

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, June 09, 2026 at 1:00 PM

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

- I. **Call to Order**
- II. **Roll Call**
- III. **Pledge of Allegiance**
- IV. **Approval of Minutes**
 - a. April 14, 2026
- V. **Adoption of Agenda**
- VI. **Correspondence**
- VII. **Committee Reports**
- VIII. **Staff Report**
- IX. **Old Business**
 - a. LaPine Permit Extension Request
- X. **New Business**
 - a. C26-013-025(H) Ryba Properties Deck on Flat Roof
 - b. CD26-003-026(H) Steiner Historical Marker
- XI. **Public Comment**
- XII. **Adjournment**

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, April 14, 2026 at 10:00 AM

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

I. Call to Order

Acting Chair White called the meeting to order at 10:01 AM.

II. Roll Call

PRESENT

Peter Olson
Shannon Schueller
Lindsey White
Rick Linn

ABSENT

Lee Finkel
Lorna Straus
Nancy Porter

Staff: Erin Evashevski, David Lipovsky, Richard Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. February 10, 2026

Motion to approve as written.

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

V. Adoption of Agenda

Motion to approve as submitted.

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

VI. Correspondence

a. Letter from Dept of Army re Line 5 Tunnel

Motion to place on file.

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

VII. Committee Reports

None.

VIII. Staff Report

- a. C26-047-010(H) MIFC Dock Timber Repairs

Lipovsky stated there was deteriorating material that needed to be replaced.

- b. R326-062-016(H) Grand Cottage Roof

Lipovsky stated the roof needed to be replaced.

- c. MD26-017-017(H) Parker Apartments Roof

Lipovsky stated the roof needed to be replaced.

Motion to accept the report.

Motion made by White, Seconded by Olson.
Voting Yea: Olson, Schueller, White

IX. Old Business

- a. C25-053-110(H) Trayser New Cafe

Evashevski stated she had spoken with Anderson and Neumann regarding the term demolition used in the application. The only demolition is interior. The exterior is restoration and like for like for the front facade. The restoration is going back to a more historic state. Neumann stated he agreed the word demolition word used is not appropriate. The applicant is proposing to dismantle the storefronts and then restore to a more original appearance. Evashevski stated the bones of the structure will stay in place except for the foundation work. Neumann stated the foundation is in bad shape and the only way to access it is from the front. Evashevski confirmed that nothing of the actual structure is changing except for the Somewhere in Time architecture. Anderson stated the storefronts are all being restored to the earlier design. White asked about the backside of the cafe. Is there any lighting? Anderson stated there is a fair amount of existing lighting. There are some additional lights called out. White confirmed the front facade will be wood with Anderson and Neumann. Olson asked about standard 4 and the log treatment on the front of the Trading Post. Even though it is older than 50 years, compared to the other two buildings, he agrees that restoring to the 1948 renovation that the community is used to is appropriate. Olson asked if it was ever considered to be restored to the original design. Trayser stated they did consider it but the log design is important to their family story. The façade was built by islanders. Olson appreciated the lesson and thinks it is important to future applications. Schueller asked about the lights on page

71. Anderson stated it is correct and there will be one. Page 65 shows the single light on the gable end of the cafe. White clarified the railing design of vertical cable. Neumann stated that they portray a spindle like appearance but so thin, almost invisible. Olson asked for the path a patron follows to get to the cafe from Main Street. Olson realizes this is a Planning Commission issue. White stated that if any changes are made due to Planning Commission it would need to come back to HDC. Motion to approve based on work being appropriate and does not adversely affect the resource. The changes to the building will return the building to a more historic condition. The aluminum clad windows will be all wood.

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

X. New Business

a. MD26-031-012(H) Patrick Doud Pub Garden

Neumann stated as he understands it, the small building would be converted to a cafe. The actual changes to the building are minimal. The use of the yard would be an outdoor cafe. Planter boxes would be built around the perimeter of the yard. There will be a gravel floor with tables and benches in the front yard. Neumann feels it is an urban location and there are other outdoor cafes in the urban area. Given its location downtown it is appropriate and compatible. White asked if any part of the building needs to come down to level the floor. Lipovsky stated it should not. There will be some structural repairs to the foundation. White asked if the flower boxes will disrupt any of the lilac trees. Neumann was not sure. Clements stated he isn't sure where the lilac is, but the boxes won't have a real substantial foundation to them. They can also adjust the location if needed. Neumann agrees it is a nice amenity to maintain. White asked if a new door is being installed. Clements stated there is an existing door that can be used. Schuller asked if this is part of the restaurant or a separate place. White and Lipovsky stated they understood that if food is brought in it would be from the restaurant. Patrons will not be able to bring drinks from the restaurant to the beer garden. Evashevski stated all patrons will be coming from the street, not the restaurant. White asked if any lights are being added out front. Clements stated some wall mounted fixtures and some strip lighting on the back of the flower boxes are being installed. A2.1 shows the lighting. Also A1.01. Neumann had no thoughts on the light fixtures. Given the fact that it is a pretty plain building, it is not a strong need to have period light fixtures. White asked if there will be any umbrellas and Clements stated no. Motion to approve with the finding that the work is appropriate and does not adversely affect the resource. Lilacs should be kept in place.

