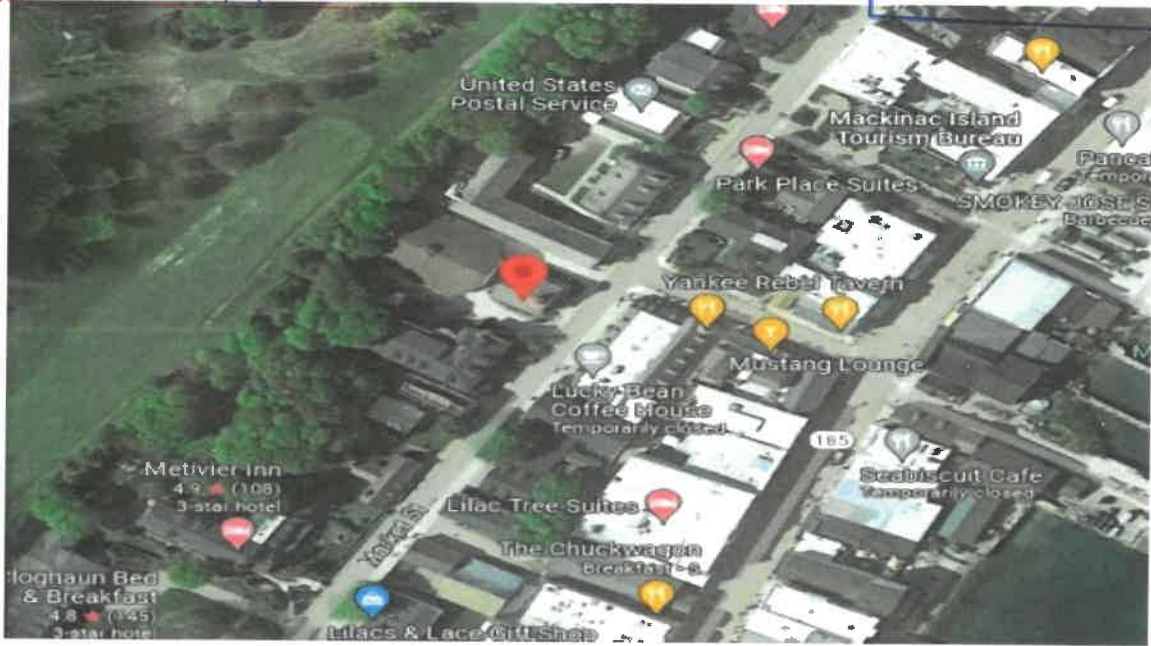
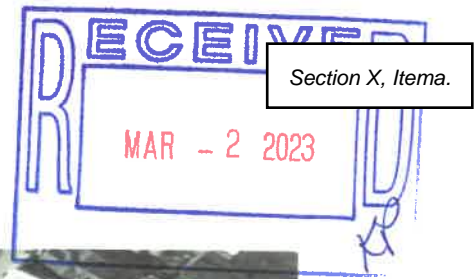
File Number: M023-010-016(H) Date Received: 3.3.23 Fee: waved
 Received By: [Signature] Work Completed Date: _____

File No. MD23-010-016(H)

Exhibit D

Date 3.3.23

Project Map: KP



Project images:



Mackinac Island Courthouse Façade



Cupola



Cedar Shingle Roof



United States Department of the Interior
NATIONAL PARK SERVICE
1849 C Street N.W.
Washington, DC 20240



February 9, 2023

H36 (2256)

Ms. R. Martha L. MacFarlane-Faes
Deputy State Historic Preservation Officer
Michigan Economic Development Corporation
300 N. Washington Square
Lansing, Michigan 48913
Via: Michigan electronic submission

File No. MD23-010-016(H)
Exhibit C
Date 3-3-23
Initials KP

RE: National Park Service Grant City of Jefferson Missouri
Grant Program: Paul Bruhn Historic Revitalization Grant Program: P21AP11789
Project Name: Mackinac Island Roof and Cupola Repair
Location: 7374 Market Street, Mackinac Island, (Mackinac Island), Michigan 49757
Total Grant Amount: \$750,000.00/Subgrant 3 allocation \$76,571.99

Dear Ms. MacFarlane-Faes,

Please find enclosed project documents for National Park Service (NPS) grant funded activities at 7374 Market Street, Mackinac Island, (Mackinac), Michigan, 49757. Built in 1839, the front-gabled frame building features a cupola and wooden fan in gable and is a contributing resource in the Mackinac Island National Historic Landmark (NHL#66000397)

Grantee Information:

The Michigan Strategic Fund has applied for, and been awarded, Paul Bruhn Historic Revitalization Grant Program (PBHRGP) funding to rehabilitate National Register of Historic Places or properties eligible for listing in the National Register of Historic Places. Projects in the Rural Great Lakes communities awarded subgrants focused on economic development and community resilience. Mackinac Island Courthouse is the third subgrant. NPS funds will support exterior roof replacement, and repairs to the cupola.

Area of Potential Effect (APE):

Architectural: The APE is the historic building and adjacent buildings in the historic district
Archaeological: No subsurface work is necessary.

Section 106:

The NPS hereby initiates consultation on the potential effects of this undertaking to historic resources in accordance with procedures for Section 106 of the National Historic Preservation Act (54 U.S.C. 306108), as found in 36 CFR Part 800: Protection of Historic Properties.

Scope of Work:

The approved summary of objectives and results to be performed with this grant award will be done in accordance with *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. Under the requirements of this grant funding, NPS expects work to meet the Secretary of Interior's Standards for the Treatment of Historic Properties. Please refer to the Technical Preservation Services Preservation Briefs for specific treatment recommendations:

- Replacing cedar shingle roof should follow **Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs**. This includes replacing deteriorated roofs to match, specifications for replacement roof, as well as maintenance.
- All Preservation Briefs can be found on the National Park Service website at <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

The work items for Subgrant 3 includes:

- Remove and dispose of old cedar shingle roof
- Prep roof with new drip edge, flashing, ice shield, and synthetic paper
- Install cedar shingles, starter row and ridge cap (match existing)
Repair/replace (where necessary), damaged/rotten wood on the cupola (match existing)

NPS finds that the work as described meets *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Preservation) and will have No Adverse Effect to the individual building.

As per Section 800.5 and Section 800.10 we seek your concurrence with this determination. We have copied the Regional office of the National Park Service due to the special status of this property as required by NPS policy and the Section 106 regulations. Please inform us if we have neglected to notify any other consulting parties or Indian Tribes with an interest in this property.

If you require additional information regarding this project, please contact Teresa Prober, Technical Reviewer, at tprober@nps.gov, or (202)839-0409. The grant manager for this project is Marla Collum. You may contact her at marla_collum@nps.gov , or (202)354-2082 should you require additional information about the grantee and their performance.

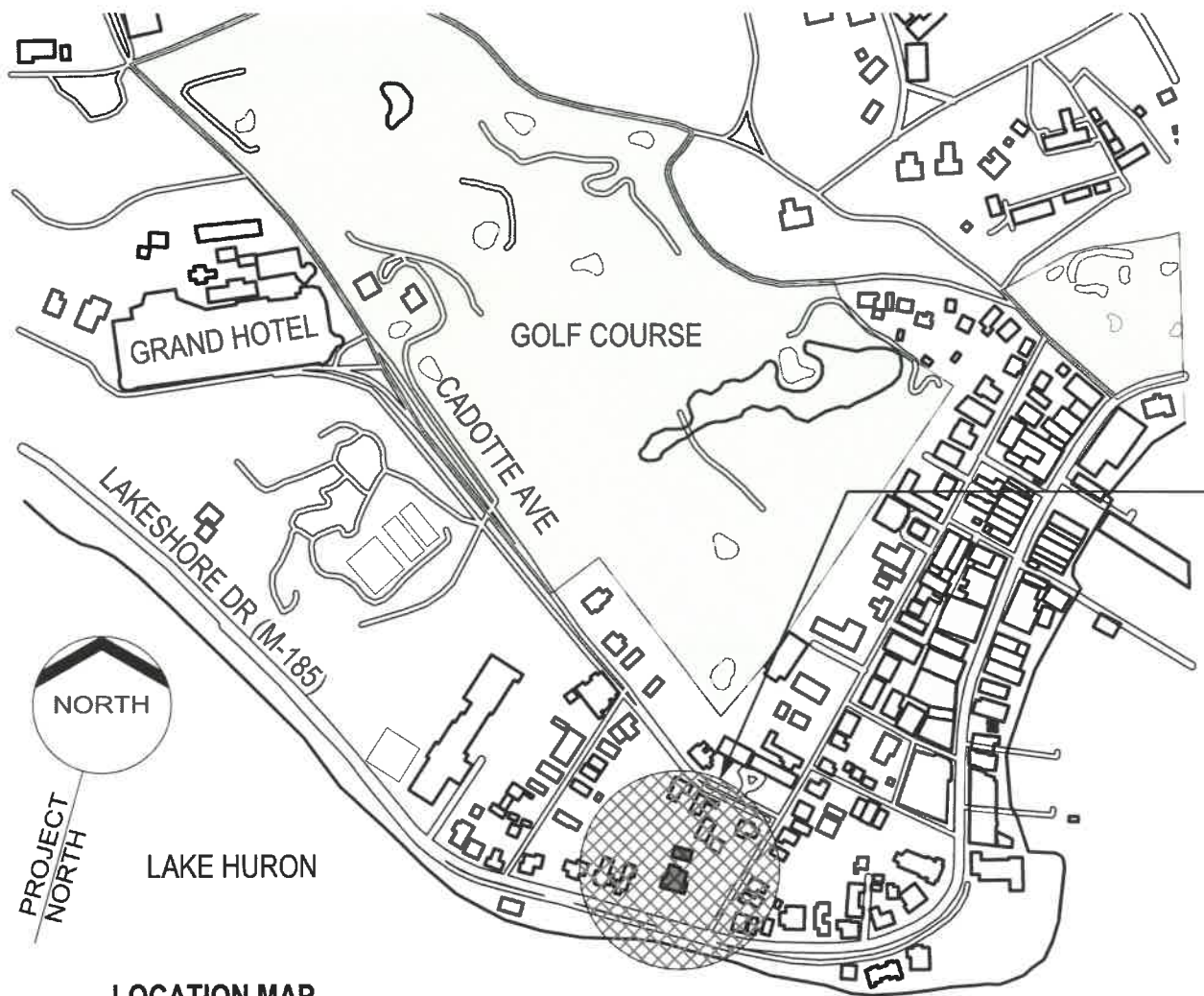
Sincerely,



Megan J. Brown
Chief – State, Tribal, Local, Plans & Grants

Enclosures: Map, Photos, Architectural Drawings.

