

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, September 12, 2023 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.](#) August 8 2023 Minutes

V. Adoption of Agenda

VI. Correspondence

VII. Committee Reports

VIII. Staff Report

[a.](#) Education Segment - Determining a Contributing Resource- 50 years, Period of significance

[b.](#) C23-028-056(H) Ryba Properties Door Replacement Like for Like

[c.](#) C23-066-057(H) Ryba Properties Door Replacement

[d.](#) C23-032-058(H) Ryba Prop Storm Door like for like

[e.](#) MD23-031-062(H) Thompson Sill & Trim Replacement Like for Like

[f.](#) MD23-070-063(H) Timmons Roof

[g.](#) MD23-005-064(H) Trinity Church Roof Shingle Replacement

[h.](#) R323-032-065(H) Dufina Roof Shingle Replacement

[i.](#) R123-066-066(H) Callawaert Roof Shingle Replacement

IX. Old Business

[a.](#) MD22-074-053(H) Beeck Mini Split Amendment

X. New Business

[a.](#) MD23-010-059(H) Post Office Storage Bins

[b.](#) HB23-000-060(H) Lakeview Hotel Windows, Siding and Condenser Units

[c.](#) MD23-011-067(H) McGreevy Fence

[d.](#) C23-021-068(H) Bicycle Street Inn Door Change

[e.](#) C23-053-070(H) Trayser Demolition of Bldg

[f.](#) MD23-011-072(H) MICT Lennox New Front Porch

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, August 08, 2023 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:10 PM.

II. Roll Call

PRESENT

Lee Finkel
Alan Sehoan
Lorna Straus
Nancy Porter

ABSENT

Andrew Doud

Staff: Richard Neumann, Gary Rentrop, Dennis Dombroski

III. Pledge of Allegiance

IV. Approval of Minutes

a. July 11, 2023 Minutes

Motion to approve minutes as written.

Motion made by Sehoan, Seconded by Finkel.

Voting Yea: Finkel, Sehoan, Straus, Porter

V. Adoption of Agenda

Motion to approve Agenda as written.

Motion made by Finkel, Seconded by Porter.

Voting Yea: Finkel, Sehoan, Straus, Porter

VI. Correspondence

- a. Rentrop Statements April 10 and May 10 2023

Rentrop reviewed his April and May Statements.

Finkel asked where we are with AT&T. Rentrop confirmed they are all paid. Verizon was pre escrow and has nothing pending.

VII. Committee Reports

None

VIII. Staff Report

- a. Education Segment - Additions in Historic Districts

Neumann went over pictures of buildings in historic areas with new additions.

*Ireland row house in a historic district. All units are the same height. Materials are slightly different. Windows are pretty much the same size and proportion and are in the same place on building. This is an example of a very cohesive blockscape.

*Historic Chelsea section. The building on the left is the original row house. A more modern one is next to it. Example of a new building in a historic blockscape with the use of brick as being consistent with the other building. The steps and height are similar as well. The windows, however, are different. Basically nothing else relates to the character of the blockscape. This should not have been approved.

*New York City "monstrosity". There are color compatibilities but not much else. Cornice line does not match other buildings.

*Bubble windows. Insertion in a historic blockscape. The use of brick is only thing compatible. Height is same. Center spacing of windows is the same but clearly incompatible.

*London townhouses. Two brick buildings, one painted white. No chimney and possible solar cells on the roof of the white building. Neumann stated its a gable facing the street. Older building has a bay window and the white has a flat window somewhat proportionately similar. Thought provoking example

*New York roof top addition. Addition is set back on all sides because it is a corner building. Probably not visible from street. Believes this is a compatible way to add a roof top addition.

*Bubble top in New York. Would be invisible from down below. Innovative way to add another level. Dombroski noted it does not set back from edge.

IX. Old Business

None

X. New Business

a. CD23-036-050(H) Valentic Door Replacement

Finkel noted the negative review by Neumann. Dombroski spoke with the applicant. The door is not wood and the window pattern and bottom rail don't match original door. So Neumann struck it as inappropriate. The applicant has the new door but it has not been installed. Neumann apologized for getting the review so late. Neumann suggested giving them more time. Straus spoke with his cousin but was not asked to speak. The thought process was that it was a wood door that has rotted out in 10 years. It does not face the street. The applicant thought the new material would last longer. Finkel noted that Neumann's review had more problem with the difference in glass and design. Straus gave the example that the Schueller's had to have a custom made windows to match what was there. Porter asked if the door looked like wood when not painted. Neumann stated if it was painted it would look more like wood. Neumann did not have a problem with fiberglass but rather the difference from what was being replaced. The new door is not as historic looking. Dombroski went to the manufacturers website and stated they have several different styles available that would work better. Sehoyan asked if the door could be repaired. Dombroski stated it has been done before. Straus stated that since rereading the previous meeting for working without a permit if that is the situation here we should take the same action. It was determined that is not the case because they did not start any work. Motion to deny based on Neumann's review and they should attempt to repair the door. The replacement looks much more modern. Porter believes if you paint as much as you should, with the right paint it would help with rot.

Motion made by Sehoyan, Seconded by Finkel.

Voting Yea: Finkel, Sehoyan, Porter

Voting Abstaining: Straus

b. CD23-025-053(H) Sulkowski Siding and Window Replacement

Dombroski stated the siding is like for like. Straus stated based on the application she has no idea what house it is. If an application is submitted by a new owner she suggested that the previous owners name should be included on the application for at least a year. Neumann commented that in terms of reviewing he was out of context as well. He suggested photos of the house from the street.

The windows, siding and trim need to be replaced. Dombroski stated the windows are not like for like. The new windows are the Anderson 400 vinyl clad windows. The exterior is a composite material. Neumann recommended to approve as they are appropriate. Finkel asked if the windows come white, would he insist on painting? Neumann stated for windows the factory finish is acceptable. Motion to approve.

Motion made by Porter, Seconded by Sehoyan.

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

XI. Public Comment

No public comment

XII. Adjournment

Motion to adjourn at 1:56.

Motion made by Sehoyan, Seconded by Finkel.

Voting Yea: Finkel, Sehoyan, Straus, Porter

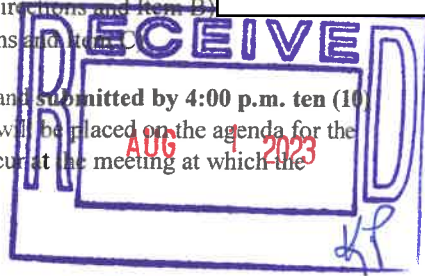
Lee Finkel, Chair

Katie Pereny, Secretary

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

Section VIII, Item B.



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

A) MINOR WORK

PROPERTY LOCATION: 7340 Main St 051-550-028-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

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

APPLICANT/CONTRACTOR

Name: Ryan Green Email Address: ryan.green@theislandhouse.com
Address: 980 S State St St. Ignace MI 49781
(Street) (City) (State) (Zip)
Telephone: 906 430 0968
(Home) (Business) (Fax)

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

File No. C23-028-056 (4)
Exhibit A
Date 8-1-23
Initials KP

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: Ryan Green Please Print Name: Ryan Green
Signature: Todd Callewaert Please Print Name: Todd Callewaert

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: C23-028-056 (4) Date Received: 8-1-23 Fee: \$25 -
Received By: KPerry Work Completed Date:

File No. C23-028-056(H)

Exhibit B

Date 8-1-23

Initials RP



* Replacing Like For Like



SHEPLER'S LUGGAGE
SHEPLER'S ACCEPTS NO RESPONSIBILITY
FOR LUGGAGE CARRIED FREE OF CHARGE
BY SHEPLER'S EMPLOYEES IN RULE #48.

Keep Area
Clear for
Deliveries
No Parking

SHEPLER'S

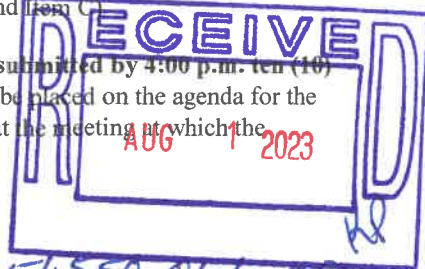
2

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemc.

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

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A) MINOR WORK

PROPERTY LOCATION: 7463 Main St (Number) (Street) 057-550-066-00 (Property Tax ID #)

PROPERTY OWNER

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

APPLICANT/CONTRACTOR

Name: Ryan Green Email Address: ryan.green@theislandhouse.com
Address: 980 S State St (Street) St. Ignace (City) MI (State) 49781 (Zip)
Telephone: _____ (Home) 906 430 0968 (Business) _____ (Fax)

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

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Signature SIGNATURES
Ryan Green Signature Todd Callewaert
Please Print Name Please Print Name

File No C23-066-057(H) 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.

Exhibit A

Date 8.1.23

Initials KP

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

File Number: C23-066-057(H) Date Received: 8.1.23 Fee: \$25-
Received By: K Pereny Work Completed Date: _____

Section VIII, Itemc.

RECEIVED
AUG 1 2023
KP



File No. C23-066-057(G)
Exhibit B
Date 8.1.23
Initials KP

* Replacing Like For Like

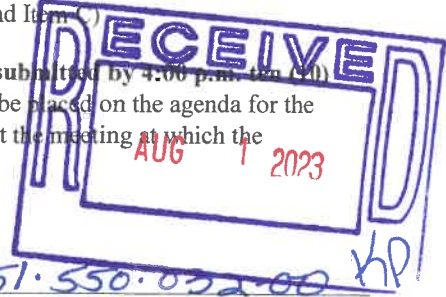


GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemd.

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

Application Deadline: Application and materials must be completed and submitted by 4:00 p.m. on the 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: 7314 Main St (Number) (Street) 051-550-032-00 (Property Tax ID #) KP

PROPERTY OWNER

Name: Todd Callewact Email Address: Address: 7742 Main St Mackinac Island Mi 49757 (Street) (City) (State) (Zip) Telephone: 906 847 3347 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Ryan Green Email Address: ryan.green@theislandhouse.com Address: 980 S State St St Ignace Mi 49781 (Street) (City) (State) (Zip) Telephone: 906 430 0968 (Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used.
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SIGNATURES Ryan Green Todd Callewact Signature Signature Please Print Name Please Print Name

File No C23-032-058(H) 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.

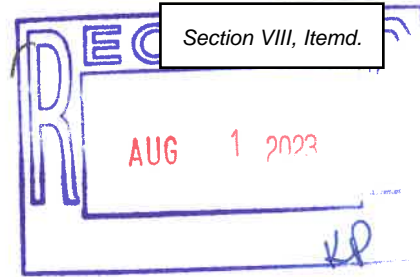
Exhibit A Date 8.1.23 Initials KP

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

File Number: C23-032-058(H) Date Received: 8.1.23 Fee: 825 Received By: K Pereny Work Completed Date:

Corner fudge

We will be replacing the back screen door
like for like



File No. C23.032.058(H)

Exhibit B

Date 8.1.23

Initials KP

Section VIII, Itemd.

RECEIVED
AUG 1 2023
KD



File No. C23-032-058(H)

Exhibit C

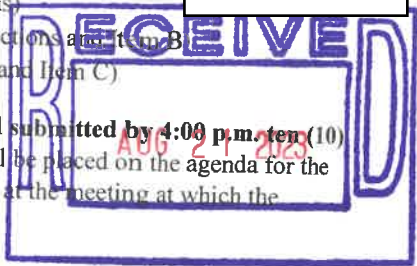
Date 8-1-23

Initials KD

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Iteme.

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



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A) MINOR WORK

PROPERTY LOCATION: 1500 Aston St 051-550-031-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Kenneth Thompson Email Address:
Address: 7337 Market St #1267 M.I. 49757
(Street) (City) (State) (Zip)
Telephone: 906-847-3708
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Kenneth Thompson Email Address: KTT.1957@outlook.com
Address: SAME
(Street) (City) (State) (Zip)
Telephone: SAME
(Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used.
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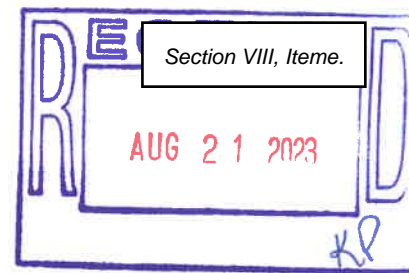
SIGNATURES
Signature: Kenneth Thompson
Signature: [Handwritten Signature]
Please Print Name: Kenneth Thompson
Please Print Name: [Handwritten Name]
Date: 8.21.23
Date: [Handwritten Date]

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: MD23-031-062(H) Date Received: 8.21.23 Fee: \$25-
Received By: [Handwritten Name] Work Completed Date:

DESCRIPTION OF MINOR WORK AT 1500 ASTOR ST.



I am going to replace the window sills and other rotting(ed) wood on the right side of the entry way into the building. I will use pressure-treated 1x4, 1x6 and 2x4 lumber and any wood visible will be painted to match the rest of the building.

Thank you!

KEN THOMPSON

File No. MDa3-031-062(4)
Exhibit B
Date 8-21-23
Initials KP

RECEIVED
AUG 21 2023
KD

File No. M023-031-062(H)

Exhibit C

Date 8.21.23

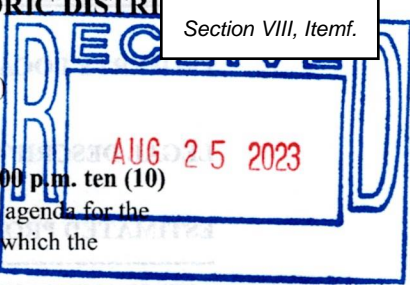
Initials KD



GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemf.

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



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A) MINOR WORK

PROPERTY LOCATION: 1413 CADOTTE AVE 051.575.070.00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: SEAN T. TIMMONS Email Address: SEAN.RAY.TIMMONS.BACKUP@gmail.com
 Address: 1413 CADOTTE AVE. Mackinac Is MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 406 830 4498
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Woodworks Email Address: MACKINACWOODWORKS@fshws.com
 Address: PO BOX 156 Mackinac Is MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231 881 6600
 (Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used.
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Matt Myers SIGNATURES
 Signature Signature File No. MD23-070-063(A)
MATT MYERS Exhibit A
 Please Print Name Please Print Name Date 8.25.23

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

File Number: MD23-070-063(A) Date Received: 8.25.23 Fee: \$25
 Received By: KPereny Work Completed Date: _____

Mackinac Woodworks Inc
P.O. Box 156
Mackinac Island, MI 49757
231-881-6600



File No. MD23-070-063(4)
Exhibit B
Date 8.25.23
Initials KP

The building currently has three tab shingles needing replacement.

Shingles will be replaced with architectural style shingles in the same color palette.

Section VIII, Itemf.

U.S. ▾

LANGUAGE: ENGLISH · FRANÇAIS · ESPAÑOL

REGION: 49757 ▾

FIND A PRO

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CONTACT US

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PRODUCTS

DESIGN & INSPIRATION

RESPONSIBLE BUILDING

LEARNING

PRO CENTER



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PRODUCTS AVAILABLE NEAR ZIP CODE:

49757

File No. MD23-070-063(H)

Exhibit D

Date 8.25.23

Some colors unavailable due to COVID-19 disruption, check with a local contractor

MAX DEF BURNT SIENNA

Initials

KP



LANDMARK® PRO

VISUALIZE YOUR HOME

WHERE TO BUY

Get Help

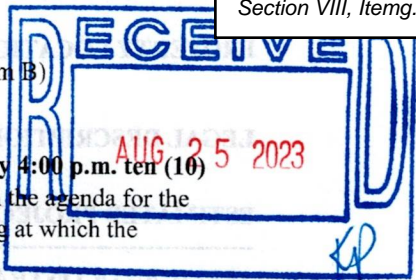




GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemg.

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



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A) MINOR WORK

PROPERTY LOCATION: 1623 Font St 051.550.005.00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Trinity Church Email Address: trishmartin@gmail.com
 Address: 1637 Font St Mackinac Is MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 8473439 Trish Martin
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Wood Works Email Address: mackinacwoodworks@yahoo.com
 Address: P.O. Box 156 Mackinac Is MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231 881 6600
 (Home) (Business) (Fax)

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MAST MYERS SIGNATURES File No. MD23.005.064(CH)
 Signature Signature
MAST MYERS Exhibit A
 Please Print Name Please Print Name
Date 8.25.23
Initials KP

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 MACKINAC ISLAND BUILDING OFFICIAL
 7358 MARKET STREET, MACKINAC ISLAND, MI 49757
 PHONE: (906) 847-4035

File Number: MD23.005.064(CH) Date Received: 8.25.23 Fee: \$25
 Received By: K Perony Work Completed Date: _____

Mackinac Woodworks Inc
P.O. Box 156
Mackinac Island, MI 49757
231-881-6600



File No. MD23-005-064(H)

Exhibit B

Date 8-25-23

Initials KP

The building currently has three tab shingles needing replacement.

Shingles will be replaced with architectural style shingles in the same color palette.



U.S. ▾

LANGUAGE: ENGLISH · FRANÇAIS · ESPAÑOL

REGION: 49757 ▾

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PRODUCTS AVAILABLE NEAR ZIP CODE:

49757

File No. MD23-005-064(A)

Exhibit D

Date 8.25.23

Initials KJ

Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.

MAX DEF MO...
BLACK



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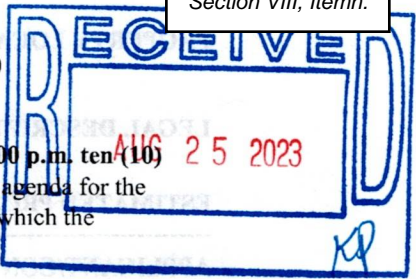
Get Help



GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemh.

- 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: 1271 Bounisaw Ln. 051.575.03200
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: MARY DUFINA Email Address: MARYMCCOUNTDUFINA@YANHO.COM
 Address: 1271 Bounisaw Ln. Mackinac Is MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231 881 3100
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Woodworks Email Address: MackinacWoodworks@YANHO.COM
 Address: P.O. Box 156 Mackinac Is MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231 881 6600
 (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

Matt Myers SIGNATURES File No. R323-032-065(H)
 Signature Signature
MATT MYERS Exhibit A
 Please Print Name Please Print Name
Date 8.25.23
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: R323-032-065(H) Date Received: 8.25.23 Fee: 25-
 Received By: KPereny Work Completed Date: _____

Mackinac Woodworks Inc
P.O. Box 156
Mackinac Island, MI 49757
231-881-6600



File No. R323-032-065(A)
Exhibit B
Date 8.25.23
Initials KP

The building currently has three tab shingles needing replacement.
Shingles will be replaced with architectural style shingles in the same color palette.

Section VIII, Itemh.

U.S. ▾

LANGUAGE: ENGLISH · FRANÇAIS · ESPAÑOL

REGION: 49757 ▾

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PRODUCTS AVAILABLE NEAR ZIP CODE:

49757

File No. R323-032-0105(H)

Exhibit D

Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.

Date 8.25.23

Initials

MP

MP

RECEIVED
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MAX DEF RESAWN SHAKE

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WHERE TO BUY

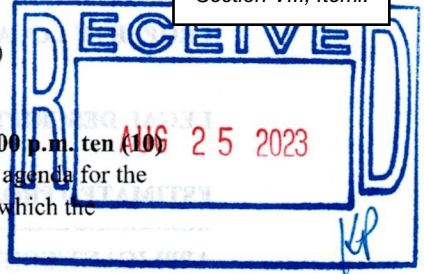
GET AN ESTIMATE

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GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Item.

