

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, April 08, 2025 at 10:00 AM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Adoption of Agenda

V. Approval of Minutes

[a.](#) March 11, 2025

VI. Correspondence

VII. Committee Reports

VIII. Staff Report

[a.](#) MD25-026-015(H) Benjamin like for like repairs

[b.](#) MD25-038-013(H) Cottage Inn New Roof

IX. Old Business

[a.](#) R325-008-005(H) Doud Shed Roof

[b.](#) R325-011-006(H) Porter Deck Replacement

[c.](#) R325-008-010(H) Doud Fence

X. New Business

[a.](#) HB25-050-012(H) Iroquois Hotel front stair rail replacement

[b.](#) MD25-041-017(H) Market Street Inn A/C Unit Upgrade

[c.](#) MD25-069-018(H) Doud Shed, Porch Lattice, and Hatch Demolition

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, March 11, 2025 at 10:00 AM

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

I. Call to Order

Chairman Finkel called the meeting to order at 10:22 AM.

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Nancy Porter

Peter Olson

ABSENT

Alan Sehoyan

Lorna Straus

Shannon Schueller

Staff: Richard Neumann, Erin Evashevski, Dennis Dombroski, David Lipovsky

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve the Agenda as presented.

Motion made by Olson, Seconded by Doud.

Voting Yea: Doud, Finkel, Porter, Olson

V. Approval of Minutes

a. February 11, 2025

Motion to approve as written.

Motion made by Doud, Seconded by Porter.

Voting Yea: Doud, Finkel, Porter, Olson

VI. Correspondence

a. Letter from Loggia Preservation

None of the Commissioners or Evashevski has heard of them but Evashevski always thinks it is good to have a resource on file. Motion to place on file.

Motion made by Finkel, Seconded by Doud.
Voting Yea: Doud, Finkel, Porter, Olson

VII. Committee Reports

Doud asked Evashevski about where committees have to meet. Evashevski stated in City limits and recommends the Council Chambers. Evashevski stated the meetings must be posted. Evashevski stated there are allowances for holding elsewhere but she wouldn't recommend it.

VIII. Staff Report

Doud asked if the Commission must act in 60 days. Evashevski stated yes. Doud agreed to extending his two applications on the Agenda and Porter is OK with extending if needed also. All three applications will have to be tabled due to lack of quorum.

IX. Old Business

a. R324-008-057(H) Benser New Home

Finkel asked if Neumann is ok with the changes. Neumann stated yes, it meets all the standards. Dombroski said the change meets lot coverage, as planned. Doud asked if anyone has a problem with him voting on this Agenda item. Porter stated she didn't have a problem. Evashevski asked Doud if they have signed deeds for each other separating the two lots. Doud stated yes. Porter appreciated Doud asking. Motion to approve the new plan given the positive review.

Motion made by Porter, Seconded by Olson.
Voting Yea: Doud, Finkel, Porter, Olson

b. C25-066-004(H) Mary's Bistro Retractable Awnings

Nobody was present to represent the applicant. Neumann stated there have been a number of applications lately where the pictures are not good enough to place the project in to context. Neumann did eventually get a photo. Neumann stated it seems pretty straight forward. His issue was the curved shape on top. They should be traditional shed awnings and would then would meet standards for review. Motion by Doud to approve with recommendation that awnings be changed to shed style. Dombroski stated we need to see a resubmittal from the supplier to see the look of the awning. Evashevski stated we are running up against the clock. Dombroski asked if the windows could be approved and not the awnings. Doud revised his Motion to approve the windows and Neumann is ok to approve the shop drawings of the shed awning. Evashevski stated you don't need two motions if your single motion is clear. Evashevski thinks partial approval will cover the 60 day rule. Douds Motion failed due to lack of support. Doud stated he would like to make two motions. Motion to approve the windows.

Motion made by Doud, Seconded by Finkel.
Voting Yea: Doud, Finkel, Porter, Olson

Motion to approve the awning upon approval by Dombroski and Neumann.

Motion made by Doud, Seconded by Olson.
Voting Yea: Doud, Finkel, Porter, Olson

- c. R325-008-005(H) Doud Shed Roof

Tabled due to lack of quorum.

X. New Business

- a. R325-011-006(H) Porter Deck Replacement

Tabled due to lack of quorum.

- b. R325-008-010(H) Doud Fence

Tabled due to lack of quorum.

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 10:43 AM.

Motion made by Doud, Seconded by Finkel.
Voting Yea: Doud, Finkel, Porter, Olson

Lee Finkel, Chair

Katie Pereny, Secretary

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itema.

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

Application Deadline: Application and materials must be completed and submitted by 4:00 p.m. 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: 7664 MAIN ST 051.575-026.00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: MIKE BENJAMIN Email Address: MICHAEL.H.BENJAMINE@gmail.com
Address: 7664 MAIN ST MACKINAC IS MI 49757
(Street) (City) (State) (Zip)
Telephone: 617 319 6521
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Woodworks-Matthew Myers Email Address: mackinacwoodworks@yahoo.com
Address: 7518 British Landing Rd 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.

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

Matthew Myers SIGNATURE File No. MD25-026-015(H)
Signature Exhibit A
Matthew W Myers Date 3.10.25
Please Print Name Initials KP

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

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

File Number: MD25-026-015(H) Date Received: 3.10.25 Fee: \$25-
Received By: KPereny Work Completed Date: _____

Mike Benjamin Project.
7664 Main St.

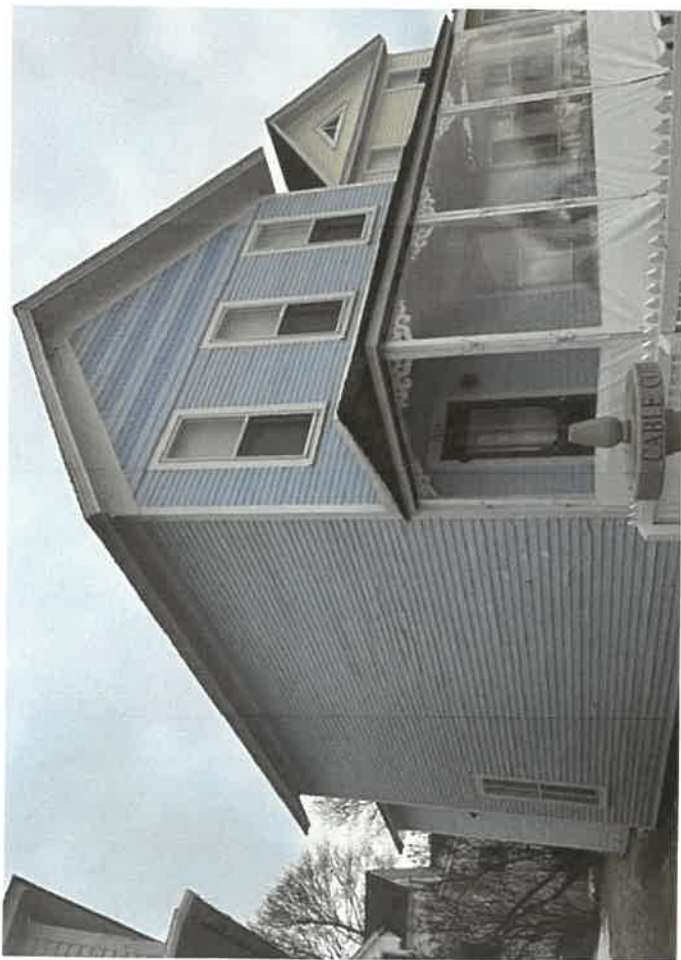


Job Description

- Like for like replacement of lap siding and trim on the front and two sides of house.
- Cedar beveled siding and cedar 5/4" cedar trim material to be used.
- Architectural dimensions to be sized for consistency, matching existent style.
- Shakes in front gable will remain.
- Double-Hung windows to be replaced with a sash-pack style, with like for like wood sashes.
- A few floor boards on front porch to be replaced.

Matt Myers
Mackinac Woodworks
231-881-6600

File No. MD25-026-015(H)
Exhibit B
Date 3.10.25
Initials KL



Section VIII, Itema.



File No. HP25-026-015(H)

Exhibit C

Date 3.10.25

Initials KP

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.

FEB 28 2025

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A) MINOR WORK

PROPERTY LOCATION:

7267 Market St. 051-550-038-10
(Number) (Street) 38-3613145
Parcel ID address 7234 Main St (Property Tax ID #)

PROPERTY OWNER

Name: Bob Benser Email Address: bbenser@me.com
Address: P.O. Box 475 Gaylord, MI 49734
(Street) (City) (State) (Zip)
Telephone: 231-881-3343
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Schwab Contracting LLC Email Address: mattschwab16@gmail.com
Address: 2871 Bay Street Rd Bay City MI 48706
(Street) (City) (State) (Zip)
Telephone: 989-244-1259
(Home) (Business) (Fax)

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

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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 SIGNATURES

Melissa Wiekman
Please Print Name

File No. MD25-038-013(A)

Signature Exhibit A

Date Please Print Name 2-28-25

Initials KP

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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: MD25-038-013(A) Date Received: 2-28-25 Fee: \$25
Received By: KP Work Completed Date:

MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

Cottage Inn - Market St. Historic District Application Checklist

Section VIII, Itemb.

FEB 28 2025

☒ Brief Description of the nature of the work proposed and the materials to be used.* *re-roofing with ~~asphalt shingles~~ asphalt shingles. Like for Like.*

☐ Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s).

Property address should be identified on all photographs.*

☐ Site Survey/Plan (to scale) – with the following information: Lot dimensions, **existing & proposed** structures, **existing & proposed** setback and yard lines, fences, walls, easements, public rights of way, utilities, driveways, and other relevant information.

☐ Floor Plans & Elevations – Floor plans, building elevations and where relevant to the proposed work, sections, must include dimensions, material notes, window and door details, topography, foundation height, porch details and other relevant information as requested. For additions, the existing structure and proposed addition must be clearly shown.

☐ Include detail on drawings of all materials proposed to be used and their dimensional and property characteristics.

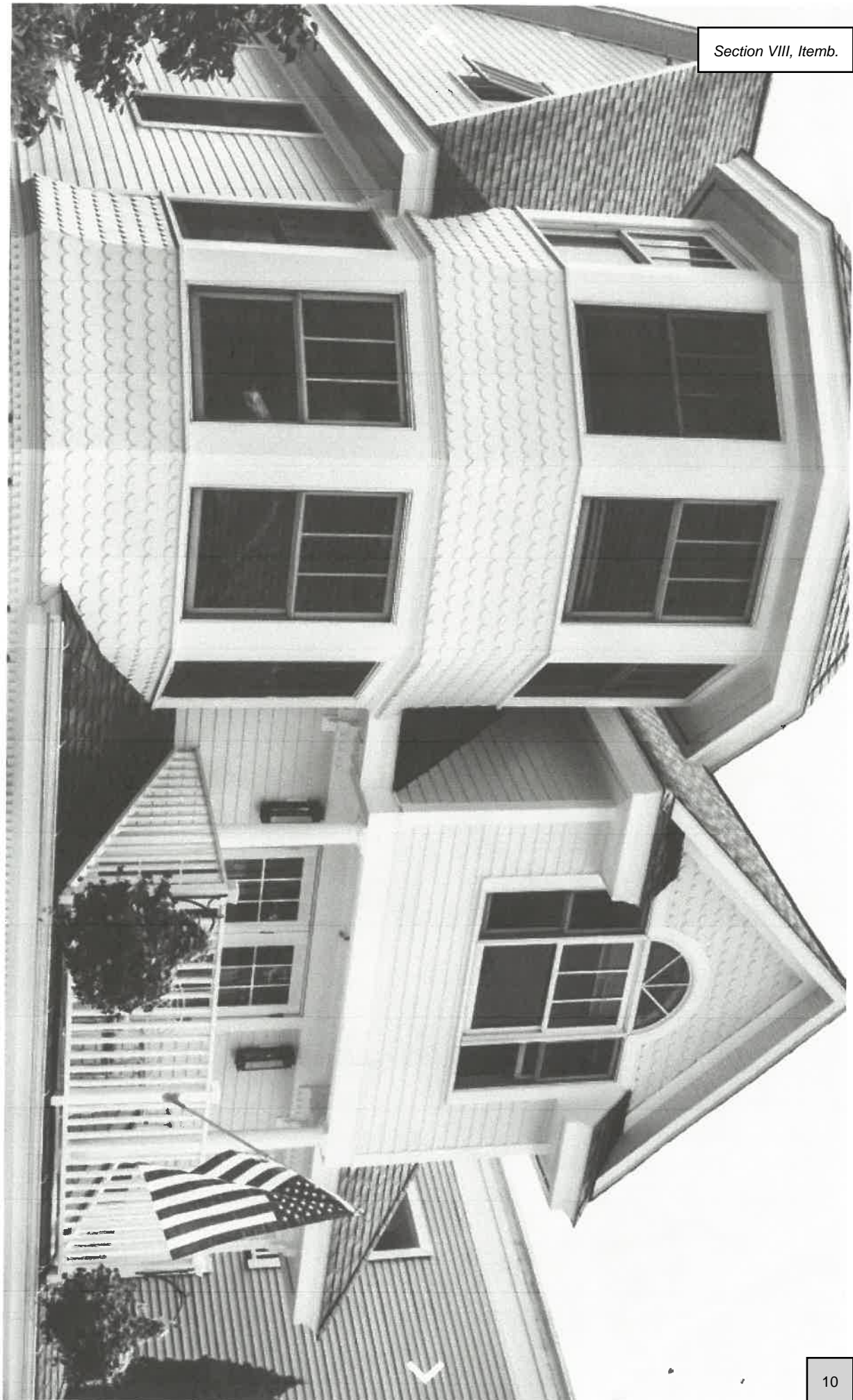
☐ Provide drawings, product literature, specifications, product photographs, or similar, for all new elements. Items include, but are not limited to, windows, doors, siding, trim, columns, railings, louvers, shutters, and roofing.