- cc: Mark Rodman, Michigan SHPO, (Grantee)
- Joelle Letts, Michigan SHPO, (Grant Manager)
- Alan Higgins, Michigan SHPO, (CLG)
- Katie Pereny, City of Mackinac Island, (CLG)
- Chris Fraleigh, Michigan Historic Preservation Network, (Executive Director)
- Marla Collum, NPS WASO STLPG (Grant Manager)



LOCATION MAP

Sheet List

- GENERAL
- 0 COVER
- 1 SURVEY
- 2 SITE PLAN
- 2A SITE PLAN
- 3 EXISTING
- 4 EXISTING
- 5 NEW WORK
- 6 NEW WORK
- 7 ELEVATIONS
- 8 ELEVATIONS
- 9 ELEVATIONS
- 10 ELEVATIONS
- 11 ELEVATIONS
- 12 CONTEXT
- 13 CONTEXT
- 14 CONTEXT

PC/HDC



Legal Description

(Per Near North Title Group, Commitment No. MI2204666, with Commitment Date of May 19, 2022)
 Situated in the City of Mackinac Island, Mackinac County, Michigan:
 PARCEL 1
 Lot 14, Block 5 of Assessors Plat 4, said plat recorded in Liber 2 of Plats, page 51, in the office of the Register of Deeds for Mackinac County.

AREA OF WORK.
 EXISTING RESIDENCES.
 SEE SITE PLAN.
 PARCEL: 051-575-067-00

ARCHITECT **HopkinsBurns Design Studio**
 113 S Fourth Ave.
 Ann Arbor, Michigan 48104
 (734)424-3344
 www.hopkinsburns.com

CORNER COTTAGE RENOVATION

PLANNING COMMISSION AND HISTORIC DISTRICT COMMISSION SUBMITTAL

Section XI, Itema.

APR 24 2023

0 Cover

OWNER: GMHI CORNER HOLDINGS LLC
 CONTACT: MICHAEL MCHALE
 404.295.3568
 PROPERTY ADDRESS: 7714 MAIN ST.
 MACKINAC ISLAND, MI 49757
 PARCEL #: 051-575-067-00

Project Description

This project involves minor modifications to contributing buildings to the West End Historic District. Use of the Cottage to be changed from Single Family Residential to Hotel for short-term guest use as a single unit. Interior to be renovated, including barrier free access to the first floor and integration of a fire suppression system. Exterior ADA-compliant walk and other building-access walks to be added to the site. Apartment and Hotel Support uses to be separated in Kenne Building including adding a new access door to the first floor and adding fire suppression.

Zoning

ZONING DISTRICT: MD-MARKET

Requirements

	REQ'D	EXISTING	PROPOSED
MIN. LOT SIZE:	5,000 SF	39,578 SF	
SETBACKS	ALLOWED	EXISTING	PROPOSED
CORNER COTTAGE:			
FRONT YARD	10'	61'-7"	NO CHANGE
SIDE YARD	10'	55'-8"	NO CHANGE
REAR YARD	15'	55'-1"	NO CHANGE
KENNEL BUILDING:			
FRONT YARD	10'	160'-3"	NO CHANGE
SIDE YARD	10'	36'-4"	NO CHANGE
REAR YARD	15'	3'-9"	NO CHANGE*

*NON-CONFORMING CONDITION IS NOT INCREASED

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	N/A	2	NO CHANGE
STORIES MAX.	2.5	2	NO CHANGE
FEET MIN.	12'	29'	NO CHANGE
FEET MAX.	30'	29'	NO CHANGE

LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT.	13,852 SF (35%)	4,971 SF (13%)	5,978 SF (16%)
CHANGE TO CURRENT IMPERMEABLE SURFACE PERCENTAGE: +3% (1,007 SF)			

HOTEL ROOMS	ALLOWED	EXISTING	PROPOSED
QUANTITY	11	N/A	5
NUMBER OF ALLOWABLE HOTEL ROOMS = 4,917 GROSS BUILDING SF/450			

OFF-STREET BIKE PARKING	REQUIRED	EXISTING	PROPOSED
	1 / BEDROOM	N/A	5

Corner Cottage
 Renovation

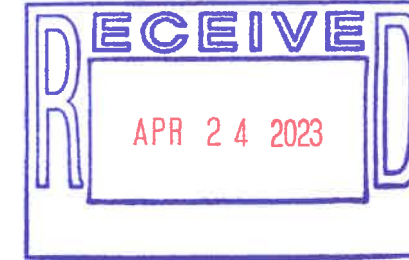
4/21/2023

SCALE: As Noted

Planning Commission
 and
 Historic District Commission

File No. MD23-067-02341
 Exhibit D
 Date 4.24.23
 Initials MB

HopkinsBurns
 DESIGN STUDIO
 historic preservation & communities by design



SCALE: 1" = 20'



Know what's below. Call before you dig.

NOTE: THIS DRAWING IS PRINTED AT HALF-SIZE

LEGEND

- Legend items: 838 EXIST. CONTOUR, 836.2 EXIST. SPOT ELEVATION, EXIST. LIGHT POLE, EXIST. WATER MAIN, EXIST. HYDRANT, EXIST. POST INDICATOR VALVE, EXIST. GATE VALVE IN BOX, EXIST. STORM SEWER, EXIST. CATCH BASIN OR INLET, END SECTION, WATER METER, SPRINKLER CONTROL BOX, EXIST. SANITARY SEWER, EXIST. CLEANOUT, FENCE, EXIST. HANDRAIL, EXIST. SIGN, EXIST. POST, TELEPHONE RISER, ELECTRIC METER, EXIST. GAS PIG, EXIST. FLAG POLE, EXIST. DOWN SPOUT, FOUND IRON ROD, SET IRON ROD, TREE OR BRUSH LIMIT

LEGAL DESCRIPTION

(Per Near North Title Group, Commitment No. M12204666, with Commitment Date of May 19, 2022)

Situated in the City of Mackinac Island, Mackinac County, Michigan:

PARCEL 1 Lot 14, Block 5 of Assessors Plat #4, said plat recorded in Liber 2 of Plats, page 51, in the office of the Register of Deeds for Mackinac County.

PARCEL 2 Lot 5 of Block 6 of Assessors Plat #4, according to the recorded plat thereof, recorded in Liber 2 of Plats, page 51, Mackinac County Records, City of Mackinac Island, Mackinac County, Michigan.

