

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, June 13, 2023 at 1:00 PM

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

I. Call to Order

[a.](#) Zoom Information

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) May 9 2023 Minutes

V. Adoption of Agenda

VI. Correspondence

a. Municode Meeting Training

[b.](#) Rentrop March 10, 2023 Statement

[c.](#) Mission District Study Report Draft for Comment

VII. Committee Reports

VIII. Staff Report

[a.](#) C23-066-032(H) Mary's Bistro Door Replacement

[b.](#) C23-019-027(H) Central Savings Bank Trim & Beadboard Replacement

c. Starline Dock Update - Dombroski

[d.](#) Job Status Report - Pereny

[e.](#) Educational Segment

IX. Old Business

[a.](#) C23-044-017(H) AT&T Equipment on the Chippewa Hotel

[b.](#) MD22-069-022(H) May Permit Extension Request

X. New Business

[a.](#) MD23-009-035(H) Harts Inn Porch, Stairs and Railing Replacement

[b.](#) C23-012-037(H) Starline Dock Piling Work

XI. Public Comment

XII. Adjournment

Topic: Historic District Commission

Time: Jun 13, 2023 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84370605749?pwd=MTRRL1RLTFJQeG1CaXYvZU9MWU0yZz09>

<https://tinyurl.com/yxdjrfhr>

Meeting ID: 843 7060 5749

Passcode: 474840

One tap mobile

+13052241968,,84370605749#,,,,*474840# US

Topic: Planning Commission Meeting

Time: Jun 13, 2023 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88265582319?pwd=L2d5b1c0dzJmbkFtd0toOFFVaUp2QT09>

<https://tinyurl.com/2s3d2z7y>

Meeting ID: 882 6558 2319

Passcode: 963429

One tap mobile

+13126266799,,88265582319#,,,,*963429# US (Chicago)

MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION HELD TUESDAY, MAY 9, 2023 AT 1:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN

Chairman Finkel called a regular meeting of the Mackinac Island Historic District Commission to order at 1:02 p.m.

PRESENT: Lee Finkel, Alan Sehoyan, Andrew Doud, Nancy Porter

ABSENT: Lorna Straus

STAFF: Architect, Richard Neumann (via Zoom), Attorney, Gary Rentrop (via Zoom)

Motion by Doud, seconded by Finkel to approve as amended, and place on file, the minutes of the regular meeting Tuesday, April 11, 2023. Amendment was to add “Doud stated he thinks we should stick to the focus in front of us, which is the towers on the Chippewa.” After Michael Straus’ comment, under *Public Comment*. All in favor. Motion carries. Porter stated that she feels placing a fireplace inside of a house is not as safe as having the fireplace on the outside, as shown in the education segment.

Motion by Doud, seconded by Sehoyan to approve as written and place on file the Agenda. All in favor. Motion carries.

HISTORIC PRESERVATION EDUCATION SEGMENT

- **Single Structure Historic District; What is required. The Drapop v Ann Arbor decision**

Rentrop went over the criteria for the creation of a new historic district. The definition of a historic district was read and Rentrop discussed the creation of a stand-alone district such as Small Point B&B. Rentrop referred to Drapop v City of Ann Arbor, and based on his findings he is confident that it is appropriate to create a stand-alone district for Small Point B&B. Finkel asked if some plaintiff is unhappy being included in a new historic district has the court ever found that arbitration could disable that claim? Rentrop stated any attempts at this has been unsuccessful.

CORRESPONDENCE

- **Letter from City Clerk re: Escrow Assurance Resolution**

Rentrop stated the changes made have been adopted by the City Council.

- **Rentrop Statement – February 10, 2023**

Rentrop explained the \$2680 credit as coming from the charges from the Steiner discussion in January.

COMMITTEE REPORTS

- **None**

STAFF REPORTS

- **Municode Meetings – Pereny**

Pereny stated that she is trying to get all Commission members logged in to the new meetings program. There will be a training in June and then hopes to launch the new process in July.

- **C23-048-021(H) Schunk – Roof on Thunderbird Building**

The was a flat roof that needed to be redone due to leaking. This was a like-for-like application. Motion by Sehoyan, second by Doud to approve the application. All in favor. Motion carries.

OLD BUSINESS

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

This application was discussed and approved last month but a Motion was never made to approve. Motion by Doud, second by Sehoyan to approve the application. All in favor. Motion carries.

NEW BUSINESS

- **MD23-067-023(H) GHMI – Corner Cottage Change of Use**

Tamara Burns stated the home is going to become a hotel for Grand Hotel. Burns stated it will be rented as one suite to one family or group, similar to Masco Cottage. The changes are to make it ADA accessible by adjusting the back screen porch for ADA access. Landscaping changes include a path to the back porch, also for ADA access. Finkel asked Rentrop how the building can now be rented nightly. The Commission agreed that is the concern for the Planning Commission. Doud commented that there are very few changes to the exterior. Porter stated that all of the proposed changes are acceptable. Sehoyan stated that Neumann gave a favorable review. Motion by Sehoyan, second by Porter to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Porter. Nays: None. All in favor. Motion carries.

- **RS23-046-025(H) Gilmer Fence and Hedge Replacement**

Neumann stated this is exterior site work and meets the Standards for Review. The chain link fence is being replaced by a black aluminum fence and the hedge is being replaced on the sides of the house. Darga stated that there are no changes to the front. Motion by Sehoyan, second by Porter to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Porter. Nays: None. All in favor. Motion carries.

Doud stepped down from the table.

- **C23-042-026(H) T-Mobile – Cell Equipment on top of Doud’s Market**

Chris Madigan, from LLC Telecom, stated they would like to upgrade the equipment on the top of Doud’s Market. Madigan stated that three of the antennas will be replaced like-for-like and three additional antennas will be smaller than the current antenna. He stated it is not an expansion of the equipment, but just an upgrade to the equipment to keep up with new technology and demand for service in the area. The applicant provided construction drawings and photo simulations. Madigan believes the project satisfies the requirements of our standards for review for cellular equipment. The cables are proposed to be painted white to match the roof. Rentrop commented that this project dates back to 2021 and was originally just for 3 antennas. The application has changed to six. Finkel asked if the antennas would ever become considered a historical element. Neumann stated no because they are utility features that we need to accommodate such as gas or electric service. The representatives present stated they were not aware of any plan with just three antennas and feel the 6 are necessary for adequate service. The Commissioners agreed that Neumann gave a favorable review for the 6 antennas and the fact that the applicant feels that 6 are necessary for adequate service, they are OK with the application as presented. Doud stated he got involved to make sure that the footprint was being reduced. Doud feels the proposed location is the best it could be. Neumann agrees with Doud’s statement on the proposed location. Neumann stated if they intend to paint he would recommend a gray, rather than white. Madigan clarified that they would not be painting the antennas, but just the cabling. The white will match the roof. Sehoan believes the proposed application is the minimum negative affect. Motion by Sehoan, second by Porter to approve the application. Madigan recommended not painting the galvanized areas, but rather leave them as is. This tends to be less noticeable. Rentrop stated that the motion should be to recommend approval to SHPO. Motion by Sehoan, second by Porter to recommend approval to SHPO. Roll call vote: Ayes: Doud, Finkel, Sehoan, Porter. Nays: None. All in favor. Motion carries.

Doud returned to the table.

PUBLIC COMMENT

There was no public comment. Rentrop reported that Starline has been cited for doing dock work without any permits. Dombroski will report on this in the June meeting.

With no further business there was a Motion by Sehoan, second by Finkel to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 1:51 p.m.

Lee Finkel, Chairman

Katie Pereny, Secretary

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

Section VI, Itemb.

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

Page: 1
 March 10, 2023
 1154-000
 Statement No: 27287

Attn: DANIELLE LEACH

MATTER: HDC General
 1154.000

Fees

		<u>Hours</u>	
02/07/2023	GRR Receipt and review Neumann's Review Letter for Doud Pub;	0.20	40.00
02/17/2023	GRR Receipt and review agenda, minutes last meeting;	0.20	40.00
02/20/2023	GRR Receipt and review design review by Neumann of Doud Pub;	0.20	40.00
	For Current Services Rendered	0.60	120.00

	<u>Recapitulation</u>			
<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
GARY R. RENTROP	0.60	\$200.00	\$120.00	

Total Current Work	120.00
Previous Balance	-\$2,680.00
Credit Balance	-\$2,560.00

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

Attn: DANIELLE LEACH

AT & T

Fees

			Hours	
02/01/2023	GRR	Receipt and review email from Hansen in response to antenna location;	0.20	40.00
	GRR	Receipt and review email from Hansen re-scheduling conference call;	0.20	40.00
02/02/2023	GRR	Telephone call Dombroski re conference call with Hansen and others to discuss location of the antenna on the Chippewa, email Hansen re available dates;	0.60	120.00
02/07/2023	GRR	Conference call with B&V representative, Dombroski review of plans on AT&T's proposed Chippewa installation; preparation of file memorandum post call and telephone call with Dombroski;	0.50	100.00
02/09/2023	GRR	Receipt and review email from K. Hansen looking for feedback if they were to reduce the antenna from two to one, telephone call Dennis re same and suggestion they are referred to the HDC;	0.50	100.00
02/14/2023	GRR	Telephone call Dennis re AT&T antenna proposal reducing to 1 antenna;	0.20	40.00
02/16/2023	GRR	Email response to Kara Hansen in reply to single antenna on each stand; email CPA re status of deposit in the account;	0.80	160.00
02/23/2023	GRR	Email exchange with Hansen re AT&T required document for establishing escrow, email to City Clerk re setting up same;	0.50	100.00
		For Current Services Rendered	3.50	700.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	3.50	\$200.00	\$700.00

Total Current Work	700.00
Previous Balance	\$220.00
Balance Due	<u>\$920.00</u>

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

Attn: DANIELLE LEACH

MATTER: HDC - CITY
 1154.000C

Fees

		Hours	
02/01/2023	GRR Receipt and review draft map from Past Perfect, telephone call Jennifer Metz rescheduling time to walk through a map and discuss boundaries; telephone call Metz re map boundary and excluded parcel from the proposed historic district; via LandGlide identify properties in the proposed district but no addresses, and those outside of district but not proposed for inclusion; preparation of revised map with parcel numbers, likely ownership, and suggestion to set the east boundary with the east side of parcel numbers all of which abut D&D (Mission Point Hotel) property;	2.40	480.00
02/02/2023	GRR Telephone call with Dennis re Verizon status and email from Hubble at Verizon, conference call Hubble, Verizon appears to be working from old plans and not the new ones (2 years old) that Dennis negotiated; pull documentation on Verizon's Harrisonville location, email to SHPO, Scott Slagor, re looking for SHPO formal approval; receipt and review email from Scott Slagor at SHPO with an approval letter;	2.20	440.00
02/03/2023	GRR Receipt and review National Historic Landmark documentation on Red House, send to Rick;	0.40	80.00
02/06/2023	GRR Email from Brian Dunnigan, reply with information on the Mission District and questions on the bay window of the Red House;	0.60	120.00
02/08/2023	GRR Various telephone calls with Dennis and Scott Hubble at Verizon on Harrisonville installation complete, pole installation by May 1; send confirming email to Hubble re same;	1.00	200.00
02/14/2023	GRR Telephone call Dennis re AT&T antenna proposal reducing to 1 antenna;	0.20	40.00
02/16/2023	GRR Preparation of draft proposed amendment to City's escrow agreement to require the payment of escrow monies also for work without a required HDC permit; email Neumann re status of plans from Richard Clements on Red House, receipt and review reply;	1.20	240.00

MATTER: HDC - CITY
1154.000C

		Hours	
02/20/2023	GRR	Continue work on draft revised resolution on escrow for work without a permit, preparation of draft changes to fee schedule to reflect same, receipt and review email from Neumann re response from Richard Clements on Red House; research equal protection law if charge escrow against commercial but not residential as currently is the Resolution; receipt and review email re status of R. Clements' architectural revision on Red House;	2.00 400.00
	SEM	Research LHDA re fees and remedies for work without a permit, review pertinent parts of Ord. 443; prepare revisions to red-lined draft escrow resolution, email revised draft with questions to GR; telephone conference with GR to address questions; revise draft resolution, email GR revised red-lined draft; leave voicemail for GR and send email with further constitutional question; email GRR a red-lined corrected copy of escrow resolution;	1.00 200.00
02/21/2023	GRR	Preparation for and attend Study Committee meeting via Zoom; telephone call Neumann re Grand Hotel pending items with PC, telephone call Gene Hopkins re same per discussion with Study Committee; receipt and review email from Past Perfect re Small Point -- PP is uncomfortable merging Small Point into the Mission District, preparation of response email citing statute and a Michigan court of appeals case as the legal bases to merge the two locations;	2.40 480.00
02/22/2023	GRR	Email from Metz re how to treat Small Point, stand-alone or merge into the Mission District; telephone call to and from Metz re same; email to and from Hubble on when will pole be installed at Harrisonville;	1.00 200.00
02/23/2023	GRR	Email from Dennis re Harrisonville, need commitment;	0.20 40.00
02/24/2023	GRR	Email exchange with Annette at Rehmann re the escrow account and City needs to open the account; telephone call from Metz, discussion re she prefers separate district for Small Point; receipt and review email from Metz to Study Committee;	0.80 160.00
		For Current Services Rendered	15.40 3,080.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	14.40	\$200.00	\$2,880.00
SUSAN E. MORRISON	1.00	200.00	200.00

Total Current Work	3,080.00
Previous Balance	\$700.00
Balance Due	<u>\$3,780.00</u>

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 EIN#: 38-2208354

Section VI, Itemb.

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 March 10, 2023
 1154-000TM

Statement No: 27290

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

Attn: DANIELLE LEACH

T-Mobile

Fees

		<u>Hours</u>	
02/07/2023	GRR Receipt and review email from A. Smith for installation on Doud's store and roof will not handle the weight; send to Dennis for his comment, do they strengthen the roof, send to Dennis information on the reflective antennas they propose; reply Andrew Smith;	1.00	200.00
	For Current Services Rendered	1.00	200.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	1.00	\$200.00	\$200.00

Total Current Work	200.00
Previous Balance	\$200.00
Balance Due	<u>\$400.00</u>

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

Section VI, Itemb.

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March 10, 2023
1154

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

Attn: DANIELLE LEACH

	Balance
1154-000 MATTER: HDC General 1154.000	-\$2,560.00
1154-000att AT & T	\$920.00
1154-000C MATTER: HDC - CITY 1154.000C	\$3,780.00
1154-000TM T-Mobile	\$400.00
	<u>\$2,540.00</u>

ATTORNEYS AND COUNSELORS AT L A W
RENTROP & MORRISON, P. C.

39572 WOODWARD AVENUE, SUITE 222

BLOOMFIELD HILLS, MICHIGAN 48304

GARY R. RENTROP
E-mail: grentrop@rentropmorrison.com

TELEPHONE (248) 644-6970
FACSIMILE (248) 644-7141

May 18, 2023

Michigan Historical Commission
c/o Michigan Dept. of Natural Resources
702 W. Kalamazoo St.
Michigan History Center
Lansing, MI 48909
MHCInfo@Michigan.gov

Michigan Department of Treasury
430 W. Allegan Street
Lansing, MI 48922
MIStateTreasurer@Michigan.gov

Michigan Department of Natural Resources
525 W. Allegan St.
Lansing, MI 48909
DNR-Director@Michigan.gov

Michigan State Housing Development
Authority
735 E. Michigan Avenue
Lansing, MI 48912
MSHDA@michigan.gov

State Historic Preservation Review Board
c/o State Historic Preservation Office
702 W. Kalamazoo St.
Michigan History Center
Lansing, MI 48909
arnolda@michigan.gov

Michigan Economic Development Corp.
300 N. Washington Square
Lansing, MI 48913
wildmanm1@michigan.org

State Historic Preservation Office
702 W. Kalamazoo St.
Michigan History Center
Lansing, MI 48909
arnolda@michigan.gov

City of Mackinac Island Planning
Commission
Attention: Katie Pereny
7358 Market Street
Mackinac Island, MI 49757
kep@cityofMI.org

Dear Sir or Madam:

Enclosed for your review and recommendations pursuant to the Local Historic Districts Act is a copy of the Preliminary Historic District Study Committee Report regarding a proposed Mission Historic District in the City of Mackinac Island, Michigan.

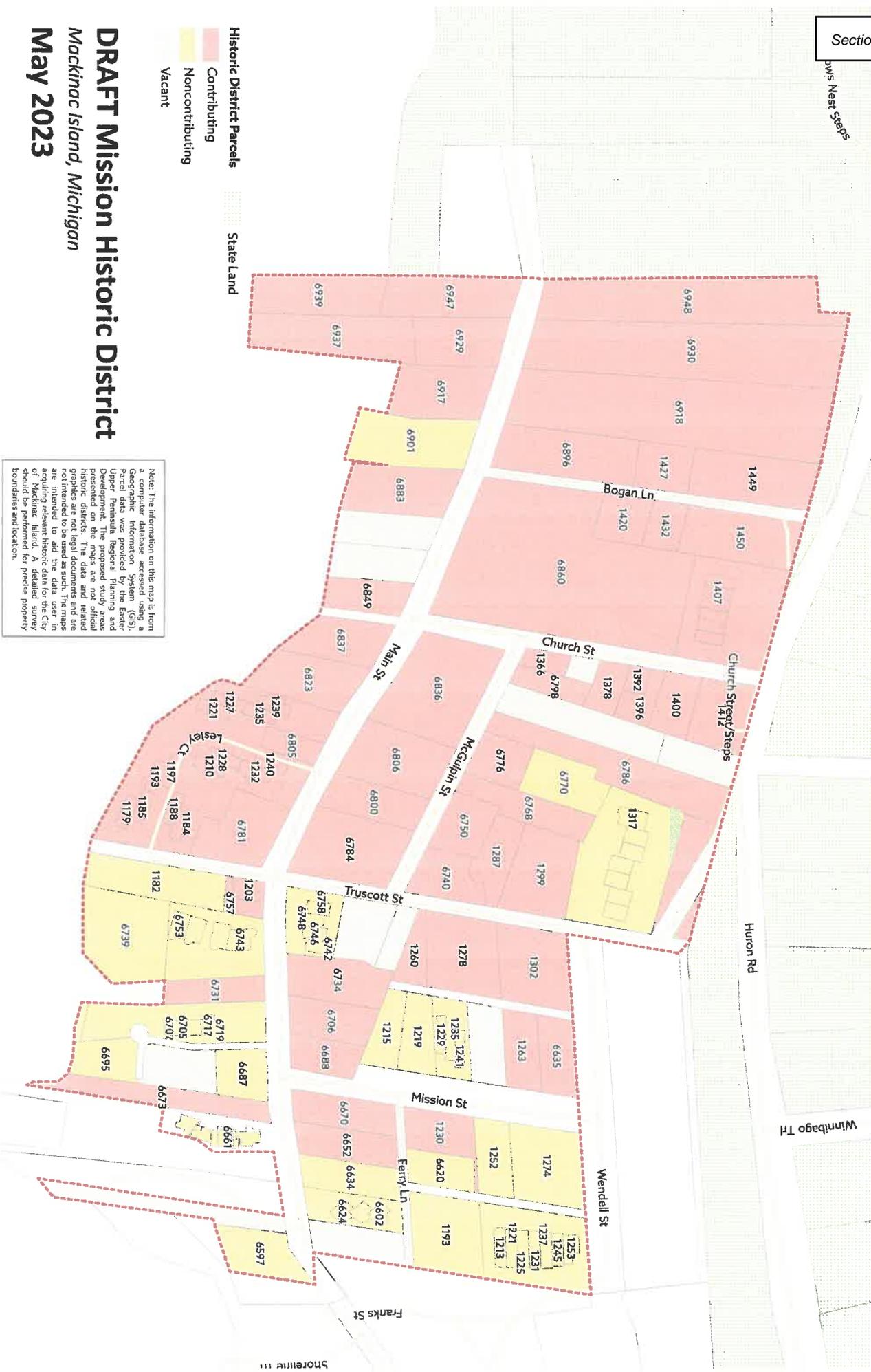
Please call if you have any questions.