☐ Identify on drawings where any existing materials and architectural features will be removed or replaced.

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

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Revised March 2017



File No. MDAS-038-013(H)

Exhibit P

Date 2-28-25

Initials KP

KORUKING
The Roof - Like For Like

RECEIVED
FEB 28 2025
13

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)
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ALL MINOR WORK

PROPERTY LOCATION: 1274 Mission Street 051-500-008-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Andrew Dowd **Email Address:** dowd's market@gmail.com
Address: 2507 Cadotte Ave Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
Telephone: 231-392-6456
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Bam Bazinaw **Email Address:** BCMackinac@gmail.com
Address: Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
Telephone: 906-430-1100
 (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 facade and any relevant elevations showing the area, item or fixture 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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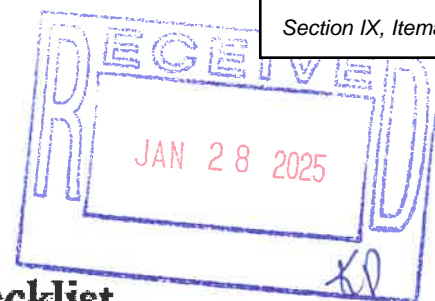
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the State-DeRose-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

SIGNATURES
 Signature: _____ Signature: _____
 Please Print Name: _____ Please Print Name: _____
 Date: 1-28-25
 Initials: XP

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RETURN THIS FORM AND SUPPORTING MATERIALS TO:
 MACKINAC ISLAND BUILDING OFFICIAL
 738 MARKET STREET, MACKINAC ISLAND, MI 49757
 PHONE: (906) 847-4835

File Number: B325-008-005 Date Received: 1-28-25 Fee: 600 -
 Received By: Alberny Work Completed Date: _____



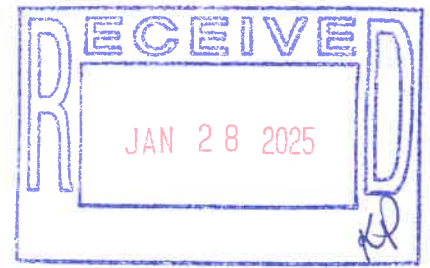
Historic District Application Checklist

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



RE: Shed Roof Application

Dear Commissioners:

Please see the attached application for construction of a shed roof over a retaining wall at the East entrance of the Doud house located at 1274 Mission Street currently under renovation.

On the original plans, this area was not covered, however after building the retaining wall, it became apparent that a partial cover would help in protecting the entrance from the rain and snow.

Sincerely,

Andrew Doud

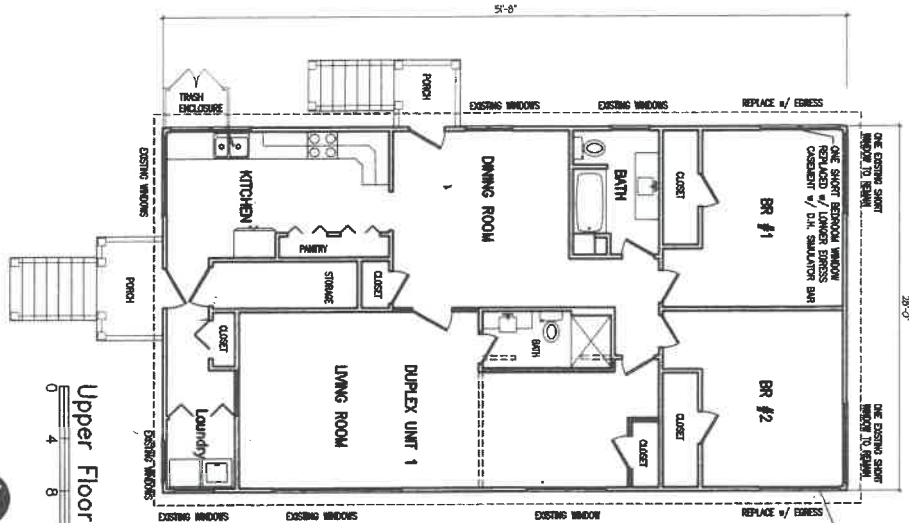
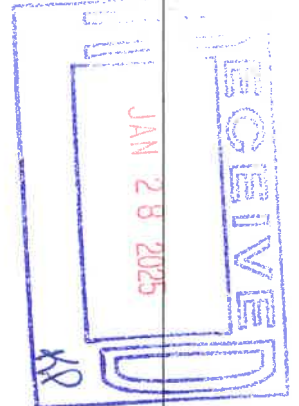
File No. 8325.008.005(H)
Exhibit B
Date 1.28.25
Initials KP

File No. R335-008-005CH

Exhibit D

Date 1-28-25

Initials RP



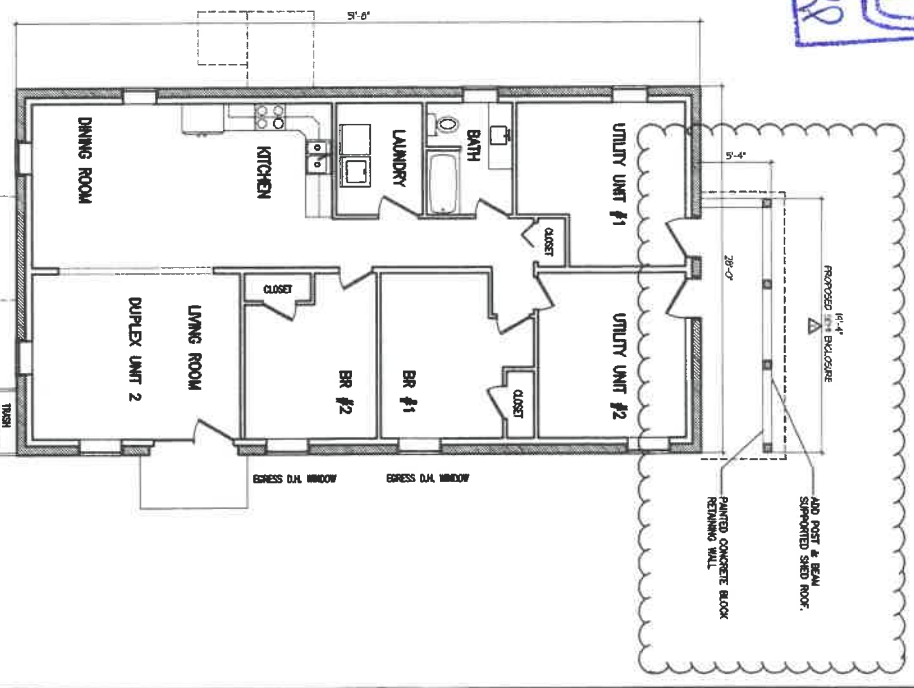
Upper Floor Plan

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



EXISTING UPPER STRUCTURE
MOVED SOUTH ABOVE RESULT
LOWER LEVEL STRUCTURE

Each Floor = 1,456 s.f.



Lower Floor Plan

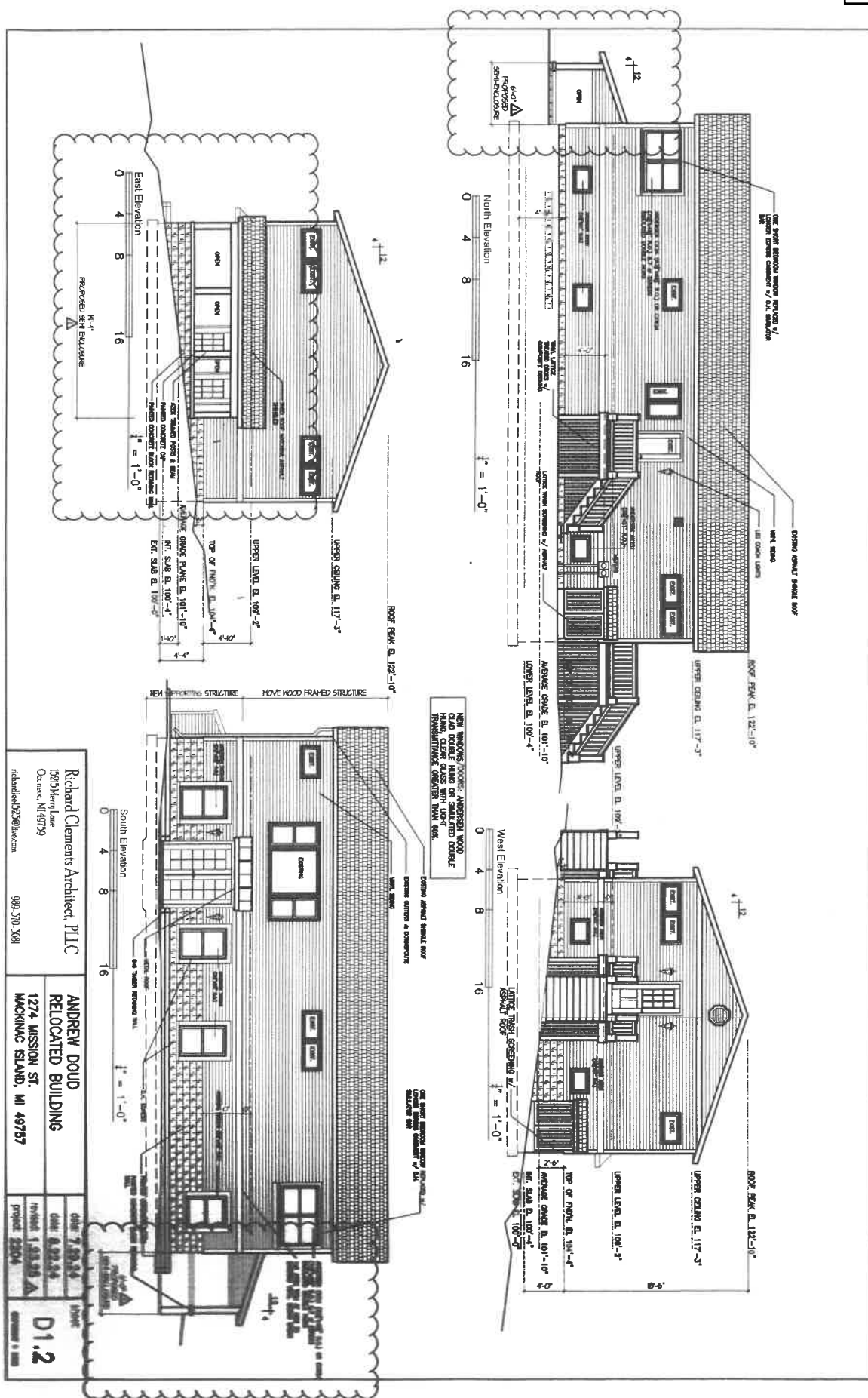
0 4 8 16 1" = 1'-0"

