

# **CITY OF MACKINAC ISLAND**

## **AGENDA**

### **HISTORIC DISTRICT COMMISSION**

**Tuesday, August 12, 2025 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. Adoption of Agenda**

**V. Approval of Minutes**

[a.](#) July 8, 2025

**VI. Correspondence**

**VII. Committee Reports**

**VIII. Staff Report**

[a.](#) CD25-019-058(H) Chambers Deck Repair

**IX. Old Business**

[a.](#) MD25-069-054(H) Doud Alteration from Home to Hotel

**X. New Business**

[a.](#) C25-014-061(H) Shepler's Dock Sculpture

[b.](#) C25-012-062(H) Arnold Dock Sculpture

[c.](#) C25-039-063(H) East Dock Sculpture

[d.](#) C25-057-065(H) Mackinac Market Alterations

[e.](#) R325-001-066(H) Kutsop Under Deck

**XI. Public Comment**

**XII. Adjournment**

**CITY OF MACKINAC ISLAND**  
**MINUTES**  
**HISTORIC DISTRICT COMMISSION**

**Tuesday, July 08, 2025 at 1:00 PM**

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

---

**I. Call to Order**

Chairman Finkel called the meeting to order at 1:00 PM.

**II. Roll Call**

PRESENT

Lee Finkel

Lorna Straus

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn

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

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

a. June 10, 2025

Motion to approve as written.

Motion made by Straus, Seconded by Porter.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

**V. Adoption of Agenda**

Evashevski stated she would like to address Schunk under Old Business. Motion to approve as written.

Motion made by Straus, Seconded by Olson.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

**VI. Correspondence**

None.

## VII. Committee Reports

None.

## VIII. Staff Report

### a. C25-016-046(H) 7279 Main Railing & Gate Replacement

Lipovski stated the applicant needed to replace rotted railing. The application states a gate as well, but that was not done. Motion to approve the Staff Report.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

## IX. New Business

### a. MD25-067-049(H) Schunk Roof

Schunk stated the roof is leaking and there is water damage to the back building. A cedar shingle contractor came to look at the big house and it was determined the front porch roof needed to be replaced. They would like to replace the cedar with asphalt shingles. Porter stated the architectural review is favorable. Motion to approve.

Motion made by Porter, Seconded by Olson.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

### b. MD25-067-050(H) Schunk Fence Replacement

Discussed under Old Business.

### c. MD25-069-054(H) Doud Change of Use and Alteration for Home to Hotel

Doud stated a year ago he and his wife purchased the May house. They looked at preserving the main house and build a possible expansion for a hotel. In looking he has found that Caskey Cottage is similar. Additions in a historic district should be different than the original house. Doud presented photos. The height was similar and the addition was bigger than the original house on Caskey. You can tell the new from the old. Doud would like to add an addition that is separate from the main house. The main house would remain stucco and the addition would be board and batten. The Use would change from house to hotel. In the review, the connector building issues are the Use and the connector between old and new being too big. Neumann agreed on the two main concerns. First Doud would like to address the Use. There have been many uses that have not come in front of the HDC. On Market Street Rose Gazebo changed Use. If Change of Use is portrayed in a negative light in the Secretary of Interior Standards, he does not agree. Neumann stated the Corner cottage was a low density use. Doud asked if density in the Use makes a difference. Evashevski stated that Use is part of Secretary of Interior Standards. Doud stated in standard one, article 10 of the HDC ordinance, it states to only focus on the exterior.

Doud agrees with Neumann on the connector being too big. Doud worked with Richard Clements and discussed taking the connector down to two stories and also not connecting the buildings at all and have an exterior staircase. Doud questioned Neumann's comment on the mass being tripled. Neumann stated in terms of visually the effect of the mass on the property viewing from Market street would almost triple it. Neumann thinks the two story connector is a great idea. There would be a staircase coming down from the 3rd story to the connector. the proposed third floor would become a 2nd level to a second-floor suite The proposed architecture is appropriate on that property. Olson stated if we are viewing from the shore would dropping the height of the connector and annex enable more of view up to main house? Then the historic view is not lost from the water. Neumann stated the road slopes down so much from the Annex there probably not much view from the water. Olson thinks keeping the higher annex provides further differentiation from the original house. Doud would rather not do that. Evashevski asked if there are any changes to original structure. Doud stated there is a small addition on the back. There is to be no demolition. Doud would like to make the changes discussed today. Doud asked Neumann what he thought of no connector. Neumann stated that would be fine too. Porter asked Doud if the connector might be more attractive with an outside stairway. White asked where the check in would be because Market street is a super busy corner. Doud stated it is a pretty extensive lobby. White asked where taxi drop off would be. Doud stated in front of building. He wouldn't be opposed to drop off on the hill. White was concerned with the traffic on the corner. Lipovsky asked about the smart siding. It would have to be wood siding. Doud agreed. Doud asked if Use comes in front of HDC. Neumann stated the use for HDC is that it has an impact on the historic use of the property. A change of use could have a negative impact. Evashevski stated that a change of use in a historic district could be denied because it is not in line with the historic use of the building. Planning Commission determines if the Change of Use is approved. HDC can take that change of use in to consideration. Neumann gave an example of if the connector height couldn't be reduced than the impact of the large connector has a negative impact. The two concerns he raised are related to the Use. The lower connector would have less of a negative impact on change of use. Doud would like to table until August. Neumann asked about the roof slope on the annex which is different from the house. If buildings are separated it wouldn't be as much of an issue. Neumann asked Clements to take a look at them being the same. Olson encouraged the commissioners to read Neumann's conclusion carefully which encourages the HDC to look at the compatibility. Motion to table for a new plan. Straus asked about the managers living quarters.

Motion made by Porter, Seconded by Finkel.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

d. HB25-092-056(H) Mackinac Cycle Doors and Awning

Ira Green is planning on moving the setup of bicycles inside. The single door needs to be changed to a double. In addition an awning needs to be installed for the protection from rain. Neumann gave a favorable review. Lipovsky is good with it. Motion to approve.

Motion made by Finkel, Seconded by Linn.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

e. C25-024-019-057(H) MIPD Security Cameras

Nobody was present to discuss the application. The cameras are to be mounted on two buildings. One is the Pontiac Lodge building and the other is on the tourism bureau building. Neumann gave a favorable review. Motion to approve one camera on two locations. Straus confirmed the two locations. Straus asked if the HDC approval implies they can put on other buildings. Straus feels that being shown where three will be and would like some assurance that more will not be installed. Straus was told that any other cameras would have to come for approval. Evashevski stated only two cameras were approved for purchase. White asked about the built-in mics and audio surveillance. If there is no mic does that change the look of the camera? Evashevski stated if the look changed the applicant would need to come back for approval.

Motion made by Porter, Seconded by Olson.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

## X. Old Business

a. MD25-067-044(H) Schunk Fence and Railing Replacement

Evashevski stated at the last months meeting the Schunk fence, Motion to Approve, was voted down. There was no finding of facts found and with a denial we need to provide Finding of Facts to support the denial. Evashevski recommends either voting on the new application or remedy last month's application. Porter strongly disagrees with the denial. Porter stated the role of the HDC is to make sure we are making sure the work is appropriate to a historic district. Porter thought that was understood by all of the Commission and was shocked the fence was voted down. Evashevski stated there was information submitted by the applicant that it was in a film back in 1947 or 48 and the fence was straight. The denial needs to be supported by finding of fact. Motion to review the old application and refund the new application fee. With no support this Motion died.

Straus pointed out the fence posts are in a different location. We need to be careful when referring to the fence before Mr. Woodfill made his changes in 1968. Porter still believes the review was historically appropriate. Neumann stated it is appropriate in the district. It is hard to say if the scallop is more appropriate than what was there before. Any of these that have been proposed are appropriate and meet the Standards for Review. Neumann believes the fence submitted in New Business is

slightly different. The applicant does not have a preference as to which application is approved. When the old application was denied they went back to history. Schunk would prefer the first submittal. Porter stated that was also given a favorable review. Evashevski prefers to go back to original application and review that one to remedy last month.

Motion to approve the first fence application submitted June 10 around the house and water side and refund the fees paid for the second application.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

Finkel stated he was told by Lipovsky the chippendale style was not original to the house. This was a much later addition. There are aesthetic and maintenance issues on this style in our weather. Lipovsky stated it also has code issues. Schunk stated her thought process was to visually match the fence and balcony. That would leave room for changes on the front porch. Neumann stated he did not review the railing. He assumed there would be a new application for the railing. He would like more information on the history of the house. Lipovsky stated if you look at the photos from 1947, look at the house behind and there were no rails. Schueller has a photo of wrought iron on the front railing. The railing would be straight. The applicant is willing to do something different. Olson asked about photo in new packet of front porch. He is wondering what the circle is pointing out. The applicant stated if the front rail is removed they would do the flower boxes there. Evashevski stated to be clear, are the flower boxes an alternative? Applicant would like to do the flower boxes and then the balcony rail to match the fence. Neumann stated he now sees that in the packet. He agrees that a straight railing on the balcony is appropriate to houses of this era. The flower box approach on the front works code-wise. All is appropriate. Olson stated the chippendale look does appear elsewhere in the district. The railing on Huletts house appears to be a thicker stock. If there is to be a review as to how it relates to other houses in the district that should be noted. Neumann stated the chippendale railing was popular in the late Victorian period. It could well have been used on other properties on the island. He doesn't think that is strong reason that it be used on this house. Applicant stated nothing was given to them when they purchased the house so she had to scrounge up the information she submitted today. Evashevski asked what style box she would be using. The applicant didn't know yet but it would be similar to the ones in the photo. Finkel asked if Neumann was comfortable with straight balcony railing. Neumann stated yes. Lipovsky stated back to flower boxes, we need to measure that the porch is not more than 30" off the ground. Neumann is comfortable with the concept of the flower boxes. Lipovsky will measure tomorrow. [It was determined to be 27"] Evashevski asked that without the design, is the commission comfortable approving. Straus stated she was hoping that it would be clear that this is a proposal for a fence on the house and waterfront. Straus doesn't remember talk of a window box last month. Straus was informed it was in the new packet. Neumann stated the railing removal was not mentioned in the application. Straus stated window boxes is a new discussion and the 30" height is important, and she thinks we should exclude any discussion or voting on the window boxes. Evashevski clarified that the application from last month did not include flower

boxes, but applicant is allowed one amendment and the flower boxes are an amendment to the railing. Olson thinks the look of flower box enclosure appears to be close to what is in the old photo and is a good solution. Evashevski asked if Neumann is comfortable with Grand Hotel style flower boxes. Neumann stated yes they would be appropriate to the house and the entire island. Evashevski stated you can make a motion contingent on the 30" being met. Straus thinks it is better to exclude any talk on the boxes. Evashevski stated all fencing has already been approved. Motion to approve the flower boxes contingent on the height being the appropriate 30", and the design based on Grand Hotel design and upper balcony the straight square ballast railing as presented.

Motion made by Porter, Seconded by Olson.  
Voting Yea: Finkel, Straus, Schueller, White, Linn

**XI. Public Comment**

None.

**XII. Adjournment**

Motion to adjourn at 2:32 PM.

Motion made by Olson, Seconded by Porter.  
Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

---

Lee Finkel, Chairman

Katie Pereny, Secretary

# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC

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: 2733 Davenport St. 051-650-019-10  
(Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Heather Chambers Email Address: bcmackinac@gmail.com

Address: 2735 Davenport Mackinac Island CD25-019-058(H)  
(Street) (City) (State) (Zip)

Telephone: (906) 322-3052 Exhibit A  
(Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Band C Contractor Services Email Address: bcmackinac@gmail.com

Address: 2735 Davenport St Mackinac Island MI 49767  
(Street) (City) (State) (Zip)

Telephone: (906) 430-1100 Initials KP  
(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

James Bazina 7.11.25 KPereny \$25.00  
Signature SIGNATURE Heather M. Chambers  
Signature

James Bazina Heather Chambers

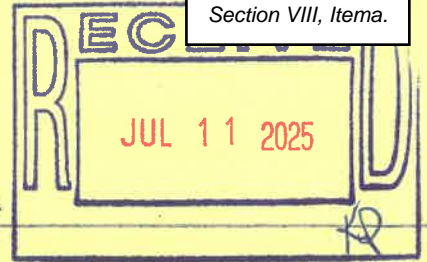
File No. CD25.019.058(+)

Exhibit B

Date 7.11.25

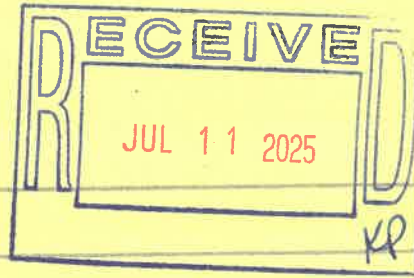
Initials KP

Section VIII, Item.



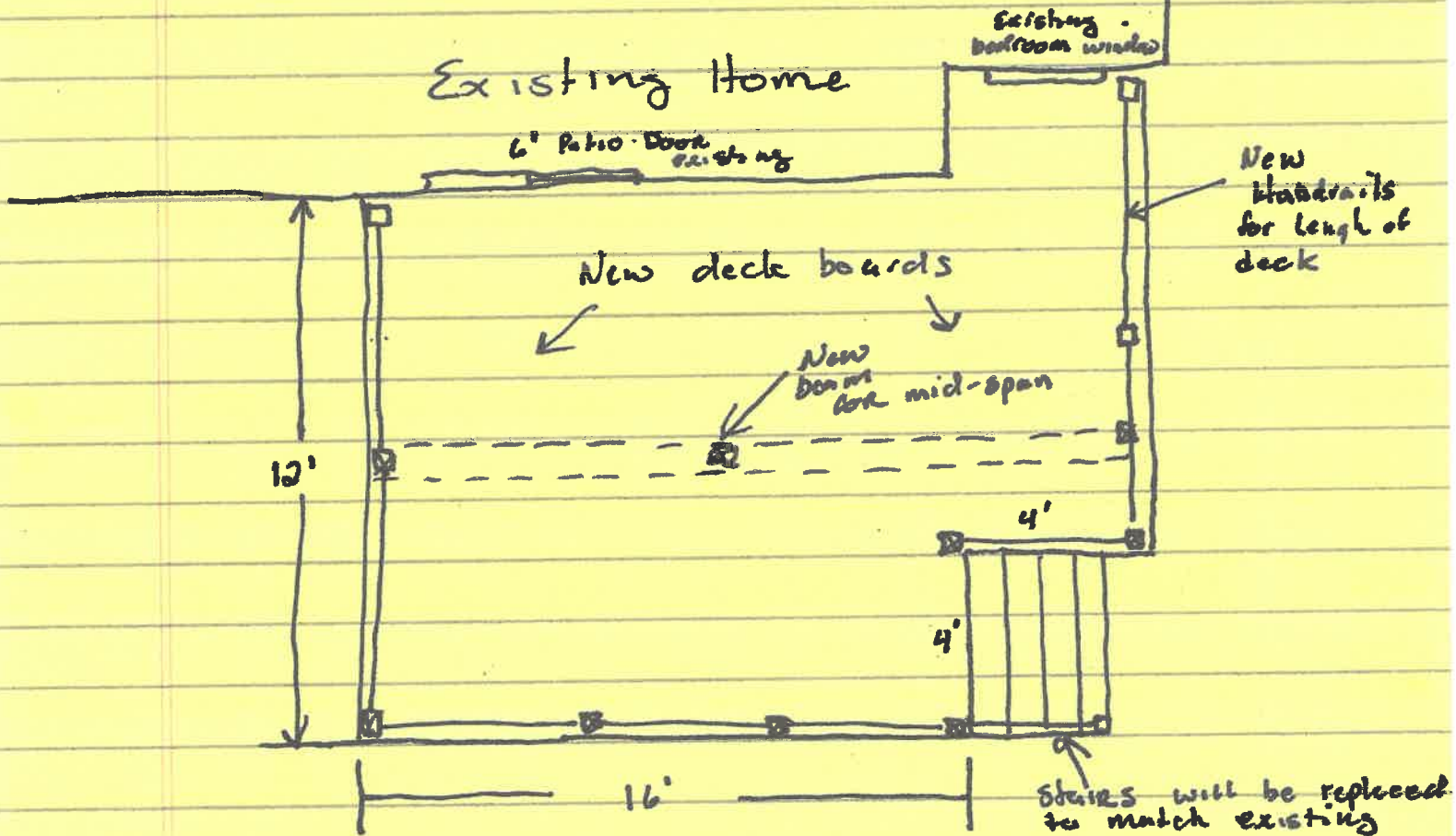
Work to be performed at 2785 Davenport

1. Replace existing deck to Chambers Home
2. Framing and post will remain as existing
3. Ledger Board drop cap will be add against existing home
4. Top of Framing will be sealed with brush on petroleum based edge sealer
5. 2x10 (doubled up) will be added to support the joist mid-span for the length of deck
6. New deck boards will be installed
7. New hand rails and spindles will be added to match existing side deck and Front Porch.
8. Replacing the rotten deck boards and stairs additionally the dangerous handrails

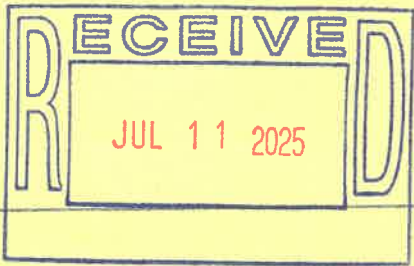
File No. CD25.019.058(H)Exhibit CDate 7.11.25Initials KP

Existing door

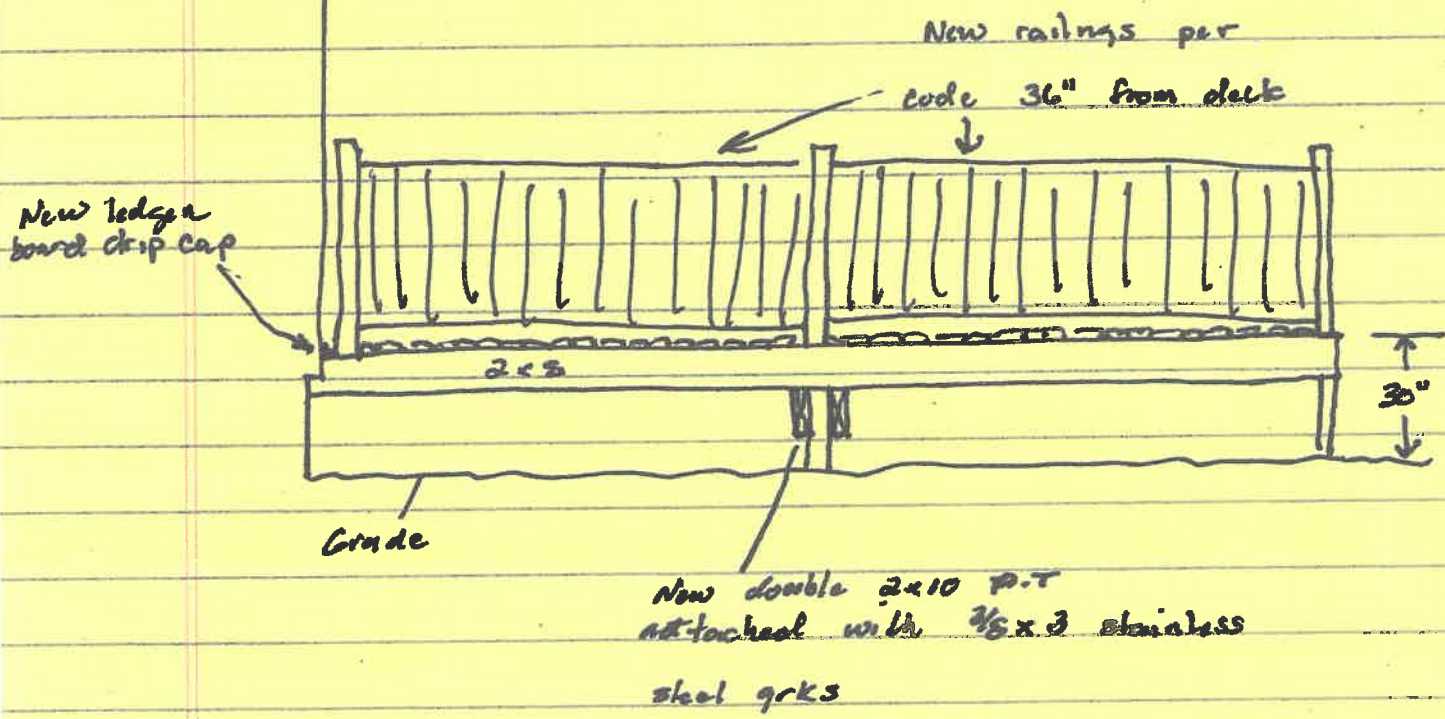
Existing deck



1. All pools are existing and will remain
2. All framing material is existing and will remain with addition of weatherproofing measures
3. No changes will be made to existing home or to surrounding landscape



Existing  
Posts and framing  
will be unchanged and  
reused



File No. CD25-09-058 (H)

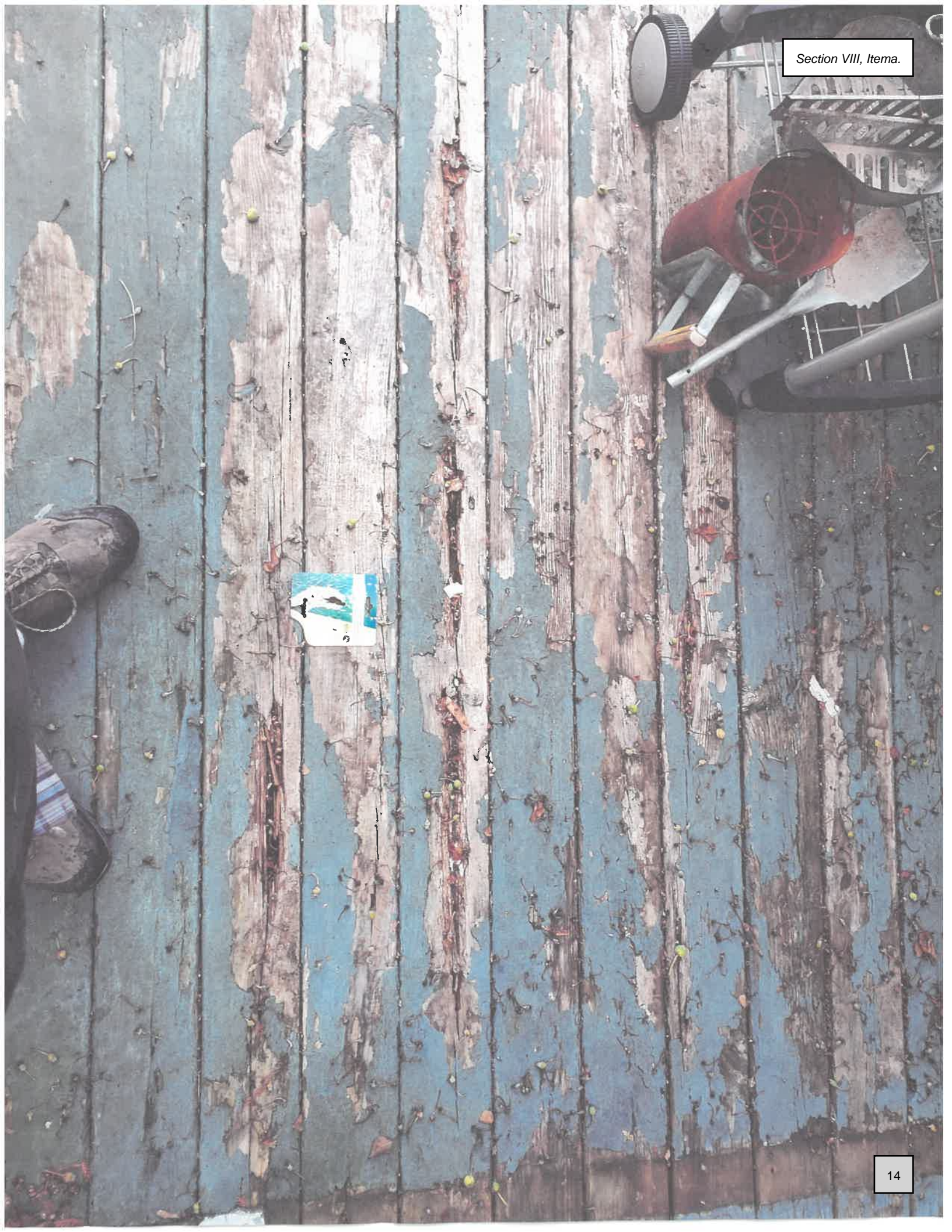
Exhibit 12

Date 7-11-25

Initials KP

RECEIVED  
JUL 10 2025











**B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES**

Section IX, Itema.