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

b. MD26-010-014(H) City Hall Ballot Box

Danielle Leach stated this is now required by law. We only have to have one box. After speaking with Ruddle, the location will be the back side of the side

entrance, attached to an existing porch. No foundation will be needed. There will probably be a light and security camera added in the future. The slot does lock. Neumann stated in response to her comment, he understood it to be a temporary installation. Leach stated it has to be permanent. Neumann stated it is a utility feature that is necessary. The proposed location is an excellent proposed location. Motion to approve.

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

c. C26-049-020(H) Benjamin Rear Exterior Alterations for 2 New Apartments

Neumann apologized for the last minute review. Neumann stated the work is very minimal on the front. The door to the second floor is new based on the increased occupant load on the second floor. The existing door on the front is too narrow for an egress door. The major change is on the back with the addition of a new second floor that extends the entire length of the building. A stairwell will be added for egress. The existing windows will be lost with the new apartments. Neumann suggested three pairs of windows on the main floor of the rear elevation. Benjamin agreed with Neumann's comments. White stated she doesn't think the slanted roof would affect the view at all. Lipovsky stated it would blend in better with the other buildings around it. Motion to approve with the window configuration of three pairs of windows as suggested by Neumann.

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

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 10:57 AM.

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

Lindsey White, Acting Chair

Katie Pereny, Secretary

Katie Pereny

From: London Square
Sent: Monday, May 4, 2026 1:59 PM
To: Katie Pereny
Subject: Re: fence



Building department

We would like to get an extension on our fence building till the end of summer if possible. Nathan had a new born that was born only 4 pounds so we figured last fall it was more important to be with his wife and newborn.

Thank you again
Jeffrey Shaffer
Dwight LaPine

iPhone 16 Pro Max

File No. MD25-012-031(H)
Exhibit G
Date 5.5.26
Initials KP

On May 4, 2026, at 1:10 PM, Katie Pereny <kep@cityofmi.org> wrote:

Simply reply to this email that you would like to extend your permit.

Katie Pereny
City of Mackinac Island
Building, Zoning, Planning and Historic District
906-847-6190

From: London Square < > com>
Sent: Monday, May 4, 2026 12:23 PM
To: Katie Pereny <kep@cityofmi.org>
Subject: Re: fence

Hello
How do I do that? Right now I'm in Marquette in hospital with father who's 91 fell down stairs and is bleeding in his brain. Is there anyway you can send me info for extension please.

Jeffrey Shaffer
Dwight LaPine

iPhone 16 Pro Max

On May 4, 2026, at 10:31 AM, Katie Pereny <kep@cityofmi.org> wrote:

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: 7463¹⁰⁷ MAIN ST. 051-440-013-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Peter Deckert Email Address: _____

Address: 36425 31 mile LENOX Mich 48050
(Street) (City) (State) (Zip)

Telephone: 810-543-1810
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Nate Email Address: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____
(Home) (Business) (Fax)

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

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

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

Signature: Peter Deckert SIGNATURES: Exhibit B Date: 5/11/26
Please Print Name: Peter Deckert Please Print Name: KD

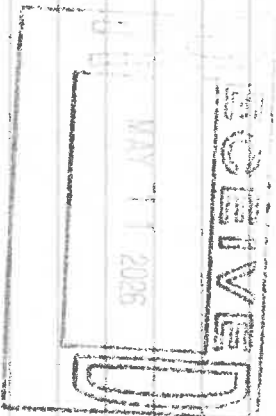
NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

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

File Number: C26 013-0257(M) Date Received: 5-11-26 Fee: \$100
Received By: [Signature] Work Completed Date: _____

Deck AREA WAS
REeroofed in the fall,

A wood and Aztek
deck is being installed
to protect the roofing
Material from Traffic.



File No.