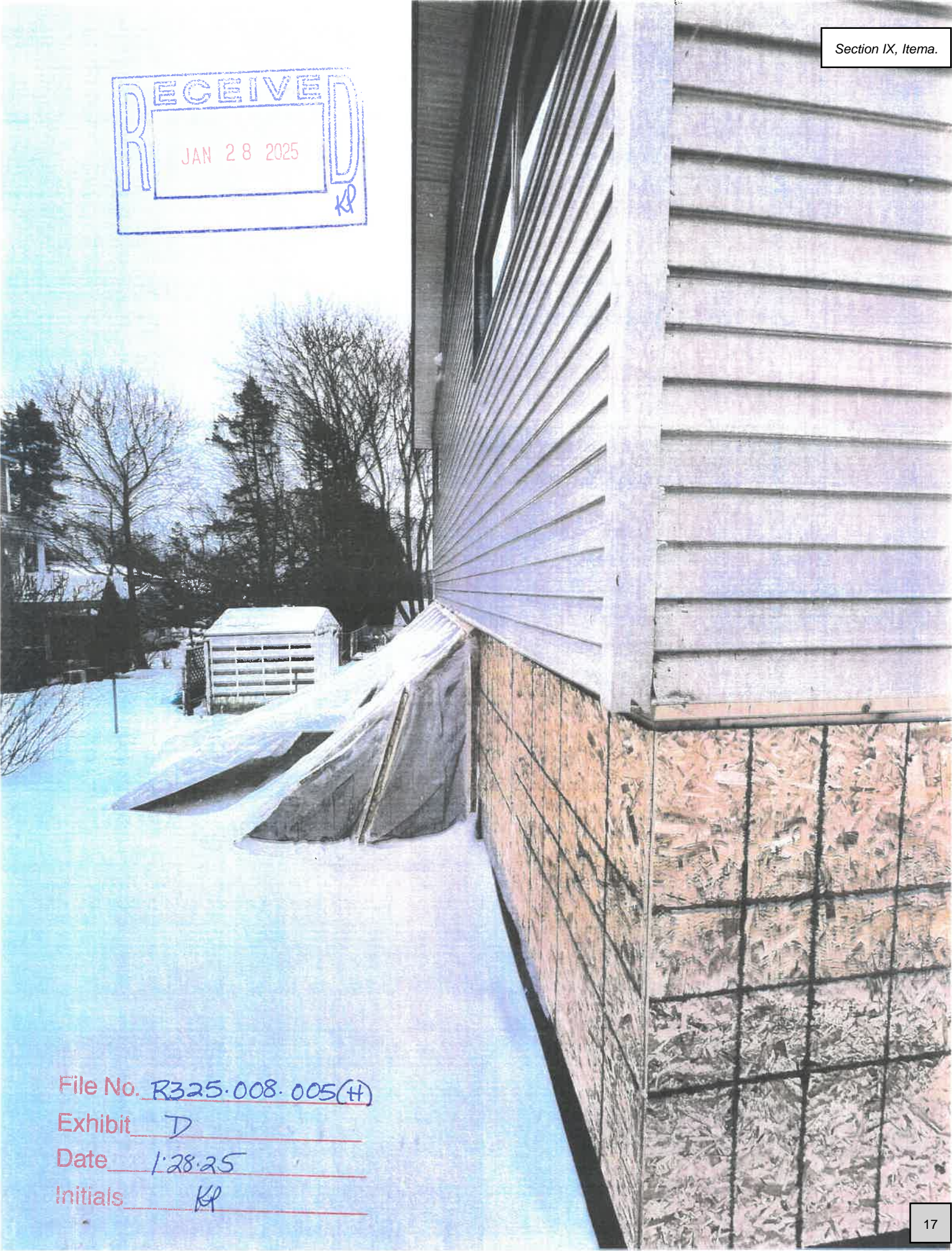
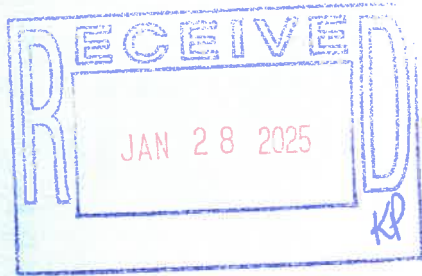
Richard Clements Architect, PLLC
1274 Mission St.
Madison, WI 53704
richard@rca280.com 995.370.3681

ANDREW DOUD
RELOCATED BUILDING
1274 MISSION ST.
MADISON, WI 53704

date: 7.29.24
date: 8.22.24
revised: 1.23.25
project: 2204

sheet:
D1.1





File No. R325.008.005(H)

Exhibit D

Date 1.28.25

Initials KP



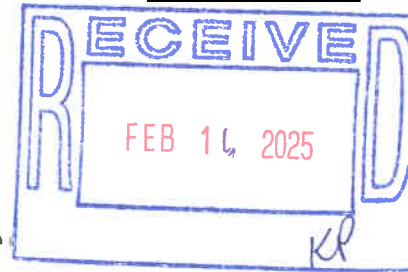






Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.047.0931



3 February 2025

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

Re: **DOUD DUPLEX ENTRY ROOF ADDITION**
Design Review

File No. R325.008.005(4)

Exhibit H

Date 2-24-25

Initials KP

Dear Ms. Pereny:

I have reviewed the proposal to add a rear porch roof to the Doud Duplex at 1274 Mission Street in the Mission East End 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. Andrew Doud, Applicant
Richard Clements, Richard Clements Architect
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



**Richard
Neumann
Architect**

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

3 February 2025

DESIGN REVIEW

DOUD DUPLEX ENTRY ROOF ADDITION

1274 Mission Street

East End Mission Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the addition of a porch roof over a rear exterior entry to the Doud Duplex at 1274 Mission Street, in the East End Mission Historic District. The building is a Non-contributing structure in the district. Two below-grade service doors open off an excavated entry delineated by retaining walls. In order to better protect this sub-surface level from rain and snow, a shed roof is proposed to cover the area.

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 photographs of drawings of proposed work, dated 23 January 2025, by Richard Clements Architect.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

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 work would not destroy historic materials that characterize the property, as it is not historic. The proposed new work would be compatible with the existing house being relocated and renovated.

Doud Duplex Entry Roof Addition Design Review
3 February 2025
Page 2

Standards Under Code Sec. 10-161(b)

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

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

The proposed new shed roof would be appropriate to the existing house, and would be compatible with the surrounding area.

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

The proposed shed roof and columns would be compatible in terms of design, arrangement, texture and materials.

CONCLUSION

The proposed shed roof addition to an excavated rear entry on property at 1274 Mission Street would meet the Standards for review.

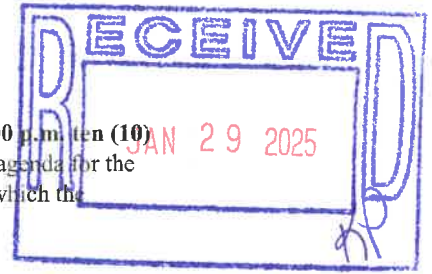
END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section IX, Itemb.

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A) MINOR WORK

PROPERTY LOCATION: 1396 Church Street 051-525-011-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Nancy Porter Email Address: nancy4658@outlook.com
Address: 7408 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 231-881-4430
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: mainstmain1971@live.com
Address: 7221-103 Main St. Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 231-881-6868
(Home) (Business) (Fax)

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Signature: [Signature] SIGNATURES File No. R325-011-006(H)
Signature: [Signature] Exhibit A
Please Print Name: Roy Shryock Date: 1-29-25
Please Print Name: [Signature] Initials: KP

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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: R325-011-006(H) Date Received: 1-29-25 Fee: \$100 -
Received By: [Signature] Work Completed Date: _____

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 1396 Church street
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: 15,000

APPLICANT/CONTRACTOR

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

Name: Roy Shryock Email Address: Ma107ma1971@Live.com

Address: 7221 Main St. Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-6860
(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 1-28-25

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: Nancy Porter Email Address: Nancy4650@outlook.com

Address: 740 F Main St. Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-881-4430
(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] SIGNATURES
Signature

Roy Shryock
Please Print Name Please Print Name

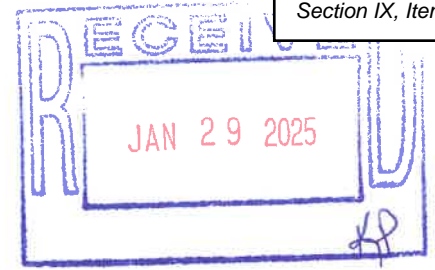
Signed and sworn to before me on the _____ day of _____, 20____.

Notary Public

County, Michigan
My commission expires: _____

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

File No. B325-011-006(H)
Exhibit B
Date 1-29-25
Initials KP



Section IX, Itemb.

Mackinac Island HDC,

We are asking for approval to replace the deck located at 1396 Church Street. The existing hand railings do not meet code and must be replaced. We will be using HDC approved materials to complete this project. Thank you for your time!

Roy Shryock

RECEIVED
JAN 29 2025
RP

File No. B325-011-006(H)

Exhibit C

Date 1-29-25

Initials KP

















Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 March 2025

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

Re: **PORTER PROPERTY DECK REPLACEMENT**
Design Review

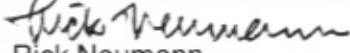
Dear Ms. Pereny:

I have reviewed the proposed rear deck replacement at 1396 Church Street in the East End Mission Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT


Rick Neumann

- c. Roy Shryock, Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 March 2025

DESIGN REVIEW

PORTER PROPERTY DECK REPLACEMENT

1396 Church Street

East End Mission Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is replacement of an existing rear yard deck at 1396 Church Street, in the East End Mission Historic District. The building is a Contributing structure in the district. The deck is in deteriorated condition and is proposed to be replaced in the same configuration and dimensions as existing, but using composite deck and railing lumber. New railings would have spaced balusters, rather than being open, as would be required to meet building code requirements of 4 inch maximum openings. As now, lattice skirting would fill the space below.

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 photographs of existing conditions, dated 28 January 2025, by Roy Shryock.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

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 historic character of the property would be retained and preserved, as the existing deck is not historically or architecturally significant. No historic materials would be removed.

Porter Property Deck Replacement Design Review
5 March 2025
Page 2

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 work would not destroy historic materials that characterize the property, as it is not historic. The proposed replacement porch would be compatible with the existing house, in terms of massing, size, and architectural features.

Standards Under Code Sec. 10-161(b)

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

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

The historic and architectural value of the building, and its relationship to the historic value of the surrounding historic district would be maintained.

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

Being on the rear of the house, the deck is not a primary architectural feature of the resource, or especially important to the surrounding area.

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

The proposed replacement deck would be compatible with the historic building.

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

The aesthetic value of the building would be retained.

CONCLUSION

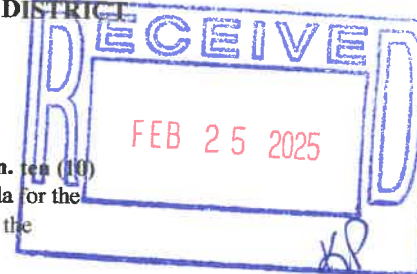
The proposed replacement of the rear deck on the house at 1396 Church Street would meet the Standards for review.

END OF REVIEW

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: 1264 MISSION Street 051-500-008-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Andrew Doud Email Address: douds.market@gmail.com
 Address: 2507 Cadotte Ave Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231-392-6456
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Bam Bazinaw Email Address: BCMackinac@gmail.com
 Address: Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 906-430-1100
 (Home) (Business) (Fax)

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

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

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

SIGNATURES
 Signature _____ Signature _____

Please Print Name _____

Please Print Name _____

File No. R325-008-010(4)
 Exhibit A
 Date 2-25-25
 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: R325008-010(4) Date Received: 2-25-25 Fee: \$100
 Received By: KP Work Completed Date: _____

Historic District Application Checklist

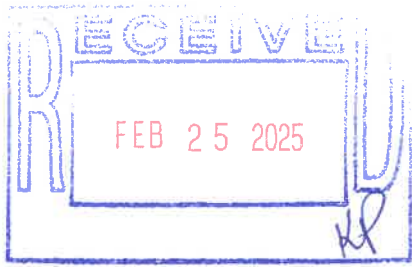
- ☒ Brief Description of the nature of the work proposed and the materials to be used.*
- ☐ Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s). Property address should be identified on all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

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

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

City of Mackinac Island
Historic Commission
Planning Commission

RE: Fence Application



Dear Commissioners:

Please see the attached application for construction of a picket fence inside the property line of the Doud house located at 1274 Mission Street. Previously, there was a chain link fence around the entire property, encompassing both lots which has been removed. The new fence will only be around the Doud house, please see attached site plan for more information. The fence will be constructed of cedar posts and pickets and painted white.