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



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A) MINOR WORK

PROPERTY LOCATION: 7742 MAIN ST 051575-0666-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: TODD CALLEWAERT Email Address: todd@theislandhouse.com
 Address: 7742 MAIN ST MACKINAC IS MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 847 3741
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: MACKINAC WOODWORKS Email Address: mackinacwoodworks@yahoo.com
 Address: PO BOX 156 MACKINAC ISLAND MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231 881 6600
 (Home) (Business) (Fax)

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

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

Matt Myers SIGNATURES File No. R123-0666-0666(1)
 Signature (Please Print Name) Exhibit A
MATT MYERS Please Print Name Date 8-25-23

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

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

File Number: R123-0666-0666(1) Date Received: 8-25-23 Fee: 25
 Received By: KPereny Work Completed Date: _____

Mackinac Woodworks Inc
P.O. Box 156
Mackinac Island, MI 49757
231-881-6600



File No. R123-0666-0666(LH)
Exhibit B
Date 8.25.23
Initials KP

The building currently has three tab shingles needing replacement.

Shingles will be replaced with architectural style shingles in the same color palette.



Section VIII, Item.

U.S.

LANGUAGE: ENGLISH FRANÇAIS ESPAÑOL

REGION: 49757

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PRODUCTS AVAILABLE NEAR ZIP CODE:

49757

Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.

MAX DEF DRIFTWOOD



File No. R123-066-066(H)
Exhibit E
Date 8.28.23
Initials KP

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Katie Pereny

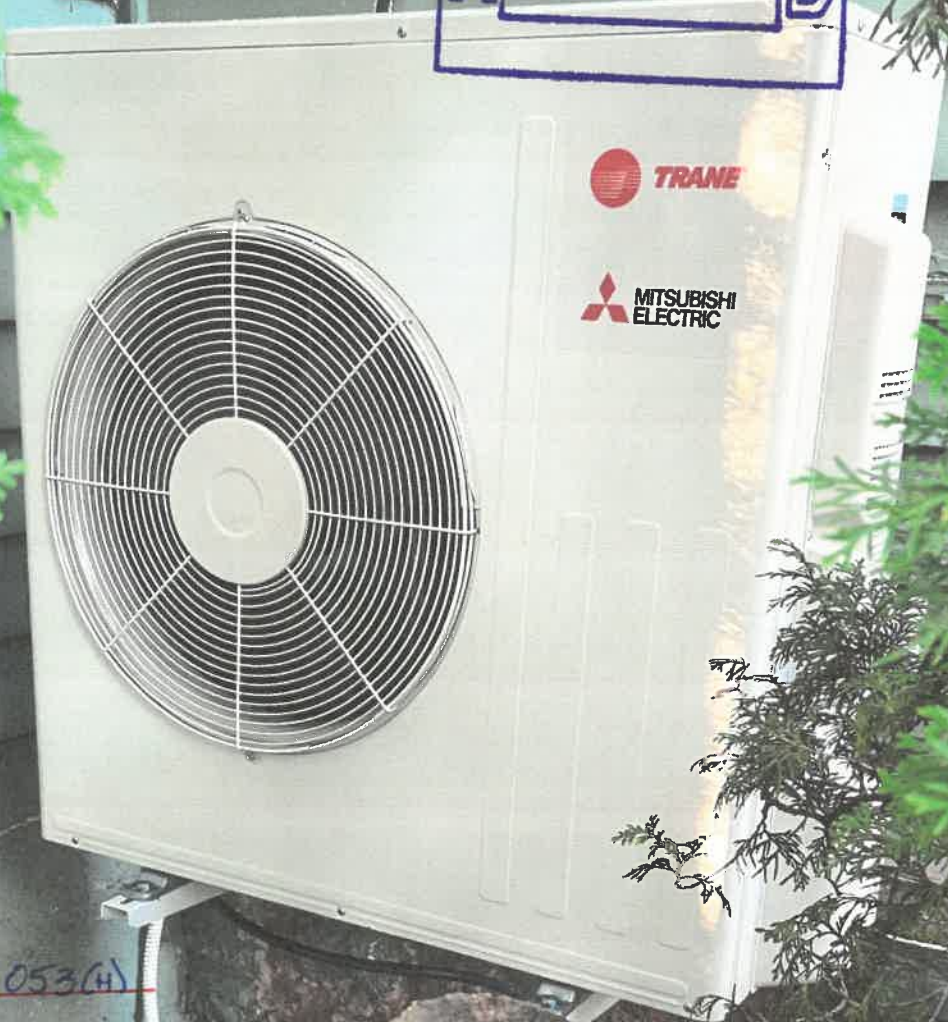
From: Craig Beeck <cbeeck36@yahoo.com>
Sent: Wednesday, August 16, 2023 10:27 AM
To: Katie Pereny
Subject: New location of Mini Split
Attachments: image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg



Good morning Katie,
 Here are some photos that you ask for of the new location of the Mini Split at 7541 Market St.
 The electrical and hoses leading up to it will be covered with corner Trim the technicians are just not finished yet.
 The first picture is where the Mini Split was originally going to be mounted all the other ones are from the side yard view from market Street.
 It's very well hidden from view
 Thxs again
 Craig
 989-737-2986

File No. MD22-074-053 (4)
 Exhibit M
 Date 8.16.23
 Initials KP

RECEIVED
AUG 16 2023



File No. MD22-074-053(H)
Exhibit L
Date 8.16.23
Initials KP









610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

24 August 2023

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

Re: **BEECK BUILDING RENOVATION**
Design Review Follow-up

Dear Ms. Pereny:

As a follow-up to the previously approved renovation to the Beeck Building at 7541 Market Street, in the Market and Main Historic District, it has been noted that the approved location for the exterior condensing unit of an air-to-air heat pump on the rear second floor wall was altered upon installation. It was instead located below, near the east corner of the first floor.

While not as previously approved, the heat pump unit is hidden in foliage, and is not visible from Market Street. As a utility feature, located unobtrusively, the design review standards are met.

Sincerely,

RICHARD NEUMANN ARCHITECT

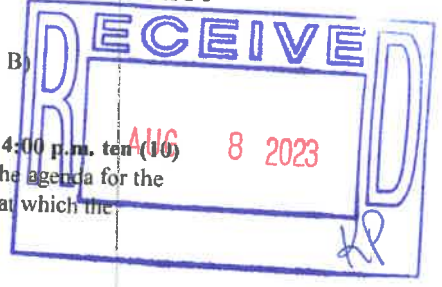
A handwritten signature in black ink that reads 'Rick Neumann'. The signature is fluid and cursive, written over the printed name.

Rick Neumann

- c. Craig Beeck, Owner
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

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)



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A) MINOR WORK

PROPERTY LOCATION: 7316 Market Street 051-550-010-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: USPS - lessee Email Address: maureen.k.summers@usps.gov
 Address: 7316 Market St Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 906-847-3821
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Molly Summers Email Address: maureen.k.summers@usps.gov
 Address: 7316 Market St Mackinac Island, MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 906 847-3821
 (Home) (Business) (Fax)

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

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

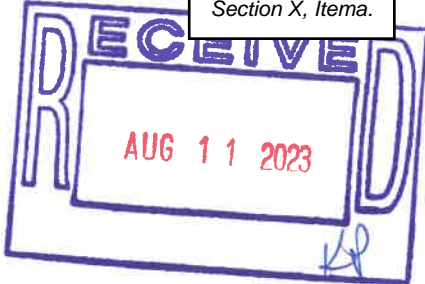


Signature: [Handwritten Signature] SIGNATURES: File No. MD23-010-059(H)
 Signature: _____
 Please Print Name: Maureen K Summers Please Print Name: Exhibit A
 Please Print Name: _____ Date: 8.8.23

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

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

File Number: MD23-010-059(H) Date Received: 8.8.23 Fee: \$100 + \$250 = \$350
 Received By: K Perry Work Completed Date: _____



August 10, 2023

To: Katie Pereny, c/o Mackinac Island Historic Assoc
Fr: Molly Sommers, USPS Postmaster *me*
RE: Payment for Application and Fine owed
Garbage/Storage Bins behind Post Office Building

Enclosed: Money Order \$350 MO# 25597620641
Copy of original emails and copy of application/pictures

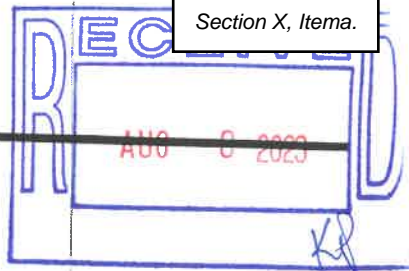
I received final approval for the \$350 owed to the City of Mackinac Island and have enclosed a \$350 money order for the balance due.

We will have a USPS maintenance man here next week I will ask him how difficult it would be to build a structure around the storage bins, if this would be an option to be considered w/in the guidelines of the Historic District in order to retain these new bins. He will not be scheduled to come back to the Island until the fall time October/November.

Thank you Katie.

File No. MD23-010-059(H)
Exhibit E
Date 8.11.23
Initials KD

Section X, Item.



Sommers, Maureen K - Mackinac Island, MI

From: MAUREEN SOMMERS <mily636@aol.com>
Sent: Monday, August 07, 2023 3:25 PM
To: Sommers, Maureen K - Mackinac Island, MI
Subject: [EXTERNAL] Storage and Garbage shed Mackinac Island PO

CAUTION: This email originated from outside USPS. STOP and CONSIDER before responding, clicking on links, or opening attachments.

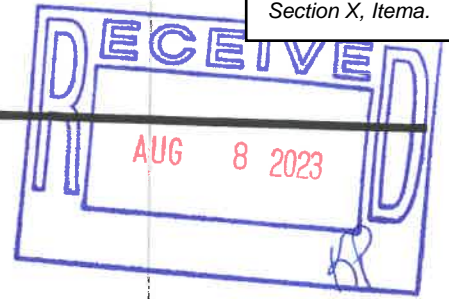


Sent from my iPhone

File No. MD23-010-059(H)
Exhibit B
Date 8.8.23
Initials KP

Sommers, Maureen K - Mackinac Island, MI

From: MAUREEN SOMMERS <mily636@aol.com>
Sent: Monday, August 07, 2023 3:58 PM
To: Sommers, Maureen K - Mackinac Island, MI
Subject: [EXTERNAL] Back of PO with sheds



CAUTION: This email originated from outside USPS. STOP and CONSIDER before responding, clicking on links, or opening attachments.



Sent from my iPhone



August 7, 2023

To City of Mackinac Island Historic District
Fr Molly Sommers, Postmaster USPS Mackinac Island
Cc Kelly Costanzo, USPS Building Contractor
RE Application and permission to retain storage bins behind PO

It was brought to my attention last week via an email from the Assistant to the Mayor of Mackinac Island that the USPS of Mackinac Island was not in compliant with regulations within the Historic District on Mackinac Island. Please accept my apologies as I was not aware that I needed approval for new garbage and storage bins in the back of the Post Office.

During our USPS inspection last year we were required by the USPS to replace our existing, unsafe, garbage box. The old box was rotten and moldy and falling apart, it was made of wood. I agreed the replacement was needed and was excited the USPS had granted me permission to change it out and placed it in our budget.

I immediately replaced the old unsafe wooden box w/an updated, durable, storage bin made of resin. With this resin we will be able to keep it clean and safe at all times, including locking it as necessary. At the same time we requested a 2nd bin which we also were approved for. This 2nd bin is used to store our lawn mower and other essential maintenance materials for keeping our Post Office safe and clean.

Again, I apologize, as I was not aware that I needed to ask permission from the City of Mackinac Island Historic District to remove and replace the bin.

I am asking now for your permission to retain these new storage bins, as they are much safer and cleaner than the old bin we took down. With the 2nd bin this will keep all of our yard tools out of the post office building as well, in a safer area and all together.

I have attached a copy of the Outdoor Storage Shed description direct from the supplier. I am also enclosing 2 photos, one of a close-up of the bins the other of the back of the building and the bins. It looks so much better back there. Feel free to walk to the back of the building and see our progress.

Thank you for your consideration regarding these storage bins.

Molly

File No. MD23-010-059(H)
Exhibit C
Date 8.8.23
Initials KP

Outdoor Storage Shed,70-1/2inWx44-1/4inD



File No. MD23-010-059(H)
Exhibit D
Date 8.8.23
Initials MD

* Name Outdoor Storage Shed,70-1/2inWx44-1/4inD

* Description Outdoor Storage Shed, Unassembled, Height 52 In., Width 70-1/2 In., Depth 44-1/4 In.. Overall Height 52 In., Overall Width 70-1/2 In., Overall Depth 44-1/4 In., Overall Length 70-1/2 In., Inside Height 49-1/2 In., Inside Width 65-1/2 In., Inside Depth 38-1/2 In., Inside Length 65-1/2 In., Capacity 70 cu. ft., Door Opening Height 46-1/2 In., Door Opening Width 63-1/2 In., With Ramp and Extra Reinforced Bottom Panel, Wide Double Doors, Material Resin, Durable Resin Construction, Color Taupe/Bronze

Manufacturer Name SUNCAST

Manufacturer Part Number BMS4700

* Unit of Measure EACH/PIECE

Purchasable Yes

Purchasing Questionnaire None

List Price 532

Excess Item Owner None

Excess Item Expiration Date None

Energy Efficient Products No

Recycled Content Products No

Reputable Ecolabel Certified Products No

USDA Biopreferred Products No

Water Efficient Products No

Business Class L - Large

Women Owned Business N - No

Minority Owned Business N - No

AB1 Business N - No

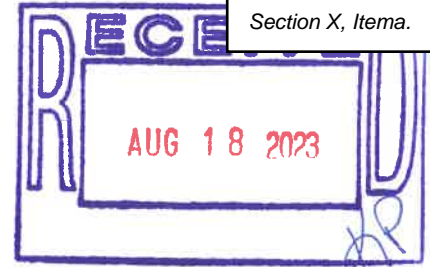
Inventory Attributes

- * Item Number None
- Require Inspection
- Enable asset tracking
- Enable lot tracking
- Require RFID
- Require Barcode
- Storage Quantity None
- Storage Unit of Measure None
- Consumption Quantity None
- Consumption Unit of Measure None



Richard Neumann Architect

616 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931



File No. MD23-010-059(H)

Exhibit G

Date 8-18-23

Initials RP

17 August 2023

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

Re: **U.S. POST OFFICE STORAGE SHEDS INSTALLATION**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

I have reviewed the installation of the two new storage sheds placed behind the U.S. Post Office at 7316 Market Street, in the Market and Main Historic District. The Post Office is a Contributing Structure in the district.

The two sheds (placed without preceding design review) are immediately behind the building, opening to the rear. Each is about six feet wide, and four & one-half feet tall, with a pair of hinged doors, and a shallow-sloped shed roof. They are constructed of composite recycled material, of a beige color. One serves to hold trash, the other to store yard equipment.

The sheds are considered accessory to the building, and serve necessary utilitarian functions. They appear to be compatible with the architectural character of the building and with other buildings in the district, and being at the rear, are largely out of sight. As such, the proposed installation does meet the Standards for review.

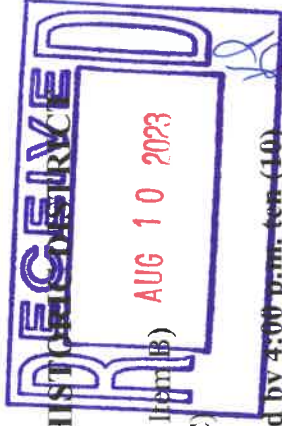
Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Molly Sommers, US Postal Service
- Dennis Dombroski, City of Mackinac Island
- Gary Rentrop, Rentrop & Morrison

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)

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A) MINOR WORK

PROPERTY LOCATION: 7452 Main Street (Number) (Street) 051-800-000-00 (Property Tax ID #)

PROPERTY OWNER

Name: Lakeview Hotel Condominium Email Address: sam@hishotels.com

Address: Po Box 190 Mackinac Island MI 49757 (Street) (City) (State) (Zip)

Telephone: 906 430 7310 (Home) 906 847 3387 (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Sam Barnwell Email Address: sam@his-hotels.com

Address: Po Box 190 Mackinac Island MI 49757 (Street) (City) (State) (Zip)

Telephone: 906 430 7310 (Home) 906 847 3387 (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

Sam Barnwell Agent

Please Print Name

Signature

Exhibit A

Please Print Name

Date 8.10.23

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: 1B23-000-060 (A) Date Received: 8.10.23 Fee: 0/25-
 Received By: KBenny Work Completed Date: _____



LAKE VIEW HOTEL
MACKINAC ISLAND



August 3, 2023

RE: HDC Application – Minor Work – HVAC condensers

Lakeview Hotel Condominium is asking for approval for the addition of rooftop condensing units as part of the project to upgrade our current HVAC systems. The scope of the project will include the placement of an additional 64 mini-split condensers on the Lake View Hotel roof as well as a “like for like” replacement of the existing units. The new units will be held back from the roof consistent with the current units.

SAM BARNWELL
Chief Development Officer, Hotel Investment Services

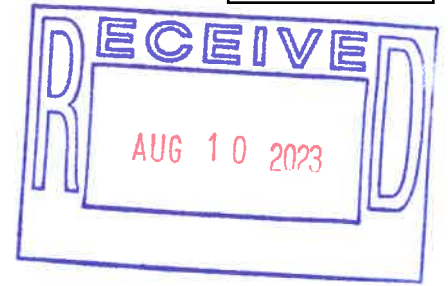


LAKE VIEW HOTEL
MACKINAC ISLAND

File No. #B23-000-060 (H)
Exhibit B
Date 8-10-23
Initials KP



LAKE VIEW HOTEL
MACKINAC ISLAND



August 3, 2023

RE: HDC Application – “Like for Like” – Exterior Window Replacement

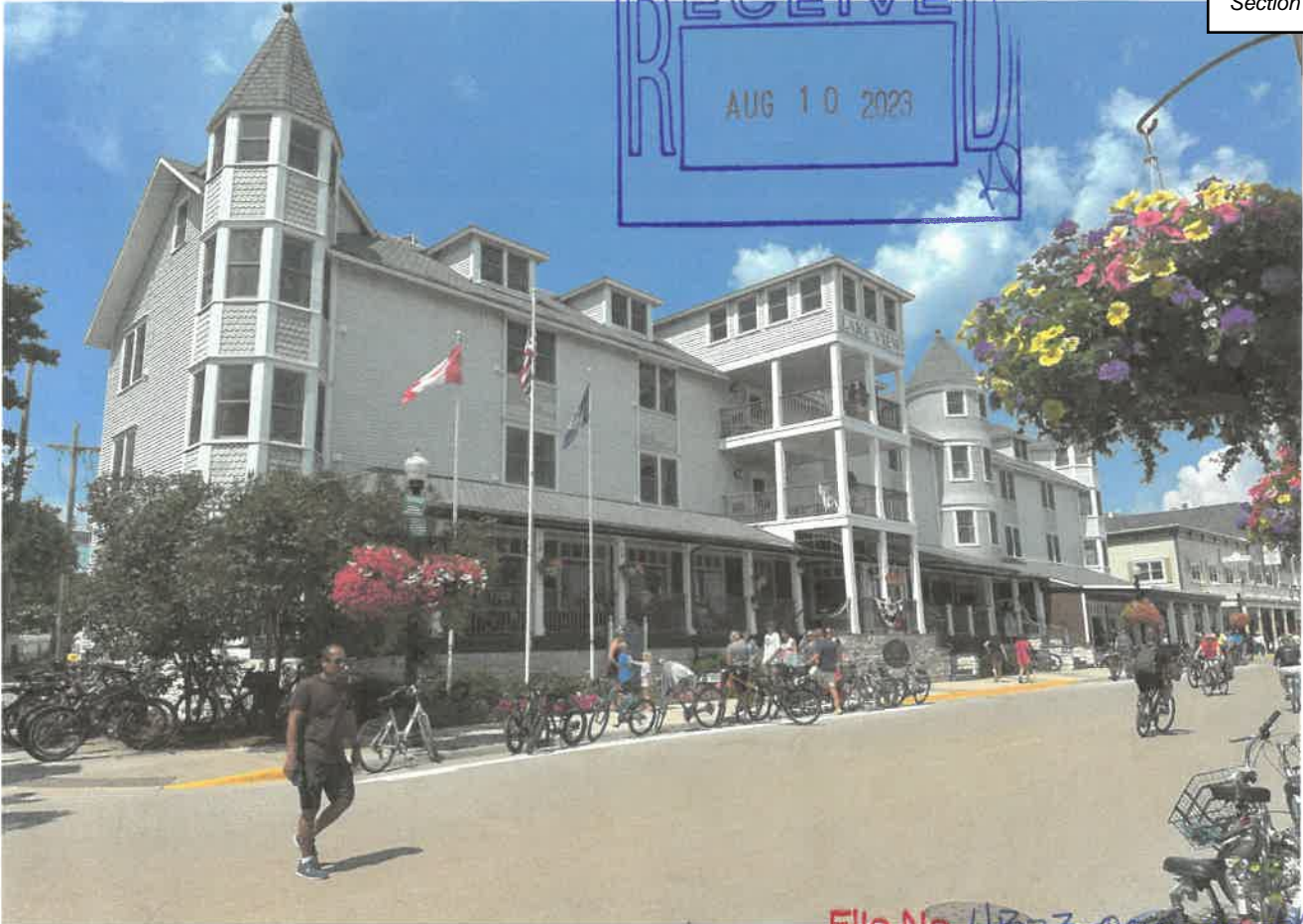
Lakeview Hotel Condominium is asking for approval for the “Like for Like” replacement of hotel exterior windows and siding. This project will involve replacing rotten windows and siding located on the front (Main Street facing), and the French Lane side of the hotel. Current siding and windows will be removed, repairs to the underlayment rot and hotel exterior will be made, and the new Anderson 400 series double hung windows and siding will be installed consistent with current colors and features. This is a continuation of the project approved and completed on the Hoban Street side of the building last winter.