Case 013-025611

Exhibit C

Date

5-11-26

Initials

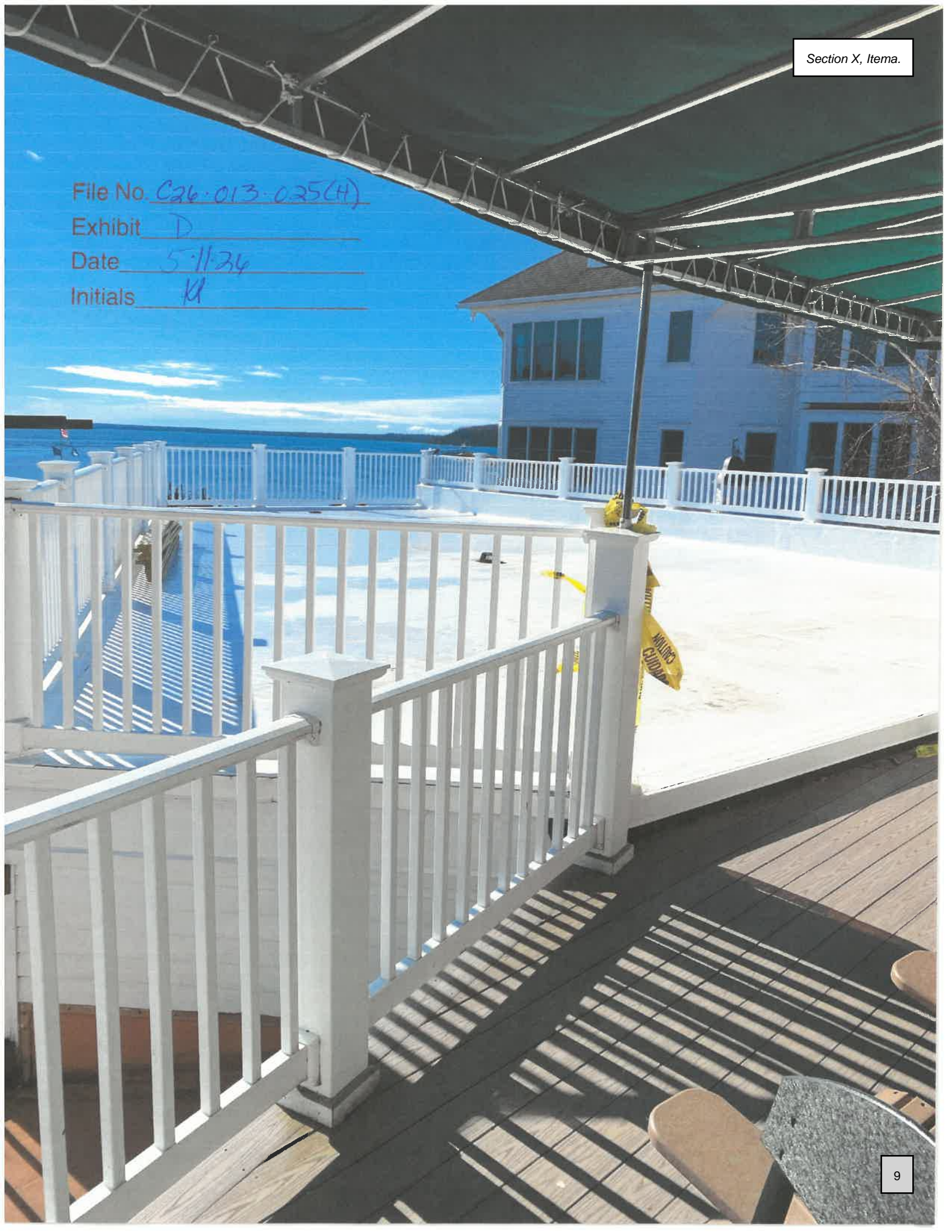
KP

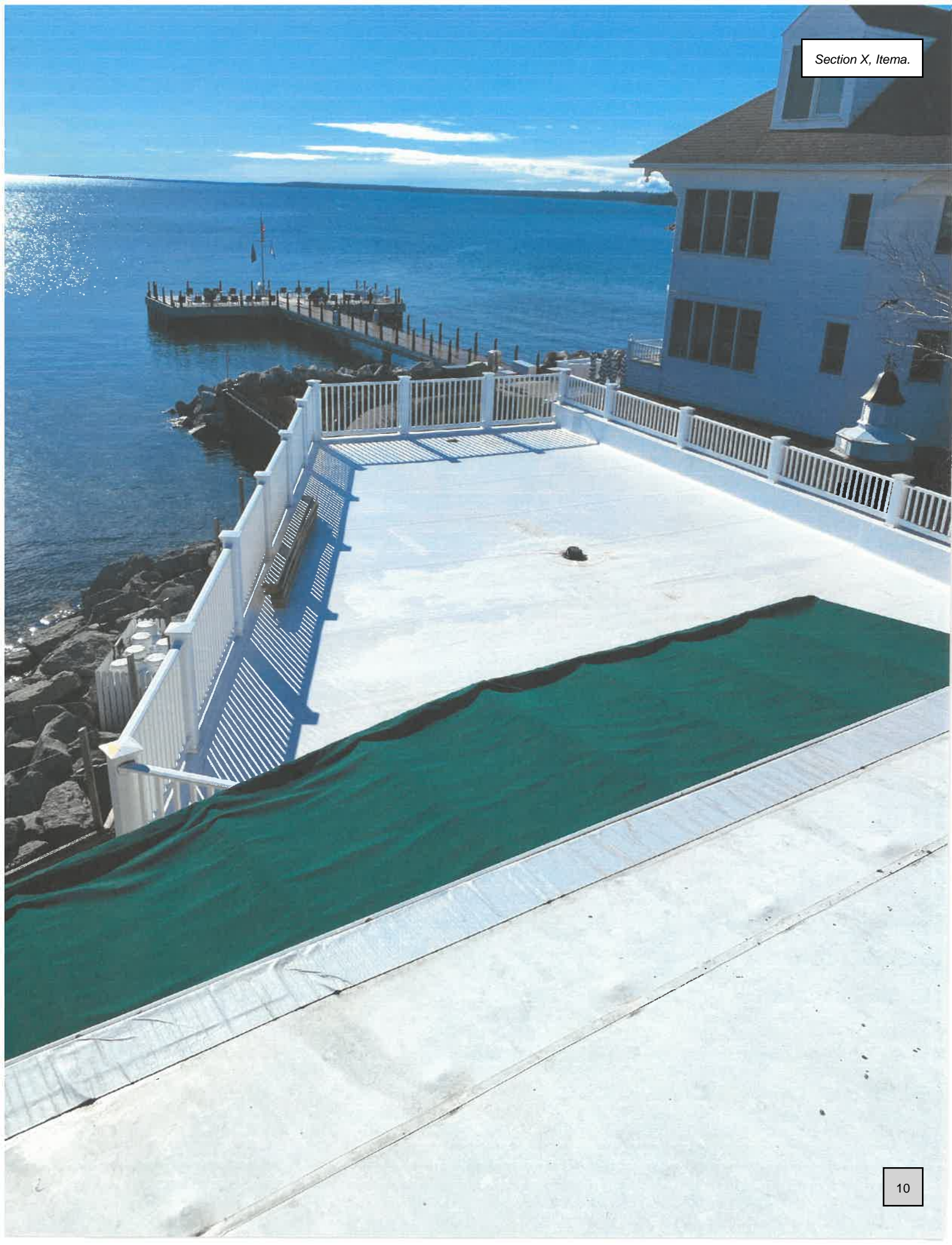
File No. C26-013-025(H)

Exhibit D

Date 5-11-24

Initials K







Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 May 2026

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

Re: **RYBA'S FUDGE ROOF DECK ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed roof deck on the Ryba's Fudge building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Peter Deckert, Applicant
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 May 2026

DESIGN REVIEW

RYBA'S FUDGE ROOF DECK ADDITION

7463 Main Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is for a proposed second floor roof deck, at Ryba's Fudge, 7463 Main Street, in the Market and Main Historic District. The building is a Non-contributing structure in the historic district. The Applicant proposes to install a new deck on top of a recently replaced single-ply membrane roof which overlooks Haldimand Bay, and is accessible to foot traffic. The proposed decking material is cellular PVC, which would be installed on pressure-treated wood runners. A existing guard railing surrounds the roof area.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of a written description and two photographs, dated 11 May 2026.

REVIEW

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

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

Ryba's Fudge Roof Deck Design Review
 26 May 2026
 Page 2

The proposed new decking on top of recently installed single-ply membrane roofing would not destroy significant materials that characterize the property, and would be compatible with the architectural character of the building, and be appropriate to the property and the environment.

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

The proposed new deck could be removed in the future, preserving the essential form and 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 Ryba Building is not historic; the proposed roof deck would be appropriate to the building and to the historic value of the surrounding historic district.