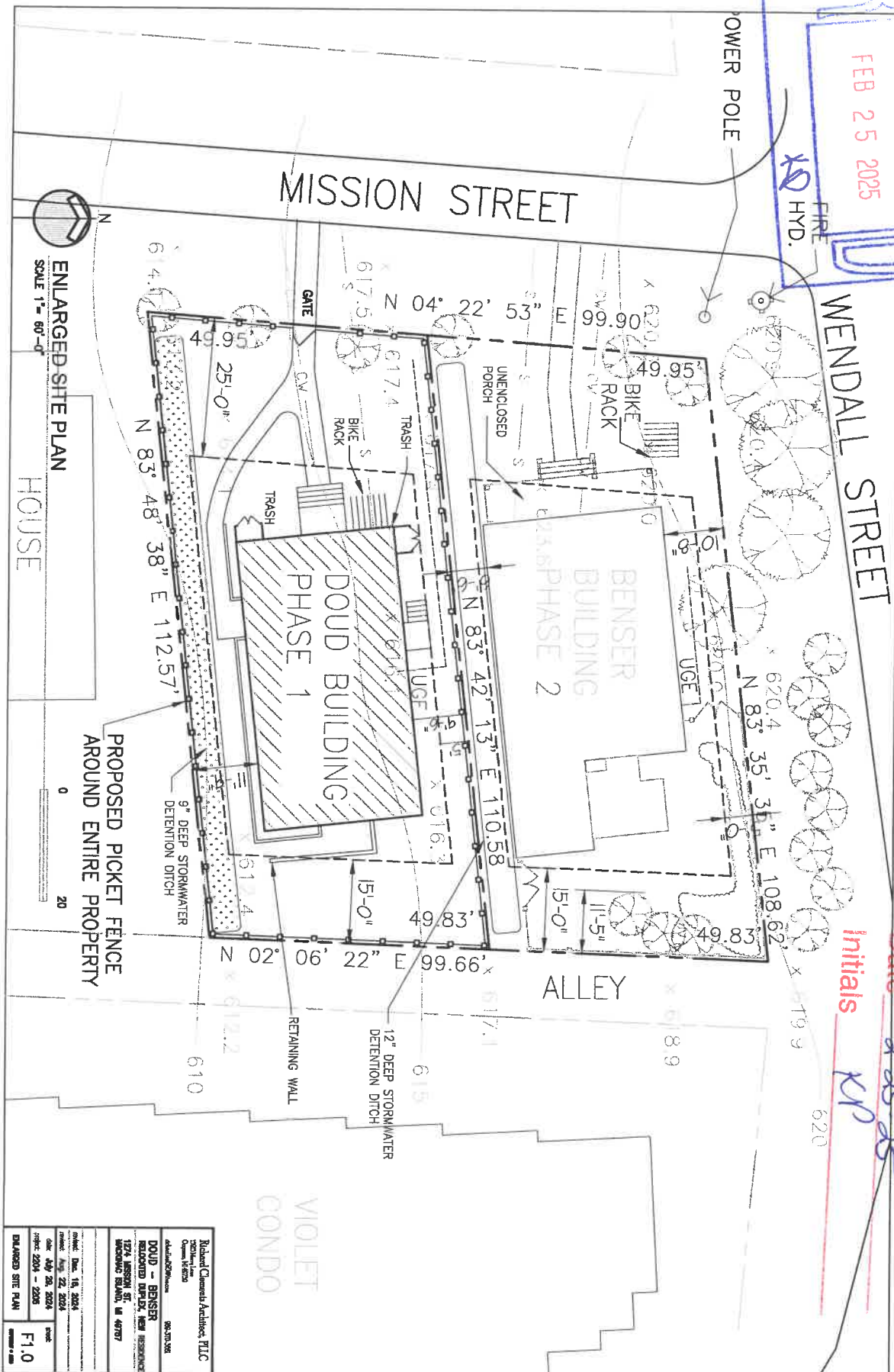
Sincerely,

Andrew Doud

File No. R025-008-010(H)
Exhibit B
Date 2-25-25
Initials KP

WENDALL STREET

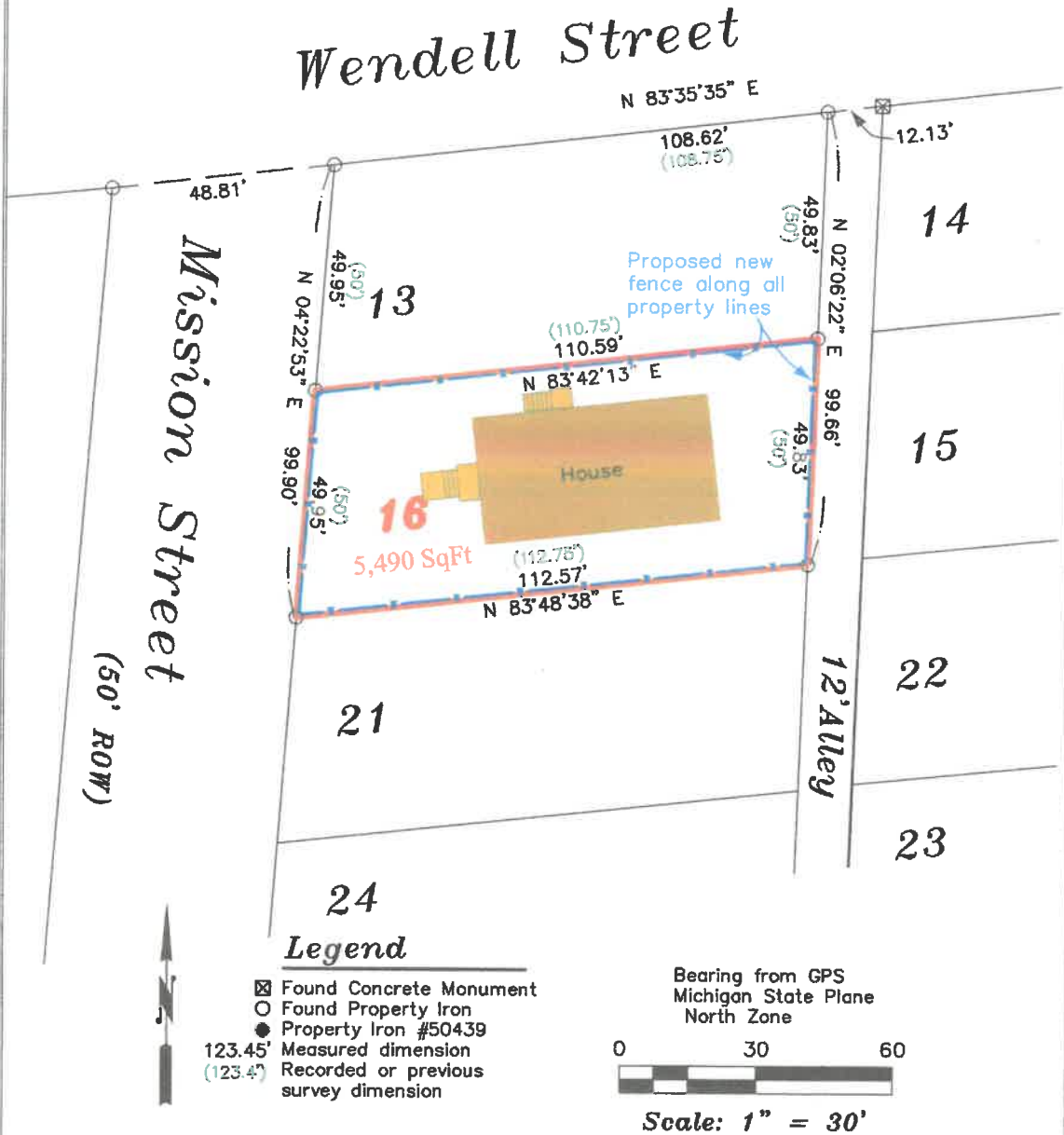
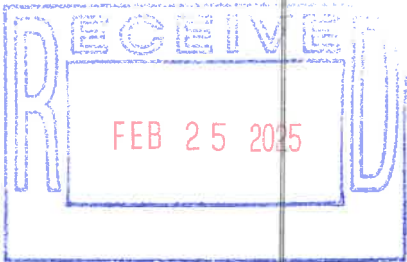
File No. R375.008.010(H)
Exhibit C
Date 2-25-25
Initials KP



Site Plan

Lot 16, Assessor's Plat #1, Mackinac Island

Client: Andrew Doud



By: *Neil W. Hill P.S.*
Neil W. Hill P.S. #50439
Registered Land Surveyor
Date: February 3, 2025
Order No.: 25019-AD-16-AP1
© 2025 This map may NOT be reproduced without written consent of surveyor



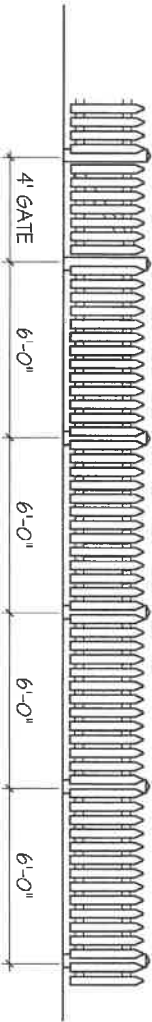
429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone
info@mackinacsurveys.com



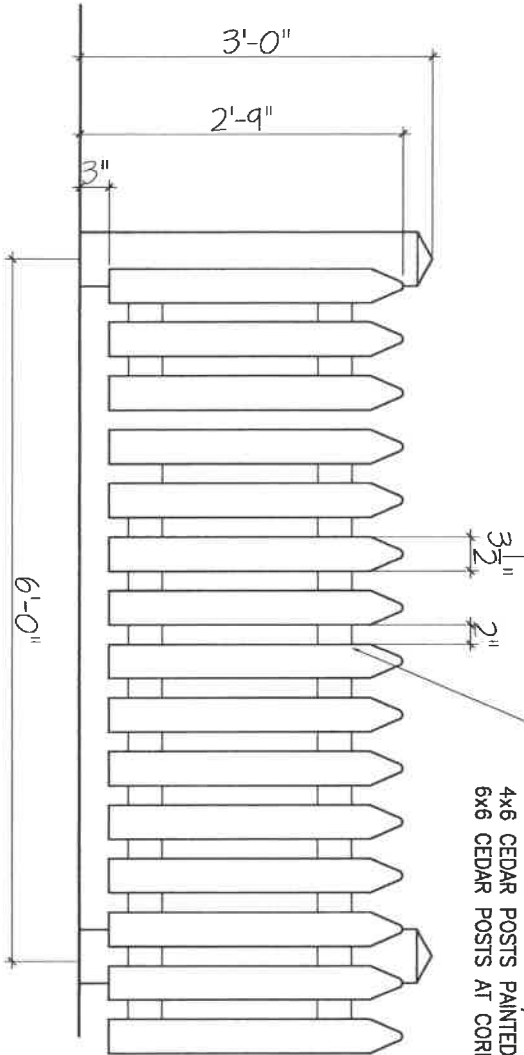
RECEIVED
FEB 25 2025

PROPOSED PICKET TYPE ELEVATION

SCALE" 1" = 1'-0"



PICKET FENCE CONSTRUCTION:
1x4 CEDAR PICKETS w/ 2" SPACING PAINTED WHITE
4x6 CEDAR POSTS PAINTED WHITE
6x6 CEDAR POSTS AT CORNERS



PROPOSED PICKET FENCE SECTION

SCALE" 1" = 1'-0"



Richard Clements Architect, PLLC 9220 Henry Lane Oshtemo, MI 49729 richard@rca3.com 980.370.3881		ANDREW DOUD PICKET FENCE 1274 MISSION ST. MACKINAC ISLAND, MI 49757	date: 12.16.24	sheet: F1.1
			project: 2204	continued on next

File No. R325.008.010 (4)

Exhibit D

Date 2.25.25

Initials KD

RECEIVED
FEB 26 2025



RECEIVED
FEB 26 2025





Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

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

Re: **DOUD DUPLEX FENCE ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed fence addition around the Doud Duplex property at 1274 Mission Street in the Mission East End 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. Andrew Doud, Applicant
Richard Clements, Richard Clements Architect
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

DESIGN REVIEW

DOUD DUPLEX FENCE ADDITION

1274 Mission Street

East End Mission Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the construction of a wood fence around the property of the Doud Duplex at 1274 Mission Street, in the East End Mission Historic District. The building is a Non-contributing structure in the district. A 33 inch tall, white painted, wood picket fence is proposed to be constructed around the lot. It would have a single entry gate on Mission Street end of the lot.