PROPERTY LOCATION: 1395 Cadotte 051-575-069-01  
(Number) (Street) (Property Tax ID #)

JUN 24 2025

LEGAL DESCRIPTION OF PROPERTY: Legal Description In Attachments  
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: 3 million

**APPLICANT/CONTRACTOR**

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

Name: Andrew Doud Email Address: doudstep2000@yahoo.com

Address: 7587 Market Street, Mackinac Is, MI 49757  
(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: A. Andrew Doud Date 6-23-25

**PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY<sup>1</sup>** 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: doudstep2000@yahoo.com

Address: 7587 Market Mackinac Is, 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.

A. Andrew Doud SIGNATURES  
Signature

File No. MD25-069-054(A)  
Exhibit A

Stephen Andrew Doud  
Please Print Name

Date 6-24-25  
Please Print Name

Signed and sworn to before me on the 23rd day of June, 2025

Initials KP

Jill A. Chapman  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF Mackinac  
My Commission Expires May 24, 2031  
Acting in the County of Mackinac

Jill A. Chapman  
Notary Public  
Mackinac County, Michigan  
My commission expires: 5/24/2031

<sup>1</sup> 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 IX, 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:** \_\_\_\_\_ 051-575-069-01  
(Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: Andrew Douel Email Address: cloudstep2000@yahoo.com  
Address: 7587 Market Street, Mackinac Island 49757  
(Street) (City) (State) (Zip)  
Telephone: 231 392 6456  
(Home) (Business) (Fax)

**APPLICANT/CONTRACTOR**

Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)  
Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

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

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

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

**SIGNATURES**

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Please Print Name \_\_\_\_\_

Please Print Name \_\_\_\_\_

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

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

File Number: 4025-069-054(H) Date Received: 6-24-25 Fee: 600 -  
Received By: K Pereny Work Completed Date: \_\_\_\_\_

RECEIVED  
JUN 24 2025

File No. MD25-067-054(H)  
Exhibit B  
Date 6-24-25  
Initials KF



SOUTH ELEVATION FROM MARKET



WEST ELEVATION FROM PROPERTY



NORTH ELEVATION FROM CADOTTE



EAST ELEVATION FROM CADOTTE



AREA PHOTOS FROM CADOTTE & MARKET STREETS



Richard Clemons Architect, PLLC 1220 West Lane Ozaukee, WI 53099 richard@rcaarchitect.com 952-370-3061	
MAY COTTAGE ADDITION-RENOVATION 1395 CADOTTE MACKINAC ISLAND, MI 49757	
REV.	REV.
DATE: June 23, 2025	SHEET: A0.0
PROJECT: 2433	PHOTOS

File No. 4025-069-054(4)

Exhibit C

Date 6-24-25

Initials KP

STORMWATER PLAN

DESIGN CRITERIA:  
10 YEAR 24 HOUR RAINFALL = 3.3"  
(SOURCE: MDOT MS4 REPORT)  
= (0.23) = 0.011" /hour  
INFILTRATION RATE OF SOIL = 0.27/hr.  
(SOURCE: USDA) = 0.016/hour x24 hrs. =  
6.72 = 0.25 / storm event  
DESIGN STORM VOLUME = 4,335 s.f.  
INFILTRATION x 0.28 = 1,214 cu ft.  
ASPHALT AREA OF 10' STRIP AROUND  
PERIMETER OF BUILDING + REAR YARD =  
5,306 s.f.  
STORMWATER ASSORPTION = 5,306 s.f. x  
0.25" = 1,342 cu. ft.  
STORM VOLUME minus ASSORPTION =  
REQUIRED DETENTION:  
1,214 cu. ft. - 1,342 cu. ft. = 0 cu. ft. TO  
BE DETAINED.  
ASSORPTION AREA EXCEEDS STORM VOLUME.  
NO STORM DETENTION REQUIRED.

SITE NOTES:

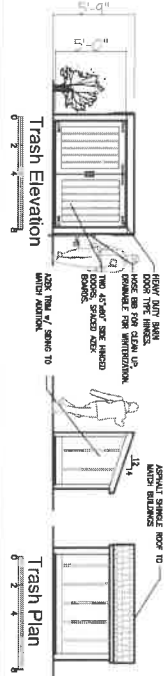
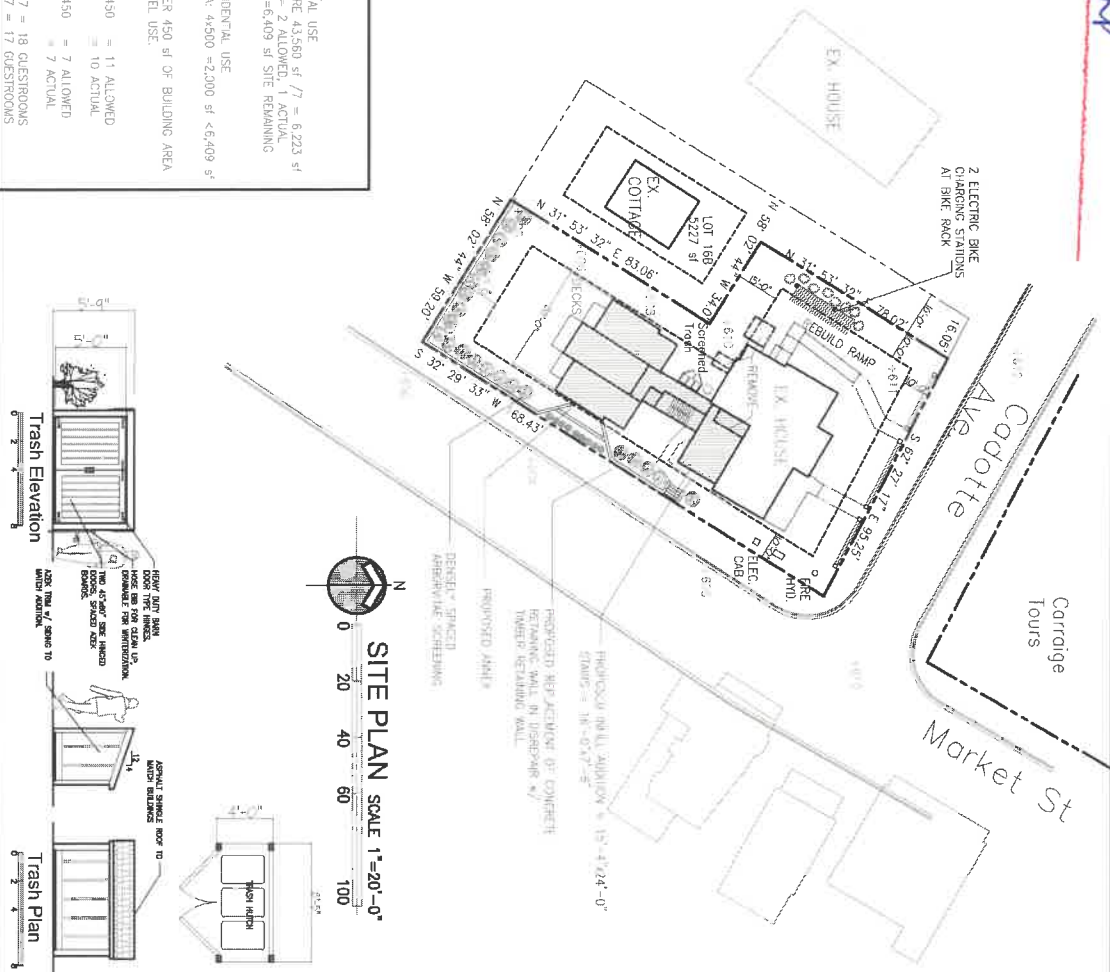
1. BICYCLE PARKING IS PROVIDED AT A RATE OF 1 PER GUESTROOM +7.  
(24 TOTAL, w/ 2 ELECTRIC CHARGING STATION)
2. TRASH TO BE HELD WITHIN THE BASEMENT AND TRASH HUT-1 & SET CURBSIDE ON COLLECTION DAYS
3. LIGHTING - NO AREA LIGHTING PROPOSED. COACH LIGHTING PROVIDED AT BUILDING ENTRANCES SHELDED TO CONFINED LIGHT WITHIN THE SITE.
4. SEE STORMWATER NOTES THIS SHEET

ZONING:

TAX ID. #051-575-069-01  
LOT 16A FC/ PART OF LOT 16 BLOCK 5  
ASSESSORS' PARCEL NUMBER 4  
TOWNSHIP 40 N, RANGE 3-2W, SECTION 36  
DISTRICT: MD MARKET  
LOT 16A  
OT AREA: 12,632.4 sf = 0.29 acres  
ALLOWABLE HT: 30', 2 1/2 STORY  
ACTUAL HEIGHT: 30', 2 1/2 STORY  
ALLOWABLE LOT COVERAGE 12,632.4 sf x .55% =  
= 4,421 sf  
EX. HOUSE-PORCH-RAMP: +2049 sf  
EXIST. WALKS-FENCE: +300 sf  
EXIST. RETAIN. WALL: +180 sf  
REMOVED ITEMS: -156 sf  
PROPOSED ADDITION: +1,369 sf  
PRO. NEW WING & WALK: +1,913 sf  
TOTAL IMP.: 4,335 sf = 34.3%

DENSITY:

HOTEL OPERATOR  
FAMILY RESIDENTIAL USE  
7 UNITS PER ACRE 43,560 sf / 7 = 6,223 sf  
7x 0.29 ACRES = 2 ALLOWED, 1 ACTUAL  
12,632 sf - 6,223 = 6,409 sf SITE REMAINING  
EMPLOYEES: 4  
NON FAMILY RESIDENTIAL USE  
REQ'D. SITE AREA 4x500 = 2,000 sf < 6,409 sf  
HOTEL:  
1 GUESTROOM PER 450 sf OF BUILDING AREA  
DEVOTED TO HOTEL USE.  
MAIN HOUSE  
5191 sq. ft. / 450 = 11 ALLOWED  
ANNEX  
3253 sq. ft. / 450 = 7 ALLOWED  
= 10 ACTUAL  
ALLOWED = 11+7 = 18 GUESTROOMS  
ACTUAL = 10+7 = 17 GUESTROOMS



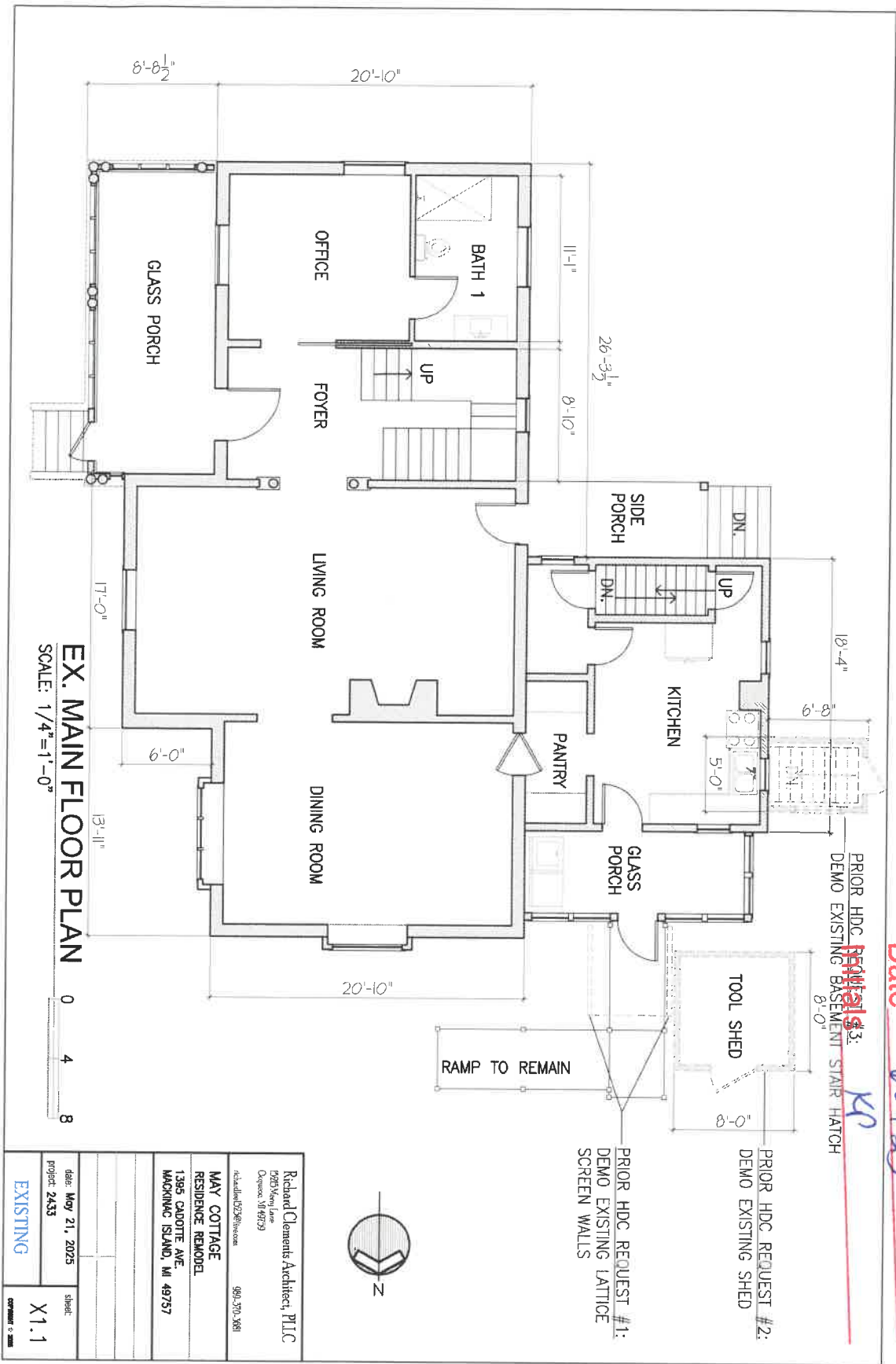
PROJECT DESCRIPTION:  
CONVERSION OF RESIDENCE TO  
HOTEL USE w/ SOUTHEAST INFILL  
ADDITION AND SOUTHERLY ANNEX.

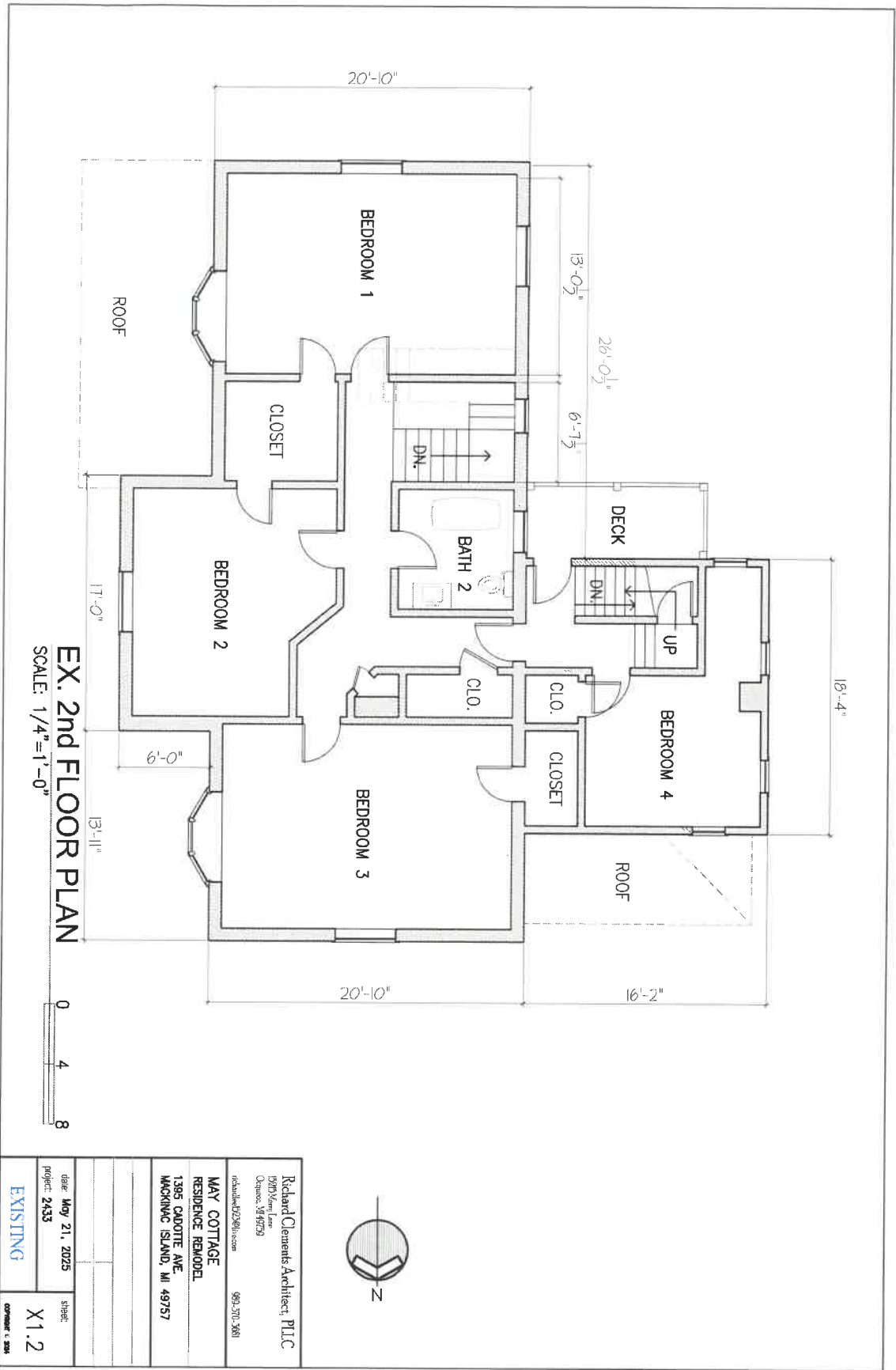
Richard Clements Architect, PLLC 7099 Vaux Lane Owens, WI 53759	
999-370-0061	
MAY COTTAGE ADDITION-RENOVATION 1395 CADOTTE MACKINAC ISLAND, MI 49757	
REV: June 23, 2025	BY: [Signature]
DATE: June 23, 2025	SYMBOL: A1.0
PROJECT: 2433	CITY: [Blank]
SITE PLAN	