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

The roof is flat, and is not visible from the street, although it is visible from the Iroquois Hotel next door, and maybe from a distance in views from higher elevations. Even if visible, the deck would have an appropriate relationship with the rest of the building and the surrounding area.

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

A new roof deck would be compatible with the design, arrangement, and materials of the larger Ryba building.

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

Being essentially invisible, the new deck would not detract from the building's aesthetic value.

CONCLUSION

The proposed new deck at the Ryba Fudge Store building at 7463 MainStreet would meet the Standards for review.

END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item B.

- 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)

RECEIVED
MAY 11 2006

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.

* Project Info Previously Sent

A) MINOR WORK - State of Michigan Historic Site Sign

PROPERTY LOCATION: 8332 Lake View Blvd 051-650-003-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Jeffrey & Christine Steiner Email Address: _____

Address: 191 Washam Road Macrosville NC 28117
(Street) (City) (State) (Zip)

Telephone: 734-250-2953 _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Homeowner Email Address: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____
(Home) (Business) (Fax)

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

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

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

[Handwritten Signatures]
SIGNATURES

Signature
Christine Steiner
Please Print Name

Signature
Jeffrey Steiner
Please Print Name

File No. CD26 003 026 (11)
Exhibit A

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. 5/11/06

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

File Number: CD26 003 026 (11) Date Received: 5/11/06 Fee: 100
Received By: [Signature] Work Completed Date: _____



