

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, July 09, 2024 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.](#) May 14, 2024

[b.](#) June 11, 2024

V. Adoption of Agenda

VI. Correspondence

VII. Committee Reports

VIII. Staff Report

[a.](#) Job Status Report

[b.](#) C24-066-033(H) Mary's Bistro Rot Repair at Window Stops

[c.](#) MD24-078-035(H) Chambers Trim Board Replacement

[d.](#) R124-080-038(H) Lounsbury Log Repairs

[e.](#) MD22-069-022(H) May Repair Update

[f.](#) C24-012-040(H) MIFC Main Dock Lateral Support Repairs

IX. Old Business

[a.](#) C23-083-019(H) Gatehouse Amendment

[b.](#) Jaquiss Resolution

c. Demolition Application Discussion

d. Discussion Regarding Minutes Being Reviewed by Attorney

X. New Business

[a.](#) MD24-069-034(H) Twilight Building Doors and Stoop

- [b.](#) MD24-074-036(H) Beeck Lift
- [c.](#) R324-003-041(H) Chambers Porch Replacements
- [d.](#) R324-030-037(H) Rearick Chimney Repair
- e. Lighting Discussion

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, May 14, 2024 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:03 PM.

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoyan

Lorna Straus

Staff: Gary Rentrop, Richard Neumann

ABSENT

Nancy Porter

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 9, 2024 Minutes

Motion to approve as written with caveat to check recording and present at next meeting.

Motion made by Sehoyan, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehoyan, Straus

V. Adoption of Agenda

Motion to approve as amended. Rentrop letter will not be in closed session. Rentrop explained that since it is attorney client privilege they can choose to waive the privilege and discuss, or place on file.

Doud would like to add the discussion of retaining a resource for the greater good in Staff Report, prior to Demolition Discussion.

Motion made by Sehoan, Seconded by Doud.
Voting Yea: Doud, Finkel, Sehoan, Straus

VI. Correspondence

- a. Professional Opinion Letter from Jennifer Metz, Past Perfect, re: Red House Demolition

Doud stated that the two forms of demolition referred to in the letter have never been done on the island. Doud also stated that Metz stated the 2x4's likely came from Old Mill Creek, which Doud stated was not in existence at the time of the construction of the house.

Motion to place on file.

Motion made by Sehoan, Seconded by Finkel.
Voting Yea: Doud, Finkel, Sehoan, Straus

- b. Professional Opinion Letter from Rentrop

It was decided not to waive the attorney client privilege and instead just place on file.

Motion to place on file.

Motion made by Finkel, Seconded by Sehoan.
Voting Yea: Doud, Finkel, Sehoan, Straus

VII. Committee Reports

None

VIII. Staff Report

- a. MD24-011-018(H) McGreevy 2nd floor Deck Board Replacement

Dombroski stated the applicant would like to replace the deck like for like. Motion to approve.

Motion made by Doud, Seconded by Sehoan.
Voting Yea: Doud, Finkel, Sehoan, Straus

b. Greater Good Discussion

Doud lead a discussion on approving demolition based on the finding that it is for the greater good of the community. Examples of this being done in the past are Mackinac House, Mr. B's, Kay Hoppenrath House, and Ira Green's bike shop. Doud stated every demolition situation is different and he thinks it very important that it remains ours (the HDC) and the lawyers don't make the decisions. Rentrop stated the finding of facts make the decision.

IX. Old Business

a. May Residence Demolition by Neglect Discussion

Dombroski stated that he and Caroline May talked and corresponded. Dombroski handed out their email. May stated she spoke to Matt Schwabb and he said he could provide beams by the end of June for the front porch until they could do the complete job. May stated they have been speaking to realtors and surveyors because they would like to sell the house. They hope to sell this season. When asked by Finkel if ok Dombroski stated something should be done sooner rather than later because if left in disrepair it could do more damage to the house. Dombroski is ok with getting shoring up so it minimizes the potential of the porch falling off. The commission agreed May can work with Dennis to shore up the home. Her current permit is good through June of 2024. Motion by Doud to allow two months to shore up the building. May stated she has not set a specific date with the contractor. Doud stated that by June 30 the porch should be shored up. If in July it hasn't happened it will come back to the HDC. Doud withdrew his motion since there is an open permit

b. Education Segment Discussion

Motion to postpone until June.

Motion made by Doud, Seconded by Sehoan.
Voting Yea: Doud, Finkel, Sehoan, Straus

c. HB24-041-016 Jaquiss Demolition

Rentrop reminded the Commission that they are under the 60 day time clock which expires this month. Doud pointed out the fact that the original application was submitted four months before it became a one building HDC. Murray stated that his findings for the greater good are: eliminating the existing boarding house, reducing density, avoiding a hotel in favor of a single family home, the architects state the new house design complies, the placement of the house and proportions are identical to the existing, the windows and doors are similar, they intend to save as many 2x4's as possible to reuse. Ryan Spencer from Dickinson Homes addressed the Commission and stated they have some ideas for the new house like using a boom truck to bring the front facade back to Dickinson Homes to restore and use as much as possible. They could send engineers to come take dimensions to replicate, or if and

when they tear down the house bring back a many 2x4's as possible to reuse. They also could place a plaque on the fence showing what was preserved. Neumann stated that short of it becoming a hospital or community facility, how can it be good to remove a historic resource that has been identified as a historic site that contributes to the patrimony and ambience of the historic district as well as the significance of Mackinac Island as a whole. The first 5' would be replicated and everything behind that would be a different design. Straus stated that the island is based on a tourist economy. History is what we live on, what we sell, and what people come to the island to see. Straus is not in favor of demolition of any building. Straus further said we as a HDC have a responsibility to maintain that history. Cheryl Jaquiss stated she hopes the HDC approves her application today, but if not it will regretfully be in someones else's hands in the court of law. Audience member, Mary Dufina, asked Jacquiss a direct question about re-zoning.

Motion by Doud to deny demolition and the replica, pending City Councils opinion. After Discussion Doud rescinded his motion.

Motion by Doud, second by Sehoyan to allow the demolition and the replica pending City Council approval. Roll call vote: Ayes: Doud, Sehoyan Nays: Finkel, Straus. Motion fails.

Motion by Straus, second by Finkel to deny the demolition of the historic red house building on Mackinac Island. Roll call vote: Ayes: Finkel, Straus. Nays: Doud, Sehoyan. Motion fails.

Sehoyan asked Ryan from Dickinson the details on what he is proposing. Ryan stated they would take it apart and try to re-fabricate or replicate the facade.

Motion by Sehoyan, second by Doud to approve the demolition of the red house with the caveat that the Dickinson Homes can replicate/restore as much as possible of the façade as set forth with the rest of the plans that have already been presented, the pre-existing demolition application, and for the best interest of the community, that because the government must demonstrate that there is articulate standards of conduct with your action with sufficient justification. And that requires that when a application for a permit to demolish is beginning, that there were not sufficient demonstrated articulate standards to deny that act. In addition to treat people in a fair fashion up front with demonstrated standards. Roll call vote: Ayes: Doud, Sehoyan, Finkel, Straus. All in favor. Motion carries. During the roll call vote Rentrop was asked by Straus to restate the Motion. Rentrop provided a summary that differed from the language of Sehoyan's Motion, and Straus then voted Aye. Rentrops summary stated Motion to approve the demolition with the findings being that the items enumerated and set forth in the minutes that the front façade will be preserved and if not able to be preserved, replicated, and that the house is going to be a single family residence and that the house has been in the family for 60 years and was originally intended as a hotel and has been used for employee housing and now seeks to use if for single family residence for their personal use.

X. New Business

- a. East End Mission Historic District Letter to Property Owners

Motion to table.

Motion made by Doud, Seconded by Sehojan.

Voting Yea: Doud, Finkel, Sehojan, Straus

- b. Demolition Application Discussion

Motion to table.

Motion made by Doud, Seconded by Sehojan.

Voting Yea: Doud, Finkel, Sehojan, Straus

- c. Discussion Regarding Minutes Being Reviewed by Attorney

Motion to table.

Motion made by Doud, Seconded by Sehojan.

Voting Yea: Doud, Finkel, Sehojan

- d. R124-042-021(H) Bayview New Egress Window

Steve Rilenge stated Mr. Yoder is trying to put in a bedroom and needs an egress window. everything else on outside will stay the same. The center window is lower to meet egress. Motion to approve.

Motion made by Sehojan, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehojan, Straus

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn 3:31PM.

Motion made by Doud, Seconded by Sehojan.

Voting Yea: Doud, Finkel, Sehojan, Straus

Lee Finkel, Chairman

Katie Pereny, Secretary

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, June 11, 2024 at 1:00 PM

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

I. Call to Order

The Meeting was called to order at 1:05 PM.

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoan

Lorna Straus

Nancy Porter

Peter Olson

Shannon Schueller

Staff: Gary Rentrop, Richard Neumann, Dennis Dombroski

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 9, 2024

Motion to approve with the addition of "Rentrop engaging with T-Mobile prior to applying".

Motion made by Doud, Seconded by Sehoan.

Voting Yea: Doud, Finkel, Sehoan, Straus, Porter, Olson, Schueller

b. May 14, 2024

There was a discussion on what should be included in the minutes. Motion by Doud, second by Porter to state that he had two objections to the content in the Metz letter and would like them placed on the record of the June 11, 2024 meeting. 1- We have never done either type of demolition that is referred to in her letter and 2- Metz stated the 2x4's likely came from Old Mill Creek, which was not in existence at the time of the construction of the house. Finkel asked for a voice vote and the majority of the

board stated Aye. However Straus asked that the Motion be restated. Doud stated his Motion was to include the Metz comments, being 1- We have never done either type of demolition that is referred to in her letter and 2- Metz stated the 2x4's likely came from Old Mill Creek, which was not in existence at the time of the construction of the house, in the May 14, 2024 minutes. After Straus asked that the Motion be seen, Pereny was asked to restate the Motion. Pereny stated the Motion as it was originally stated as Motion by Doud, second by Porter to state that he had two objections to the content in the Metz letter and would like them placed on the record of the June 11, 2024 meeting. 1- We have never done either type of demolition that is referred to in her letter and 2- Metz stated the 2x4's likely came from Old Mill Creek, which was not in existence at the time of the construction of the house. Finkel called for a voice vote and after Doud and ultimately Straus voted Aye, Finkel asked that a roll call vote be done. Roll call vote: Ayes: Finkel, Doud, Sehoyan, Porter, Straus, Schueller, Olson. Nays: None. Motion carried.

Doud requested the following comments be included in red house discussion in the May 14, 2024 minutes. 1- Dufina asked a direct question to Cheryl Jaquiss regarding zoning and 2- the fact that the application was submitted four months before it became a one building HDC. Doud read aloud the transcript of the discussion for the motion made by Sehoyan. Doud stated that Sehoyan's portion of the motion is not represented in the motion. Straus read the motion in the minutes aloud. Finkel stated that the Dickinson statement was his deciding factor. Doud read the transcript aloud. Doud is challenging the minutes and that the motion does not reflect the motion. Pereny stated that the summary should have been stated as incorrect at the time of the vote. Doud wants saving the facade, Rick Neumann's finding of facts, the application was submitted 4 months before it became a one building HDC, and that three people voted before Rentrops summary was given. Rentrop stated he would like to see the fact that Murray stated the applicant wants a single-family residence shown in the Motion. This is important for precedence setting. Rentrop stated that is not binding or a condition, but it will set the application apart. Motion by Doud to not accept the May 14, 2024 minutes. The motion died for lack of support. Motion by Doud to add the transcript he presented to the minutes. The Motion died for lack of support. Motion by Straus to table the minutes. The Motion died for lack of support. Motion by Doud to add the transcript to the minutes. The Motion died for lack of support. Motion by Porter to accept the minutes with the inclusion of the transcript. Doud stated he doesn't think Porter can make that motion since she was not there. Evashevski asked where the transcript came from and does the HDC now want a court reporter. Doud stated no. Motion by Doud to table the minutes, review the transcript and the minutes and correct as needed and vote on in July meeting. Roll call vote.

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

V. Adoption of Agenda

Motion to adopt the Agenda as presented. All in favor. Motion carries.

VI. Correspondence

a. Letter from Planning Commission re: MIFC Dock Lighting

The planning Commission submitted a letter regarding the new lighting on the main dock. Doud stated based on the letter he agrees but does not think lighting is in our wheelhouse. Motion to place on file. Gary stated you could vote on lighting if you want. Finkel asked Neumann if we should look at lights. Neumann said it is a factor that could affect the character of the environment. Porter asked if it is a normal thing that someone has submitted and the answer to that was no.

Motion made by Sehoyan, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter, Olson, Schueller

Michael Straus stated it was brought to the Planning Commission's attention. They sent MIFC a letter. It is his understanding that the lights are not being lit as before. Straus stated they brought it to the HDC's attention because the fixtures and lights were changed and potentially altered the look of the building. Straus stated that is part of the HDC's role to look at the appearance of historic buildings in historic districts.

Motion by Doud, second by Sehoyan to place lighting, in general, discussion on the agenda in July. Straus would like to request that Dombroski look at the lighting at night prior to the discussion in July so we have more knowledge. Vote: All in favor. Motion carried.

VII. Committee Reports

None

VIII. Staff Report

a. Job Status Report

Motion to place on agenda next month.

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

b. C24-037-023(H) Murray Hotel Trim and Shake Replacement

Dombroski stated this is to replace shake and siding. Motion to approve.

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

c. MD24-010-026(H) MICT Barn Siding Repairs

Dombroski stated the barn behind McGreevy residence siding needs replacement repair and painting. Motion to approve.

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

d. C24-012-027(H) MIFC Siding and Painting Repairs

Dombroski stated the siding on dock one needed repairs. Motion to approve.

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

e. C24-026-028(H) Poppins Back Porch and Steps

Dombroski stated the deck on back of Poppins needs to be replaced. Motion to approve.

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

f. R324-059-029(H) Callewaert Housing Stoop

Dombroski stated the small stoop is being replaced. Motion to approve.

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

IX. Old Business

a. R123-066-103(H) Callewaert Shed

Dombroski stated this is the storage shed behind Todd Callewaerts house. The shed was started without permits and work was stopped. Applicant submitted the sketch without much detail so both HDC and Planning rejected the application. What is presented today is more detail on the shed, that is still in a holding pattern. Motion to approve.

Motion made by Sehoyan, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter, Olson, Schueller

b. Jacquiss Home Written Resolution

Rentrop stated that based on what is heard today, this should be tabled since the resolution was based on the minutes. Doud stated he does not think the Metz letter has the integrity for all us to be included in the Resolution. In addition, Doud stated he thinks it is clear zoning is not in play. The letter submitted by Murray represented the intended residential use. Neumann stated that it was a condition for the demolition that it was in the best interest of the community that it will be a single-family house and not a hotel. Porter stated that Jaquiss objects to rezoning, but intends to use the house as a single-family home. Doud stated the fact that the application was submitted 4 months before the HD, was a point in Sehoyan's motion and it should be in the resolution. Rentrop stated that it was in his first resolution draft and Murray removed it. Motion by Doud, second by Sehoyan that the demolition application was applied for 4 months before house was in a historic district and will be included in the Resolution. Roll call vote: Ayes: Finkel, Doud, Sehoyan, Straus, Schueller, Olson. Nays: None. Abstain: Porter. All in favor. Motion carries. Rentrop stated he will put together the language and update the Resolution for July.

X. New Business

a. R124-023-030(H) Pulte Gazebo

Dombroski stated the applicant would like to install a relocated gazebo to their back yard. A site plan was provided. The gazebo is to be placed above the high water mark and meets setback requirements. The gazebo is less than 100 square feet so does not need a zoning permit. Neumann gave a favorable review. Sehoyan asked where the gazebo is being moved from. Dombroski stated a house in the Mission. Motion to approve.

Motion made by Sehoyan, Seconded by Olson.

Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter, Olson, Schueller

b. C24-019-031(H) Coal Dock Fencing

Dombroski stated that MITA is requesting for safety and security, to fence around fuel tanks and the ramp, to discourage swimmers. There is a safety concern with swimming due to the boats at the dock. Motion to approve.

Motion made by Doud, Seconded by Sehoan.

Voting Yea: Doud, Finkel, Sehoan, Straus, Porter, Olson, Schueller

c. Education Segment Discussion

Motion by Doud to eliminate the Education Segment. Due to lack of support the Motion died. Rentrop stated this needs to be done to meet CLG requirements. It was decided the segments will be done quarterly.

d. Demolition Application Discussion

Motion to table until July.

Motion made by Doud, Seconded by Sehoan.

Voting Yea: Doud, Finkel, Sehoan, Straus, Porter, Olson, Schueller

e. Discussion Regarding Minutes Being Reviewed by Attorney

Motion to table until July.

Motion made by Doud, Seconded by Sehoan.

Voting Yea: Doud, Finkel, Sehoan, Straus, Porter, Olson, Schueller

XI. Public Comment

Fortino stated to Murray's point she was speaking out of turn a couple of times and apologizes. Fortino stated she has always had trouble understanding what the motions are in the HDC meetings. She encourages clear concise articulation of the motions and backs Pereny up on the fact that it is difficult. Fortino stated she also recommended some training on the Open Meetings Act. Fortino further stated that the whole point of OMA is to make the public aware of what the motions are. In the interest of the public, not talking over each other would be good.

Neumann stated the two new members deserve a gold star reward for not running out of the meeting today

XII. Adjournment

The meeting was adjourned at 3:13 PM.