SAM BARNWELL
Chief Development Officer, Hotel Investment Services



LAKE VIEW HOTEL
MACKINAC ISLAND

RECEIVED
AUG 10 2023



Main St

File No. HB23-000-060(A)

Exhibit C

Date 8.10.23

Initials KP



Main St



Main St



French Lane



French Lane



French Lane & Main St.



Roof Area Adding AC



Roof AC units



Roof Cont.

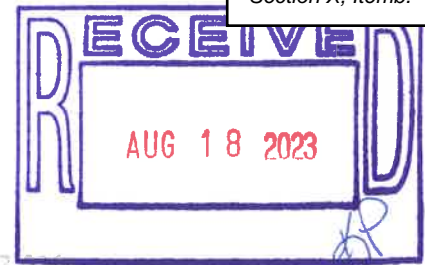


Roof Cont.



Richard Neumann Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.5353



17 August 2023

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

File No. HB23-000-060(H)
Exhibit D
Date 8-18-23
Initials KP

Re: **LAKEVIEW HOTEL HVAC INSTALLATION**
Market and Main Historic District
Design Review

Dear Ms. Pereny:

I have reviewed the proposed new construction projects at the Lakeview Hotel, 7452 Main Street in the Market and Main Historic District. The Lakeview Hotel is a Contributing structure in the district.

The project proposes to replace existing siding and windows on the Main Street and French Lane sides of the building, as a second phase of window replacement undertaken last winter on the Hoban Street side. This work is considered "like for like", as components will be replaced in kind, as during the first phase.

Another aspect of proposed new work is installation of 64 new rooftop condensing units, along with replacement of 25 existing units. These are part of a heating and cooling systems upgrade, consisting of installing air-to-air heat pumps, which move heat outside in summer and inside in winter. The units will be set on the roof, away from edges, and would be invisible from below.

The proposed HVAC units, as necessary equipment on the roof, would be appropriate additions, and would be compatible with the architectural character of the building and with other buildings in the district. As such, the proposed project would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

c. Sam Barnwell, Hotel Investment Services
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7567 Market Street 051-575-011-11
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: \$3000

APPLICANT/CONTRACTOR

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

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

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

Telephone: 906-430-8175
(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: Andrew 7 Stephanie McGreevy Email Address: andymcgreevy@icloud.com

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

Telephone: 909-430-8175
(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.

Andrew McGreevy
Signature
Andrew McGreevy
Please Print Name

Stephanie McGreevy
SIGNATURES
Signature
Stephanie McGreevy
Please Print Name

Signed and sworn to before me on the 28 day of August, 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: 10/21/2025

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



Eastern UP GIS

Parcel Report: 051-575-011-11

8/16/2023
9:50:46 AM



Property Address

-
- - -

Owner Address

MCGREEVY ANDREW M & STEPHANIE W

PO BOX 225

MACKINAC ISLAND, MI 49757-0225

Unit:

051

Unit Name:

CITY OF MACKINAC ISLAND

General Information for 2023 Tax Year

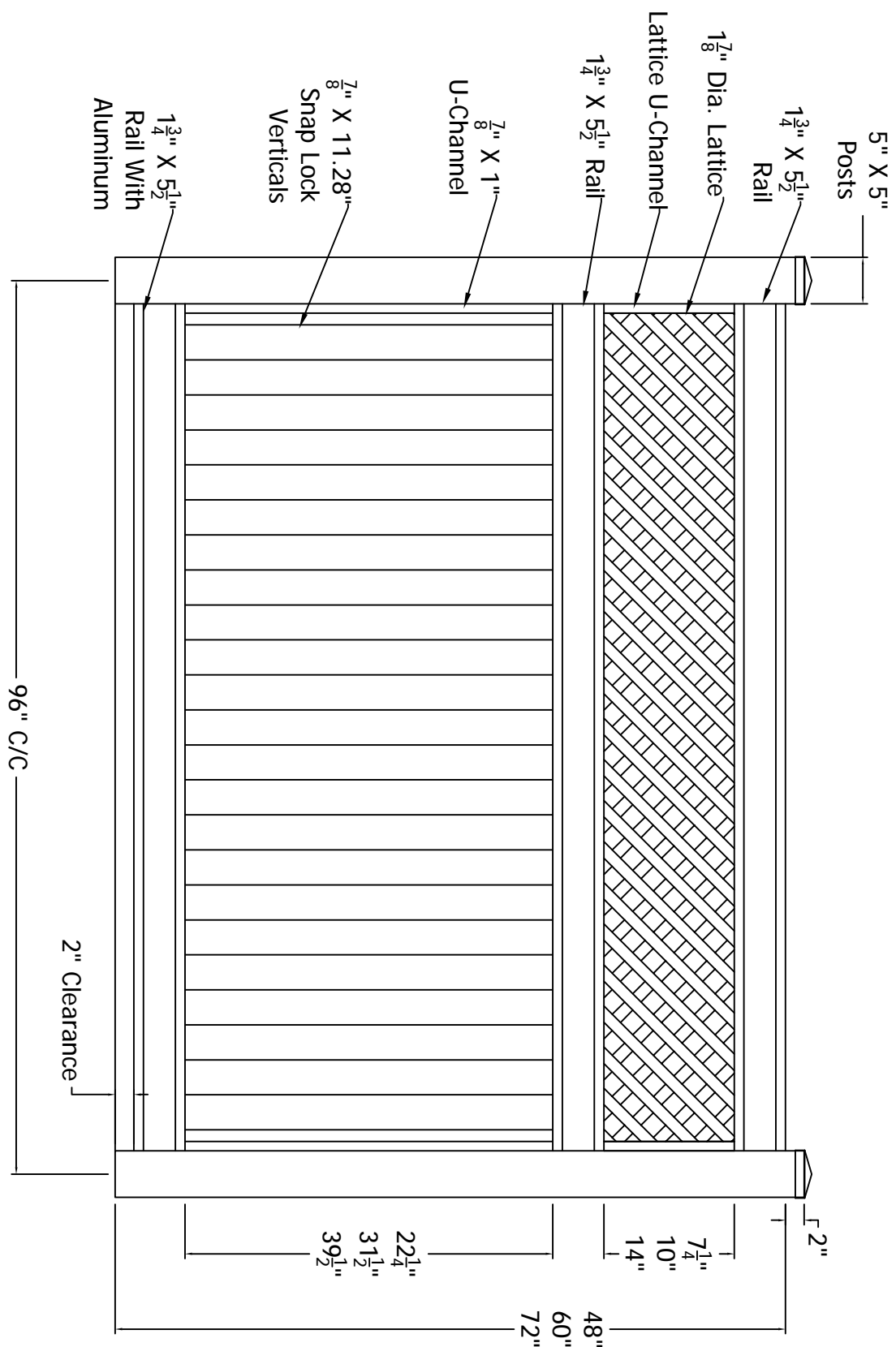
Parcel Number:

051-575-011-11

Legal Description

PT OF LOT 1 & 2 BLOCK 2 ASSESSORS PLAT NO 4 COMM AT COR BETWEEN LOTS 2 & 3 ON ELY LI OF MARKET ST, TH ALG THE NLY LI OF LOTS 2 S 58 DEG 55' 04" E 112.10 FT, TH CONT ALG LO LI S 57 DEG 30' 31 E 17.51 FT TO NLY COR, TH ALG ELY LIS 27 DEG 01' 39" W 27.04 FT, TH ALG ELY LI OF LOT 1 S 27 DEG 20' 10" W 5.28 FT, TH N 59 DEG 51' 46" W 69.44 FT, TH N 04 DEG 27' 13" W 17.03 FT, TH N 56 DEG 51' 29" W 53.13 FT TO ELY LI OF MARKET ST, TH ALG ELY LI N 32 DEG 55' 40" E 18.06 FT TO POB CONT .08 AC +/-

Section X, Itemc.



REV.	LOC.	REVISION	DATE

4

3

2



DSI
Digger
Specialties
Inc.

3446 US 6 EAST
 Bremen, IN 46506
 diggerspecialties.com

DRAWN BY: EH	STYLE:
DATE DRAWN: 01-11-2019	Majestic
SCALE = 1"=1'	AS SHOWN: 72" T Majestic
DRAFT NO.: 20190111-1E	LOC: Z:\Vim\polyvinyl Fence\Majestic\Updated Standard Drawings
REV/	REV/

A

B

C

D



Katie Pereny

From: London Square <london1776@gmail.com>
Sent: Thursday, July 27, 2023 12:59 PM
To: Katie Pereny
Subject: This is to go with McGreevys fence extension.

To whom it may concern,
Our neighbor asked if they could put up a privacy fence between their rental unit and our property. We have no problem with that as long as it's no higher then six feet from ground up like Andrew Doud's privacy



fence,
also that it's see through, and since the lot line is dead center of the 4x4 that is only erected on their half of the 4x4 and that it's aesthetically appealing on our side.

The reason for six feet height like the average privacy fences like Doud's, so that it does not look like and eyesore from the lane plus it does not block the sun on our vegetable garden and flowers that we spend thousands of dollars on our plants every year. The reason for open spaces on fence like lattice work so it does not stop our airflow where we site all summer in our upper terrace. We get a nice breeze come through that area. The reason for staying on their side of the 4x4 is because he made such a big stink down at my neighbors house when Stephany gave porky and Phyllis permission to be a half of an inch onto their property and when Andrew found out, he made porky and my cousin dig it all up even the cement for his precious 1/2 inch. So since he already drew the line on that one he stays on his half of the 4x4. The

reason for having it look **aesthetically pleasing** our garden has been in magazines and books and people take pictures of our beautiful back yard every day and we don't want to have to look at 15 to 20 foot long big eyesore.

Thanks
Jeffrey Shaffer
Dwight LaPine

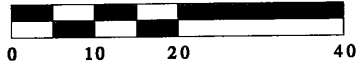
iPhone 13 pro max

LIBER 938 PAGE 297

Lot 1 & 2, Block 2, Assessor's Plat No. 4
Part of Lot 1, Block 3, Assessor's Plat No. 5
City of Mackinac Island, Mackinac County, Michigan

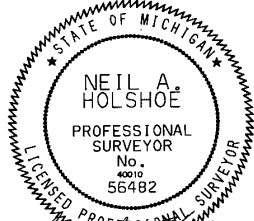


SCALE: 1" = 20'

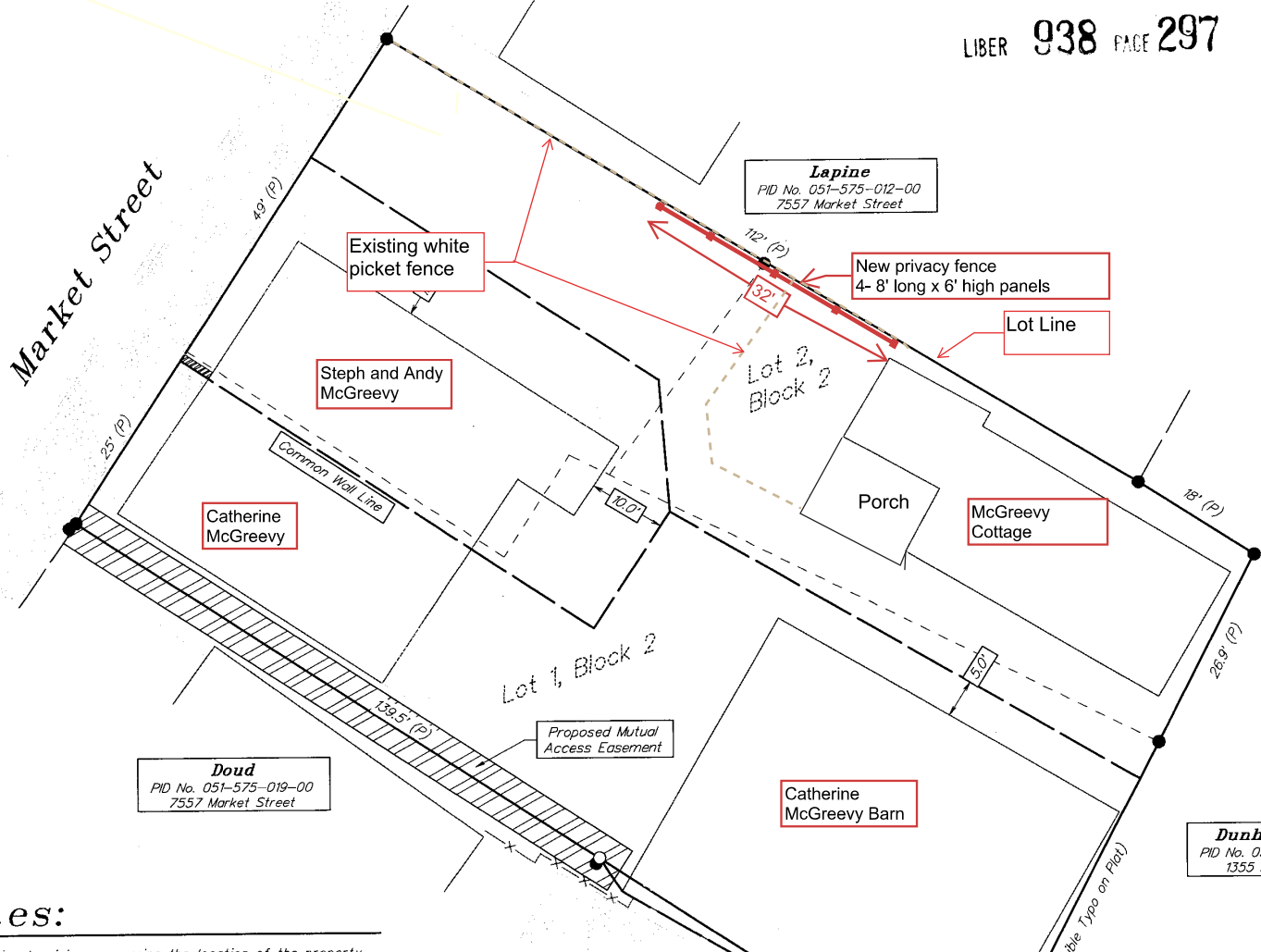


Legend:

- Found Survey Iron
- Set 5/8" Iron Capped PS No. 5
- Approximate Existing Boundary
- - - Existing Parcel Lines
- - - Proposed Property Adjustment



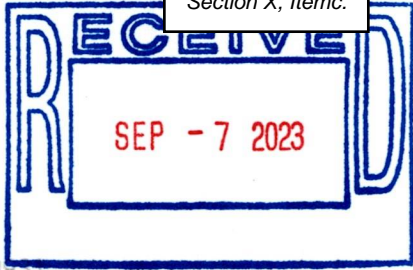
Neil A. Holsboe



Notes:







Richard Neumann Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0951

7 September 2023

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

File No. MD23-011-067(4)
Exhibit I
Date 9.7.23
Initials KP

Re: **McGREEVY RESIDENCE FENCE ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the application materials (dated 28 August 2023) showing a section of fence proposed to be replaced in the front yard of the McGreevy Residence at 7567 Market Street, in the Market and Main Historic District. The house is a Contributing structure in the district.

As proposed, the new 72 inch tall fence would replace an existing section of 42 inch tall fence along 32 feet of the northeast side property line in the front yard of the house, to provide privacy from the neighbor to the north. The existing is a painted wood fence, square picket style, with spaces between wider than the pickets. The proposed fence would be polyvinyl chloride (PVC) material, the bottom vertical boards solid, with no spaces between (ie. a privacy fence), and the top lattice style, with openings. The proportional height of solid to partly open would be about 2/3 to 1/3.

The Secretary of the Interior's Standards for review that apply to this alteration request are:
Standard 2 - Alteration of features that characterize a property shall be avoided; and
Standard 9 - New construction shall be compatible with existing features to protect historic integrity.

The Section 10-161(b) Standards that apply are:

- (2) - The relationship of the feature to the rest of the resource and to the surrounding area; and
- (3) - The general compatibility of the design and materials proposed to be used.

Certainly the white picket fence at the front yard of the McGreevy Residence is a feature that characterizes the property, and contributes to the historic ambiance of the house. While it would largely remain after a portion of it would be replaced with a taller fence, the new part would be out of synch with the remaining existing fence, being taller, of a different design, and of a different material and finish. From an appearance standpoint, the new section of fence, replacing a middle portion of the existing very different style fence, would create an incongruous juxtaposition. In addition to the style difference, the new vinyl material (which cannot be painted), would create a contrasting finish difference with the existing painted wood.

McGreevy Residence Fence Addition Design Review
7 September 2023
Page 2

The surrounding area would also be affected; the very pleasant view from French Lane across the neighboring rear yard garden would be negatively impacted, as the new fence would be too different in several ways from the existing fence.

For these reasons, the proposed fence alteration would not be compatible with the historic McGreevy house and yard, and not appropriate for the Market and Main Historic District, and thus not meet the Standards for review.