Respectfully submitted,

Gary R. Rentrop

Gary R. Rentrop, Attorney for the City of Mackinac
Island Historic District Study Committee

James Nest Steps



- Historic District Parcels**
- Contributing
 - Noncontributing
 - Vacant
- State Land**

DRAFT Mission Historic District
Mackinac Island, Michigan
May 2023

Note: The information on this map is from a computer database accessed using a Geographic Information System (GIS). Parcel data was provided by the Eastern Upper Peninsula Regional Planning and Development. The proposed study areas presented on the map are not official historic districts. The data and related graphics are not legal documents and are intended to aid the data user in acquiring relevant historic data for the City of Mackinac Island. A detailed survey should be performed for precise property boundaries and location.

FINAL DRAFT FOR COMMENT

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT
MISSION HISTORIC DISTRICT
CITY OF MACKINAC ISLAND, MICHIGAN
May 18, 2023**

CHARGE OF THE HISTORIC DISTRICT STUDY COMMITTEE

On August 3, 2022, the Mackinac Island City Council appointed a committee to study a proposed Mission Historic District. The study area is defined as follows:

On the west, the proposed boundary is the westernmost boundary of the property immediately adjacent to and east of the Island House Hotel property (which is on state-leased land), then proceeding south across Main Street and along the eastern boundary of the state-owned marina property to the water of Haldimand Bay, then proceeding east along the water's edge of Haldimand Bay including docks south of Main Street (M-185/Lakeshore/Huron Street) extending into the bay, to the westernmost boundary of state-owned land located along the water's edge, then continuing northerly along the western boundary of state-owned land and crossing Main Street to follow the western boundary of non-Mission Point owned land just west of Franks Street, north to Wendall Street, then proceeding west along the south side of Wendall Street, then north along the west side of Truscott Street, then proceeding west along the south side of Truscott Street, then west along the south side of Huron Road until Huron Road intersects with state-owned land, then proceeding west along the southern boundary of state-owned land to the point of beginning at the eastern boundary of the property where the Island House Hotel is located (excluding from the above description any state-owned property and the property commonly known as the "Beaver Dock" owned by D and S North Real Estate, LLC). Properties included in the proposed district would include those on both sides of a portion of Main Street, Bogan Lane, Church Street, a portion of Truscott Street, McGulpin Street, Mission Street, Ferry Lane, those properties on the west side of Franks Street, the south side of Wendell Street, a portion of the west and south sides of Truscott Street, and a portion of the south side of Huron Road, as well as properties on both sides of alleys or court streets that are encompassed within these boundaries.

STUDY COMMITTEE MEMBERS

Sam Barnwell, resident of an existing historic district, and part of management company as Chief Development Officer for properties within the proposed historic district

Brad Chambers, long time property owner and resident of Mackinac Island

Mary Dufina, Year-round island resident and business owner for 50 plus years, currently serving Planning Commission, Historic District Study Committee and owner of a historic home in West End Historic District.

Brian Findley, former hotel executive and current owner and manager of a Bed and Breakfast on Mackinac Island, deep roots in Mackinac Island since childhood, involved in the arts on the island

Nancy May, third generation, life-long resident of Mackinac Island and lives and owns property in the proposed district

Consultants to the Committee - Past Perfect, Inc.

Jennifer Metz, Principal (36 CFR 61, Architectural History)

Rebecca Smith-Hoffman, Principal (36 CFR 61, History)

INVENTORY

A photographic inventory of the proposed district was conducted between May and August 2022 for the City of Mackinac Island Building Inventory and Reconnaissance Historic Resource Inventory. Additional photographs were taken in the spring of 2023.

DESCRIPTION OF THE DISTRICT

The proposed Mission Historic District, as described above, is located at the eastern end of Mackinac Island, is bordered at the north by the East Bluff, at the west by State Park-owned land, at the east by the Mission Point Resort, and at the south by Lake Huron. The streets in the district generally form a grid. Main Street is the major east-west artery, with five north-south side streets – Bogan Lane, Church, Truscott, Mission and Franklin Streets. McGulpin, Wendall, and Ferry Streets are short east-west streets north of Main Street, with Lesley Court curving between Main and Truscott Streets at the south.

The proposed district is a largely intact, cohesive neighborhood and the buildings as a group reflect the various periods of development of historic Mackinac Island. Those buildings constructed after the period of significance are designed to fit the scale of the historic structures around them and do not detract from the area’s historic character.

The district contains 81 structures representing a variety of uses – hotels, bed and breakfast inns, apartment and condominium buildings, private residences, and three churches. Barns and other out buildings, though few in number, are a distinctive part of the landscape. Important natural features of the district are its extensive canopy of mature trees, the ubiquitous lilac bushes that are distinctive to the island, colorfully landscaped gardens, and the impressive viewscape looking toward Haldimand Bay of Lake Huron.

A majority of the structures in the district date from the early nineteenth century to the early decades of the twentieth century. However, there is evidence of eighteenth-century development. The William McGulpin House, built in 1790-91 and now located on Fort and Market Streets, was moved from McGulpin Street in 1982. A sided log house at 6768 McGulpin Street, known as the McGulpin Family House, likely dates from the late eighteenth century as well.

There are seven small to medium-sized hotels and bed and breakfast inns: Bay View Bed and Breakfast (6947 Main Street), Inn on Mackinac (6896 Main Street), Harbour View Inn (6860 Main Street), Haan's 1830 Inn (6806 Main Street), the Jacob Wendell House Bed & Breakfast (6734 Main Street), Bogan Lane Inn (1420 Bogan Lane), and the Pine Cottage Bed & Breakfast (1427 Bogan Lane).

There are three small businesses: Mackinac Wheels (6929 Main Street), a bicycle rental and repair shop; Fleurish & Bloom, (6673 Main Street), a flower shop; and the Butterfly House and Insect World (6750 McGulpin Street).

Three of the island's five churches are located in the district: The Mission Church (6670 Main Street), Ste. Anne Roman Catholic Church (6836 Main Street), and Mackinac Island Bible Church (6688 Main Street), which is located in a house converted for use as a church.

ARCHITECTURAL STYLES

Facing Main Street, the district's largest and most high-style structures are private residences and tourist hotels, a number of which originally were larger private houses that have been expanded to accommodate a changed use. The houses on the side streets, which are generally smaller and simpler in design, are a mixture of private residences and bed and breakfast inns, particularly on Bogan Lane. Examples of architectural styles popular in the United States from the early nineteenth to the early decades of the twentieth century can be found in the district – Colonial, Greek Revival, Gothic Revival, Queen Anne, and Colonial Revival, as well as vernacular interpretations of these styles. The predominant vernacular house types dating from the 1840s are front-gabled, gable and wing, side-gabled, and cross-gabled, almost always with a front porch (sometimes enclosed). Occasionally there is simple Queen Anne or Italianate detailing, but most often decorative detail is minimal.

The late twentieth century buildings in the district reflect design elements of earlier styles. For example, a number of the more recent apartment and condominium buildings scattered throughout the area can be characterized as Victorian Revival, the designs mimic the window patterns, use of porches and balconies and decorative detail of the historic structures around them.

Mission Church (6670 Main Street), completed in 1829, reflects the Colonial style common to New England churches at that time, a heritage brought to Mackinac Island by the Reverend William Ferry, a Presbyterian minister. Ferry and his wife, Amanda, came to the island from Massachusetts as missionaries with the American Board of Commissioners for Foreign Mission

in 1823 to establish a school for indigenous children from around the Great Lakes. Ferry's work inspired the founding of a congregation and subsequently the construction of the Mission Church. The restoration of Mission Church in the late 1890s was Mackinac Island's first historic restoration project.

The Lafayette Davis House, now Haan's 1830 Inn (6806 Main Street) and the Jacob Wendell House (6734 Main Street) are fine examples of the Greek Revival style, which was so popular between 1840 and 1860 that it was often known as the "National" style. Another interpretation of the style is the house at 6784 Main Street.

The tower and soaring spire of Ste. Anne Roman Catholic Church (6836 Main Street) provides a distinct visual landmark in the district. The Gothic Revival detailing of this building – its steeply pitched roof, the tall, narrow stained glass windows, delicate turrets at each corner, and the massive pedimented entry – emphasize the verticality of the Gothic Revival style typical to churches of this period.

Although there are no high-style Italianate Revival buildings in the district, a few vernacular houses have features associated with the style. Thuya Cottage (6948 Main Street) is a vernacular house that has simple Italianate features – overhanging eaves with brackets, window hoods with decorative detailing, and segmental-arch windows at the bay. Another vernacular example is the house at 1412 Church Street, which has changed over time, yet retains the simple Italianate detail of hipped roof with overhanging bracketed eaves.

The Queen Anne style, which came into vogue in the United States in the 1880s, is widely represented in the district, for example: Bay View Bed & Breakfast (6947 Main Street), Bonnie Doone Cottage (6883 Main Street), the Bennett Hotel (6781 Main Street), the Inn on Mackinac (6896 Main Street), LaChance Cottage, now part of Harbour View Inn (6860 Main Street), residence (6823 Main Street), as well as the vernacular examples having round porch columns (1420 Bogan Lane), and wrap-around porch (1427 Bogan Lane),

The Madame LaFramboise House (6860 Main Street) with its two-story Colonial Revival portico added in the 1890s is an example of the type of changes that have been made to a number of the buildings in the district over time. Ste. Anne Rectory (6837 Main Street) is a smaller example of the Colonial Revival style.

The Great Depression of the 1930s and gas rationing during World War II were not conducive to tourism and devastated the island economy. The hotels, cottages, and most island businesses were closed and there was essentially no construction during this period.

The district has a few representative single-story ranch houses constructed in the 1960s, as well as the Rowe Terrace apartment/condominium buildings. There are the seven Victorian Revival multiunit apartment/condominiums structures constructed in the 1990s and 2000s.

While the historic buildings in the proposed district have sustained changes over time, some more than others, the majority of the structures retain a high degree of architectural integrity, contributing to the historic sense of place that permeates the island. The more recently built

structures are generally in keeping with the scale, massing, and fenestration detail of their historic neighbors and do not negatively impact those structures.

The proposed district as a whole maintains the seven aspects of integrity: design, location, setting, materials, workmanship, association, and feeling.

There are vacant lots in the district and are indicated on the map as such. Care should be taken with their development as many were likely previously used by settlers for open lawn, natural landscape, or at the water’s edge had small commercial fishing structures located on them, all of a smaller scale and not obstructing the views of the water.

RESOURCE LIST - PLEASE SEE SPREADSHEET ATTACHED

Please note that Main Street is also referred to as Huron Street, Lakeshore Drive, and M-185. For the purposes of this report Main Street is used.

COUNT AND PERCENTAGE OF HISTORIC AND NON-HISTORIC RESOURCES

Total Resources - 81
Contributing -59 – Contributing resources account for 73 % of the total
Non-Contributing – 22

Please note: the inventory counts single building apartment buildings as one resource (so condominium buildings are one entity); properties with multiple buildings on one parcel under the same ownership are counted as one resource, but they may have multiple contributing structures on that property.

BOUNDARY DESCRIPTION

On the west, the proposed boundary should be the westernmost boundary of the property immediately adjacent to and east of the Island House Hotel property, then proceeding south across Main Street and along the eastern boundary of the state-owned marina property to the water of Haldimand Bay, then proceeding east along the water’s edge of Haldimand Bay including docks south of Main Street (M-185/Lakeshore/Huron Street) extending into the Bay, to the westernmost boundary of state-owned land located along the water’s edge, then continuing northerly along the western boundary of state-owned land and crossing Main Street to follow the western boundary of Franks Street, north to Wendall Street, then proceeding west along the south side of Wendall Street, then north along the west side of Truscott Street, then proceeding west along the south side of Truscott Street, then west along the south side of Huron Road until Huron Road intersects with state-owned land, then proceeding west along the southern boundary of state-owned land to the point of beginning at the eastern boundary of the property where the Island House Hotel is located (excluding from the above description any state-owned property and the property commonly known as the “Beaver Dock” owned by D and S North Real Estate, LLC). Properties included in the proposed district would include those on both sides of a portion of Main Street, Bogan Lane, Church Street, a portion of Truscott Street, McGulpin Street,

Mission Street, Ferry Lane, those properties on the west side of Franks Street, the south side of Wendall Street, a portion of the west and south sides of Truscott Street, and a portion of the south side of Huron Road, as well as properties on both sides of alleys or court streets that are encompassed within these boundaries.

BOUNDARY JUSTIFICATION

The boundary is the area of the island to the east of downtown beginning after the Mackinac State Historic Parks-owned leased land, south to the water, and east to the large-scale Mission Point Resort, and north to state-owned leased land. The proposed district began to develop in the late eighteenth century and continued to grow as the village spread beyond its original boundaries. The district contains eighty-one (81) structures representing a variety of uses – hotels, bed and breakfast inns, apartment and condominium buildings, private residences, three churches, and three small commercial structures. To the north of the district is state land and the east bluff cottages, to the south is the lakeshore, which is an inseparable part of the district as it was always related to its use for fishing, tourism, and recreation, and therefore the boundary extends to the water’s edge. To the west is the Mackinac State Historic Parks leased-property of the Island House Hotel and to the east the property of Mission Point Resort, as the larger hotel complexes (such as Mission Point Resort, the Grand Hotel, and Stonecliff Hotel) are potential historic districts by their own right.

HISTORY OF THE DISTRICT

Major sources and direct portions for the history include sections from the previous reports on the islands historic contexts taken from the National Historic Landmark update of 1999 (Jane Busch) and the Market and Main (Huron) Historic District Study Report (Jane Busch, Past Perfect, 2011), as well as the Mackinac Island Historic Context Report (Eric Gollanek, Past Perfect, 2011). Please see the bibliography for details.

Before the first Europeans saw Mackinac Island, it was an important gathering place for the Native Americans who came there to fish and imbued the island’s limestone formations and cliffs with sacred significance. Historical and archaeological evidence suggests that the island’s inhabitants have always clustered near Haldimand Bay. In the late seventeenth century, French fur traders and Jesuit missionaries came to the Straits of Mackinac because of its strategic location and because it was already an Indian gathering place. Father Jacques Marquette and a band of refugee Huron established the first mission on Mackinac Island in 1671. Because the soil was unsuitable for their crops, within the year the mission was moved to the north shore of the straits at Fort DuBuade (later known as St. Ignace). By the 1680s, St. Ignace was a center of activity for the Jesuits, fur traders, and French soldiers who built Fort DuBuade. The fur traders established a trading pattern that made the Straits of Mackinac the heart of the upper Great Lakes fur trade for 150 years. In 1697 the French government abandoned Fort DuBuade in response to a glut in the European fur market. When French soldiers returned to the straits in 1714, the Jesuits and their followers had moved to the south shore of the straits, and there the soldiers built Fort Michilimackinac. In 1761 the British took command of Fort Michilimackinac as a result of the Seven Years War.

With the outbreak of the American Revolution, British officials became concerned that the accessible, wood palisade Fort Michilimackinac would not withstand an American attack. In October 1779, the new commander of Michilimackinac, Lieutenant Governor Patrick Sinclair, developed plans to move the fort to Mackinac Island and began negotiations to purchase the island from the Ojibwa and the move began in the winter of 1779–80. As the location for the fort, Sinclair chose the 150-foot bluff overlooking the harbor and south shore, where he located the village. Sinclair knew this left the fort vulnerable to attack from the higher bluff to the north, but it allowed him to protect the village and harbor. The location of the village outside the fort walls, a departure from the situation at Michilimackinac, was intended to enhance military security. Nevertheless, the village had wooden palisade walls of its own on the south, north, and west sides; the bay was on the east. To entice the villagers to move to the island, Sinclair ordered Ste. Anne Catholic Church to be shipped over the ice by oxen-drawn sleds. The church was located at what is now the corner of Market and Hoban streets (it was later relocated farther west on Haldimand Bay). Other buildings were moved across the ice as well; the William McGulpin House (1575 Fort Street) may have been one of them. Although the British were in command, the civilian population in the village consisted predominantly of French fur traders, their Odawa and Ojibwa wives, and their Métis (mixed-blood) offspring.

Although the 1783 Treaty of Paris placed Mackinac Island under the ownership of the United States, American soldiers did not occupy Fort Mackinac until 1796. During this time the population of Mackinac Island grew, expanding beyond the palisade walls of the original village. Reports of the number of buildings in the village between 1796 and 1802 are erratic, ranging from about fifty to eighty-nine. In the winter only about half of the houses were occupied, but the summer population of a thousand or more filled all of the houses and spilled over into teepees. Even after 1796, British merchants continued to control the fur trade, while French and Métis traders conducted most of the actual trading.

Not surprisingly, the early architecture of the village was French colonial in form and construction. Seven of these French colonial log buildings survive on the island today. In 1811, John Jacob Astor's American Fur Company merged with the Montreal Michilimackinac Company, making Astor the first American with a share of the Great Lakes fur trade. Then in July 1812, in the first land action of the War of 1812, the British captured Fort Mackinac. As the westernmost of a line of forts on the border between the United States and Canada, the northernmost fort on the western frontier, and the grand depot for the fur trade, Fort Mackinac was a key defensive post. In December 1814 the Treaty of Ghent ended the war, returning Fort Mackinac to the Americans, who reoccupied the fort in July 1815.

After the war, Astor reestablished Mackinac Island as the American Fur Company's center for interior operations and quickly came to dominate the flourishing fur trade. The scale and complexity of Astor's trading empire was unprecedented. Ramsey Crooks, Astor's partner and general manager, and Robert Stuart, resident manager, supervised the American Fur Company's Mackinac Island operation. Stuart's Federal-style house (7342 Market Street) functioned as the company's administrative headquarters and was an important venue in the social life of Mackinac Island's upper class. Some independent traders—including Michael Dousman and partners Edward Biddle and John Drew—had headquarters on Mackinac Island as well. The trading pattern was much the same as in the late seventeenth century. During the winter, French

Canadian and Métis traders spread through the Great Lakes region trading for furs with Indian trappers. In the summer, traders returned with their pelts to the American Fur Company warehouse (7358 Market Street) on Mackinac Island, where company clerks counted, sorted, graded, and packed the pelts to ship back to New York City. The traders obtained a new supply of trade goods for the next winter's trading. During this summer rendezvous, the island's permanent population of about five hundred grew to about two thousand with visiting traders and trappers as well as Native Americans from many nations who came to do business with the United States Indian Agent.¹

In the 1830s the decline of the fur trade ushered in a time of change for Mackinac Island. In 1834 Astor sold the American Fur Company to a group of investors led by Ramsey Crooks, who moved the company's inland headquarters west to LaPointe, Wisconsin, reducing though not eliminating, Mackinac's role in the fur trade. Crooks was successful at first, but in 1842 a combination of factors led him to declare bankruptcy. During this time, commercial fishing emerged as the island's primary industry. The 1825 opening of the Erie Canal and the introduction of steamboats on the Great Lakes made travel to the region faster and easier, fostering permanent settlement in the region. Mackinac Island became a fish processing and shipping center for the northern Lake Michigan and Lake Huron region. Schooners and steamers transported the fish to markets in the region's growing villages and cities. Although the island never had the prominence in fishing that it had in the fur trade, the fishing industry provided a strong economic basis for Mackinac until at least the Civil War. A dozen or more new docks were built in the 1840s and 1850s. Leading fish merchants included Michael Dousman, Biddle and Drew, William Scott, Toll and Rice, Bromilow and Bates, and James Bennett. The Bromilow & Bates building (7330 Huron Street) is one of few tangible remnants of the industry. Barrel-making and repair became an important subsidiary industry; more than thirty coopers—many of them from Scotland, Ireland, and Canada—worked on the island in 1850.² Among them was the Doud family of coopers from Ireland. The fishermen themselves were mostly Native American and Métis.

Furs and fish were not the only goods shipped through the Straits of Mackinac. It was the primary Great Lakes shipping lane until the development of railroads across Ohio and the water route was the only way for people and goods to get to the growing upper Midwest. Mackinac Island was the key stopping point and freight of all kinds was transshipped from the port on Haldimand Bay. As steamboats became more common, Mackinac functioned as a fueling station, selling wood at first and later coal. As commerce and industry expanded, it remained concentrated in the original village.