Lee Finkel, Chair

Katie Pereny, Secretary

May 29

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
411	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
412	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
413	01/05/21	C24-010-002(H)	Benser	Bob	HDC app to replace rotted wood and trim on the opera house building. 7244 Main Street per GIS		7232 Main Street	051-440-010-00	\$25.00			HDC		2/13/2025
414	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
415	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
416	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
417	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
418	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
419	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. Extension approved in June 13 2023 meeting		1395 Cadotte Avenue	051-575-069-00	\$25.00			HDC		6/13/2024
420	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
421	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
422	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
423	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 (WINDOWS ARRIVING LATE SEPT 2023)		7549 Main Street	051-575-048-00	waived			HDC	X	8/9/2023
424	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. Contractor changed to Top Notch Heating		7541 Market Street	051-550-074-00	\$500.00			HDC	X	9/13/2023
425	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	12/13/2023
426	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	12/13/2023
427	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		12/13/2023
428	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		12/13/2023
429	12/27/22	CD22-027-094(H)	Trivisonno	James	HDC and PC & Bldg Permit apps for renovation to carriage house. Redo deck and stairs and replace some siding. Work by Lee Sauvageau	\$ 90,000	8246 Grand Ave	051-650-001-00	\$1,004.85			HDC	X	1/10/2024
430	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	X		HDC		3/14/2024
431	02/28/23	CD23-013-015(H)	Dziabis	Dave	HDC app for like for like repairs to rotted wood 4/12/24 job is mostly complete. Applicant will let me know when it is done this summer.		8459 Lakeview Blvd	051-650-013-00	\$25.00			HDC	X	3/14/2024
432	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	\$2,270.00			HDC	X	6/13/2024
433	03/28/23	MD23-021-018(H)	BSI Carousel Holdings LLC	Grand Hotel	HDC and PC & Bldg permit app for alterations to Carousel Mall. Turning in to an arcade with a bar area. Work by Blinderman Construction	\$ 1,137,569	7463 Market Street	051-550-021-10	\$8,632.85			HDC	X	4/11/2024
434	03/30/23	C23-083-019(H)	Grand Hotel	Gatehouse	HDC and PC for alteration to Gatehouse restaurant. Extension approved in Feb 13 24 meeting		1547 Cadotte Avenue	051-575-083-00	\$1,000.00			HDC		2/13/2025
435	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. Extension approved in feb 13 24 meeting		7714 Main Street	051-575-067-00	\$500.00			HDC		2/13/2025
436	06/16/23	C23-059-041(H)	Spata	Horse Corral Mall	HDC app to replace a rotted board in the soffit in front of building, like for like.		7395 Main Street	051-550-059-00	\$25.00			HDC		7/11/2024
437	06/21/23	MD23-059-045(H)	Spata	Horse Corral Mall	HDC to redo flat roof like for like		7395 Main Street	051-550-059-00	\$25.00			HDC		7/11/2024
438	08/01/23	C23-028-056(H)	Ryba Properties	Callewaert	HDC app for like for like door replacement. Work by Ryan Green		7340 Main Street	051-550-028-00	\$25.00			HDC		9/12/2024
439	08/01/23	C23-066-057(H)	Ryba Properties	Callewaert	HDC app for like for like door replacement. Work by Ryan Green		7463 Main Street	051-550-066-00	\$25.00			HDC		9/12/2024
440	08/01/23	C23-032-058(H)	Ryba Properties	Callewaert	HDC app for like for like storm door replacement. Work by Ryan Green		7314 Main Street	051-550-032-00	\$25.00			HDC		9/12/2024
441	08/10/23	HB23-000-060(H)	Lakeview Hotel		HDC & Bldg Permit apps for like for like replacement of exterior siding and windows and installing HVAC condensing units.	\$ 600,000	7452 Main Street	051-800-000-00	\$4,670.00			HDC	X	9/12/2024

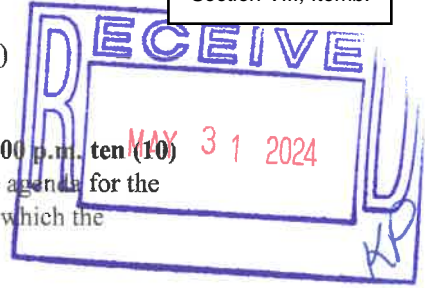
	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
442	08/21/23	MD23-031-062(H)	Thompson	Kenneth	HDC app to replace rotted sills and trim like for like		1500 Astor Street	051-550-031-00	\$25.00			HDC		9/12/2024
443	08/28/23	MD23-011-067(H)	McGreevy	Andrew	HDC and PC apps for new privacy fence		7567 Market Street	051-575-011-11	\$250.00			HDC		10/10/2024
444	08/29/23	C23-021-068(H)	GHMI Holdings		HDC and PC apps for door change on the front of Bicycle Street Inn		7416 Main Street	051-550-021-00	\$1,000.00			HDC		9/12/2024
445	08/29/23	MD23-011-072(H)	MICT		Zoning and HDC for variance for new front porch on Lenox building		7396 Market Street	051-550-011-00	\$2,100.00			HDC	X	
446	09/05/23	MD23-008-076(H)	Spata	Tony	HDC app for like-for-like repair to porch floor. Work by UpNorth Construction Steve Rilenge		7272 Market Street	051-550-008-00	\$25.00			HDC		10/10/2024
447	09/19/23	MD23-031-079(H)	Thompson	Kenneth	HDC app to paint and replace rotted siding. Work by Tietema Painting Company		7337 Market Street	051-550-031-00	\$25.00			HDC		10/10/2024
448	09/20/23	MD23-026-085(H)	Benser/Porter		HDC and PC & Bldg apps for Change of Use from retail to residential. Rose Gazebo building	\$ 200,000	7407 Market Street	051-550-026-00	\$1,845.00			HDC	X	12/12/2024
449	09/26/23	C23-051-087(H)	City of Mackinac Island	MICT lessor	HDC app to paint and replace rotted siding on ticket office		7319 Main Street	051-550-051-10	\$25.00			HDC		10/10/2024
450	11/08/23	C23-042-095(H)	Doud	Andrew	HDC app for reroof and siding replacement, like for like, on Doud's Market		7200 Main Street	051-550-042-00	\$25.00			HDC		12/12/2024
451	11/27/23	C23-021-097(H)	BSI Resort Holdings	Grand Hotel	PC and HDC for exterior changes and interior changes from retail and rooms to open market food hall and retail space. Bicycle street Inn		7416 Main Street	051-550-021-00	\$1,000.00			HDC		12/12/2024
452	12/06/23	R123-066-102(H)	Callewaert	Todd	HDC for like for like replacement of rotted siding		7742 Main Street	051-575-066-00	\$25.00			HDC		1/9/2025
453	12/06/23	R123-066-103(H)	Callewaert	Todd	HDC and PC for new shed. Work started without permits. \$250 zoning fine and \$250 HDC fine assessed		7742 Main Street	051-757-066-00	\$750.00			HDC	X	
454	12/11/23	C23-027-104(H)	Porter	Nancy	HDC app like for like roof repair on Main Street Inn		7408 Main Street	051-550-027-00	\$25.00			HDC		1/9/2025
455	12/15/23	R123-053-106(H)	McCarty	Matthew & Barbara	HDC app to replace windows on house		7745 Mahoney Avenue	051-575-053-00	\$100.00			HDC		1/9/2025
456	01/16/24	C24-026-004(H)	Benser	Porter	HDC app for alteration of front door configuration at Lilac Tree. Work by Roy Shryock		7372 Main Street	051-550-026-20	\$600.00			HDC		2/13/2025
457	01/29/24	C24-019-007(H)	City of Mackinac Island	MITA	HDC and PC & Bldg apps for improvements at coal dock. Being done in two phases. Interior reno of hardware and rebuild of ice house. Work by O'Boyle Const.	\$ 275,000	7325 Main Street	051-440-019-00	waived			HDC	X	2/13/2025
458	01/30/24	MD24-017-008(H)	GHMI Holdings		HDC app to repair the soffit and fascia and replace the existing gutters on the Parker apartments. Like for like		7477 Market Street	051-550-017-00	\$25.00			HDC		2/13/2025
459	03/19/24	RS24-048-013(H)	Mackinac Island Public Library		HDC app to install an exterior art exhibit		7549 Main Street	051-575-048-00	waived			HDC		3/21/2025
460	03/19/24	MD24-017-014(H)	GHMI		HDC app for new gutters on Parker Apartments		7477 Market Street	051-550-017-00	\$100.00			HDC		4/9/2025
461	03/26/24	HB24-041-016	Jaquiss	Cheryl	HDC application for demolition of home and plans for new replacement structure		6948 Main St	051-525-041-00	\$1,500.00			HDC		
462	03/26/24	C24-014-017(H)	Sheplers Inc		HDC and PC for modification of the bullworks under ramp 2 and 3 to accommodate the lower water levels		7431 Main Street	051-440-014-00	\$1,000.00			HDC		4/9/2025

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
463	04/08/24	MD24-011-018(H)	McGreevy	Andrew & Stephanie	HDC app to replace 2nd floor deck boards, like for like.		7567 Market Street	051-575-011-10	\$25.00			HDC		
464	04/29/24	R124-042-021(H)	Yoder	Doug	HDC app for new egress window in Bayview Inn. Converting office space to a bedroom and bathroom for employee		6947 Main Street	051-525-042-00	\$100.00			HDC		
465	05/07/24	C24-037-023(H)	Murray	Mar	HDC app to replace rotted trim and cedar shakes on Murray Hotel. Work by Chad Ruddle		7260 Main Street	051-550-037-00	\$25.00			HDC		
466	05/09/24	C24-033-024(H)	Callewaert	Todd Starbucks	HDC app for repair to rotted posts out front of Starbucks		7308 Main Street	051-550-033-00	\$25.00			HDC		
467	05/10/24	MD24-010-026(H)	MICT		HDC app to repair rotted siding and trim on barn. Then repaint siding, doors, and windows		7577 Market Street	051-575-010-00	\$25.00			HDC		
468	05/10/24	C24-012-027(H)	Mackinac Island Ferry Co		HDC app for repairs and painting to buildings on dock. Work by Tietema Painting Co		7271 Main Street	051-440-012-00	\$25.00			HDC		
469	05/16/24	C24-026-028(H)	Market Street LLC	Poppins	HDC and Bldg permit apps to replace the back porch and steps, like for like. Work by Roy Shryock	\$ 10,000	7388 Main Street	051-550-026-00	\$450.00			HDC		
470	05/24/24	R124-023-030(H)	Pulte	Patrick	HDC app for gazebo in back yard. 100 sq ft so no zoning required		6823 Main Street	051-525-023-00	\$100.00			HDC		
471	05/28/24	C24-019-031(H)	City of Mackinac Island	MITA	HDC and PC apps for fencing on the coal dock around the under ground fuel tanks and the ramp		7325 Main Street	051-440-019-00	waived			HDC		

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, 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)



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 051-550-066-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Todd Callawaert Email Address: Todd@theislandhouse.com
 Address: 7742 Main St Mackinac Island Mi 49757
 (Street) (City) (State) (Zip)
 Telephone: 906 843 3347
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Ryan Green Email Address: ryan.green@theislandhouse.com
 Address: 980 S State St St. Ignace Mi 49781
 (Street) (City) (State) (Zip)
 Telephone: 906 430 0948
 (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-IIale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

[Signature] SIGNATURES [Signature]
 Signature Signature
Ryan Green Todd V. Callawaert
 Please Print Name Please Print Name

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

RETURN THIS FORM AND SUPPORTING MATERIALS TO:
 MACKINAC ISLAND BUILDING OFFICIAL
 7358 MARKET STREET, MACKINAC ISLAND, MI 49757

File No. C24-066-033(H)

Exhibit A

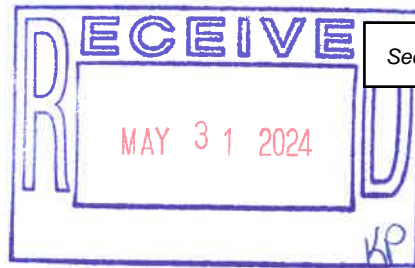
Date 5-31-24

Initials KCP

C24-066-033(H)
KP Review

5-31-24

\$25-



Section VIII, Itemb.

Hello Dennis,

As we spoke about on the phone, we plan to replace the rotten window stops and piece in with new wood. I believe this will prevent the worst from happening. We will also be painting the new trim to match like for like. Thank you.

Kind Regards,

Ryan Green

File No. C24-066-033(H)
Exhibit B
Date 5.31.24
Initials KP

Section VIII, Itemb.



File No. C24-066-033(H)
Exhibit C
Date 5-31-24
Initials KP

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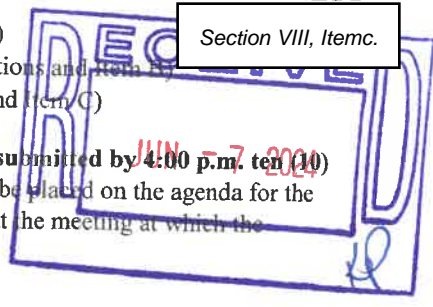
Section VIII, Itemb.



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, Itemc.



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A) MINOR WORK

PROPERTY LOCATION: 7526 MARKET STREET 051-550-078-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: JAMES P. CHAMPERS Email Address: _____

Address: Box 1326 MACKINAC ISLAND MI 49757
(Street) (City) (State) (Zip)

Telephone: (906) 440-7352 _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: CHAD RIDDLE Email Address: riddlechad@yahoo.com

Address: 62 TRUCKEY ST ST. IGNACE MI 49781
(Street) (City) (State) (Zip)

Telephone: (906) 643-8597 (906) 430-5361
(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-DeRosier-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

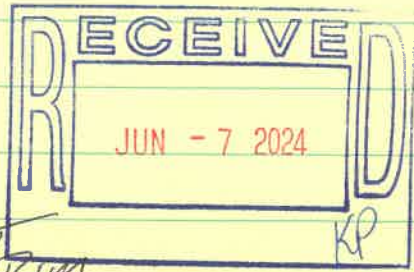
Chad J. Riddle SIGNATURES File No. M024-078-035(H)
Signature Exhibit A

CHAD J. RIDDLE Please Print Name Date 6-7-24
Please Print Name Initials KR

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: M024-078-035(H) Date Received: 6-7-24 Fee: \$25
Received By: K. Revery Work Completed Date: _____



REPLACE ROTTED TRIM
BOARDS WITH NEW
CEDAR TRIM.

File No. MD24-078-035(H)

Exhibit B

Date 6.7.24

Initials KP

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JUN - 7 2024

File No. MD24-078-035(H)
Exhibit C
Date 6-7-24
Initials KR



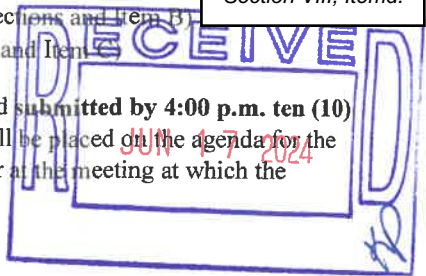




GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- 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, Itemd.



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: 7736 Mahoney Ave 051-575-080-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Rosemary Lounsbury Email Address: rosemary.lounsbury@yahoo.com
Address: 7736 Mahoney Ave, Mackinac IS (Street) (City) (State) (Zip)
Telephone: (906) 298 0068 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Rosemary Lounsbury Email Address: rosemary.lounsbury@yahoo.com
Address: Same as above (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.

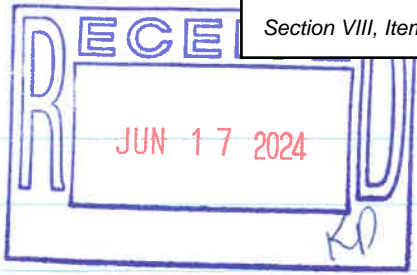
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system 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: Rosemary Lounsbury SIGNATURES File No. R124-080-038(H)
Signature Exhibit A
Please Print Name Rosemary Lounsbury Date 6.18.24
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: R124-080-038(H) Date Received: 6.17.24 Fee: \$25
Received By: KPeremy Work Completed Date:



Historic District Commission

I am requesting permission to replace
Some area of rotted log on my log cabin .

The area will be replaced with the same
type of log and chunking that is there now

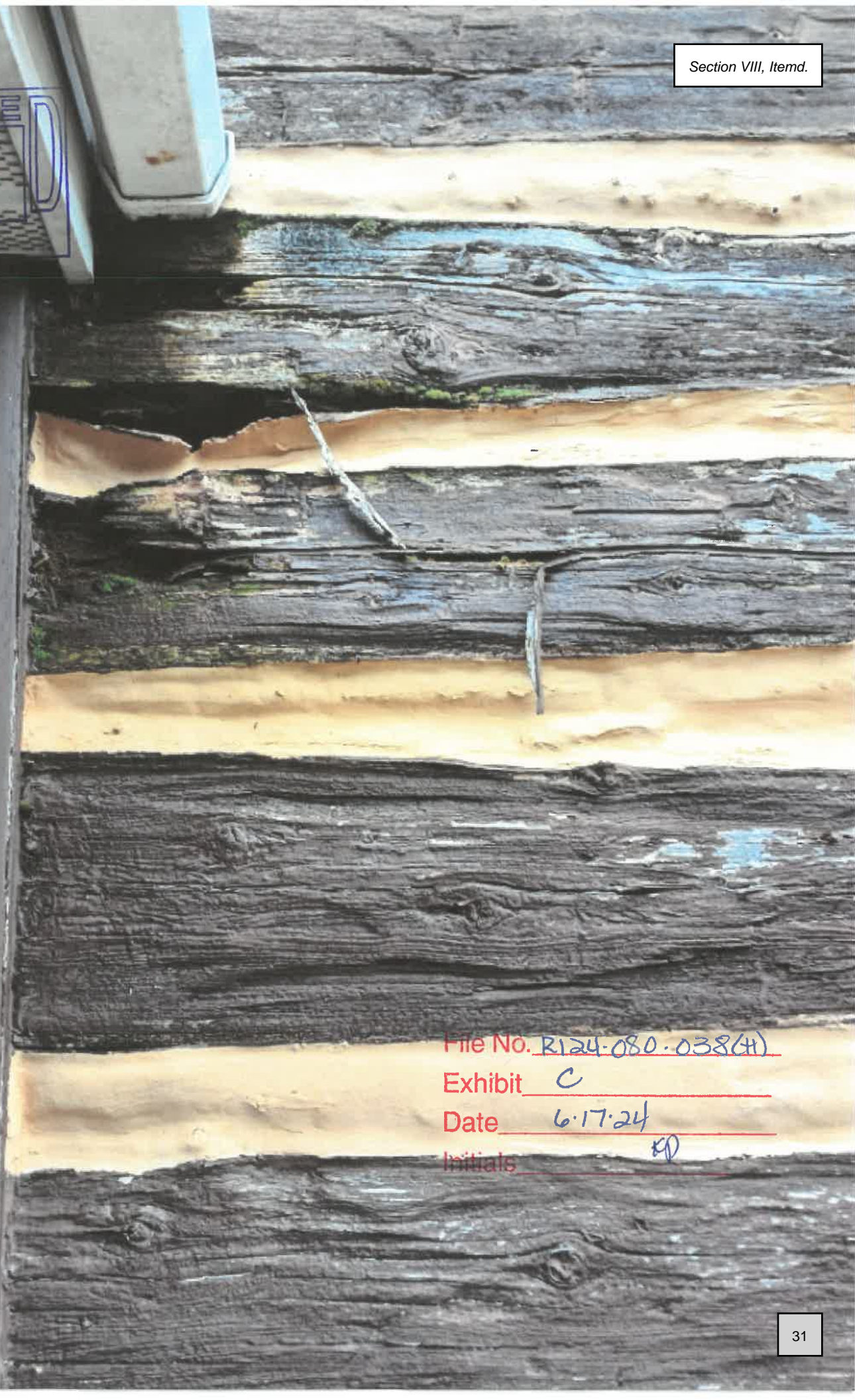
No changes will be made aside from replacing
the rotted area.

Please Contact me if you have any Questions .