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 two Site Plans and Fence Elevations of proposed work, dated 15 December 2024, by Richard Clements Architect.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

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 work would not destroy historic materials that characterize the property, as it is not historic. The proposed new work would be compatible with the existing house being relocated and renovated.

Doud Duplex Fence Addition Design Review
6 March 2025
Page 2

Standards Under Code Sec. 10-161(b)

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

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

The proposed new fence would be appropriate to the existing house, and would be compatible with the surrounding area.

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

The proposed fence would be compatible in terms of design, arrangement, texture and materials.

CONCLUSION

The proposed painted wood fence addition to the Doud Duplex property at 1274 Mission Street would meet the Standards for review.

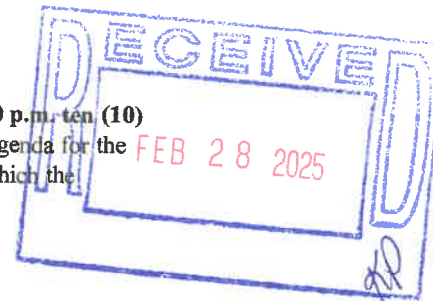
END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itema.

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

Application Deadline: Application and materials must be completed and submitted by 4:00 p.m. 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: 7485 Main Street 051-575-050-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Hotel Iroquois Properties Email Address: sam@hishotels.com

Address: PO Box 456 Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 906-847-3321
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Suze Oostendorp Email Address: suze@iroquoishotel.com

Address: 7485 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 906-847-3321
(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

Suze Oostendorp agent of HHS Iroquois SIGNATURES
Signature

Suze Oostendorp
Please Print Name

Signature

Please Print Name

File No HB25-050-012(H)

Exhibit A

Date 2-28-25

Initials

KP

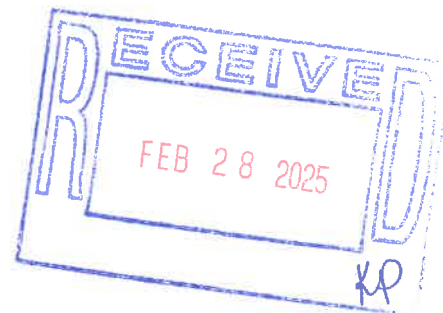
NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

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

File Number: HB25-050-012(H) Date Received: 2-28-25 Fee: \$/00-
Received By: *[Signature]* Work Completed Date:

File No. HB25-050-012(4)Exhibit BDate 2-28-25Initials KP

February 22, 2025



Historic District Commission

PO Box 455

Mackinac Island, MI 49757

Dear Historic District Commission,

The Hotel Iroquois is requesting a minor work addition and "like for like" update to our building located at 7485 Main Street. We are looking to install a metal handrail on both sides of the front porch stairs to the hotel. While we do have an existing wooden handrail, we would like to add this additional railing to improve accessibility for our guests.

While working in this area, we would like to repair and replace some of the rotten floorboards, stairs treads and newel post pieces on the front stairs and porch. The repair work will all be done to maintain like for like. Photos are included of an example of a similar railing to what we want to install, it would be white to match the front entrance of the building.

Please let me know if any additional information is needed.

Thank you,

Suze Oostendorp



Sam >

both a metal and wooden handrail. I asked for clarification but didn't hear back

Oh she just replied. Lol. So both metal and wooden handrail on both sides? 🤔

The wooden railing needs to be fixed with the stairs like for like. Inside of the wooden railing we would place a free standing metal railing at the correct height and grip ability for safety. Similar one on the other side that has no railing

Hmmm ok

Delivered

The wood is only on 1 side. We don't want to lose the look of that even though we need to add a railing for Dennis on both sides



Message



Photos from railing at 7575 Main Street

Proposed railing at Iroquois would be white with straight spindles.

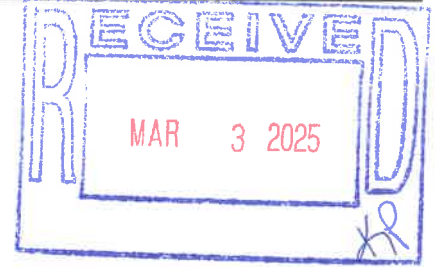


RECEIVED
FEB 28 2025
KP

File No. HB25-050-012(4)
Exhibit C
Date 2-28-25
Initials KP

Katie Pereny

From: Suze Oostendorp <suze@iroquoishotel.com>
Sent: Friday, February 28, 2025 2:23 PM
To: Katie Pereny
Cc: Sam Barnwell
Subject: RE: HDC General Application



Hi Katie,

Below is a photo of the existing railing (which will stay) we're going to add the additional metal railing. Please let me know if there's anything else you need.





610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

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

Re: **IROQUOIS HOTEL HAND-RAILINGS ADDITION**
Design Review

Dear Ms. Pereny:

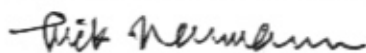
I have reviewed the proposed hand-railings addition on the front porch stair at the Iroquois Hotel property at 7485 Main Street in the Market and Main Historic District.

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. Sam Barnwell, Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

DESIGN REVIEW

IROQUOIS HOTEL HAND-RAILINGS ADDITION

7485 Main Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the addition of exterior hand railings on the front porch stairs at the Iroquois Hotel, at 7485 Main Street. The hotel is a Contributing structure in the district. It is proposed to add two metal hand-railings at the stairs, one along side the existing wood railing, and one on the other side of the stair where no railing exists now. Work would also include "like for like" replacement of some porch floor boards, stair treads, and railing balusters.

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 written description of proposed work, and photos of a similar railing, and of the existing condition, dated 15 December 2024, by Sam Barnwell.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

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 work would not destroy historic materials that characterize the property. The proposed new work would be differentiated from the old / existing wood stair railing in that the new ones would be metal. Stylistically the new railings would be compatible with the historic

Iroquois Hotel Hand Railings Design Review
6 March 2025
Page 2

property, but placing a new free-standing railing immediately next to the existing free-standing railing would create a visually awkward relationship, and thus be incompatible.

Standards Under Code Sec. 10-161(b)

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

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

The proposed new free-standing metal hand railing adjacent to the inside of the existing wood railing would be awkward and inappropriate. A more appropriate solution to achieving stair railing building code compliance would be to mount the new railing off the inside face of the existing wood railing, and have no vertical posts or balusters. This approach would maintain the greater visual importance of the wood railing already there. A new free-standing railing on the other side of the stair would be complementary, and be appropriate, and both would be compatible with the historic district.

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

The proposed metal railings would be compatible in terms of design, arrangement, texture and materials.

CONCLUSION

The proposed addition of new metal hand railings at the front porch stairs of the Iroquois Hotel Street would meet the Standards for review, if modified on the existing wood railing side to bracket off that rather than be free-standing.

END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemb.

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

MAR 25 2025

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: 7237 Market Street 051-550-041-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Bob Gale Email Address: _____
 Address: 7237 Market Street Mackinac Island MI 46757
 (Street) (City) (State) (Zip)
 Telephone: 231-818-0104
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Belonga Plumbing & Heating Email Address: spaquinbph18@gmail.com
 Address: 115 Elliott Street St. Ignace MI 49781
 (Street) (City) (State) (Zip)
 Telephone: 906-643-9595 906-643-9151
 (Home) (Business) (Fax)

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

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

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

Signature: Steve Paquin SIGNATURES: File No. MD25-041-017(4)
 Signature: Exhibit A
 Date: 3-25-25
 Please Print Name: Contractor Please Print Name: Initials: KP

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

RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
3758 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

File Number: MD25-041-017(4) Date Received: 3-25-25 Fee: 250 + 100
 Received By: SPERRY Work Completed Date: _____

File No. MD25-041-017(H)

Exhibit C

Date 3-25-25

Initials KP

Section X, Itemb.

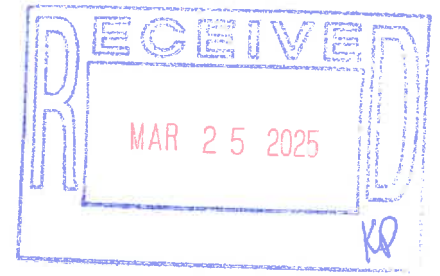
Market street inn

Air conditioning upgrade /addition

General description of work

Upgrade west side of building by adding 2 indoor a/c units to the existing 4 indoor units utilizing line hide painted to match siding. Route to existing location and install new Panasonic heat pumps in place of old units.

Additional work proposed would include cooling up to 4 additional rooms of east side utilizing line hide painted to match the siding and installing up to 2 outdoor condensers in the rear patio area away from view

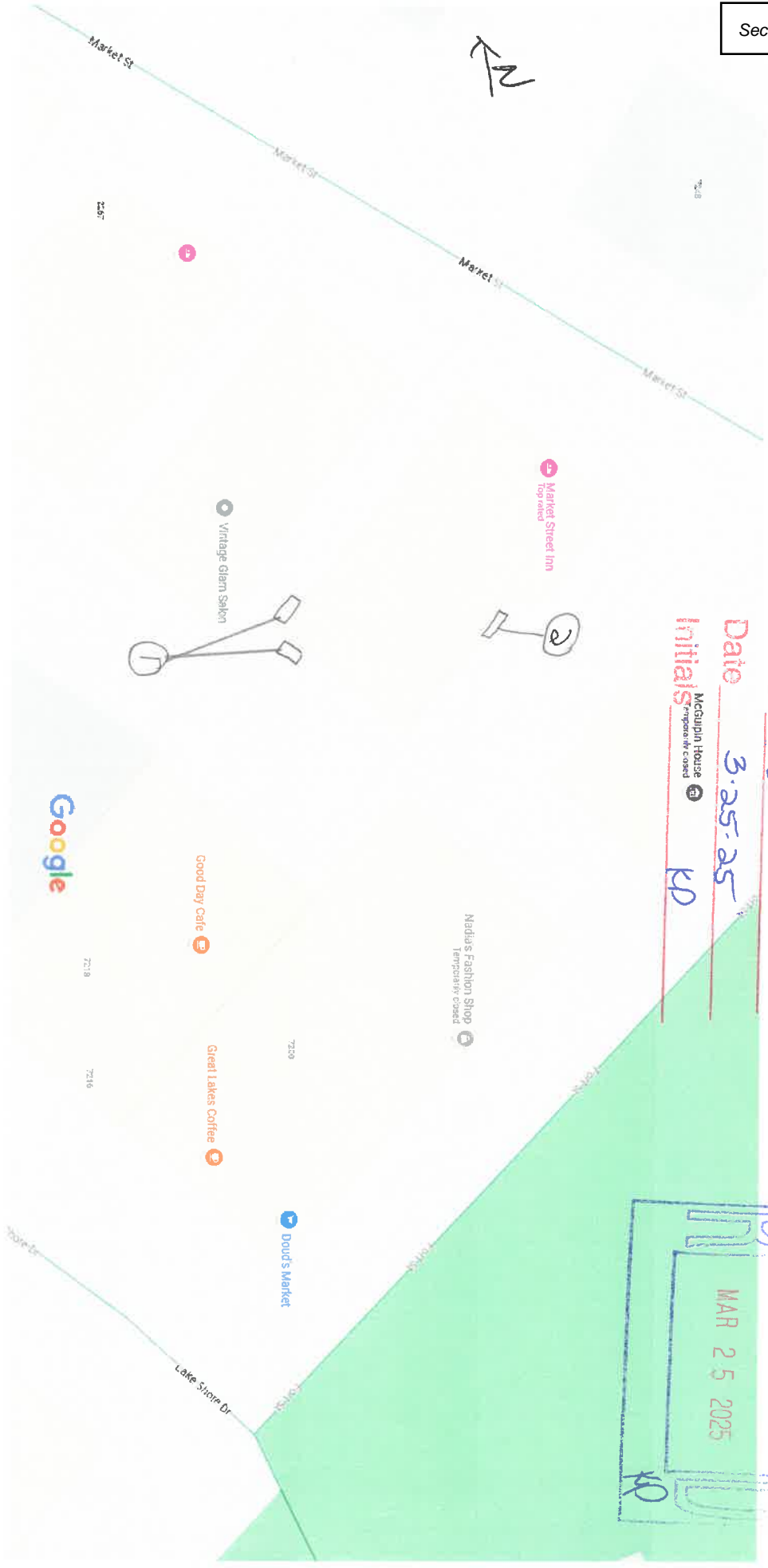


Google Maps

2

File No. MDAS-041-017(K)
Exhibit D
Date 3-25-25
Initials KD

RECEIVED
MAR 25 2025



- ① Existing Unit that are to be upgraded to Personal
- ② Proposed New Unit to accommodate Upgrade (Samsung)