Another boost to the island's economy came from the 1836 Treaty of Washington. Under the terms of this treaty, Ojibwa and Odawa Indians sold fifteen million acres of land in Michigan to the United State government in exchange for money, goods, and provisions to be paid over the next twenty years. The American Fur Company and other island merchants successfully convinced the government to make these distributions on Mackinac Island. Thus each year in late summer approximately four thousand Ojibwa and Odawa came to Mackinac Island to

¹ Porter, Phil, *Mackinac: An Island Famous in These Regions*, Mackinac Island: Mackinac State Historic Park Commission, 1998, pg. 27.

² Porter, *Mackinac: An Island Famous in These Regions*, pg. 35.

receive their annuities in cash, goods, and provisions. The construction of the county courthouse on Market Street in 1839 testifies to Mackinac Island's continuing importance as the county seat for all of the Upper Peninsula and the northern part of the Lower Peninsula.

The arrival of Mackinac Island's first tourists in the 1830s contributed to the diversification of the island's economy. Travelers were beginning to seek resorts that offered scenic beauty, not just healthy water and air as was the custom earlier. The Romantic Movement introduced a new appreciation for the beauty of nature and wilderness landscapes, bringing tourists to places like Niagara Falls and the Catskill Mountains. Mackinac Island combined the health advantages of the lakeshore with the rugged beauty of the wilderness. A number of writers visited the island in the 1830s and 1840s, including Harriet Martineau, Alexis DeTocqueville, Anna Jameson, Margaret Fuller, and William Cullen Bryant. Their published descriptions of Mackinac Island helped to popularize the island as a tourist destination. The steamboats that were being used to transport fish and furs made it easier for visitors to come to Mackinac Island, although it was still a journey, and island businesses were just beginning to cater to the tourist trade. In 1837 the Protestant Mission House (just outside the Mission District) was converted into the island's first hotel; the Island House (adjacent to the Mission District at the west) was built in 1852; and the Lake View House (downtown) opened in 1858. A horse-drawn omnibus offered tours of natural and historic sites as early as the 1840s, and shops in town began carrying "Indian curiosities" such as baskets, corn husk dolls, woven mats, and birch bark containers of maple sugar. The Mission District saw housing and rooming house development increase during this era.

By 1850 Mackinac Island's permanent population had grown to 956. Immigrants came from New England and New York. Twelve African-Americans (some formerly enslaved) came from Kentucky and Virginia. A growing number of islanders were foreign-born, coming from England, Scotland, Canada, Belgium, Prussia, Germany, and Holland. The largest group of immigrants came from Ireland—pushed by the potato famine that brought more than one million Irish to America and pulled by the opportunities in the island's fishing industry. By 1850 the Irish constituted almost 20 percent of the island's population.³

After the Civil War, Mackinac Island quickly rose to prominence as one of the most popular resorts in the Midwest. Improved transportation was the key to bringing more visitors to the island. In 1875 the Grand Rapids and Indiana Railroad completed a railroad line to Petoskey, where travelers could board a steamer to Mackinac Island. In 1882 both the Grand Rapids and Indiana Railroad and the Michigan Central Railroad completed railroad lines to Mackinaw City, where ferry boats were available to complete the short trip to the island. In the same year, the Detroit and Cleveland Steam Navigation Company began regular service to Mackinac Island. Vacationers in this era continued to seek a healthy and inspiring environment, but there was an increasing emphasis on recreation. Scenic views and limestone formations, historic sites from the War of 1812, the harbor that still sheltered sailboats and Indian canoes, the quaint old French houses in the village, and Fort Mackinac itself all offered diversions for tourists. In his 1875 guide book to Mackinac Island, John Disturnell described the village as "a perfect curiosity." Disturnell recounted many of the island's Indian legends, an important part of Mackinac's attraction. In the guidebook's business directory, four stores list Indian curiosities along with

³ Porter, *Mackinac: An Island Famous in These Regions*, pg. 41.

their dry goods, groceries, and provisions.⁴ There was a growing compliment of boarding houses and hotels to accommodate the increased tourism at this time as well.

The island's importance as a resort was solidified with the establishment of America's second national park on Mackinac Island in 1875. The national park, which encompassed about 50 percent of the island, gave new purpose to Fort Mackinac, which had long ceased to have strategic importance as a frontier or border post. Now the fort commandant served as the park superintendent, responsible for enforcing rules and regulations, building roads and trails, collecting and disbursing park funds, and leasing lots for cottages. On the west side of the island, Hubbard's Annex was platted in 1882 as Mackinac Island's first cottage resort community, followed by the first cottages on the East and West Bluffs. The increased services required by visitors and wealthy cottagers alike aided the growth of the island's overall economy. When a partnership of railroad and steamship lines built the Grand Hotel in 1887, Mackinac Island entered the category of fashionable resort where Newport, Rhode Island, and Saratoga Springs, New York, set the standard. The wealthy elite of Chicago, Detroit, and other cities came to stay at the Grand; others built large and elaborate cottages on the bluffs. The East Bluff cottages, on state-leased land, are located on the bluff rising behind the proposed Mission District area.

Mackinac Island faced a crisis in the 1890s when the army decided to close Fort Mackinac and sell the national park. Secretary of War Daniel Lamont believed that the government should not be responsible for maintaining a summer resort for wealthy people. Islanders successfully lobbied Congress to transfer the national park to the state of Michigan, and in 1895 the country's second national park became Michigan's first state park, administered by the newly appointed Mackinac Island State Park Commission. Mackinac Island continued to grow and prosper as a resort, as evidenced by the predominance of late nineteenth- and early twentieth-century buildings on the island today. The village experienced substantial development to the northeast and west of its original boundaries, but that development consisted of private residences, plus a few hotels and large boardinghouses. Commercial buildings were confined to the original village limits, where restaurants, gift shops, hotels, and candy stores replaced the quaint French buildings that had enchanted earlier visitors. Private homes were increasingly converted to boardinghouses and hotels.

The island was modernized with electricity, running water, and telephones, along with telephone poles, a coal-burning electric plant, and a water-pumping station. When the first automobile appeared in the village in 1898, the islanders drew the line. The village council banned automobiles on village streets, and in 1901 the park commission banned automobiles in the park. As is often the case, the disappearance of the island's historic buildings generated interest in their history. Residents and cottagers wrote books on Mackinac Island history and erected historical monuments. In 1895, a group of islanders restored the Mission Church (located in the Mission District), recognizing its importance for its age and history to the island. In 1905, the Park Commission opened Marquette Park in the former soldiers' garden below the fort, and in 1909 dedicated the bronze statue of Father Marquette that still stands in the park.

The tourism-based prosperity that began on Mackinac Island in the late nineteenth century continued through the 1920s. During World War I, however, new construction slowed, and it

⁴ J. Disturnell, *Island of Mackinac and Its Vicinity*, 1875; reprint, Cheboygan, Michigan.: C.W. Page, 1977.

diminished further in the 1920s. The Grand Hotel was an exception—an addition was built in 1912, a golf course in 1917, and in the 1920s a fifth floor was added and an outdoor swimming pool constructed. Certainly, this was evidence of wealth continuing to flow to Mackinac Island. Another indicator was Mackinac Island State Park’s acquisition of several hundred acres during the 1920s. After World War I, a steadily growing number of visitors travelled to the island by auto instead of by railroad or steamboat. Two of Michigan’s improved highways, the East and West Michigan Pikes, met in Mackinaw City in 1922. The following year the state began operating an automobile ferry across the straits from Mackinaw City to St. Ignace. But these developments had a greater impact on mainland tourism than on the island. In an effort to lure more auto tourists from the mainland, state park Superintendent Frank Kenyon proposed an auto garage on Mackinac Island where people could leave their cars while they toured the island, but it never came to fruition. Although illegal automobiles occasionally appeared on the island, and the ordinances prohibiting automobiles were challenged, they were not overturned.

The Great Depression slowed resort life on Mackinac Island. In the 1930s, tourism dwindled to a trickle, stores on Huron Street were vacant, some cottages on the bluffs were boarded up and overgrown, and the Grand Hotel came close to bankruptcy. A measure of relief came from federal and local public programs. The Civilian Conservation Corps undertook landscaping projects, repaired buildings at Fort Mackinac, reconstructed Fort Holmes, and built the Boy Scout barracks. Under the federal Public Works Act, an airport landing strip was built near the center of the island. Works Projects Administration (WPA) funds were used to hire Grand Rapids architect Warren Rindge to prepare a detailed historical and architectural report on the island’s historic buildings.

The City of Mackinac Island initiated a local public works program when it created the Park and Harbor Commission in 1941. By selling revenue bonds, the Park and Harbor Commission raised funds to promote tourism and to undertake a number of civic improvements. These included buying and restoring the American Fur Company warehouse and Stuart House, building public bathrooms, and resurfacing the Arnold Line dock. The Depression extended through World War II on Mackinac Island, as wartime travel restrictions continued to limit tourism, and the relief provided by New Deal projects came to a halt.

When tourism recovered after World War II, it took on a different character than in the years before the Depression. The summer resort of the 1920s essentially continued a late Victorian lifestyle in late Victorian buildings. But the lifestyle of the 1950s was different. The U.S. economy was booming, and Michigan—led by the auto industry—was especially prosperous. A new state tourism campaign was designed to draw vacationers to northern Michigan. Automobiles were now the most common mode of travel to Mackinac Island, though the final stretch was still by ferry (or occasionally airplane), and on the island transportation was by foot, bicycle, or horse. When the Mackinac Bridge opened in 1957, it brought even more automobile tourists to the straits region. It was so much faster and easier to reach the island that day trips became popular. Economic recovery meant that empty stores, homes, and hotels were reoccupied. The Mission District saw new construction in the middle-twentieth century at 6706 Main Street, 6917 Main Street, and 6652 Main Street, as well as the row house buildings on Lesley Court.

Mackinac Island’s tourist-based economy has continued to grow since the 1960s – today sources indicate approximately one to 1.2 million people visit the island each year. There has been infill development in the village and some large-scale development on other parts of the island, including new construction in the Mission District area. Yet history, more than ever, is a key element in Mackinac Island’s appeal. Today the state park encompasses at least 83 percent of the island. Fort Mackinac, which has been systematically restored to its late nineteenth-century appearance, is a premier attraction. The state park commission has acquired and restored many of the island’s most important historic buildings, including the Edward Biddle House, the Mission Church, the Indian Dormitory, the Mission House, and the William McGulpin House. The hotels and cottages that once were modern and fashionable are now historic and fashionable. The Mission District still retains a high-level of historic integrity and sense of place. The proposed Mission District flanks the downtown to the east as a compliment to the West End Historic District to the west of downtown Mackinac Island.

SIGNIFICANCE OF THE DISTRICT

Michigan’s Local Historic District Act, PA 169 of 1970, as amended, requires local historic district study committees to be guided by the evaluation criteria for the National Register of Historic Places in evaluating the significance of historic resources. The act also requires study committees to be guided by a criteria established or approved by the Michigan State Historic Preservation Office (Section 3(1)(c)). In 2022, the State Historic Preservation Office issued criteria that elaborate on historic district boundary determinations and single resource districts.

In accordance with these legal documents and guidelines, the study committee has determined that the Mission District Historic District is significant under National Register Criterion A, for its association with historical events that have contributed significantly to the history of Mackinac Island, the State of Michigan, and the United States; and under Criterion C, for its embodiment of the distinctive characteristics of architectural types, periods, and method of construction. The areas of significance are architecture, entertainment/recreation, ethnic heritage, and religion. The period of significance is from 1790, the likely date of the known log structures in existence in the district to 1973.

The historic structures and resources generally fall within these time periods and contexts:

- o Island settlement and patterns of trade and tourism (pre-1870)
- o Island Resorts and Parks (1870-1930)
- o Mid-century tourism and investment at Mackinac (1930-1973)

The National Register Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

Criteria A: That are associated with events that have made a significant contribution to the broad patterns of our history.

Mackinac Island as a whole has been designated a National Historic Landmark for its outstanding significance as a military outpost, fur trade depot, and - since the mid-nineteenth century – one of the country’s premier tourist destinations. The development of the Mission district area at the east end of the island has been overshadowed by more conspicuous development in the original village and the cottages of the west and east bluffs, yet the Mission District to the east end plays an integral and densely developed part of Mackinac Island history and contains a large percentage of the historic resources of the island. The major themes of Mackinac Island history are reflected in the district’s buildings, from the log houses of the fur traders and the simple vernacular houses of the workers in the fishing industry, to the fine large homes, cottages, hotels and rooming houses developed during the tourism era of the late nineteenth century to the Great Depression, as well as the mid-twentieth century period of renewed tourism and investment. There are examples of structures associated with equestrian activity so important to the island, as well as two significant historic church buildings.

Select examples include: (please see inventory forms as well)

6768 McGulpin Street - McGulpin Family house, Fur Trade/log construction, c. 1790

6670 Main Street - Mission Church, Religion, 1829

6836 Main Street - Sainte Anne Catholic Church, Religion, 1874/1890

1260 Truscott Street – Barn, Equestrian Use, c. 1860

6781 Main Street - Bennett Hotel, Tourism, c. 1890

6860 Main Street – Madame LaFramboise House, Fur Trade, 1842

1427 Brogan Lane, Pine Cottage Inn, Commerce, 19th century

6734 Main Street, Jacob Wendell House, Commerce, 1846

Criteria C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Mission District Historic District contains representative types of the island’s residential architecture. At least one French colonial log building survives in the district on McGulpin Street. These rare, historic structures contribute to Mackinac’s national significance. The William McGulpin house (moved from McGulpin Street to Fort Street in 1982) dates from 1790-91 and it is likely the former neighboring log house at 6768 McGulpin Street, known as the McGulpin Family house, dates from that time period. An original portion of the La Framboise House, now Harbour View Inn, (6860 Main Street) built in 1820 has sided log construction.

The Mission Church (6670 Main Street) and Ste. Anne’s Church (6836 Main Street) and Rectory (6837 Main Street) represent religious architecture of the nineteenth century. A fine Greek Revival example is the Lafayette Davis House at 6806 Main, now Haan’s 1830 Inn.

There are many examples of well-preserved two-story, front-gabled vernacular houses – the most common type of early nineteenth century house on the island. Bayview Bed and Breakfast (6947 Main Street), Bonnie Doone Cottage (6883 Main Street), the Bennett Hotel (6781 Main Street) are representative of the Queen Anne style. Other architectural styles popular during the period can be found in the Italianate Vernacular of Thuya Cottage (6948 Main Street), and the Colonial Revival portico added in the 1890s to the Madame LaFramboise House/Harbour View Inn (6860 Main Street), and Sainte Anne’s Rectory (6837 Main Street). The mid-twentieth century structures in the district are representative of the post-World War II period when the ranch house exemplified the change to less ornate and elaborate structures.

As a group, the Mission Historic District is a cohesive neighborhood that exemplifies Mackinac Island’s long and rich history, representing multiple eras and uses in its 55 contributing historic resources. The non-contributing buildings are not overly obtrusive in size or style and generally fit well into the scale and feel of the neighborhood. Most were constructed after the period of significance in the 1990s and 2000s and were designed to blend with the area’s historic character, rather than to detract from it. The district is dense with historic resources from the late 18th to middle 20th century, with 73% contributing to the historic district.

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PHOTOGRAPHS March 2023
All photographs all taken by Jennifer Metz



Photo 1. Looking East down Main toward the Mission District



Photo 2. 6948 Main Street, c. 1850.



Photo 3. 6849 Main Street.



