

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION STUDY COMMITTEE

Tuesday, July 25, 2023 at 10:30 AM

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

I. Call to Order

II. Roll Call

Present: May, Chambers, Barnwell, Findley, Dufina

III. Pledge of Allegiance

IV. Approval of Minutes

- a. Approval of the minutes from the Special Meeting on May 12, 2023

V. Adoption of Agenda

VI. Correspondence

VII. Old Business

VIII. New Business

- a. Mission District Study Committee Report

Metz stated what she believed to be what the committee wanted as the "period of significance" as WW2. The other option is the 50 year age as it is in downtown and the west end. Metz suggested terminating the period of significance and changing it to anything past 1941 would be contributing.

Properties in question:

1396 and 1392 Church Street are from late 1800's and should not be wiped off the map.

1370 already non contributing

6691 Mapleview already non contributing

Modern condos such as Lesley Court should be counted as buildings and some are not counted the same way. which she can correct.

- b. Letter to City Council re: Further Review of Mission District

May read the letter aloud.

Doud stated the HDC reviewed and the properties they reviewed were Lesley Court, Rowe Condos, May house, and Nephew house. 6770 and 6776 are over 100 years old. Doud also stated he is wondering how the condos will be bounted. Metz stated there were some inconsistencies. Truscott and Main there are four Rowe houses that should be counted per building, not unit. Metz will fix it. Basis of the letter is determining the period of significance. Metz stated going from the list from HDC, from her perspective, she needs to look at a age, integrity, and a variety of criteria. 1392 and 1396 Church St would have to be evaluated based on integrity. They are from the 1800's. Dufina asked what period of significance is for the study. Metz said 1790 until 50 years ago (1973). There is argument for the east end trucking the period of singiiance because of the predominance of the 19th centruy buildings and the importance of the buildings on the island. Proposed period is until 1941. 50 year mark was sued for the other districts. There are other mid century structures that would be included that are not included in the list on the letter to City Council 6706 is a mid century ranch house. And there are a few more like it. Non contributing are still reviewed by HDC but are given more latitude. The fur trading era and the resort tourism era is predominate on the island. May said the ranch style homes were definitely a time on the island, but it is not the style the Island is trying to protect. Metz stated that we could end the period at the end of WWII if desired. Dufina asked what Metz recommended and she said both would make sense to her. Motion by Findley, second by Chambers to consider the period of significance as prior to 1941. Roll call vote: Ayes: May, Chambers, Barnwell, Findley, Dufina. Nays: None. All in favor. Motion carries. Dufina clarified some of the addresses. 6687 is Dr. Schultz's first house and non contributing. 6691 is behind it and also non contributing. 6739 isn't on the new map that Doud had in hand. Metz will distribute a revised map for comment before the Study Committee disseminates.

- c. New Period of Significance - Metz
- d. Proposed Mission District Map - Identify Contributing and Non-Contributing Structures
- e. Restrictions to Properties in a Historic District - Rentrop

Rentrop stated the process is if you are in an historic district the proposed changes are different than like for like or maintenance, like different windows or dormers, it must be reviewed by the HDC. Rick Neumann will also review and assist the applicant. Rentrop is not aware of any situations where we were not able to accomplish the development of a property. You will be able to do what you want to do, but in a historical fashion.

Dufina stated part of the cities ordinance addresses the HDC and its responsibilities. Rentrop state the ordinance mirrors the state law.

Rentrop stated the process starts with the City Council asking the Study Committee to study a certain part of the city. The study committee determines if it should be an historic district, and its boundaries. Metz prepares the report and then there is a public hearing no sooner than 60 days after the report is made available. The report is then sent to City Council to accept, reject, or send back for revisions. The final approval is made by City Council.

IX. Public Comment

Dennis Cawthorne stated he was led to believe that if a non contributing structures nevertheless assume certain burdens that they would not assume if not part of an historic district. Cawthorne asked precisely what burdens are assumed by non contributing structures?

Neumann stated that a non contributing has more latitude in changes as long as the changes are in line with the rest of the district and island. Matching material and windows wouldn't necessarily be required by a non contributing structure as long as it is in keeping with the district.

Findley clarified the process if non contributing building and want to make changes that are new, that would go to the Planning Commission correct? Neumann stated both the Planning Commission and HDC review. The HDC reviews a project first. Findley asked If the HDC does not approve but Planning Commission does, can they move forward with it? Neumann stated the final word depends on what the issue is; if it is under the purview of the Planning Commission or the HDC. They have different items to address. Barnwell stated there have been examples of when changes were allowed; his house, Sheplers one story building, Alford's, etc. There is just a little more review on the contributing. Doud stated both Kays house and Mr B's were considered contributing but the HDC determined they were not.

Rentrop stated this act also gives you control on what is added to a district such as the hotel proposed over the Arnold dock. The Historic Districts help protect the gem of an island. Barnwell stated the way the Historic District is administered can make or break the process. Rentrop stated the city has say over what cellular companies can install in Historic Districts as well. Dufina stated for both bodies it is not a simple yes or no. A lot of thought and discussion goes into decisions. Many people like the fact that Neumann offers input on their projects.

X. Adjournment

Nancy May, Acting Chair

Katie Pereny, Secretary