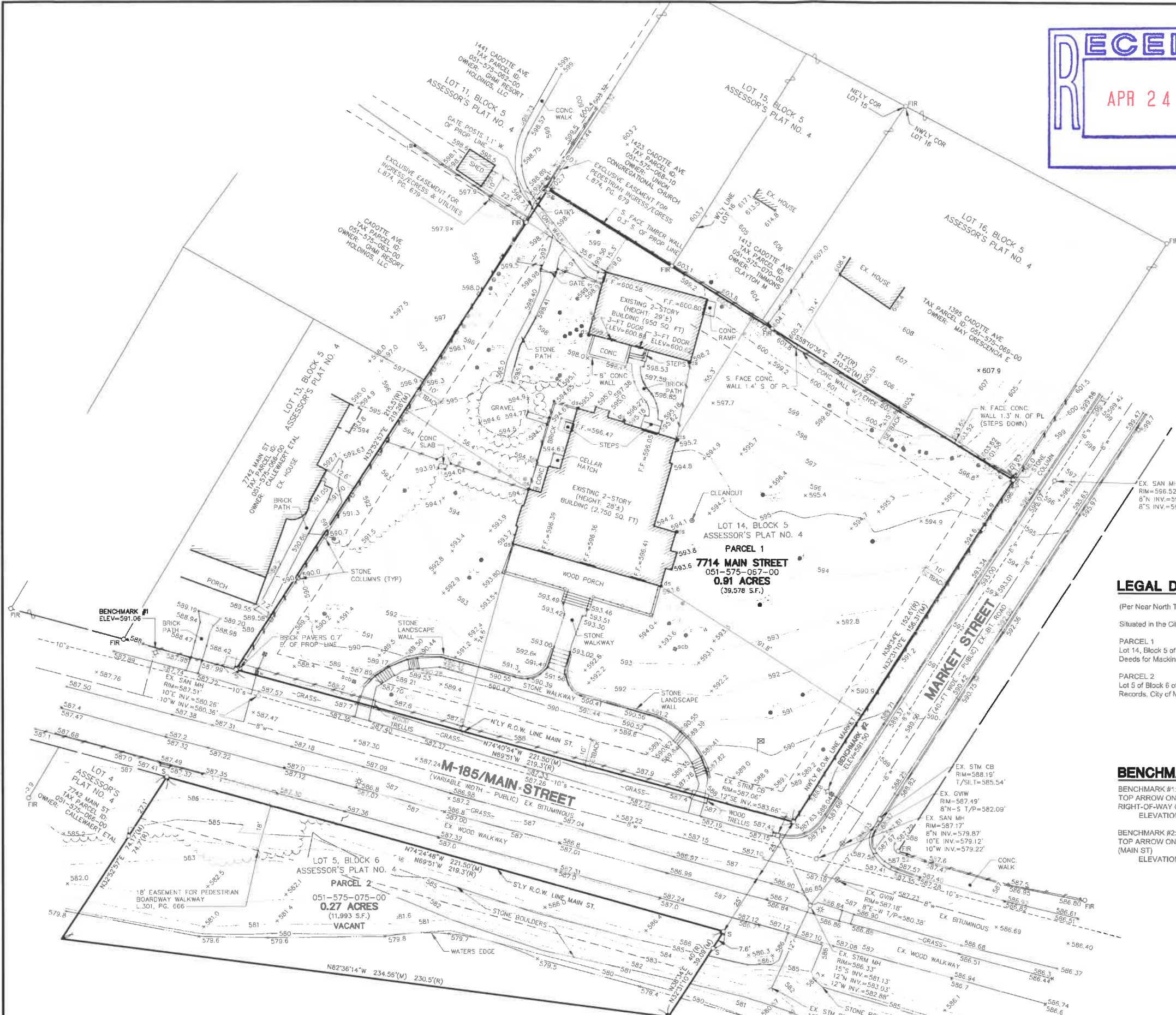
BENCHMARKS

BENCHMARK #1: TOP ARROW ON HYDRANT, WEST OF WEST PROPERTY LINE IN THE NORTH RIGHT-OF-WAY OF M-85 (MAIN ST) ELEVATION=591.06' (NAVD88)

BENCHMARK #2: TOP ARROW ON HYDRANT, IN NW INTERSECTION OF MARKET ST. AND M-85 (MAIN ST) ELEVATION=591.50' (NAVD88)

TREE LEGEND

- Tree Legend items: BIRCH, CEDAR, COTTONWOOD, CRABAPPLE, MAPLE, MULBERRY, PEAR, PINE, POPLAR



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all existing utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

MIDWESTERN CONSULTING 385 Plaza Drive, Ann Arbor, Michigan 48106 (734) 995-6400 www.midwesternconsulting.com Land Survey • Instrumentation • Photogrammetry • Communications • Transportation • Landfill



CLIENT DAVIDSON HOSPITALITY Ine Ravina Drive, Suite 1060 Atlanta, GA 30346 Attn: Tamara Burns (HopkinsBurns Design Studio) 734-424-3344

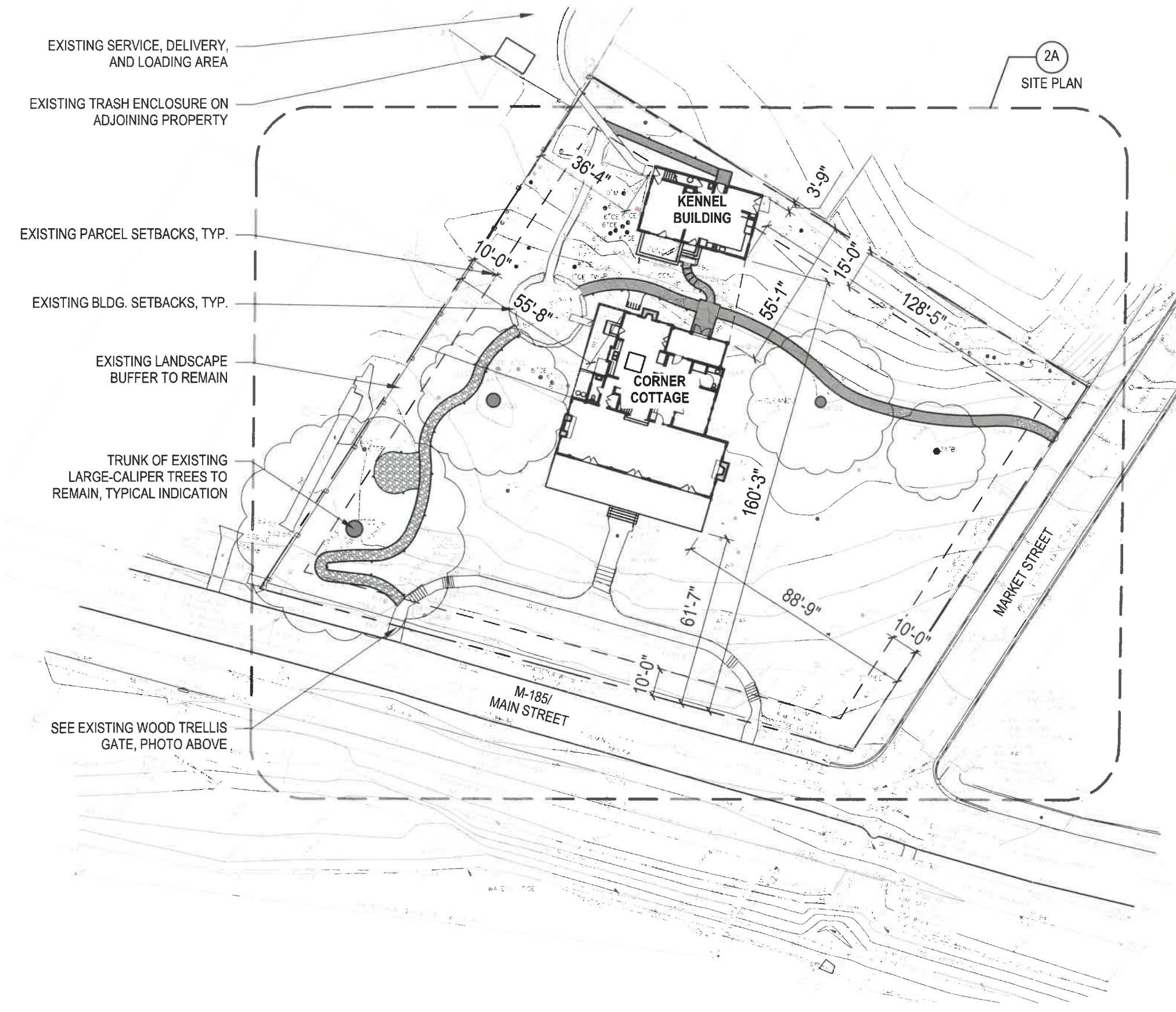
7714 MAIN STREET TOPOGRAPHIC SURVEY OF PARCELS OF LAND LOCATED IN THE CITY OF MACKINAC ISLAND MACKINAC COUNTY, MICHIGAN

1

Table with columns: DATE, SHEET, REV. DATE, CADD, ENG, PIN, TECH, FILE. Includes job number 22152 and sheet 1 of 1.

File No. MD23-067-023(H) Exhibit B Date 4.24.23 Initials [Signature]

Vertical text on the left edge: M:\C:\134-Prj\22152\Survey\22152_SVZ_Topo.dwg, 7/8/2022 1:47 PM, Chris T. Somers, 01-SS, MCLLC PWS, p=3 Copyright © 2022, Midwestern Consulting LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting LLC.



EXISTING SERVICE, DELIVERY, AND LOADING AREA

EXISTING TRASH ENCLOSURE ON ADJOINING PROPERTY

EXISTING PARCEL SETBACKS, TYP.

EXISTING BLDG. SETBACKS, TYP.

EXISTING LANDSCAPE BUFFER TO REMAIN

TRUNK OF EXISTING LARGE-CALIPER TREES TO REMAIN, TYPICAL INDICATION

SEE EXISTING WOOD TRELLIS GATE, PHOTO ABOVE



EXISTING WOOD TRELLIS GATE
 NO SCALE

- SITE IMPROVEMENTS:**
- PROVIDE NEW 4' WIDE SLOPING ADA-COMPLIANT BRICK PAVER SIDEWALK FROM EXISTING GATE AT MARKET STREET TO NEW ADA-COMPLIANT BRICK STOOP. CONTINUE 4' WIDE ADA-COMPLIANT WALK TO EXISTING CIRCULAR HEDGE SPACE.
 - PROVIDE NEW ADA-COMPLIANT BRICK STOOP AT EXISTING NORTH SCREENED PORCH
 - PROVIDE NEW 3' WIDE STEPPED BRICK PATH TO EXISTING SOUTH STOOP OF THE KENNEL BUILDING.
 - REMOVE EXISTING FENCE BETWEEN BUILDINGS, EAST SIDE.
 - INSTALL NEW 3' WIDE CONCRETE WALK NORTH OF THE KENNEL BUILDING.
 - PROVIDE NEW 4' WIDE ADA-COMPLIANT FLAGSTONE WALK FROM WEST MAIN STREET PORTAL GATE TO CIRCULAR HEDGE SPACE, MODIFY GATE TO BE ADA-COMPLIANT
 - PRESERVE AND MAINTAIN EXISTING LARGE-CALIPER TREES.