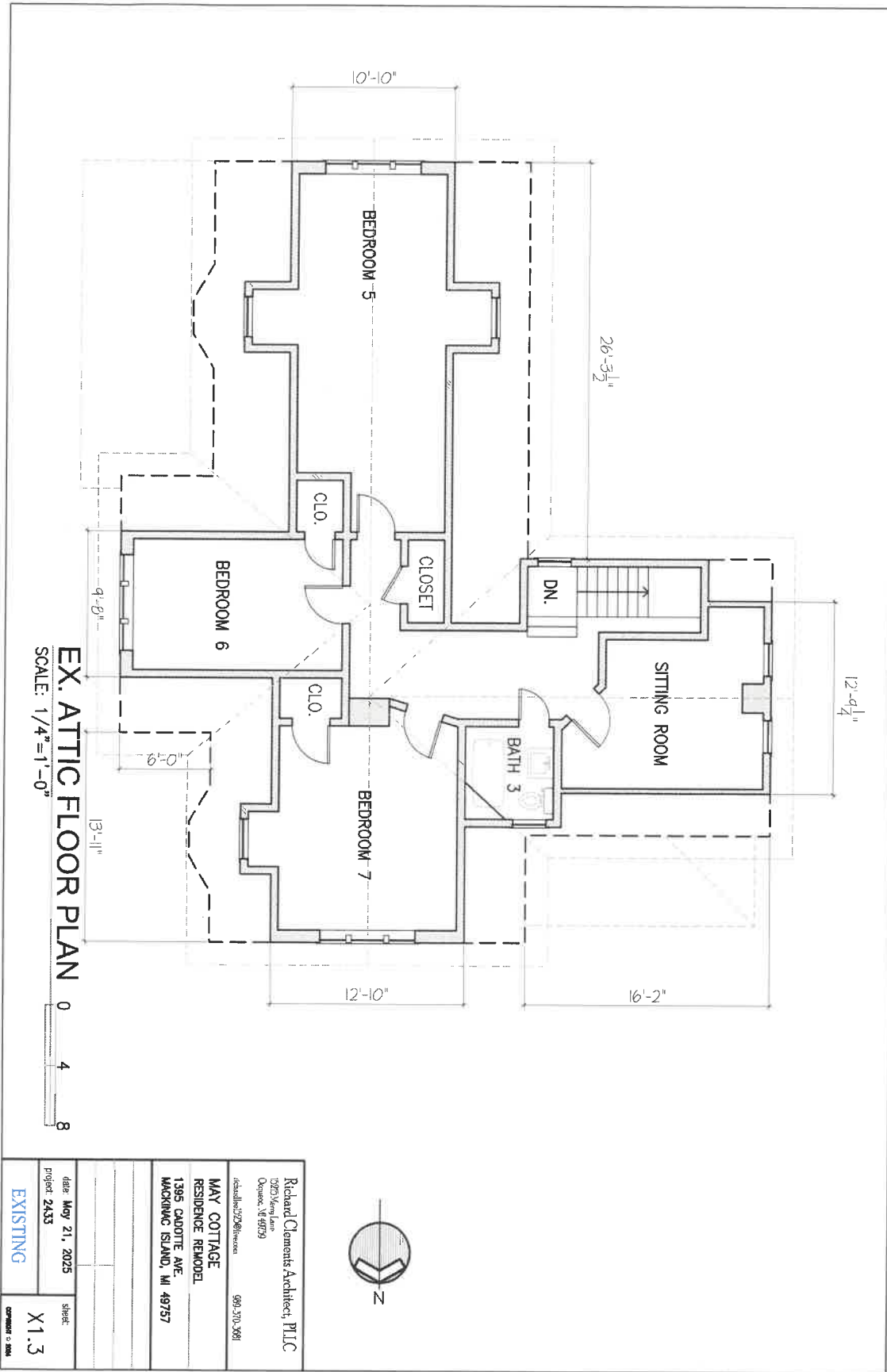
File No. MD25-069-054 (4)

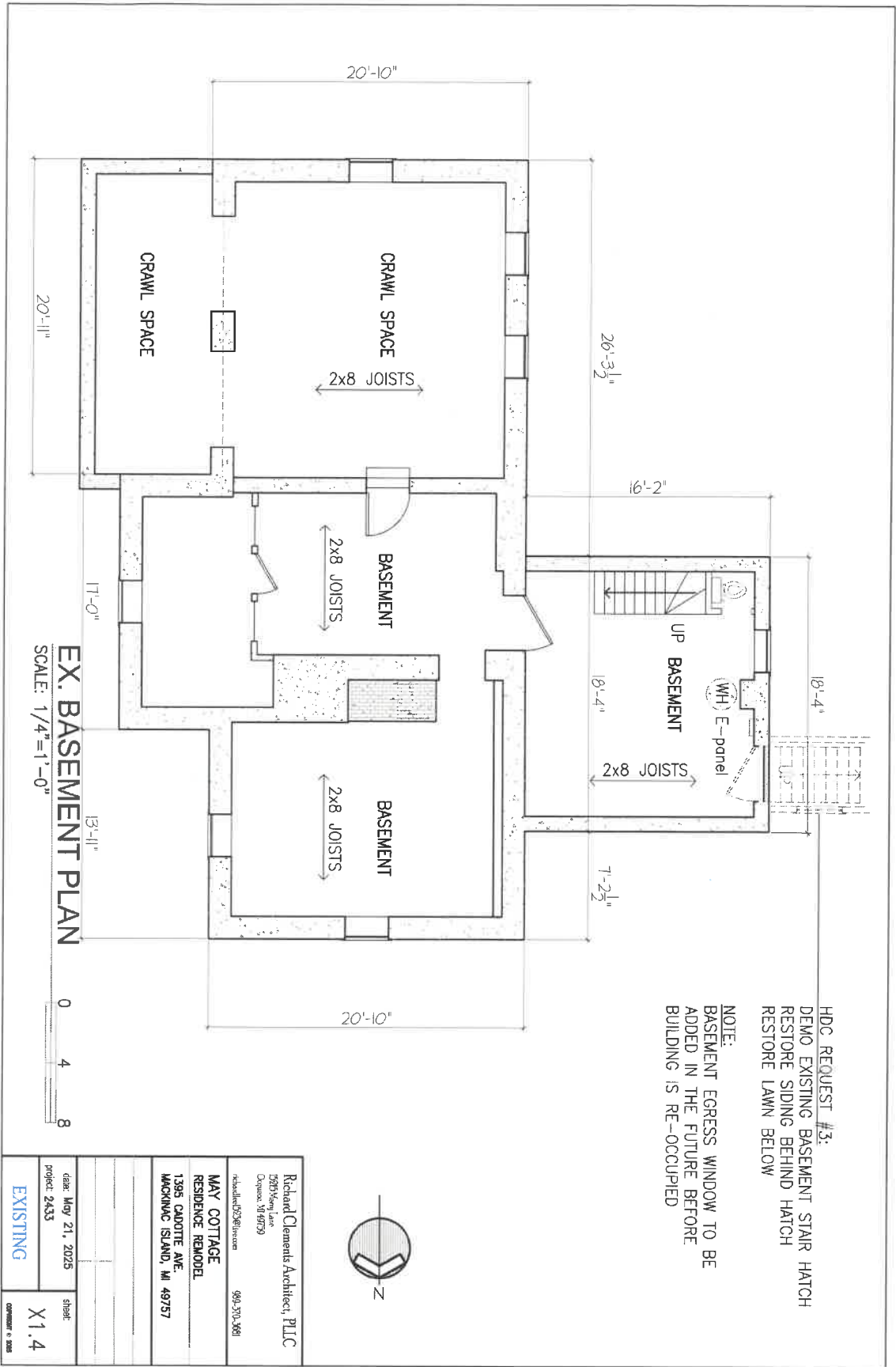
Exhibit E

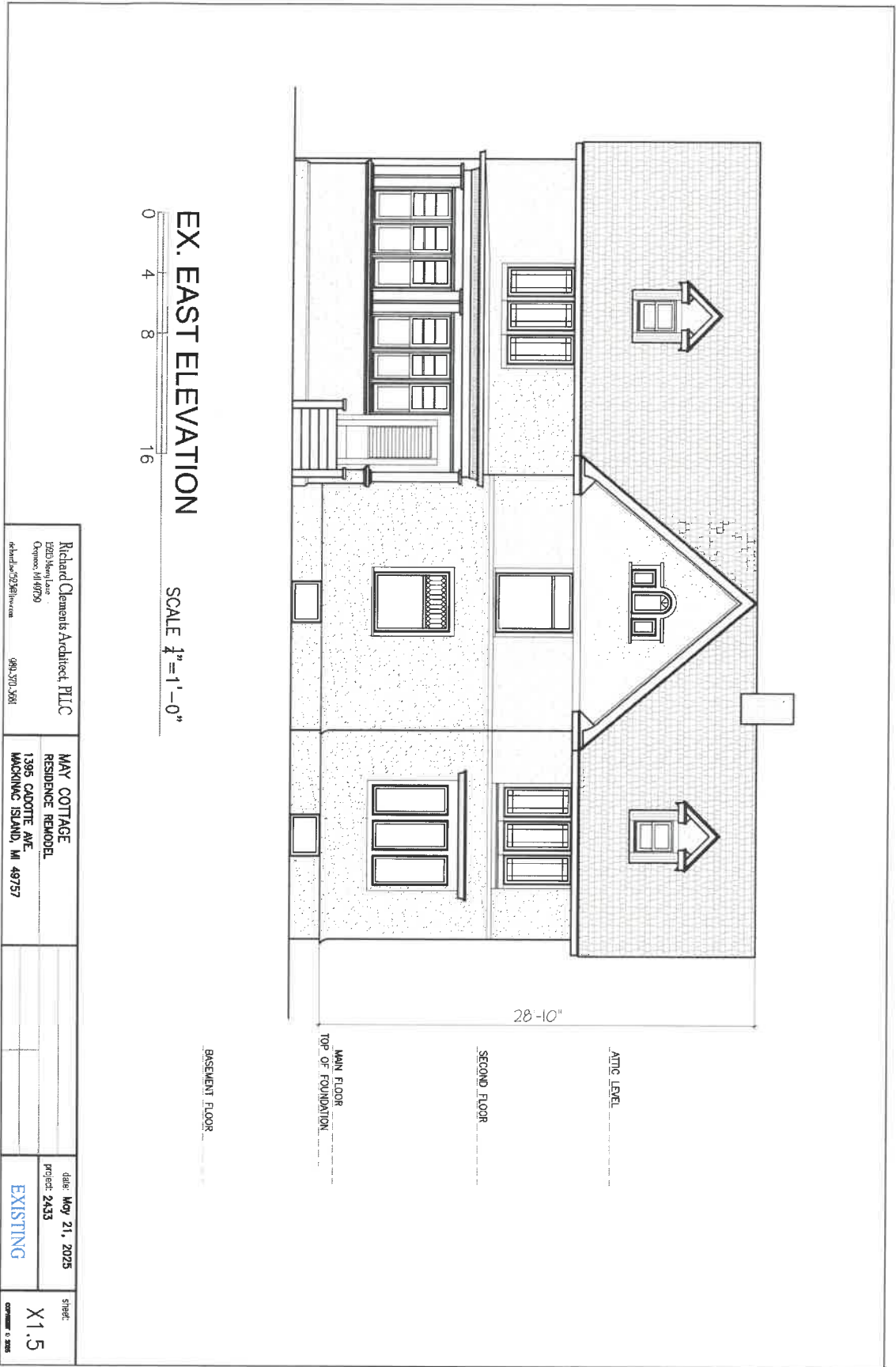
Date 6.24.25





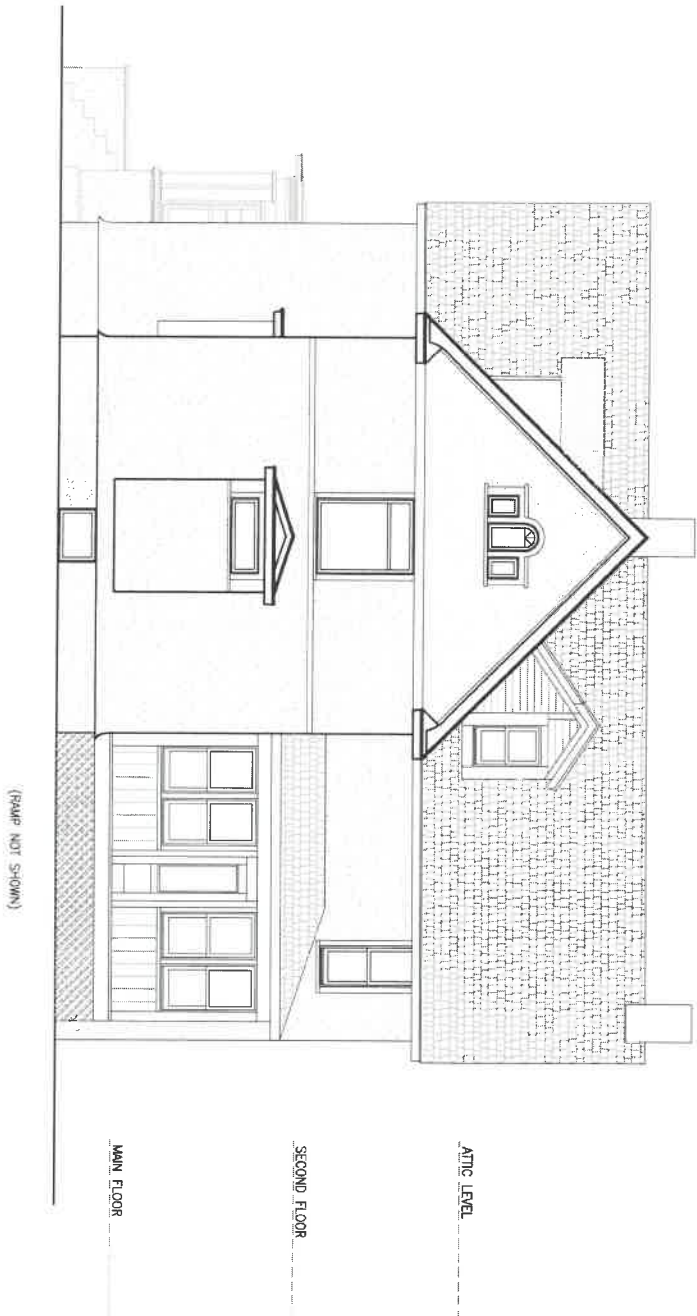












EX. NORTH ELEVATION

SCALE  $\frac{1}{4}$ " = 1'-0"

Richard Clements Architects, PLLC 2223 Kensington Owens, IL 60479 richcl@richcl.com 980.370.2681		MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757		date: May 21, 2025 project: 2433	sheet: X1.8 CONTINUED ON 2008
				EXISTING	

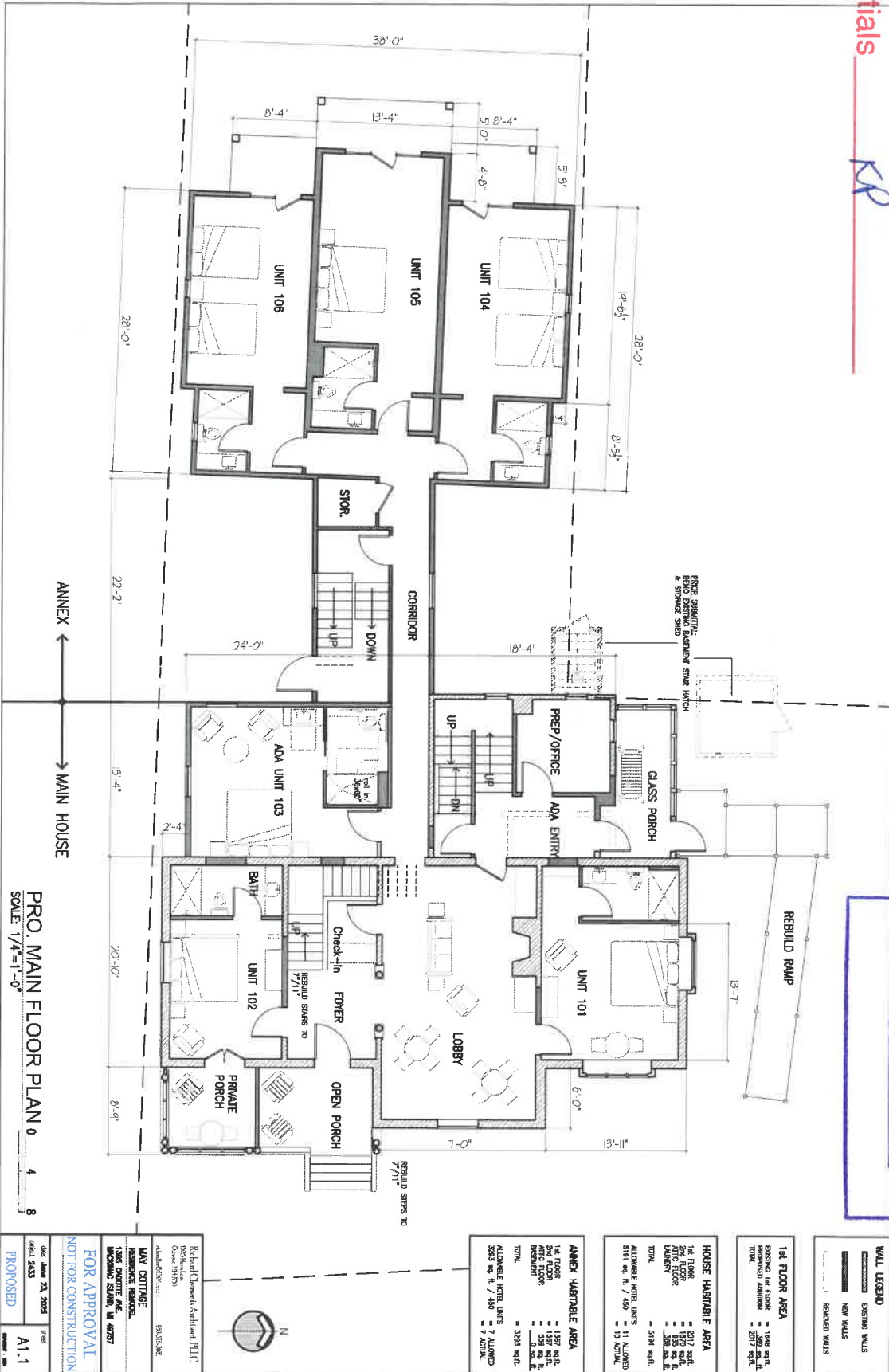
File No. MD25-069-054(H)