However, if the proposed new section of the same 72 inch height was modified in design to be a full-height picket of some simple profile, with the pickets spaced closer together than the existing for better privacy, and constructed of a composite material that could be painted, so as to be more similar to the adjacent existing painted wood fence, the replacement section would be appropriate to the character of the property, and would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT



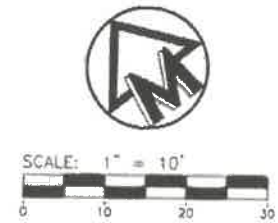
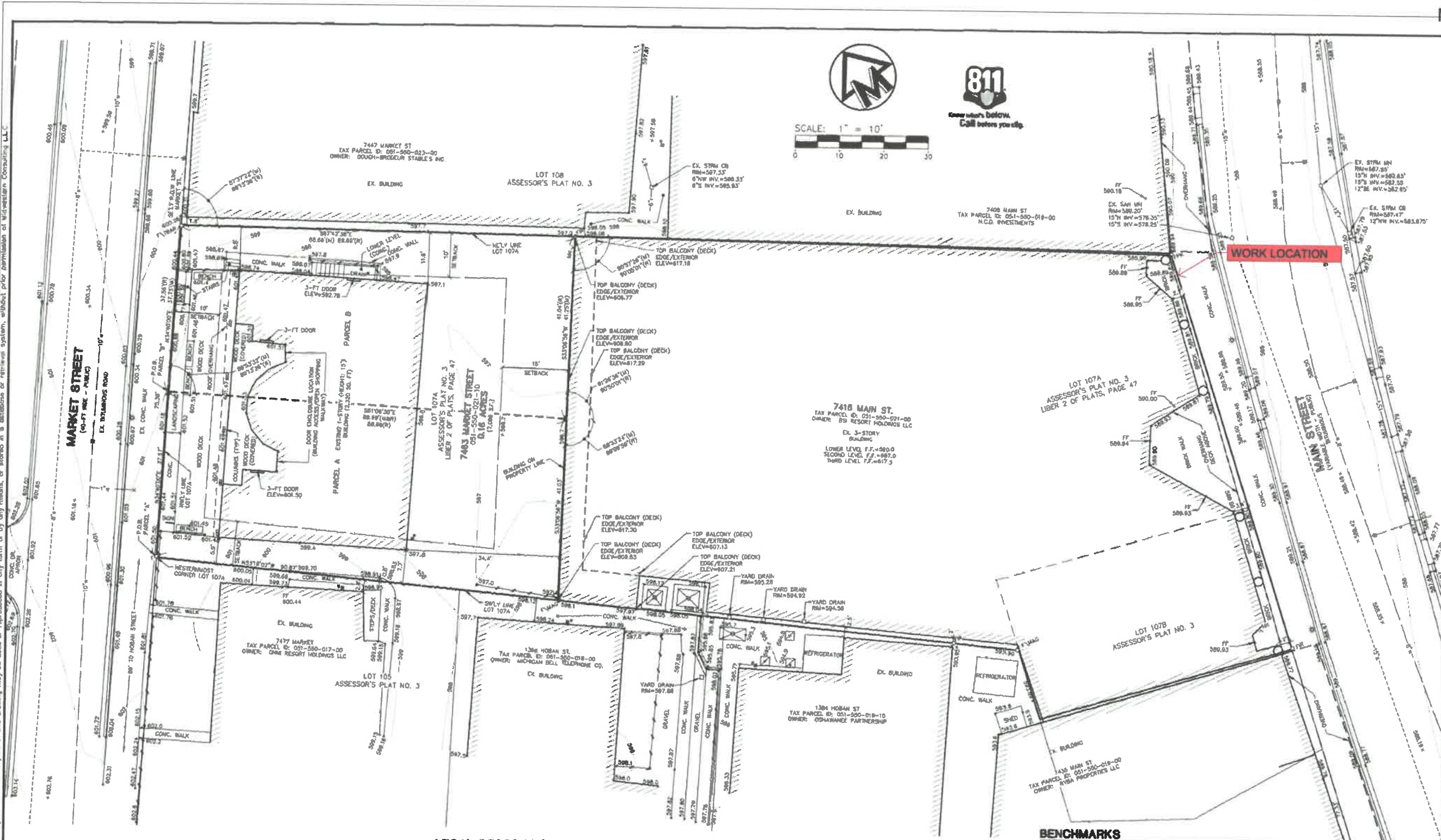
Rick Neumann

- c. Andy McGreevy, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop and Morrison

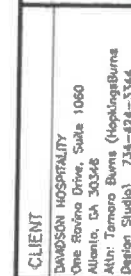
BICYCLE STREET INN

Section X, Itemd.

MACKINAC ISLAND, MICHIGAN
AUGUST 23, 2023



MIDWESTERN
313 Plaza Drive Ann Arbor, Michigan 48106
Land Surveyors
Western Commercial Surveyors
Surveyors



CLIENT
DAVIDSON HOSPITALITY
One Ravine Drive, Suite 1060
Atlanta, GA 30348
Attn: Tomoro Burns (HopkingsBurns@DavidsonHospitality.com)
734-424-3344

7463 MARKET ST. / 7416 MAIN ST.
TOPOGRAPHIC SURVEY OF PARCELS OF LAND
LOCATED IN THE CITY OF MACKINAC ISLAND
MACKINAC COUNTY, MICHIGAN

1

DATE: 8/29/2023
SHEET: 1 OF 1
JOB NO: 22163
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: AS SHOWN
PROJECT: BICYCLE STREET INN
JOB: 107A

File No. CA3.021-068(F)
Exhibit C
Date 8.29.23
Initials KP

LEGAL DESCRIPTION

(Per Near North Title Group, Commitment No. M0203514, with Conveyance Date of April 11, 2022)
Sited in the City of Mackinac Island, Mackinac County, Michigan:

Parcel A:
Beginning at the Westmost corner of Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records, thence Northwesterly along the Northwesterly line of said Lot 107A 37.57 feet to an iron stake thence at an angle of 89°13'25" to the right from the last described course 89.89 feet to an iron stake; thence at an angle of 89°09'59" to the right from the last described course 41.03 feet to an iron stake on the Southwesterly line of said Lot 107A, thence Northwesterly along the Southwesterly line of said Lot 107A 90.87 feet to the Point of Beginning; being a part of said Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records.

Parcel B:
Commencing at the Westmost corner of Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records, thence Northwesterly along the Northwesterly line of said Lot 107A 37.57 feet to an iron stake; thence at an angle of 89°13'25" to the right from the last described course 89.89 feet to an iron stake on the Northwesterly line of said Lot 107A 37.57 feet to an iron stake at the Northmost corner of said Lot 107A, thence Northwesterly along the Northwesterly line of said Lot 107A 85.56 feet to an iron stake at the Northmost corner of said Lot 107A, thence Southwesterly along the Northwesterly line of said Lot 107A 37.58 feet to the Point of Beginning; being a part of said Lot 107A, ASSESSOR'S PLAT NO. 3, according to the recorded Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records.

BENCHMARKS

BENCHMARK #1:
TOP ARROW ON HYDRANT, IN WEST RIGHT-OF-WAY OF MARKET ST., AT THE INTERSECTION OF HOBAN ST., ±100' S. OF 7463 MARKET ST., ELEVATION=607.07' (NAVD88)

BENCHMARK #2:
TOP ARROW ON HYDRANT, IN EASTERLY RIGHT-OF-WAY OF MAIN ST., AT THE INTERSECTION OF HOBAN ST., ±100' S. OF 7416 MAIN ST., ELEVATION=589.65' (NAVD88)

LEGEND

⊙	EXIST. LIGHT POLE	⊠	FENCE
—	EXIST. WATER MAIN	⊞	BLDG. TRANSFORMER
⊙	EXIST. HYDRANT	⊞	EXIST. AC UNIT
⊙	EXIST. GATE VALVE IN BOX	⊞	EXIST. SIGN
—	EXIST. FIRE DEPARTMENT CONNECTION	⊞	EXIST. POST
—	EXIST. STORM SEWER	⊞	TELEPHONE RISER
—	EXIST. CATCH BASIN OR INLET	⊞	ELECTRIC METER
—	EXIST. REDWYE INLET	⊞	FOUND IRON PIPE
—	EXIST. SANITARY SEWER	⊞	FOUND IRON ROD
⊙	EXIST. CLEANOUT	⊞	FOUND P.K.

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 such 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.

C1.0
4 OF 4

BARRY J. POLZIN
ARCHITECTS

BICYCLE STREET INN

Section X, Itemd.

MACKINAC ISLAND, MICHIGAN

AUGUST 23, 2023

File No. C23-021-068(H)

Exhibit D

Date 8-29-23

Initials KP



OWNER: BSI RESORT HOLDINGS LLC
100 SAINT PAUL STREET, SUITE 800
DENVER, CO 80206

ARCHITECT: BARRY J POLZIN ARCHITECTS INC.
101 N LAKESHORE BLVD.
MARQUETTE, MI 49855

ZONING: C COMMERCIAL

PROJECT DESCRIPTION:

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

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

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

STOREFRONT WINDOWS ARE ALUMINUM FRAME WITH WOOD TRIM (PAINTED)

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

INDEX

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



MAIN STREET ELEVATION

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

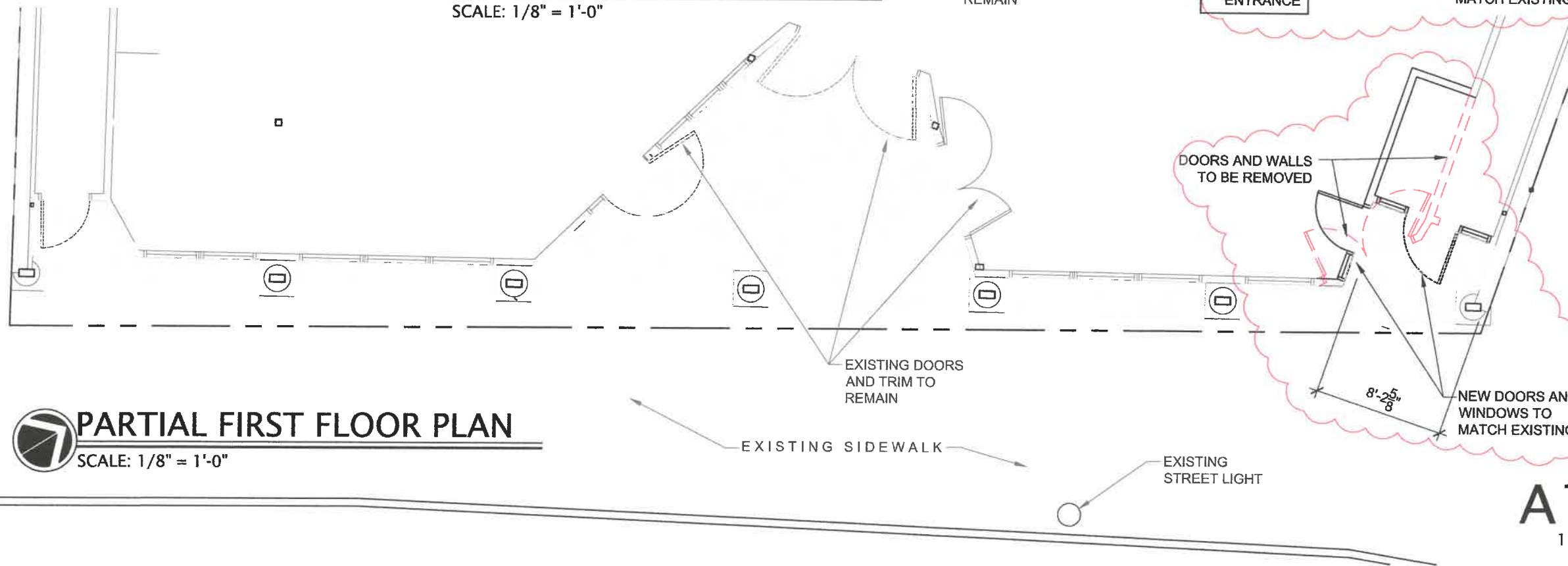
EXISTING TRANSOM WINDOWS TO REMAIN

SHORTEN EXISTING AWNING
NEW AWNING FOR BSI

EXISTING DOORS AND TRIM TO REMAIN

NEW HOTEL ENTRANCE

NEW DOORS AND WINDOWS TO MATCH EXISTING



PARTIAL FIRST FLOOR PLAN

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

DOORS AND WALLS TO BE REMOVED

EXISTING DOORS AND TRIM TO REMAIN

EXISTING SIDEWALK

EXISTING STREET LIGHT

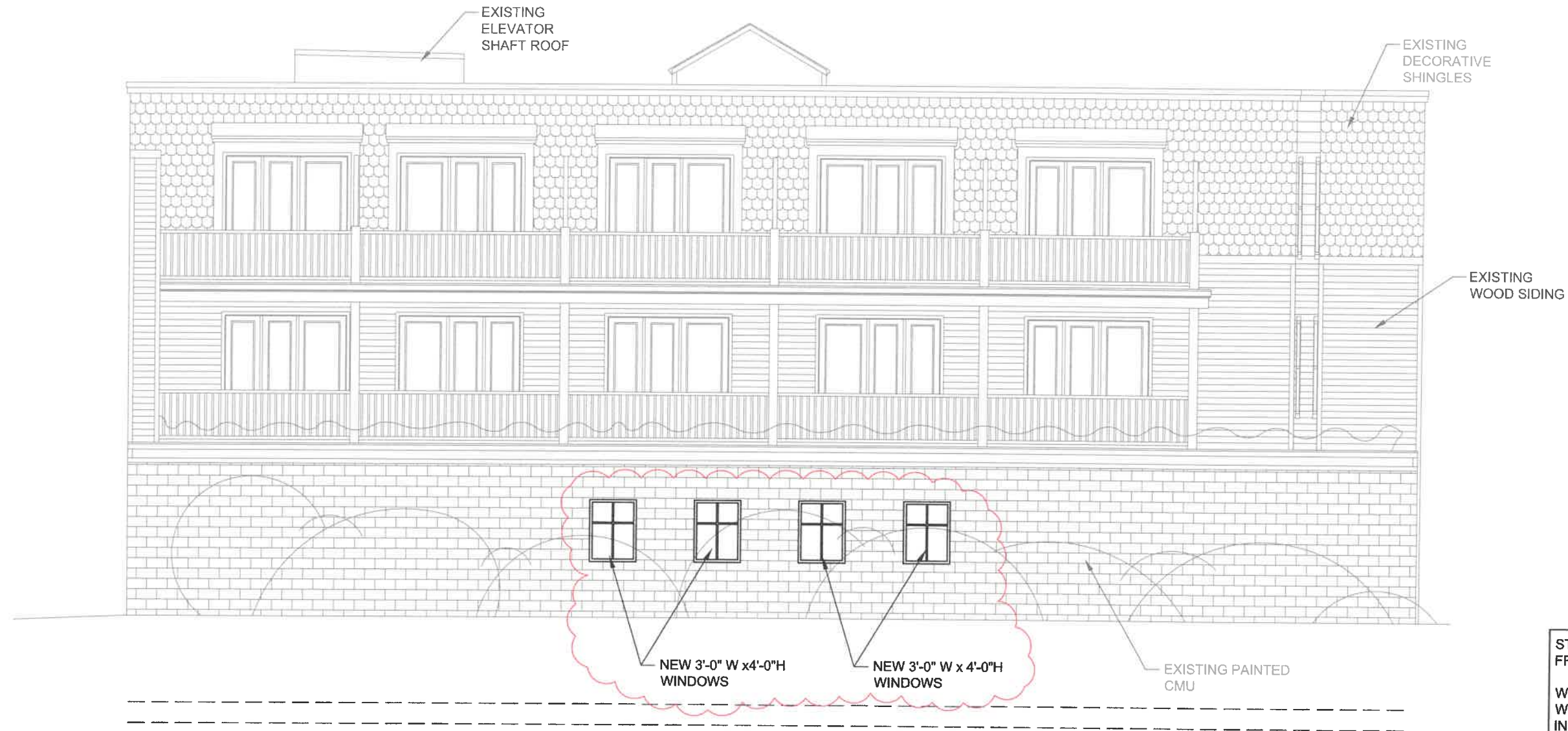
8'-2 5/8"

NEW DOORS AND WINDOWS TO MATCH EXISTING

A1.0

1 of 4

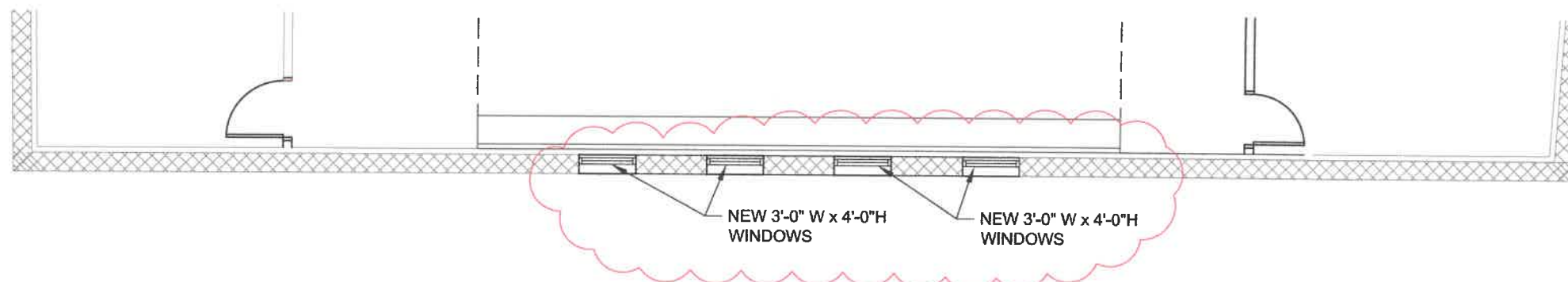
BARRY J. POLZIN
ARCHITECTS



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

WEST ELEVATION

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



PARTIAL FIRST FLOOR PLAN

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

A1.1
2 of 4

BICYCLE STREET INN

Section X, Itemd.
MACKINAC ISLAND, MICHIGAN
AUGUST 23, 2023

RECEIVED
AUG 29 2023
KP



RENDERING

File No. C23-021-068(A)

Exhibit E

Date 8.29.23

Initials KP

NEW DOORS AND
WINDOWS TO
MATCH EXISTING

A1.2

3 of 4

BARRY J. POLZIN

ARCHITECTS

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

PROPERTY OWNER

Name: BSI Resort Holdings LLC Email Address: nicholas.lakas@kslcapital.com
 Address: 100 Saint Paul St, Suite 800 Denver CO 80206
 (Street) (City) (State) (Zip)
 Telephone: 720-428-6509
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

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

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

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

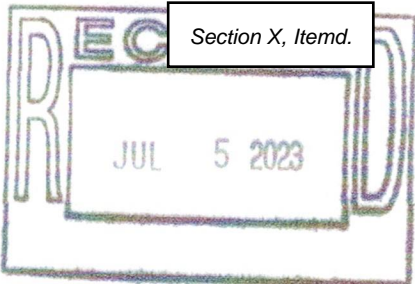
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system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

Kevin Filer SIGNATURES File No. C23-021-068(H)
 Signature kevin Filer Signature Exhibit B
 Please Print Name Please Print Name Date 8.29.23
 Initials KP

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

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

File Number: C23-021-068(H) Date Received: 8.29.23 Fee: 600-
 Received By: [Signature] Work Completed Date: _____



Richard Neumann Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

29 June 2023

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

File No. C23-021-068 (A)
Exhibit G
Date 9.6.23
Initials KP

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

Dear Ms. Pereny:

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

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

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

Sincerely,

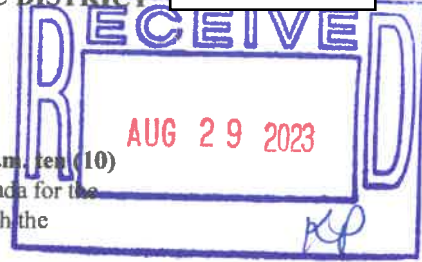
RICHARD NEUMANN ARCHITECT

Rick Neumann
Rick Neumann

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

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: 7347 Main Street 031-550-053-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Anthony M. Trayser Email Address: abc123@aol.com
 Address: 7347 Main, Mackinac Island, MI. 49757
 (Street) (City) (State) (Zip)
 Telephone: 2316336093 9068473594 9068473595
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Nikolas Bevier Email Address: NIKBevier@gmail.com
 Address: 780 Levering RD Cheboygan MI 49721
 (Street) (City) (State) (Zip)
 Telephone: 231-420-7501 " " " "
 (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

Nikolas Bevier SIGNATURES _____
 Signature Signature
Nikolas Bevier Anthony M. Trayser
 Please Print Name Please Print Name

File No. C23-053-070(H)

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

Exhibit A
 Date 8-29-23
 Initials KP

File Number: C23-053-070(H) Date Received: 8-29-23 Fee: \$1500-
 Received By: KPerery Work Completed Date: _____

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7347 Main Street 051-550-053-00
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: \$30,000

APPLICANT/CONTRACTOR

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

Name: Nik Bavier DTC D Email Address: NikBavier@gmail.com

Address: 780 Levering rd Cheboygan MI 49701
(Street) (City) (State) (Zip)

Telephone: 231-426-7501 (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: Nikolas Bavier Date: 8-28-23

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

Name: Anthony M. Trayser Email Address: abc123@aol.com

Address: 7347 Main St, Mackinac Island, MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-633-6093 (Home) (Business) (Fax)

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

Signature: [Signature]
Please Print Name: Anthony M. Trayser

SIGNATURES
Signature: [Signature]
Please Print Name: Anthony M. Trayser

Signed and sworn to before me on the 27th day of August, 2023

Edward Harrigan
Notary Public, State of Michigan
Grand Traverse County, MI
My Commission Expires: 01/22/2029

[Signature]
Notary Public
Grand Traverse County, Michigan
My commission expires: 1/22/24

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)

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7347 Main Street OSI-550-053-010
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: \$30,000

APPLICANT/CONTRACTOR

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

Name: Nikolas Benier Email Address: nikbenier@gmail.com

Address: 780 Levering rd Chippewa MI 49741
(Street) (City) (State) (Zip)

Telephone: 231-420-7541 (Home) (Business) (Fax)

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

Signature: [Signature] Date 8-27-23

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

Name: Erik T Ammerman Email Address: Erikammerman@yahoo.com

Address: 7354 Main St Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-631-6628 (Home) (Business) (Fax)

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

Signature: [Signature]
Please Print Name: Erik T Ammerman

SIGNATURES
Signature: [Signature]
Please Print Name: C Campbell

Signed and sworn to before me on the 26 day of Aug 2023.