Rosemary Lounsbury
(906) 298-0068

File No. R124.080.038(H)
Exhibit B
Date 6-17-24
Initials KP

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JUN 17 2024



File No. R124-080-038(H)
Exhibit C
Date 6.17.24
Initials EP



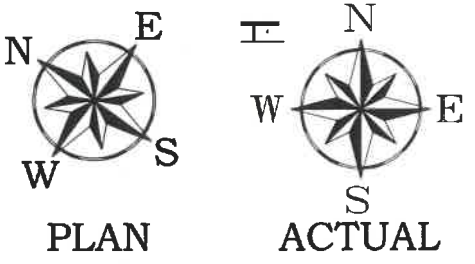
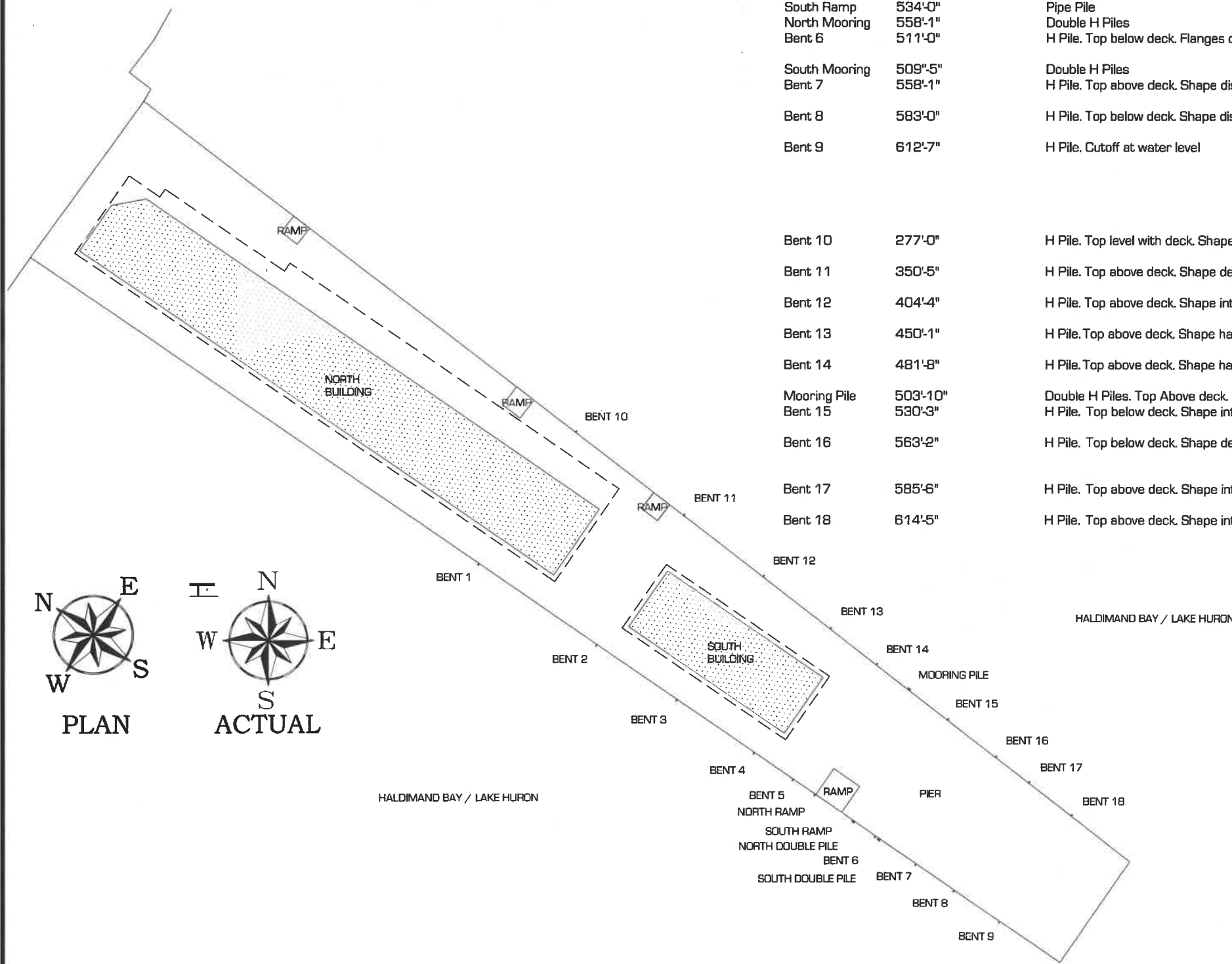
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Section VIII, Item.
JUN 26 2024
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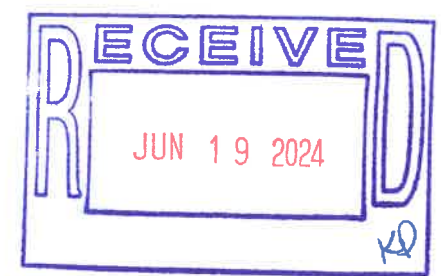


Table One: Summary of Repairs to Laetral Bracing

Bent / Pile Description	South Offset from North End of North Building	Pile Description	Battered Pile Presence	Recommended Repairs
Bent 1	272'-1"	H Pile. Top above deck. Shape intact.	yes	shim, reconnect battered pile to vertical pile, add plate and HP12x53 section
Bent 2	349'-2"	H Pile. Top below deck. Shape has minor distortion	yes	shim, reconnect battered pile to vertical pile, add plate and HP12x53 section
Bent 3	401'-6"	S Pile with steel plates attached to the flanges. Shape distorted	yes	shim, reconnect battered pile to vertical pile, cut off damaged section (16"±) add plate and HP12x53 section
Bent 4	477'-4"	H Pile. Top below deck. Shape intact.	yes	cut off damaged section, install new section of vertical pile, shim, reconnect battered pile to vertical pile
Bent 5	491'-8"	H Pile. Top below deck. Shape distorted.	yes	cut off damaged section (42"±), add plate and new HP12x53 section' shim, reconnect battered pile to vertical pile
North Ramp	517'-0"	Double Pipe piles	no	none
South Ramp	534'-0"	Pipe Pile	no	none
North Mooring	558'-1"	Double H Piles	no	none
Bent 6	511'-0"	H Pile. Top below deck. Flanges cut at different levels	yes	cut off damaged section (cut to outer flange), add plate and new HP12x53, shim, reconnect battered pile to vertical pile
South Mooring	509'-5"	Double H Piles	no	none
Bent 7	558'-1"	H Pile. Top above deck. Shape distorted.	yes	cut off damaged section (66"±), add plate and new HP12x53, shim, reconnect battered pile to vertical pile
Bent 8	583'-0"	H Pile. Top below deck. Shape distorted.	yes	cut off damaged section (36"±), add plate and new HP12x53 section, shim, reconnect battered pile to vertical pile
Bent 9	612'-7"	H Pile. Cutoff at water level	no	cut off damaged section (6"±), add plate and new HP12x53 section, shim, reconnect battered pile to vertical pile if a battered pile is located. Welding under watering will be required.
Bent 10	277'-0"	H Pile. Top level with deck. Shape has minor deformation..	yes	add plate and new HP12x53 section, shim, reconnect battered pile to vertical pile
Bent 11	350'-5"	H Pile. Top above deck. Shape deformed.	yes	add plate and new HP12x53 section, shim, reconnect battered pile to vertical pile
Bent 12	404'-4"	H Pile. Top above deck. Shape intact.	yes	add plate and new HP12x53 section, shim, reconnect battered pile to vertical pile
Bent 13	450'-1"	H Pile. Top above deck. Shape has minor deformation	yes	cut off damaged section (18"±), add plate and new HP12x53 section, shim, reconnect battered pile to vertical pile
Bent 14	481'-8"	H Pile. Top above deck. Shape has minor deformation	yes	cut off damaged section down to old joint (36"±), shim, reconnect battered pile to vertical pile
Mooring Pile	503'-10"	Double H Piles. Top Above deck. Shape minor deformation	no	none
Bent 15	530'-3"	H Pile. Top below deck. Shape intact.	yes	add plate and new HP12x53 section, shim, reconnect battered pile to vertical pile
Bent 16	563'-2"	H Pile. Top below deck. Shape deformed	yes	cut off damaged section (16"±), install plate and new HP12x53, shim, reconnect battered pile to vertical pile. Under water welding may be required
Bent 17	585'-6"	H Pile. Top above deck. Shape intact.	yes	install plate and new HP12x53 section, shim, reconnect battered pile to vertical pile
Bent 18	614'-5"	H Pile. Top above deck. Shape intact.	yes	install plate and new HP12x53 section, shim, reconnect battered pile to vertical pile.



SITE LAYOUT
NORTH SCALE: 1/16" = 1'-0"



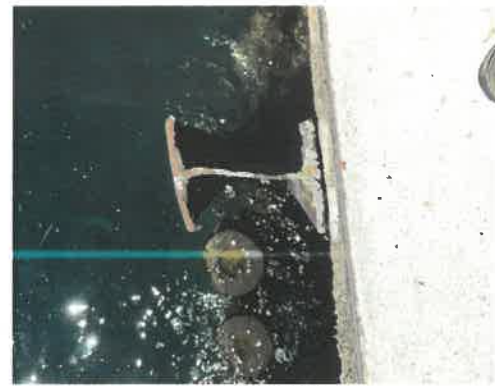
File No. C24-012-040(H)
Exhibit C
Date 6-19-24
Initials KP

David D. Hohmeyer, P.E.
Michigan License No. 021032829
June 19, 2024

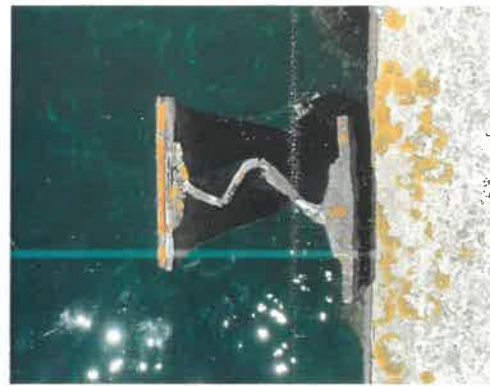
RELEASE DATES	
6-13-24	PERMIT / CONSTRUCTION
SOILS & STRUCTURES	
6480 Grand Haven Road Muskegon, Michigan 49441 (800) 933-3959 Fax (231) 798-1383	
CLIENT:	
MACKINAC ISLAND FERRY COMPANY	
587 North State Street St. Ignace, Michigan 49781 800-638-9892	
PROJECT:	
MAIN PIER REPAIRS MACKINAC ISLAND CITY OF MACKINAC ISLAND MACKINAC COUNTY MICHIGAN	
Drawn by: <u>D. HOHMEYER, P.E.</u> Date: <u>5-28-24</u>	Checked by: <u>D. HOHMEYER, P.E.</u> Date: <u>5-28-24</u>
Project No. <u>2023-0657</u>	Sheet No. <u>PR1</u> Sequence No. <u>1 of 4</u>



1 BENT 1
PR2 SCALE 1/4" = 1'-0"



2 BENT 2
PR2 SCALE 1/4" = 1'-0"



3 BENT 3
PR2 SCALE 1/4" = 1'-0"



4 BENT 4
PR2 SCALE 1/4" = 1'-0"



5 BENT 5
PR2 SCALE 1/4" = 1'-0"



6 NORTH RAMP MOORING PILE
PR2 SCALE 1/4" = 1'-0"



7 SOUTH RAMP MOORING PILE
PR2 SCALE 1/4" = 1'-0"



8 NORTH DOUBLE MOORING PILE
PR2 SCALE 1/4" = 1'-0"



9 BENT 6
PR2 SCALE 1/4" = 1'-0"



10 SOUTH DOUBLE MOORING PILE
PR2 SCALE 1/4" = 1'-0"



11 BENT 7
PR2 SCALE 1/4" = 1'-0"



12 BENT 8
PR2 SCALE 1/4" = 1'-0"



13 BENT 9
PR2 SCALE 1/4" = 1'-0"

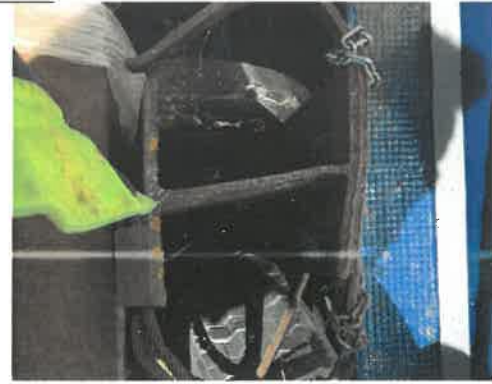
RELEASE DATES		
6-10-24 PERMIT & CONSTRUCTION		
 SOILS & STRUCTURES		
6480 Grand Haven Road Muskegon, Michigan 49441 (800) 933-3959 Fax (231) 798-1383		
CLIENT:		
		
587 North State Street St. Ignace, Michigan 49781 800-638-9892		
PROJECT:		
MAIN PIER REPAIRS MACKINAC ISLAND CITY OF MACKINAC ISLAND MACKINAC COUNTY MICHIGAN		
Drawn by: <u>D. HOHMEYER, P.E.</u>	Date: <u>5-28-24</u>	
Checked by: <u>D. HOHMEYER, P.E.</u>	Date: <u>5-28-24</u>	
Project No. <u>2023-0657</u>	Sheet No. <u>PR2</u>	Sequence No. <u>2 of 4</u>

David D. Hohmeyer, P.E.
 Michigan License No. 01032829
 June 2024





2 BENT 11
PR3 SCALE 1/4" = 1'-0"



3 BENT 12
PR3 SCALE 1/4" = 1'-0"



4 BENT 13
PR3 SCALE 1/4" = 1'-0"



5 BENT 14
PR3 SCALE 1/4" = 1'-0"



6 DOUBLE MOORING PILES
PR3 SCALE 1/4" = 1'-0"



7 BENT 15
PR3 SCALE 1/4" = 1'-0"



8 BENT 16
PR3 SCALE 1/4" = 1'-0"



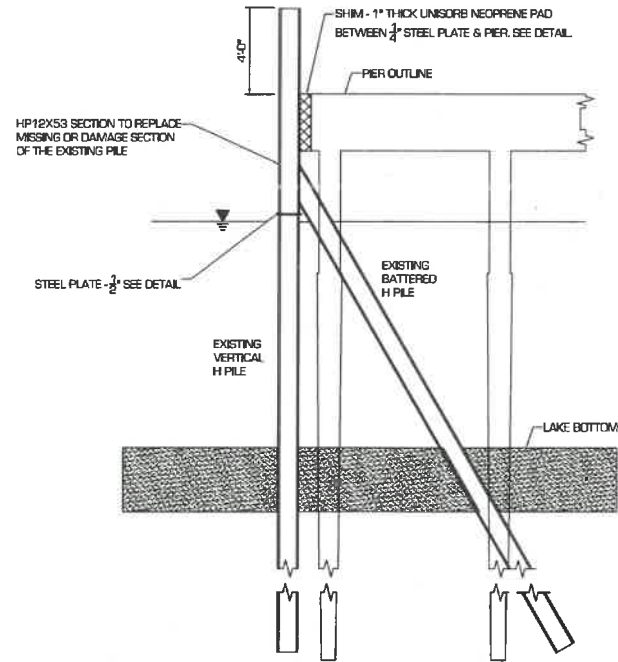
9 BENT 17
PR3 SCALE 1/4" = 1'-0"



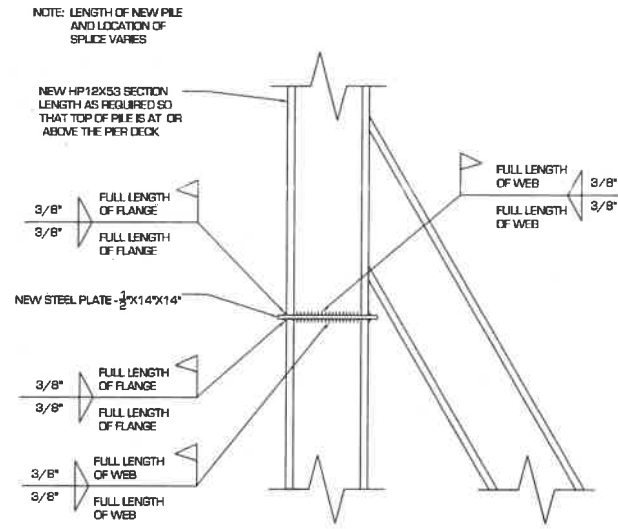
10 BENT 18
PR3 SCALE 1/4" = 1'-0"

RELEASE DATES		
6-10-24 PERMIT & CONSTRUCTION		
SOILS & STRUCTURES 6480 Grand Haven Road Muskegon, Michigan 49441 (800) 933-3959 Fax (231) 798-1383		
CLIENT: 587 North State Street St. Ignace, Michigan 49781 800-638-9892		
PROJECT: MAIN PIER REPAIRS MACKINAC ISLAND CITY OF MACKINAC ISLAND MACKINAC COUNTY MICHIGAN		
Drawn by: D. HOHMEYER, P.E.	Date: 5-28-24	
Checked by: D. HOHMEYER, P.E.	Date: 5-28-24	
Project No.	Sheet No.	Sequence No.
2023-0657	PR3	3 of 4

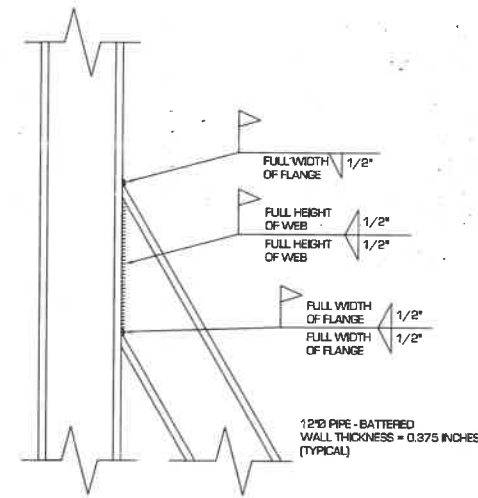
David J. Hohmeyer, P.E.
 Michigan License No. 01032829
 June 24, 2024



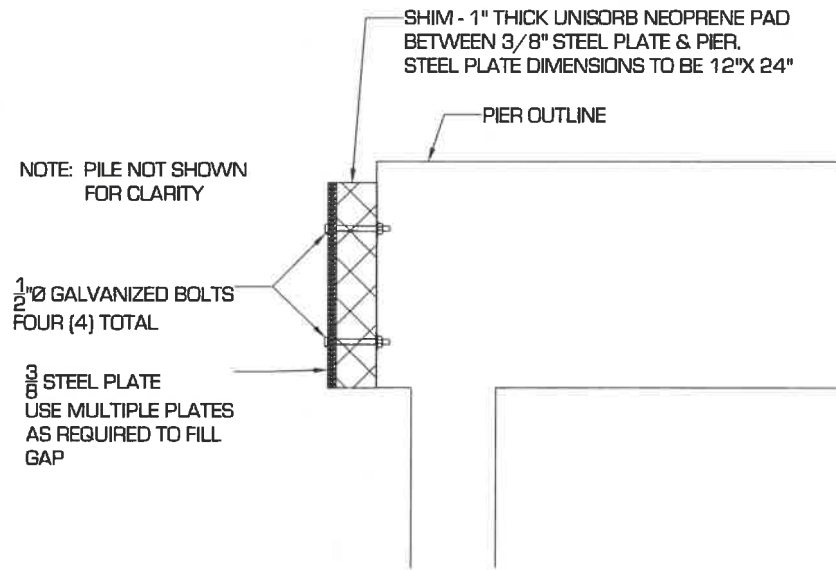
1 LATERAL CONTAINMENT / BENT REPAIR CROSS SECTION
PR4 SCALE: 1/4" = 1'-0"



2 LATERAL CONTAINMENT / BENT REPAIR
PR4 SCALE: 1" = 1'-0"



3 RECONNECTION OF BATTERED PILE TO VERTICAL PILE
PR4 SCALE: 1" = 1'-0"



4 SHIM / ABSORBER DETAIL
PR4 SCALE: 1" = 1'-0"

RELEASE DATES		
6-13-24 PERMIT & CONSTRUCTION		
SOILS & STRUCTURES		
6480 Grand Haven Road Muskegon, Michigan 49441 (800) 933-3959 Fax (231) 798-1383		
CLIENT:		
587 North State Street St. Ignace, Michigan 49781 800-638-9892		
PROJECT:		
MAIN PIER REPAIRS MACKINAC ISLAND CITY OF MACKINAC ISLAND MACKINAC COUNTY MICHIGAN		
Drawn by: D. HOHMEYER, P.E.	Date: 5-28-24	
Checked by: D. HOHMEYER, P.E.	Date: 5-28-24	
Project No. 2023-0657	Sheet No. PR4	Sequence No. 4 of 4

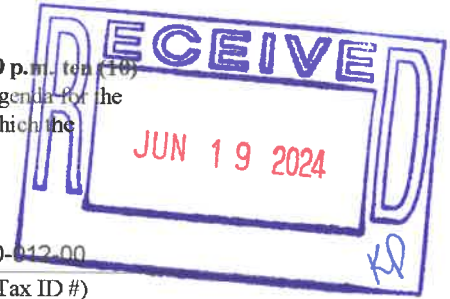
David D. Hohmeyer, P.E.
Michigan License No. 01032829
June 2024

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemf.