SITE PLAN - OVERALL
 1" = 40'-0" SCALE

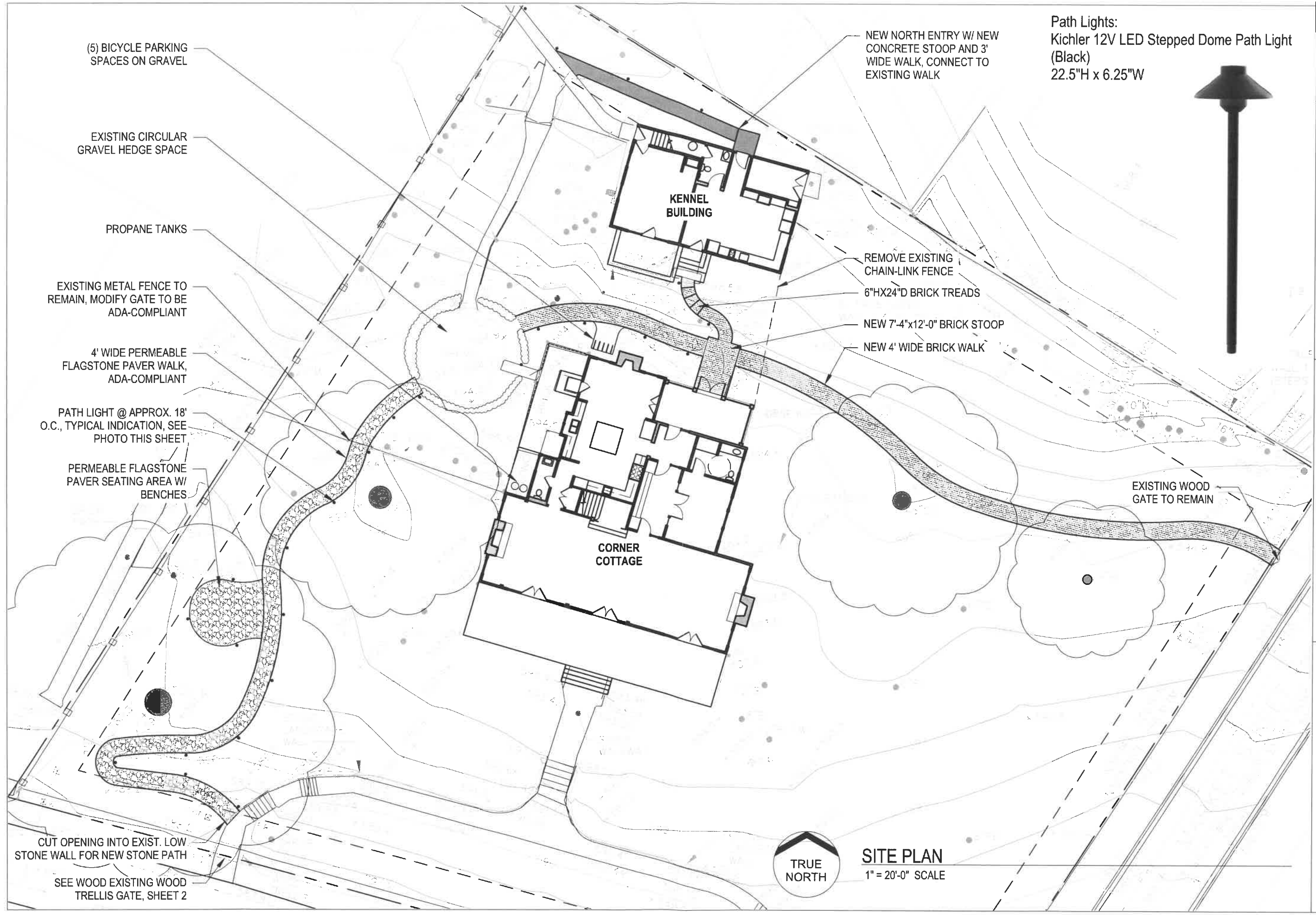
File No. MD23-067-023(H)
 Exhibit C
 Date 4-24-23
 Initials KP

Corner Cottage
 and
 Renovation

Planning Commission
 and
 Historic District Commission

HopkinsBurns
 DESIGN STUDIO
 historic preservation & communities by design

SCALE: As Noted 4/21/2023



Path Lights:
Kichler 12V LED Stepped Dome Path Light
(Black)
22.5"H x 6.25"W



NEW NORTH ENTRY W/ NEW
CONCRETE STOOP AND 3'
WIDE WALK, CONNECT TO
EXISTING WALK

KENNEL
BUILDING

REMOVE EXISTING
CHAIN-LINK FENCE

6" HX 24" D BRICK TREADS

NEW 7'-4" X 12'-0" BRICK STOOP

NEW 4' WIDE BRICK WALK

CORNER
COTTAGE

EXISTING WOOD
GATE TO REMAIN



SITE PLAN
1" = 20'-0" SCALE

(5) BICYCLE PARKING
SPACES ON GRAVEL

EXISTING CIRCULAR
GRAVEL HEDGE SPACE

PROPANE TANKS

EXISTING METAL FENCE TO
REMAIN, MODIFY GATE TO BE
ADA-COMPLIANT

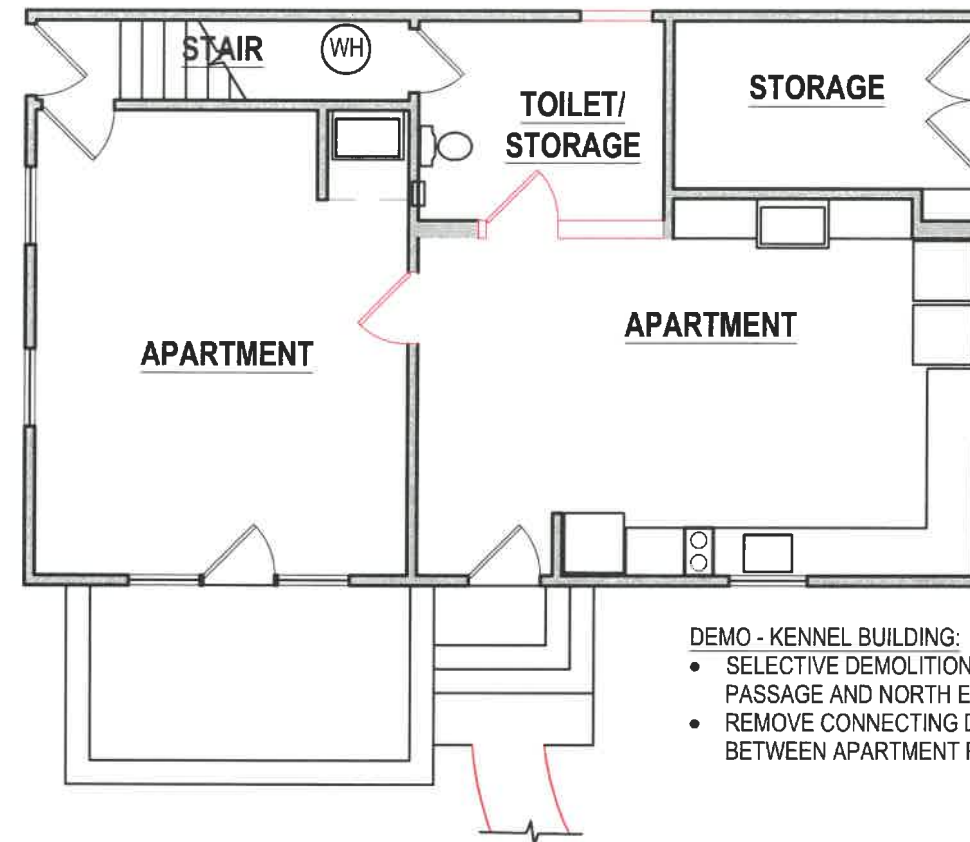
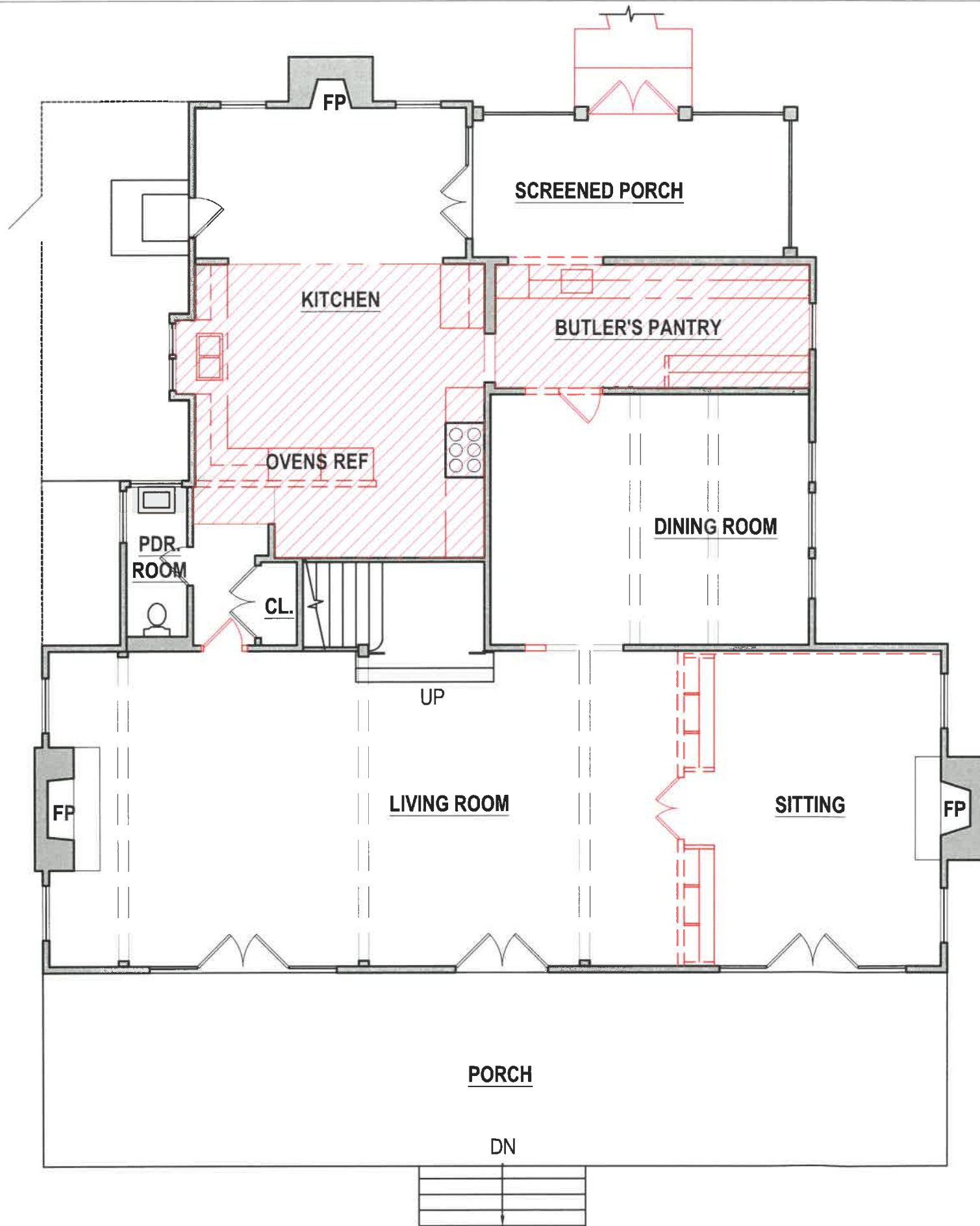
4' WIDE PERMEABLE
FLAGSTONE PAVER WALK,
ADA-COMPLIANT