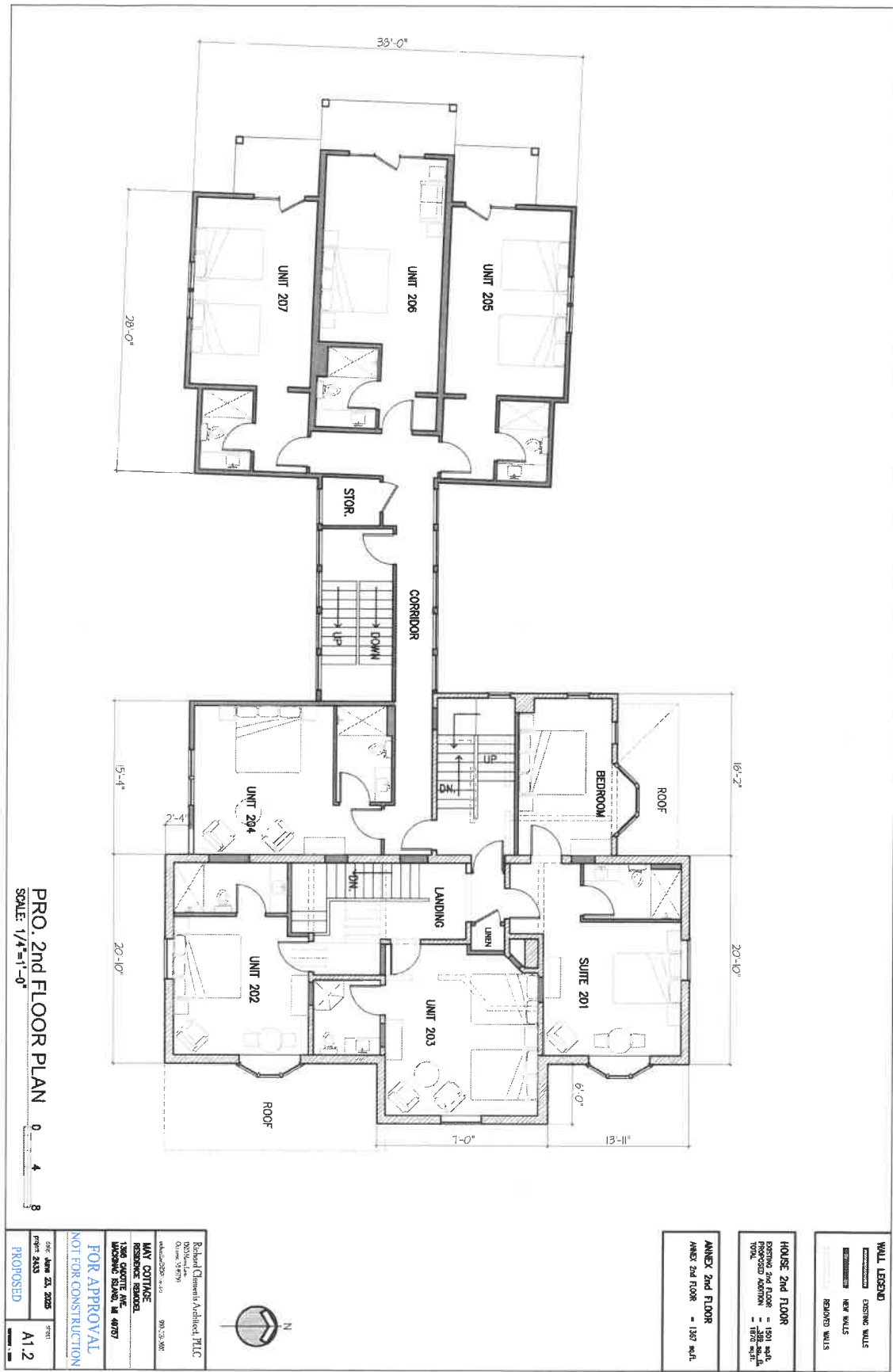
Exhibit D

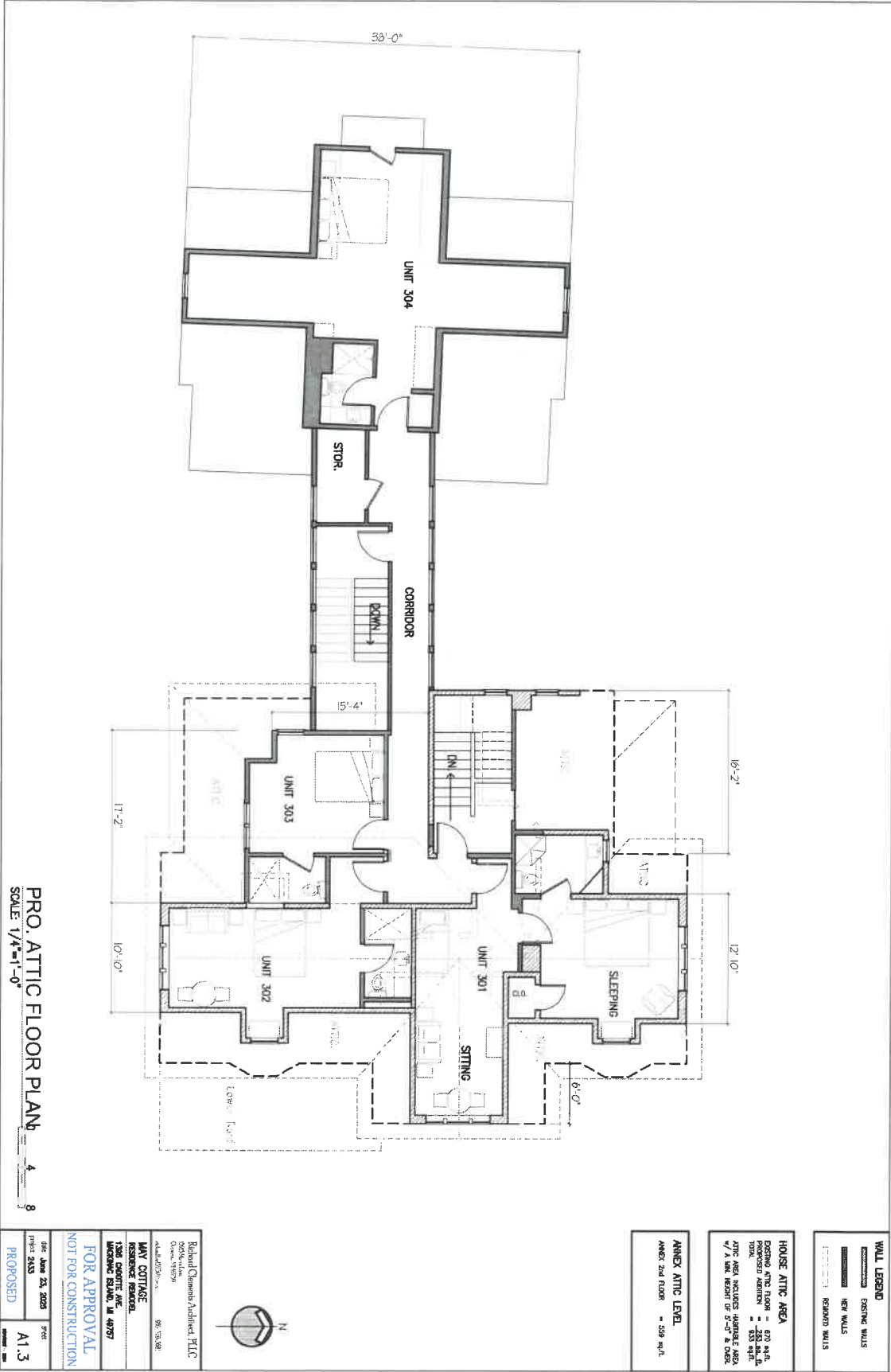
Date 6-24-25

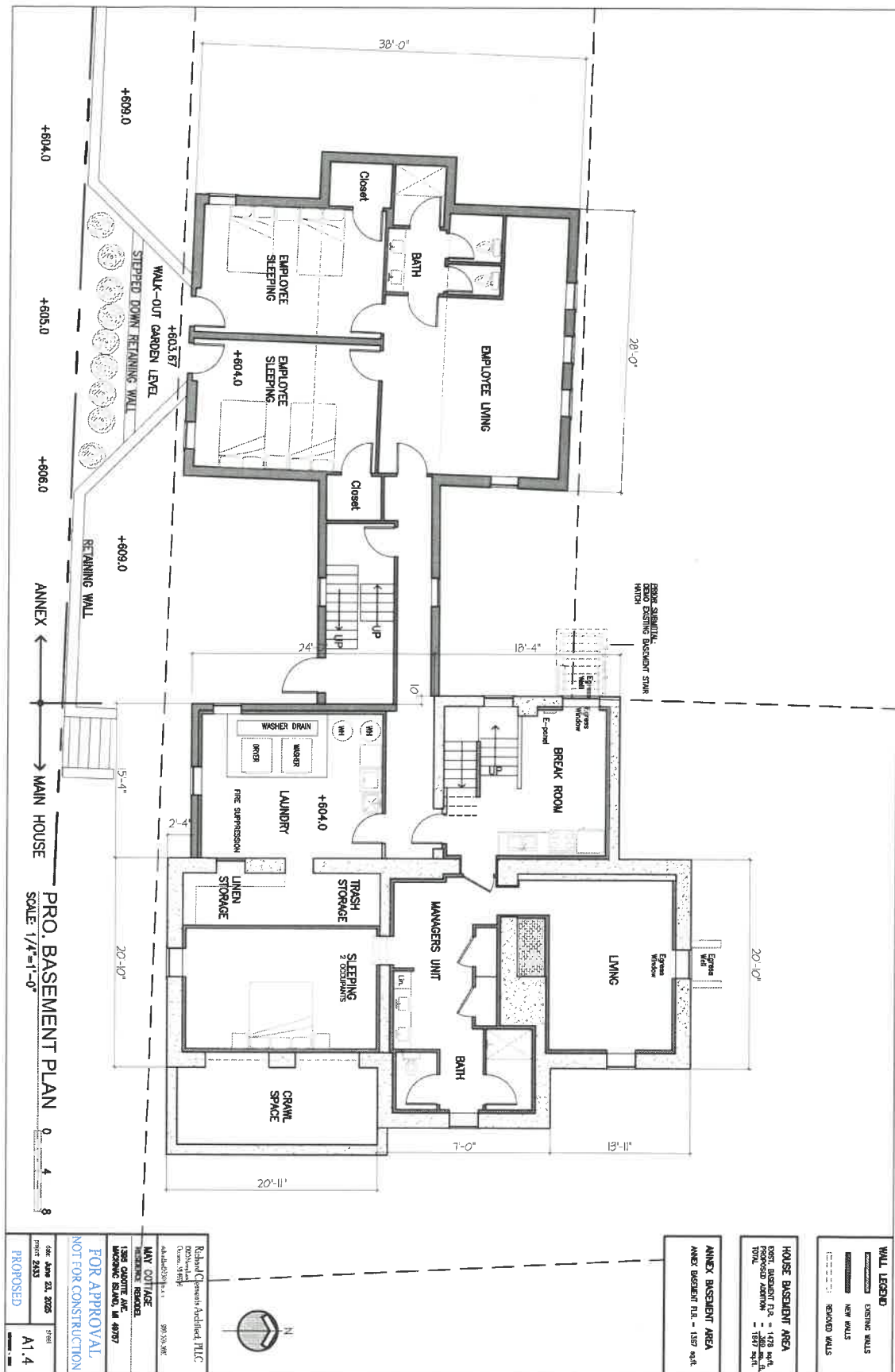
Initials KR

RECEIVED  
JUN 24 2025

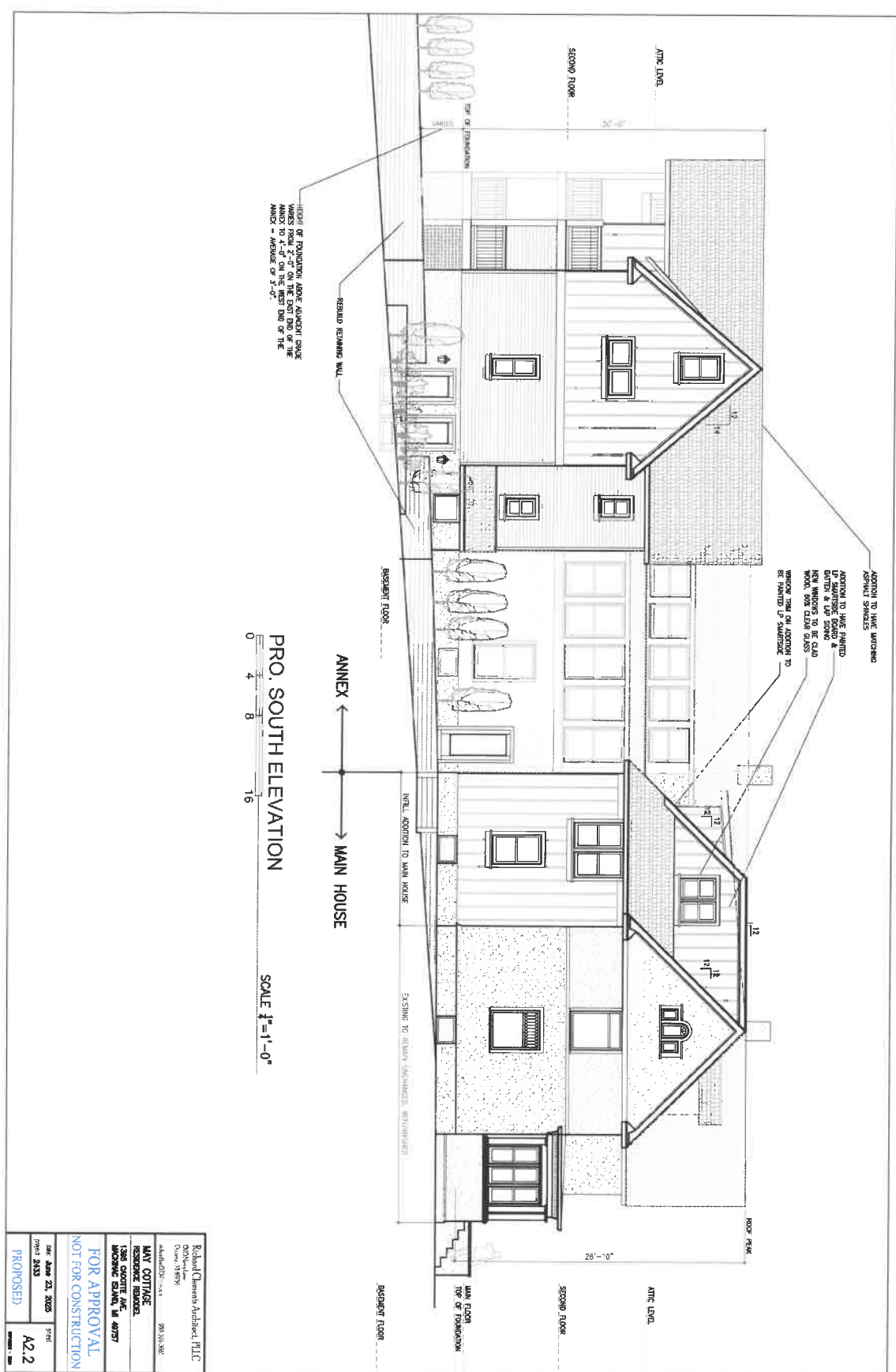




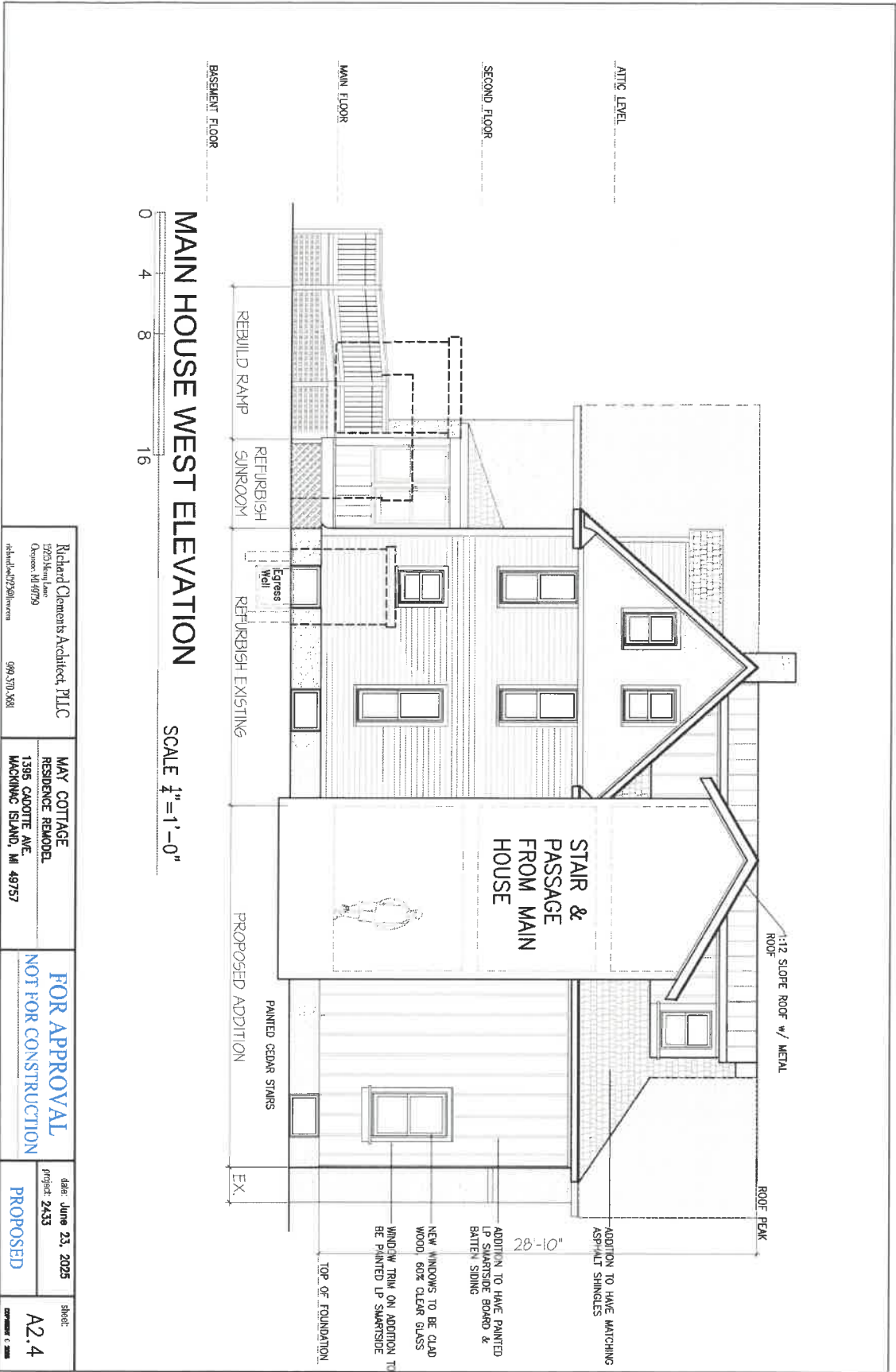


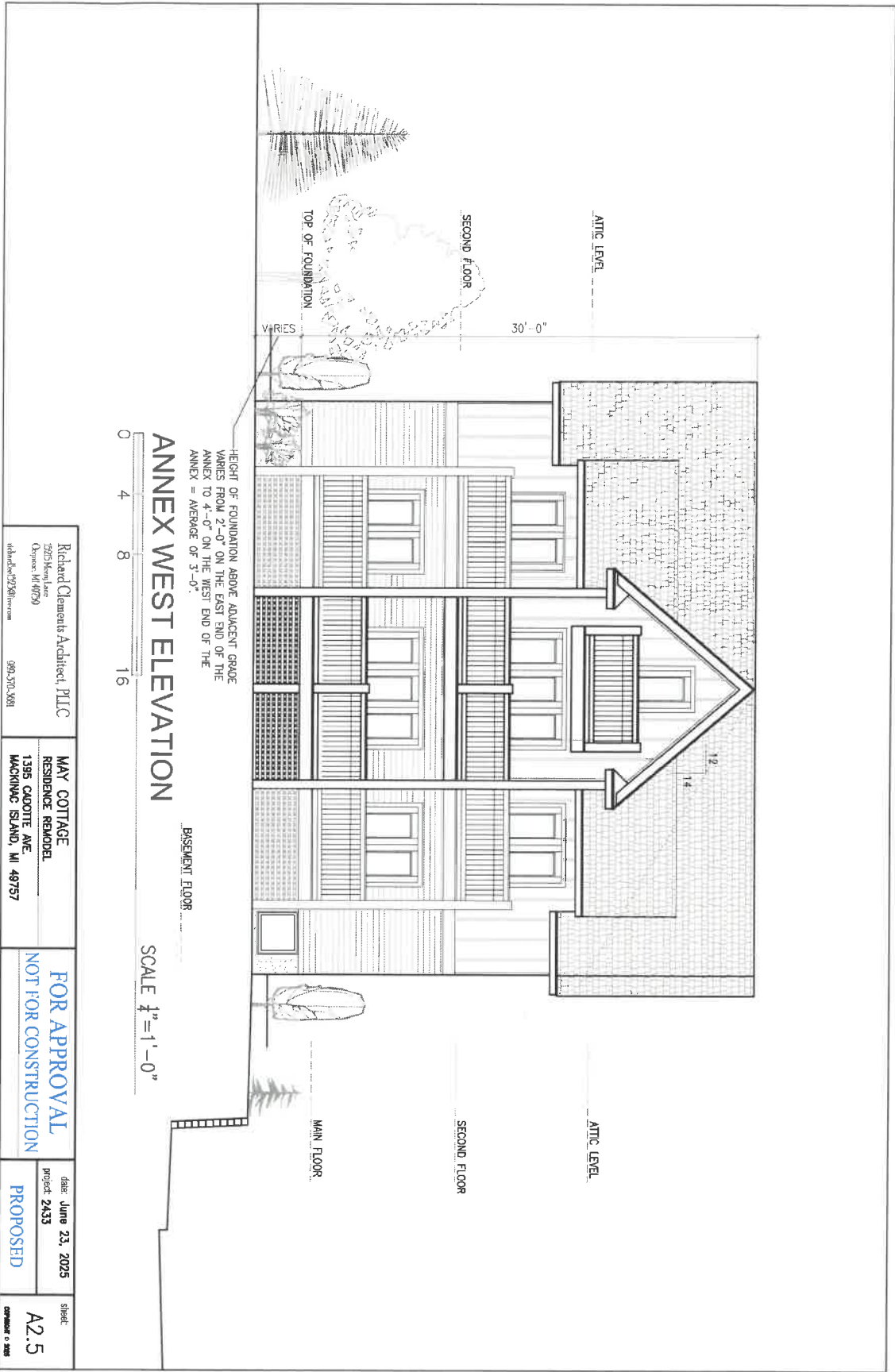


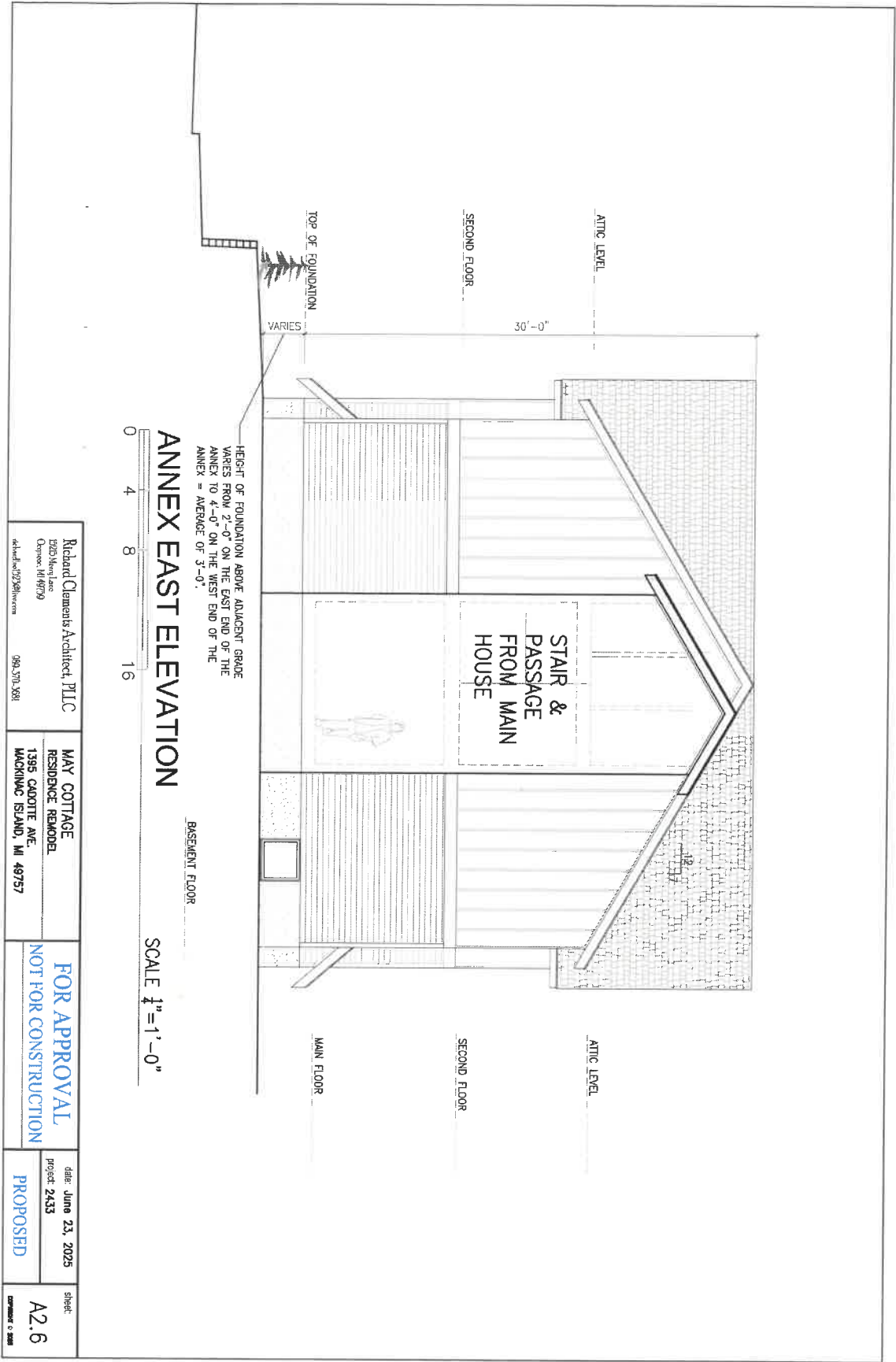














610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

3 July 2025

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

Re: **DOUD MAY HOUSE HOTEL**  
Design Review

Dear Ms. Pereny:

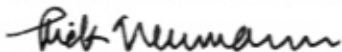
I have reviewed the proposed Doud May House Hotel in the West End Historic District.

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  
Rich 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 July 2025

## **DESIGN REVIEW**

### **DOUD MAY HOUSE HOTEL**

1395 Cadotte Street

West End Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the renovation of, and addition to, the old May House, 1395 Cadotte Street, in the West End Historic District. The May House is a Contributing structure in the historic district. The previous single family residence is proposed to be renovated and added to for the purpose of creating a boutique hotel, consisting of 17 rooms on three floors, and including a manager's living unit and employee living facilities at the basement level.

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 the existing house and drawings comprising site plan, floor plans, and elevations of the Existing house and Proposed hotel, by Richard Clements Architect, dated 23 June 2025.

## **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 May House property would be changed from a single-family use to a hotel use. The new use would require major exterior and interior changes to the house, and would involve extensive change to the defining characteristic of the site - that of a low-density single-family use

Doud May House Hotel Design Review  
3 July 2025  
Page 2

characterized by generous open space, replaced by a significantly higher density transient occupancy, characterized by more dense site development. Thus, the new use would cause significant alteration to the defining characteristics of the site and the property's environment. The large building addition would more than double, in fact almost triple, the mass of development on the property, significantly changing the property's sense of exterior space.