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

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



A) MINOR WORK

PROPERTY LOCATION: 7271 Main Street (Number) (Street) 051-440-012-00 (Property Tax ID #)

PROPERTY OWNER

Name: Mackinac Island Ferry Company Email Address: Jerry@mackinacferry.com

Address: 587 N State Street St. Ignace MI 49781
 (Street) (City) (State) (Zip)

Telephone: 800-638-9892 800-638-9892 None
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Island Ferry Company Email Address: jerry@mackinacferry.com

Address: 587 N State Street, St. Ignace MI 49781
 (Street) (City) (State) (Zip)

Telephone: 800-638-9892 800-638-9892 None
 (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 State DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

SIGNATURES
Signature
Gerald D. Fetty
Please Print Name

SIGNATURES
Signature
Please Print Name

File No. C24-012-040(4)
Exhibit A
Date 6-19-24
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: <u>C24-012-040(4)</u>	Date Received: <u>6-19-24</u>	Fee: <u>\$25</u>
Received By: <u>[Signature]</u>	Work Completed Date: _____	

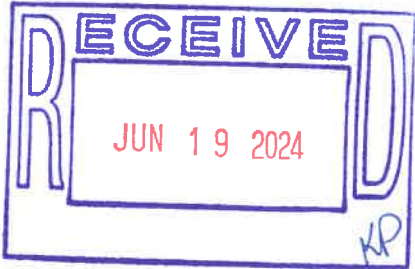
MACKINAC ISLAND FERRY COMPANY

Section VIII, Itemf.

Monday, June 17, 2024

Dennis Dombroski
Building Inspector
City of Mackinac Island
7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

File No. C24-012-040(H)
Exhibit B
Date 6-19-24
Initials KP



Dear Mr. Dombroski,

Please find enclosed the Building Permit and Historical District Commission Permit applications for the repair of the lateral supports at the Mackinac Island Ferry Company Main Dock #1. Included with these applications are the fourth revision drawings of the repair plans for the lateral supports. These revisions address the feedback we have previously received and incorporate all necessary adjustments to ensure compliance with city regulations.

As you advised, we are currently awaiting information regarding the actual permit fees. As soon as we receive this information, we will promptly process the payment to ensure there are no delays in the commencement of our project.

Should there be any questions or additional requirements needed to expedite the processing of our permits, please do not hesitate to contact me. I am more than willing to provide any further information or clarification that might be necessary.

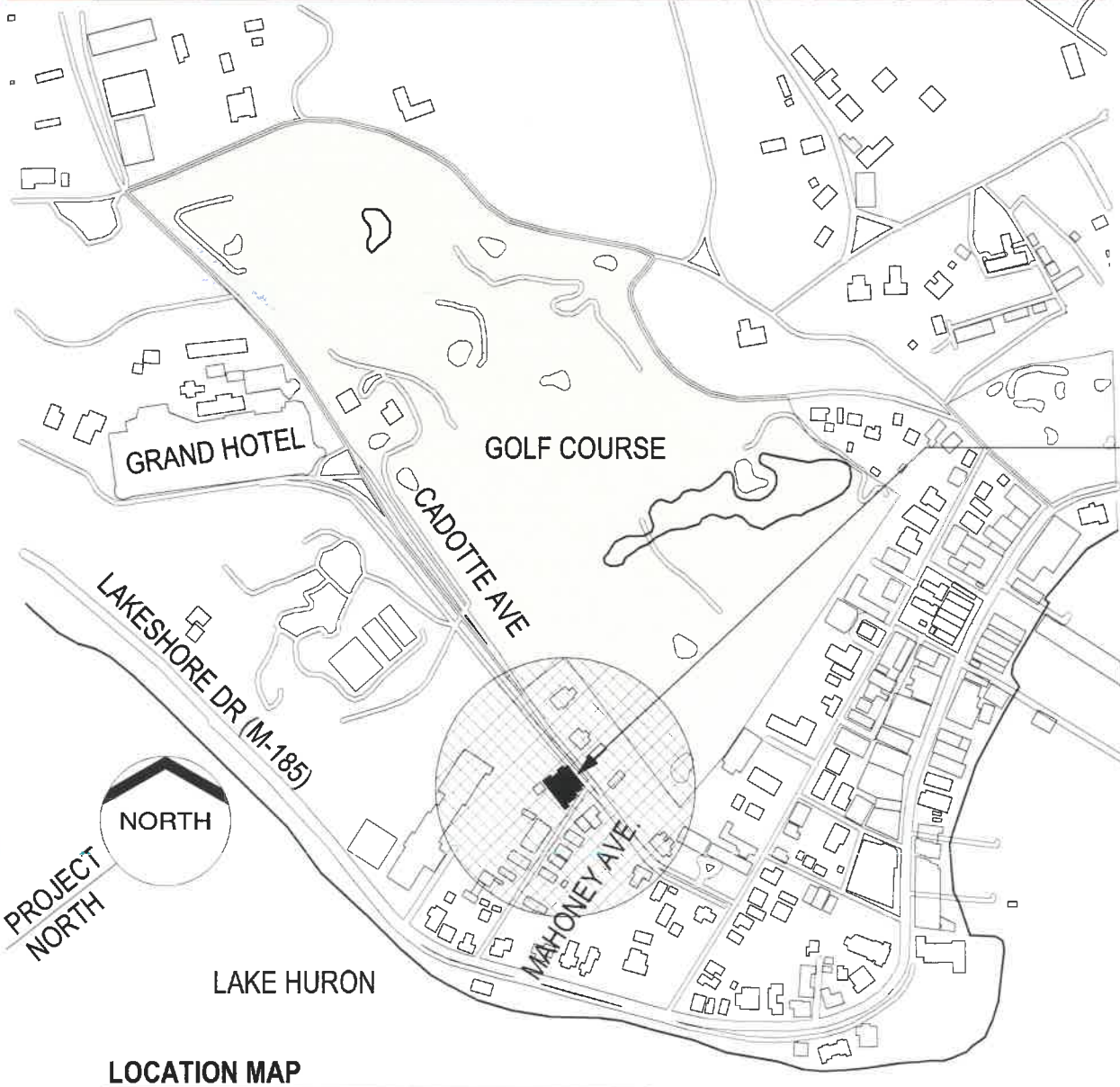
Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Jerry Fetty
CEO/President

The original Mackinac Island Ferry since 1878

801 South Huron Avenue, Mackinaw City, Michigan 49701
(800) 638-9892 | MackinacFerry.com



LOCATION MAP

File No. C23.083.019(4)

Exhibit X

Date 6-25-24

GATE HOUSE RENOVATION PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION SUBMITTALS

Section IX, Itema.

1 COVER

Gate House Renovation

SCALE: No Scale 2024.06.25

Planning Commission &
Historic District Commission

HopkinsBurns
DESIGN STUDIO
historic preservation &
communities by design

Sheet List

- GENERAL
- 1 COVER
- 2 SURVEY
- 3 SITE PLAN
- 4 ELEVATIONS
- 5 ELEVATIONS
- 6 RENDERING
- 7 RENDERING
- 8 RENDERING
- 9 RENDERING
- 10 RENDERING
- 11 RENDERING
- 12 PHOTOGRAPHS
- 13 PHOTOGRAPHS
- 14 TRASH ENCLOSURE

PC



OWNER: THE GRAND HOTEL
CONTACT: MICHAEL MCHALE
404.295.3568
PROPERTY ADDRESS: 1547 CADOTTE AVENUE
MACKINAC ISLAND, MICHIGAN 49757
PARCEL #: 051-575-083-00

Project Description

The existing Gate House building is proposed to be renovated. This building is a non-contributing property in West End Historic District. The scope includes replacement of fencing and guardrails surrounding the patio, new patio lighting and the replacement of the pavilion lighting. In addition, a trash enclosure will be added to the southwest side.

Zoning

ZONING DISTRICT: COMMERCIAL

LOT SIZE: REQ'D N/A EXISTING 18,861.61 SF

SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	0'	0'	0'
SIDE YARD	0'	0'	0'
REAR YARD	15'	46'	NO CHANGE

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MAX.	3	2	NO CHANGE
FEET MIN.	12'	26'	NO CHANGE
FEET MAX.	40'	26'	NO CHANGE

Legal Description

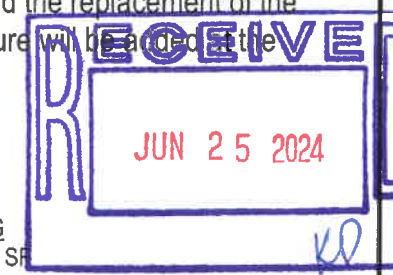
Lot 8, Block 7, Assessor's Plat No. 4, City of Mackinac Island, Mackinac County, Michigan
Described As:
BEGINNING AT THE NORTHERLY CORNER OF BLOCK 7, ASSESSOR'S PLAT NO. 4, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN, SAID CORNER ALSO BEING THE NORTHERLY CORNER OF LOT 8 OF SAID BLOCK 7: THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 7 S37°-28' W 183.89± THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8 S53°-31'-13" 116.65': THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 7 AND THE NORTHWESTERLY LINE FOR MAHONEY AVENUE N36°-24'-08"E 144.00± THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 7 AND THE SOUTHWESTERLY LINE OF GRAND AVENUE N34°-12'-58" 120.00' TO THE PLACE OF BEGINNING.

MAJOR AREA OF WORK.
EXISTING GATE HOUSE RESTAURANT.
SEE SITE PLAN.
PARCELS: 051-575-083-00

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

MG2 Corporation
1101 Second Ave.
Suite 100
Seattle, Washington 98101
(206)962-6500
www.mg2.com





SCALE: 1" = 20'



Know what's below. Call before you dig.

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-2200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill



CLIENT
DAVIDSON HOSPITALITY
One Ravenna Drive, Suite 1060
Atlanta, GA 30346
Attn: Tamara Burns (HopkinsBurns@designstudio.com)
Design Studio | 734-424-3344

1547 CADOTTE AVE.
TOPOGRAPHIC SURVEY OF A PARCEL OF LAND
LOCATED IN THE CITY OF MACKINAC ISLAND
MACKINAC COUNTY, MICHIGAN

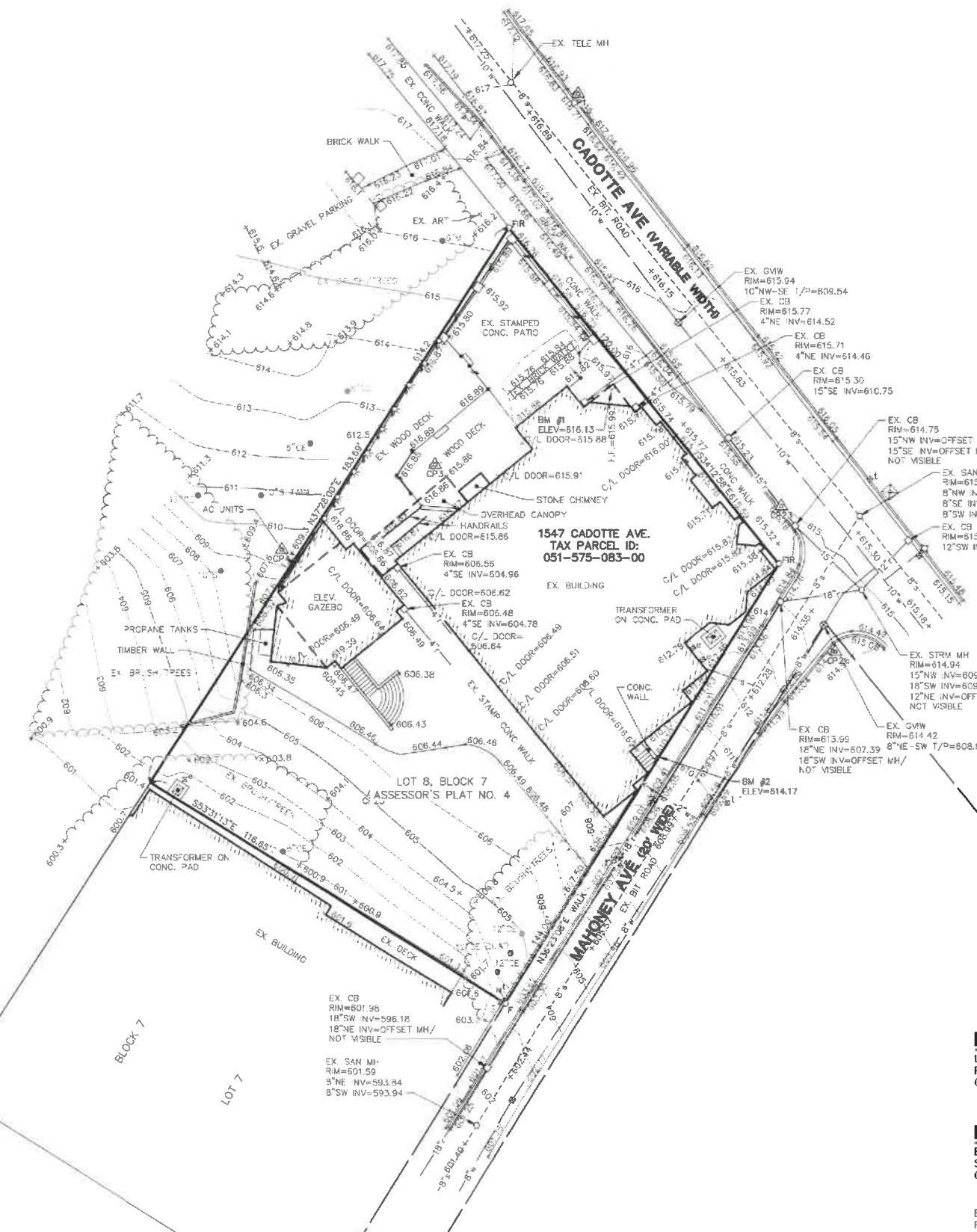
2

DATE: 10/07/22
SHEET 1 OF 1
CADD: K.B.
ENG: MW
PKG: MW
22228_01.dwg
FILE: 1064

22228

JOB No. REVISIONS:
42

M:\CVI\134-Pre\122228\Survey\122228_svi.dwg, 10/7/2022 4:38 PM, Merik Vender Veem, D1=SS, MCLLC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



LEGEND

- 838 - EXIST. CONTOUR
- x 836.2 - EXIST. SPOT ELEVATION
- o - U.P. - EXIST. UTILITY POLE
- ☒ - ELEC. TRANSFORMER
- ☐ - EXIST. AC UNIT
- OH - EXIST. OVERHEAD UTILITY LINE
- ☉ - EXIST. LIGHT POLE
- t - EXIST. TELEPHONE LINE
- e - EXIST. ELECTRIC LINE
- g - EXIST. GAS LINE
- f.o. - EXIST. FIBER OPTIC LINE
- w - EXIST. WATER MAIN
- ⊕ - EXIST. HYDRANT
- ⊕ - EXIST. GATE VALVE IN BOX
- ⊕ - EXIST. GATE VALVE IN WELL
- r - EXIST. STORM SEWER
- ☐ - EXIST. CATCH BASIN OR INLET
- s - EXIST. SANITARY SEWER
- ⊕ - TELEPHONE RISER
- ⊕ - ELECTRIC METER
- ⊕ - GAS METER
- ⊕ - POST
- - FENCE
- - SINGLE TREE
- ☁ - TREE OR BRUSH LIMIT
- F - FOUND IRON PIPE
- ⊕ F - FOUND MONUMENT
- FPK - FOUND P.K.
- FIR - FOUND IRON ROD
- △ - CONTROL PT.