[Signature]
Notary Public Acton Mackinac
Chippewa County, Michigan
My commission expires: 02-24-2029
C. Campbell
Notary Public, Chippewa County, MI
My Commission Expires: February 24, 2029

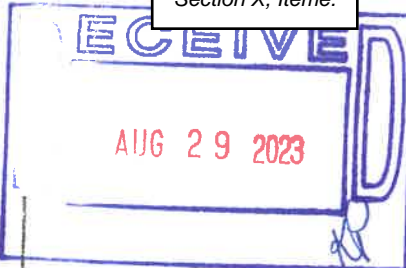
¹ The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree. (revised 04/17)

File No. C23-053-070(H)

Exhibit C

Date 8-29-23

Initials KP



PROPERTY INFORMATION

Property Number: 051-550-053-00
School Dist: 49110
Property Address:
7347 MAIN
MACKINAC ISLAND

LEGAL DESCRIPTION:
MI 119 218/12 216/645 271/575 277/695 698/315
723/638WD 725/615WD BLDG & LOT 133 EXC TH NELY
30 1/2 FT ALSO PARCEL OF LAKE HURON BOTTOM LAND
ADJ OPP & CONTIGUOUS TO LOT 133 BEG AT SE
COR OF SAID LOT 133, TH N 25 DEG 30 DEG E ALONG
ELY LINE 70.5 FT TH S 64 DEG 30'E 45 FT TH S 55
DEG 24'30"E 19 FT TH S 32 DEG 19'20"W 67.98 FT
TO S'LY LINE OF LOT 133 EXTENDED TH N 60 DEG 30'W
ALONG SAID LINE EXT 55.69 FT TO POB. .10 A
ASSESSOR'S PLAT NO. 3
*** BALANCE OF DESCRIPTION ON FILE ***

PLEASE NOTE: OFFICE HOURS ARE MONDAY THRU FRIDAY
8:30 A.M. TO 4:30 P.M.

FOR TAXPAYERS IN BANKRUPTCY THIS IS NOT AN ATTEMPT
TO COLLECT. IT IS A STATEMENT OF TAXES DUE AS
REQUIRED BY STATE STATUTE.

Please detach along perforation.

Pay this tax to:

PLEASE

MR. JOSEPH E GOUDREAU
MACKINAC COUNTY TREASURER
333 MARLEY STREET
ST. IGNACE MI 49781

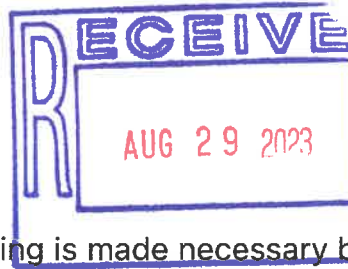
TAXPAYER NOTE: Are your name & mailing address corre
not, please make corrections below. Thank You.

Property Address:

7347 MAIN

051-550-053-00

TRAYSER PROPERTIES LLC



File No. C23-05

Section X, Item.

Exhibit D

Date 8.29.23

Initials KP

See the following page:

The removal of the storage building is made necessary because of the soil borings needed to construct a seawall able to take us out of the flood zone which endangers all buildings along the shoreline beyond the velocity zone shown by FEMA. All building within this flood zone are currently imperiled by a seiche wave model, and for insurance, and these include all the building upon the Coal Dock as well as all building along the shore which are not above the flood plain and specifically the velocity zone which can tear these building apart if they are not protected.

Even neighboring buildings not protected impact neighbors who may be above the flood zone but will be impacted by neighbors not above the flood zone and especially the velocity zone.

This will impact all of our neighbors we will have experts the best we could find in the state at the meeting on October 12 which both commissions will want to hear what they have to say, if we are placed at those meetings.

This drawing shows the planned replacement which is the outline of the extension of our building to have a first floor level and basement level with safe ceiling heights as required by code for commercial use. This plan will not only increase safety of our building but bring safe ceiling heights to our basement.

The plan also shows the seawall which will be explained by the experts at this meeting, and the foundation wall of the building which by the nature of this design will protect the property from a seiche wave.

The building extension is to open up the harbor to the public in it's entirely, bring restaurant seating across the entire lake shore to the public, including out door seating.

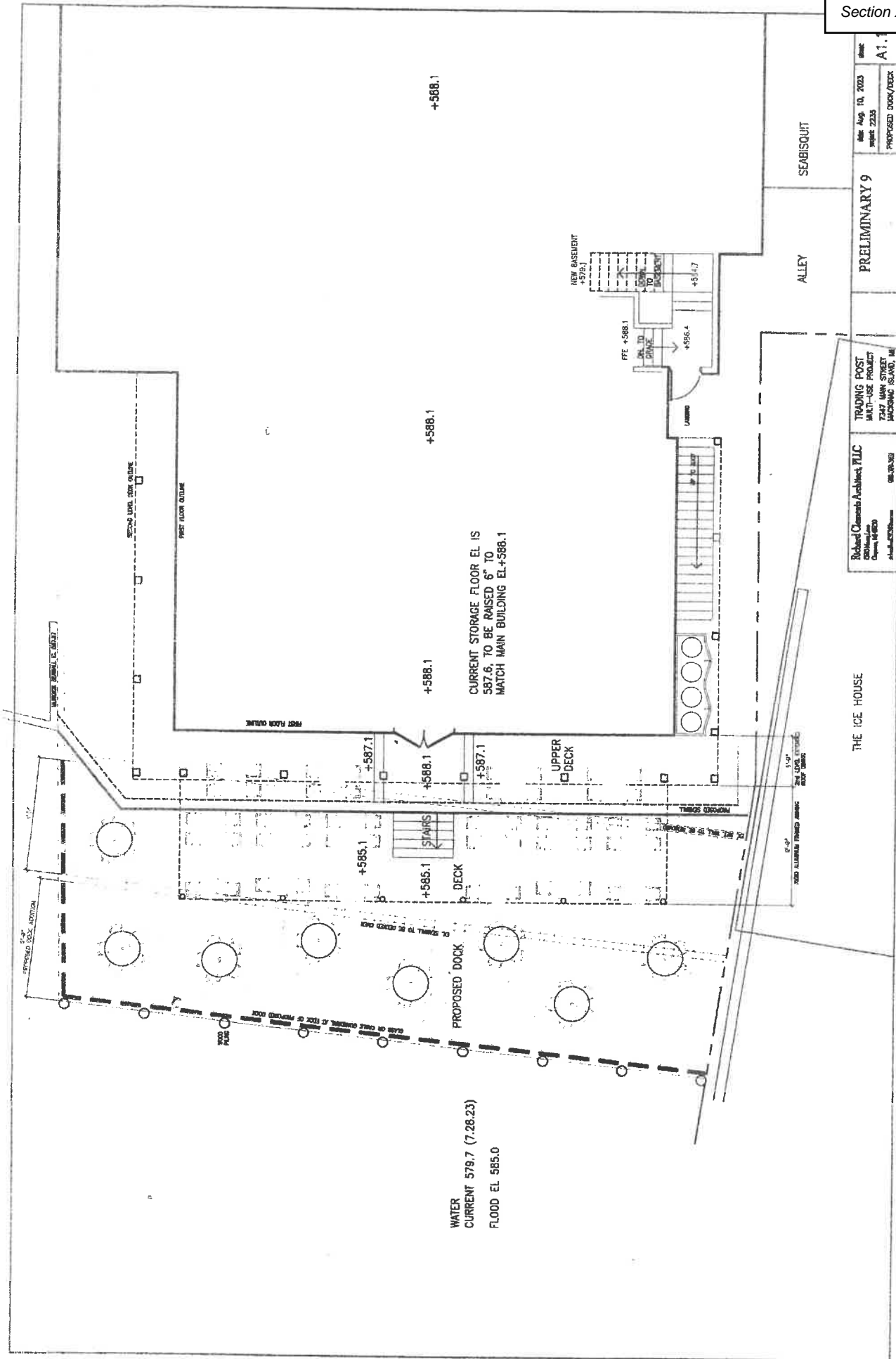
This first phase the demolition of the building is required to gain access to soil borings for the plan for. The seawall and for the foundation wall of our building. Without demolishing this separate building from our main building, we can not build neither the seawall necessary to protect our property from a seiche wave nor do the borings necessary to that.

See the following page

Existing Storage building lake-ward labeled "EXISTING STO. BLDG" is proposed to be demolished.

Demolition of storage shed 30 by 50 feet, using 2 10 yard standard dump trucks, a 30 thousand pound Komatsu pc 10 excavator, a 10 thousand pound Caterpillar skid steer, and a ram pick up truck for tools and equipment. The building will have two ramps detached from main building by 4 to 6 feet, and it is separated from all other neighboring buildings by at least 10 feet to 20 feet minimum, the excavator will demolish and deposit all building remnants into dump trucks onto barge which delivers by ramp and removes by ramp from island all debris

Section X, Iteme.



WATER
CURRENT 579.7 (7.26.23)
FLOOD EL 585.0

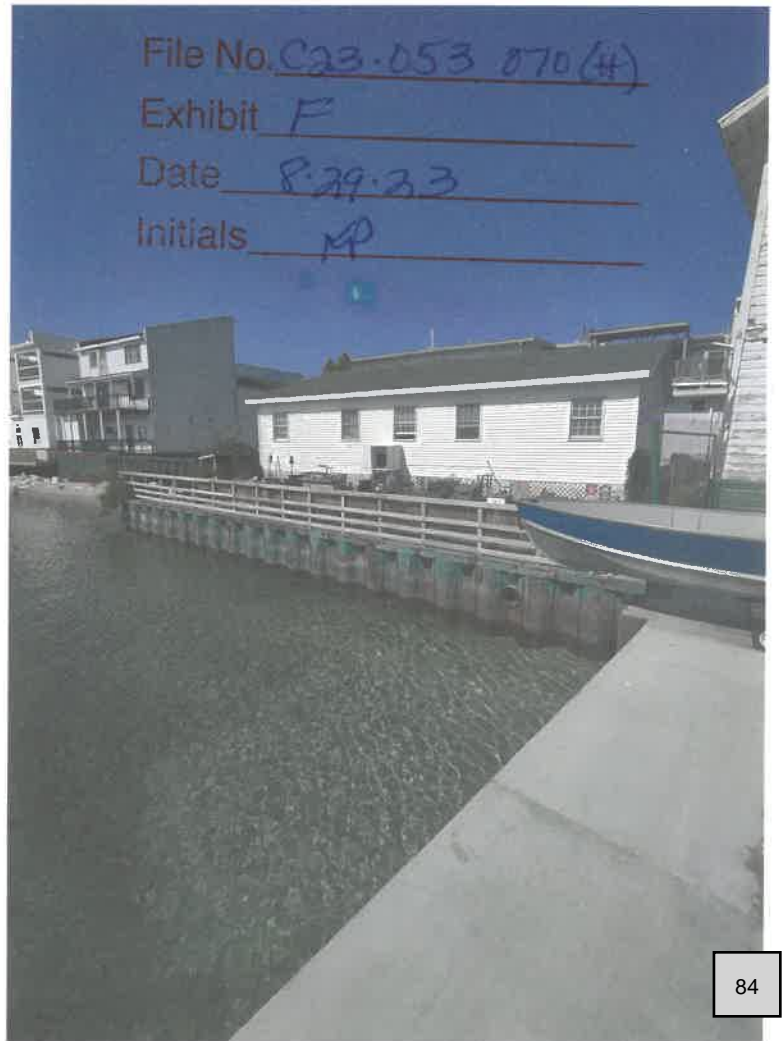
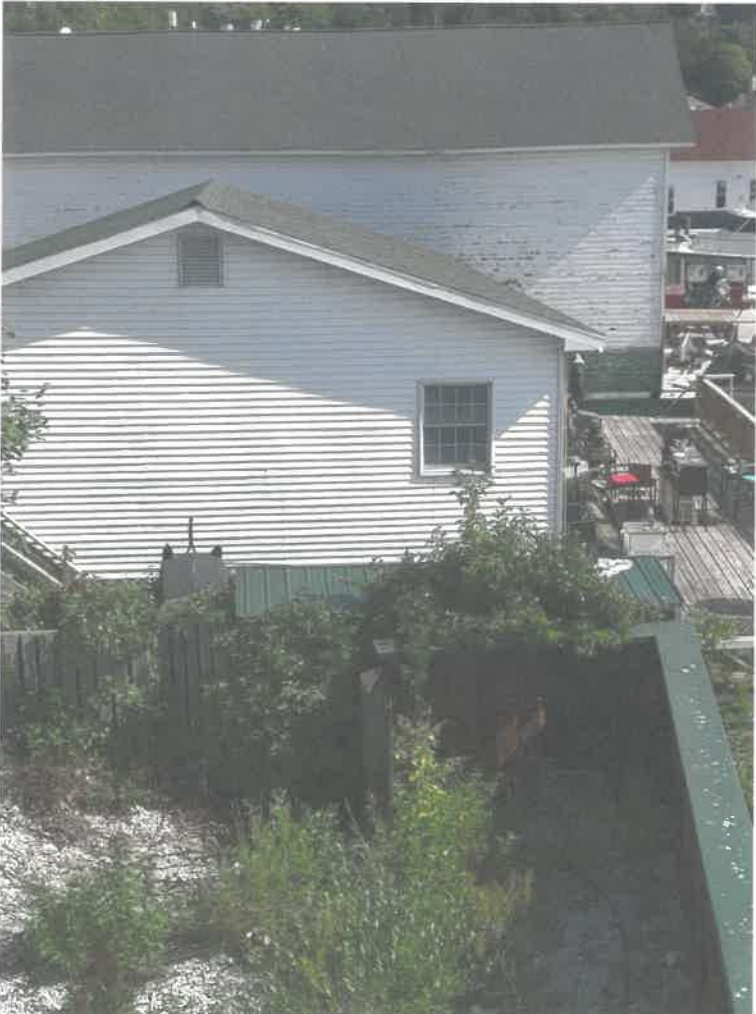
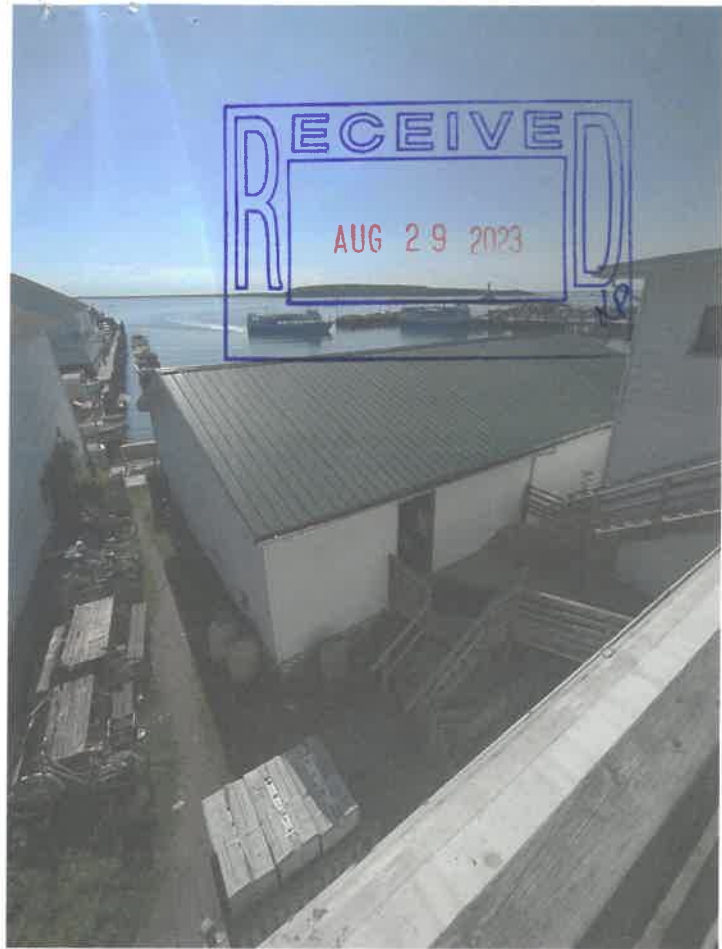
Richard O'Connell Architects PLLC
200 Main Street
Canaan, VT 05590
Tel: 802-253-1111
www.richardocconnell.com