Photo 4. Saint Anne's Church, 6836 Main Street



Photo 5. Saint Anne's Rectory, 6837 Main Street



Photo 6. Harbour View Inn, formerly Madame Laframboise House, 6860 Main Street

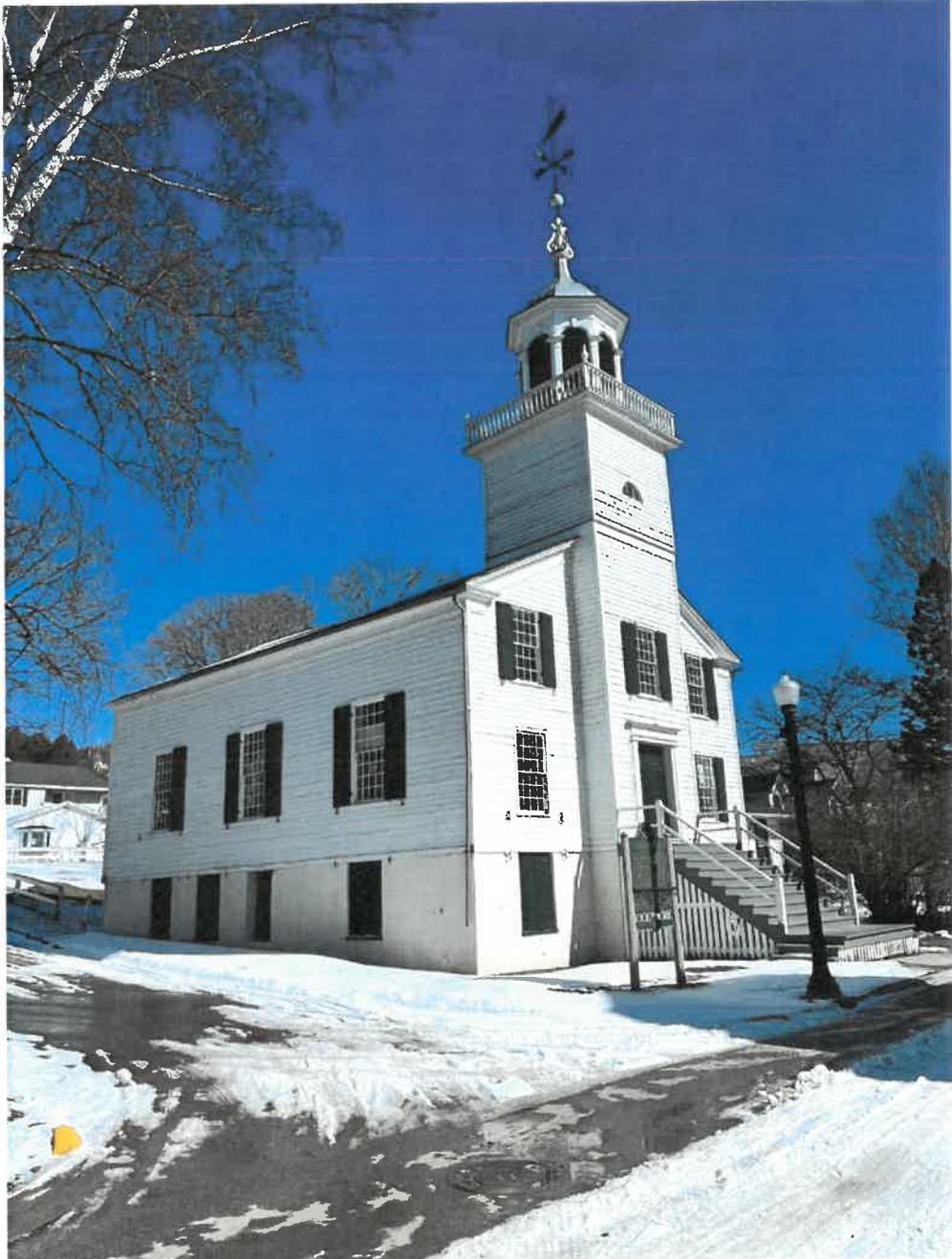


Photo 7 – Mission Church, 1829, 6670 Main Street



Photo 8. Jacob Wendell House, 6734 Main Street

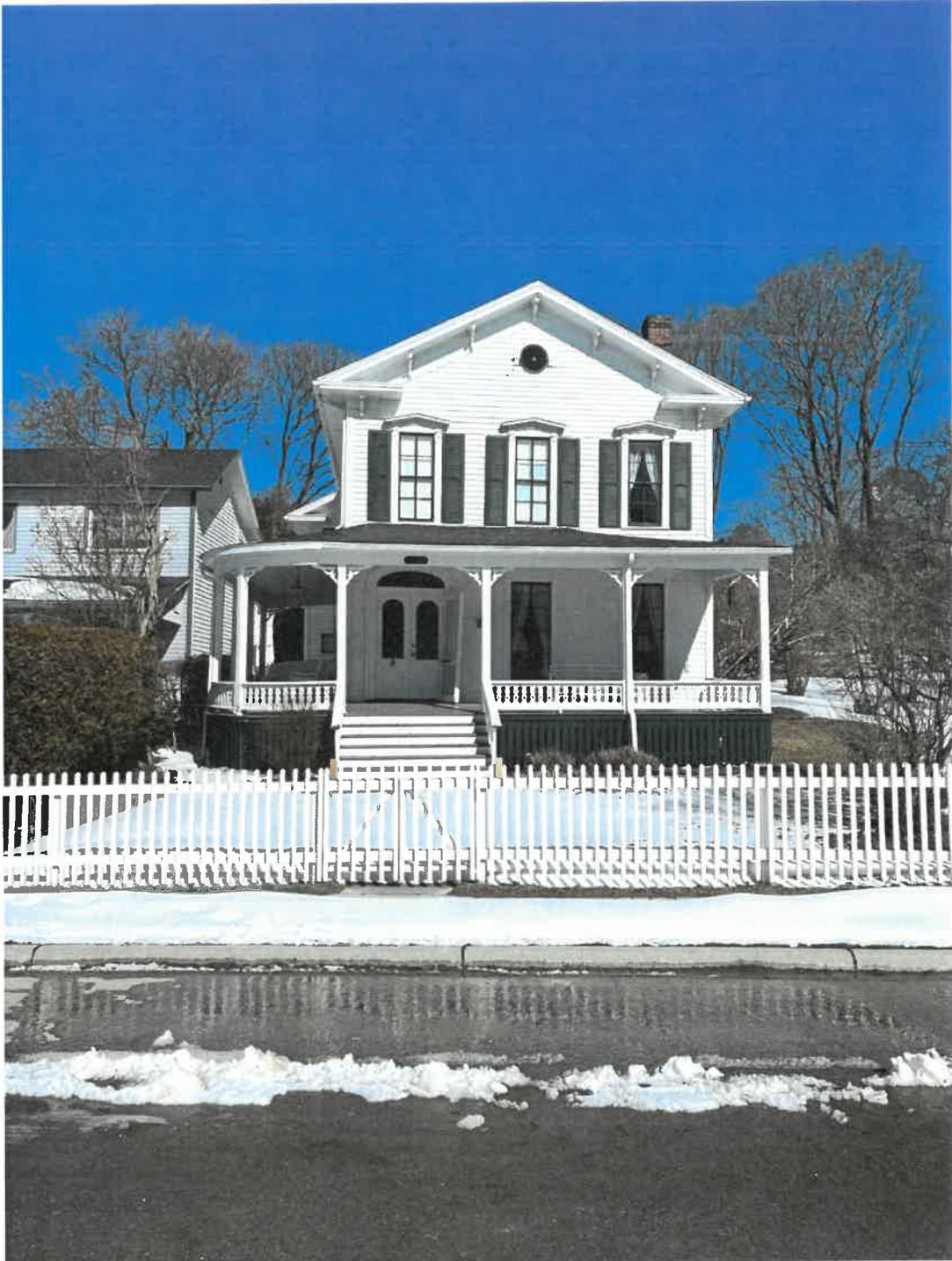


Photo 9 – 6784 Main Street

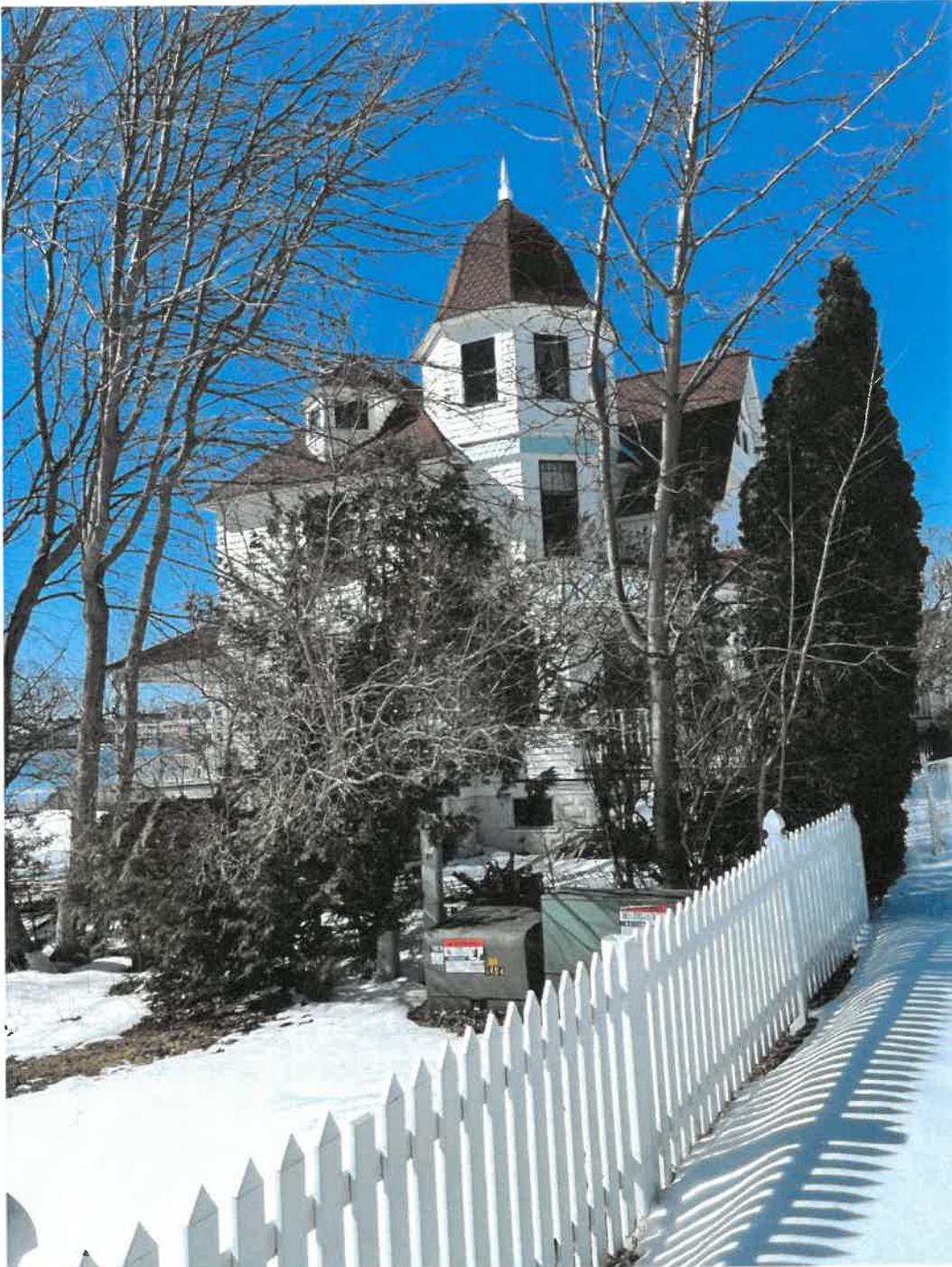


Photo 10 – 6823 Main Street



Photo 11 – 6706 Main Street



Photo 12 – The east end of Mackinac Island and Mission District from the bay.

propaddrnu	propstreet	propStre_1	HistoricDistrict	Year Built	Historic Name	Current Name
1420	BOGAN	LN	Contributing	c. 1885		Bogan Lane Inn
1432	BOGAN	LN	Contributing	c.1900/1950s		
1427	BOGAN	LN	Contributing		1870 Pine Cottage Hotel	Pine Cottage
1450	BOGAN	LN	Contributing	c.1900/various		Voyager Inn
1449	BOGAN	LN	Contributing	. 1850/19th c		
1366	CHURCH	ST	Contributing	c. 1880		
1400	CHURCH	ST	Contributing	c. 1870		
1412	CHURCH	ST	Contributing	c. 1870		
1378	CHURCH	ST	Contributing	c. 1890		
1396	CHURCH	ST	Contributing	c. 1900		
1407	CHURCH	ST	Contributing		1965	Row Terraces
1407	CHURCH	ST	Contributing		1965	Row Terraces
1407	CHURCH	ST	Contributing		1965	Row Terraces
1407	CHURCH	ST	Contributing		1965	Row Terraces
1407	CHURCH	ST	Contributing		1965	Row Terraces
1407	CHURCH	ST	Contributing		1965	Row Terraces
1392	CHURCH	ST	Contributing	c. 1870		
6620	FERRY	LN	Noncontributing		1982	
1213	FRANKS	ST	Noncontributing	c. 1990		
1221	FRANKS	ST	Noncontributing	c. 1990		
1225	FRANKS	ST	Noncontributing	c. 1990		
1231	FRANKS	ST	Noncontributing	c. 1990		
1237	FRANKS	ST	Noncontributing	c. 1990		
1245	FRANKS	ST	Noncontributing	c. 1990		
1253	FRANKS	ST	Noncontributing	c. 1990		
1193	FRANKS	ST	Noncontributing	c. 1980		
1213	FRANKS	ST	Noncontributing			
1213	FRANKS	ST	Noncontributing			
1213	FRANKS	ST	Noncontributing			
1213	FRANKS	ST	Noncontributing			
1213	FRANKS	ST	Noncontributing			

1213 FRANKS	ST	Noncontributing							
1213 FRANKS	ST	Noncontributing							
1213 FRANKS	ST	Noncontributing							
1237 FRANKS	ST	Noncontributing							
1237 FRANKS	ST	Noncontributing							
1237 FRANKS	ST	Noncontributing							
1237 FRANKS	ST	Noncontributing							
1237 FRANKS	ST	Noncontributing							
1237 FRANKS	ST	Noncontributing							
1237 FRANKS	ST	Noncontributing							
1237 FRANKS	ST	Noncontributing							
1179 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1185 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1193 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1197 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1188 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1210 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1221 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1228 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1227 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1232 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1235 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1240 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1239 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1179 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
1240 LESLEY	CT	Contributing	c. 1965	Lesley Court Apartments				Lesley Court Condominiums	
6836 MAIN	ST	Contributing		1874 St Anne de Michillimackinac				Saint Anne's Church	
6784 MAIN	ST	Contributing	c. 1850					Murray Cottage	
6800 MAIN	ST	Contributing	Late 19th c						
6806 MAIN	ST	Contributing		1830 Lafayette Davis Cottage				Haan's 1830 Inn	
6823 MAIN	ST	Contributing	c. 1880						
6837 MAIN	ST	Contributing		1881 St. Anne's Rectory					
6883 MAIN	ST	Contributing		1886 Bonnie Doone Cottage				Bonnie Doone Cottage	

6929	MAIN	ST	Contributing	c. 1960s					
6947	MAIN	ST	Contributing	1891					Bayview Bed and Breakfast
6896	MAIN	ST	Contributing	1867/variou					Inn on Mackinac
6918	MAIN	ST	Contributing	1904/1999					St. Cloud
6930	MAIN	ST	Contributing	c.1850					St. Cloud Hotel
6948	MAIN	ST	Contributing	c. 1850					Thuya Cottage
6849	MAIN	ST	Contributing	19th c.					
6901	MAIN	ST	Noncontributing	1999					
6624	MAIN	ST	Noncontributing	c. 2000					
6624	MAIN	ST	Noncontributing	c. 2000					
6602	MAIN	ST	Noncontributing	c. 2000					
6753	MAIN	ST	Noncontributing	c.1990					
6743	MAIN	ST	Noncontributing	c. 1990					
6748	MAIN	ST	Noncontributing	c. 1990					
6746	MAIN	ST	Noncontributing	c. 1990					
6742	MAIN	ST	Noncontributing	c. 1990					
6758	MAIN	ST	Noncontributing	c. 1990					
6597	MAIN	ST	Noncontributing	c. 1980					
6734	MAIN	ST	Contributing	1846					Jacob Wendell House
6688	MAIN	ST	Contributing	c.1890					Mac Is Bible Church
6706	MAIN	ST	Contributing	c. 1960					
6670	MAIN	ST	Contributing	1829					Mission Church
6652	MAIN	ST	Contributing	c. 1950					
6634	MAIN	ST	Noncontributing	c. 1980					
6731	MAIN	ST	Contributing	mid 19th c					
6661	MAIN	ST	Noncontributing	2007					
6661	MAIN	ST	Noncontributing	2007					
6661	MAIN	ST	Noncontributing	2007					
6661	MAIN	ST	Noncontributing	2007					
6695	MAIN	ST	Noncontributing	c. 2010					
6687	MAIN	ST	Noncontributing	2011					
6717	MAIN	ST	Noncontributing	c. 2000					

6705	MAIN	ST	Noncontributing			
6757	MAIN	ST	Contributing	c. 1870		Harbor Cottage
6917	MAIN	ST	Contributing	1962		Watercolor Café
6939	MAIN	ST	Contributing	c.1960		
6673	MAIN	ST	Contributing	c. 1890	Lafayette Cottage	
6860	MAIN	ST	Contributing	1820/variou	LaFramboise Cottage/LaChance Inn	Harbour View Inn
6805	MAIN	ST	Contributing	c. 1860		
6781	MAIN	ST	Contributing	c. 1890	Bennett Hall Hotel	Bennet Hall
6719	MAIN	ST	Noncontributing	c. 1990		
6707	MAIN	ST	Noncontributing	c. 1990		
6937	MAIN	ST	Contributing	c.1960		
6739	MAIN	ST	Noncontributing	c.2010		
6786	MCGULPIN	ST	Contributing	c. 1870		
6798	MCGULPIN	ST	Contributing	c. 1870		
6776	MCGULPIN	ST	Contributing	c. 1920/variou		
6770	MCGULPIN	ST	Noncontributing	c. 1980		
6768	MCGULPIN	ST	Contributing	c. 1790/c.1920	McGulpin Family	Mackinac Island Butterfly Ho
6750	MCGULPIN	ST	Contributing	c. 1910/variou	Truscott Greenhouse	
6740	MCGULPIN	ST	Contributing	c. 1880		
1229	MISSION	ST	Noncontributing	c. 2000		
1235	MISSION	ST	Noncontributing	c. 2000		
1241	MISSION	ST	Noncontributing	c. 2000		
1263	MISSION	ST	Contributing	c.1920/variou		
1274	MISSION	ST	Noncontributing	c. 1980		
1252	MISSION	ST	Noncontributing	c. 1945/c.1980s		
1230	MISSION	ST	Contributing	c. 1950s/variou		
1215	MISSION	ST	Noncontributing	2007		
1219	MISSION	ST	Noncontributing	2007		
1317	TRUSCOTT	ST	Noncontributing	1995		
1317	TRUSCOTT	ST	Noncontributing	1995		
1317	TRUSCOTT	ST	Noncontributing	1995		
1317	TRUSCOTT	ST	Noncontributing	1995		

1317 TRUSCOTT	ST	Noncontributing	1995	
1317 TRUSCOTT	ST	Noncontributing	1995	
1317 TRUSCOTT	ST	Noncontributing	1995	
1302 TRUSCOTT	ST	Contributing	c. 1890	Little Barn
1260 TRUSCOTT	ST	Contributing	c. 1920	
1203 TRUSCOTT	ST	Contributing	c. 1870	
1182 TRUSCOTT	ST	Noncontributing	c. 1990	
1287 TRUSCOTT	ST	Contributing	c. 1900	
1299 TRUSCOTT	ST	Contributing	c. 1915	
6635 WENDELL	ST	Contributing	c. 1900/Various	
1278 TRUSCOTT	ST	Contributing	c. 1900	
6739 MAIN	ST	Noncontributing	c. 1980	

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: 7463 Main St (Number) (Street) 051-550-066-00 (Property Tax ID #)

PROPERTY OWNER

Name: Todd Callawart Email Address: todd@theislandhouse.com
 Address: 7742 Main St (Street) (City) MI 49757 (State) (Zip)
 Telephone: 906 847 5347 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

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

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

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

Todd Callawart SIGNATURES [Signature]
 Signature
Todd Callawart Please Print Name Ryan Green 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

File No. C23-066-032(A)
 Exhibit A

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

Date 5.10.23
 Initials KP

File Number: C23-066-032(A) Date Received: 5.10.23 Fee: 25+250 fine
 Received By: [Signature] Work Completed Date: _____

We are replacing the door heading into Marys Bistro on the restaurant side, like for like. Apologies for forgetting about the permit.

Ryan Green
5/10/23



File No. C23-066-032(4)

Exhibit C

Date 5-10-23

Initials KP

Section VIII, Itema.



File No. C23-066-032(H)
Exhibit B
Date 5.10.23
Initials KP

RECEIVED
MAY 10 2023
KP

MACKINAC ISLAND

Section VIII, Itemb.

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

Historic District Application Checklist

Brief Description of the nature of the work proposed and the materials to be used.* *We need to paint & replace a piece of 2x10 w a small piece of beadboard at the roofline in front of C.S Bank*

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

File No. C23-019-027(A)

Exhibit B

Date 4-27-23

Initials KP

Revised March 2017

7358 Market Street, PO Box 455 • Mackinac Island, MI 49757-0455
(906) 847-4035 Office • (906) 847-6430 Fax

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, Itemb.