LEGAL DESCRIPTION

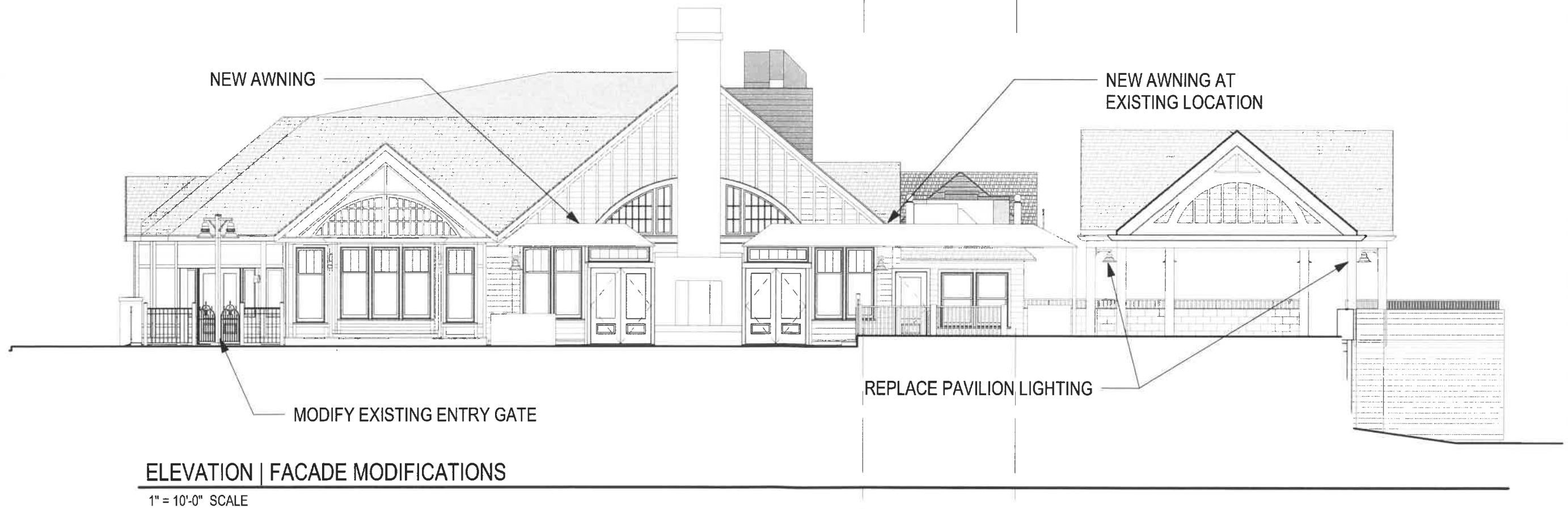
Lot 8, Block 7 of Assessors Plat 4, said plat recorded in Liber 2 of Plats, page 51, in the office of the Register of Deeds for Mackinac County.

BENCHMARKS

BM #1: TOP OF SOUTH CORNER OF CONCRETE LIGHT POLE BASE STANDING AT THE ENTRANCE TO THE GATEHOUSE RESTAURANT OFF OF CADOTTE AVE.
ELEVATION=616.13 (NAVD88)

BM #2: TOP OF NE CORNER OF CONCRETE WALL TO THE GATEHOUSE RESTAURANT ENTRANCE OFF OF MAHONEY AVE.
ELEVATION=614.17 (NAVD88)

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

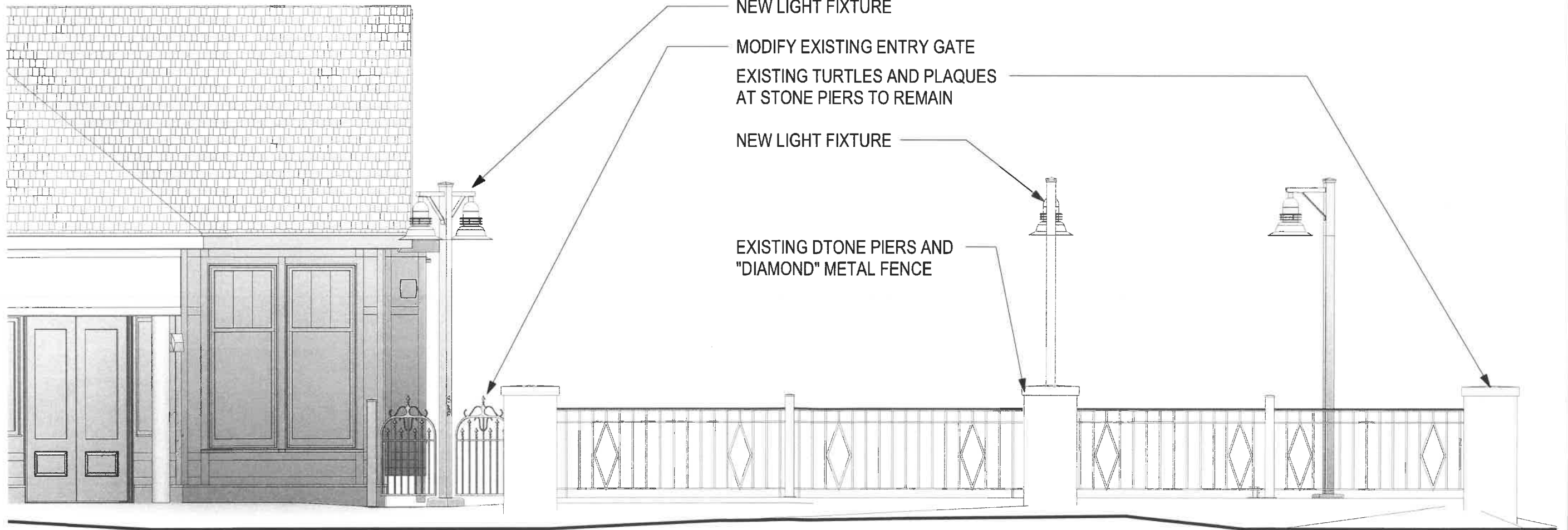




ELEVATION | CADOTTE

1" = 10'-0" SCALE

2
5



ELEVATION | PLAZA WALL

1/4" = 1'-0" SCALE

2
5









EXISTING TURTLES AND PLAQUES
AT STONE PIERS TO REMAIN





EXISTING "DIAMOND" METAL FENCE TO REMAIN

REPLACE EXISTING WOOD GUARDRAIL WITH METAL GUARDRAIL

WALL/COLUMN MOUNTED SITE LIGHTING



MANF: ANP LIGHTING
MODEL: MBV16
SIZE: 16"x12 1/4"
COLOR: DK GREEN

POST MOUNTED SITE LIGHTING



MANF: ANP LIGHTING
MODEL: BVB2406
SIZE: 16"x12 1/4"
COLOR: DK GREEN

REPAINT CEILING WITH 3
COLOR SCHEME

COVE LIGHTING

REPLACE WALL SCONCE WITH
NEW DIMMABLE LED FIXTURES

BIRDCAGE CHANDELIER
(NOT SHOWN) TO REMAIN



NEW POLE MOUNTED
DIMMABLE LED FIXTURES

MODIFY ENTRY:
EXISTING METAL ENTRY
GATES WITH NEW METAL
FENCE AND LAMP POST





"DIAMOND" METAL FENCE







EXISTING PHOTOS



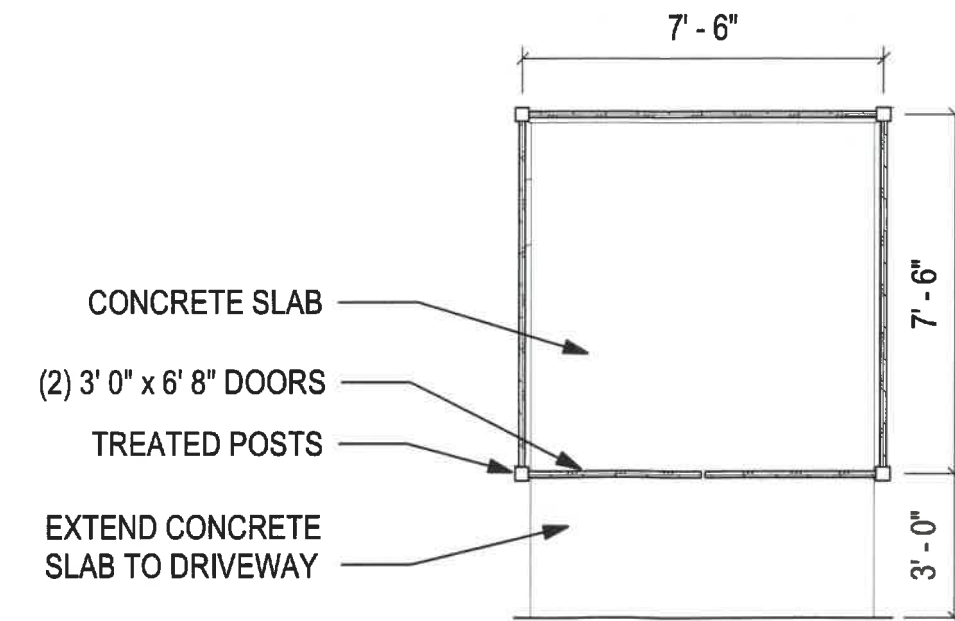
LOCATION OF ENCLOSURE



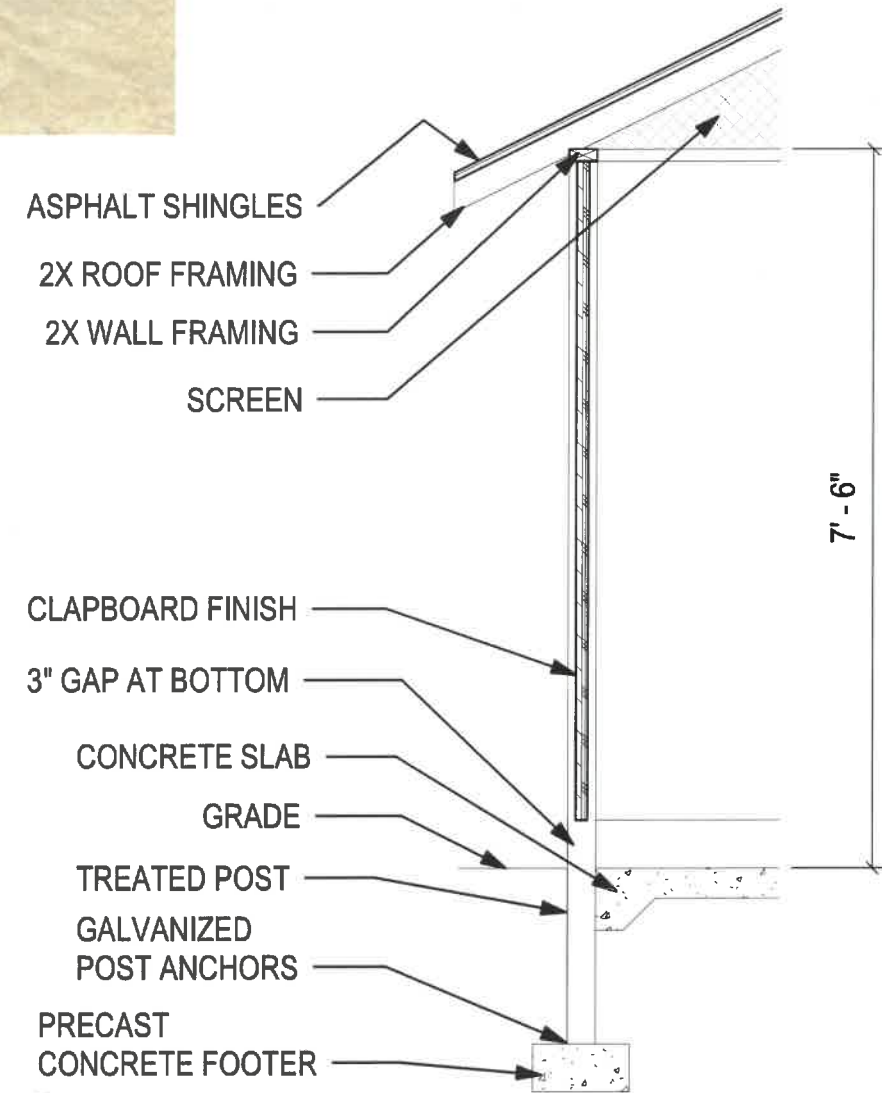
LOCATION OF ENCLOSURE



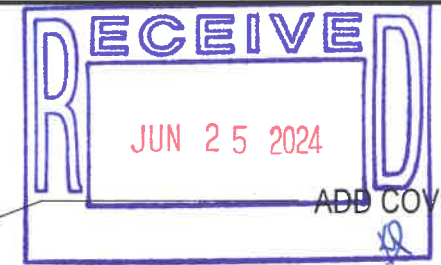
RENDERING OF ENCLOSURE



1 TRASH ENCLOSURE
14 1/4" = 1'-0" SCALE



2 SECTION
14 1/2" = 1'-0" SCALE



ADD COVE LIGHTING UNDER PAVILION

EXISTING CHANDELIER TO REMAIN

REPLACE EXISTING SCONCES WITH NEW FIXTURES

EXTENT OF SITEWORK

NEW PLAZA LIGHTING

REPLACE WOOD GUARDRAIL W/ METAL GUARDRAIL

REPLACE EXISTING AWNING

EXISTING DOOR TO REMAIN

EXISTING FIREPLACE + CHIMNEY

NEW AWNING

EXISTING DOOR TO REMAIN

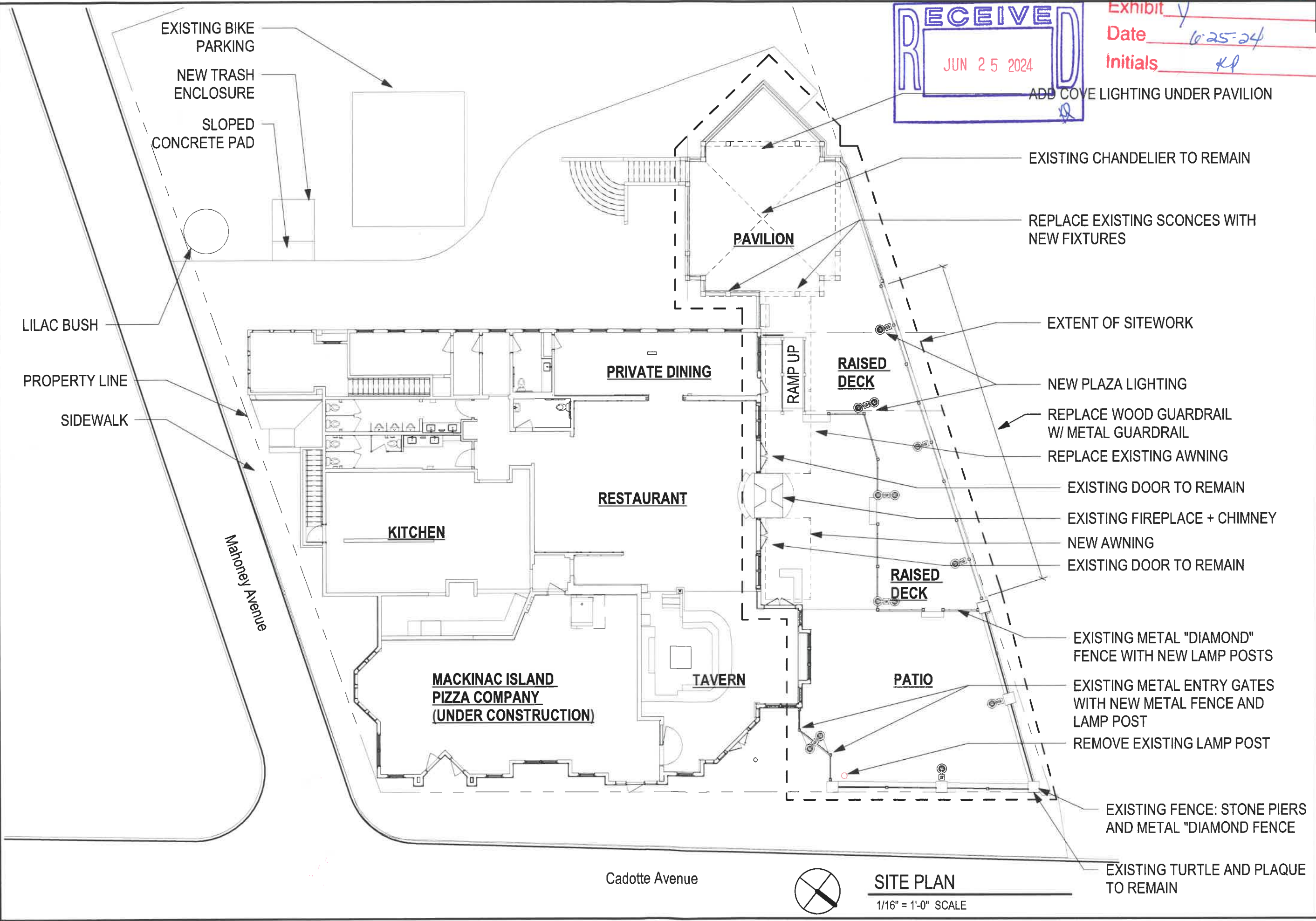
EXISTING METAL "DIAMOND" FENCE WITH NEW LAMP POSTS

EXISTING METAL ENTRY GATES WITH NEW METAL FENCE AND LAMP POST

REMOVE EXISTING LAMP POST

EXISTING FENCE: STONE PIERS AND METAL "DIAMOND" FENCE

EXISTING TURTLE AND PLAQUE TO REMAIN



Cadotte Avenue



SITE PLAN
1/16" = 1'-0" SCALE

6/19/2024 2:23:45 PM Autodesk Docs: /Gatehouse Renovation/GH-GATEHOUSE RENOVATION-A23_PLANNING COMMISSION SET.rvt

Summary of Amendments to Grand Hotel

Gate House Submittal

June 25, 2024

Original Submittal:

1. Removal of the stone fireplace. Replace with a large folding glass door and two swing doors.
2. New awning across this whole expanse.
3. New entry gate.
4. New lighting fixtures at plaza and pavilion.
5. Wooden guardrail replaced with metal guardrail.

Proposed Changes:

1. The fireplace will remain and there will now be no changes to the doors and windows of the building on that side.
2. Now that the fireplace is staying, the awning will stop on each side of the fireplace.
3. A trash enclosure has been added to the back side of the building.



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 July 2024

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

Re: **GATE HOUSE RENOVATION**
Follow-up Design Review

Dear Ms. Pereny:

Some of the previously approved proposed renovations at the Gate House restaurant, at 1547 Cadotte Avenue, in the West End Historic District, are now proposed to be revised. The building is a Non-contributing structure in the district.

The fireplace which was proposed to be removed and replaced with doors would now remain. The existing exterior awning next to the fireplace would be replaced, and a second similar awning added on the other side of the fireplace.

And, a new 7-1/2 feet square trash enclosure is proposed to be constructed adjacent to the Mahoney Avenue service drive, near the existing bicycle parking lot. It would have a gable roof with asphalt shingles and would be sided with painted wood horizontal bevel siding.

These proposed revisions to the scope of the renovation work would meet the Standards for review.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Tamara Burns, Hopkins Burns Design Studio
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

**RESOLUTION NO. _____
OF THE CITY OF MACKINAC ISLAND
HISTORIC DISTRICT COMMISSION (“HDC”)
NOTICE TO PROCEED AND NEW CONSTRUCTION
REGARDING THE “RED HOUSE”**

WHEREAS, Cheryl Nephew Jaquiss, as Trustee of the Cheryl Nephew Jaquiss Individual Living Trust uad 11/10/2008 (the “Owner”) owns the property commonly known as 6948 Main Stret, City of Mackinac Island, Michigan 49757, Tax ID 051-525-041-00 (the “Red House” or the “Property”);

WHEREAS on March 24, 2022, the Owner submitted an application with the City of Mackinac Island (“City”) for Demolition of the Red House, which application was neither approved nor denied by the City until August 9, 2022;

WHEREAS, on July 27, 2022, the City imposed a moratorium (No. 2022-002) whereby the City placed only the Red House in a historic district (the “Moratorium”)

WHEREAS, on August 9, 2022, the City’s Planning Commission denied the Owner’s application for demolition citing the basis as being the Moratorium;

WHEREAS, on July 12, 2023, the City Council passed a resolution requiring applications for demolition of property located in a proposed historic district, an area described as the Mission District, be reviewed by the Mackinac Island Historic District Commission (the “Commission”);

WHEREAS, on July 26, 2023, the Moratorium expired and was extended by City Council on January 29, 2023, for an additional 180 days;

WHEREAS, on January 30, 2024, attorney James Murray, on behalf of Owner, submitted to the Commission an application with attachments for demolition of the “Red House”, seeking a notice to proceed permit. A second application was submitted on March 26, 2024 (collectively, the “Applications”); and

WHEREAS, the Commission has reviewed the Applications at its meetings on April 9, 2024 and May 14, 2024.