**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 house would generally be retained and preserved. The significantly increased density on the site would be accomplished with relatively minimal change to the defining characteristics of the house. The primary east / front elevation would be almost unchanged. The south / side elevation would have a substantial addition made to it, but the defining characteristics of the primary gable end would be retained.

The historic character of the house would be largely retained, thanks to the addition connecting at the rear and not overly affecting the most significant features of the architecture. While parts of the original house would be obscured by the new additions, and some historic materials would be removed at points of additions, minimal alteration of significant historic features of the old house would happen.

On the positive side, the mass and scale of the primary addition would be similar to the original house, and the link to the annex narrower, to help set off the historic house from the primary annex addition. On the negative side, the connector portion between existing and new would be so tall as to not provide the step-down in height needed for compatible separation of the new from the historic.

**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."*

While the size and scale of the new addition would be similar to the existing house, it would not create a false sense of historic development, since it would appear as a later addition to an historic building, due to differences in roof slope and architectural features.

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

No exterior changes made over the years to the May House have acquired historic significance in their own right, needing to be retained and preserved.

Doud May House Hotel Design Review  
3 July 2025  
Page 3

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

The distinctive exterior features that characterize the old May House would largely 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.

**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.

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

No archaeological resources are currently known to exist on the site, but vigilance should be exercised during excavation for any new addition on the property.

**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 addition and alterations would destroy some historic materials, but enough that characterize the property would remain. The new work would be somewhat differentiated from the old house by being separated and connected by a narrower, if not shorter, addition. However because of its height, the connector is not compatible with the massing and size of the old house, jeopardizing the historic integrity of the property. Ideally, the connector would be shorter in height to better set off both the historic house and the primary annex addition.

**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."*

While the proposed new additions and related new construction could be removed in the future, returning the essential form and integrity of the existing historic house, such would be highly unlikely to happen, given the proposed scope of work.

Doud May House Hotel Design Review  
3 July 2025  
Page 4

### **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 value of the surrounding area is great, given neighboring historic resources in the district. The old May House is located on a very busy high-traffic location, and is especially visible as a corner property. Thus, its importance as a Contributing structure in the district is made more significant; and the height of the proposed connector would jeopardize the architectural value of the historic house.

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

The extent of the proposed site development would alter the structure's relationship to the existing sense of generous open space. The proposed height of the connector presents an incompatible relationship with the historic May House.

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

The new additions are proposed to have contrasting materials and textures, helping the new be differentiated from the appearance of the old, and maintaining the integrity of the historic house.

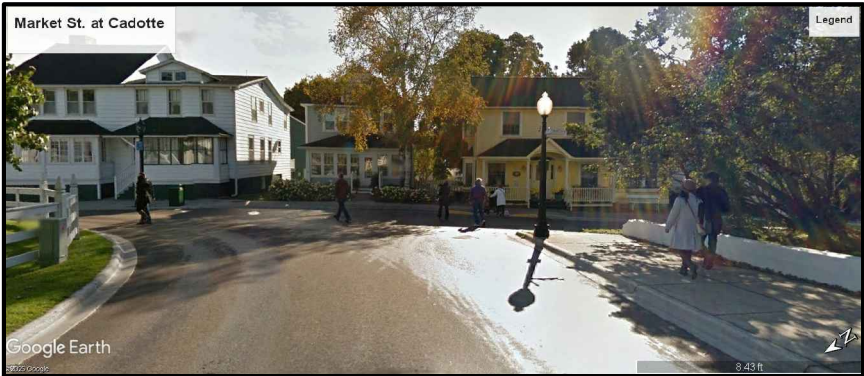
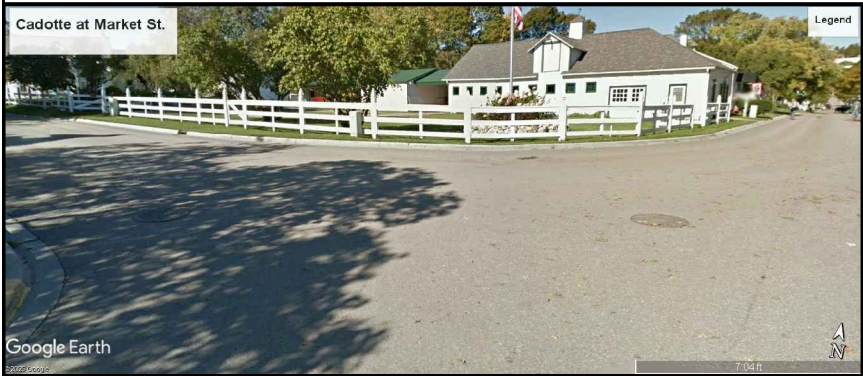
**(4)** - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

Except for the connector, the aesthetic value of the proposed annex addition, although somewhat different, would be sympathetic with the historic May House. The connector's height would detract from the aesthetic value of the overall redevelopment.

### **CONCLUSION**

If the HDC concludes the proposed renovation and additions are compatible with the historic environment of the West End Historic District based on consideration of the above standards, then the design would meet the Standards for review, and should be approved. If it is determined the project is not compatible, then the application would not meet the Standards for review, and should not be approved.

**END OF REVIEW**



AREA PHOTOS FROM CADOTTE & MARKET STREETS



SOUTH ELEVATION FROM MARKET



EAST ELEVATION FROM CADOTTE



NORTH ELEVATION FROM CADOTTE



WEST ELEVATION FROM PROPERTY

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	
MAY COTTAGE ADDITION-RENOVATION	
1395 CADOTTE MACKINAC ISLAND, MI 49757	
rev:	for:
date: July 24, 2025	sheet:
project: 2433	A0.0
PHOTOS	COPYRIGHT © 2025

STORMWATER PLAN:

DESIGN CRITERIA:

10 YEAR 24 HOUR RAINFALL = 3.3"  
(SOURCE: MDOT MS4 REPORT)  
= (0.28') = 0.011' /hour

INFILTRATION RATE OF SOIL = 0.2"/hr.  
(SOURCE: USDA) = 0.016'/hour x 24 hrs. \*  
67% = 0.25' / storm event

DESIGN STORM VOLUME = 3,973 s.f.  
IMPERVIOUS x 0.28' = 1,112 cu. ft.

APSORPTION AREA OF 10' STRIP AROUND  
PERIMETER OF BUILDING + ADD'L. 20' REAR  
(SW) YARD = 5,273 s.f.

STORMWATER ABSORPTION = 5,273 s.f. x  
0.25' = 1,318 cu. ft.

STORM VOLUME minus ABSORPTION =  
REQUIRED DETENTION;  
1,112 cu. ft. - 1,318 cu. ft. = 0 cu. ft. TO  
BE DETAINED.

ABSORPTION AREA EXCEEDS STORM VOLUME.  
NO STORM DETENTION REQUIRED.

SITE NOTES:

1. BICYCLE PARKING RACK IS PROVIDED AT A RATE OF 1 PER GUESTROOM +7.  
(24 TOTAL, w/ 2 ELECTRIC CHARGING STATION)
2. TRASH TO BE HELD WITHIN THE BASEMENT AND TRASH HUTCH & SET CURBSIDE ON COLLECTION DAYS
3. LIGHTING – NO AREA LIGHTING PROPOSED. COACH LIGHTING PROVIDED AT BUILDING ENTRANCES SHIELDED TO CONFINE LIGHT WITHIN THE SITE.
4. SEE STORMWATER NOTES THIS SHEET.

ZONING:

TAX I.D. #051-575-069-01

LOT 16A PC7 PART OF LOT 16 BLOCK 5  
ASSESSORS PLAT NUMBER 4  
TOWNSHIP 40 N, RANGE 3-2W. SECTION 36

DISTRICT: MD MARKET  
LOT 16A  
LOT AREA: 12,632.4 sf = 0.29 acres

ALLOWABLE HT: 30', 2½ STORY  
ACTUAL HEIGHT: 30', 2½ STORY

ALLOWABLE LOT COVERAGE 12,632.4 sfx35% =  
= 4,421 sf

EX. HOUSE-PORCH-RAMP:	+2049 sf
EXIST WALKS-FENCE:	+300 sf
EXIST. RETAIN. WALL:	+160 sf
REMOVED ITEMS:	- 156 sf
PROPOSED ADDITION:	+1420 sf
PRO. DECKS & WALK:	<u>+ 200 sf</u>
TOTAL IMP.:	3973 sf = 31.5%

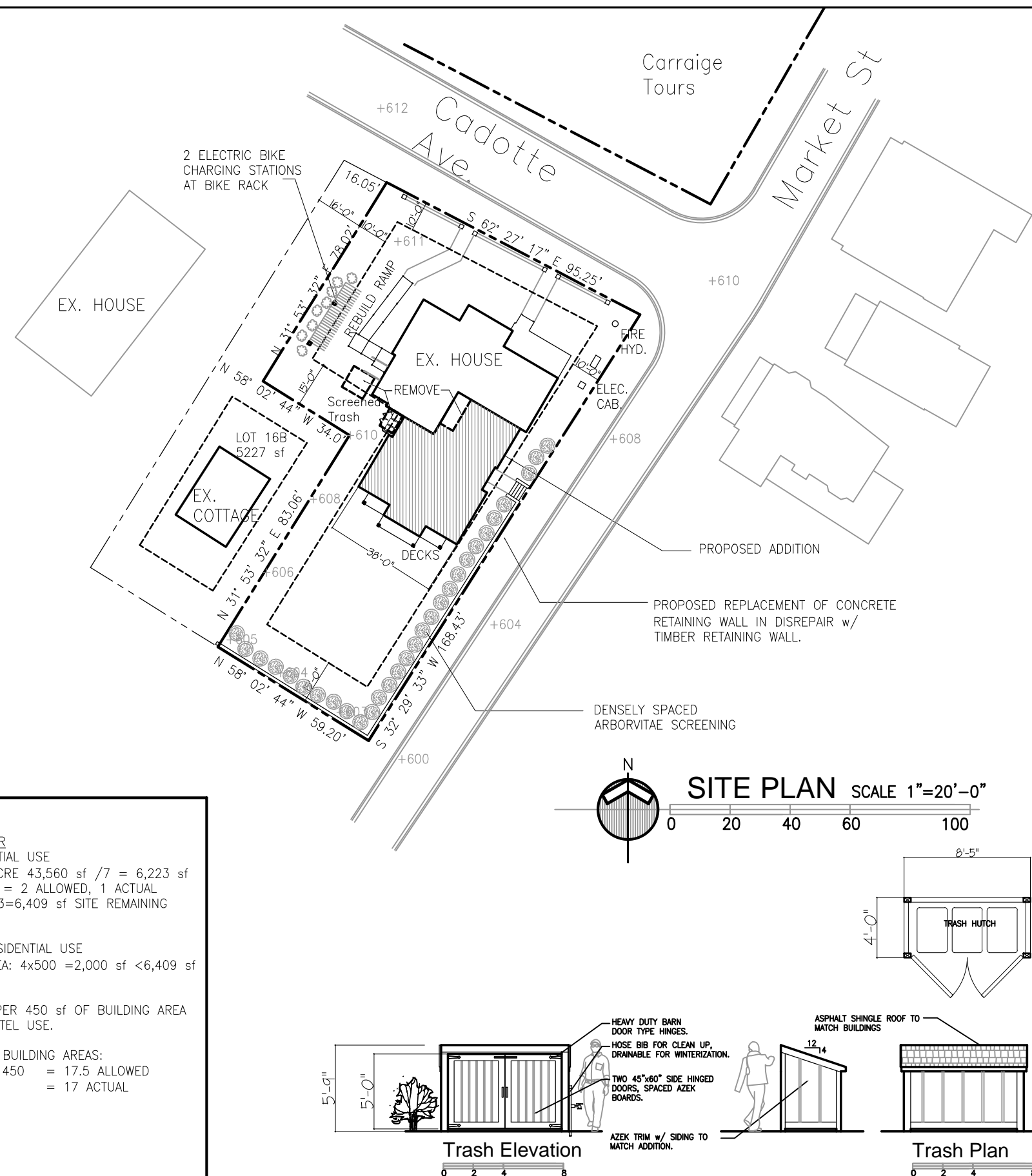
## DENSITY:

HOTEL OPERATOR  
FAMILY RESIDENTIAL USE  
7 UNITS PER ACRE = 43,560 sf /7 = 6,223 sf  
7x 0.29 ACRES = 2 ALLOWED, 1 ACTUAL  
12,632 sf-6,223=6,409 sf SITE REMAINING

EMPLOYEES: 4  
NON FAMILY RESIDENTIAL USE  
REQ'D. SITE AREA: 4x500 =2,000 sf <6.409 sf

HOTEL:  
1 GUESTROOM PER 450 sf OF BUILDING AREA  
DEVOTED TO HOTEL USE.

HOTEL RELATED BUILDING AREAS:  
7914 sq. ft. / 450 = 17.5 ALLOWED  
= 17 ACTUAL



PROJECT DESCRIPTION:

CONVERSION OF RESIDENCE TO  
HOTEL USE w/ SOUTHEAST INFILL  
ADDITION AND SOUTHERLY ANNEX.

Richard Clements Architect, PLLC

15215 Merry Lane  
Ockeeoc, MI 49759

richardlee1523@live.com 989-370-3681

MAY COTTAGE  
ADDITION-RENOVATION

1395 CADOTTE  
MACKINAC ISLAND, MI 49757

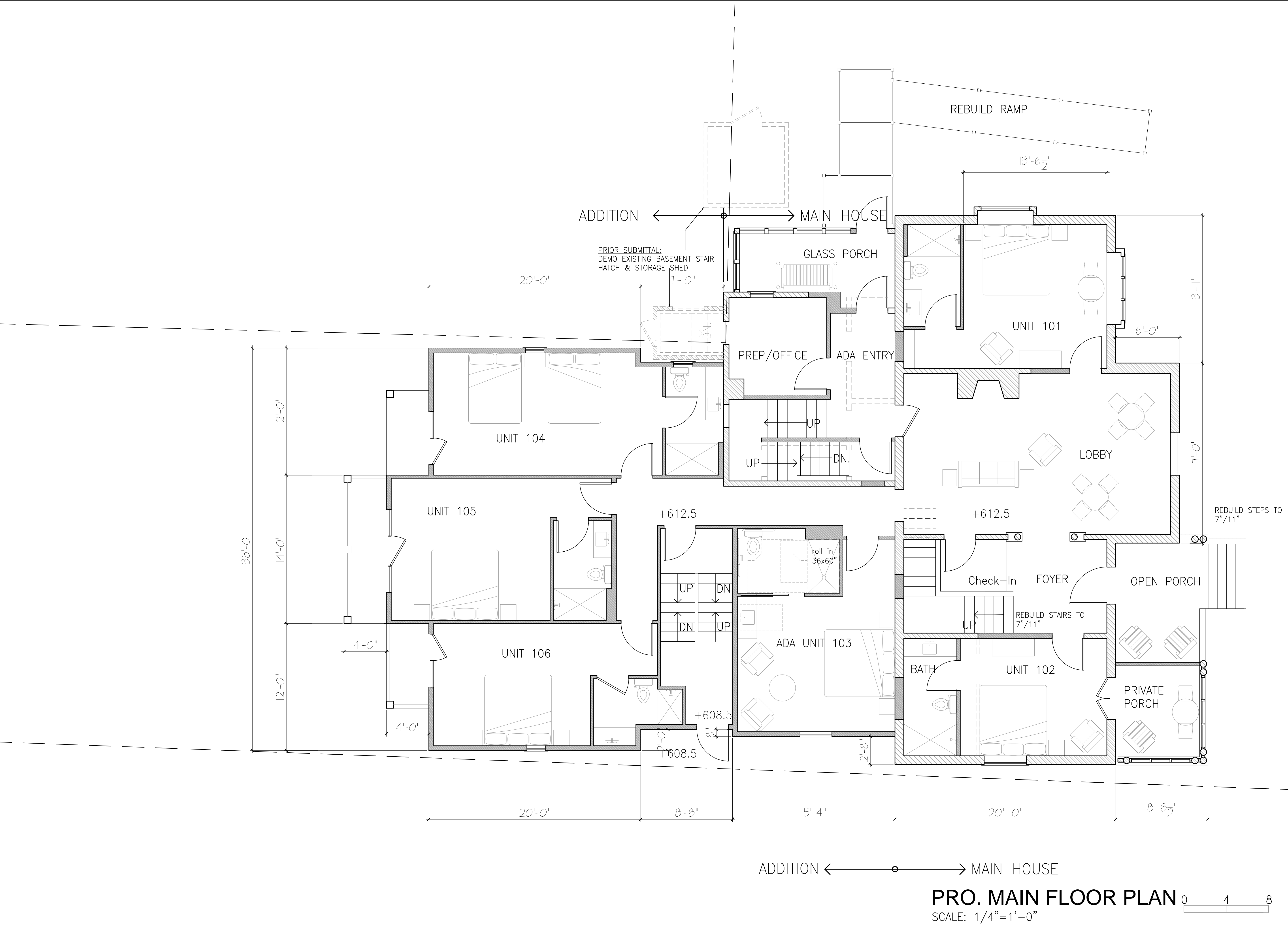
rev: for:

date: **July 24, 2025**  
project: **2433**

sheet:

A1.0

COPYRIGHT © 2022



WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

1st FLOOR AREA	
EXISTING 1st FLOOR	= 1660 sq.ft.
PROPOSED ADDITION	= 1475 sq. ft.
TOTAL	= 3135 sq.ft.

HOUSE HABITABLE AREA	
1st FLOOR	= 3135 sq.ft.
2nd FLOOR	= 2613 sq.ft.
ATTIC FLOOR	= 1367 sq. ft.
LAUNDRY/STOR/BREAK	= 799 sq. ft.
TOTAL	= 7914 sq.ft.
ALLOWABLE HOTEL UNITS	
7914 sq. ft. / 450	= 17.5 ALLOWED
	= 17 ACTUAL

PRO. MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

Richard Clements Architect, PLLC

15215 Merry Lane  
Oscoda, MI 49759

richardclee1523@live.com 989-370-3681

MAY COTTAGE  
RESIDENCE REMODEL




1395 CADOTTE AVE.  
MACKINAC ISLAND, MI 49757

FOR APPROVAL  
NOT FOR CONSTRUCTION

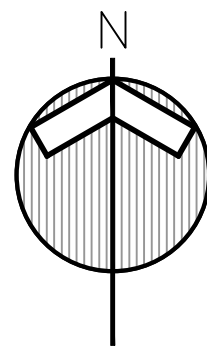
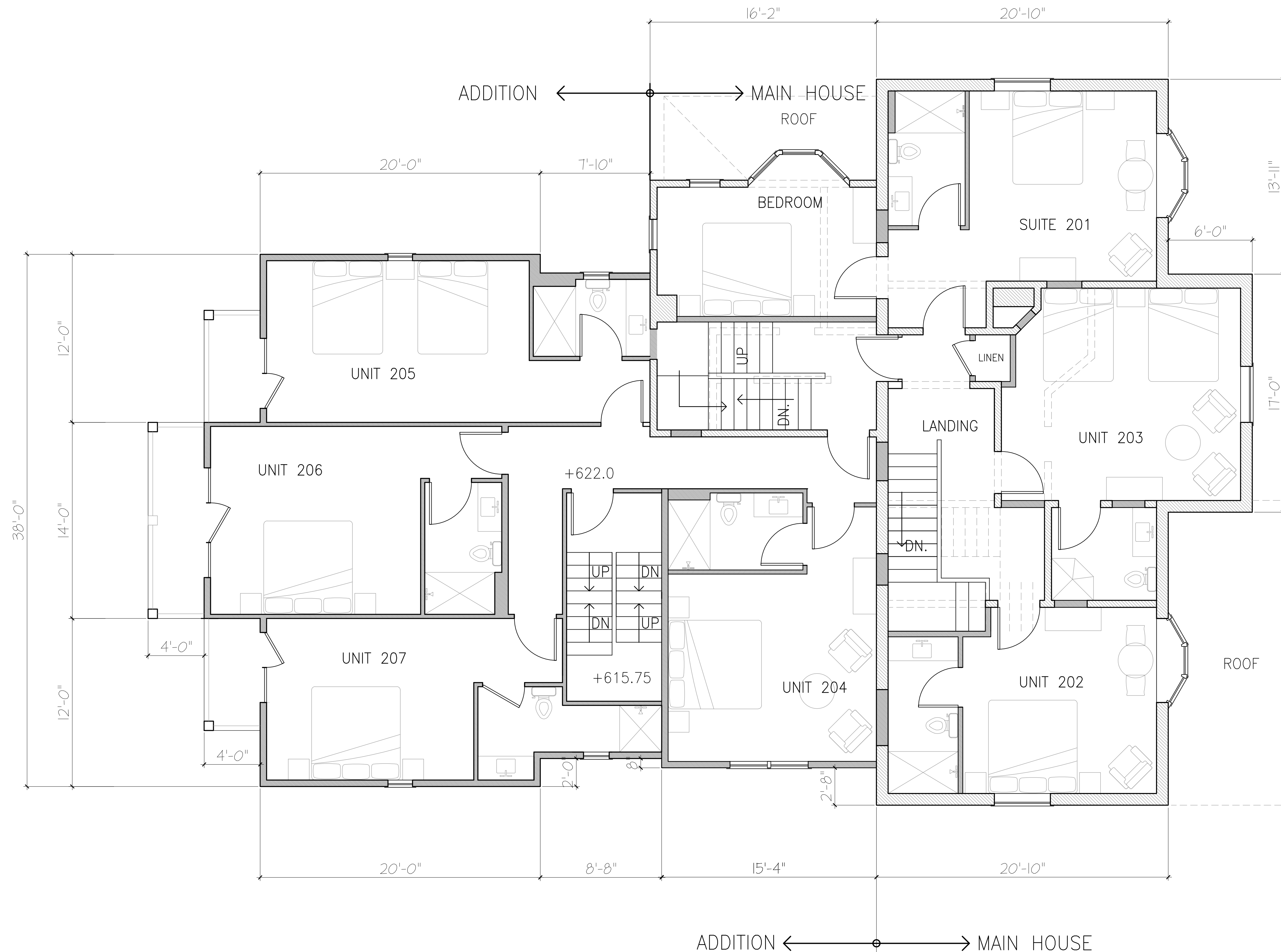
date: July 24, 2025	sheet:
project: 2433	A1.1

PROPOSED

COPYRIGHT © 2024

WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

HOUSE 2nd FLOOR	
EXISTING 2nd FLOOR	= 1501 sq.ft.
PROPOSED ADDITION	= 1475 sq. ft.
TOTAL	= 2976 sq.ft.