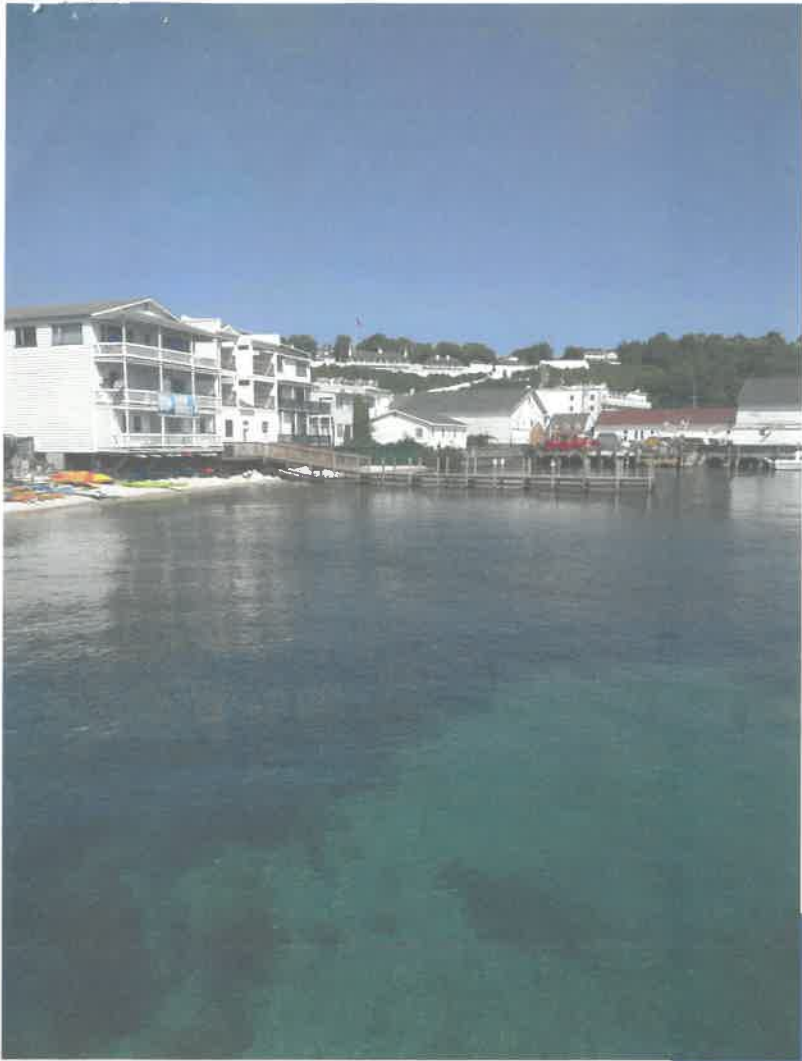
TRADING POST
MULTI-USE PROJECT
100 MAIN STREET
JACKSONVILLE, VT 05345

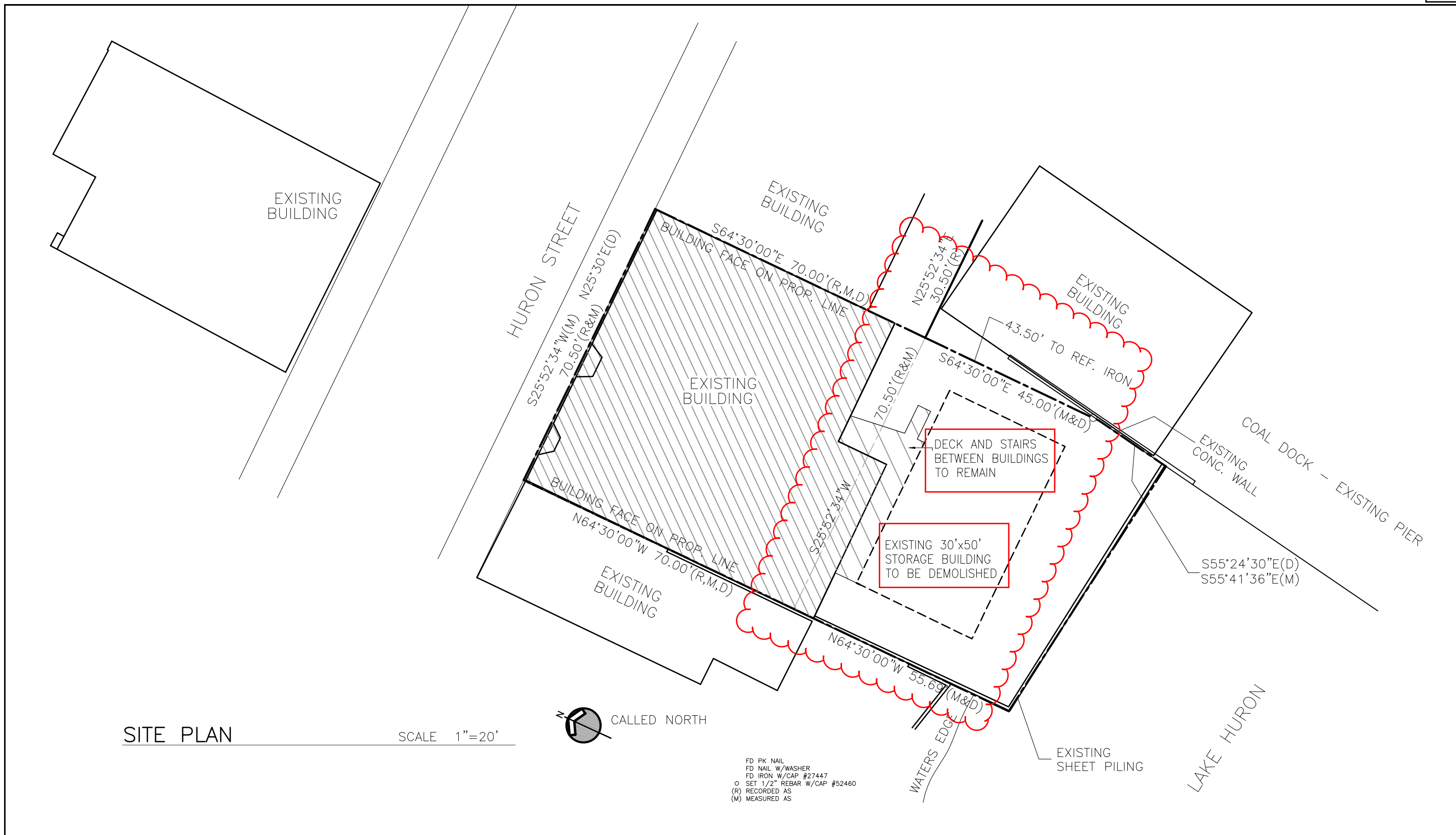
PRELIMINARY 9

DATE: Aug. 10, 2023
SCALE: 2/32 = 1'
PROJECT: DOCK/DECK

A1.1







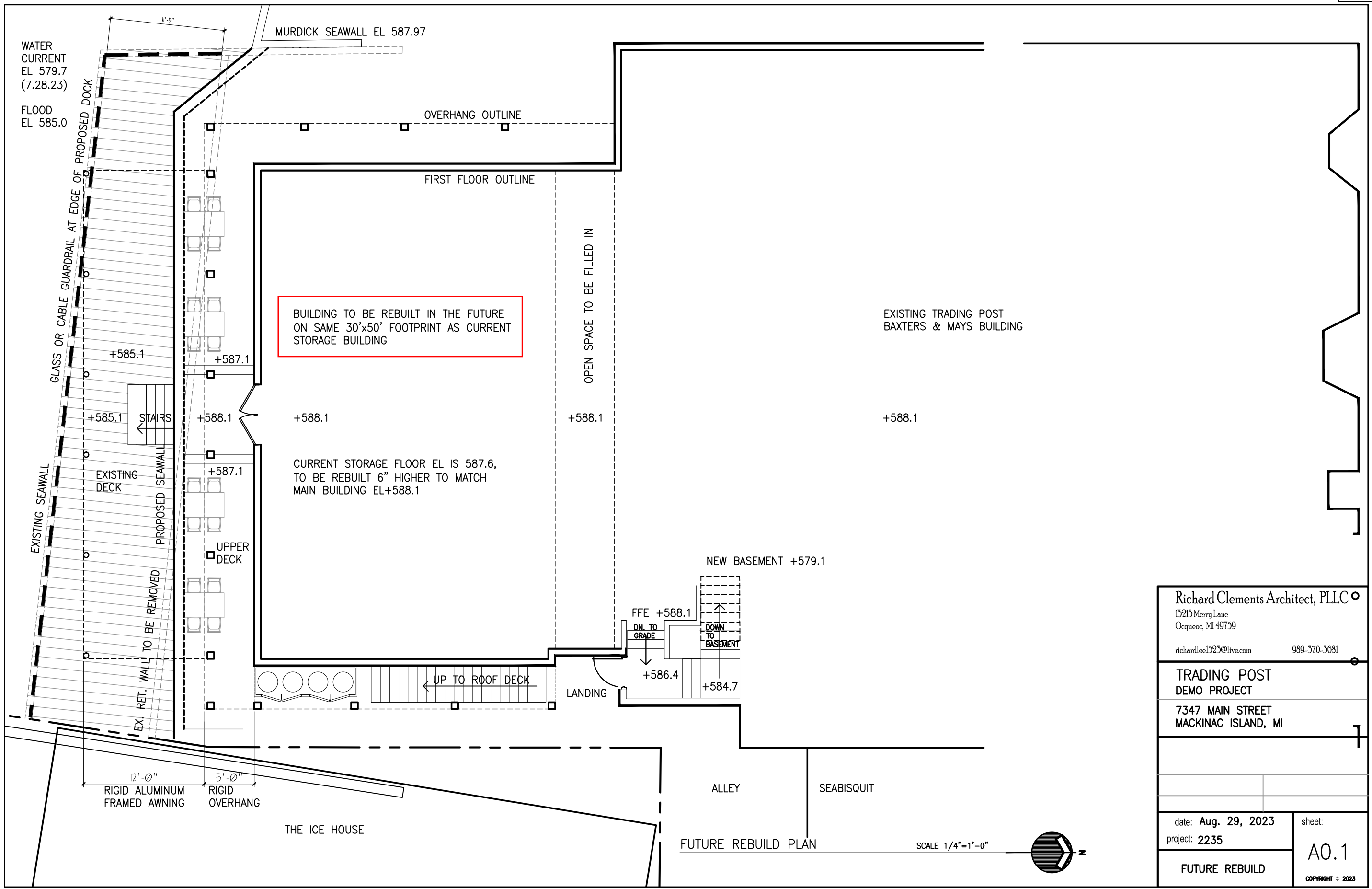
SITE PLAN

SCALE 1"=20'



FD PK NAIL
 FD NAIL W/WASHER
 FD IRON W/CAP #27447
 ○ SET 1/2" REBAR W/CAP #52460
 (R) RECORDED AS
 (M) MEASURED AS

Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com 989-370-3681	TRADING POST DEMO PROJECT	<h2 style="color: blue;">DEMO SITE PLAN</h2>	date: Aug. 29, 2023 project: 2235	sheet: <h1 style="font-size: 2em;">A0.0</h1>
	7347 MAIN STREET MACKINAC ISLAND, MI		DEMO SITE PLAN	COPYRIGHT © 2023



Richard Clements Architect, PLLC
 15215 Merry Lane
 Oscqueoc, MI 49759
 richardlee1523@live.com 989-370-3681

TRADING POST
 DEMO PROJECT
 7347 MAIN STREET
 MACKINAC ISLAND, MI

date: Aug. 29, 2023	sheet:
project: 2235	A0.1
FUTURE REBUILD	COPYRIGHT © 2023

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itemf.

PROPERTY LOCATION: 7396 Market St (Number) (Street) 051-550-0110 (Property Tax ID #)

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

ESTIMATED PROJECT COST: \$200,000



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

Name: Brad Chambers Email Address: bradchambers@mict.com

Address: PO Box 400 Mackinac Island MI 49757 (Street) (City) (State) (Zip)

Telephone: 906-430-3307 (Home) (Business) (Fax)

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

Signature: [Signature] Date: 8/29/23

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

Name: Mackinac Island Carriage Tours Email Address: bradchambers@mict.com

Address: PO Box 400 Mackinac Is MI 49757 (Street) (City) (State) (Zip)

Telephone: 906-430-3307 (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

Brad Chambers Please Print Name

Signature Date: 8.29.23 Initials: KP

Signed and sworn to before me on the 29 day of August, 2023

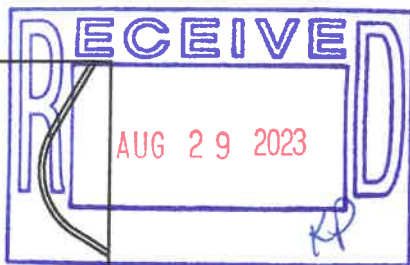
BRENDA BUNKER, Notary Public Mackinac County, State of Michigan Acting in the County of Mackinac My Commission Expires: 07/21/2025

[Signature] Notary Public County, Michigan My commission expires:

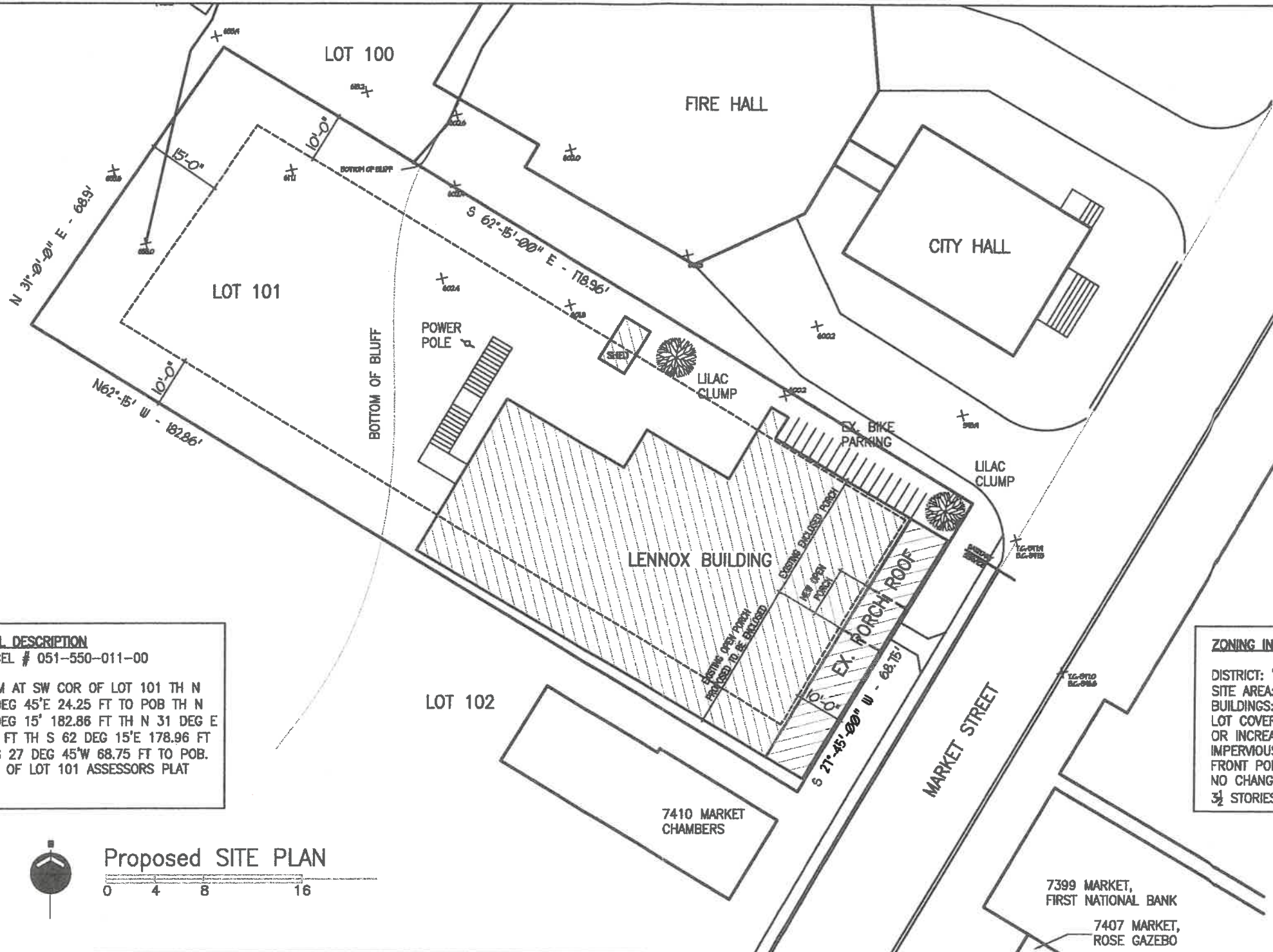
¹ The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree. (revised 04/17)

MD23-011-072(A) K Reery

8.29.23 600 - 42775



File No. MD23-011-072(H)
 Exhibit C
 Date 8-29-23
 Initials RC

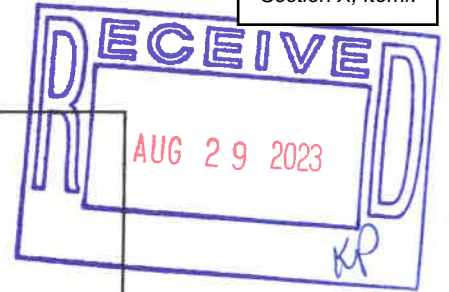


LEGAL DESCRIPTION
 PARCEL # 051-550-011-00
 COMM AT SW COR OF LOT 101 TH N 27 DEG 45'E 24.25 FT TO POB TH N 62 DEG 15' 182.86 FT TH N 31 DEG E 68.9 FT TH S 62 DEG 15'E 178.96 FT TH S 27 DEG 45'W 68.75 FT TO POB. PART OF LOT 101 ASSESSORS PLAT NO.3

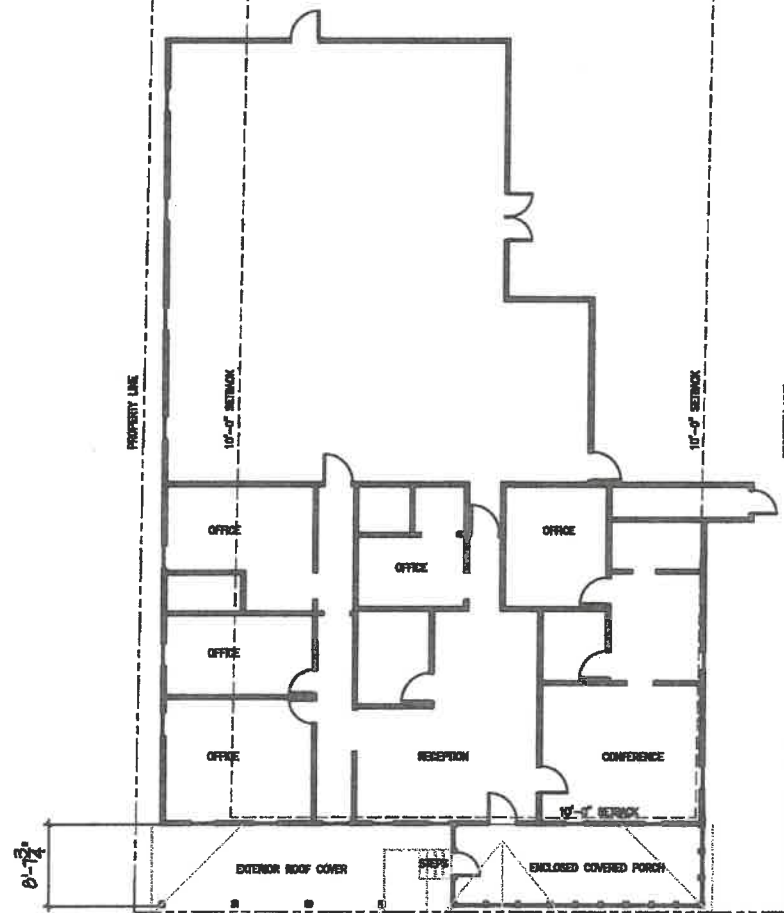
ZONING INFORMATION
 DISTRICT: "MD" - MARKET DISTRICT
 SITE AREA: 12,482 SQUARE FEET
 BUILDINGS: 4,496 SQUARE FEET
 LOT COVERAGE: 36% - NO CHANGE OR INCREASE TO EXISTING IMPERVIOUS - INCLUDES ROOF OVER FRONT PORCH, AND THE SHED
 NO CHANGE TO EXISTING HEIGHT = 3 1/2 STORIES



Richard Clements Architect, PLLC 15215 Merry Lane Okemos, MI 49739 richardlee1523@live.com 989-370-3681	CARRAIGE TOURS LENOX PORCH 7396 MARKET STREET MACKINAC ISLAND, MICHIGAN	date: Aug. 28, 2023 project: 2247	sheet: A1.0 COPYRIGHT © 2023
		PROPOSED SITE PLAN	