WHEREAS, in connection with the Applications and hearings before the Commission, the Owner voluntarily agreed to offer certain conditions should the Commission approve Owners Applications to demolish the Red House (the “Conditions”) which are set forth in the Findings, numbers 4 & 6.

WHEREAS, Owner’s plans for the Replacement Residential Structure have been determined by the City’s historic architect to be an appropriate design for a replacement house.

NOW THEREFORE, the Commission makes the following Findings and Resolutions:

FINDINGS: The Commission makes the following Findings with regard to its review process as applied to this Applicant:

1. The application, review, and approval process created circumstances unique to this Application commencing in March 2022, with a moratorium on work placed on the building after an application was made to the building department for demolition.
2. The Red House has been owned by the Owner’s family for over 40 years and during this time has been used as employee housing.
3. The Red House was originally purchased by the Owner’s father. The Nephew family, including Cheryl Nephew Jaquiss as the Owner, have been long-time residents of the Island, and the family has demonstrated over the years respect for the historic heritage of the Island through the acquisition and maintenance of other historic buildings on the Island.
4. The Owner is not proposing to eliminate a historic structure so that the property can be used for a hotel which is a permitted use under the Zoning Ordinance. The owner plans to building a single-family residence for their family.
5. The Commission adopts the Recitals in its findings as set forth above.
6. The Owner, through Dickinson Homes, replicate, repair, preserve the façade as much as possible like the existing front structure as set forth with the façade like the existing front façade as set forth with the rest of the plans that have already been presented.

NOW THEREFORE, BE IT RESOLVED:

That the Owner is hereby issued a Notice to Proceed to permit the demolition of the Red House subject to the aforementioned Conditions.

The question on the resolution was called and the result of the voting is as follows:

Ayes: Doud, Finkel, Sehoian, Straus

Nays: None

Absent: Porter

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Historic District Commission of the City of Mackinac Island, County of Mackinac, Michigan at a meeting held on May 14, 2024, the original of which is on file in the Clerk’s office and available to the public.

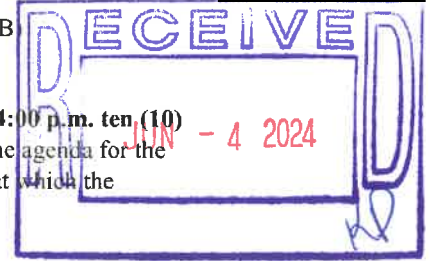
Dated: _____, 2024

Lee Finkel, Chair, Historic District
Commission

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itema.

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



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

A) MINOR WORK

PROPERTY LOCATION: 1391 Hoban Street 051-550-069-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: GHMI Resort Holdings LLC (Grand Hotel) Email Address: rchambers@grandhotel.com

Address: 100 St. Paul Suite 800 Denver CO 80206
 (Street) (City) (State) (Zip)

Telephone: 906-748-0149
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Gene Hopkins Email Address: gene.hopkins@hopkinsburns.com

Address: 114 S. 4th Str. Ann Arbor MI 48104
 (Street) (City) (State) (Zip)

Telephone: 734-424-3344
 (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-Dr. Rossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

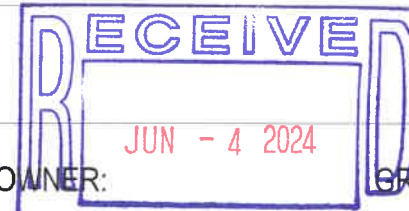
Signature: [Handwritten Signature] SIGNATURE File No. MD24-069-034(H)
 Signature Exhibit A
 Please Print Name Gene Hopkins Please Print Name Date 6-4-24
 Initials KD

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: MD24-069-034(H) Date Received: 6-4-24 Fee: \$100
 Received By: [Handwritten Signature] Work Completed Date: _____

GH TWILIGHT FIRE REPAIR



HDC SUBMITTAL

OWNER: GRAND HOTEL
 CONTACTS: RICHARD CHAMBERS
 906.748.0149
 DAVID JURCAK
 303.710.8474
 7798 WEST BLUFF ROAD
 MACKINAC ISLAND, MI 49757

File No. MD24-069-034(4)
 Exhibit B
 Date 6.4.24
 Initials KP

PROPERTY ADDRESS: 1391 HOBAN STREET
 MACKINAC ISLAND, MI 49757
 PARCEL #: LOT 143 PARCEL 15A
 LOT 144 PARCEL 15B
 TAX ID 051-550-069-00

Statement of Historic Significance

The project involves the restoration of a historic building listed as a contributing structure in the Mackinac Island National Historic Nomination. Utmost care, sensitivity and respect shall be shown to the building at all times. Carefully respect existing conditions and treat existing materials as irreplaceable. Do not remove, alter or disfigure any original materials, elements or finishes unless indicated on the drawings, or specifications, or directed by the Architect.

Project Description

Proposed changes to the existing Twilight building, currently used as employee housing for the Grand Hotel, are minor. The project involves the construction of a pervious, unroofed wood stoop at the south ground-floor building exit, with a step to an existing concrete slab on grade. At the north main entry to the building, the existing wood double doors will be replaced with new wood/metal doors to match the existing historic stile and rail doors.

ARCHITECT: **HopkinsBurns Design Studio**
 113 S Fourth Ave.
 Ann Arbor, Michigan 48103
 (734)424-3344
 www.hopkinsburns.com



Sheet List

- GENERAL
 1 COVER
 2 SITE SURVEY
 3 SITE PLAN
 4 PHOTOS - EXISTING
 5 FIRST FLOOR PLAN
 6 ELEVATIONS AND DETAILS
 7 ELEVATIONS AND DETAILS
 8 PERSPECTIVE RENDER

HD
C

Legal Description

REFER TO SITE SURVEY, SHEET 2

PORTION ZONED HOTEL / BOARDING-HOUSE

	<u>REQ'D</u>	<u>EXISTING</u>
MIN. LOT SIZE:	7,500 SF	7,844 SF

<u>SETBACKS</u>	<u>REQ'D</u>	<u>EXISTING</u>	<u>PROPOSED</u>
FRONT YARD	30'	11.3'	NO CHANGE
SIDE YARD	10'	20.0'	NO CHANGE
REAR YARD	30'	12.6"	NO CHANGE

EXISTING IS NON-CONFORMING AT FRONT AND REAR

<u>HEIGHT</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
STORIES MIN.	1	3	NO CHANGE
STORIES MAX.	3.5	3	NO CHANGE
FEET MIN.	12'	40'	NO CHANGE
FEET MAX.	40'	40'	NO CHANGE

<u>LOT COVERAGE</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
SQ. FT.	3,138 SF	3,072 SF	NO CHANGE
PERCENTAGE	40%	39.2%	NO CHANGE

<u>GROSS SQUARE FOOTAGE</u>	<u>EXISTING</u>	<u>NEW</u>
BASEMENT	1,856 SF	NO CHANGE
1ST FLOOR	3,017 SF	NO CHANGE
2ND FLOOR	2,126 SF	NO CHANGE
3RD FLOOR	2,126 SF	NO CHANGE
TOTAL	9,125 SF	NO CHANGE

Zoning

ZONING DISTRICT: MARKET, "MD" AND "HB"
 HISTORIC DISTRICT: CONTRIBUTING PORTION ZONED MARKET
 PORTION ZONED MARKET:

	<u>REQ'D</u>	<u>EXISTING</u>
MIN. LOT SIZE:	5,000 SF	5,057 SF

<u>SETBACKS</u>	<u>REQ'D</u>	<u>EXISTING</u>	<u>PROPOSED</u>
FRONT YARD	10'	-	NO CHANGE
SIDE YARD	10'	-	NO CHANGE
REAR YARD	15'	-	NO CHANGE

<u>HEIGHT</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
STORIES MIN.	1	-	NO CHANGE
STORIES MAX.	2.5	-	NO CHANGE
FEET MIN.	12'	-	NO CHANGE
FEET MAX.	30'	-	NO CHANGE

<u>LOT COVERAGE</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
SQ. FT.	1,770 SF	0 SF	NO CHANGE
PERCENTAGE	35%	0%	NO CHANGE

<u>GROSS SQUARE FOOTAGE</u>	<u>EXISTING</u>	<u>NEW</u>
(NO OCCUPIED BUILDING)	0	NO CHANGE
TOTAL	0	NO CHANGE

GH TWILIGHT FIRE REPAIR

HDC Submittal

HopkinsBurns

1 COVER

SCALE: As Noted 2024.05.31

Historic preservation & community by design

ITEMS CORRESPONDING TO SCHEDULE B-II

- 7 Interest of Harold A. Herrell and Kathryn E. Herrell, husband and wife, Lessor, and Terms, Conditions and Provisions of Lease, as evidenced by Memorandum of Lease, dated May 1, 1995, recorded December 21, 1995, in Liber 366, page 437. **SHOWN, IT IS A BLANKET EASEMENT OVER LOT 144.**
 - 8 Interest of Mackinac Island Carriage Tours, Inc., a Michigan corporation, Lessee, and Terms, Conditions and Provisions of Lease, as evidenced by Memorandum of Lease, dated May 1, 1995, recorded December 21, 1995, in Liber 366, page 437. **SHOWN, IT IS A BLANKET EASEMENT OVER LOT 144.**
 - 9 Terms and Conditions contained in Amendment to Ord. No. 474, E.F. 3/9/14 as declared by instrument recorded in Liber 788, page 424. **NOT SHOWN, IT IS A BLANKET EASEMENT.**
 - 10 Terms and Conditions contained in Ordinance No. 520 as declared by instrument recorded in Liber 805, page 349. **NOT SHOWN, IT IS A BLANKET EASEMENT.**
 - 11 Terms and Conditions contained in Ordinance No. 553 as declared by instrument recorded in Liber 845, page 56. **NOT SHOWN, IT IS A BLANKET EASEMENT.**
 - 12 Oil, gas, mineral, and other rights reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 114, page 351. This exception does not constitute a reservation as to the ownership of this interest or right. There may be leases, grants, assignments or reservations of such interests that are not listed. **SHOWN, IT IS A BLANKET EASEMENT OVER LOT 144.**
- Exception Items 16 and 10-17 are not survey matter.

ZONING INFORMATION

The subject property is zoned "MDM-B" - Market District & Hotel/Boarding House District of the City of Mackinac Island.

Front Setback: MD: 10' minimum, HB: 30' minimum
 Side Setback: MD & HB: 10' minimum
 Rear Setback: MD: 15' minimum, HB: 30' minimum

Minimum Lot Width: MD: 50' at the building line, HB: 60' at the building line
 Minimum Lot Depth: No Requirement Noted
 Minimum Lot Area: MD: 5,000 sq. ft., HB: 7,500 sq. ft.
 Building Height: MD & HB: 12' minimum - principal building, MD: 30' / 2 1/2' Story maximum, HB: 40' / 3 1/2' Story maximum
 Maximum density: MD: The maximum density for boarding houses (non-family residential use) shall be one occupant per 500 square feet of lot area, HB: The maximum density for boarding houses (non-family residential use) shall be one occupant per 300 square feet of lot area

Maximum lot coverage: No Requirement Noted for building coverage
 Minimum Parking: Motor Vehicles not allowed

The zoning information shown above was provided by NYS Transaction Services - Zoning Division in the Zoning Information Project for 1391 Hoban Street, Mackinac Island, MI having a date of effect of September 30, 2019, pursuant to Item 6b of Table A

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- 1 The monuments referenced herein (found or set) are in good condition and undisturbed (unless otherwise noted) at or near existing grade. All set pins are 5/8" wide x 30" long.
- 2 The visible posted address of the subject property is 1391 Hoban Street.
- 3 The subject property surveyed contains an area of 0.3072 acres (13379.81 square feet), more or less.
- 4 There are 0 regular parking spaces and 0 handicapped parking spaces, for a total of 0 parking spaces located on the subject property.
- 5 At the time of survey, there was no observable evidence of party or common walls on the subject property.
- 6 The location of the utilities shown herein are from observed visible evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground readings to determine the location of subsurface uses.
- 7 At the time of survey, there was no observable evidence of earth moving work, building construction or building additions.
- 8 At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- 9 The surveyor was not provided any documentation, was not made aware, and did not observe, any ground markings on the surveyed property with regards to wellheads located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.
- 10 No official assessments or servitudes benefiting the surveyed property were noted at time of survey.
- 11 Bearings shown herein are based on the Westerly Right-of-Way line of Cross Street, Mackinac County, Michigan. A bearing of S 18° 12' 00" W was used.
- 12 Subject property has direct access to Hoban Street on the northerly side and Cross Street on the westerly side, which are dedicated, public Right-of-Ways.
- 13 At the time of survey, there was no observable evidence of the site being used as a cemetery, grave site or burial ground.
- 14 Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in feet and decimals thereof.
- 15 At the time of the survey, there was no observed evidence of substantial areas of refuse.
- 16 The parcels in the record legal description are contiguous without any gas, gore or overlaps.

RECORD DESCRIPTION

Land in the City of Mackinac Island, Mackinac County, MI, described as follows:

PARCEL 154:
 Lot 143, of ASSESSOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 2 of Plats, page 47, Mackinac County Records.

PARCEL 156:
 Beginning at a point on the Westerly line of Cross Street that is the Southeast Corner of Lot 143, ASSESSOR'S PLAT NO. 3, City of Mackinac Island, Mackinac County, Michigan; Proceeding thence North Seventy-two (72) degrees Fifty-two (52) minutes West, along the Northerly line of Lot 144, Eighty and Sixty hundredths (80.80) feet; thence South Twenty-two (22) degrees Fifty-two (52) minutes West, Seventeen and Thirty hundredths (17.30) feet; thence South Sixty-two (62) degrees One (1) minute Ten (10) seconds East Eighty-three and Sixty-three hundredths (83.63) feet to the Northerly line of Cross Street; thence North Eighteen (18) degrees Twelve (12) minutes East Twenty-seven (27.00) feet to the Point of Beginning, being a portion of Lot 144, of ASSESSOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 2 of Plats, page 47, in the office of the Registrar of Deeds for Mackinac County, Michigan, reference being had thereto for greater certainty.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 863368, DATED JULY 23, 2019.

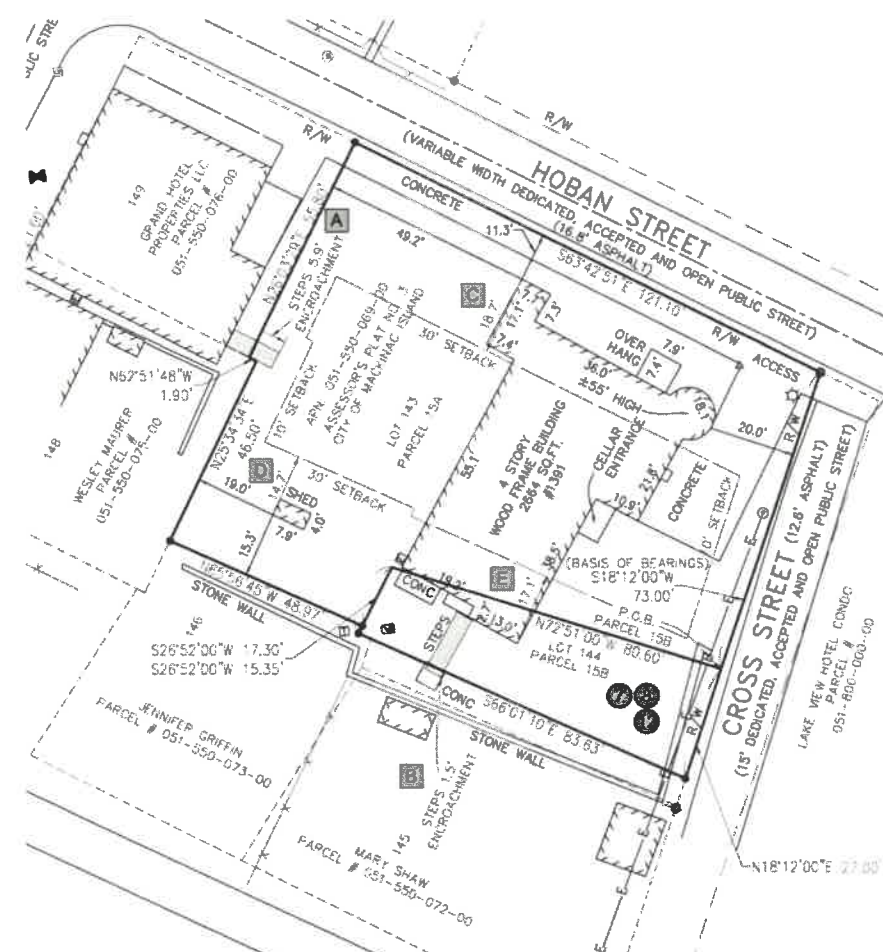
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE ALSO THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 861545, DATED JULY 19, 2019, AS TO MACKINAC COUNTY, AND JULY 05, 2019, AS TO INGHAM COUNTY.

Section X, Itema.

2
 SITE SURVE
 GH TWILIGHT FIRE REPAIR
 SCALE: As Noted 2024.05.31

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 5/8" IRON
- SET 5/8" IRON
- POWER POLE
- LIGHT POLE
- ELECTRIC TRANSFORMER BOX
- GAS METER
- TELEPHONE PEDESTAL
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM CATCH BASIN (SQUARE)
- STORM CATCH BASIN (ROUND)
- STORM SEWER MANHOLE
- OVERHEAD ELECTRIC
- FENCE
- BUILDING LINE



Survey Performed by
Global Land SOLUTIONS
 9730 N. Greenline Rd.
 Leoni, Michigan 49860
 (989) 352-4000
 www.GlobalandSolutions.com
 globalandsolutions@gmail.com

SIGNIFICANT OBSERVATIONS

- A STEPS ENCR OACH 5.9' OVER WESTERLY LINE LOT 143
- B STEPS ENCR OACH 1.5' OVER SOUTHERLY LINE PARCEL 15B
- C BUILDING ENCR OACH 18.7' OVER SETBACK LINE
- D BUILDING ENCR OACH 14.7' OVER SETBACK LINE
- E BUILDING ENCR OACH 17.1' OVER SETBACK LINE

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY. © 2019 BOCK AND CLARK CORPORATION, AN NV5 COMPANY

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

FLOOD NOTE

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS LOCATION, THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/19/2019	FIRST DRAFT	11/22/2019	NETWORK COMMENTS
08/29/2019	NETWORK COMMENTS	12/04/2019	NETWORK COMMENTS
10/04/2019	NETWORK COMMENTS		
FIELD WORK:	DRAFTED: TBK	CHECKED BY: JMS	PG & PG.