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:

7435 Main
Central savings Bank

(Number) (Street)

051-550-019-00
(Property Tax ID #)

PROPERTY OWNER

Name: Ryba Corp Email Address:

Address:

(Street) (City) (State) (Zip)

Telephone: 906 430 0939
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Brian Blowick B.R. + the Boys Painting Email Address:

Address: ISLAND

(Street) (City) (State) (Zip)

Telephone: 906 430 09 39
(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

Brian Blowick

SIGNATURES

Signature

Signature

Brian Blowick

Please Print Name

Please Print Name

4/26

File No. C23-019-027(H)

Exhibit A

Date 4-27-23

Initials KB

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

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

File Number: C23-019-027(H) Date Received: 4-27-23 Fee: \$25--
Received By: A Pereny Work Completed Date:



File No. C23-019-027 (H)

Exhibit D

Date 4-27-23

Initials KP

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	07/23/20	R320-016-044	Leino	Ralph	Zoning & Bldg permit app for new single family residence. Truscott St, Lot 33	\$ 575,000	1256 Truscott St	051-500-016-10	\$804.00	canceled	canceled			
342	06/27/17	C17-055/56-027(H)	Benser	Bobby	Zoning (270) and HDC (2250) for demo and new construction of three story building at Mr. B's building. Extension approved for another year on 9/11/18. 9/10/19 permit extended an additional year to 9/10/2020. Amendment to rear of bldg approved 3/10/20. Seawall permit work by Fogg Marine Const (786)		7363 Main Street 7367 Main Street	051-550-055-00 051-550-056-00	\$3,306.00			HDC	X	11/12/2020 3/10/21 amendmen t
343	01/30/18	CD18-027-003(H)	Trivisonno	James & Nancy	Zoning and HDC & Bldg Permit for new barn with 2 bedroom apartment on top floor. Hubbards Annex lots 1,2 & part of 3 on block 8	\$ 500,000	8125 Grand Ave	051-650-027-00	\$1,998.65			HDC	X	2/13/2019
344	02/26/19	CD19-015-005(H)	Emory	Bill	HDC (600) and Zoning (120) & Bldg permit (215.04) to renovate barn. Insulate, add a dormer to the back side, upgrade walls and ceiling finishes on both floors. New windows and front door. Upstairs area will be finished to be used for winter. Downstairs will be used as a rec area with a sink and undercounter refrigerator. Work by Upnorth Construction. Steve Rilenge	\$ 115,000	8396 Grand Avenue	051-650-015-00	\$935.04			HDC	X	3/12/2020
345	02/25/20	C20-044-016(H)	Benser	Bob	Zoning, HDC & building permit apps for Verizon equipment on top of Chippewa Hotel. Tilson Technology Management is installing. Expecting Sec 106 approval May 1		7221 Main Street	051-550-044-00	\$1,341.00			HDC	X	4/14/2022
346	05/21/20	R320-030-027(H)	Rearick	Doug & Carol	HDC app for roof leak repair. Work by UpNorth Construction. Steve Rilenge		7614 Main Street	051-575-030-00	\$25.00			HDC	X	6/9/2021
347	10/21/20	HB20-050-066(H)	Iroquois Hotel		HDC app for deck replacement with Aeratis and new screen on pergola. July 2021 deck is done, pergola is not		7485 Main Street	051-575-050-00	\$100.00			HDC	X	11/10/2021
348	12/21/20	R320-002-082(H)	Orr	Debra	PC, HDC and Bldg permit apps for sun room addition on employee housing house		1542 Cadotte Avenue	051-575-002-00	\$1,621.00			HDC	X	1/12/2022
349	01/04/21	MD21-074-001(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like repairs to roof, sills, skirting on display windows and any rotted siding. Extension granted feb 8 22		7541 Market Street	051-550-074-00	\$25.00			HDC	X	2/8/2023
350	01/12/21	MD21-010-004(H)	City of Mackinac Island		HDC app for siding and window repairs on the police department building. Work by city maintenance staff		7374 Market Street	051-550-010-10	waived			HDC	X	1/12/2022
351	03/01/21	R321-061-018(H)	Gough Brodeur Stables		HDC & Bldg permit app for verizon equipment under the porch. This replaces expired file R319-061-059. work by Chaille Jan 2022 Chaille says will finish in the spring. Sending in new permit. Permit was expired. May 20 2022 renewed. OK per DJD. Fee based on current fees was paid (625)	\$ 35,000	1503 Cadotte Avenue	051-575-061-00	\$1,350.00			HDC		5/20/2023
352	09/27/21	RS21-045-064(H)	City of Mackinac Island	DPW	Zoning and HDC, Bldg permit for improvements at Biddle pump station. Engineering work by fishbeck. Construction work by Grand Traverse Construction. Replacement of wastewater equipment, standby generator, electrical equipment upgrades, ventilation equipment upgrades, replace pump access hatches, new above ground fuel storage tank and architectural repairs including faux chimney	\$ 3,179,700	7595 Main Street	051-575-045-00	waived			HDC	X	10/12/2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	07/23/20	R320-016-044	Leino	Ralph	Zoning & Bldg permit app for new single family residence. Truscott St, Lot 33	\$ 575,000	1256 Truscott St	051-500-016-10	\$804.00	canceled	canceled			
353	10/26/21	C21-058-082(H)	Gale	Bob	HDC app to replace siding on decked out building. Aluminum to Vinyl. Work by Sean O'Boyle		7389 Main Street	051-550-058-00	\$300.00			HDC	X	11/9/2022
354	12/01/21	R121-076-097(H)	Dorcey	Josh	HDC app for new siding on home. Monogram siding by Certainteed. Work by Roy Shroyck		7778 Mahoney	051-575-076-10	\$300.00			HDC	X	12/14/2022
355	01/28/22	CD22-001-004(H)	Trivisonno	James and Nancy	Zoning and HDC for new garden screen wall to match existing wall		8246 Lakeview Blvd	051-650-001-00	\$22.00			HDC	X	2/8/2023
356	02/22/22	CD22-003-012(H)	Steiner	Jeffrey	Zoning and HDC apps for landscape improvements.		8332 Lakeview Blvd	051-650-003-00	\$870.00			HDC	X	3/8/2023
357	03/03/22	MD22-012-013(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like shingle replacement. March 15 2023 applicant requested extension because tree damaged new work. Since work had started prior to expiration, no extension is needed.		7557 Market Street	051-575-012-00	\$25.00			HDC	X	4/12/2023
358	04/21/22	MD22-069-022(H)	May	Crescencia	HDC app for roof replacement, like-for-like. Will also need to replace beam at porch		1395 Cadotte Avenue	051-575-069-00	\$25.00			HDC		5/10/2023
359	04/25/22	C22-035-023(H)	Mackinac Property Trust		HDC app to replace existing broken concrete with pavers.		7294 Main Street	051-550-035-00	\$100.00			HDC	X	5/10/2023
360	05/02/22	MD22-012-025(H)	Lapine/Shaffer	Dwight Jeffrey	HDC app for like-for-like replacement of fence		7557 Market Street	051-575-012-00	\$25.00			HDC		6/14/2023
361	05/31/22	C22-048-035(H)	Schunk	Steve	Zoning (400) and HDC (600) for change of use and new windows and balconies. June 14th change of use was approved. Thunderbird building. Work by Points North Construction	\$ 250,000	7293 Main street	051-550-048-00	\$3,195.00			HDC	X	7/12/2023
362	06/13/22	CD22-25-036(H)	Largo Marsh	Lisa	HDC app for skirting board repairs and painting. All like-for-like to be done by themselves		8309 Park Avenue	051-650-025-00	\$25.00			HDC		7/12/2023
363	06/20/22	MD22-074-038(H)	Beeck	Craig	HDC app for new gutters, door and replace 7 windows. London square building		7541 Market Street	051-550-074-00	\$100.00			HDC	X	7/12/2023 windows only 8/9/23 gutters and door
364	06/28/22	R122-053-041(H)	Mawby	Joan	HDC app to replace vinyl shutters		7745 Mahoney Avenue	051-575-053-00	\$25.00			HDC		7/12/2023
365	07/26/22	RS22-048-043(H)	City of Mackinac Island		HDC app for like-for-like window replacement on library. Work by city maintenance staff		7549 Main Street	051-575-048-00	waived			HDC	X	8/9/2023
366	07/26/22	HB22-050-044(H)	Iroquois Hotel		HDC app to replace north side balconies on the hotel		7485 Main Street	051-575-050-00	\$100.00			HDC		8/9/2023
367	07/26/22	HB22-050-045(H)	Iroquois Hotel		HDC app to replace, like-for-like, doors and windows on the south side 1st floor deck		7485 Main Street	051-575-050-00	\$25.00			HDC		8/9/2023
368	07/26/22	R122-066-046(H)	Callewaert	Todd	HDC app to replace front yard fence, like-for-like		7742 Main Street	051-575-066-00	\$25.00			HDC		8/9/2023
369	07/26/22	R122-077-047(H)	Callewaert	Mary	HDC app to repair storm damaged chimney		7822 Main Street	051-575-077-00	\$600.00			HDC	X	8/9/2023
370	08/09/22	R322-037-051(H)	McIntire	Mary K.	HDC application for like-for-like roof shingle replacement. Work by Chris Ice		7566 Main Street	051-575-037-00	\$25.00			HDC		9/13/2023
371	08/10/22	R322-062-052(H)	GHMI Holdings		HDC & Bldg permit app for siding replacement on housing on Cadotte Ave. aka Grand Cottage Work by Chad Ruddle	\$ 2,800	1441 Cadotte Avenue	051-575-062-00	\$270.00			HDC	X	9/13/2023
372	08/12/22	MD22-074-053(H)	Beeck	Craig	PC and HDC app to install a mini-split in the London Square building. Work by Sol-Air Heating & Cooling		7541 Market Street	051-550-074-00	\$500.00			HDC	X	9/13/2023

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	07/23/20	R320-016-044	Leino	Ralph	Zoning & Bldg permit app for new single family residence. Truscott St, Lot 33	\$ 575,000	1256 Truscott St	051-500-016-10	\$804.00	canceled	canceled			
373	08/15/22	CD22-006-054(H)	Hahn	Sharon	HDC app to do like-for-like repairs on pool coping, tile and marcite.		8433 Lakeview Blvd	051-650-006-00	\$25.00			HDC		9/13/2023
374	08/16/22	CD22-002-055(H)	Schueller	Shannon	HDC app to replace roof shingles, like-for-like. Work by Michael Gamble		8306 Lakeview Blvd	051-650-002-00	\$25.00			HDC	X	9/13/2023
375	08/26/22	MD22-068-058(H)	Little Stone Church		HDC app for like-for-like repairs to windows, railings, trim and gable		1423 Cadotte Avenue	051-575-068-10	\$25.00			HDC	X	9/13/2023
376	09/07/22	R322-037-064(H)	McIntire	Mary K.	HDC app for new gutters. Work by Nothern Michigan Seamless Gutters.		7566 Main Street	051-575-037-00	\$100.00			HDC		10/11/2023
377	09/14/22	R122-066-065(H)	Callawaert	Todd	HDC app to replace rotted cedar shakes, like-for-like.		7742 Main Street	051-575-066-00	\$25.00			HDC		10/11/2023
378	09/22/22	MD22-070-067(H)	Timmons	Sean	HDC app for like-for-like repair of porch and deck. Work by Matt Myers Mackinac Woodworks		1413 Cadotte Avenue	051-575-070-00	\$25.00			HDC		10/11/2023
379	09/22/22	MD22-005-068(H)	Trinity Church		HDC app for porch decking and stair tread repair like-for-like. Work by Matt Myers Mackinac Woodworks		1623 Fort Street	051-550-005-00	\$25.00			HDC		10/11/2023
380	09/27/22	MD22-012-071(H)	LaPine	Dwight	HDC app for chimney repair like-for-like. Work by Matt Schwab		7557 Market Street	051-575-012-00	\$25.00			HDC		10/11/2023
381	09/27/22	CD22-003-072(H)	Steiner	Jeffery	PC & HDC app for fence replacement on bluff side of road.		8332 Lakeview Blvd	051-650-003-00	\$250.00			HDC		1/10/2024
382	10/06/22	R322-061-075(H)	Gough	Dale	HDC app for roof and chimney repairs. like-for-like. Work by Matt Schwab		1503 Cadotte Avenue	051-575-061-00	\$25.00			HDC		11/8/2023
383	10/13/22	C22-037-081(H)	Pulte	Mar	HDC app for window replacement on Murray Hotel. Work by Wade Marshall		7260 Main Street	051-550-037-00	\$25.00			HDC		11/8/2023
384	11/01/22	C22-027-087(H)	Trayser	Big Store	HDC app for new roof like-for-like on Big Store building. Work by John Parris		7354 Main Street	051-550-027-00	\$25.00			HDC	X	12/13/2024
385	11/01/22	C22-057-088(H)	Trayser	Merchants of Mackinac	HDC app for new roof like-for-like on Merchants of Mackinac. Work by John Parris		7377 Main Street	051-550-057-00	\$25.00			HDC	X	12/13/2024
386	11/03/22	C22-053-089(H)	Trayser	Trading Post	HDC app for new A/C Units. There will be one new unit and two already there. Work by Premier Plumbing & Heating		7347 Main Street	051-550-053-00	\$100.00			HDC		12/13/2024
387	11/03/22	C22-027-090(H)	Trayser	Big Store	HDC app for new A/C Units. Work by Premier Plumbing & Heating		7354 Main Street	051-550-027-00	\$100.00			HDC		12/13/2024
388	12/22/22	C22-044-093(H)	Chippewa Hotel	Benser	HDC app for new platform to house condenser units		7221 Main Street	051-550-044-00	\$600.00			HDC		2/14/2024
389	12/27/22	CD22-027-094(H)	Trivisonno	James	HDC and PC apps for renovation to carriage house. Redo deck and stairs and replace some siding. Work by Lee Sauvageau		8246 Grand Ave	051-650-001-00	\$750.00			HDC		1/10/2024
390	02/14/23	R123-053-06(H)	Mawby	Joan	HDC app for step replacement		7745 Mahoney Avenue	051-575-053-00	\$100.00			HDC		3/14/2024
391	02/16/23	R323-015-007(H)	Iroquois Hotel	Housing	HDC app to replace siding on the south and west sides of the building		1351 French Lane	051-575-015-00	\$25.00			HDC		3/14/2024
392	02/17/23	C23-051-008(H)	Benser	Bob	HDC app to replace windows on the Hoodies building, like for like. Work by Roy Shryock		7331 Main Street	051-550-051-00	\$25.00			HDC		3/14/2024
393	02/17/23	MD23-010-009(H)	City of Mackinac Island		HDC app to replace front and side doors on post office, like for like. Work by Roy Shryock		7358 Market Street	051-550-010-00	\$25.00			HDC		3/14/2024
394	02/21/23	CD23-002-013(H)	Schueller	Shannon	HDC app for a new window and adding some trim. Work by Michael Gamble.		8306 Lakeview Blvd	051-650-002-00	\$100.00			HDC		4/11/2024
395	02/21/23	CD23-002-014(H)	Schueller	Shannon	HDC app for roof repair by the kitchen. Like for like. Work by Michael Gamble		8306 Lakeview Blvd	051-650-002-00	\$25.00			HDC		3/14/2024
396	02/28/23	CD23-013-015(H)	Dziabis	Dave	HDC app for like for like repairs to rotted wood		8459 Lakeview Blvd	051-650-013-00	\$25.00			HDC		3/14/2024

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	07/23/20	R320-016-044	Leino	Ralph	Zoning & Bldg permit app for new single family residence. Truscott St, Lot 33	\$ 575,000	1256 Truscott St	051-500-016-10	\$804.00	canceled	canceled			
397	03/03/23	MD23-010-016(H)	City of Mackinac Island		HDC app for new roof on PD building. Work by Schwab Contracting		7374 Market Street	051-550-010-10	waived			HDC		4/11/2024
398	03/24/23	C23-044-017(H)	Black & Veatch	for AT&T	HDC app for new AT&T equipment on the top of Chippewa Hotel. Work by Black & Veatch		7221 Main Street	051-550-044-00	\$600.00			HDC		
399	03/28/23	MD23-021-018(H)	BSI Carousel Holdings LLC	Grand Hotel	HDC and PC for alterations to Carousel Mall		7463 Market Street	051-550-021-10	\$1,000.00			HDC		4/11/2024
400	03/30/23	C23-083-019(H)	Grand Hotel	Gatehouse	HDC and PC for alteration to Gatehouse restaurant		1547 Cadotte Avenue	051-575-083-00	\$1,000.00			HDC		4/11/2024
401	04/17/23	C23-048-021(H)	Schunk	Steve	HDC for reroof like for like		7293 Main street	051-550-048-00	\$25.00			HDC		5/9/2024
402	04/24/23	MD23-067-023(H)	GHMI Holdings		HDC and Zoning for renovations and change of use from two residential to one private residence and hotel use		7714 Main Street	051-575-067-00	\$500.00			HDC		5/9/2024
403	04/25/23	RS23-046-025(H)	Gilmer	Gary	HDC and PC for fence and arborvitae replacement. Work by Doug Darga Mackinac Landscape and Garden		7575 Main Street	051-575-046-00	\$250.00			HDC		5/9/2024
404	04/25/23	C23-042-026(H)	T Mobile	Douds Market	HDC app for new cell equipment on top of Douds Market WAITING FOR APPROVAL FROM SHPO. SENT REC TO APPROVE TO SHPO ON MAY 10TH		7200 Main Street	051-550-042-00	\$100.00			HDC		
405	04/27/23	C23-019-027(H)	Ryba Properties	Central Savings	HDC app to replace a rotted 2 x 10 and some beadboard. Like for like. Work by BR & The Boys Painting. Brian Blowski		7435 Main Street	051-550-019-00	\$25.00			HDC	X	
406	05/10/23	C23-066-032(H)	Callawaert	Todd	HDC for Marys Bistro. New door to restaurant. Work by Ryan Green. Work done without a permit so \$250 fee assesed		7463 Main Street	051-550-066-00	\$275.00			HDC	X	

TOOLS

DENIAL IF NOTICE TO PROCEED BECAUSE IT IS NOT A HAZARD

- **A hazard to the public or occupants** – alternatives to demolition:
 - Not a trespasser
 - Is the building occupied?
 - Can the public be protected by barriers?
 - Can deny if the new construction proposed is not compatible.
Glen Ann Place v Ann Arbor, HDC No. 06-012-HP.

TOOLS

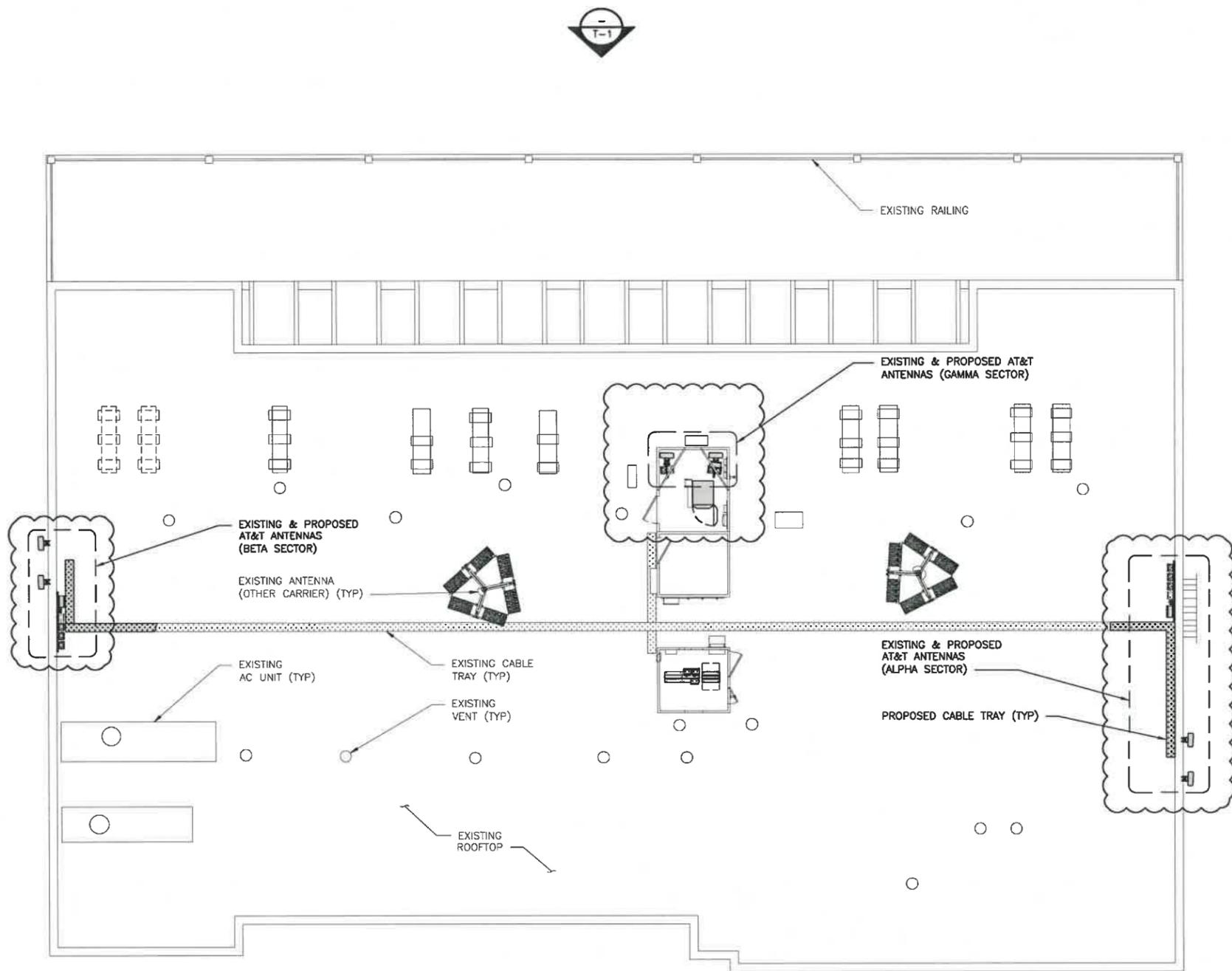
DENIAL OF NOTICE TO PROCEED BECAUSE IT IS NOT A FINANCIAL HARDSHIP TO RETAIN THE RESOURCE

- **Hardship to the owner**, not just the LLC. Bring in tax returns, and investment portfolio submitted to bank.
- **Condition beyond the control of the owner** (not demolition by neglect). *Electrolux v City of Belding*. The building could not be sold due to contamination caused by the owner.
- **All alternatives to demolition considered**: such as offering for sale, moving the resource
- **Cost to stabilize not to make useful.**

TOOLS

RETAINING THE RESOURCE IS IN THE PUBLIC INTEREST

- Order of Condemnation from the Building Department does not create a right to demolish. *Murray v Kalamazoo HDC*.
- Building Officials Opinion: “even if the building were to be rehabilitated it could fall short of fire safety requirements. The property must be demolished when there is no feasible alternative.” *City Gross Pointe Park v Detroit Historic Commission, 2012*.