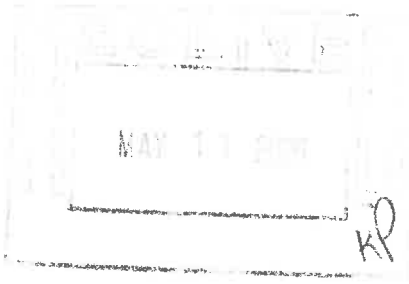
STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



GRETCHEN WHITMER
GOVERNOR

M. SCOTT BOWEN
DIRECTOR

February 28, 2025



Jeff Steiner
127 Heathland Lane
Mooresville, NC 28117

Dear Mr. Steiner:

Congratulations! I am pleased to inform you that on February 27, 2025, the Michigan Historical Commission granted permission to erect a historical marker for **Bishop's Retreat, Local Site No. 2374, Mackinac Island, Mackinac County.**

Next, you will need to approve the final marker text, provide detailed shipping information, and submit payment for the marker. The included documents provide detailed directions for each of those steps. Please be sure to read them carefully and follow the Final Text Checklist.

Your check in the amount of **\$2,860** should be made payable to the "State of Michigan" for a **small, one-post marker with different text on each side.** Once the check and the other required documents are received, the marker will be ordered. Please do not schedule a dedication date until the marker has been delivered.

Again, congratulations on the approval of your marker. We hope you will enjoy and care for your marker following the included directions for many decades to come.

We look forward to hearing from you soon.

Sincerely,

Sandra Sageser Clark
Director, Michigan History Center
Michigan Department of Natural Resources

File No. CD26-003-026(11)
Exhibit B
Date 5-11-26
Initials KP

(517) 243-4041

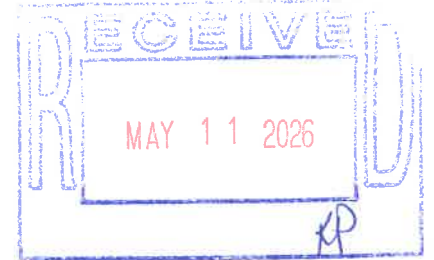
- Enclosures: Final Marker Text
Michigan Historical Marker Final Text Checklist
Shipping Policy and Requirements
Marker Installation Procedures
Caring for Your Michigan Historical Marker

FINAL

One Post Marker
Different Text Each Side
1" caption
1" text
Mackinac County
Mackinac Island
Side One

BISHOP'S RETREAT

1 From 1885 to 1913
 2 this house served as a
 3 summer retreat for three
 4 bishops of the Episcopal
 5 Diocese of Michigan.
 6 Gurdon Hubbard (1802-
 7 1886) deeded this land to the
 8 trustees of the Episcopal
 9 diocese for a cottage in 1885.
 10 Charles Caskey (1850-1933)
 11 designed and built this house
 12 and others in 1885. Two
 13 years later, Caskey oversaw
 14 the construction of the Grand
 15 Hotel. Running water,
 16 bathrooms, and a kitchen
 17 were added after the diocese
 18 sold the property to a private
 19 owner in 1913.



File No. CO26-003-026(H)
 Exhibit C
 Date 5.11.24
 Initials KP

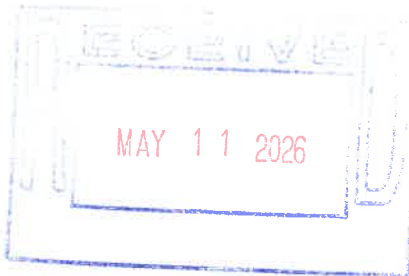
Michigan Historical Commission ~ Michigan Historical Center
 Registered Local Site No. 2374
 This Marker is the Property of the State of Michigan, 2025

FINAL

One Post Marker
Different Text Each Side
1" caption
1" text
Mackinac County
Mackinac Island
Side Two

BISHOP'S
RETREAT

1 Bishop Samuel Harris (1841-
2 1888) used this cottage for
3 three years before his death.
4 The next resident, Bishop
5 Thomas Davies (1831-1905),
6 was elected as the bishop of
7 Michigan in 1889. In 1895,
8 when delegates of the
9 Diocesan Convention
10 organized the Diocese of
11 Marquette to serve the Upper
12 Peninsula, Davies excluded
13 Mackinac Island from its
14 jurisdiction. The island
15 remained out of its
16 jurisdiction until 1937.
17 Bishop Charles Williams
18 (1860-1923) was the last
19 bishop to occupy the cottage.
20



Michigan Historical Commission ~ Michigan Historical Center
Registered Local Site No. 2374
This Marker is the Property of the State of Michigan, 2025

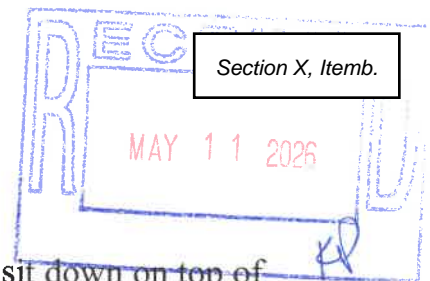
File No. CD26-003-026(H)

Exhibit D

Date 5.11.24

Initials AP

INSTALLATION PROCEDURES SINGLE POST MARKER



The single post Michigan Historical Markers are manufactured to sit down on top of an octagonal extruded aluminum post that has been provided. The marker is secured to the post by eight (8) set screws that are provided with the marker.