ALTA/NSPS LAND TITLE SURVEY

The Grand Hotel
 NV5 Project No. 201903352-02
 1391 Hoban Street, Mackinac Island, MI

BASED UPON TITLE COMMITMENT NO. 855358 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JULY 23, 2019 @ 8:00 A.M.

Surveyor's Certification

To: Wells Fargo Bank, National Association, as Administrative Agent, for the benefit of itself and the Lenders, and each of its successors and assigns; GRAND RESORT HOLDINGS, LLC, a Delaware limited liability company; MUSSEY REALTY CORPORATION, a Michigan corporation; GRAND HOTEL LLC, a Michigan limited liability company; GRAND HOTEL PROPERTIES, LLC, a Michigan limited liability company; MACKINAC HOLDING COMPANY, LLC, a Michigan limited liability company; MUSSEY PROPERTIES, LLC, a Michigan limited liability company; KBL Capital Partners, LLC; Parkline Cole LLP; First American Title Insurance Company and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 2, 2019.

Surveyor: *[Signature]* 02-06-2020 DATE
 JEFF A. WILSON, P.E., J.D. REGISTRATION NO. 47974 IN THE STATE OF MICHIGAN
 DATE OF FIELD SURVEY: August 2, 2019
 DATE OF LAST REVISION: December 4, 2019
 NETWORK PROJECT NO. 201903352-02 ANIC

SHEET 1 OF 1

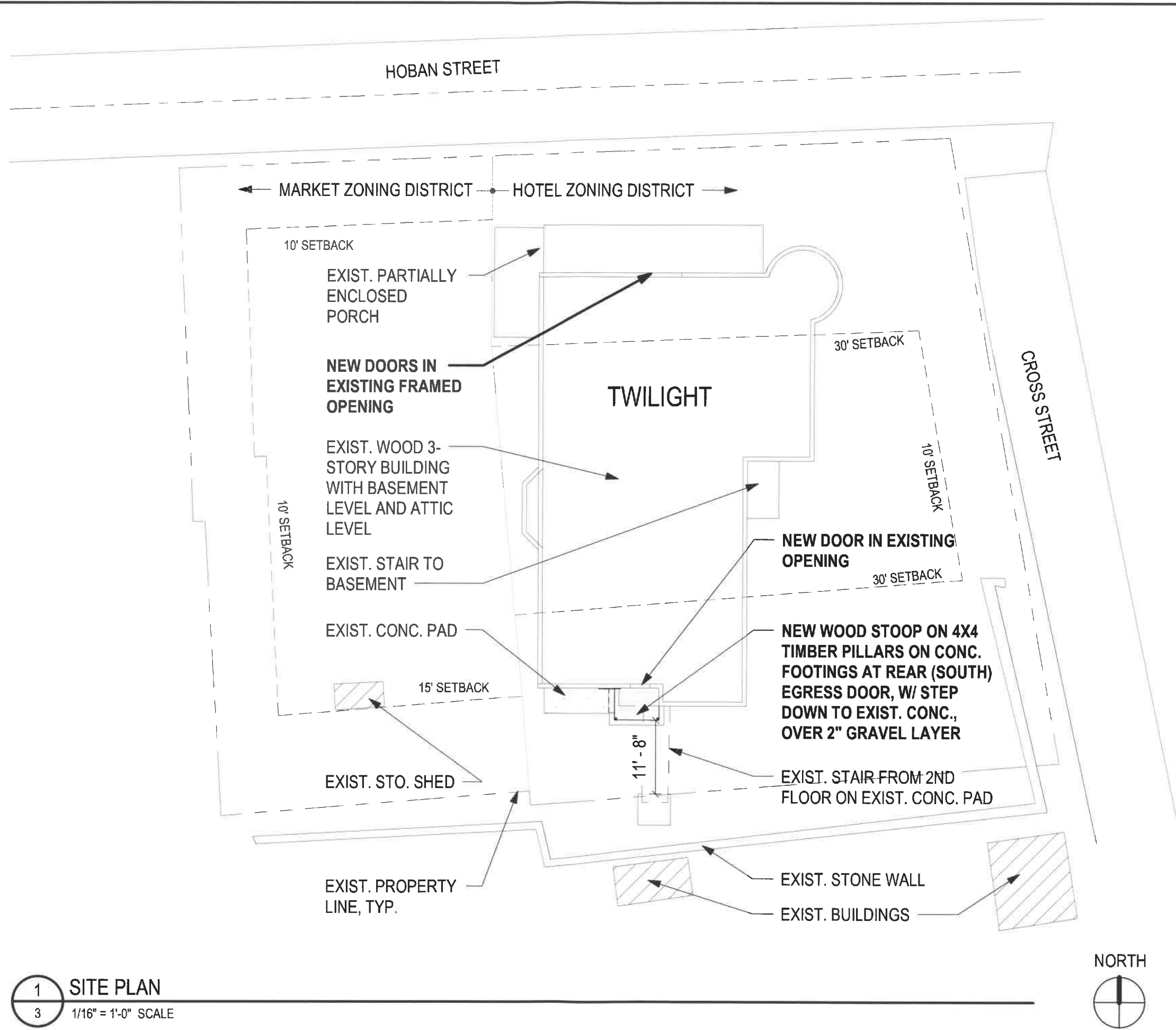
Bock & Clark Corporation
 an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

HDC Submittal
 HopkinsBurns
 Historic preservation & community design by design



1 SITE PLAN
 3 1/16" = 1'-0" SCALE



PHOTOS OF 1391 HOBAN STREET, MACKINAC ISLAND, MI 49757:



STREET FRONT OF BUILDING, LOOKING SOUTH



REAR EGRESS STAIR, LOOKING EAST



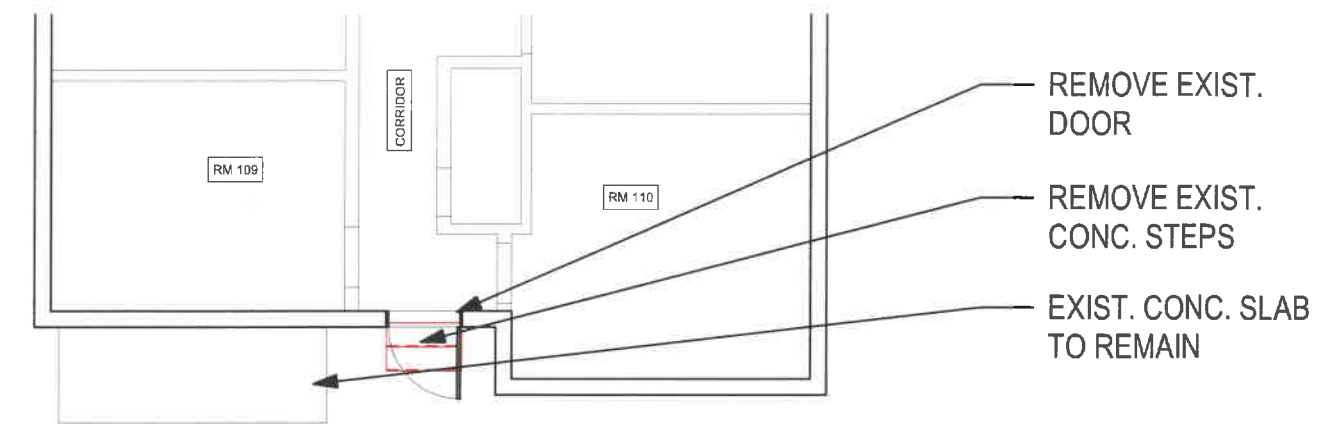
SIDE VIEW OF BUILDING, LOOKING SOUTH-EAST



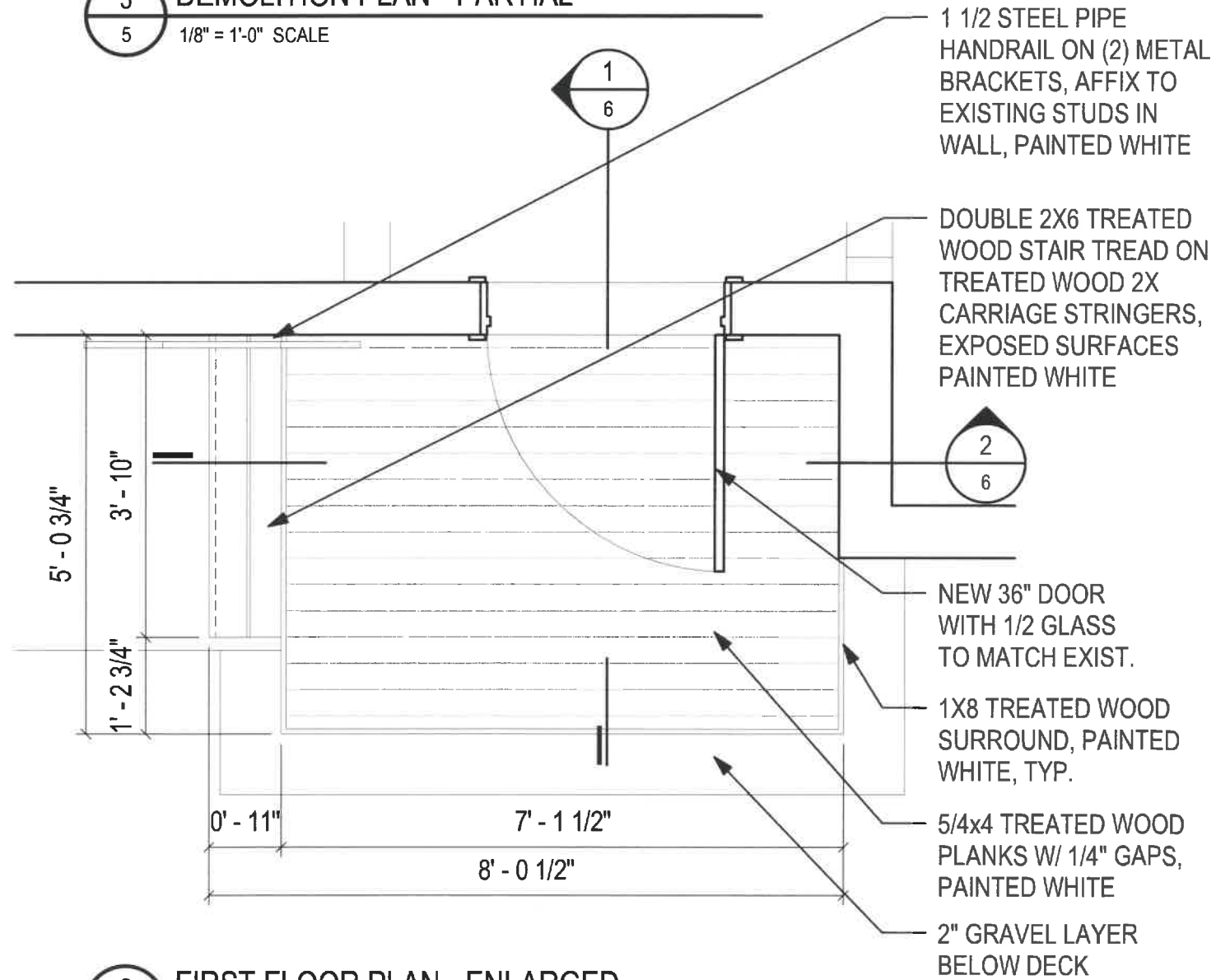
REAR OF BUILDING, LOOKING EAST



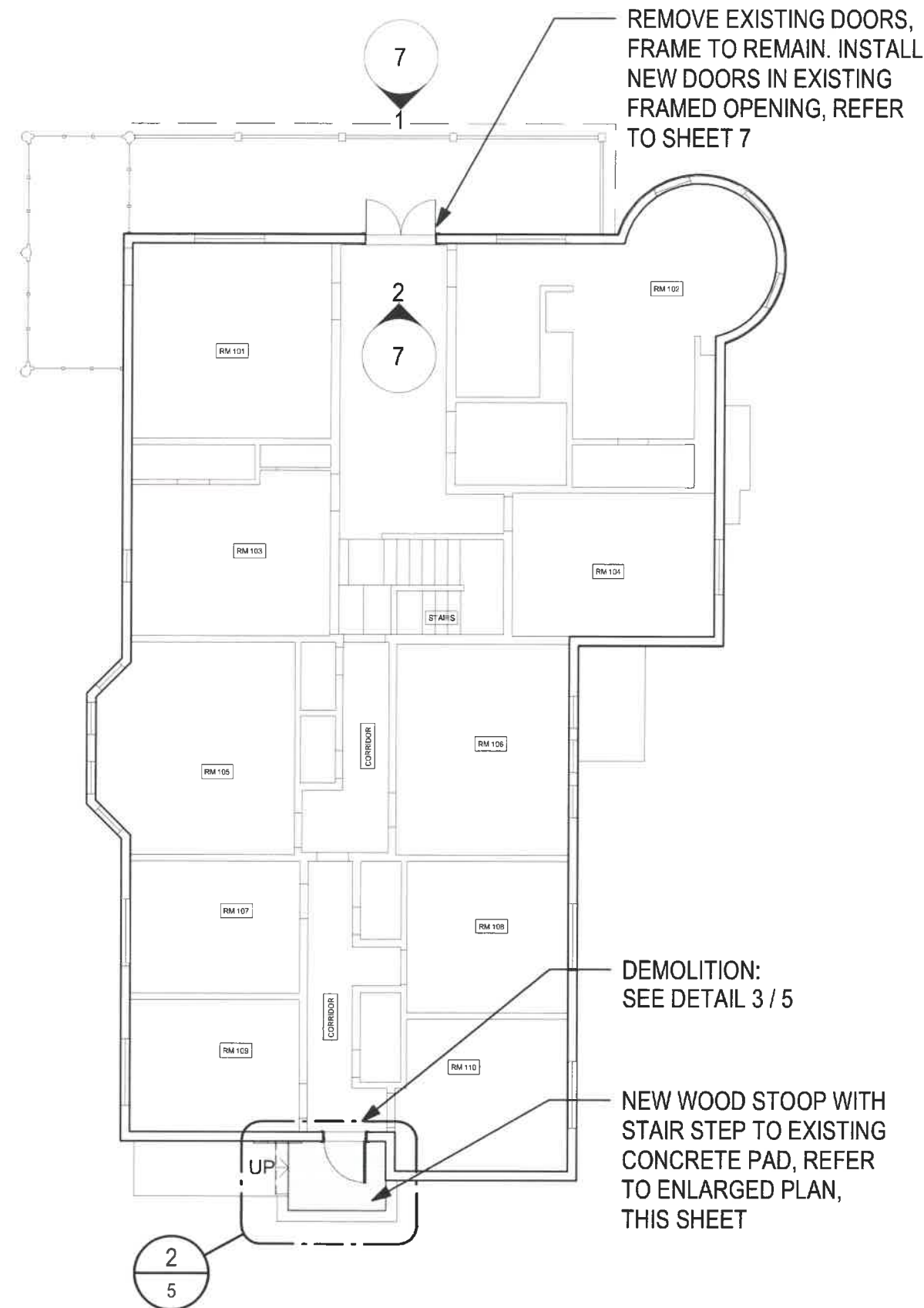
SIDE OF BUILDING, LOOKING NORTH-WEST



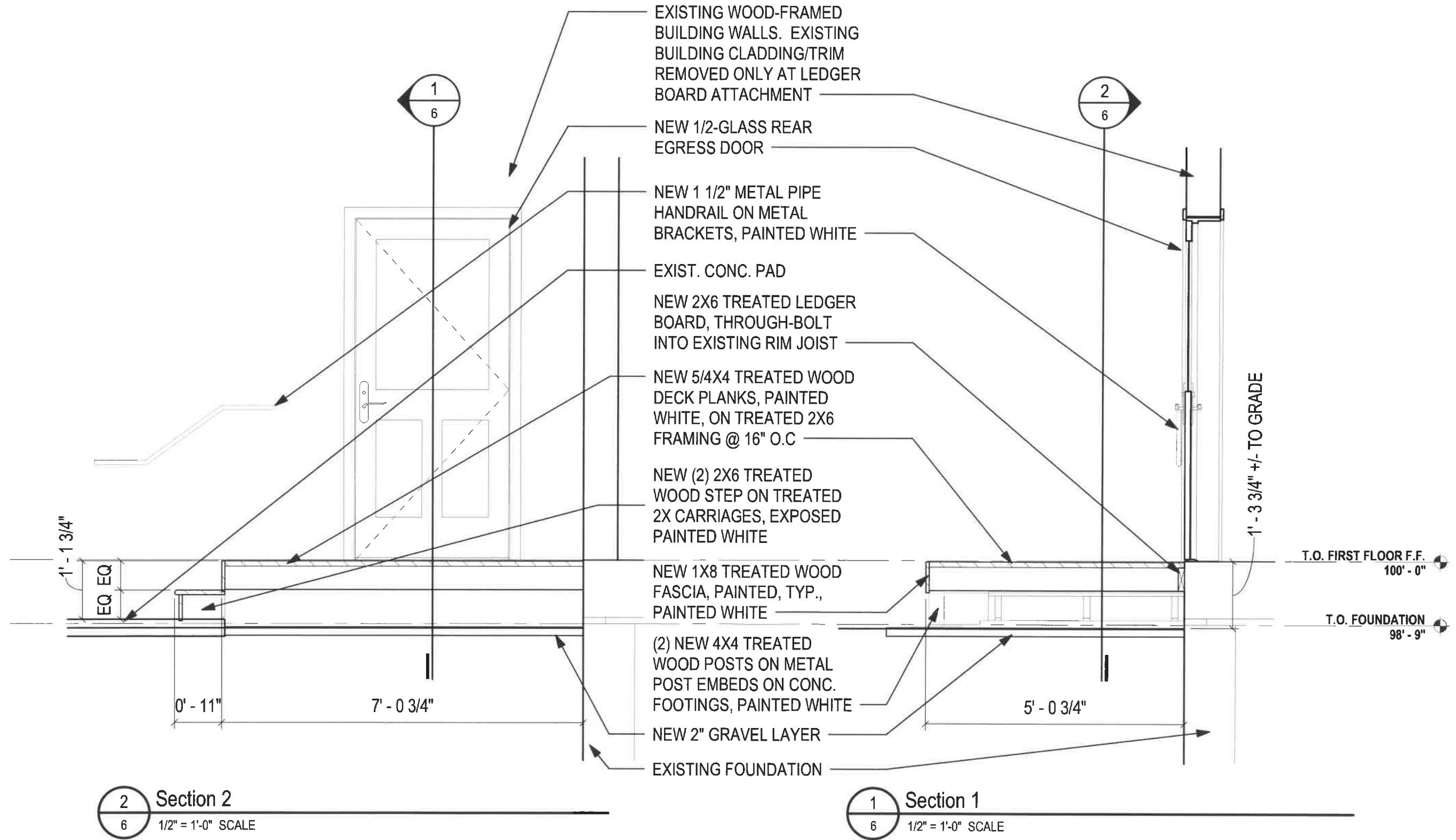
3 DEMOLITION PLAN - PARTIAL
5 1/8" = 1'-0" SCALE