1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE EXISTING/PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.

NOTES



LEGEND

APPLICANT/OWNER: Section IX, Itema.
AT&T MOBILITY
 16025 NORTHLAND DR
 SOUTHFIELD, MI 48075

PREPARED BY:

BLACK & VEATCH
 11401 LAMAR AVE.
 OVERLAND PARK, KANSAS 66211
 (913) 458-2000
 PROJECT NUMBER: 129391

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LANDLORD/PROPERTY OWNER SIGNATURE

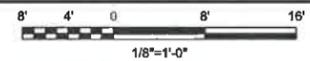
REV	DATE	DESCRIPTION
1	05.19.23	ISSUED FOR REVIEW
0	03.23.23	ISSUED FOR REVIEW

PROJECT LOCATION: USID (94893)
CHIPPEWA HOTEL
 7221 MAIN STREET
 MACKINAC ISLAND, MI 49757

DRAWING DESCRIPTION:
ROOFTOP PLAN

DRAWING NUMBER:
C-1

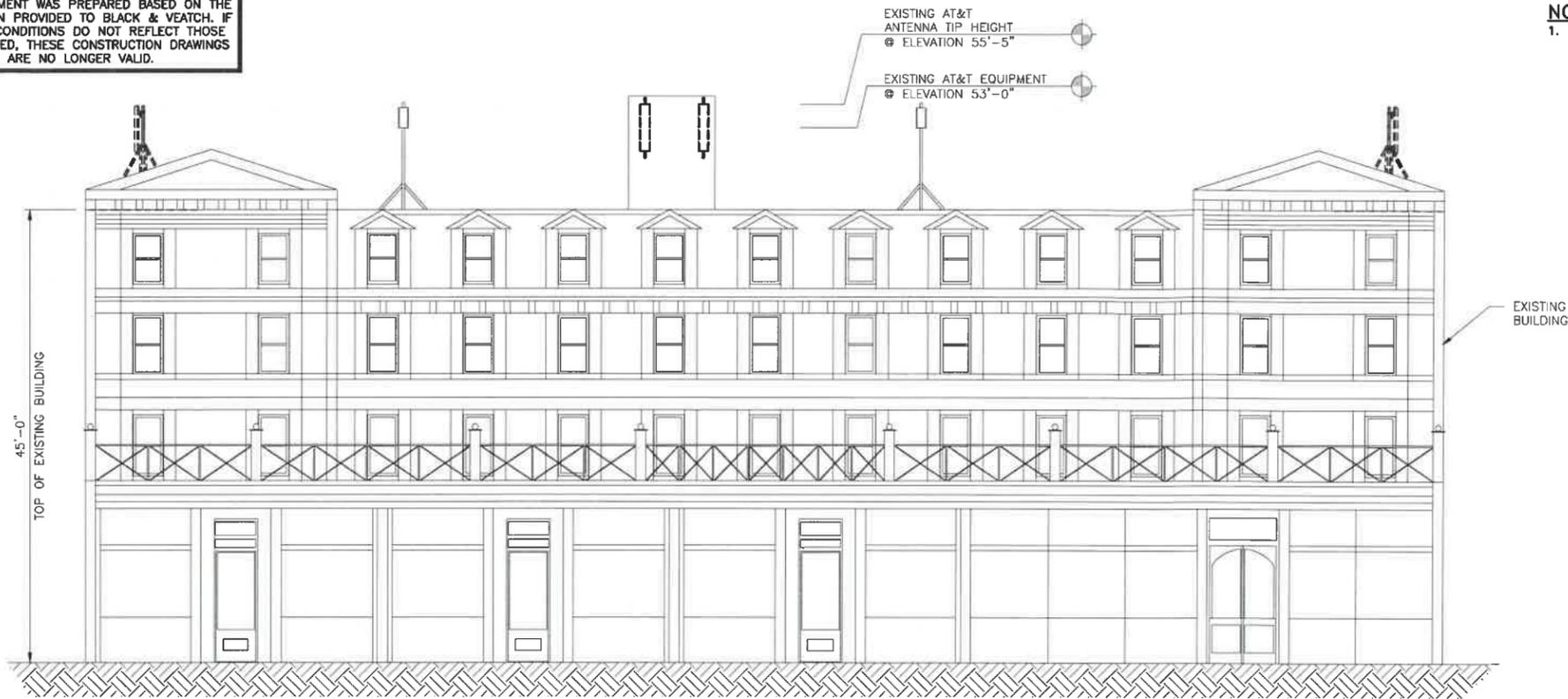
ROOFTOP PLAN



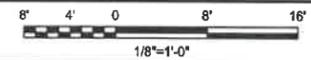
1

NOT USED

THIS DOCUMENT WAS PREPARED BASED ON THE INFORMATION PROVIDED TO BLACK & VEATCH. IF EXISTING CONDITIONS DO NOT REFLECT THOSE REPRESENTED, THESE CONSTRUCTION DRAWINGS ARE NO LONGER VALID.



EXISTING NORTHWEST ELEVATION



1

NOTE:
1. GROUND EQUIPMENT AND/OR EQUIPMENT SHELTERS OMITTED FOR CLARITY.

THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED LOADING. IT IS THE RESPONSIBILITY OF THE TOWER OWNER AND/OR TOWER OWNER DESIGNATED ENGINEER TO CONFIRM THAT THE PROPOSED LOADINGS AND CONNECTIONS OF THOSE LOADS ON THE TOWER ARE WITHIN THE ORIGINAL DESIGN CAPACITY OF THE STRUCTURE.

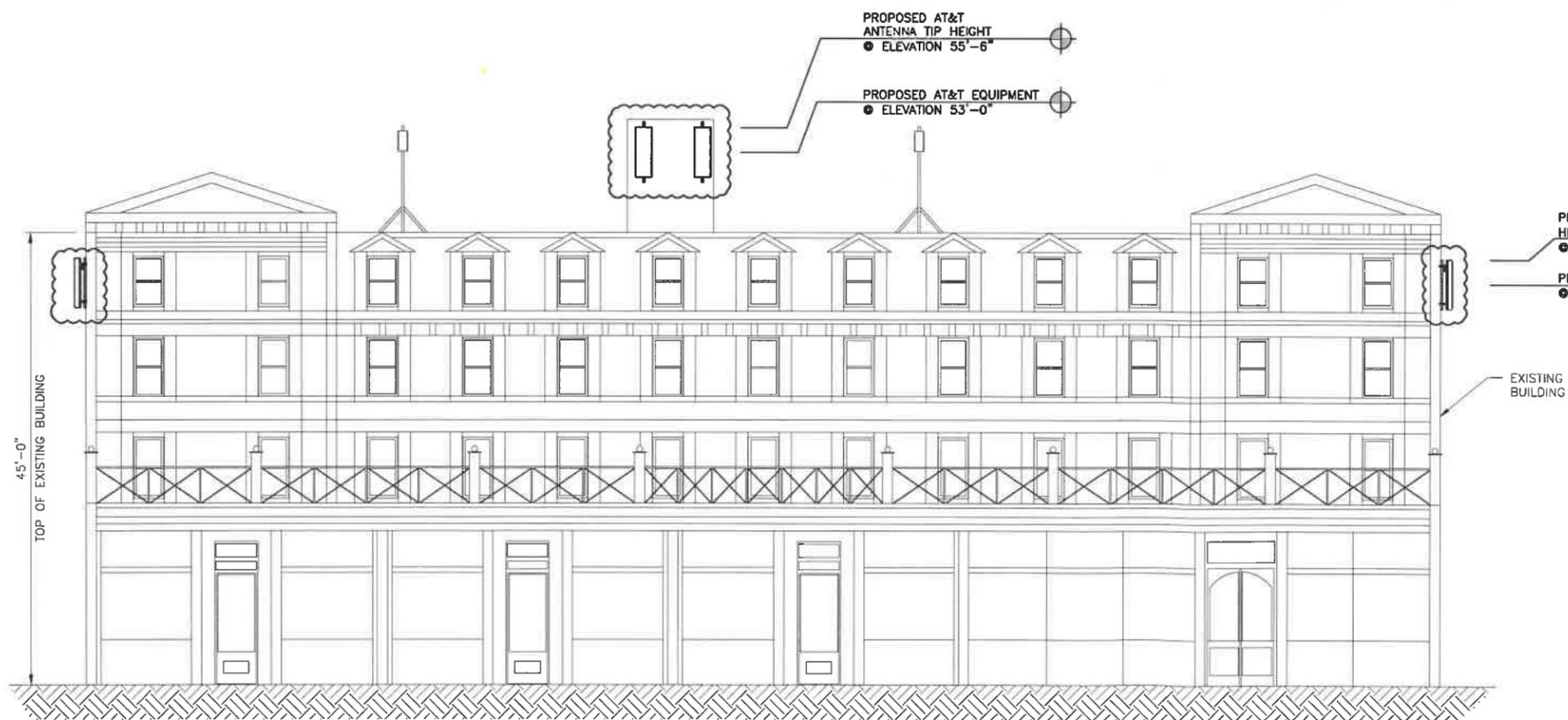
INSTALLATION OF COAX AND /OR ANTENNAS SHALL NOT COMMENCE UNTIL SUFFICIENT INFORMATION HAS BEEN PROVIDED THAT SUPPORTS THE ADEQUATE CAPACITY OF THE TOWER

STRUCTURAL AND MOUNT ANALYSIS NOTE 3

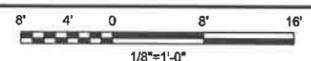
- INSTALL:**
- (3) PROPOSED ANTENNAS
 - (9) PROPOSED RRHs
 - (3) PROPOSED DIPLEXERS
 - (3) PROPOSED DC9 SURGE PROTECTION UNITS
 - (3) PROPOSED 24-PAIR FIBER TRUNKS
 - (6) PROPOSED #6 DC POWER TRUNKS
- REMOVE:**
- (3) EXISTING LTE ANTENNAS
 - (3) EXISTING UMTS ANTENNAS
 - (6) EXISTING UMTS RRHs
 - (9) EXISTING TMAe
 - (6) EXISTING 1-5/8" COAX CABLES

SCOPE OF WORK 4

1. WHEN STACKING CABLES 3 OR MORE DEEP, USE STACKABLE SNAP-INS, TALLEY PART NUMBER SSH-15B-3 (OR ENGINEER APPROVED EQUAL).
2. CONTRACTOR SHALL CONFIRM THE FINAL CABLE ROUTING PLAN WITH THE STRUCTURAL ANALYSIS.



FINAL NORTHWEST ELEVATION



2

NOTES 5

APPLICANT/OWNER Section IX, Itema.

AT&T MOBILITY
16025 NORTHLAND DR
SOUTHFIELD, MI 48075

PREPARED BY:

BLACK & VEATCH
11401 LAMAR AVE.
OVERLAND PARK, KANSAS 66211
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PROJECT NUMBER: 129391

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LANDLORD/PROPERTY OWNER SIGNATURE

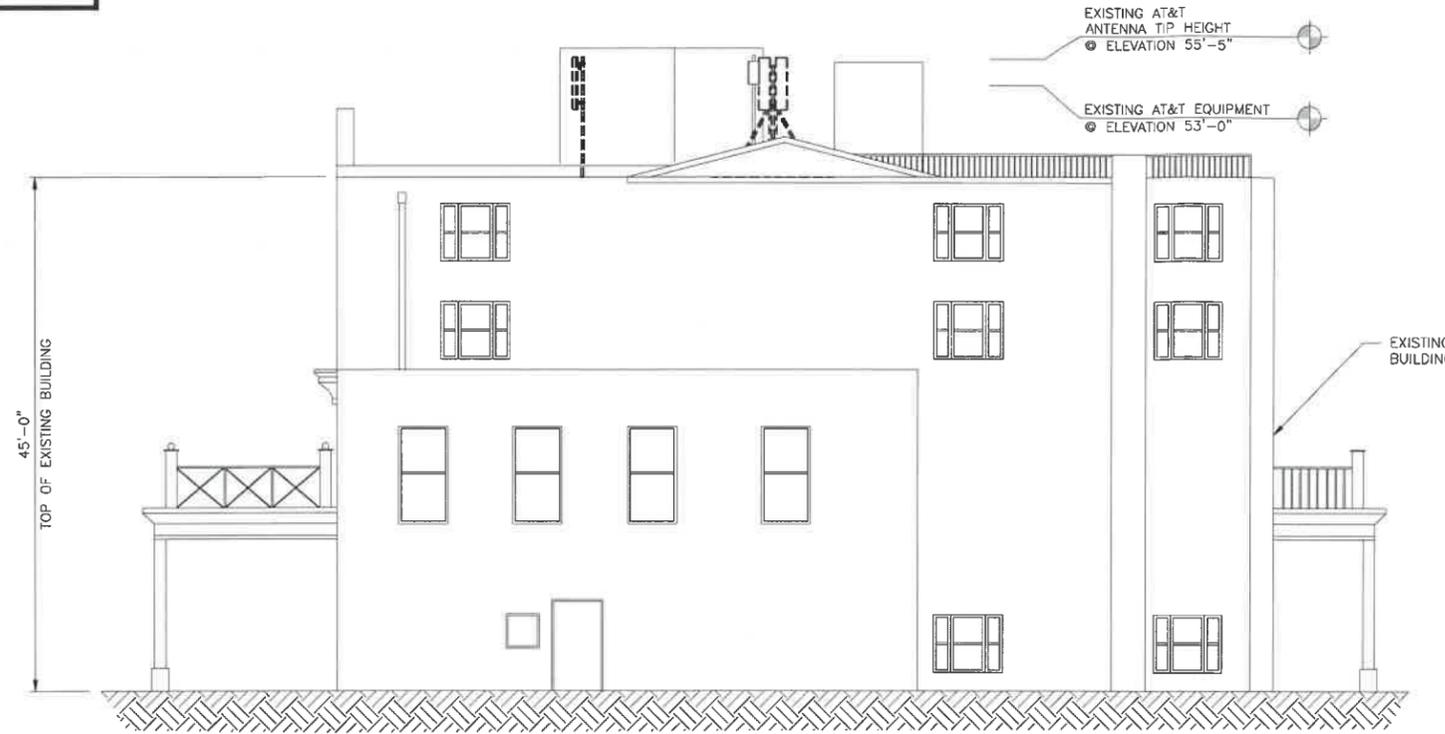
REV	DATE	DESCRIPTION
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0	03.23.23	ISSUED FOR REVIEW

PROJECT LOCATION: USID (94893)
CHIPPEWA HOTEL
7221 MAIN STREET
MACKINAC ISLAND, MI 49757

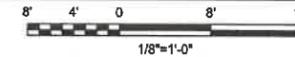
DRAWING DESCRIPTION:
ELEVATION

DRAWING NUMBER:
T-1

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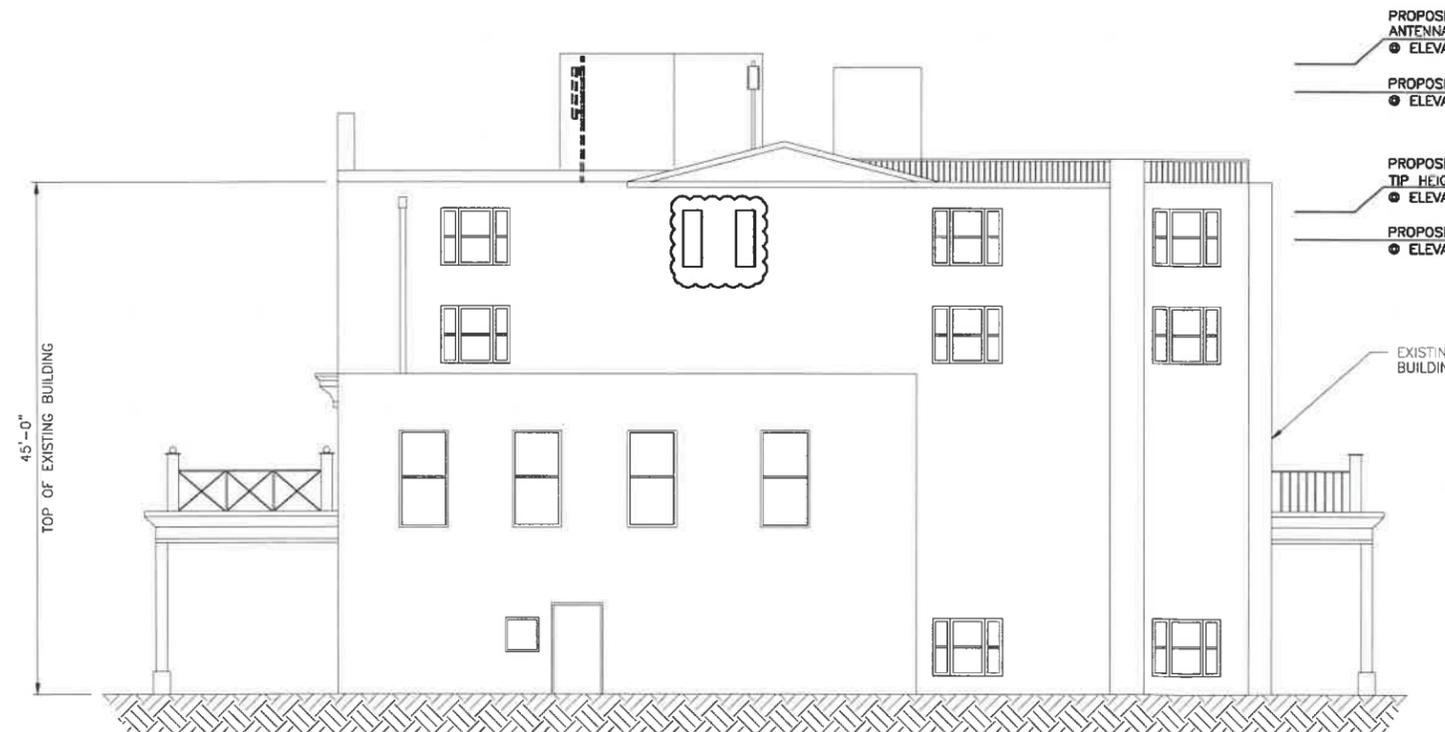
EXISTING SOUTHWEST ELEVATION



1

SCOPE OF WORK

4



FINAL SOUTHWEST ELEVATION



2

NOTES

5

NOTES:

- GROUND EQUIPMENT AND/OR EQUIPMENT SHELTERS OMITTED FOR CLARITY.

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INSTALLATION OF COAX AND /OR ANTENNAS SHALL NOT COMMENCE UNTIL SUFFICIENT INFORMATION HAS BEEN PROVIDED THAT SUPPORTS THE ADEQUATE CAPACITY OF THE TOWER

STRUCTURAL AND MOUNT ANALYSIS NOTE

3

INSTALL:

- (3) PROPOSED ANTENNAS
- (9) PROPOSED RRHs
- (3) PROPOSED DIPLEXERS
- (3) PROPOSED DC9 SURGE PROTECTION UNITS
- (3) PROPOSED 24-PAIR FIBER TRUNKS
- (8) PROPOSED #6 DC POWER TRUNKS

REMOVE:

- (3) EXISTING LTE ANTENNAS
- (3) EXISTING UMTS ANTENNAS
- (6) EXISTING UMTS RRHs
- (9) EXISTING TMA_s
- (6) EXISTING 1-5/8" COAX CABLES

APPLICANT/OWNER Section IX, Itema.

AT&T MOBILITY

16025 NORTHLAND DR
SOUTHFIELD, MI 48075

PREPARED BY:



11401 LAMAR AVE.
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LANDLORD/PROPERTY OWNER SIGNATURE

1. WHEN STACKING CABLES 3 OR MORE DEEP, USE STACKABLE SNAP-INS, TALLEY PART NUMBER SSH-158-3 (OR ENGINEER APPROVED EQUAL).