The post is designed for 36" (3 feet) insertion in the ground. This leaves approximately 7' (feet), 5" (inches), of post above ground.

Using a posthole digger, dig a hole 10"- 12" in diameter and 36" deep. Place the post in the hole with one of the flat faces on the post facing the direction that the marker is to face. Place the post in the hole then plumb and brace it.

Fill top of hole with concrete (sacrete works fine). You might cut the bottom out of a 5-gallon plastic bucket to use as a form. Slip the bucket down over the post so it is resting on the ground at the top of the hole. When you fill the top of the hole with concrete, bring the concrete up about 4 - 6" above the ground. When hardened, cut the plastic form away and you have a nice curb around the post which will deter mowers and trimmers from damaging the post.

Before trying to place the marker on the post, use an allen wrench to back the set screws part way out of their holes. They have been screwed on for shipment and unless they are backed out part way the marker will not sit down on the post.

Place the marker on the post. Check it for alignment looking straight at the marker and then moving 90 degrees to view the edge of the marker. Secure the marker by tightening the set screws. Adjustments in alignment can be made using the set screws.

The marker can be made theft proof by drilling the flats off the set screws after the marker is secured to the post. Simply take a 1/4" drill bit and drill down into the center of the set-screws going only to the bottom of the hole this will prevent removal of the set screws. To remove the marker, the set screws will have to be drilled out.

Install takes less than an hour; allow 24 hours before removing the bracing.

For installation questions, contact Sewah Studios by phone at (888) 557-3924 or by Email at info@sewahstudios.com

Step back and enjoy your Michigan Historical Marker!