Mult System Outdoor Submittal Data

CU-5E36QBU-5

Multi System Outdoor Unit

Job Name: Market Street Inn

Location: Bob Gale

Engineer: _____

Submitted to: _____

Submitted by: _____

Reference: _____

Approval: _____

Date: _____

Construction: _____

Unit#: _____

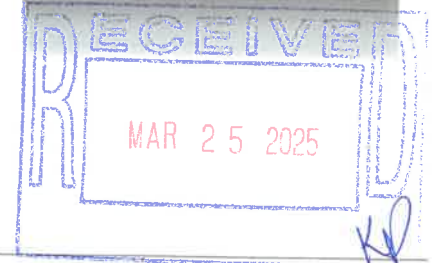
Drawing#: _____

File No. MD25-041-017(4)

Exhibit E

Date 3.25.25

Initials KP



General Data	
Power (V/P/Hz)	230/208/1/60
Minimum Circuit Ampacity (A)	30
Maximum Overcurrent Protection (A)	45
Compressor	DC Twin Rotary (Inverter Driven)
No. Used	1
Output Power (W)	1.30K
Outdoor Unit	
Fan Type	Propeller
Motor Type	DC Motor (8 poles)
Output Power (W)	90
Airflow (CFM) Cooling/Heating	2,512 Cooling / 2,475 Heating
Coil Type	Aluminum (Blue Coated)
Fin Type - Pipe Type	Corrugated Fin
Coil Type	Aluminum Fin & Copper Pipe
Fin Type - Pipe Type	Corrugated Fin
Rows - F.P.I.	2/19
Tube Size (in)	3/8"
Refrigerant	R410A
R410a Pre Charge	120 oz
Refrigerant Control	Electronic Expansion Valve
Refrigerant Tubing Connections	Flare
Line Length, Max (ft.)	262.4
Elevation Difference, Max (ft.)	49.2'
Line Size (in. O.D. Discharge)	1/4" x 5
Line Size (in. O.D. Suction)	3/8" x 5
Pre-charge, tube length @ shipment	147.6'
Dimensions (HxWxD)	
Outdoor Unit (Uncrated) (in.)	39-11/32 x 37-1/32 x 13-13/32
Weight (lbs.)	
(Outdoor) Net	183 lbs

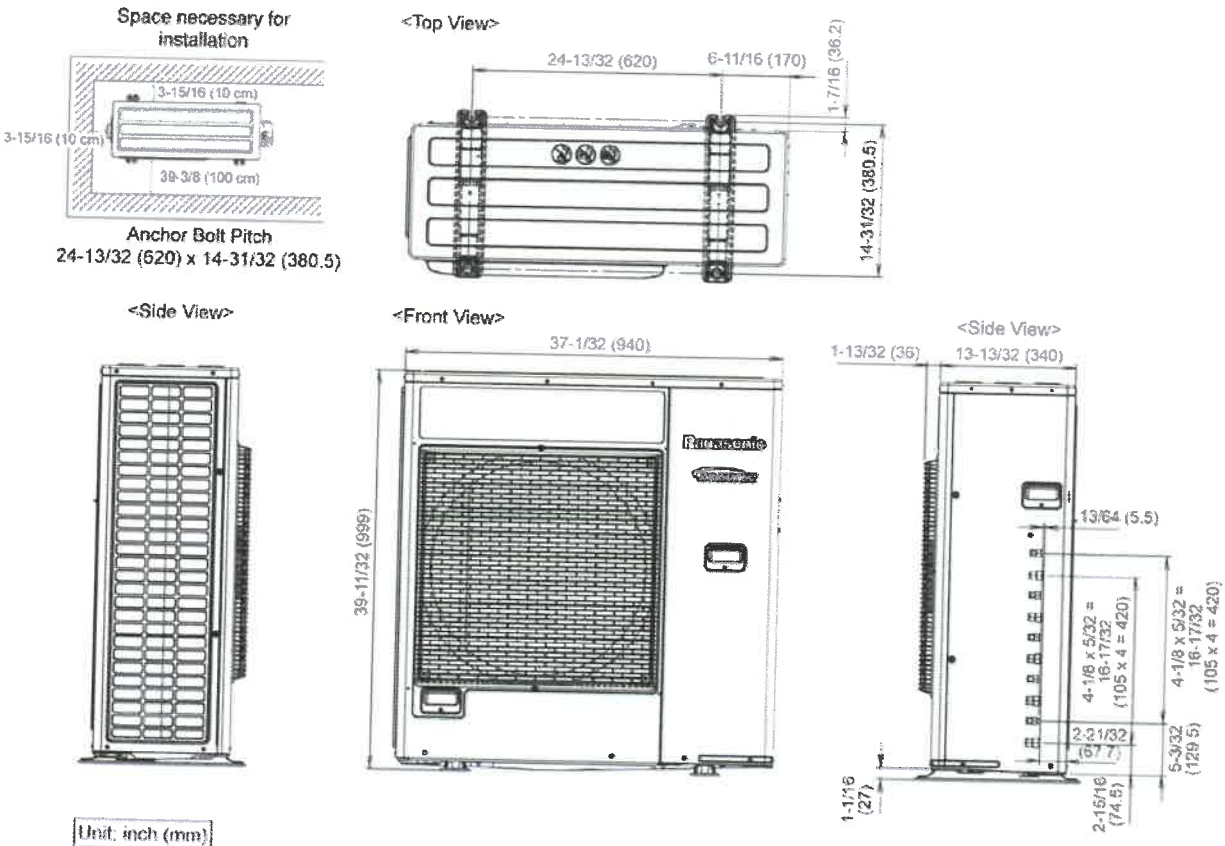


Latent Capacity (BTU/H)	2,160
SEER	18.5
Amps (A)	19.0-17.2
Max. Amps (A)	21.3
Power Inputs (KW)	3.75
Max. Inputs (W)	3,750
Outdoor Sound Rating (dB-A)	55
Heating	
Total Capacity (BTU/H)	37,800 [11,600-49,500]
HSPF	10
Amps (A)	14.8 - 13.4
Power Inputs (W)	2,900
Outdoor Sound Rating (dB-A)	55

Performance Data @ ARI Standard Conditions (208/230V)	
High Heat @ 47F	37,800
Low Heat @ 17F	28,000
Cooling	
Total Capacity (BTU/H)	36,000 [9,900 - 39,000]
Sensible Capacity (BTU/H)	33,840

Operating Range	
Cooling (Max)	114F DB/78F WB
Cooling (Min)	14F DB/ - WB
Heating (Max)	75.2F DB/64F WB
Heating (Min)	-5F DB/-6.8F WB

Dimensions



Panasonic North America
2 Riverfront Plaza
Newark, NJ 07102
us.panasonic.com/hvac

Panasonic Canada Inc.
5770 Ambler Drive
Mississauga, ON, L4W 2T3
na.panasonic.com/ca/hvac

Samsung FJM Series, 3 Port Condensing Unit

Section X, Itemb.

Job Name Market StreetPurchaser Bob Gale

Submitted to _____

Unit Designation _____

Location _____

Engineer _____

Reference ☐Approval ☐Construction ☐

Schedule # _____



Model	US Code		JXH24J3B
	Model Number		AJ024BXJ3CH/AA
Performance	Capacity (min. / standard / max.)	Cooling (Btu/h)	6,500 / 22,000 / 22,000
		Heating (Btu/h)	4,300 / 25,000 / 29,600
	SEER (Ducted / Mixed / Non-ducted) ¹		17.0 / 18.0 / 19.0
	EER (Ducted / Mixed / Non-ducted) ¹		10.1 / 11.4 / 12.7
	HSPF (Ducted / Mixed / Non-ducted) ¹		9.0 / 9.5 / 10.0
	SEER2 (Ducted / Mixed / Non-ducted) ²		17.5 / 18.5 / 19.5
	EER2 (Ducted / Mixed / Non-ducted) ²		10.1 / 11.4 / 12.7
	HSPF2 (Ducted / Mixed / Non-ducted) ²		8.2 / 8.5 / 8.8
Power	Voltage	(øV/Hz)	1 / 208-230 / 60
	Nominal Current ³	Cooling (A)	8.3
		Heating (A)	8.5
	Max. Breaker	Amps	25
	Minimum Circuit Ampacity (A)		19.5
Dimensions	W X H X D	Inches	34 5/8 X 31 7/16 X 12 3/16
	Weight	lbs.	125.7
Noise Level	Cooling (Max.)	dB (A)	48
	Heating (Max.)	dB (A)	51
Operating Temperatures	Cooling	14 ~ 114.8°F (-10 ~ 46.0°C)	
	Heating	5 ~75°F (-15 ~ 24.0°C)	
Pipe Connections	High Side		1/4" X 3
	Low Side (suction)		3/8" X 1 + 1/2" X 2
	Maximum Individual Line Set Length		82 ft
	Maximum Line Set Length (total)		230 ft
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
		Highest to Lowest Indoor	25 ft
Included Pipe Adapter		2 - 1/2" X 3/8"	
Condenser Fan	Motor		BLDC With Propeller Fan (1)
	Output	Watts / FLA	125 / 1.28
		CFM	1,667
Compressor	Type		Twin BLDC Rotary Inverter
	RLA	Amps	13.3
Heat Exchanger	Type		Aluminum Fin - Copper Tube
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge		93.44 oz
	Charged for		131 ft
	Additional Refrigerant		0.11 oz/ft over 131 ft
Accessories	Wall Bracket		<input type="checkbox"/> CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-7M
		Back	<input type="checkbox"/> WBB-7M-B
Certifications	Safety		ETL (UL 60335-2-40)
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		

¹Performance data certified by AHRI to AHRI 210-240 (2017) with Addendum 1.²Performance data certified by AHRI to AHRI 210-240 (2023), Effective January 1st, 2023.³Rated current based on highest combination ratio of non-ducted indoor units.

This publication reflects both the 1987 Appendix M metric (SEER) and the 2023 Appendix M1 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.AHRInet.org for more information about updated energy metrics.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice. Refer to www.AHRIdirectory.org for current reference numbers.