Richard Clements Architect, PLLC 15215 Merry Lane Oscoda, MI 49759 richardcl@live.com 989-370-3681	
MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757	
FOR APPROVAL NOT FOR CONSTRUCTION	
date: July 24, 2025 project: 2433	sheet: A1.2 COPYRIGHT © 2024
PROPOSED	

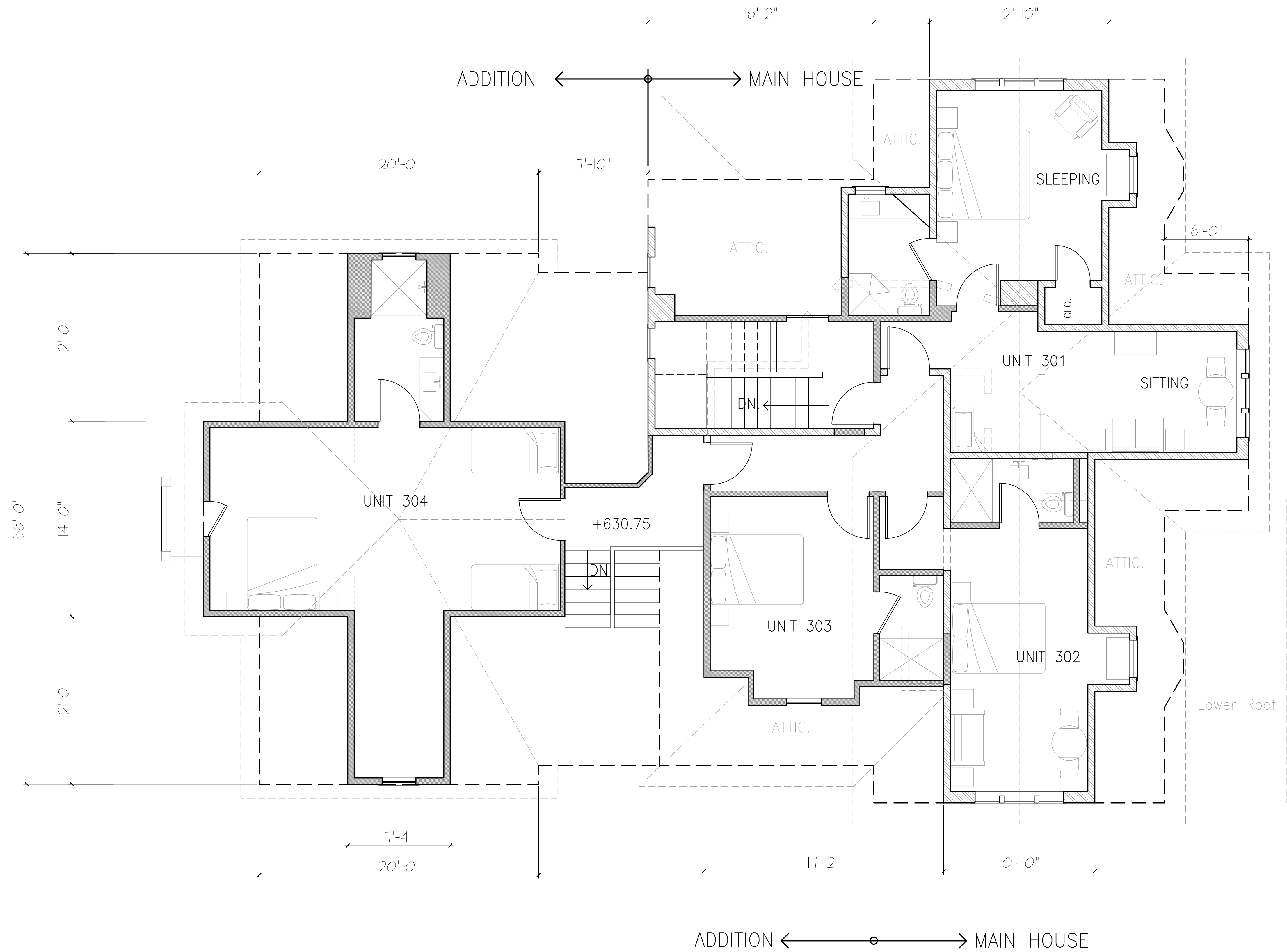
PRO. 2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

0 4 8

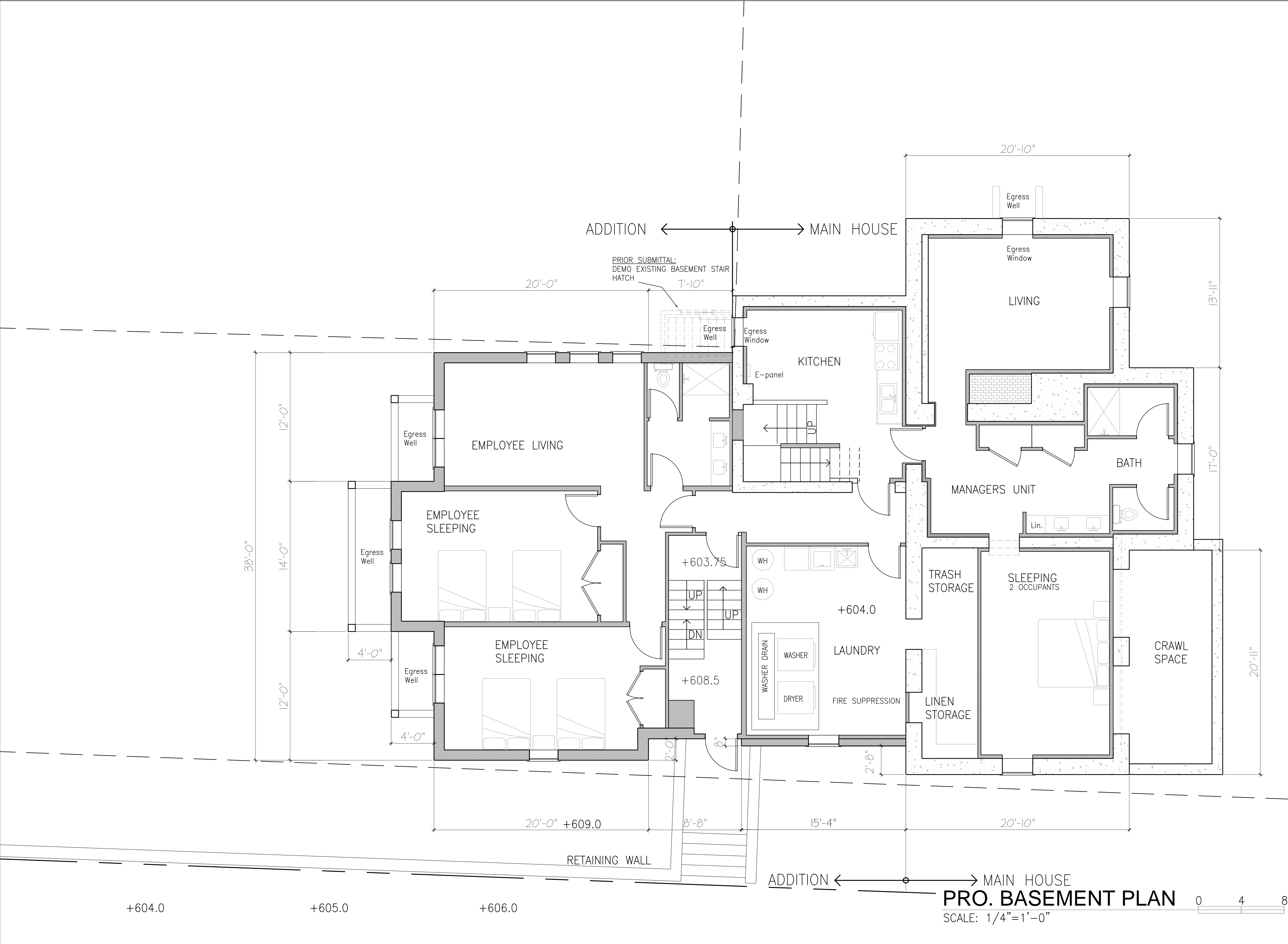
WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

HOUSE ATTIC AREA	
EXISTING ATTIC FLOOR	= 933 sq.ft.
PROPOSED ADDITION	= 434 sq. ft.
TOTAL	= 1367 sq.ft.
ATTIC AREA INCLUDES HABITABLE AREA w/ A MIN. HEIGHT OF 5'-0" & OVER.	



**PRO. ATTIC FLOOR PLAN**  
SCALE: 1/4"=1'-0"

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee15230@live.com 989-370-3681	
MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757	
<b>FOR APPROVAL</b> <b>NOT FOR CONSTRUCTION</b>	
date: July 24, 2025 project: 2433	sheet: <b>A1.3</b> COPYRIGHT © 2024
<b>PROPOSED</b>	



WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS
APT. BASEMENT AREA	
EXIST. BASEMENT FLR.	= 1478 sq.ft.
PROPOSED ADDITION	= 369 sq. ft.
TOTAL	= 1847 sq.ft.
HOTEL RELATED AREA	
LAUNDRY FLR.	= 291 sq.ft.

Richard Clements Architect, PLLC  
15215 Merry Lane  
Okemos, MI 48869  
richardc@rca15215.com 989-370-3681

MAY COTTAGE  
RESIDENCE REMODEL  
1395 CADOTTE AVE.  
MACKINAC ISLAND, MI 49757

**FOR APPROVAL**  
**NOT FOR CONSTRUCTION**

date: July 24, 2025	sheet:
project: 2433	A1.4
PROPOSED	
COPYRIGHT © 2024	

PRO. BASEMENT PLAN  
SCALE: 1/4"=1'-0"



ANNEX WEST ELEVATION

SCALE  $\frac{1}{4}$ "=1'-0"

0 4 8 16



MAIN HOUSE EAST ELEVATION

SCALE  $\frac{1}{4}$ "=1'-0"

0 4 8 16

Richard Clements Architect, PLLC  
15215 Merry Lane  
Ockeeoc, MI 49759  
richardlee15230@live.com 989-370-3681

MAY COTTAGE  
RESIDENCE REMODEL  
1395 CADOTTE AVE.  
MACKINAC ISLAND, MI 49757

FOR APPROVAL  
NOT FOR CONSTRUCTION

date: July 24, 2025  
project: 2433

sheet:

A2.1

PROPOSED

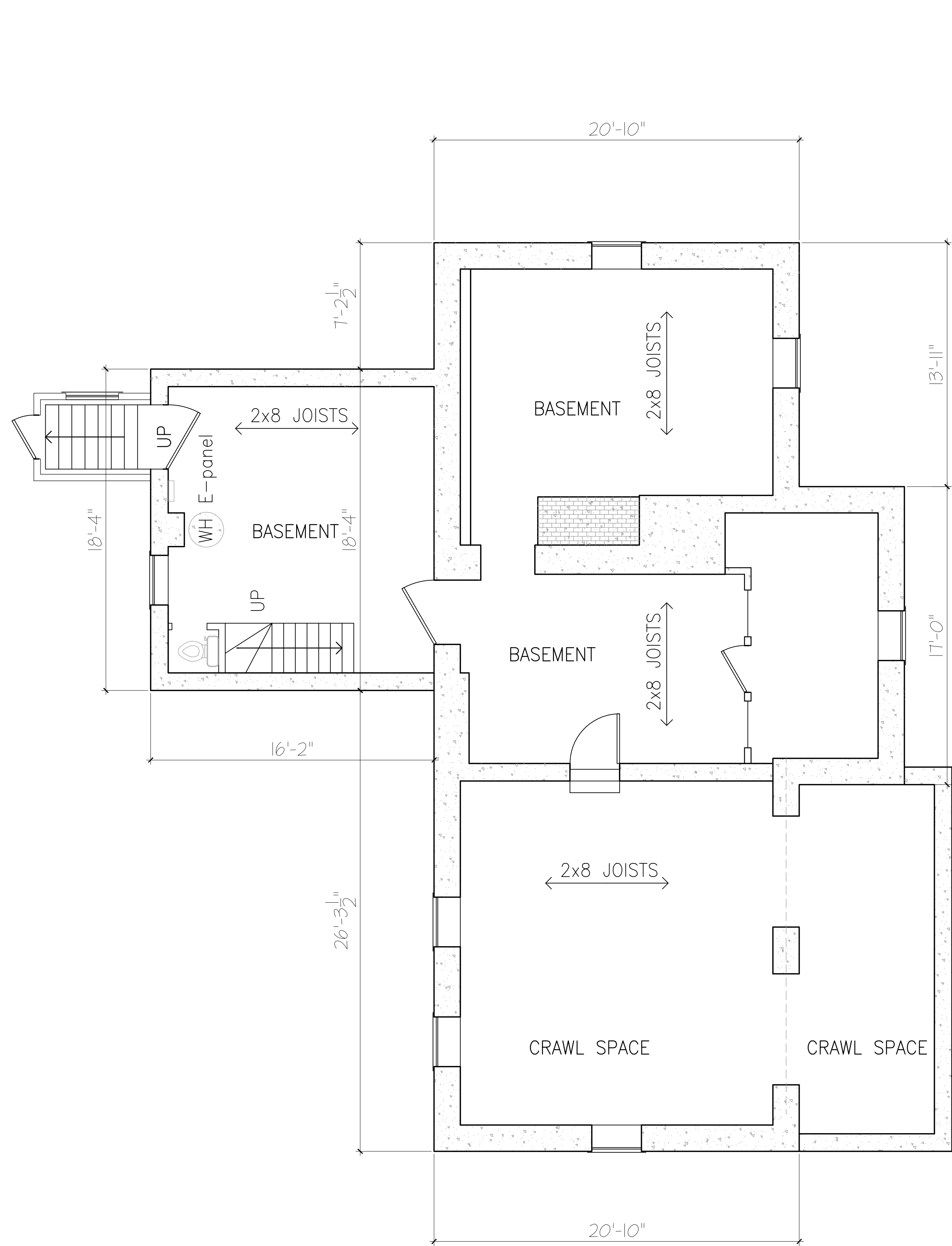
COPYRIGHT © 2024



Richard Clements Architect, PLLC 15215 Merry Lane Oscoda, MI 49759 richardlee15230@live.com 989-370-3681	
MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757	
FOR APPROVAL NOT FOR CONSTRUCTION	
date: July 24, 2025 project: 2433	sheet: A2.2
PROPOSED	
COPYRIGHT © 2024	



Richard Clements Architect, PLLC 15215 Merry Lane Oscoda, MI 49759 richardlee123@live.com 989-370-3681	
MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757	
FOR APPROVAL NOT FOR CONSTRUCTION	
date: July 24, 2025 project: 2433	sheet: A2.3
PROPOSED	COPYRIGHT © 2024

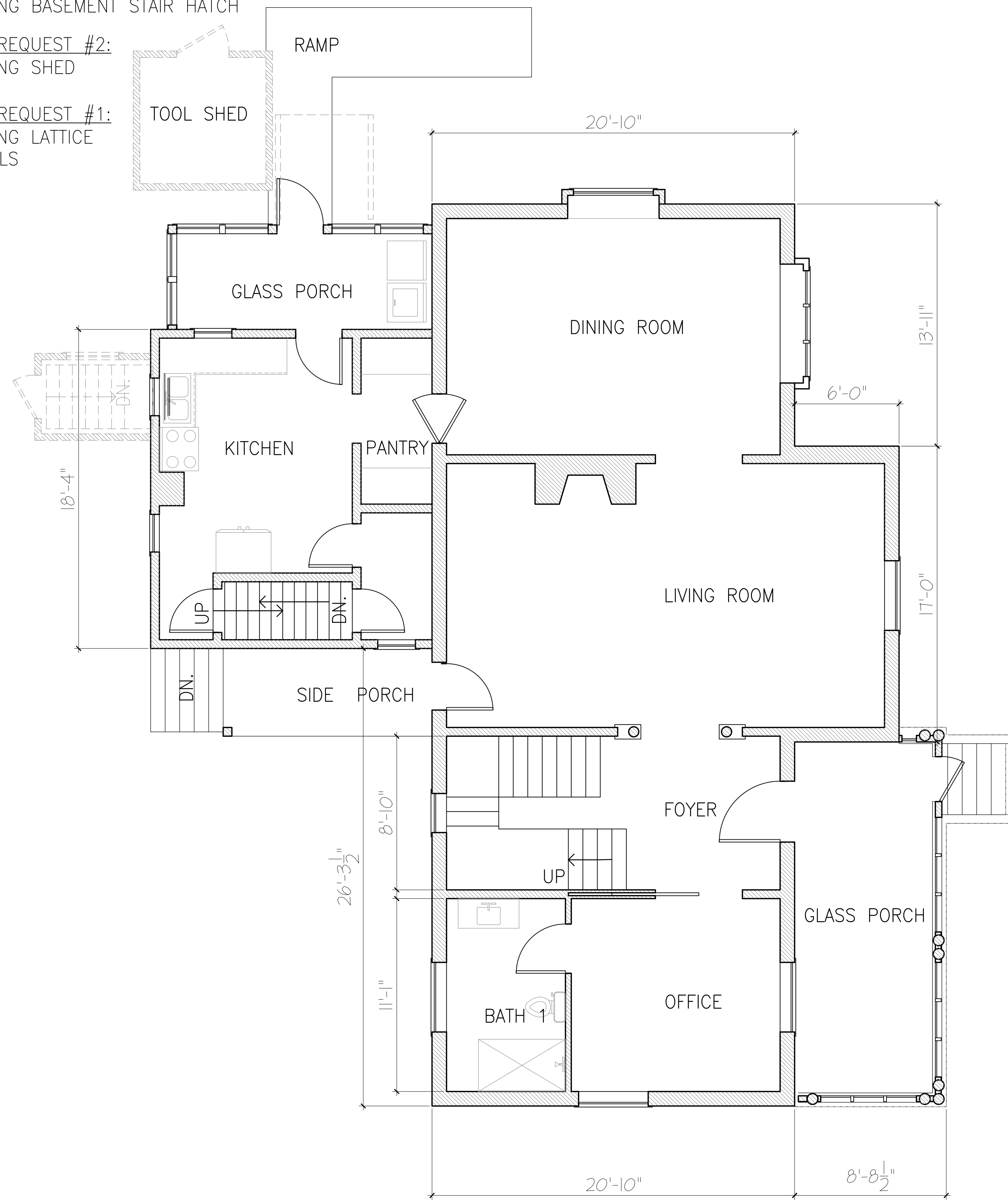


EX. BASEMENT PLAN  
SCALE: 1/4"=1'-0"

PRIOR HDC REQUEST #3:  
DEMO EXISTING BASEMENT STAIR HATCH

PRIOR HDC REQUEST #2:  
DEMO EXISTING SHED

PRIOR HDC REQUEST #1:  
DEMO EXISTING LATTICE  
SCREEN WALLS



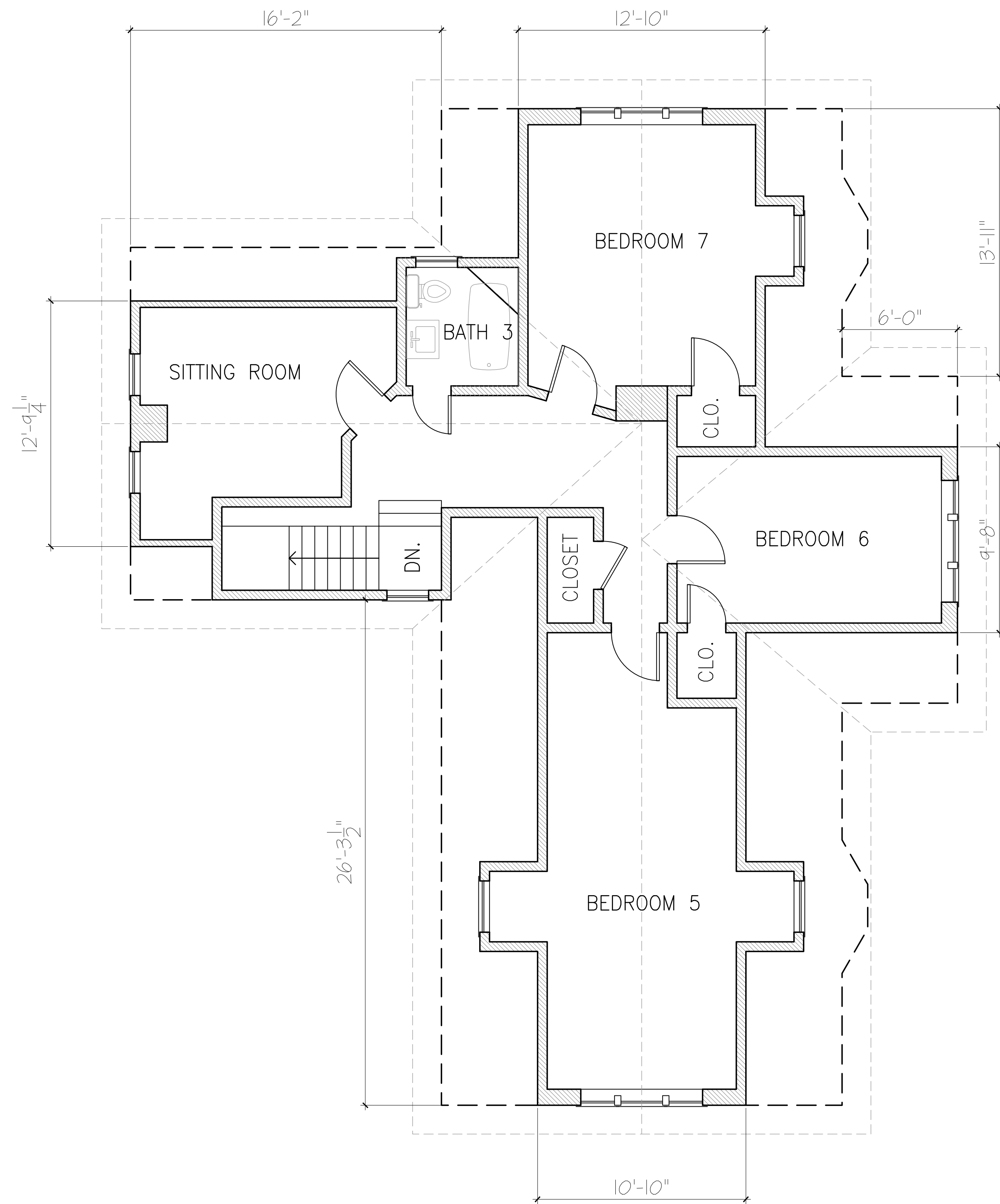
EX. MAIN FLOOR PLAN  
SCALE: 1/4"=1'-0"

Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759  
richardclee1525@live.com 989-370-3681

MAY COTTAGE  
RESIDENCE REMODEL  
1395 CADOTTE AVE.  
MACKINAC ISLAND, MI 49757

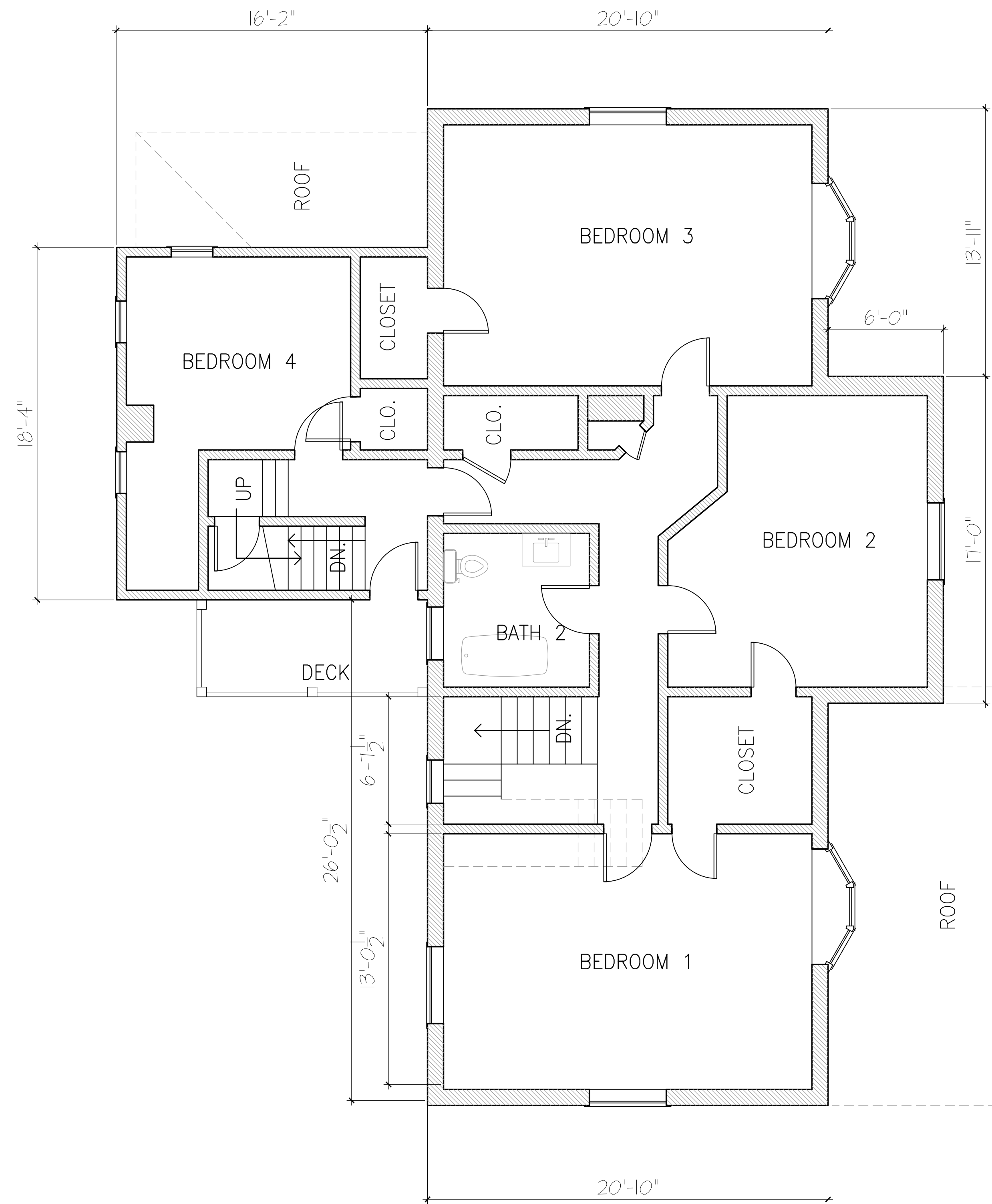
date: July 24, 2024  
project: 2433  
EXISTING

sheet:  
X1.1  
COPYRIGHT © 2024



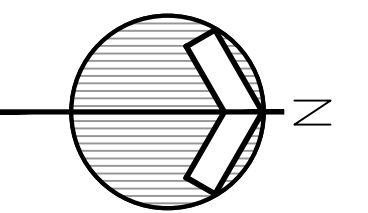
EX. ATTIC FLOOR PLAN

SCALE: 1/4"=1'-0"



EX. 2nd FLOOR PLAN

SCALE: 1/4"=1'-0"



Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759  
richardclee1525@live.com 989-370-3681

MAY COTTAGE  
RESIDENCE REMODEL  
1395 CADOTTE AVE.  
MACKINAC ISLAND, MI 49757

date: July 24, 2024  
project: 2433

EXISTING

sheet:

X1.2

COPYRIGHT © 2024



ATTIC LEVEL

SECOND FLOOR

MAIN FLOOR



BASEMENT FLOOR

28'-10"

ATTIC LEVEL

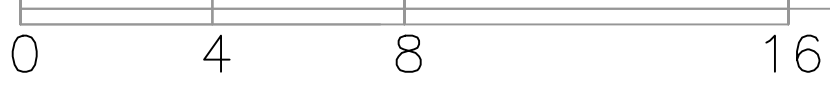
SECOND FLOOR

MAIN FLOOR  
TOP OF FOUNDATION

BASEMENT FLOOR

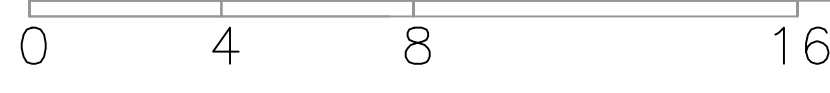
# EX. WEST ELEVATION

SCALE 1/4"=1'-0"

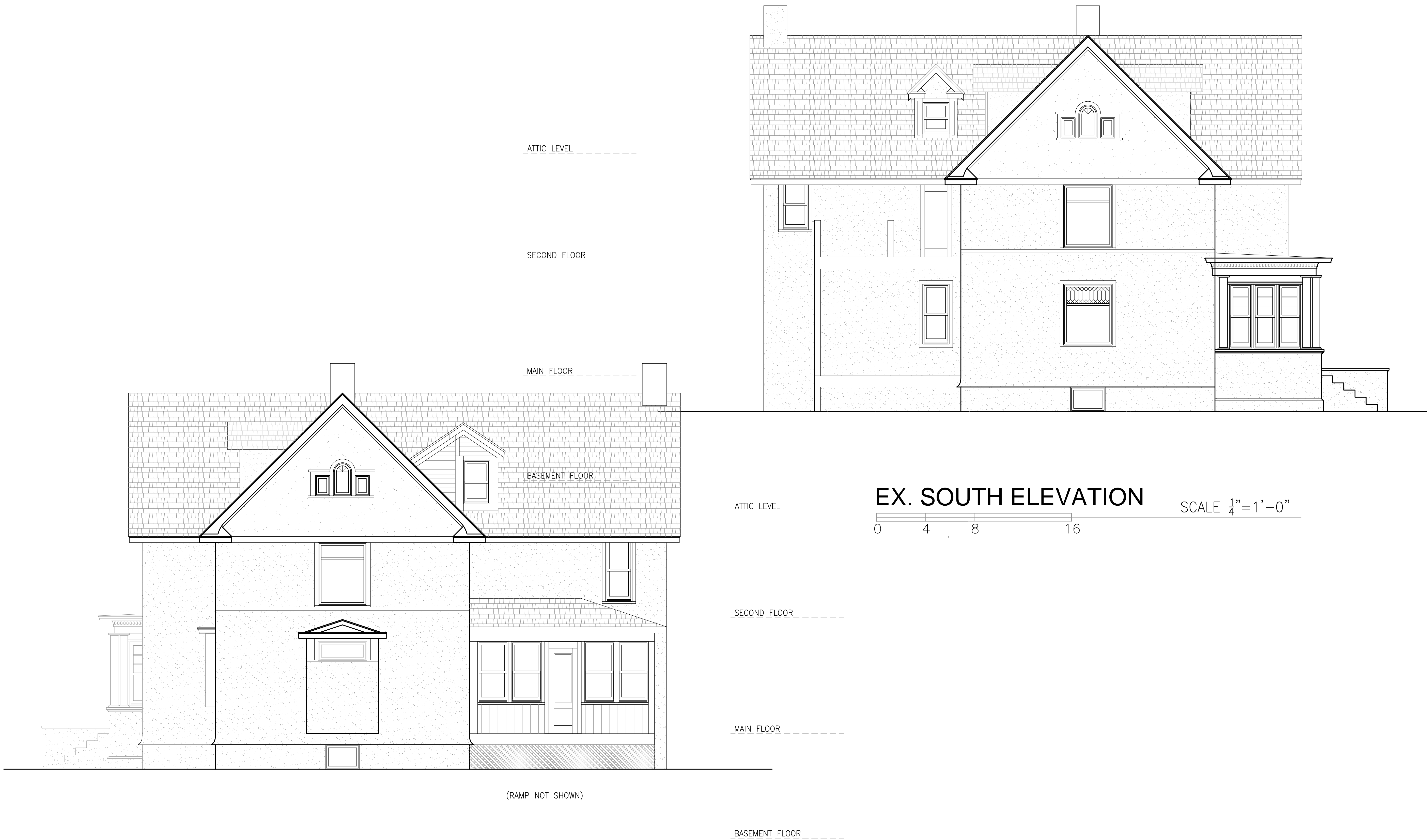


# EX. EAST ELEVATION

SCALE 1/4"=1'-0"



Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759  richardclee1525@live.com      989-370-3681	MAY COTTAGE RESIDENCE REMODEL			date: July 24, 2025 project: 2433	sheet:
	1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757			EXISTING	X1.3  COPYRIGHT © 2025



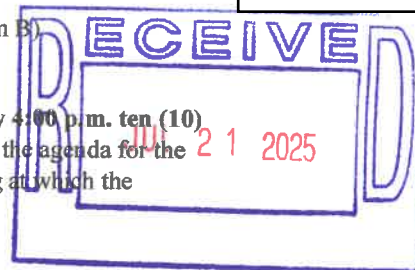
Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759  richardclee1525@live.com      989-370-3681	MAY COTTAGE RESIDENCE REMODEL			date: July 24, 2025	sheet:
				project: 2433	X1.4
	1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757			EXISTING	

**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:** 7431 Main Street 051-440-014-00  
(Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: Shepler's, Inc Email Address: veronica@arnoldfreight.com

Address: 556 East Central Avenue Mackinaw City MI 49701  
(Street) (City) (State) (Zip)

Telephone: 231-436-5023  
(Home) (Business) (Fax)

**APPLICANT/CONTRACTOR**

Name: Veronica Dobrowolski Email Address: veronica@arnoldfreight.com

Address: 4210 Forest Drive Mackinac Island MI 49757  
(Street) (City) (State) (Zip)

Telephone: 906-430-0095  
(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

V. Dobrowolski SIGNATURES File No. C25.014.061(H)  
Signature Exhibit A

Veronica Dobrowolski  
Please Print Name Date 7.21.25

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**

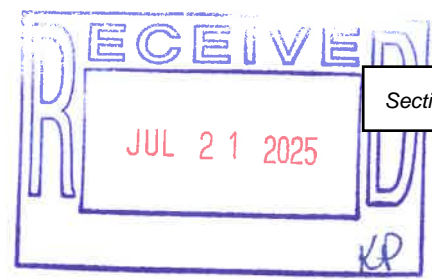
File Number: C25.014.061(H) Date Received: 7.21.25 Fee: 100 -  
Received By: K Pererney Work Completed Date: \_\_\_\_\_

File No. C25-014-061(H)

Exhibit B

Description: Date 7-21-25

Initials KP



Section X, Itema.

We have added statues to 3 locations on Mackinac Island and are requesting approval to keep them at the docks.

The three art pieces were previously in Naples and made by "The Englishman Fine Art" Company out of Naples and London.

The art pieces are owned by the Hoffmann Family and we thought that the pieces would fit in with the art culture on the Island.

1. **SHEPLER'S DOCK:** The "Gateway" piece is located at the end of the dock where the priority boarding lines are located. As you can see in the picture the sculpture sits on the old freight ramp (grating) that is not used....it keeps passengers off of the ramp. It has a concrete base and the piece is stainless steel.
2. **EAST DOCK:** "Flow" sits on the East corner when entering the dock. The base is concrete and the piece is stainless steel,
3. **ARNOLD TRANSIT DOCK:** "Flying Even Higher" is sitting on the East Side of the dock next to the side Lobby Door. She is bronze.

We would appreciate your consideration in allowing us to keep the art pieces at each location.



File No. C25.014.061(H)

Exhibit C

Date 7.21.25

Initials KP

**Peter Garaj - GATEWAY**

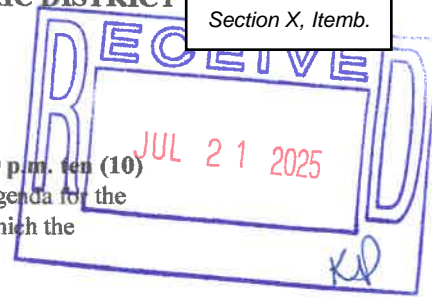


**GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT**

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)

**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:** 7271 Main Street

(Number) (Street)

051-440-012-00

(Property Tax ID #)

**PROPERTY OWNER**

Name: MIFC dba Arnold Transit Company

Email Address: veronica@arnoldfreight.com

Address: 587 North State St

(Street)

St. Ignace

(City)

MI

(State)

49781

(Zip)

Telephone: 800-638-9892

(Home)

(Business)

(Fax)

**APPLICANT/CONTRACTOR**

Name: Veronica Dobrowolski

Email Address: Veronica@arnoldfreight.com

Address: 4210 Forest Drive

(Street)

Mackinac Island

(City)

MI

(State)

49757

(Zip)

Telephone: 906-430-0095

(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

*V. Dobrowolski*  
Signature

SIGNATURES

Signature

Veronica Dobrowolski

Please Print Name

File No. C25-012-062(H)

Exhibit A

Date 7-21-25

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: C25-012-062(H) Date Received: 7-21-25 Fee: 100 -

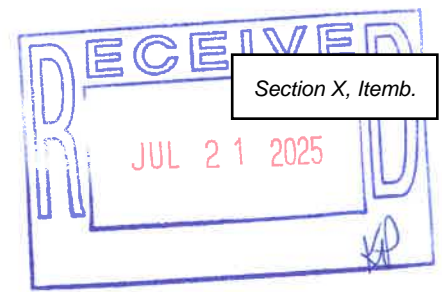
Received By: *[Signature]* Work Completed Date: \_\_\_\_\_

File No. C25.012.062(H)

Exhibit B

Date 7.21.25

Description: Initials KP



We have added statues to 3 locations on Mackinac Island and are requesting approval to keep them at the docks.

The three art pieces were previously in Naples and made by "The Englishman Fine Art" Company out of Naples and London.

The art pieces are owned by the Hoffmann Family and we thought that the pieces would fit in with the art culture on the Island.

1. SHEPLER'S DOCK: The "Gateway" piece is located at the end of the dock where the priority boarding lines are located. As you can see in the picture the sculpture sits on the old freight ramp (grating) that is not used....it keeps passengers off of the ramp. It has a concrete base and the piece is stainless steel.
2. EAST DOCK: "Flow" sits on the East corner when entering the dock. The base is concrete and the piece is stainless steel,
3. ARNOLD TRANSIT DOCK: "Flying Even Higher" is sitting on the East Side of the dock next to the side Lobby Door. She is bronze.

We would appreciate your consideration in allowing us to keep the art pieces at each location.

JUL 21 2025

File No. C25.012.062(H)

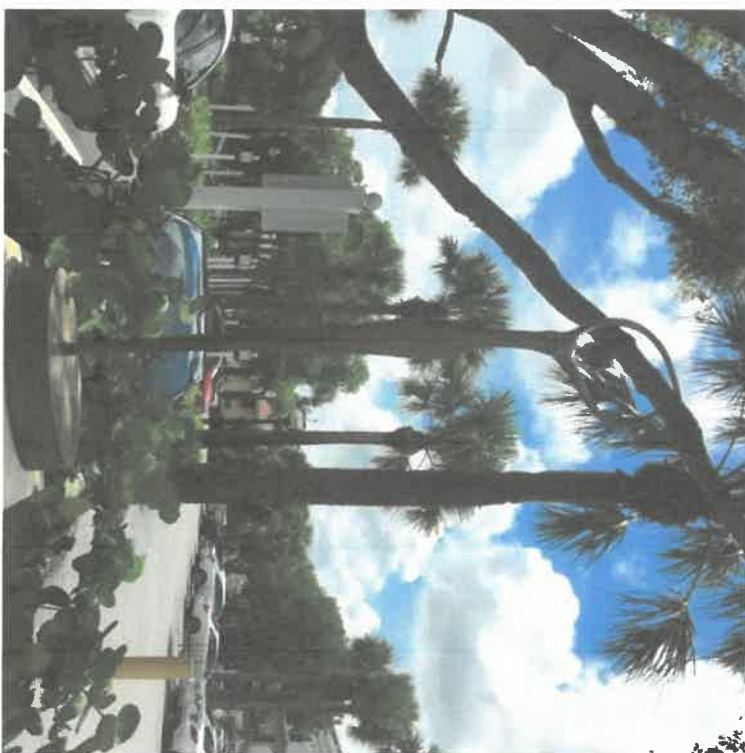
Exhibit C

Date 7-21-25

Initials KP

the englishman FINE ART  
NAPLES - LONDON  
Since 1985

13.2: Flying Even Higher by Ruth Bloch

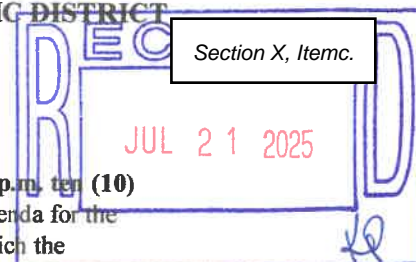


The Englishman Fine Art  
365 5<sup>th</sup> Ave South, ste 101  
Naples, FL 34102  
(239) 649 - 8088  
[www.TheEnglishmanusa.com](http://www.TheEnglishmanusa.com)



**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:** 6937 Main Street 051-525-039-00  
(Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: East Dock, LLC Email Address: veronica@arnoldfreight.com

Address: 6937 Main Street Mackinac Island MI 49757  
(Street) (City) (State) (Zip)

Telephone: 906-430-0095  
(Home) (Business) (Fax)

**APPLICANT/CONTRACTOR**

Name: Veronica Dobrowolski Email Address: veronica@arnoldfreight.com

Address: 4210 Forest Drive Mackinac Island MI 49757  
(Street) (City) (State) (Zip)

Telephone: 906-430-0095  
(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

V. Dobrowolski SIGNATURE File No. C25-039-063(H)  
Signature

Veronica Dobrowolski

Please Print Name

Signature

Exhibit A

Please Print Name

Date 7-21-25

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: C25-039-063(H) Date Received: 7-21-25 Fee: 100 -  
Received By: KPerry Work Completed Date: \_\_\_\_\_

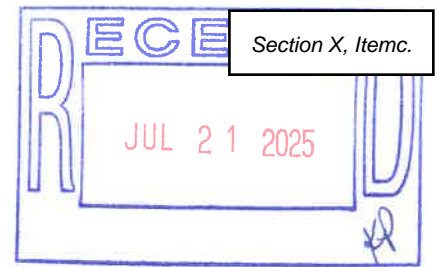
File No. C25.039.063(H)

Exhibit B

Date 7.21.25

Initials KP

Description:



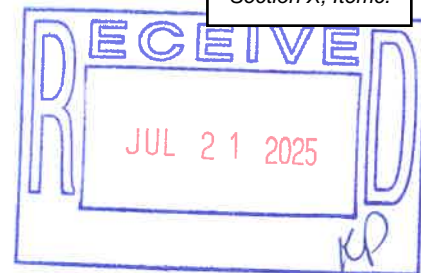
We have added statues to 3 locations on Mackinac Island and are requesting approval to keep them at the docks.

The three art pieces were previously in Naples and made by "The Englishman Fine Art" Company out of Naples and London.

The art pieces are owned by the Hoffmann Family and we thought that the pieces would fit in with the art culture on the Island.

1. SHEPLER'S DOCK: The "Gateway" piece is located at the end of the dock where the priority boarding lines are located. As you can see in the picture the sculpture sits on the old freight ramp (grating) that is not used....it keeps passengers off of the ramp. It has a concrete base and the piece is stainless steel.
2. EAST DOCK: "Flow" sits on the East corner when entering the dock. The base is concrete and the piece is stainless steel,
3. ARNOLD TRANSIT DOCK: "Flying Even Higher" is sitting on the East Side of the dock next to the side Lobby Door. She is bronze.

We would appreciate your consideration in allowing us to keep the art pieces at each location.