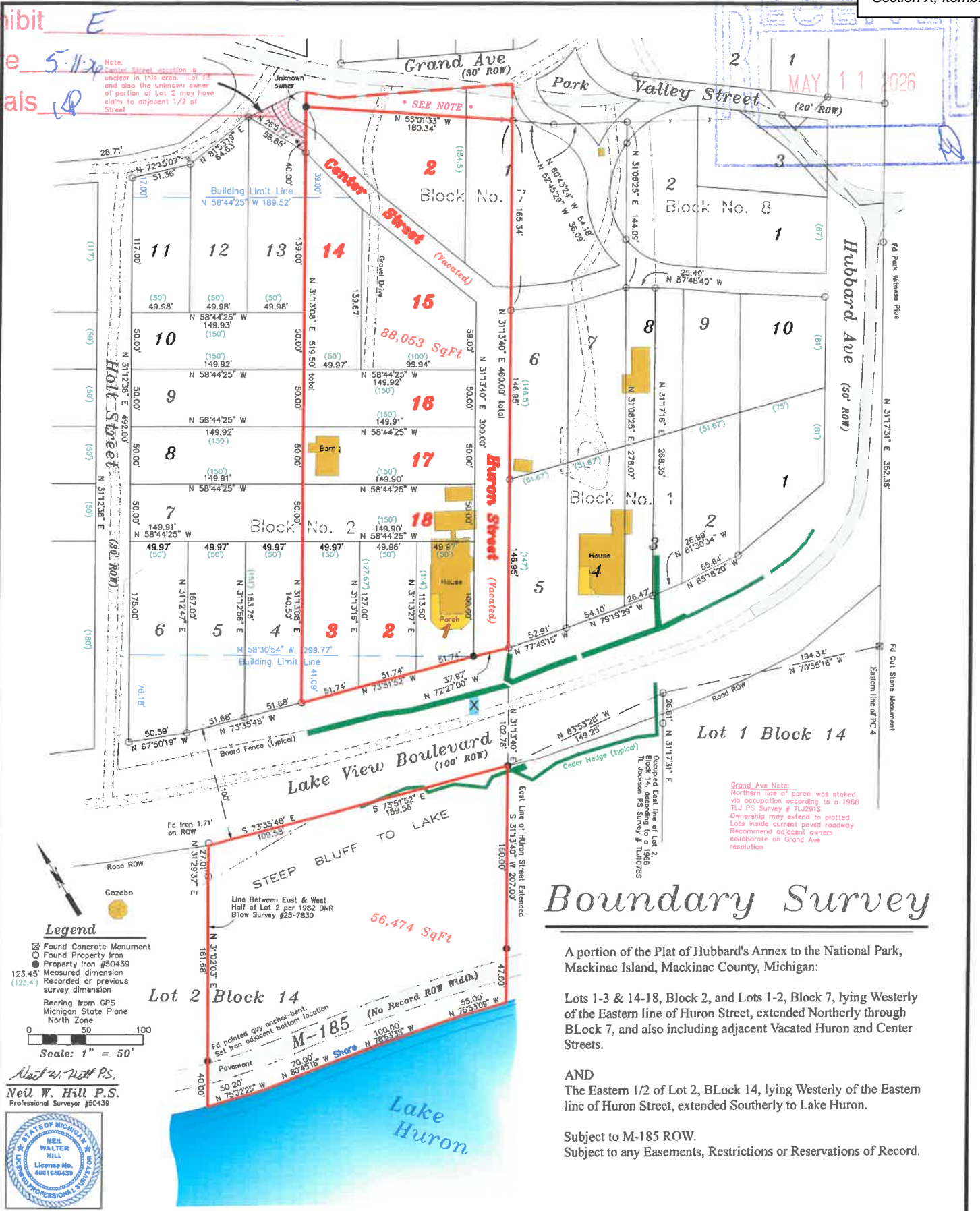
Exhibit E

Date 5-11-24

Initials WJ

Note: Center Street location is unclear in this area. Lot 13 and also the unknown owner of portion of Lot 2 may have claim to adjacent 1/2 of Street

RECEIVED
MAY 11 2026



Boundary Survey

A portion of the Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan:

Lots 1-3 & 14-18, Block 2, and Lots 1-2, Block 7, lying Westerly of the Eastern line of Huron Street, extended Northerly through Block 7, and also including adjacent Vacated Huron and Center Streets.

AND
The Eastern 1/2 of Lot 2, Block 14, lying Westerly of the Eastern line of Huron Street, extended Southerly to Lake Huron.

Subject to M-185 Row.
Subject to any Easements, Restrictions or Reservations of Record.

Grand Ave Note:
Northern line of parcel was staked by occupation according to a 1988 TLJ PS Survey # TLJ2915. Ownership may extend to platted lots inside current paved roadway. Recommend adjacent owners collaborate on Grand Ave resolution.

Legend

- Found Concrete Monument
 - Found Property Iron
 - Property Iron #50439
 - Measured dimension
 - Recorded or previous survey dimension
 - Bearing from GPS Michigan State Plane North Zone
- 123.45' (123.4)
- Scale: 1" = 50'

Neil W. Hill P.S.
Professional Surveyor #50439



Page # 1 of 1
Date : 8/02/2021
Order No. : 21103-JS-Blk2/14-HA
Drawn By : Neil W. Hill P.S.
Revisions :

Client:
Ted Sweeney
Jeff Steiner
Mackinac Island, MI



Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com

File No. CD26 003 - 026(H)
Exhibit F
Date 5.11.26
Initials KP

RECEIVED
MAY 11 2026
KP







Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 May 2026

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

Re: **BISHOP'S RETREAT HISTORICAL MARKER ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposal to install a historical marker in front of the Steiner Cottage in the Hubbard's Annex Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Jeffrey Steiner, Applicant
Dave Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 May 2026

DESIGN REVIEW

BISHOP'S RETREAT HISTORICAL MARKER ADDITION

8332 Lake View Boulevard

Hubbard's Annex Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the proposed installation of a Michigan Historical Marker (Local Site No. 2374) in front of the Steiner Cottage at 8332 Lake View Boulevard, in the Hubbard's Annex Historic District. The Steiner property is a Contributing resource in the district. The marker would commemorate the ownership and occupancy of the house by the Episcopal Diocese, late 1800's through early 1900's.

The standard single-post marker would be installed along Lake View Boulevard, near the right, or south corner of the Steiner property. The sign would be two-sided, meaning it would have different text on each side, describing the history of the site. The text area would be 24 inches wide by 36 inches high. The signs are constructed of metal, and set into the ground with concrete. The State program also offers a larger two-post marker.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of a property survey indicating the proposed location, sign text, and installation instructions, dated 11 May 2026, by Jeffrey Steiner.

REVIEW

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

Standard 9 - *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the*

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old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment."

The proposed sign addition would not destroy materials that characterize the property, would be differentiated as a non-historic feature, and would be compatible with the massing, size and architectural features 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 proposed sign commemorating a historic site would maintain the historic and architectural value of the property, and its relationship to the historic value of the surrounding historic district.

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

The placement of a widely recognized commemorative state sign would be appropriate to the Hubbard's Annex Historic District and historic Mackinac Island.

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

The proposed sign would be compatible, in terms of design, arrangement, texture and materials proposed to be used.