General Information

- Auto or manual addressing of indoor units
- The outdoor unit shall supply power individually to the indoor units via 14/3 AWG power wire
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only)
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units

Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

Controls

- Control signal shall be a DDC type signal
- Interconnecting control wire between outdoor and indoor units shall be 16/2 AWG
- The system shall integrate with Samsung Controls Solution without the use of an interface module

Refrigerant System

- The refrigerant shall be R410A
- The compressor shall be hermetically sealed, inverter controlled, Twin Rotary BLDC
- Refrigerant flow shall be controlled by 3 separate electronic expansion valves at outdoor unit

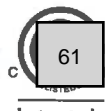
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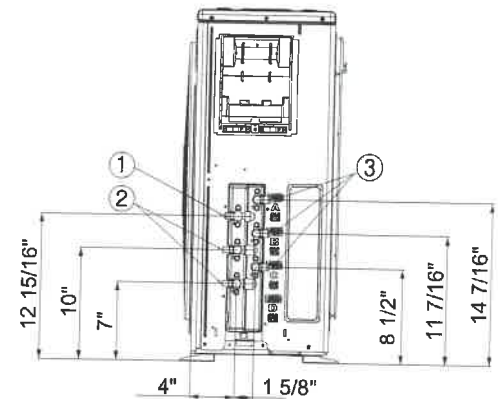
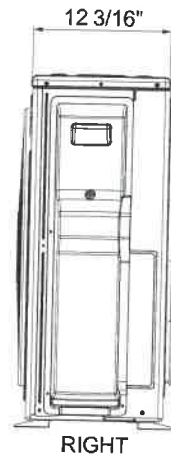
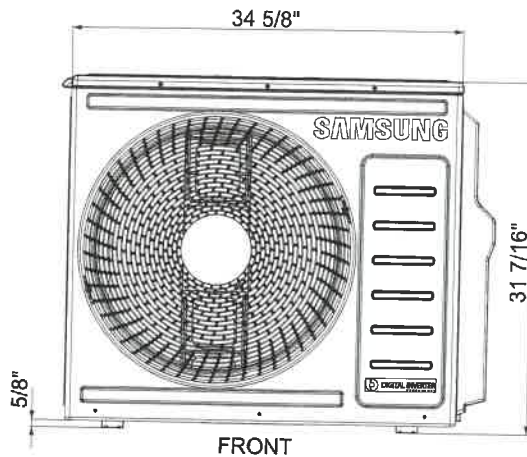
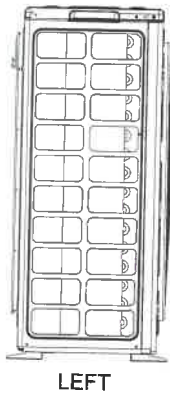
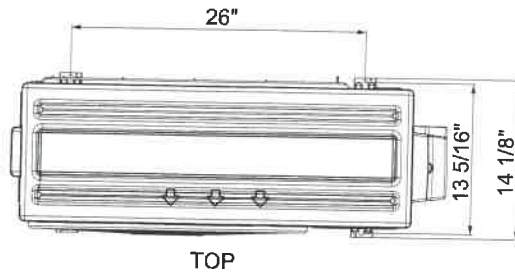
AR**TSFABWKNCV (RNS**ABT): 7,000 – 18,000 Btu/h models
 AR**BSFCMWKNCV (RNS**CMB): 7,000 – 18,000 Btu/h models
 AR**TSFYBWKNCV (RNS**YBT): 7,000 – 18,000 Btu/h models
 AC0**BNNDCH/AA (CNH**NDB): 9,000 – 18,000 Btu/h models
 AC0**BN1DCH/AA (CNH**1DB): 9,000 – 12,000 Btu/h models
 AC0**BNJDCH/AA (CNH**JDB): 9,000 – 18,000 Btu/h models
 AC0**BNLDCH/AA (CNH**LDB): 9,000 – 18,000 Btu/h models
 AC012BNZDCH/AA (CNH12ZDB)
 AJ0**BNHDCH/AA (JNH**HDB): 9,000 - 15,000 Btu/h models

Refer to the engineering Technical Data Book for allowed indoor unit combinations

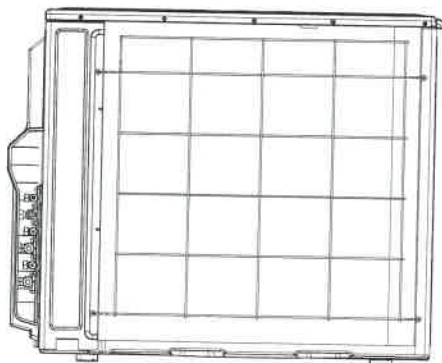
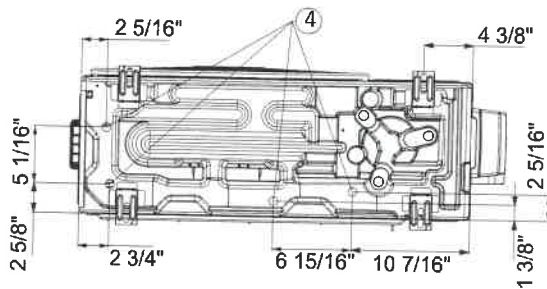
Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps (excluding ductless systems) must be matched with appropriate coil components to meet ENERGYSTAR criteria. Ask your contractor for details or visit www.energystar.gov

Note: Qualification for ENERGYSTAR requires use of non-ducted indoor units.



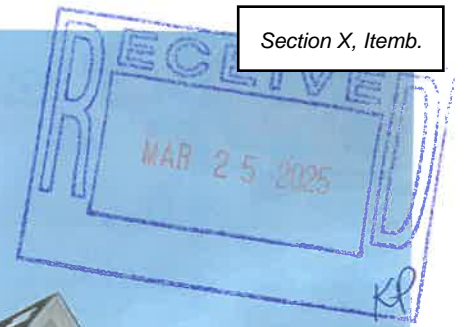


BOTTOM



No.	Name	Description
1	Refrigerant suction pipes	ø3/8" x 1 each
2		ø1/2" x 2 each
3	Refrigerant liquid pipes	ø1/4" x 3 each
4	Drain holes	Connection with provided drain fitting

File No. MDa5-041-017(4)
Exhibit F
Date 3-25-25
Initials KP

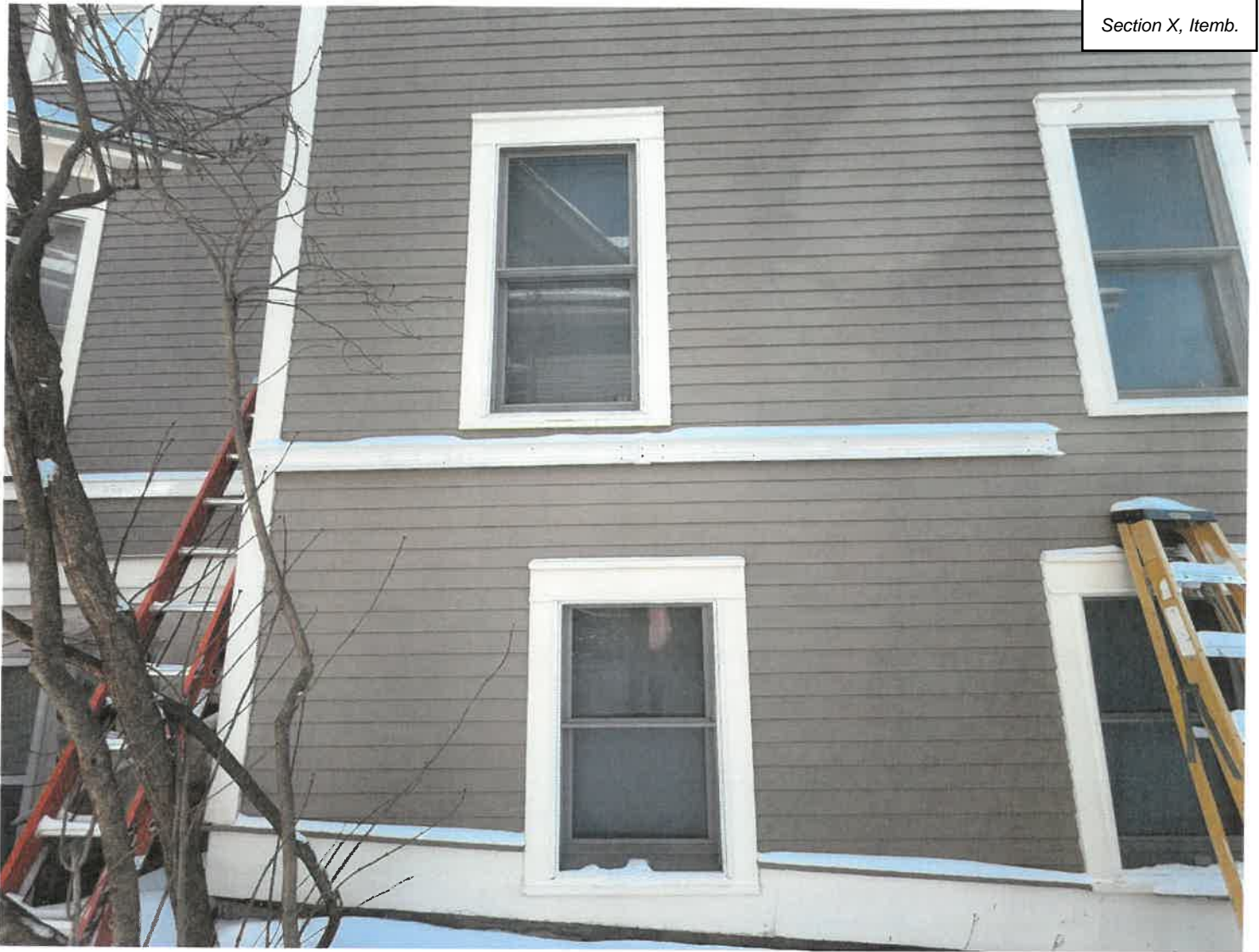


Linehide similar to other side

Section X, Itemb.



Section X, Itemb.







B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itemc.

PROPERTY LOCATION: 1395 Cadotte Ave. 051-575-069-10
(Number) (Street) (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: Lot split In Process with Equalization, Part of Lot 16, Assessors Plat No. 4
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$10,000.00

APPLICANT/CONTRACTOR

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

Name: Andrew Doud Email Address: info@doudsmarket.com

Address: 7587 Market Street Mackinac Island MI 49759
(Street) (City) (State) (Zip)

Telephone: 231-392-6456
(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 Doud Email Address: info@doudsmarket.com

Address: 7587 Market Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 231-392-6456
(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: Angela Striker SIGNATURES

Signature: Angela Striker
Please Print Name

Signature: Date 3-25-25
Please Print Name: KP

Signed and sworn to before me on the 25th day of March, 2025.

JILL A CHAPMAN
Notary Public, State of Michigan
County of Livingston
My Commission Expires 05-24-2025
Acting in the County of Mackinac

Jill A. Chapman
Notary Public, Livingston County
Acting in Mackinac County, Michigan
My commission expires: 5/24/25

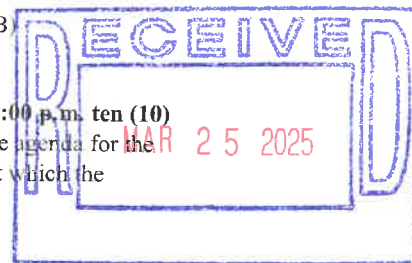
¹ The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree.
(revised 04/17)

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, 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)

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

**A) MINOR WORK****PROPERTY LOCATION:**

(Number) (Street)

(Property Tax ID #)

PROPERTY OWNER

Name: Andrew Doud

Email Address: info@doudsmarket.com

Address: 7587 Market

Mackinac Island

MI

49757

(Street)

(City)

(State)

(Zip)

Telephone: 231-392-6456

(Home)

(Business)

(Fax)

APPLICANT/CONTRACTOR

Name: Andrew Doud

Email Address: Same

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.