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REV	DATE	DESCRIPTION
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0	03.23.23	ISSUED FOR REVIEW

PROJECT LOCATION: USID (94893)

CHIPPEWA HOTEL
7221 MAIN STREET
MACKINAC ISLAND, MI 49757

DRAWING DESCRIPTION:

ELEVATION

DRAWING NUMBER:

T-3



CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
 7221 Main Street
 Mackinac Island, MI 49757
 05/22/2023

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.





1 Existing

CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
Mackinac Island, MI 49757
05/22/2023



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1 Proposed

CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
Mackinac Island, MI 49757
05/22/2023

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CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
Mackinac Island, MI 49757
05/22/2023



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2 Proposed

CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
Mackinac Island, MI 49757
05/22/2023



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3 Existing

CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
Mackinac Island, MI 49757
05/22/2023

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3 Proposed

CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
Mackinac Island, MI 49757
05/22/2023

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERINGS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.





4 Existing

CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
Mackinac Island, MI 49757
05/22/2023

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.





Proposed

4 Proposed

CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
Mackinac Island, MI 49757
05/22/2023

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CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
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Mackinac Island, MI 49757
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Proposed

5 Proposed

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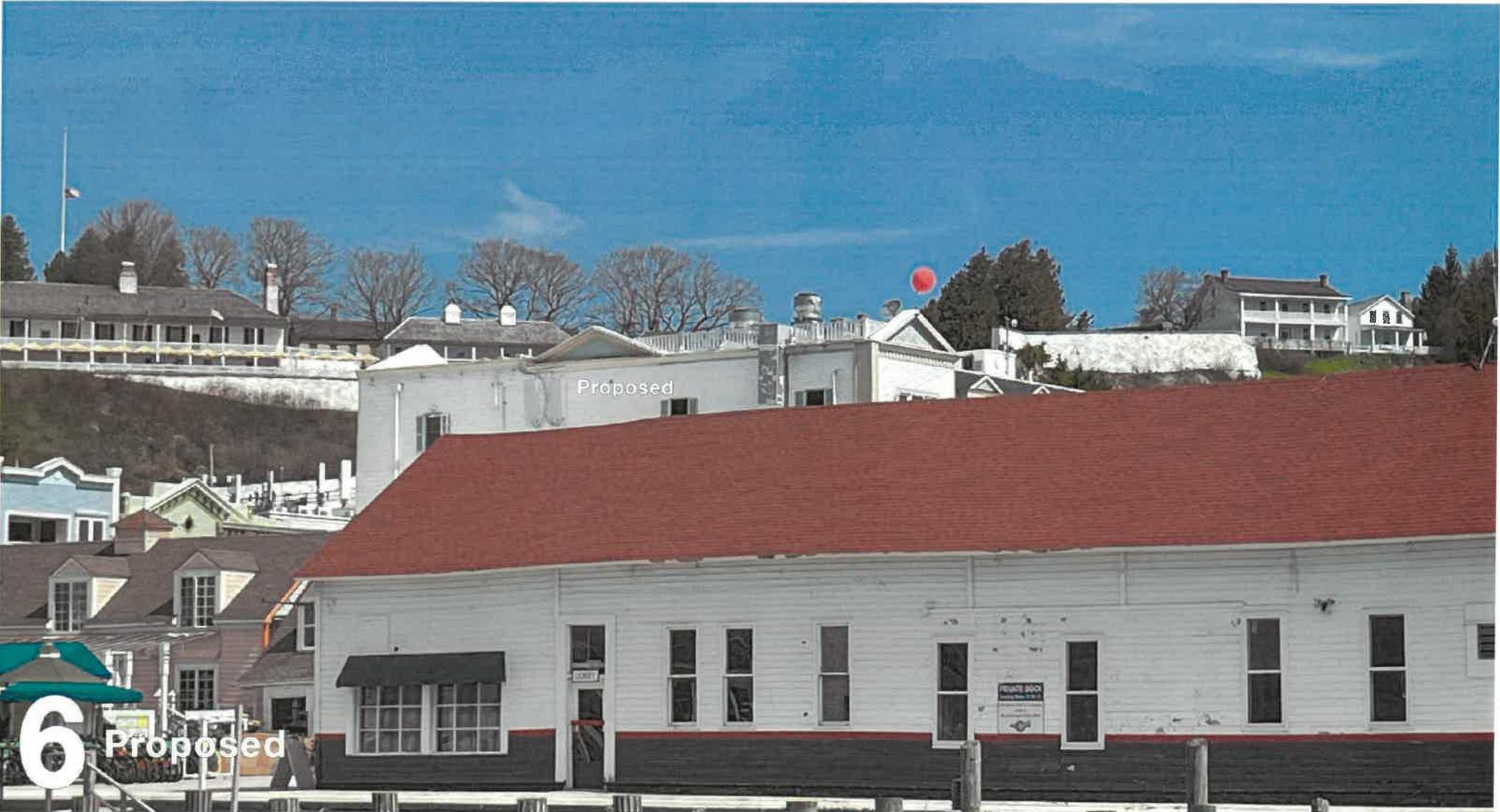


CHIPPEWA HOTEL

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Mackinac Island, MI 49757
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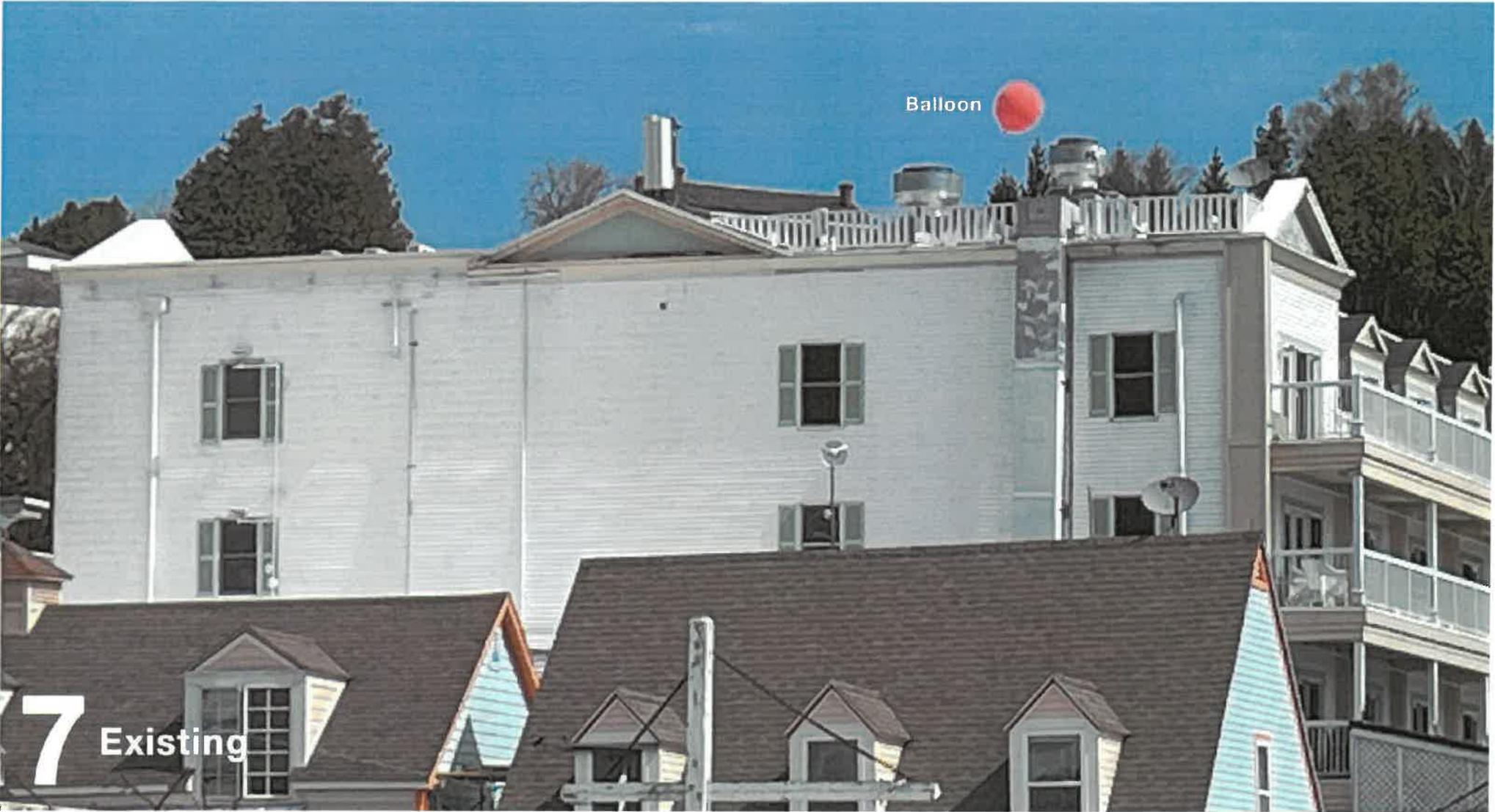


CHIPPEWA HOTEL

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05/22/2023

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7 Existing

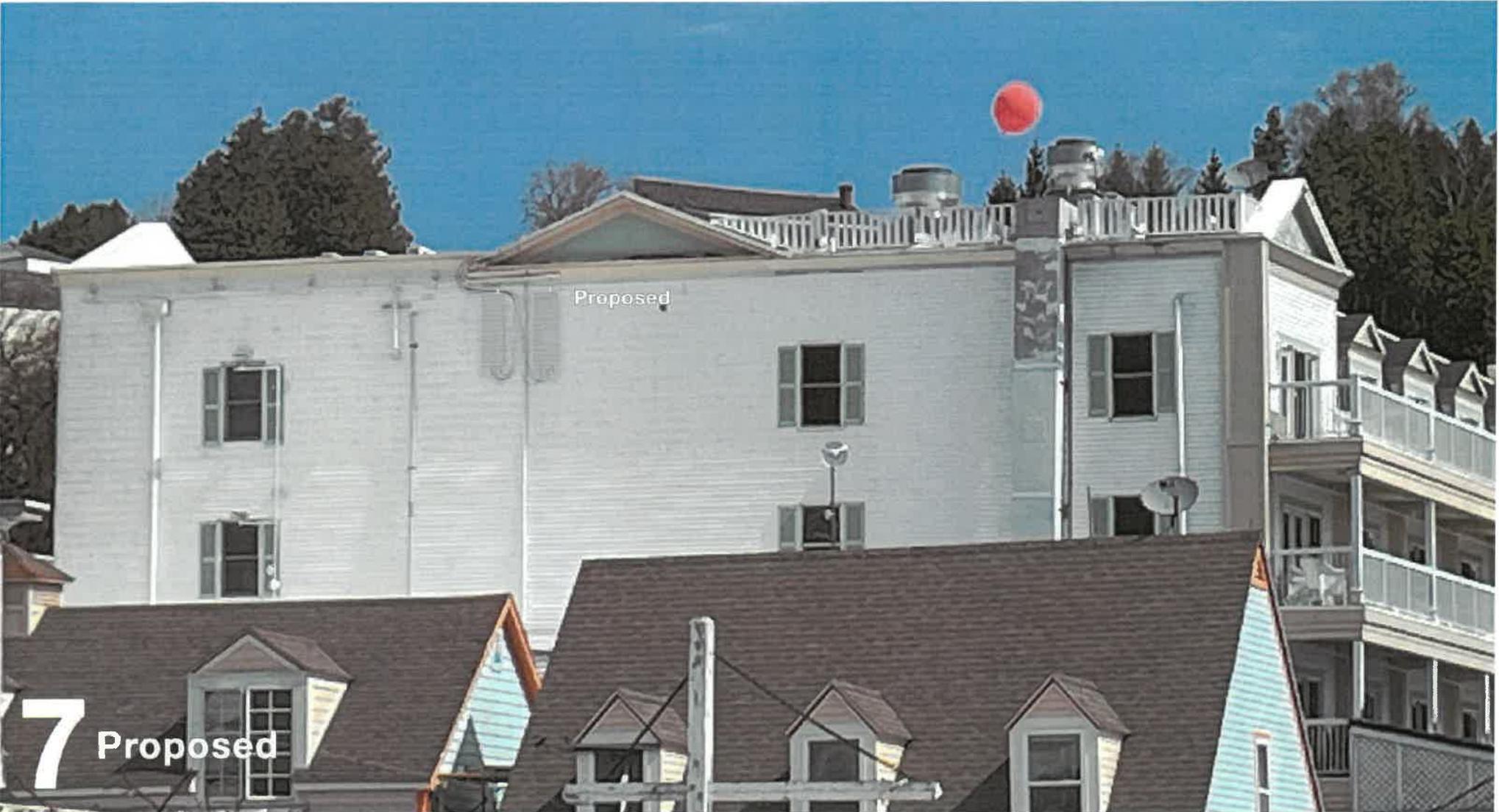
CHIPPEWA HOTEL

AT&T SITE ID: TRAVMI2066
7221 Main Street
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05/22/2023



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Proposed

7 Proposed

CHIPPEWA HOTEL

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05/22/2023

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8 Existing

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9 Existing

CHIPPEWA HOTEL

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05/22/2023



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05/22/2023



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AT&T SITE ID: TRAVMI2066
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05/22/2023



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1 Proposed

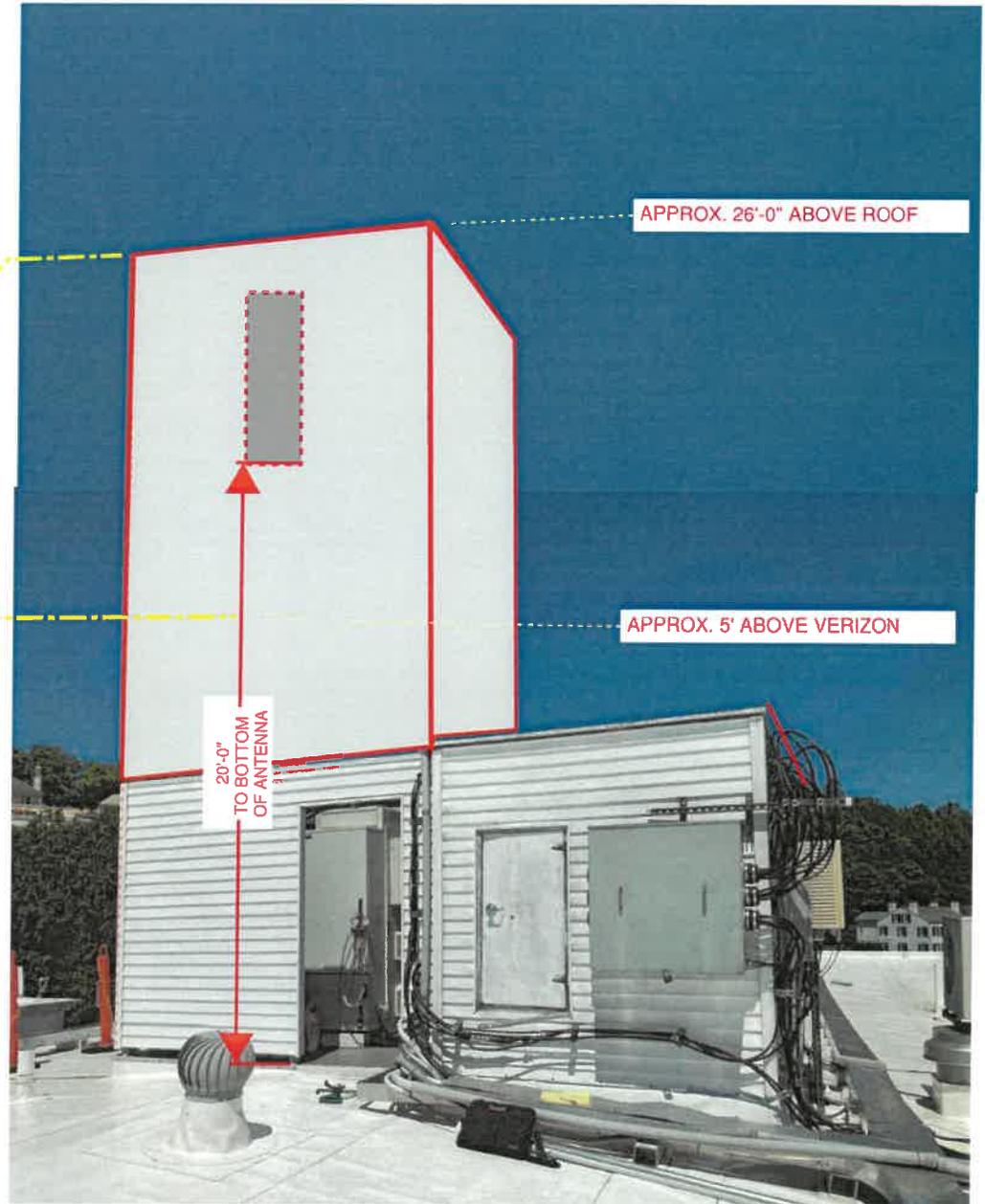
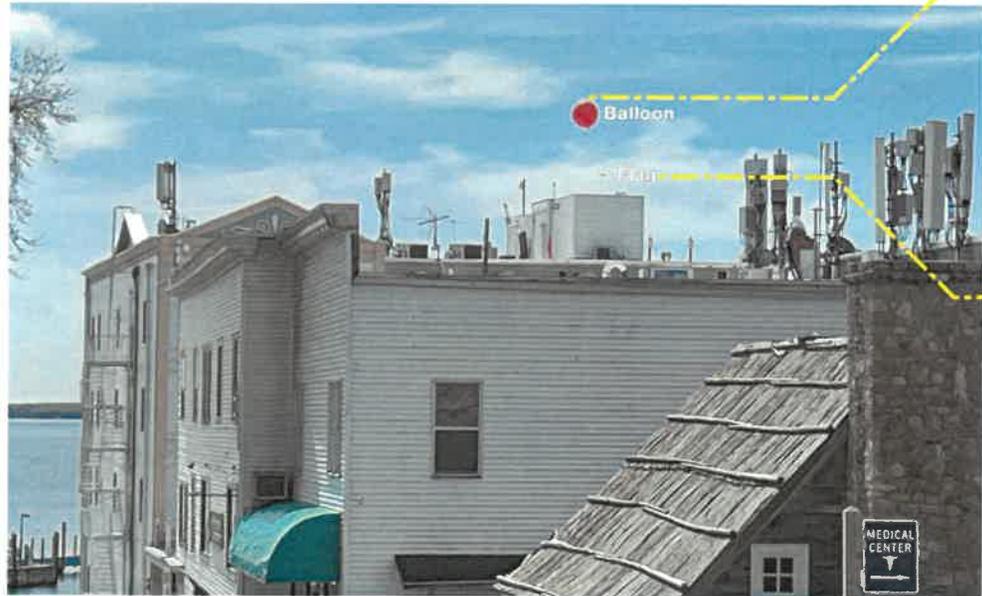
CHIPPEWA HOTEL

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**ROUGH DEPECTION OF POTENTIAL AT&T
RELOCATION TO ROOF CENTER**





Katie Pereny

From: Gary <grentrop@rentropmorrison.com>
Sent: Wednesday, June 7, 2023 8:24 AM
To: Katie Pereny
Subject: FW: att v verizon how high att 1154.000att TELECOM REVIEW ATT

Katie
 Below is Telecoms review and suggestions which you can include.
 Gary

RENTROP & MORRISON, P.C.
 39572 WOODWARD AVENUE, STE. 222
 BLOOMFIELD HILLS, MI 48304
 (248) 644-6970
 FAX: (248) 644-7141

This e-mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential, and exempt from disclosure. If you have received this in error, please (1) do not forward or use this information in any way; (2) immediately notify me via e-mail or at (248) 644-6970; and delete this e-mail message and any attachment(s) from your workstation and/or network mail system. Pursuant to applicable U.S. Treasury Regulations, if, and to the extent, this message contains advice concerning one or more Federal tax issues, it is not a formal legal opinion and may not be relied upon or used by any person for the avoidance of Federal tax penalties.