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

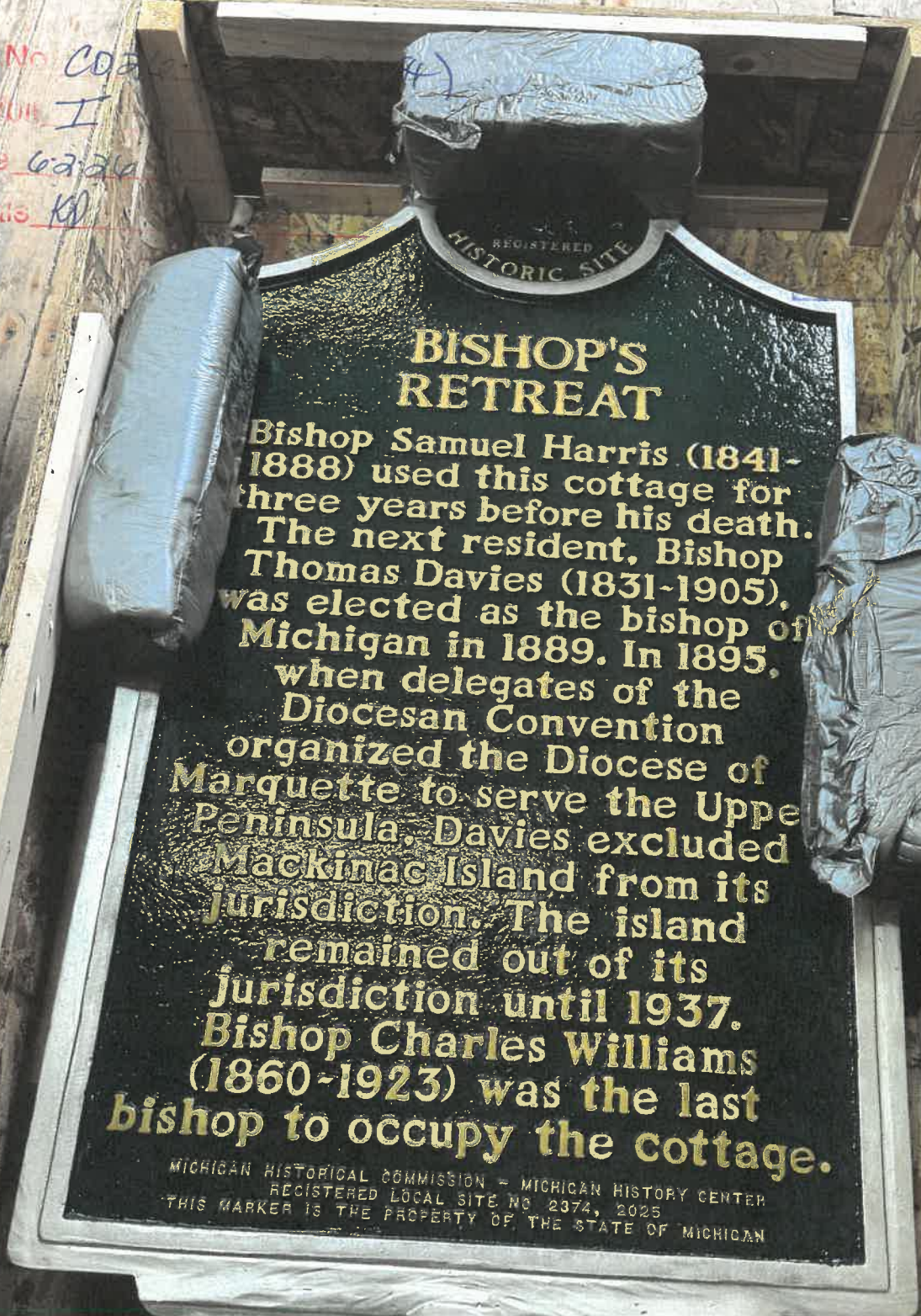
The proposed commemorative sign would be aesthetically appropriate.

CONCLUSION

The Michigan Historical Marker proposed to be placed on Lake View Boulevard in front of the Steiner Cottage in Hubbard's Annex Historic District would meet the Standards for review.

END OF REVIEW

File No COA
Exhibit I
Date 6/2/24
Initials KD



**BISHOP'S
RETREAT**
Bishop Samuel Harris (1841-1888) used this cottage for three years before his death. The next resident, Bishop Thomas Davies (1831-1905), was elected as the bishop of Michigan in 1889. In 1895, when delegates of the Diocesan Convention organized the Diocese of Marquette to serve the Upper Peninsula, Davies excluded Mackinac Island from its jurisdiction. The island remained out of its jurisdiction until 1937. Bishop Charles Williams (1860-1923) was the last bishop to occupy the cottage.

MICHIGAN HISTORICAL COMMISSION - MICHIGAN HISTORY CENTER
REGISTERED LOCAL SITE NO 2374, 2025
THIS MARKER IS THE PROPERTY OF THE STATE OF MICHIGAN