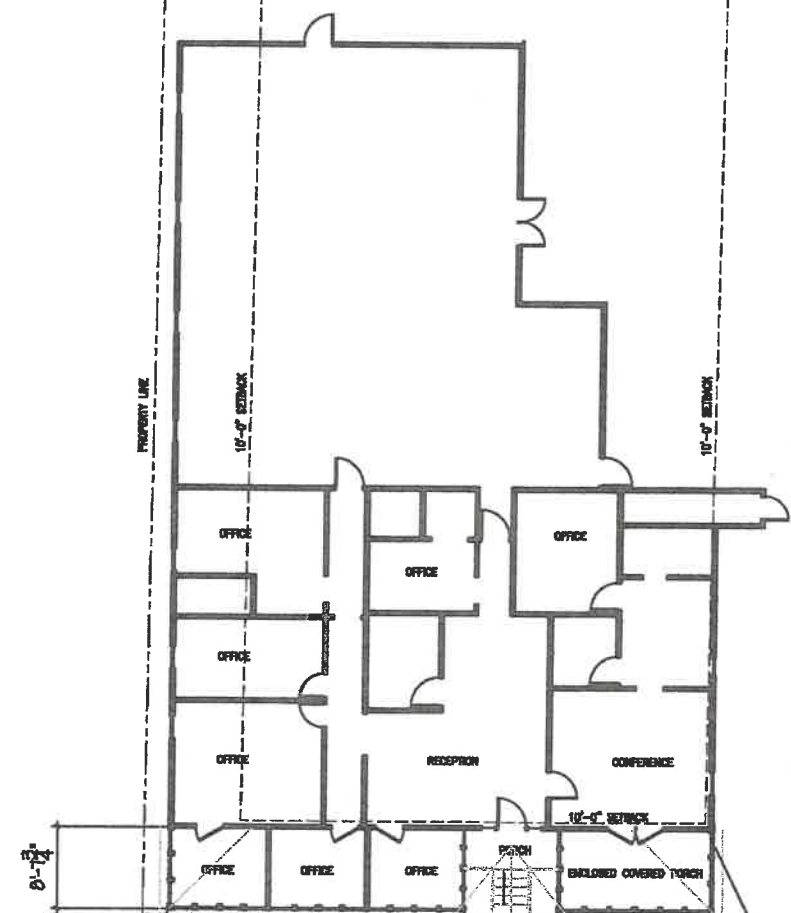
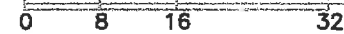


File No. MD23-011-072(4)
 Exhibit E
 Date 8.29.23
 Initials KP



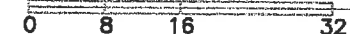
SHEET CURB		10'-1/2"		26'-5 1/2"	
EXISTING OPEN PORCH PROPOSED TO BE ENCLOSED		EXISTING ENCLOSED PORCH		57'-1/2"	

EXISTING 1st Floor Plan



SHEET CURB		10'-1/2"		16'-4"	
EXISTING OPEN PORCH PROPOSED TO BE ENCLOSED		NEW OPEN PORCH		EXISTING ENCLOSED PORCH	
				57'-1/2"	

PROPOSED 1st Floor Plan



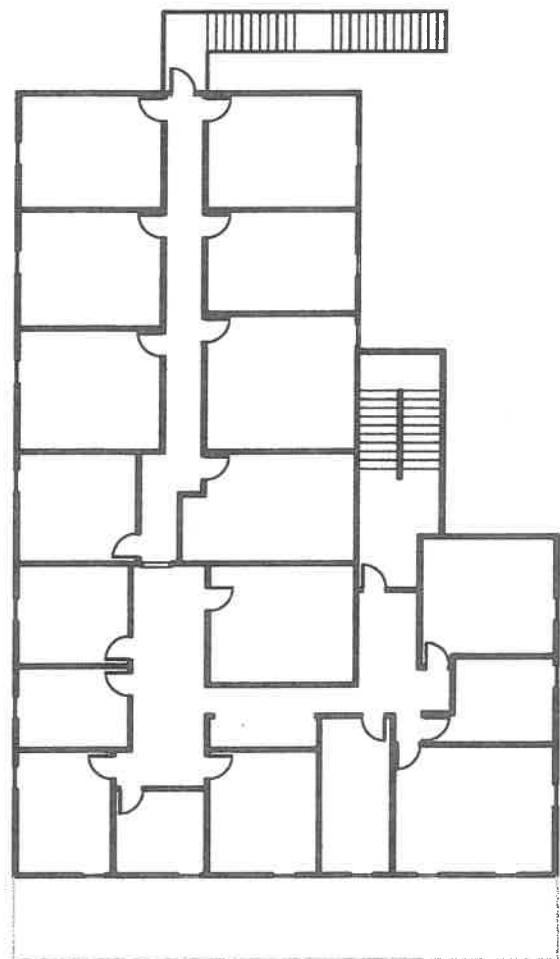
EXISTING WOOD WINDOWS IN EXISTING ENCLOSED COVERED PORCH TO BE REFURBISHED. THIS PORTION IS UNHEATED SEASONAL USE DUE TO EXISTING CONSTRUCTION & SINGLE PANE WINDOWS.

Richard Clements Architect, PLLC
 15215 Merry Lane
 Oshtemo, MI 49759
 richardlee1523@live.com 989-370-3681

CARRAIGE TOURS
 LENOX PORCH
 7396 MARKET STREET
 MACKINAC ISLAND, MICHIGAN

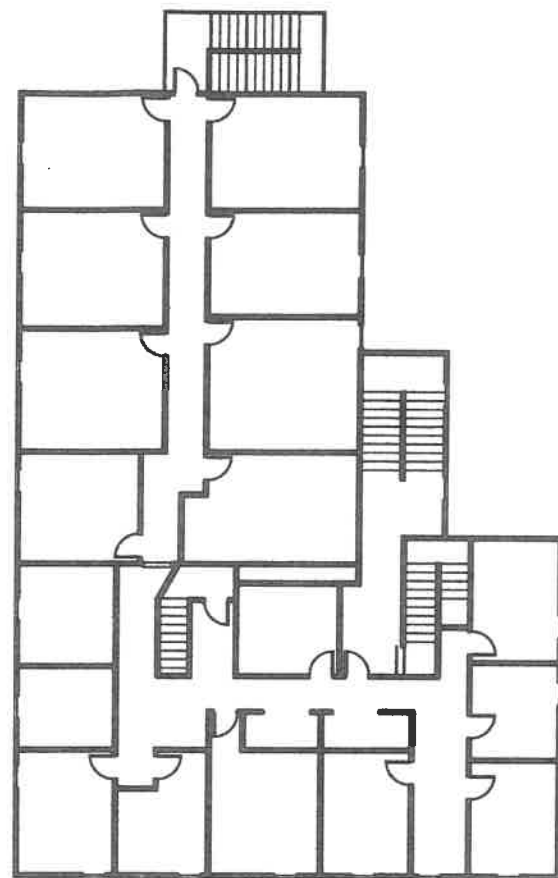
date: Aug. 28, 2023
 project: 2247
 MAIN FLOOR PLAN

sheet:
 A1.1
 COPYRIGHT © 2023



EXISTING 2nd Floor Plan

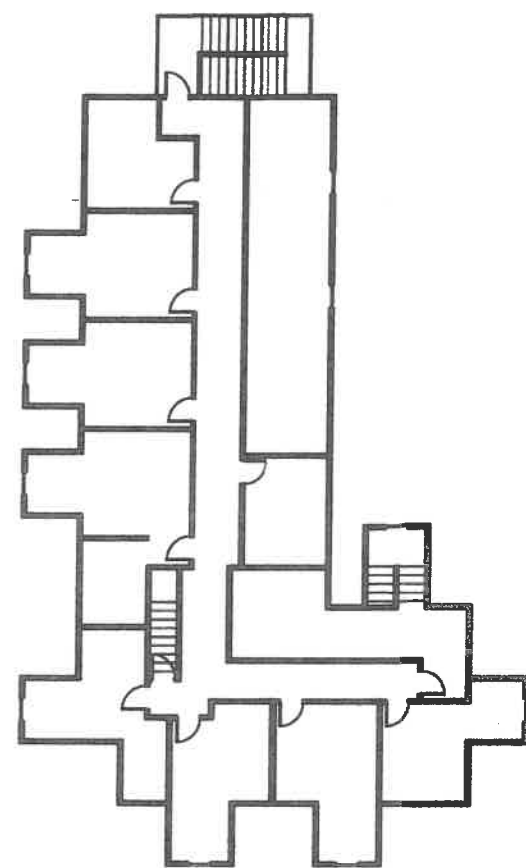
0 8 16 32



NO CHANGES TO LEVELS 2-4

EXISTING 3rd Floor Plan

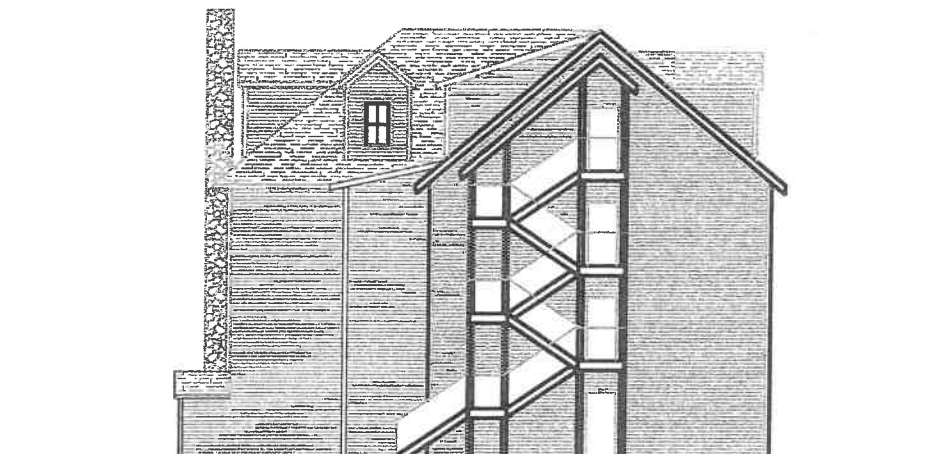
0 8 16 32



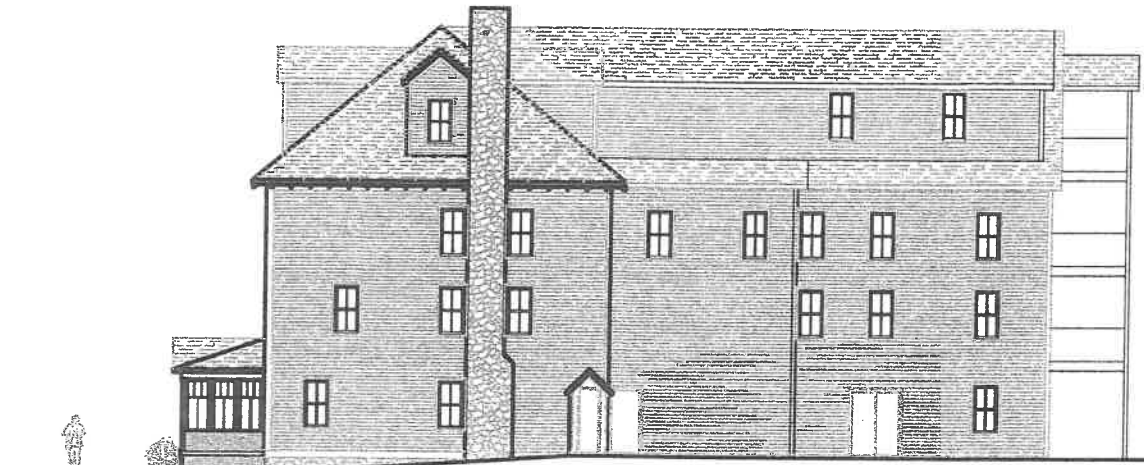
EXISTING 4th Floor Plan

0 8 16 32

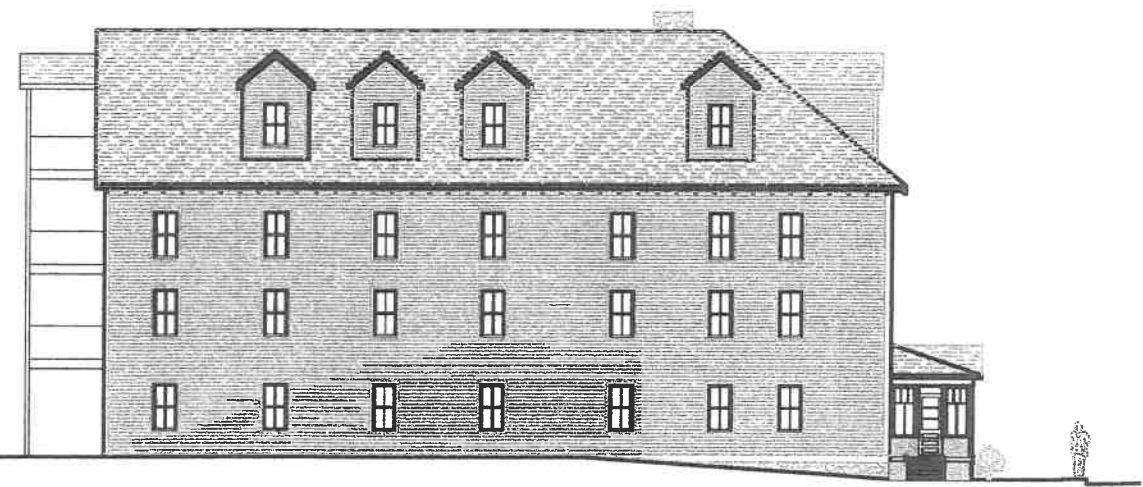
Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1525@live.com 989-370-3681	CARRAIGE TOURS LENOX PORCH		date: Aug. 28, 2023 project: 2247	sheet: A1.2
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN		OTHER FLOORS	COPYRIGHT © 2023



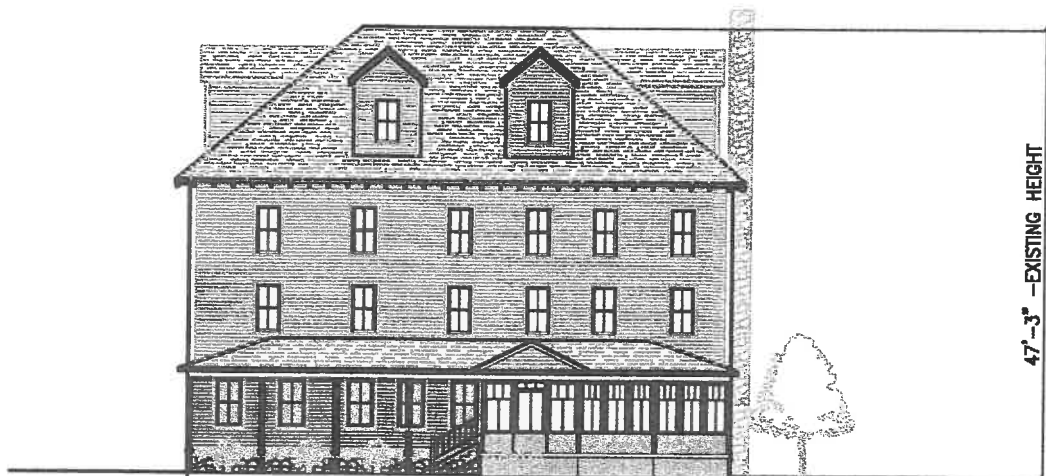
Existing West Elevation
 0 8 16 32



Existing East Elevation
 0 8 16 32



Existing North Elevation
 0 8 16 32

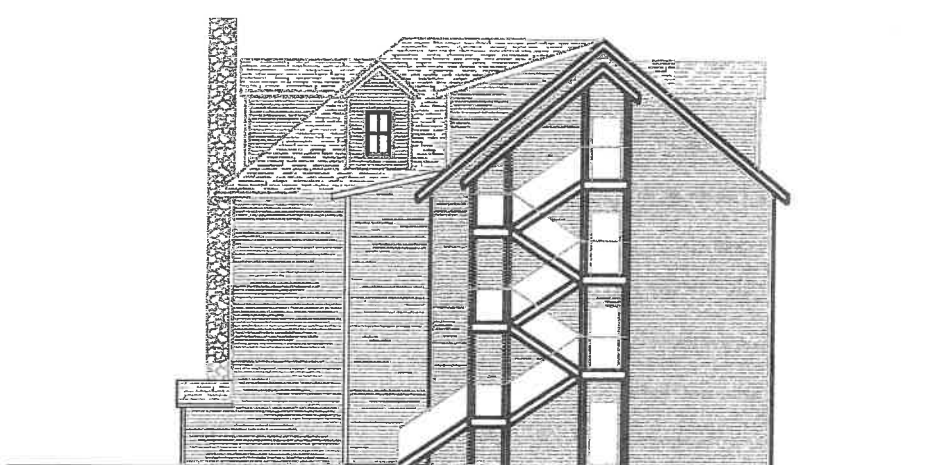


EXISTING OPEN PORCH
 PROPOSED TO BE ENCLOSED

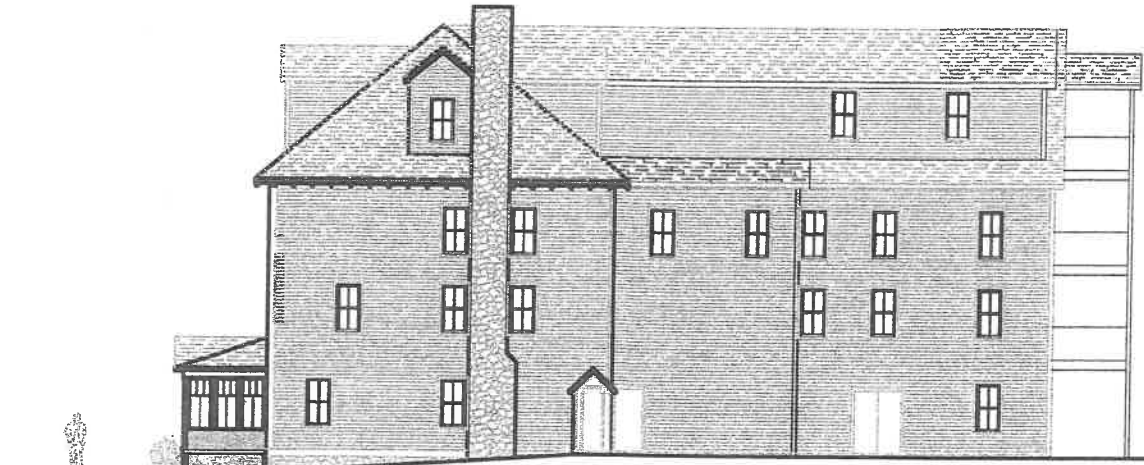
EXISTING ENCLOSED PORCH

Existing South Elevation
 0 8 16 32

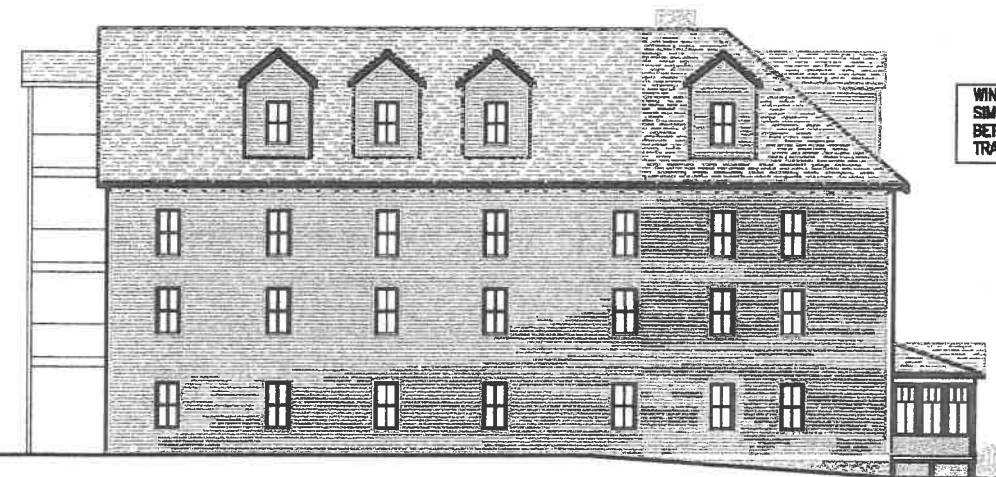
Richard Clements Architect, PLLC 15215 Merry Lane Oscoda, MI 49759 richardlee1523@live.com 989-370-3681	CARRAIGE TOURS LENOX PORCH 7396 MARKET STREET MACKINAC ISLAND, MICHIGAN	date: Aug. 28, 2023 project: 2247	sheet: A1.3 COPYRIGHT © 2023
		EXISTING ELEVATIONS	



Proposed West Elevation—No Change
 0 8 16 32



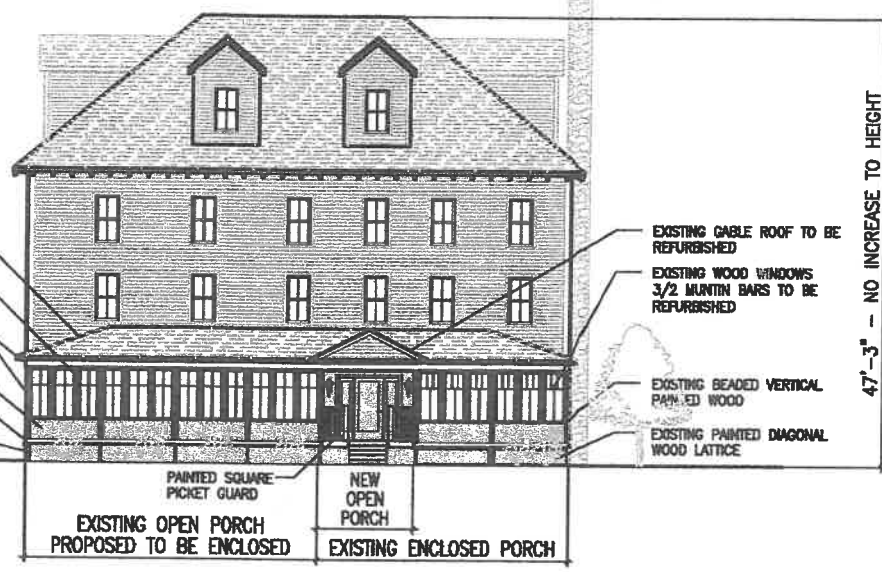
Proposed East Elevation—No Change
 0 8 16 32



Proposed North Elevation
 0 8 16 32

WINDOWS/DOORS: WOOD DOUBLE HUNG WITH SIMULATED DIVIDED LITES BOTH SIDES OF GLASS & BETWEEN PANES, CLEAR GLASS WITH LIGHT TRANSMITTANCE GREATER THAN 60%.