PATH LIGHT @ APPROX. 18'
O.C., TYPICAL INDICATION, SEE
PHOTO THIS SHEET

PERMEABLE FLAGSTONE
PAVER SEATING AREA W/
BENCHES

CUT OPENING INTO EXIST. LOW
STONE WALL FOR NEW STONE PATH

SEE WOOD EXISTING WOOD
TRELLIS GATE, SHEET 2



- DEMO - KENNEL BUILDING:**
- SELECTIVE DEMOLITION FOR NEW PASSAGE AND NORTH ENTRY
 - REMOVE CONNECTING DOOR BETWEEN APARTMENT ROOMS

- DEMO - CORNER COTTAGE:**
- SELECTIVE DEMOLITION AT KITCHEN - REMOVE BASE AND WALL CABINETS, COUNTERS AND SINKS. RANGE AND HOOD TO REMAIN
 - REMOVE BEARING WALL AT KITCHEN, PROVIDE NEW BEAM
 - REMOVE WALL AND SHELVING BETWEEN SITTING AND LIVING ROOM
 - REMOVE BUTLER'S PANTRY COUNTERS, APPLIANCES, SINK.
 - REMOVE DOORS AND STOOP AT NORTH PORCH

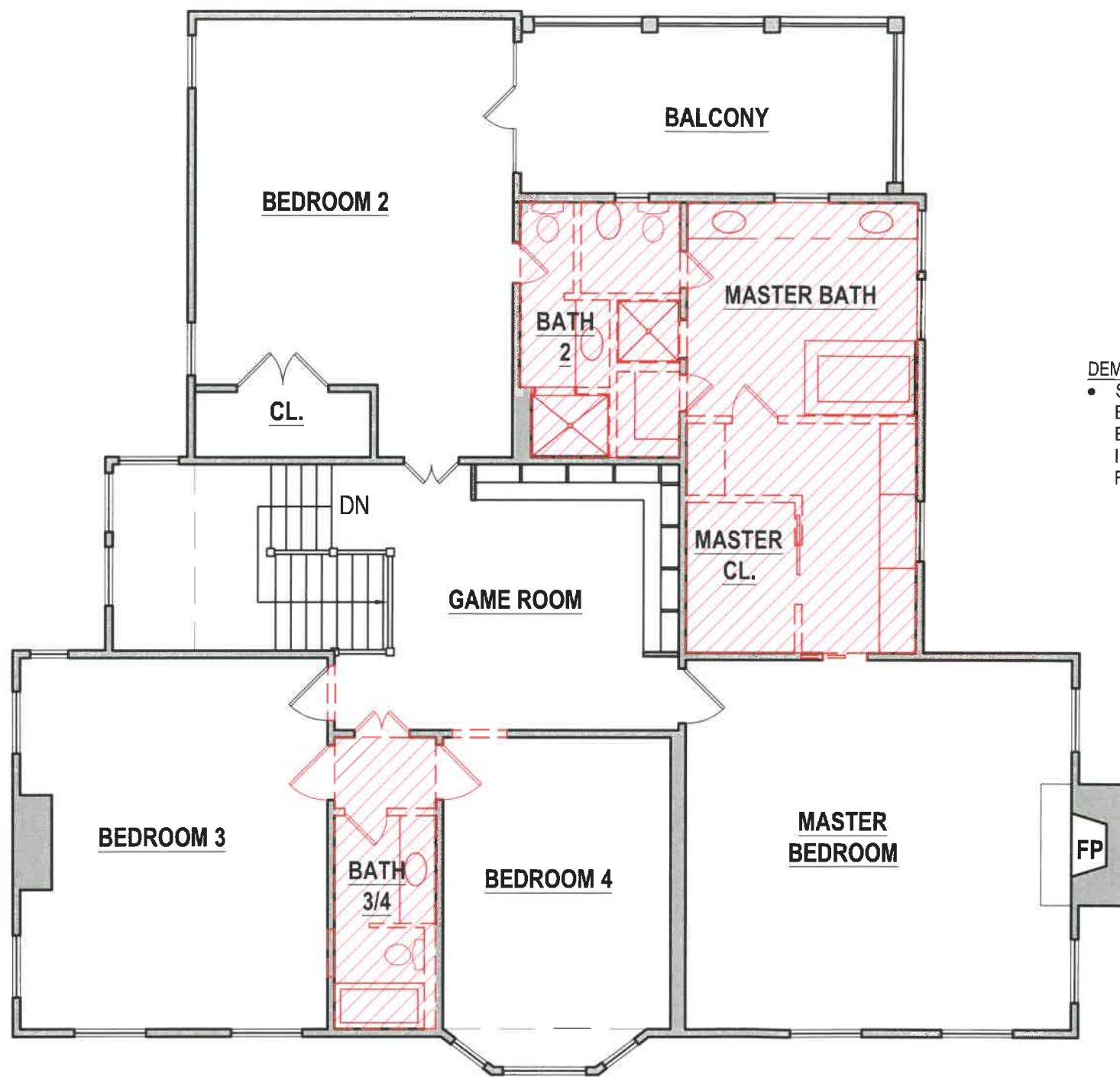


EXISTING FIRST FLOOR - CORNER COTTAGE AND KENNEL BUILDING
1/8" = 1'-0" SCALE

3 Existing
Corner Cottage Renovation
SCALE: As Noted 4/21/2023

Planning Commission and Historic District Commission

HopkinsBurns DESIGN STUDIO
historic preservation & communities by design



DEMO:

- SELECTIVE DEMOLITION AT MASTER BATH AND BATH BETWEEN BEDROOMS 3 AND 4. REMOVE INTERIOR PARTITIONS AND PLUMBING FIXTURES, COUNTERS



EXISTING SECOND FLOOR -
CORNER COTTAGE
1/8" = 1'-0" SCALE

4
Existing

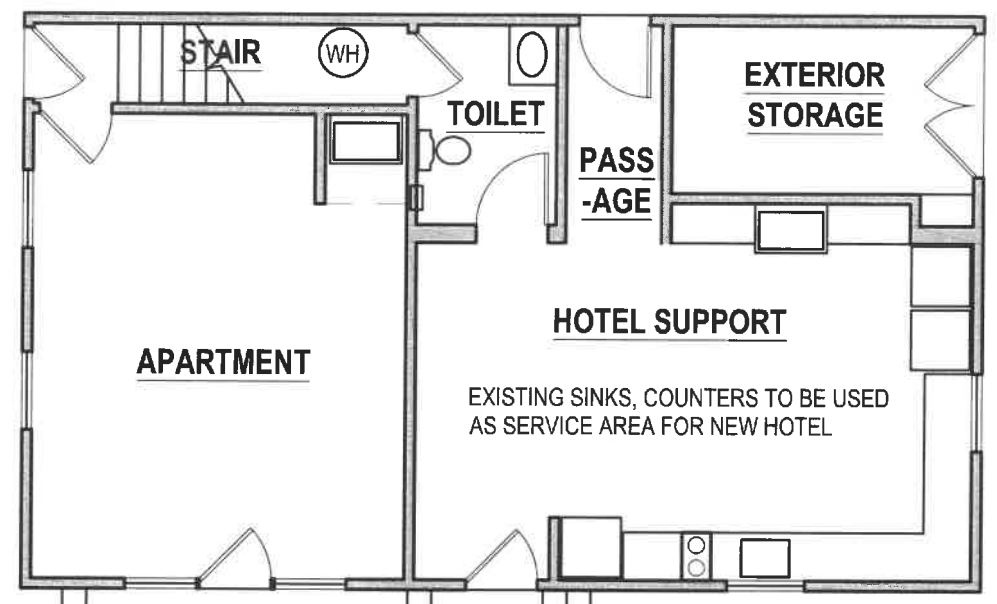
Corner Cottage
Renovation
SCALE: As Noted 4/21/2023

Planning Commission
and
Historic District Commission

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SCOPE OF PROPOSED RENOVATIONS - KENNEL BUILDING, MAIN FLOOR:

- CREATE PASSAGE TO EXTERIOR W/ NEW CONCRETE STOOP
- ADD SINK TO EXISTING TOILET ROOM



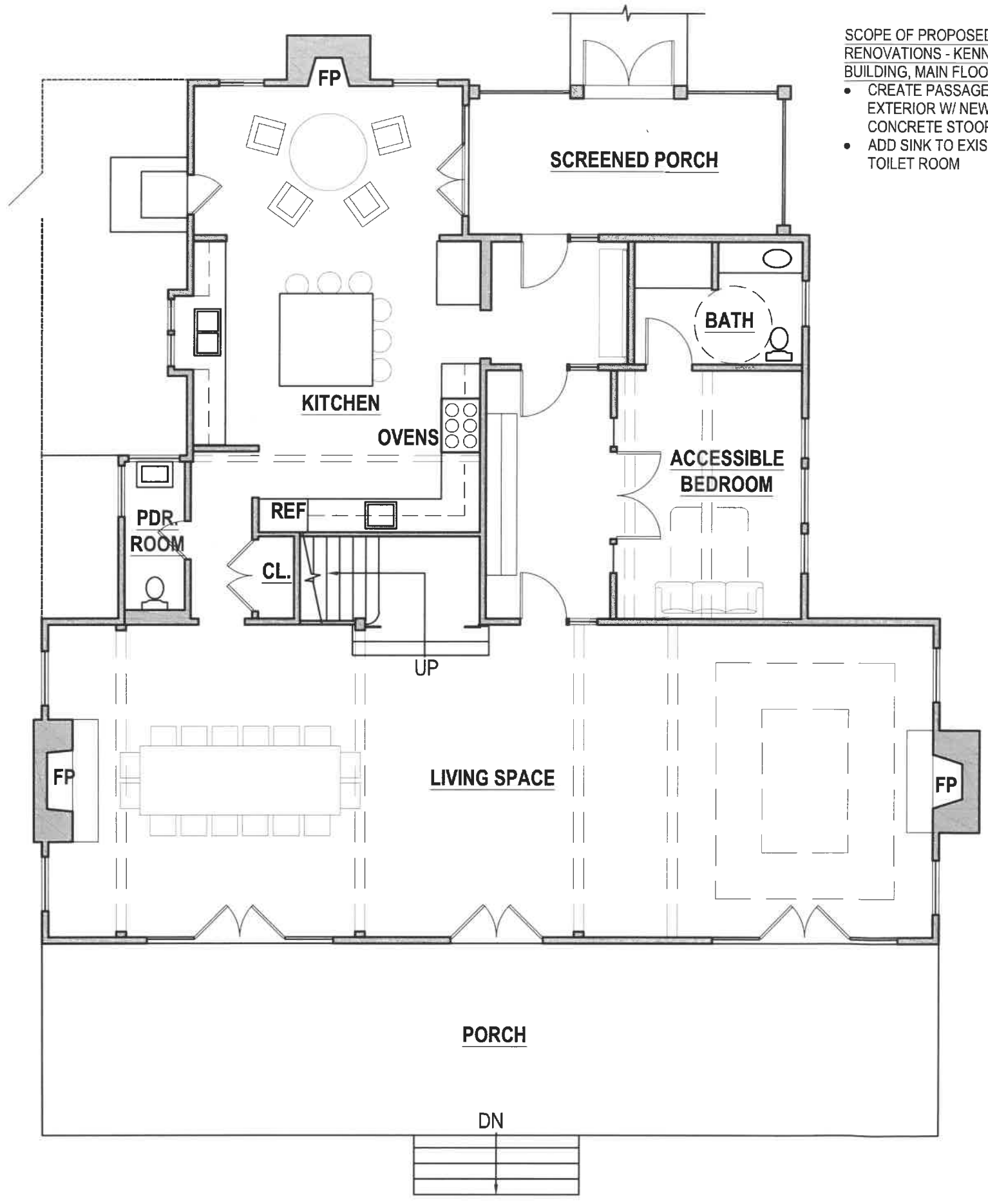
NOTE:
SECOND FLOOR IS AN EXISTING APARTMENT. NO CHANGES ARE PROPOSED TO THE 2ND FLOOR.

SCOPE OF PROPOSED RENOVATIONS - CORNER COTTAGE, MAIN FLOOR:

- ADA MODIFICATIONS:
 - RAISE PORCH FLOOR
 - INSTALL NEW WOOD FLOOR OVER EXISTING PAVERS AT NORTH PORCH
 - MINOR MODIFICATIONS TO BASES OF SCREEN PANELS TO ACCOMMODATE BARRIER-FREE ENTRY
 - PROVIDE NEW ADA-COMPLIANT PORCH DOORS TO MATCH EXISTING NEW ADA GUEST ROOM AND BATH ROOM
- REMODEL AND ENLARGE KITCHEN, PROVIDE ACCESSIBLE ELEMENTS
- REMOVE SITTING ROOM WALL, CREATE NEW CONSOLIDATED LIVING SPACE/SITTING ROOM



PROPOSED FIRST FLOOR RENOVATION - CORNER COTTAGE AND KENNEL BUILDING
1/8" = 1'-0" SCALE





- SCOPE OF PROPOSED RENOVATIONS - SECOND FLOOR:**
- REMODEL MASTER SUITE BATHROOM
 - REMODEL BEDROOM 2 BATHROOM
 - MODIFY BATHROOM 3/4 TO PROVIDE SEPARATE BATHROOMS TO BEDROOMS 3 AND 4



PROPOSED SECOND FLOOR RENOVATION - CORNER COTTAGE
1/8" = 1'-0" SCALE



SOUTH

- SCOPE:**
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH



EAST

- SCOPE:**
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
 - REMOVE CHAIN LINK FENCE BETWEEN EXISTING BUILDINGS
 - RAISE BRICK BASE OF SCREENED PORCH AND MAKE MINOR MODIFICATIONS TO BASE OF SCREEN PANELS TO ACCOMMODATE BARRIER-FREE ENTRY

**PHOTOGRAPHIC ELEVATIONS -
CORNER COTTAGE**

NO SCALE



WEST

NOTE: ELEVATION COMPILED OF TWO CONTIGUOUS PHOTOS, BUILDING IS CONTINUOUS

SCOPE:

- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH

**PHOTOGRAPHIC ELEVATIONS -
CORNER COTTAGE**

NO SCALE

Carriage Lights:
Hampton Bay 1-Light Outdoor Wall Lamp
with Clear Beveled Glass Shade (Black)
19.75"H



NORTH

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
 - REMOVE CHAIN LINK FENCE BETWEEN EXISTING BUILDINGS
 - RAISE BRICK BASE OF SCREENED PORCH AND MAKE MINOR MODIFICATIONS TO BASE OF SCREEN PANELS TO ACCOMMODATE BARRIER-FREE ENTRY
 - PROVIDE NEW ADA-COMPLIANT PORCH DOORS TO MATCH EXISTING
 - INSTALL CARRIAGE LIGHTS SIMILAR TO EXISTING, EACH SIDE OF PORCH DOOR
 - INSTALL STOOP AND SLOPED WALK USING PAVERS TO MATCH EXISTING BRICK AT PORCH

PHOTOGRAPHIC ELEVATIONS -
CORNER COTTAGE
NO SCALE



NORTH

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
 - INSTALL NEW DOOR TO MATCH EXISTING KENNEL BUILDING ENTRY
 - PROVIDE SLOPED CONCRETE STOOP AND WALK
 - INSTALL NEW CARRIAGE LIGHT FIXTURE SIMILAR TO EXISTING NEXT TO DOOR



EAST

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
 - REMOVE CHAIN LINK FENCE BETWEEN EXISTING BUILDINGS

**PHOTOGRAPHIC ELEVATIONS -
KENNEL BUILDING**

NO SCALE



SOUTH

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
 - REMOVE CHAIN LINK FENCE BETWEEN EXISTING BUILDINGS
 - MODIFY EXISTING BRICK WALK BETWEEN KENNEL BUILDING AND REAR ENTRY OF COTTAGE AND ADD NEW GARDEN STEPS