From: Michael Johnston <mjohnston@telecomlawfirm.com>
Sent: Tuesday, April 18, 2023 4:42 PM
To: Gary <grentrop@rentropmorrison.com>
Cc: 'djd@cityofmi.org' <djd@cityofmi.org>; 'Katie Pereny (kep@cityofmi.org)' <kep@cityofmi.org>
Subject: RE: att v verizon how high att 1154.000att

Hi Gary,

I would expect at least five feet of vertical separation measured from the top of Verizon's antenna to the bottom of AT&T's antenna. Verizon would likely push for 10 feet and will complain about the positioning of the antenna mounts that support AT&T's antennas. As long as the mounts are out of Verizon's beam path based on the orientation/direction of each antenna, that complaint will be less compelling.

Verizon's site plan should show the "azimuth" (measured in 360 degrees clockwise from north) of each antenna sector. As long as AT&T's antennas would be oriented sufficiently away or above each Verizon antenna, there should be a path forward.

Michael

Michael Johnston
 Partner
 Telecom Law Firm, PC
 3570 Camino del Rio North, Suite 102
 San Diego, California 92108



**Richard
Neumann
Architect**

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 June 2023

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

**Re: CHIPPEWA HOTEL AT&T ANTENNAS REPLACEMENT
Design Review**

Dear Ms. Pereny:

I have reviewed the revised proposed new antennas and equipment installation on the Chippewa Hotel 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. Kara Hansen, Black & Veatch
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison



**Richard
Neumann
Architect**

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 June 2023

DESIGN REVIEW

CHIPPEWA HOTEL AT&T MOBILITY ANTENNAS REPLACEMENT

7221 Main Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is replacement of communications antennas and related equipment by AT&T Mobility on the roof of the Chippewa Hotel, 7221 Main Street, in the Market and Main Historic District. The Chippewa Hotel is listed as a Contributing structure in the district.

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, drawings including roof plan and elevations portraying proposed conditions, and digital simulations of proposed photographic views by Black & Veatch, dated 19 May 2023.

REVIEW

The Standards for review are the following:

Standard 1 - *"A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."*

The building would continue in its historic and long-time current use as hotel and retail.

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."*

Chippewa Hotel AT&T Antennas Replacement Design Review
 8 June 2023
 Page 2

The historic character of the property would be improved by replacement of the antennas in new locations on the end walls of the building, instead of at the ends of the roof where they are now located. While the two end walls would now have antenna arrays visible on the walls, the rooftop silhouette would be greatly improved from many viewpoints. As views to the Bay and Straits are significant historic assets of the historic district and the larger Mackinac Island National Historic Landmark, less intrusions into these views would be an improvement.

No historic materials or features would be removed, but the end walls as features of the building would be altered by the addition of this equipment. Although no rationale for adding more, there already are mechanical and HVAC components on the two end walls. Also, both end walls are partially hidden by adjoining buildings, and are not nearly as important to the historic character of the Hotel as the longer front and rear elevations along Main Street and Haldimand Bay.

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."*

Being utility features, the antennas would certainly not create a false sense of historic development as elements on the building, as no one would mistake them as being old. But they would continue to distract from the historic architectural character of the building.

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

No changes that have acquired historic significance in their own right would be affected.

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

Distinctive attributes of the building, the four exterior elevations with their historic features and finishes, would be preserved. The replacement antennas would be located on the two end walls, near their tops, and close to additional roof mounted equipment. These related pieces of equipment would be mounted on the back (roof side) of nearby parapet walls, out of sight. Power wiring from the ground to the antennas would be placed in conduit located with a cluster of existing conduits on the northeast wall.

Standard 6 - *"Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, or structures."*

This standard does not apply to the proposed project.

Chippewa Hotel AT&T Antennas Replacement Design Review
8 June 2023
Page 3

Standard 7 - *“Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”*

This standard does not apply to the proposed project.

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

This standard does not apply to the proposed project.

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

As exterior alterations, the proposed new replacement antennas with related equipment and conduit, would not destroy historic materials that characterize the property. And as modern equipment they certainly would be differentiated from the old building. While no location on the building would completely eliminate the antennas visible presence, their placement on the end walls would minimize their negative impact for most viewers of the hotel and of views beyond.

Standard 10 - *“New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

The proposed replacement antennas and related equipment could be removed in the future without impairing the integrity of the property.

Standards Under Code Sec. 10-161(b)

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

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

The historic and architectural value and significance of the Chippewa Hotel would continue to be impaired by the proposed relocated new antennas, but their impact would be reduced, enhancing the significance of the resource and its relationship to the surrounding area.

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

Chippewa Hotel AT&T Antennas Replacement Design Review
8 June 2023
Page 4

The relationship of the proposed antennas to the rest of the resource, and to the surrounding area, would be more positive if relocated off the rooftop edges, and onto the end walls.

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

As utility features, antennas are generally not compatible with historic structures and environments, but as modern necessities, and mounted on the end walls, would be about as compatibly located as possible.

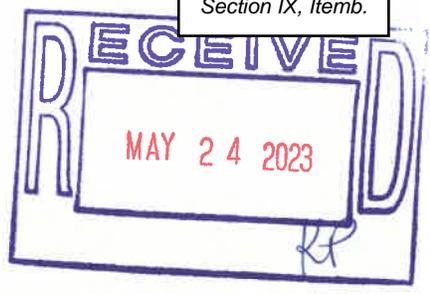
(4) - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

The negative impact on the aesthetic value of the building would be reduced by replacement antennas being located on the end walls of the Hotel.

CONCLUSION

As utility features, the proposed replacement antennas and related equipment can be thought of as technology infrastructure necessary to update historic environments to serve modern needs. And in this case of communications antennas, serving not just the building, but the larger historic district and the entire island. Based on the findings above, the proposed antennas replaced in the new end wall locations on the Chippewa Hotel, rather than on the roof, would meet the Standards for review.

END OF REVIEW



May 24, 2023

To Kate Pereny
City of Macquarie Island Building & Zoning Dept

We would like to extend our building permit for 1395 Cadotte Ave, for the repair of the porch roof and beam. We contacted contractor in 2022 but have failed to follow up with us for any work last year.

Currently we are reaching out to other contractors this year in hopes to get it done by the end of this year. We request an extension of the work permit.

Please let me know if you have any questions!

Sincerely

Marvinlee May

File No. MD22-069-022(H)
Exhibit H
Date 5.24.23
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 X, Itema.

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: 7556 MARKET M 051-575-009-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER Harts Inn

Name: METNIER INN LLC Email Address: METNIERINN1985@YAHOO.COM

Address: 7466 MARKET ST MACKINAC ISLAND MI 49757
(Street) (City) (State) (Zip)

Telephone: 906-847-6234
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: DAVID PRENTLER Email Address: _____

Address: 7466 MARKET ST MACKINAC ISLAND MI 49757
(Street) (City) (State) (Zip)

Telephone: 517-204-2458 906-847-6234
(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

David Prentler SIGNATURES File No. MD23-009-035(H)
Signature Signature Exhibit A

DAVID PRENTLER Date 6-5-23
Please Print Name Please Print Name

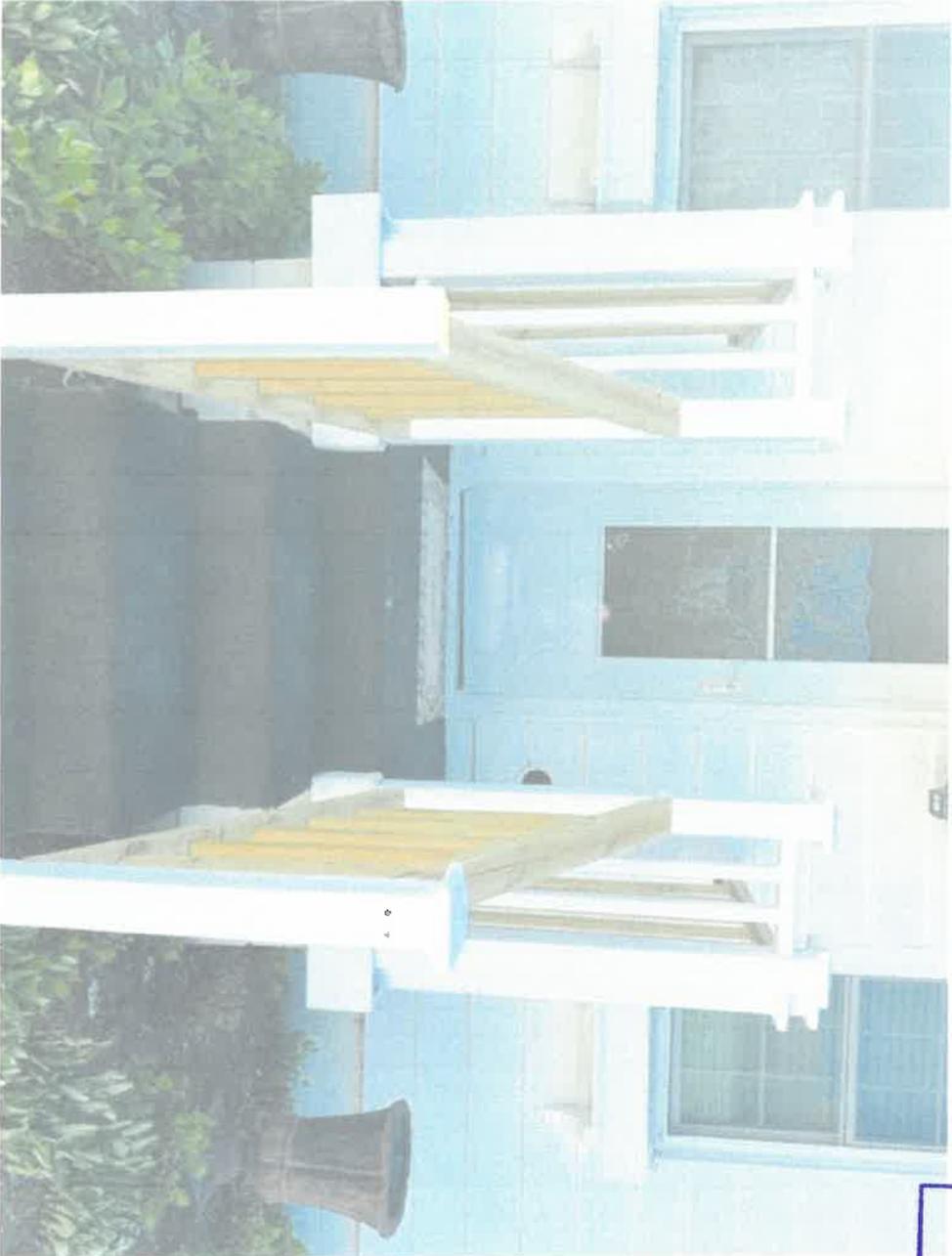
Initials KP

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**

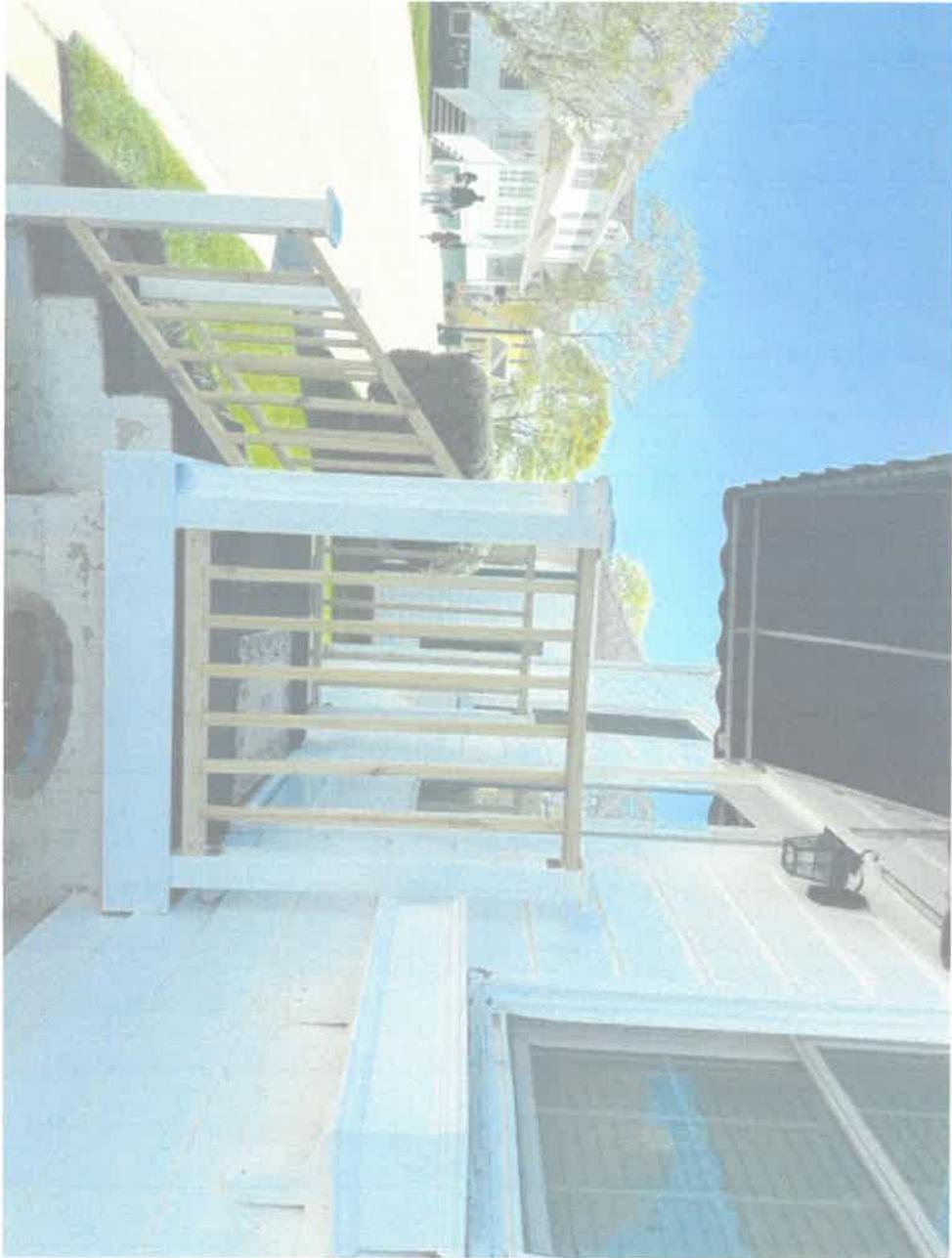
File Number: MD23-009-035(A) Date Received: 5.30.23 Fee: 3100 + 250-
Received By: KPereny Work Completed Date: _____





File No. MD23-009-035(H)
Exhibit B
Date 6-5-23
Initials KR

RECEIVED
MAY 30 2023
KR

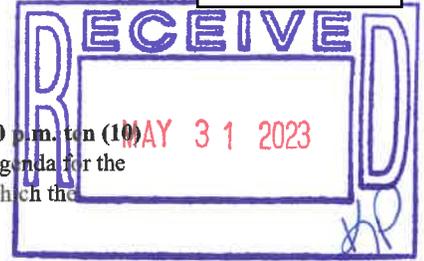




GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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. on (10) business days before each Commission Meeting. Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

A) MINOR WORK

PROPERTY LOCATION: 7271 Main Street, Mackinac Island MI 49757 051-440-012-00 and 051-440-025-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Mackinac Island Fetty Company Email Address: Operations@mackinacferry.com
 Address: 587 N State Street St Ignace MI 49781
 (Street) (City) (State) (Zip)
 Telephone: 906 298-1009 800 638 9892
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Drew May Email Address: Operataions@mackinacferry.com
 Address: 587 N State Street St Ignace MI 49871
 (Street) (City) (State) (Zip)
 Telephone: 906 298-1009 800 638 9892
 (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

Andrew May 5-31-23 SIGNATURES
 Signature Signature
Andrew May File No. C23-012-037(H)
 Please Print Name Please Print Name Exhibit A

Date 5-31-23
 Initials KP

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

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

File Number: C23-012-037(H) Date Received: 5-31-23 Fee: \$600 + 250
 Received By: RJD Work Completed Date: _____

Project Name: Replace Pilings on Mackinac Island Ferry Company Dock 1
 Company: Mackinac Island Ferry Company
 Contact: Drew May cell: (906) 298-1009
 Timing: Before the end of April 2023
 Length of Project: Three Days
 Contractors: Ryba Marine



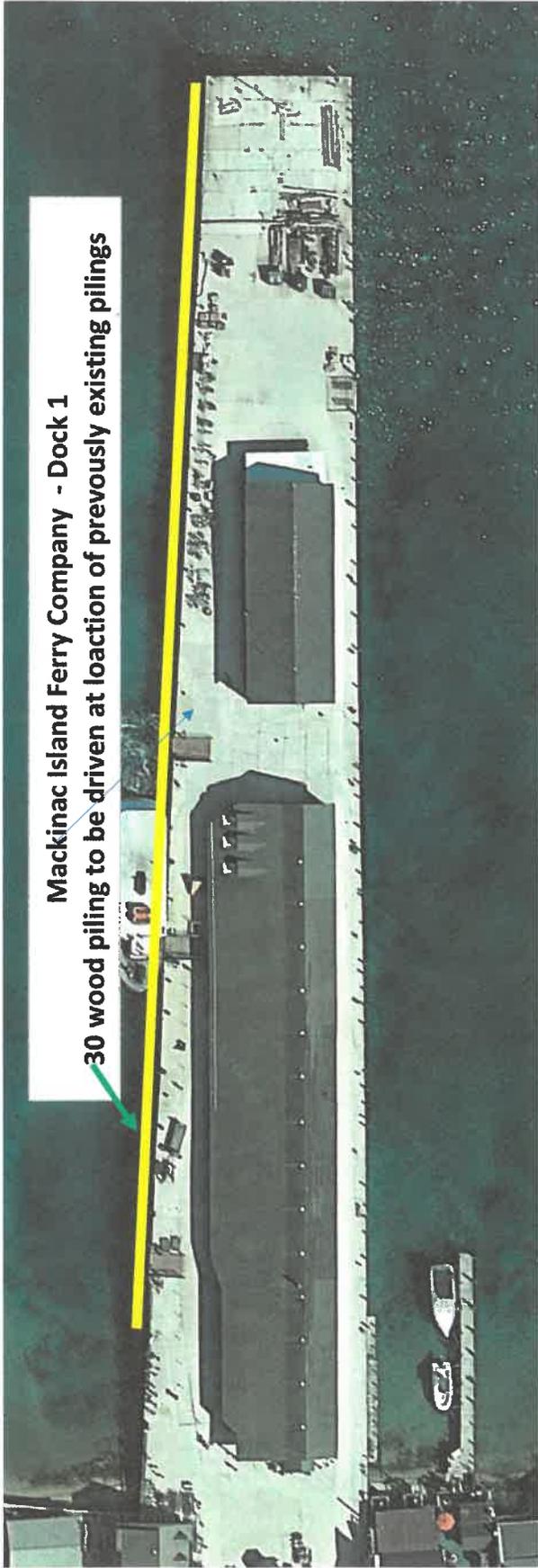
File No. C23-012-037(H)
 Exhibit B
 Date 5-31-23
 Initials MP

Description of Project

Replace the piling that have floated out or have broken off over the years on the north side of the Mackinac Island Ferry Company Dock 1. The plan is to drive 30 new wooden piling on the north side of Dock 1 at or near the location of the previously existing piling. The piling are not connected to the dock, they are used to protect the dock while docking Ferries, ships and other vessels along the dock. Ryba Marine will drive the pilings before the end of April 2023, depending on ice conditions. To drive the piles Ryba will bring a barge with a crane and pile driving equipment and park it along the north side of MIFC Dock 1 and will have the work complete in 3 day. The work will not disrupt any ferry service and Mackinac Island Ferry Company will coordinate with Ryba to ensure all passengers do not have access to any areas around where the work being complete.

Material used:

30 units of 50 foot long by 12 inch minimum diameter untreated wood Pilings



File No. C23-012-037(H)
Exhibit C
Date 5-31-23
Initials KP