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

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

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

SIGNATURES

Signature

Signature

Please Print Name

Please Print Name

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

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

File Number: HD25-069-018(4) Date Received: 3-25-25 Fee: \$750

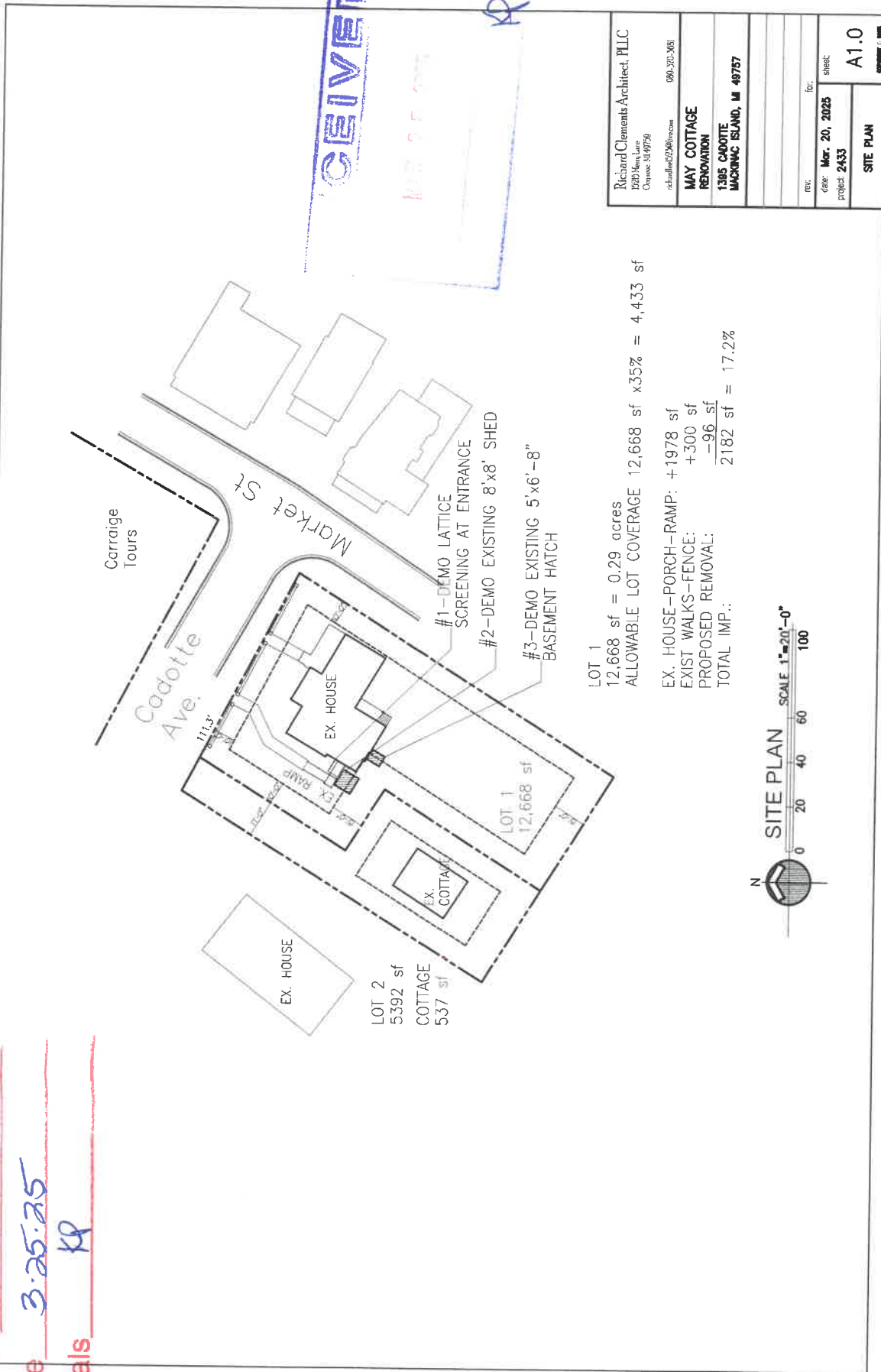
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File No. MD25-069-018(H)



Exhibit C

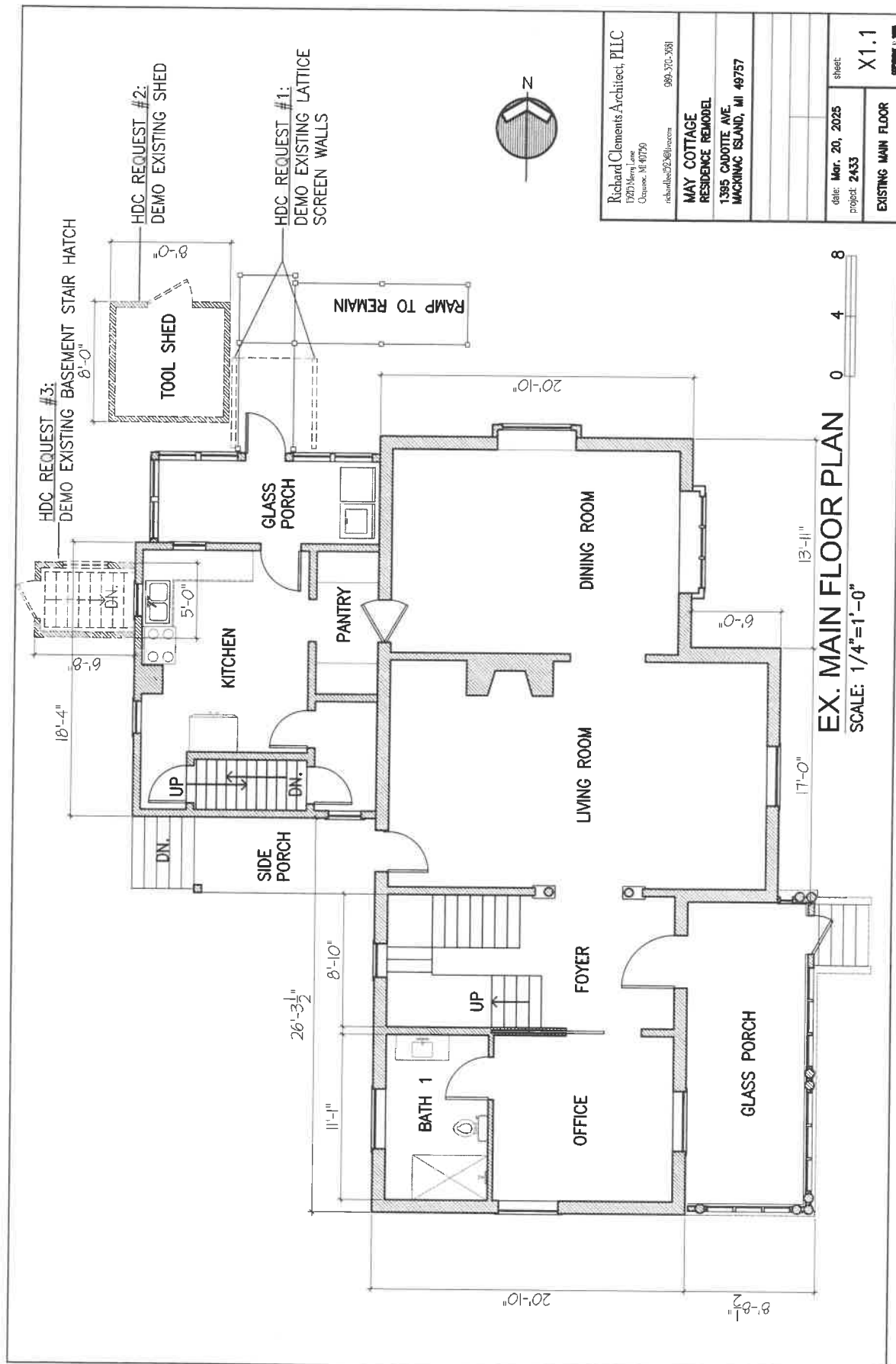
Date 3-25-25

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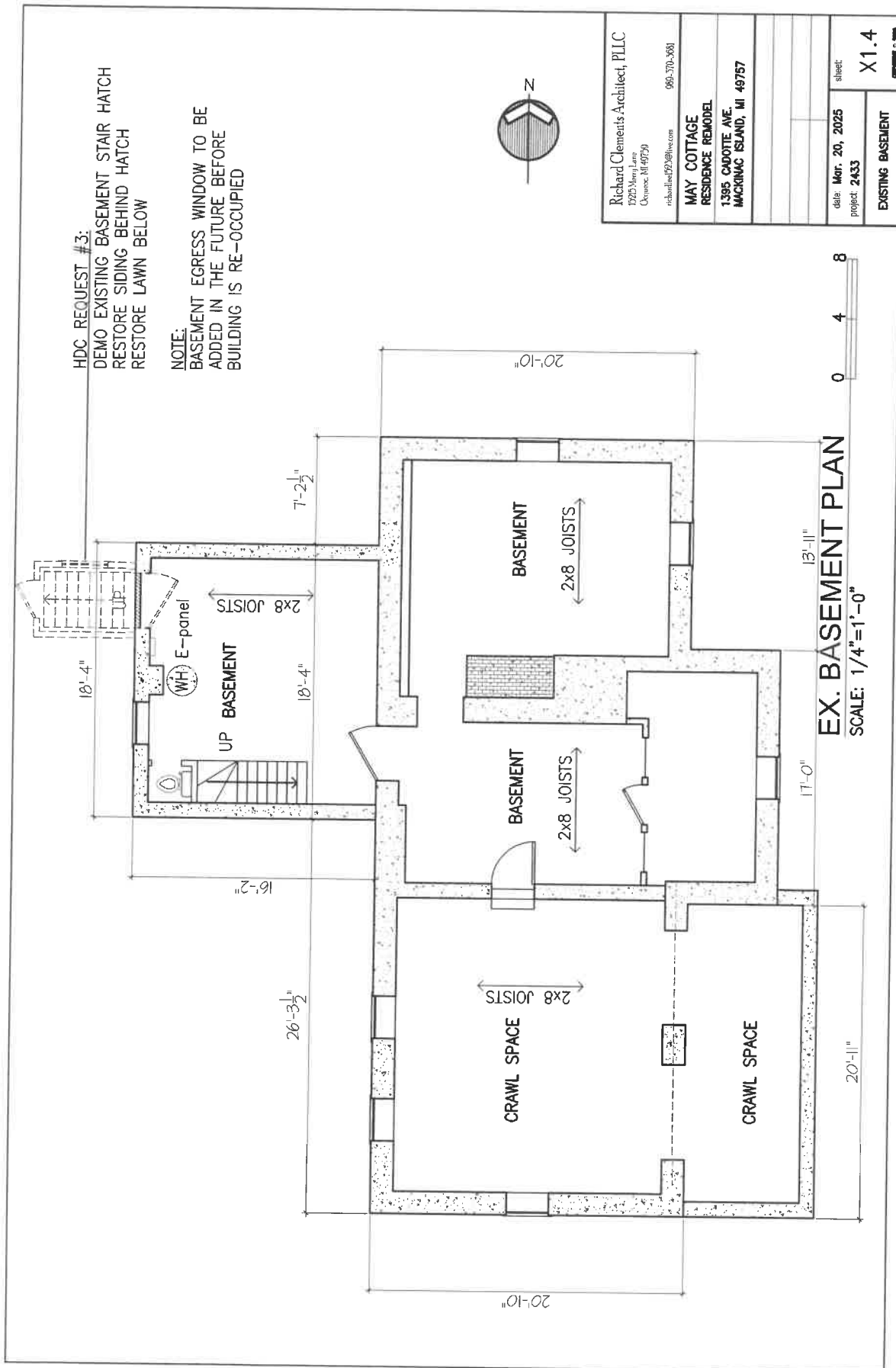


Richard Clements Architect, PLLC 1220 Kent Lane Cottage, MI 49739 rdclm@rdclm.com 980.370.5081	MAY COTTAGE RENOVATION 1395 CADOTTE MACKINAC ISLAND, MI 49757
rev.	for.
date: Mar. 20, 2025	sheet: A1.0
project: 2433	SITE PLAN

 <p>HDC REQUEST #1: REMOVE LATTICE SCREEN ENCLOSURE & ROOF.</p> <p>HDC REQUEST #2: DEMO EXISTING SHED RESTORE LAWN BELOW</p>	 <p>HDC REQUEST #3: DEMO EXISTING BASEMENT STAIR HATCH RESTORE SIDING BEHIND HATCH RESTORE LAWN BELOW</p>	<p>RECEIVED</p> <p>MAR 25 2025</p> <p>File No. <u>MD25-069-018(H)</u></p> <p>Exhibit <u>D</u></p> <p>Date <u>3-25-25</u></p> <p>Initials <u>KP</u></p>	<p>BASEMENT HATCH TO BE REMOVED</p> <p>NOT TO SCALE</p>	<p>SHED TO BE REMOVED</p> <p>NOT TO SCALE</p>	<p>Richard Clements Architect, PLLC 1920 Main Lane Oshtemo, MI 48879 richardc@rcaarch.com 561.370.3581</p>	<p>MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757</p>	<table border="1"><tr><td>date: Mar. 20, 2025</td><td>sheet: X1.0</td></tr><tr><td>project: 2433</td><td>PHOTOS</td></tr></table>	date: Mar. 20, 2025	sheet: X1.0	project: 2433	PHOTOS
date: Mar. 20, 2025	sheet: X1.0										
project: 2433	PHOTOS										



Richard Clements Architect, PLLC 1925 Perry Lane Okemos, MI 48869 richard@rca2.com 989.370.3581	
MAY COTTAGE RESIDENCE REMODEL 1385 CADOTTE AVE. MACKINAC ISLAND, MI 49757	
date: Mar. 20, 2025	sheet: X1.1
project: 2433	EXISTING MAIN FLOOR





Richard Clements Architect, PLLC 1925 Main Street Oconomowoc, WI 53412-9129 richard@rca-llc.com 920.570.3581		MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. WACKONAC ISLAND, MI 48757		date: Mar. 20, 2025 project: 2433	sheet: X1.5 COPYRIGHT © 2025
				REAR ELEVATION	