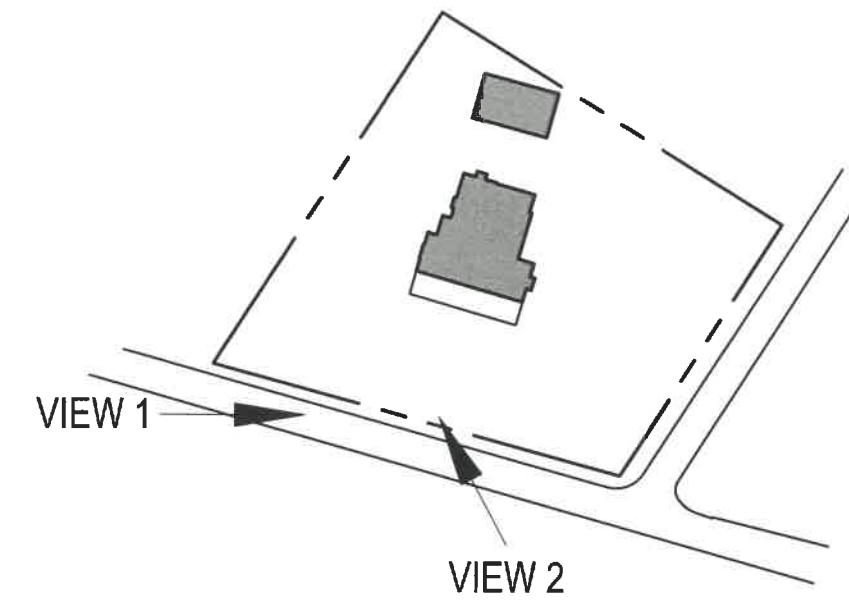
WEST

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH

**PHOTOGRAPHIC ELEVATIONS -
KENNEL BUILDING**
NO SCALE



SITE CONTEXT - VIEW 1



KEY PLAN

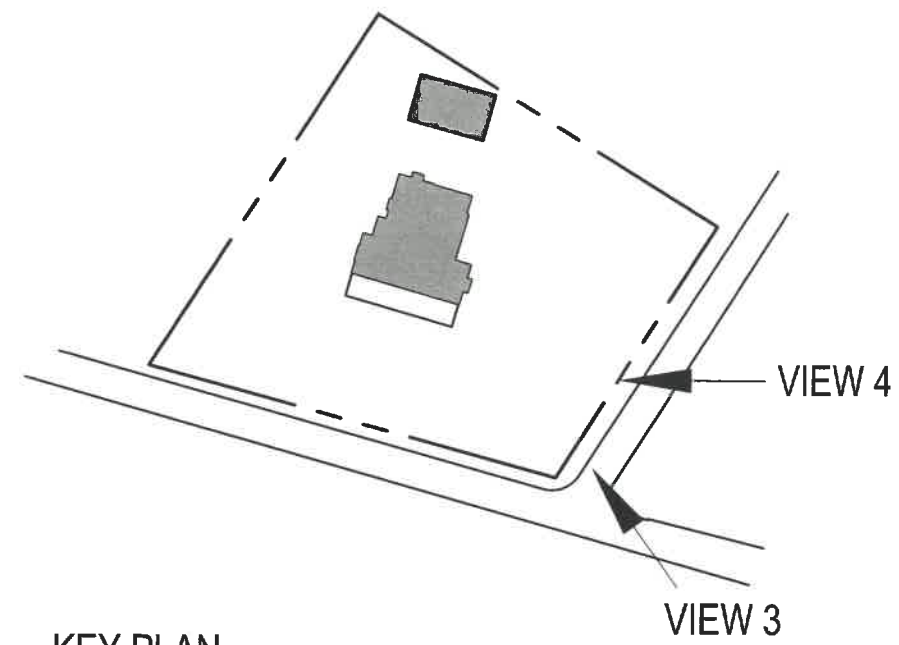


SITE CONTEXT - VIEW 2

PHOTOGRAPHIC SITE CONTEXT
NO SCALE



SITE CONTEXT - VIEW 3



KEY PLAN



SITE CONTEXT - VIEW 4

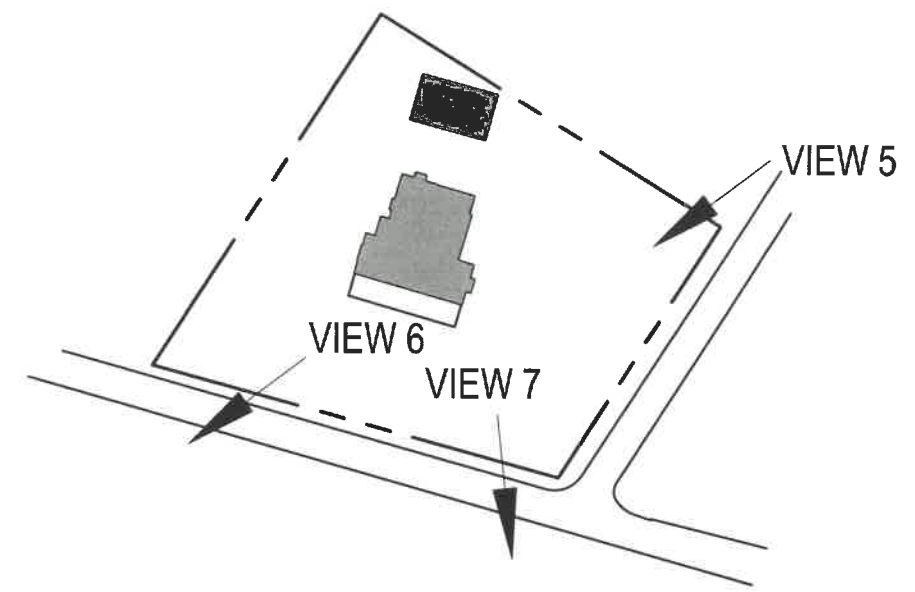
PHOTOGRAPHIC SITE CONTEXT
NO SCALE



WATER VIEW - VIEW 6



WATER VIEW - VIEW 7

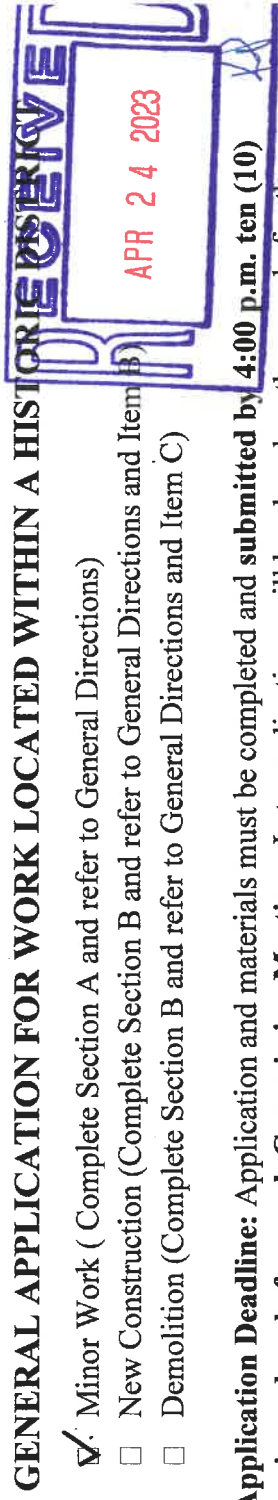


KEY PLAN



SITE CONTEXT - VIEW 5

PHOTOGRAPHIC SITE CONTEXT
NO SCALE



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: 7714 Main Street 051-575-067-000
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: GHMI CORNER HOLDINGS LLC Email Address: mmchale@davidsonhospitality.com

Address: 100 St. Paul St., Suite 800 Denver CO 80206
(Street) (City) (State) (Zip)

Telephone: 404-295-3568 (Business) (Home) (Fax)

APPLICANT/CONTRACTOR

Name: Tamara Burns, HopkinsBurns Design Studio Email Address: tamara.burns@hopkinsburns.com

Address: 113 S. FOURTH AVE. ANN ARBOR, MI 48104
(Street) (City) (State) (Zip)

Telephone: 734-424-3344 (Business) (Home) (Fax)

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

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

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

Signature [Signature] SIGNATURES Signature File No. MD23-067-023(A)
Exhibit A

Tamara Burns, Principal Please Print Name 4-24-23
Initials KB

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

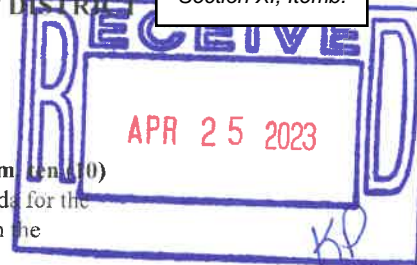
RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
7358 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

File Number: MD23-067-023(A) Date Received: 4-24-23 Fee: 100
Received By: [Signature] Work Completed Date: _____

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section XI, 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. (on the 10th) 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: 7575 Main HURON ST 051.575.046.00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: GARY GILMER Email Address: gary@swtexas.com
 Address: 320 Hummingbird Ln KERRVILLE TX 78028
 (Street) (City) (State) (Zip)
 Telephone: 1-830-683-7775
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: DOUG DARGA Email Address: doug@mackinaclandscapeandgardens.com
 Address: 7147 W. ST. RD 124 UMASH TX 46992
 (Street) (City) (State) (Zip)
 Telephone: 765-664-7735 / 906-430-1199
 (Home) (Business) (Fax)

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

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

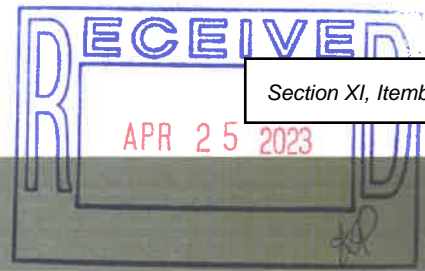
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system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

Signature: [Signature] SIGNATURES File No. RS23.046.025(H)
 Signature Exhibit A
 Please Print Name: DOUG DARGA Please Print Name: Date 4.25.23
 Initials KP

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

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

File Number: RS23.046.025(H) Date Received: 4.25.23 Fee: \$100-
 Received By: K Pereny Work Completed Date: _____



Billing: KatieS@MackinacLandscapeAndGarden.com
Cell: 231-492-8285

Projects: DougD@MackinacLandscapeAndGarden.com
Cell: 906-430-1199

April 2023

Gary Gilmer
7575 Huron Street
Mackinac Island, MI 49757

File No. RS23-046-025(H)
Exhibit B
Date 4-25-23
Initials KP

DESCRIPTION OF PROJECT:

Remove existing Arborvitae on east side - total of 75'
Remove existing Arborvitae on west side - total of 57'
This will include the removal of existing chain link fencing - 132' in total
We will replace the existing Arborvitae with Emerald Green Arborvitae which are a narrow variety
We will replace 132 lineal feet of chain link with a decorative aluminum fence - 42" tall (photo and specifications attached)
All of the above will follow existing property lines with a 2' inset on the Arborvitae - from the property line
Due to time frame, all above stated work will be completed manually - manual labor and the use of a mini stand-on skidsteer to complete the work.
We will repair the lawn back to the existing state

thank you
Doug Darga





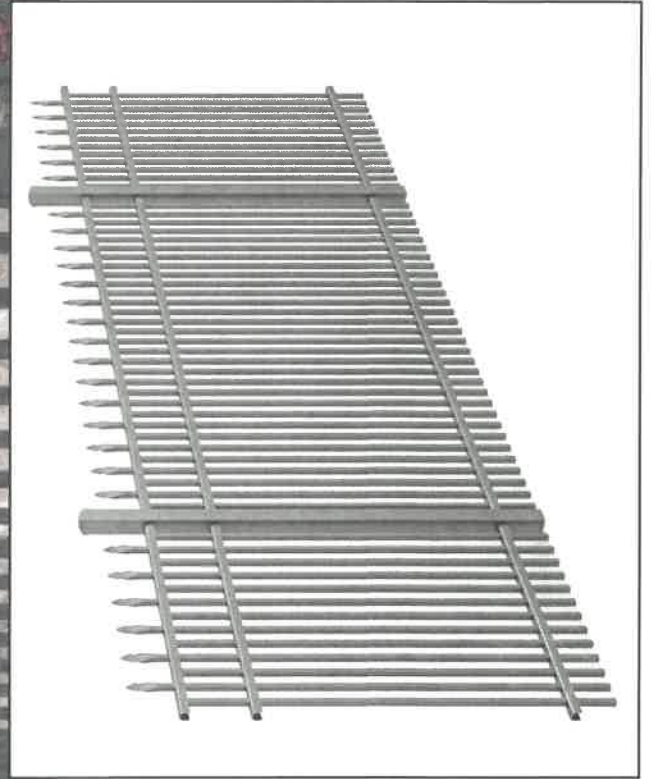
File No. RS23.046.025(W)

Exhibit 9

Date 7/25/23

Initials KR

RECEIVED



File No. BS23-046025(H)

Exhibit D

Date 4-25-23

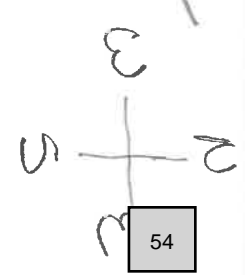
Initials KP

Section XI, Itemb.