- EXISTING ASPHALT SHINGLE ROOF
- NEW WOOD WINDOWS 2/2 MUNTINS
- PAINTED CEDAR 1x TRIM
- NEW NON-BEADED VERTICAL PAINTED WOOD
- PAINTED CEDAR 1x TRIM
- PAINTED SQUARE WOOD LATTICE



- EXISTING CABLE ROOF TO BE REFURBISHED
- EXISTING WOOD WINDOWS 3/2 MUNTIN BARS TO BE REFURBISHED
- EXISTING BEADED VERTICAL PAINTED WOOD
- EXISTING PAINTED DIAGONAL WOOD LATTICE

PAINTED SQUARE PICKET GUARD
 NEW OPEN PORCH
 EXISTING OPEN PORCH PROPOSED TO BE ENCLOSED
 EXISTING ENCLOSED PORCH

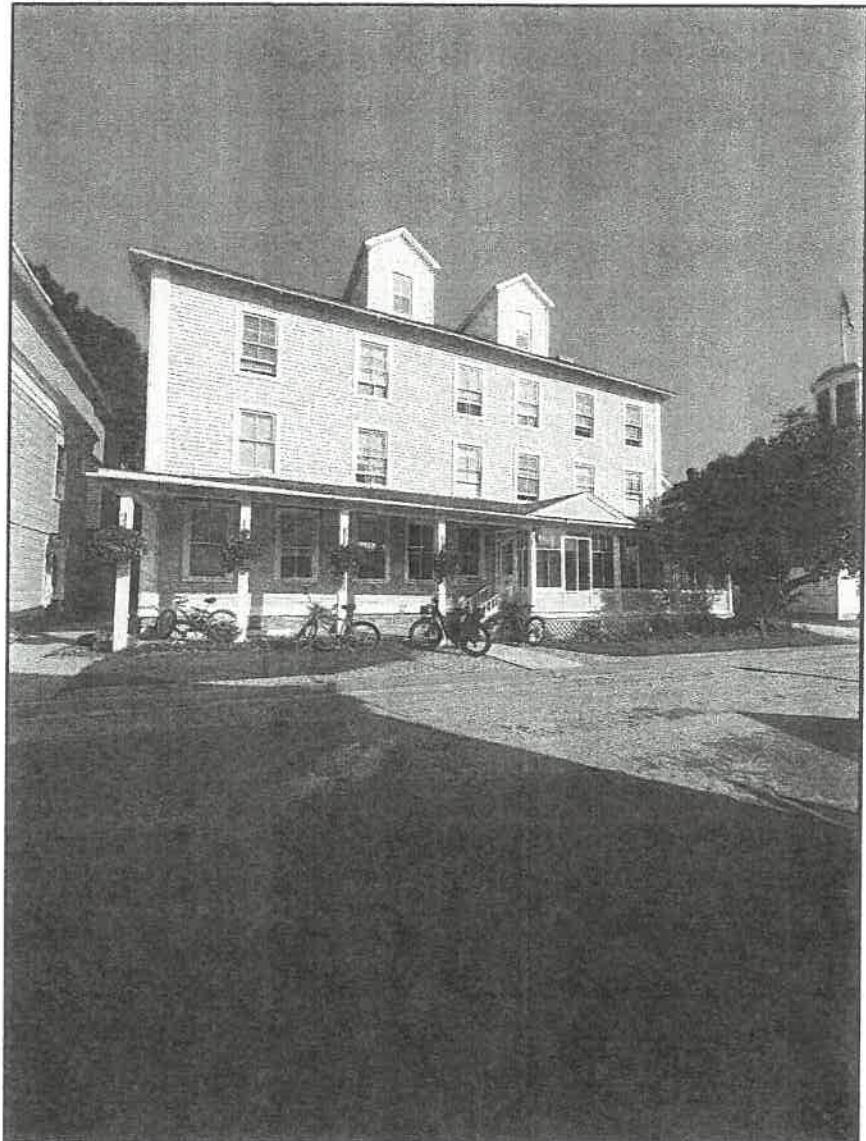
Proposed South Elevation
 0 8 16 32

47'-3" - NO INCREASE TO HEIGHT

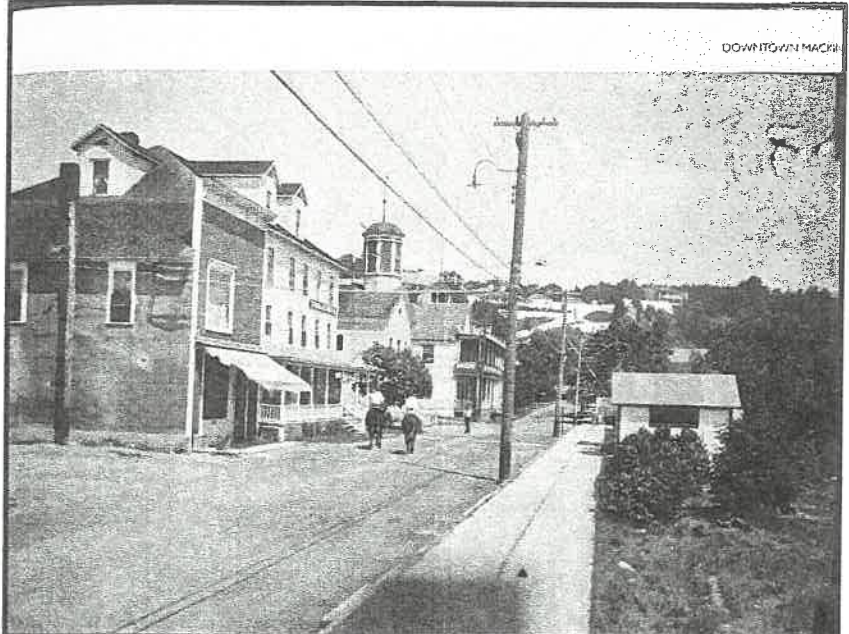
<p>Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-570-3681</p>	<p>CARRAIGE TOURS LENOX PORCH 7396 MARKET STREET MACKINAC ISLAND, MICHIGAN</p>	<p>date: Aug. 28, 2023 project: 2247</p>	<p>sheet: A1.4 PROPOSED ELEVATIONS COPYRIGHT © 2023</p>
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RECEIVED
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KR

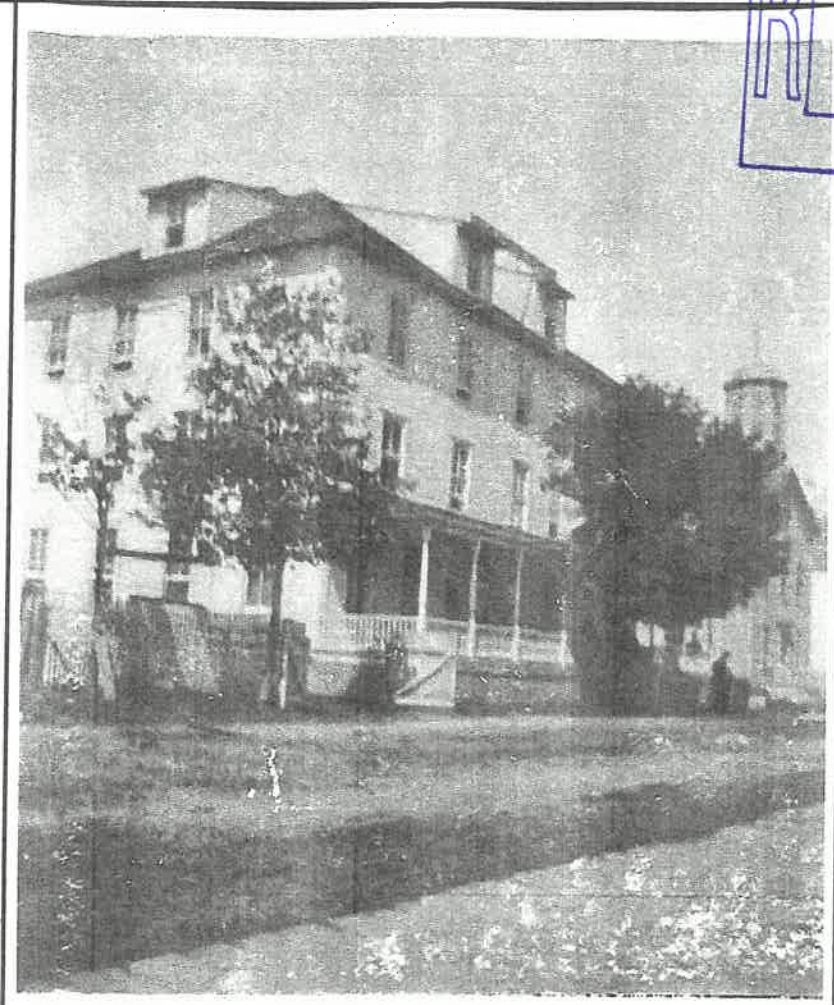


EXISTING LENNOX PHOTO



HISTORIC LENNOX PHOTO

SHOWING ENTIRE PORCH WAS
ELEVATED 36" AT ONE TIME



Chicago Hotel, Mackinac.

HISTORIC LENNOX PHOTO

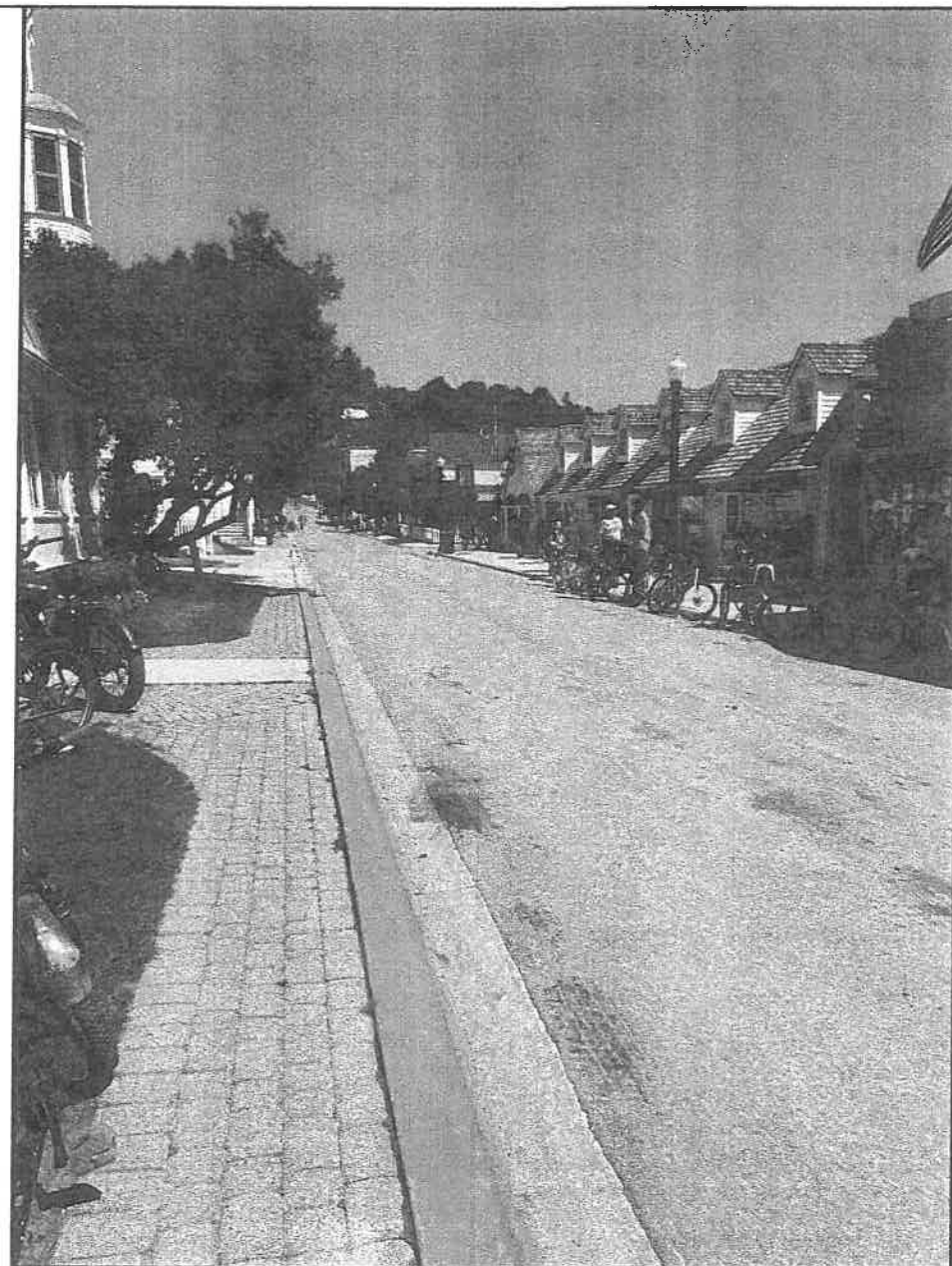
SHOWING ENTIRE PORCH WAS
ELEVATED 36" AT ONE TIME

File No. MD23-011-072(+)
Exhibit F
Date 8.29.23
Initials KR

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1525@live.com 989-370-3681	CARRAIGE TOURS LENOX PORCH		date: Aug. 28, 2023 project: 2247	sheet: A0.0 COPYRIGHT © 2023
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN		PHOTOS	



LOOKING WEST FROM LENNOX



LOOKING EAST FROM LENNOX

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	CARRAIGE TOURS LENOX PORCH		date: Aug. 28, 2023 project: 2247	sheet: A0.1
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN		PHOTOS	COPYRIGHT © 2023

File No. MD23-011-072(H)

Exhibit H

Date 9.8.23

Initials KP



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931



7 September 2023

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

Re: **LENNOX BUILDING PORCH ENCLOSURE**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed front porch changes at the Lennox Building in the Market and Main Historic District.

Find attached the Design Review for the above referenced proposed project.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Brad Chambers, Mackinac Island Carriage Tours
- Dennis Dombroski, City of Mackinac Island
- Gary Rentrop, Rentrop & Morrison



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 September 2023

DESIGN REVIEW

LENNOX BUILDING PORCH ENCLOSURE

7396 Market Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

The proposed project is the enclosure of a portion of the existing open front porch of the historic Lennox Hotel building, at 7396 Market Street, in the Market and Main Historic District. The building is a Contributing structure to the historic district. The Applicant proposes to enclose the western, now open, portion of the porch for expanded office use. As well, the building entry would be relocated to directly face Market Street, across a front porch, instead of the existing side-facing entry with no floor level porch.

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 a current front photograph, two historic photos of the building, and drawings including existing and proposed floor plans and elevations, from Richard Clements Architect, dated 28 August 2023.

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 building would continue in its current use as commercial office on the first floor, and residential on the upper floors, which are appropriate, compatible uses.

Lennox Building Porch Enclosure DR
 7 September 2023
 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 existing character of the facade and the larger building would be retained and preserved. No historic materials would be removed. The open porch space that characterized the building historically was altered at some time in the past by removal of the raised porch level deck, columns, and railings, leaving the roof above visually disconnected. The historic open porch space would be lost, and now be completely enclosed, but ironically, by re-establishing the entire front porch floor level across the full width of the building front, an architectural characteristic of the front would be restored to some degree. A portion of the original open front porch would be restored by turning the front door to open toward the street (removing a portion of now enclosed porch space), instead of to the side, and set back at the original front wall of the building, across an open portion of porch.

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."*

The existing porch arrangement is certainly not historic, and does not warrant consideration as a record of its time. The proposed porch enclosure would not create a false sense of historic development as it would appear as a historic porch, later enclosed. And the open, covered center portion would not be conjectural, but would be a partial restoration of the original fully open front porch.

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

The existing covered porch with no porch-level floor is not a change that has acquired historic significance in its own right, and replacement by some more appropriate treatment would be an improvement for the very visible building front.

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

The remaining original and historic distinctive features of the Lennox Building would be preserved.

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

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7 September 2023
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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.”*

This standard does not apply to the proposed project.

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

The proposed porch enclosure would not destroy historic materials that characterize the property. The proposed new work would be differentiated from the old by use of slightly different elements, such as vertical wood siding, but not beaded in detail, and lattice of a different pattern. These differences would be compatible with the historic integrity of the property and the surrounding environment.

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 proposed enclosure of the could be removed in the future, preserving the essential form and integrity of the historic property.

Standards Under Code Sec. 10-161(b)

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

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

Although very different than the original fully open front porch, and while recognizing the fact that half of that porch is now already enclosed, the proposed additional enclosed porch and reoriented entry porch would restore some level of integrity to the architectural value and significance of the Lennox Building, and with its relationship to Market Street and the surrounding area. This because the full width of the historic porch floor level would be re-established, and the front entry would be reoriented toward Market Street.

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

As stated above, despite enclosing more of the historically open front porch, the integrity of the front porch's relationship to the larger building would be improved, primarily because the entry door would now open to the front, and be accessible across an open, covered porch.

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

The proposed porch redesign would be compatible with the design, arrangement, texture and materials of the larger building and the neighboring district buildings.

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

The aesthetic value of the building would be positively improved by eliminating the inappropriate west portion of the existing porch, and reorienting the entry toward the front and Market Street.

CONCLUSION

Based on the findings above, the proposed porch enclosure and entry reorientation at the Lennox Building at 7396 Market Street would meet the Standards for review, and the Standards Under Sec. 10-161(b).

END OF REVIEW