File No. C25-039-063(H)

Exhibit C

Date 7-21-25

Initials KP

**Peter GARAJ – “FLOW”**



**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:** 7377 Main St. 052-550-057-00  
 (Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: Mackinac Market, LLC Email Address: \_\_\_\_\_  
 Address: 251 Little Falls Drive Wilmington Delaware 19808  
 (Street) (City) (State) (Zip)  
 Telephone: \_\_\_\_\_  
 (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: 906-228-8881  
 (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

[Signature] SIGNATURES  
 Signature [Signature] File No. C25-057-065(H)  
Richard Chambers Barry J Polzin Exhibit B  
 Please Print Name Please Print Name Date 7-29-25

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]

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

File Number: C25-057-065(H) Date Received: 7-29-25 Fee: 600-  
 Received By: KPerry Work Completed Date: \_\_\_\_\_

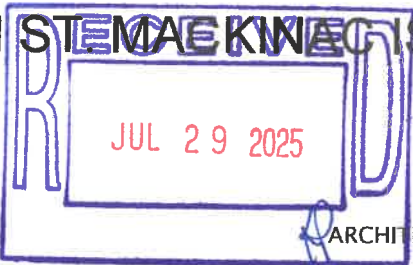
# MAIN STREET HOUSING

File No. C25-057-065(4) 7377 MAIN STREET, MACKINAC ISLAND, MICHIGAN

Exhibit C

Date 7.29.25

Initials KP



JULY 28, 2025

MACKINAC MARKET LLC  
251 LITTLE FALLS DRIVE  
WILMINGTON, DELAWARE 19808

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

### LEGAL DESCRIPTION

ASSESSORS PLAT NO.3 SW'LY 63.08 FT OF LOT 134 EXC SW'LY 31.08 FT AND BOTTOMLANDS DESCRIBED AS: COMM AT NW'LY COR OF LOT 132 TH S 20 DEG 12'17"E ALONG NW'LY LINE OF LOTS 132,133 AND 134, 181.42 FT TH S 70 DEG 27'E 75.62 FT TO POB TH CONT S 70 DEG 27'E 32 FT TH S 27 DEG 09'W ALONG SHORE 32.28 FT TH N 70 DEG 27'20"W 28 FT TH N 18 DEG 15'E 32 FT TO POB

### INDEX

- A1.0 COVER/LEGAL/SITE PLAN
- A1.1 PLANS
- A1.2 EXTERIOR ELEVATIONS
- A1.3 ROOF PLAN AND PHOTOS

NEW DOORS ARE WOOD FRAMED WITH CLEAR INSULATED GLASS. NEW TRIM IS WOOD(PAINTED)  
NEW WINDOWS ARE ALUMINUM CLAD WOOD WINDOW UNITS WITH CLEAR INSULATED GLASS. ALL NEW TRIM IS WOOD (PAINTED).

### ZONING: C COMMERCIAL

#### PROJECT DESCRIPTION:

THIS PROJECT IS A MIXED USE COMMERCIAL BUILDING. TO UTILIZE A UNFINISHED 2ND FLOOR AND MODIFY AN EXISTING APARTMENTS IN THE BUILDING AT 7377 MAIN STREET. THE UNFINISHED 2ND FLOOR WILL BECOME BOARDING HOUSE BEDROOMS AND BATHS TO HOUSE 12 EMPLOYEES. THE EXISTING APARTMENTS WILL BE DIVIDED TO CREATE A ONE BEDROOM APARTMENT ON THE FIRST FLOOR, A BOARDING HOUSE COMMON AREA ON THE SECOND FLOOR AND A TWO BEDROOM APARTMENT ON THE THIRD FLOOR.

EXTERIOR WORK WILL BE LIMITED TO THE EAST(WATER SIDE), WINDOWS AND DOORS WILL BE RELOCATED AND 3 CONDENSING UNITS WILL BE PLACED ON THE SECOND FLOOR BALCONY. 6 NEW ROOF VENTS WILL BE ADDED BUT WILL REMAIN HIDDEN FROM THE STREET VIEW.

### BOARDING HOUSE AND APARTMENTS ( PROPOSED USE)

SITE AREA = 3,404 S.F./0.078 ACRES	ALLOWED	PROPOSED
BOARDING HOUSE	13.6 BEDS	12 BEDS
SITE AREA = 3,404 S.F./0.078 ACRES	2.4 UNITS	2 UNITS (6 BEDS)
TOTAL PROPOSED OCCUPANCY:		18



LIC # 1301029135

BARRY J. POLZIN  
ARCHITECTS

A1.0

1 of 4

COPYRIGHT © 2024 BY BARRY J. POLZIN ARCHITECTS INC.  
ALL RIGHTS RESERVED.

THE BIG STORE  
RETAIL

LILAC TREE HOTEL  
AND RETAIL

POPPINS

BAXTERS SHOES,  
MAY'S FUDGE  
TRADING POST

1,848 SqFt  
**550-055**  
MURDICKS FUDGE

VACANT  
**550-056**

2,435 SqFt  
**550-057**

DECKED OUT  
RETAIL  
**550-058**

**550-059**  
HORSE CORRAL MALL

SITE PLAN

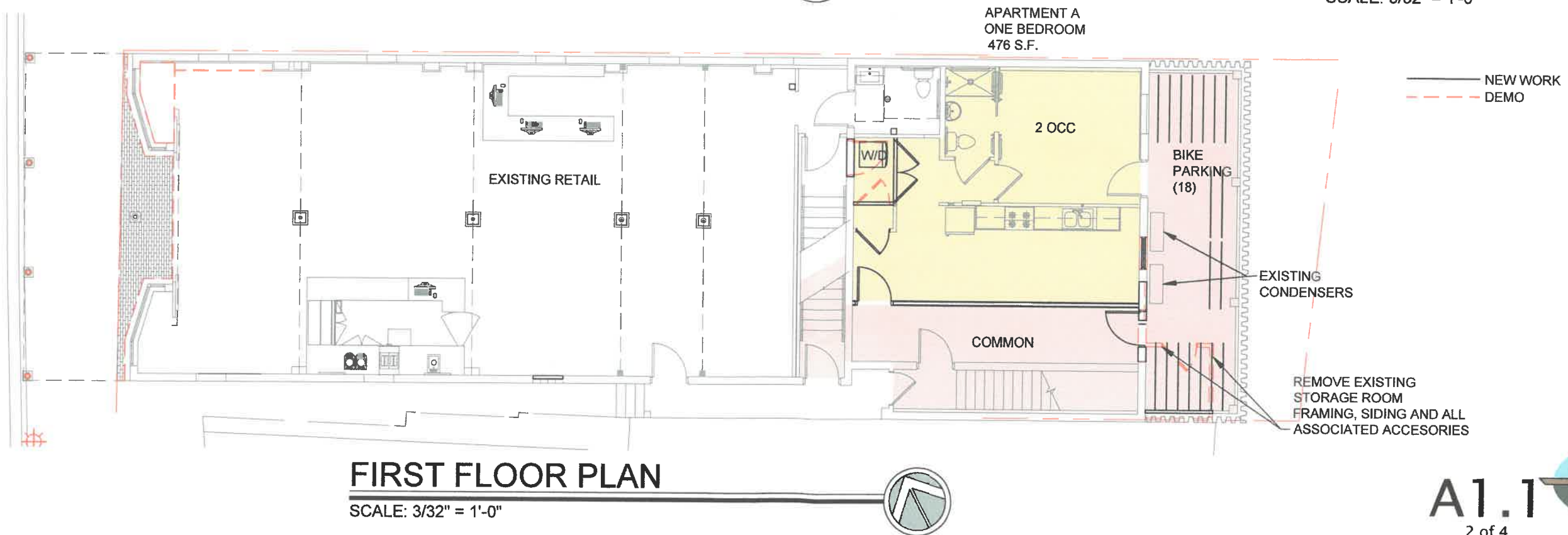
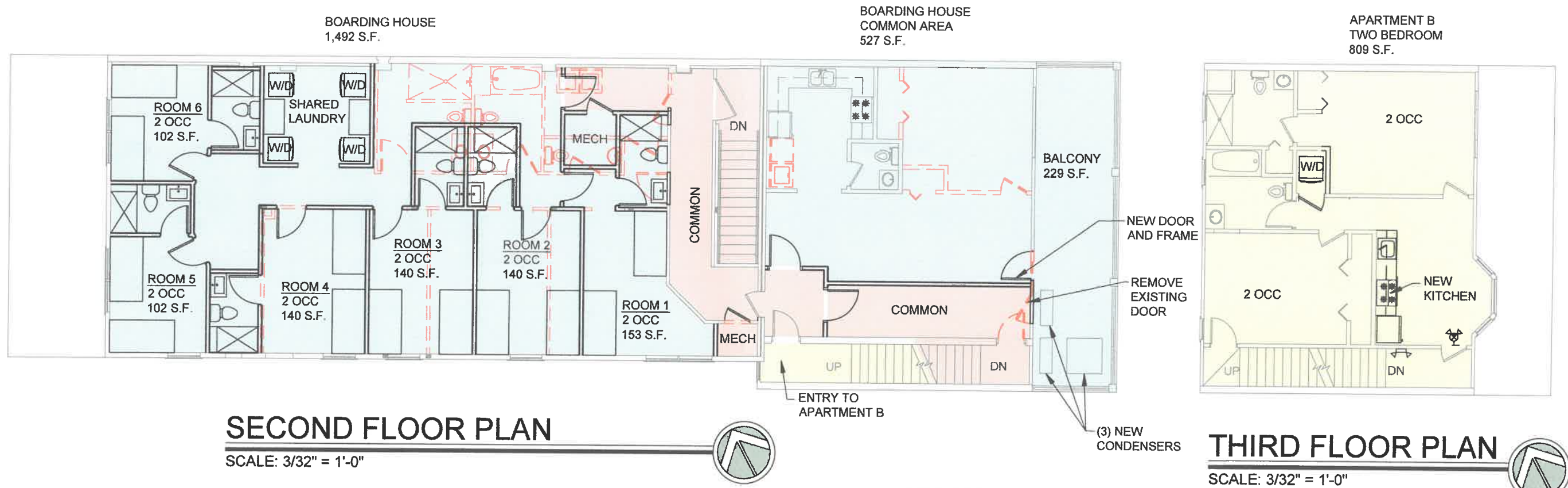
SCALE 1"=20'

# MAIN STREET HOUSING

## 7377 MAIN ST. MACKINAC ISLAND, MICHIGAN

Section X, Itemd.

JULY 28, 2025

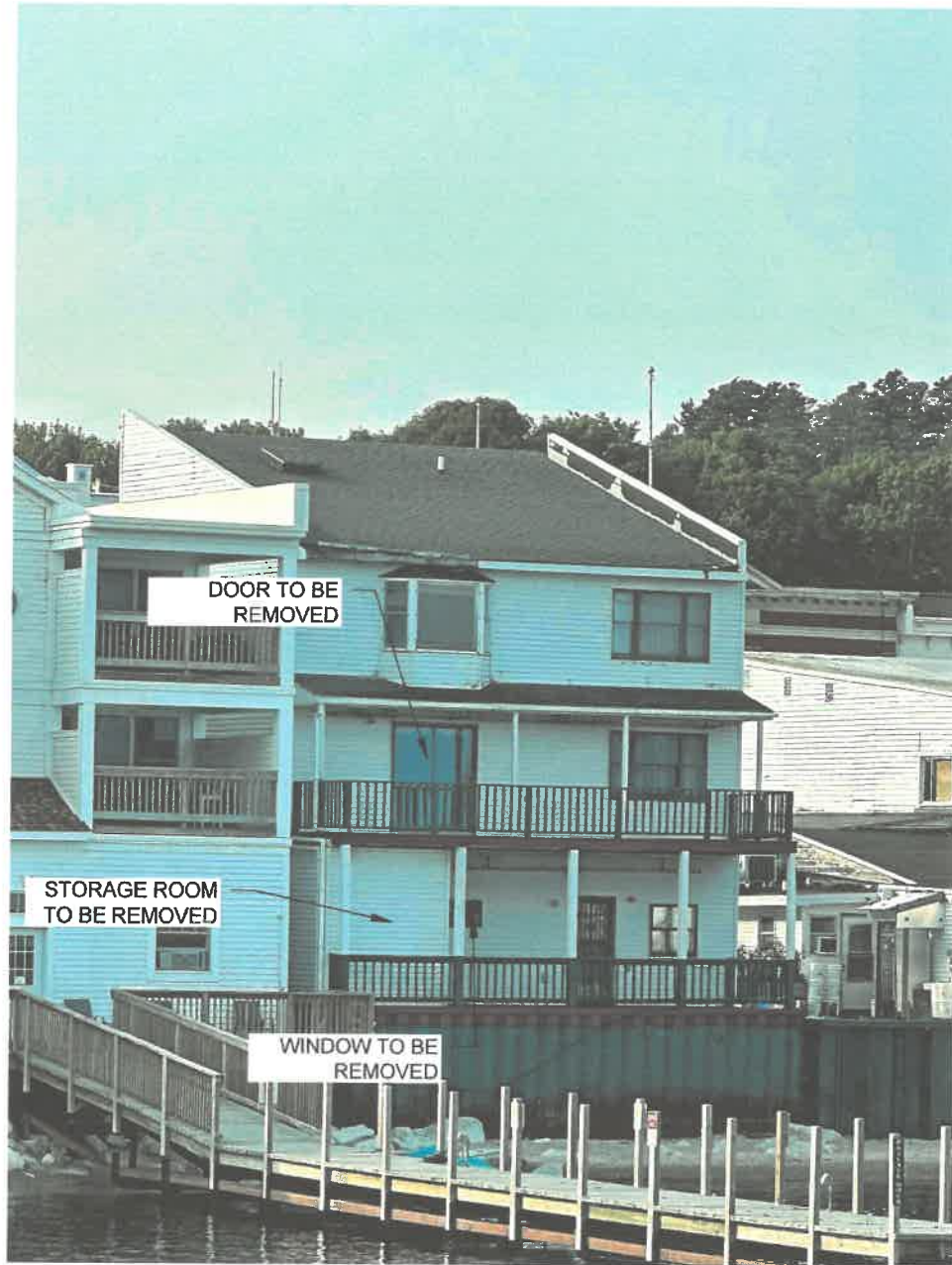


# MAIN STREET HOUSING

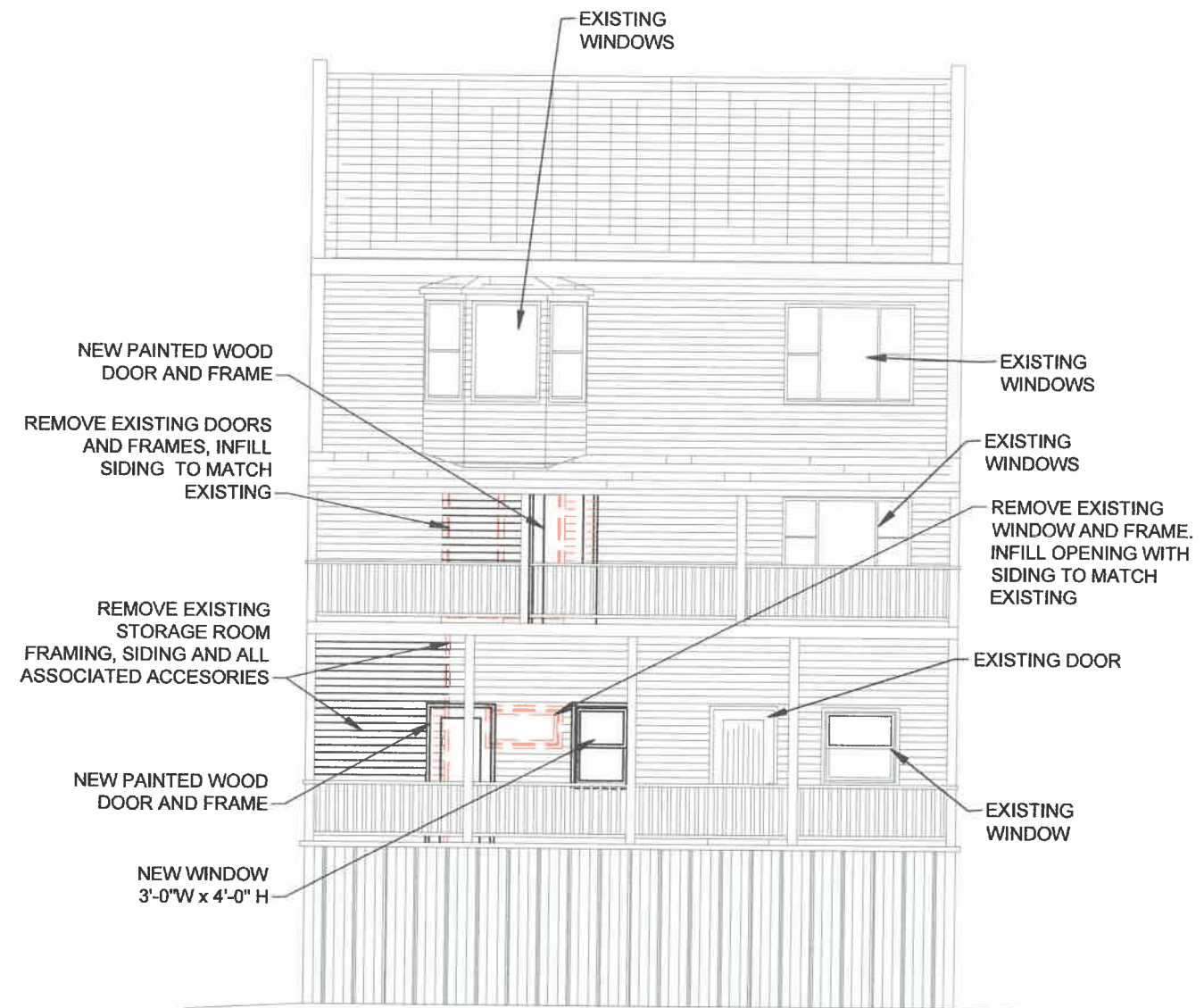
7377 MAIN ST. MACKINAC ISLAND, MICHIGAN

JULY 28, 2025

Section X, Itemd.



**HARBOR SIDE**



**PROPOSED EAST  
EXTERIOR ELEVATION**

**A1.2**  
3 of 4

**BARRY J. POLZIN  
ARCHITECTS**

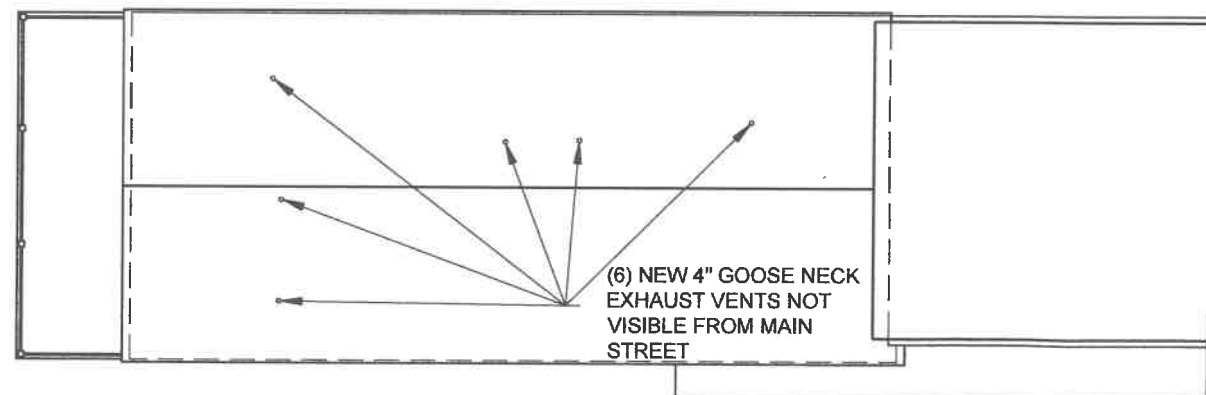
COPYRIGHT © 2024 BY BARRY J. POLZIN ARCHITECTS INC.  
ALL RIGHTS RESERVED.

# MAIN STREET HOUSING

7377 MAIN ST. MACKINAC ISLAND, MICHIGAN

JULY 28, 2025

Section X, Itemd.



## ROOF PLAN

SCALE: 1/16" = 1'-0"



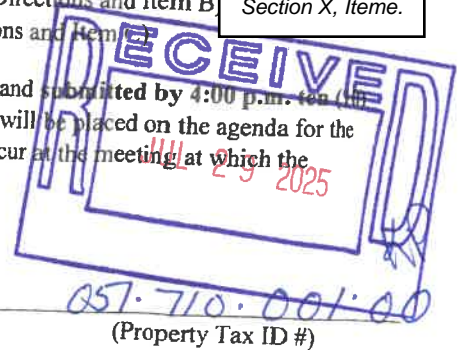
A1.3  
4 of 4

BARRY J. POLZIN  
ARCHITECTS

COPYRIGHT © 2024 BY BARRY J. POLZIN ARCHITECTS INC.  
ALL RIGHTS RESERVED.

- 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 X, Iteme.

**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:** 1241 Mission St  
(Number) (Street) 057-710-001-00  
(Property Tax ID #)

**PROPERTY OWNER**

Name: Walter + Cindi Kutsop Email Address: skutsop@gmail.com  
Address: 1241 Mission St Mackinac Island MI 49757  
(Street) (City) (State) (Zip)  
Telephone: 908 568 2324  
(Home) (Business) (Fax)

**APPLICANT/CONTRACTOR**

Name: Nicholas Kutsop Email Address: nic.kutsop@gmail.com  
Address: 1241 Mission St Mackinac Island MI 49757  
(Street) (City) (State) (Zip)  
Telephone: 908 968 2324  
(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

Nicholas Kutsop  
Signature  
Please Print Name

SIGNATURES

File No. B325-001-066

Exhibit A

Date 7-29-25

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: B325-001-066 Date Received: 7-29-25 Fee: 100 -  
Received By: [Signature] Work Completed Date:

Nicholas Kutsop

1241 Mission St

Mackinac Island, MI, 49757

July 29, 2025

File No. R325.001.046Exhibit BDate 7.29.25Initials KAP

To the Mackinac Island Historic District Committee,

I, Nicholas Kutsop, propose to add an under-deck roof to my family's condo at 1241 Mission Street. The purpose of this roof is to keep rainwater off our lower deck. The cost of this modification is ~\$250. Construction will take 1-2 days. I will be undertaking the construction. I have a PhD in astronomy and have built spacecrafts for space exploration (c.f. Europa Clipper).

The roof will be 10 ft by 14 ft. The roof will be made of corrugated PVC. The roof will slant at an angle of 0.7 degrees. This will result in a drop of 1.5 inches over 10 ft. The roof will be 7.5 ft above the lower deck and 9 ft above the dirt. I will install 27 hanger bolts into the 7 cross beams of the upper deck. They will go 2 inches deep. I will drill 5/32 in holes into the PVC panels. I will thread the hanger bolts through these holes. I will then thread #8 size zinc/neoprene washers onto the bolts. Then I will thread #8 zinc wingnuts onto the bolts.

The proposed modification is in the back of the condo and not visible from the street. The modification may be visible from the backyard of the neighbors uphill from our condo.

Thank you,  
Nicholas Kutsop, PhD

File No. R325.001.046

Exhibit C

Date 7-29-25

Initials KP