LAKE HURON

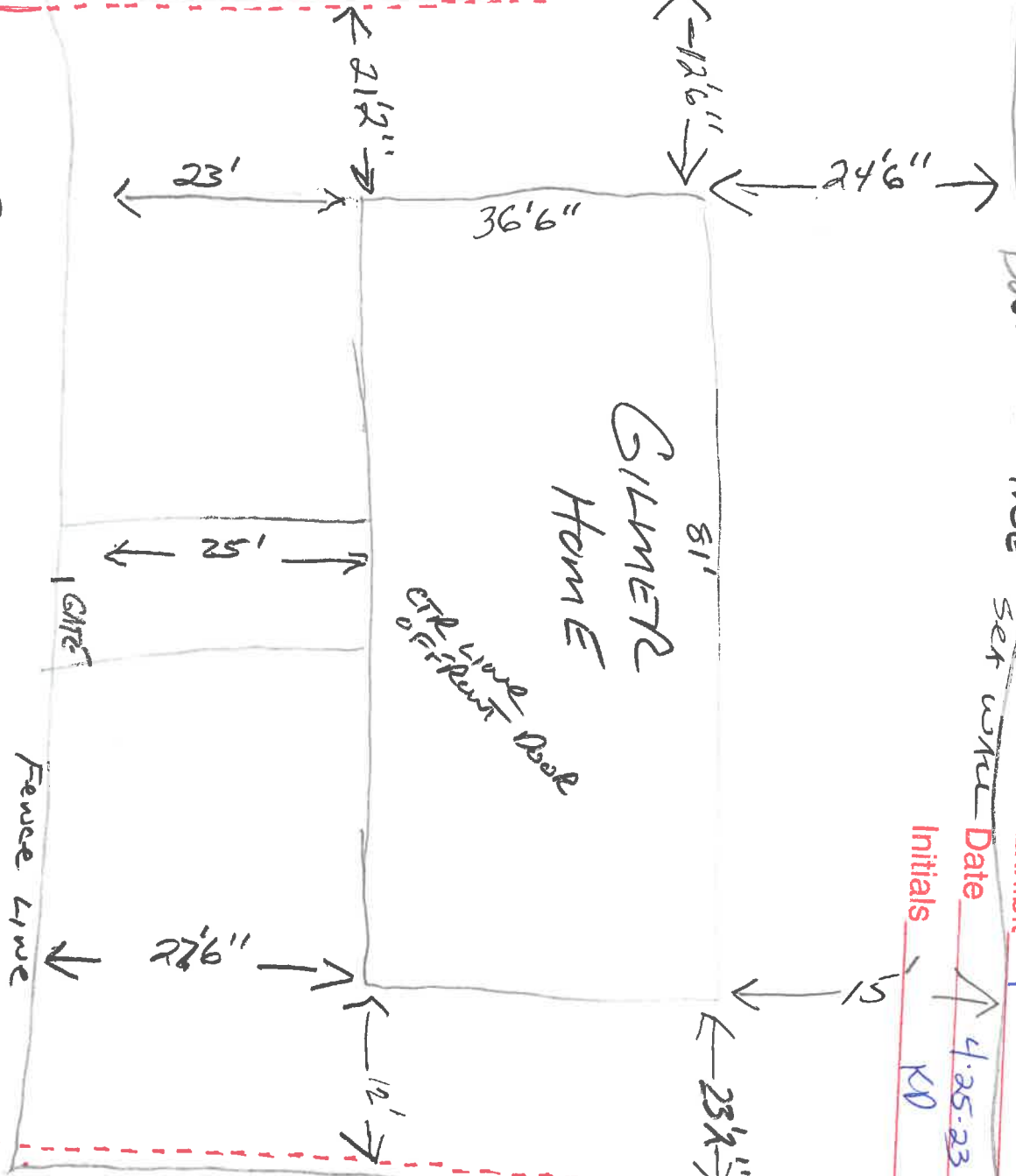
BOULDER LINE

File No. RS23 046.025(4)
 Exhibit F
 Date 4.25.23
 Initials KD



LIBRARY
 Existing
 57'

← 26' vine →
 TREE + Fence line



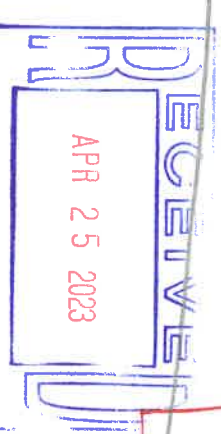
Deep
 Pump
 STATION

TREE + Fence line
 57'

BOULDER

Dotted line:
 New fence line
 inset 1'
 New arborvitae
 planted inside
 fence line.

Dotted line:
 New fence line
 inset 1'
 New Arborvitae
 planted inside
 fence line.



MR. & MRS. GARY C. GILMER
320 HUMMINGBIRD LANE
KERRVILLE, TX 78028



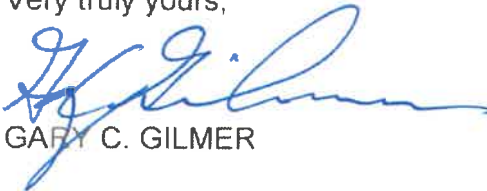
April 25, 2023

To Whom It May Concern,

Re: Landscaping Work at 7575 Main
Street, Mackinac Island, MI

We have hired Doug Darga of Mackinac Landscape & Garden to do landscaping work on our property (Boardwalk Cottage) at 7575 Main Street, Mackinac Island, Michigan. He is authorized to move forward according to the plan we have mutually agreed upon.

Very truly yours,


GARY C. GILMER

File No. RS23.046.025(H)
Exhibit G
Date 4.25.23
Initials KG

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: 7200 Main Street
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Andrew Doud Email Address: doudsmarket@gmail

Address: 7200 Main Street MI 49757
(Street) (City) (State) (Zip)

Telephone: 231 392 6456
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Chris Madigan Email Address: cmadigan@lcc telecom.com

Address: 155 Lake Village Dr. Ann Arbor MI 48103
(Street) (City) (State) (Zip)

Telephone: (630) 947-6670
(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

Andrew Doud Chris Madigan
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

PROPERTY LOCATION: 7200 Main Street 051-550-042-00
(Number) (Street) (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: See supplement page.
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: _____

APPLICANT/CONTRACTOR

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

Name: T-Mobile 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: Ferndale House LLC Email Address: _____

Address: PO Box 1426 Mackinac Island MI 49757-1426
(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.

S. Andrea Douc SIGNATURES _____
Signature Signature

S. Andrea Douc
Please Print Name Please Print Name

Signed and sworn to before me on the 25 day of April, 2023.

K. RICKLEY, Notary Public
Mackinac County, State of Michigan
Acting in the County of Mackinac
My Commission Expires. 10/21/2025

K. Rickley
Notary Public
Mackinac County, Michigan
My commission expires: 10/21/25

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)

**7200 Main Street, Mackinac Island, MI
Supplement Pages**

**Legal Description of Property: ASSESSOR'S PLAT NO. 3. BLDG & LOT 125 EXC BEG AT THE INT OF THE ELY
LINE OF MARKET ST WITH SLY LINE OF FORT ST TH S 48 DEG E 98 FT ALONG FORT ST TH S 44 DEG W 50
1/2 FT TO S LINE OF LOT 125 TH NWLY ALONG SLY LINE 88 FT TO MARKET ST TH NELY ALONG MARKET
ST TO POB.**

EXISTING SPRINT ANTENNAS & EQUIPMENT TO BE REMOVED
Section XI, Itemc.
NEW T-MOBILE ANTENNAS & EQUIPMENT.

SITE NUMBER
UP02008A

SITE NAME
HELGA R. DOUD & STEPHEN DOUD RT

SITE ADDRESS
7200 MAIN ST
CITY OF MACKINAC ISLAND, MI 49757





VIEW # 1 (BEFORE)
Northeast View (Looking Southwest)



VIEW # 1 (AFTER)

Northeast View (Looking Southwest) of building with
New Antennas & Equipment



VIEW # 2 (BEFORE)
NorthEast View (Looking SouthWest) of building with
existing antennas & equipment to be removed



VIEW # 2 (AFTER)
Northeast View (Looking Southwest) of building with
New Antennas & Equipment



VIEW # 3 (BEFORE)
Northwest View (Looking Southeast) to building
with existing antennas and equipment to be removed



VIEW # 3 (AFTER)
Northwest View (Looking Southeast) to building
with New Antennas & Equipment



VIEW # 4 (BEFORE)
Southwest View (Looking Northeast) to building
Existing antennas & equipment are not visible



VIEW # 4 (AFTER)
Southwest View (Looking Northeast) to building
New antennas & equipment are not visible