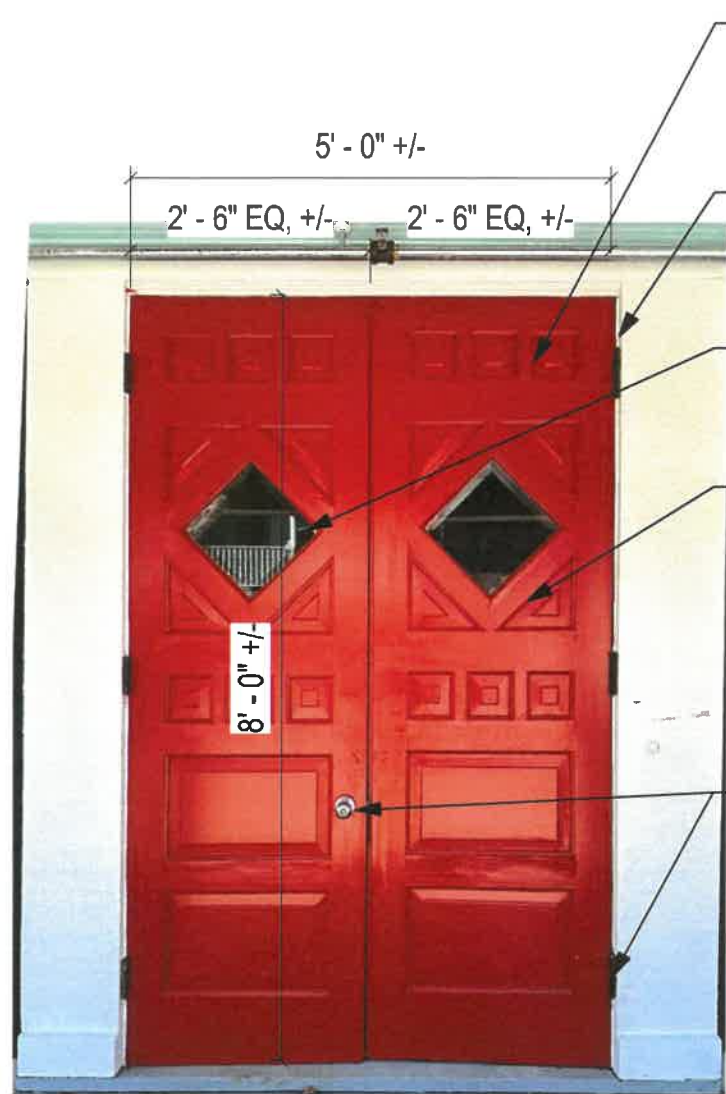


2 FIRST FLOOR PLAN - ENLARGED
5 1/2" = 1'-0" SCALE



1 FIRST FLOOR PLAN
5 3/32" = 1'-0" SCALE





1 FRONT DOOR ELEVATION - EXT.
7 1/2" = 1'-0" SCALE

REMOVE EXISTING DOORS AND HARDWARE COMPLETE. RETAIN DOORS FOR USE AS TEMPLATES IN CREATION OF NEW DOORS.

EXISTING WOOD FRAMES AND TRIMS TO REMAIN, PAINT TO MATCH EXISTING COLOR(S) EXACTLY.

REPLACE BEVELED GLASS WITH NEW TEMPERED BEVELED GLASS TO MATCH.

REPLACE EXISTING WOOD STILE AND RAIL DOORS WITH NEW. DETAILING, PROFILES, AND RAISED PANELS TO MATCH EXACTLY. RAIL AND STILE PIECES TO BE HOLLOW METAL, PANEL PIECES TO BE WOOD. PAINT TO MATCH EXIST. COLOR EXACTLY.

PROVIDE THE FOLLOWING NEW DOOR HARDWARE, WITH FINISH TO MATCH EXISTING:

- (5) NEW HINGES PER DOOR.
- (2) NEW CLOSERS ACTUATED TO CLOSE BOTH DOORS IN SEQUENCE
- (2) NEW PANIC HARDWARE ADJUSTED FOR 30" WIDE DOOR
- (2) LEVER HANDLE EGRESS SETS
- (4) KICK-PLATES, 10" HIGH
- (2) LOCKING RODS, WITH RECEIVERS IN EXISTING DOOR HEAD



2 FRONT DOOR ELEVATION - INT.
7 1/2" = 1'-0" SCALE



VIEW OF NEW CONSTRUCTION - REAR EGRESS PORCH, LOOKING EAST

Section X, Item.

8
PERSPECTIVE
RENDER

**GH TWILIGHT FIRE
REPAIR**
SCALE: As Noted 2024.05.31

HDC Submittal

HopkinsBurns
D
historic preservation & construction by design



Richard
Neumann
Architect

110 Grand Avenue, Petoskey, Michigan 49770, 231 347 0931

5 June 2024

DESIGN REVIEW

TWILIGHT ROOMING HOUSE FIRE RENOVATION
1391 Hoban Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the renovation of entry / egress door openings at the Twilight Rooming House, 1391 Hoban Street as the result of a fire. The building is 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 drawings of the proposed renovations, dated 31 May 2024, by Hopkins Burns Architects.

REVIEW

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

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

The proposed renovations would not destroy materials that characterize the property, would restore the historic hotel, and would be compatible with the massing, size and architectural features of the property.

Twilight Rooming House Fire Renovation Design Review
5 June 2024
Page 2

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 new construction could be removed in the future without impairing the essential form and integrity of the historic 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 work would be an appropriate complement to the architectural value of the property, and maintain its relationship to 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.”*

Replication of the historic front entry doors would maintain the historic integrity of the old hotel, and its importance to the surrounding area.

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

The proposed renovated rear entry would be compatible with the historic building, 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 changes at the rear entry / exit would address building code shortcomings of the existing configuration, as well as being appropriate aesthetically.

CONCLUSION

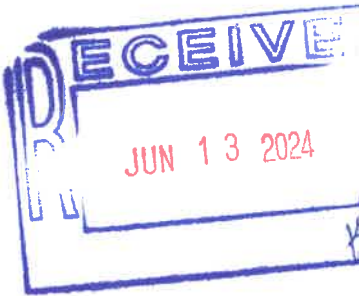
The proposed front restoration and rear renovation of the two entries / exits at the Twilight rooming house would meet the Standards for review.

END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

Section X, Item B.



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: 7541 Market St 051-550-074-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Craig Beeck Email Address: cbeeck32@yahoo.com
 Address: 7541 Market St Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 989-737-2986 281-323-9962
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Galaxy Lifts - Scotty Plemas Email Address: Scotty@galaxylifts.com
 Address: 6470 State Highway 198 Mabank TX 75156
 (Street) (City) (State) (Zip)
 Telephone: 692 788 3823 903 327 0965
 (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: _____
 Please Print Name: Craig Beeck

SIGNATURES
 File No. MD24-074-036(H)
 Signature: _____
 Exhibit A
 Date: 6-14-24
 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: MD24-074-036(H) Date Received: 6-13-24 Fee: \$100 -
 Received By: KPereny Work Completed Date: _____

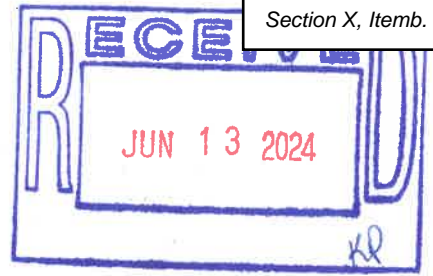
File No. M024-074-036 (A)

Exhibit B

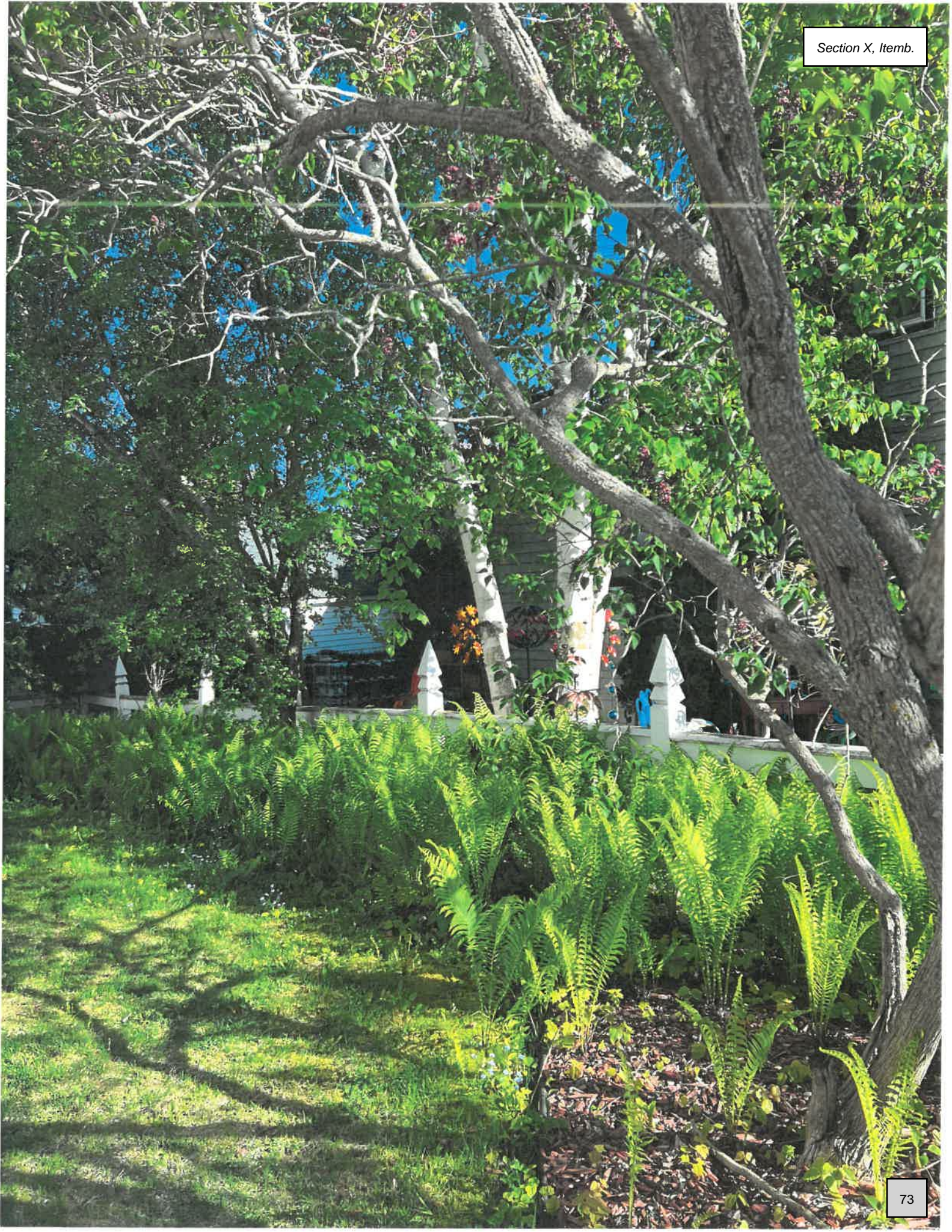
Date 6-14-24

Initials KP

Section X, Itemb.







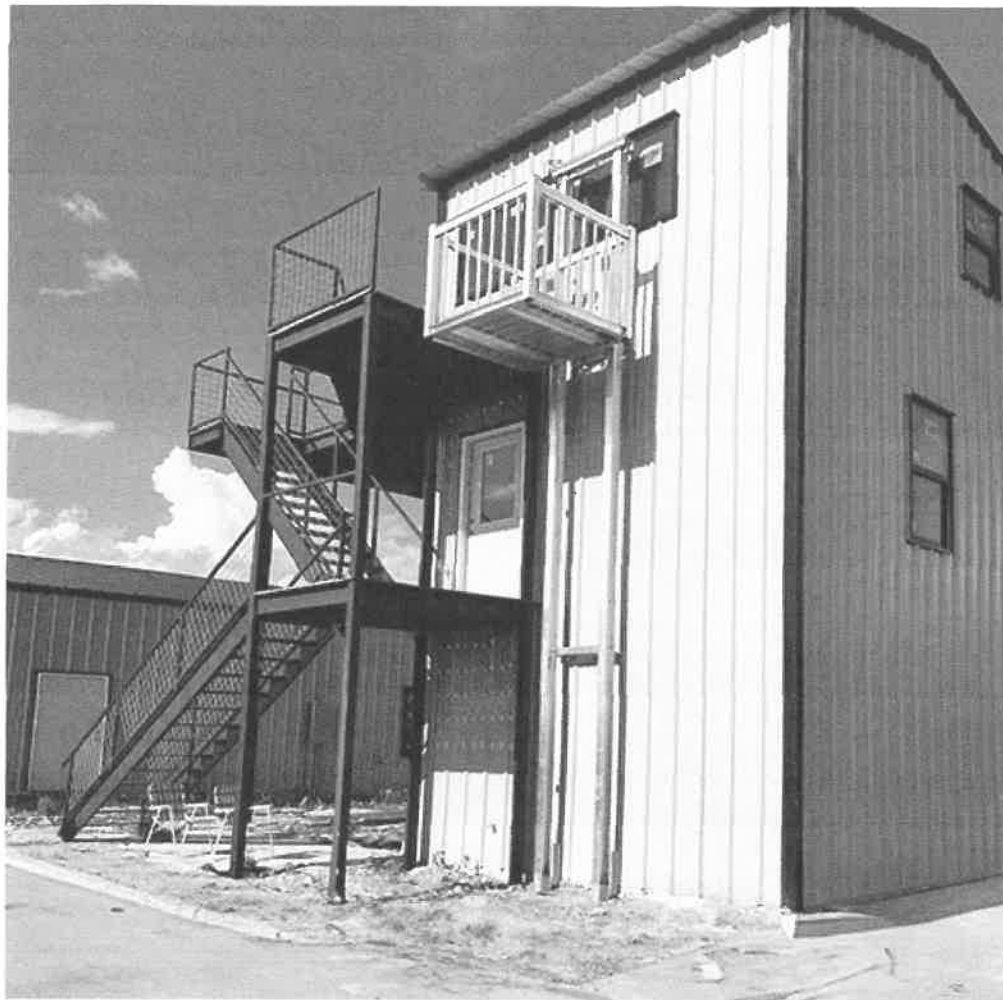








Section X, Itemb.



Section X, Itemb.





Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 July 2024

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

Re: **BEECK BUILDING FREIGHT LIFT ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposal to add an exterior freight lift at the Beeck Building 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. Craig Beeck, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 July 2024

DESIGN REVIEW

BEECK BUILDING FREIGHT LIFT ADDITION

7541 Market Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is addition of an exterior freight lift on the Beeck retail and residential building, at 7541 Market Street, in the Market and Main Historic District. A rear yard outdoor freight lift is proposed to be installed adjacent to an existing second floor deck and stair. The building is listed as a Contributing structure in the historic 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 the existing building, a rendered photo with elevator added, and manufacturer specification data, dated 13 June 2024.

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 current use as retail on the first floor and residential on the second floor, although the Applicant did not state the purpose of the proposed lift. Is it to move house-hold goods or to store retail inventory?

Beeck Building Freight Lift Design Review
8 July 2024
Page 2

Standard 2 - *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."*

The historic character of the property would be negatively affected by the addition of an outdoor lift. The installation would alter an exterior feature and space in a way which would be inappropriate to the property's historic character.

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."*

The proposed exterior lift addition would not create a false sense of historic development, as it would certainly be seen as a non-historic element, but one that would be inappropriate.

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

This standard does not apply to the proposed project.

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

Distinctive features, finishes, or craftsmanship of the property would not be removed or altered.

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.

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.

Beeck Building Freight Lift Design Review
 8 July 2024
 Page 3

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

The proposed exterior lift addition would not destroy historic materials that characterize the property, and it would be differentiated from the old. But an exterior lift would be incompatible with the architectural character of the resource, and would detract from the historic integrity of the property and its environment.

While the lift is proposed to be installed in the rear yard, away from public view, the location of which seems presently pretty well visually screened, there is no guarantee that existing vegetation would continue to hide the lift from view in the future.

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 lift addition could be removed in the future without impairing 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 proposed freight lift would detract from the historic resource, and its relationship to the Market Street and French Lane neighborhood.

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

An outdoor freight lift would result in an inappropriate relationship to the historic resource, and to the district. And as proposed it seems unclear whether the manufacturer would approve of the illustrated installation, as the lift vertical steel carrying beams are not shown to be secured to a wall. If it were required to be attached to a wall of the building, it would more directly affect the historic resource.

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

The proposed freight lift would be incompatible with the building, and detract from its character.

Beeck Building Freight Lift Design Review
8 July 2024
Page 4

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

The aesthetic value of the Beeck Building would be negatively affected by the installation of an outdoor freight lift in the backyard, as would the district.

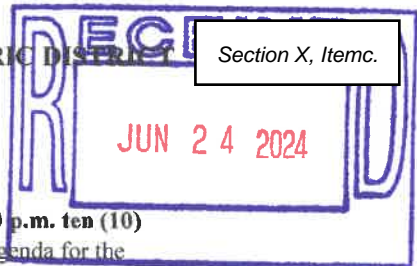
CONCLUSION

Based on the findings above, the proposed installation of an outdoor backyard freight lift on the Beeck Building at 7541 Market Street would not meet the Standards for review.

END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemc.



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

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

A) MINOR WORK

PROPERTY LOCATION: 1510 Cadotte Ave 051-575-003-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Brad Chambers Email Address: bradchambers@mict.com
Address: PO Box 400 Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-430-3307
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Brad Chambers Email Address: andy@mict.com
Address: PO Box 400 Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-847-3307
(Home) (Business) (Fax)

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

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

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

SIGNATURES
Signature _____ Signature _____
Please Print Name _____ Please Print Name _____
Date 6-24-24
Initials [Handwritten]

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: R324-003-041(A) Date Received: 6-24-24 Fee: \$600 -
Received By: [Signature] Work Completed Date: _____



Side Porch

Front Porch
Replace bad porch and stair boards like-for-like.



Side Porch
Replace porch and stair boards with Azek products to match existing in appearance.



Back Porch
Replace porch and stair boards with Azek products to match existing in appearance.

RECEIVED
JUN 24 2024
KP

File No. B324.003.041(H)
Exhibit C
Date 6.24.24
Initials KP



Street views



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 July 2024

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

Re: **CHAMBERS RESIDENCE PORCHES RENOVATION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed restoration and renovation of three porches on the Chambers Residence in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Brad Chambers, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morris



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 July 2024

DESIGN REVIEW

CHAMBERS RESIDENCE PORCHES RENOVATION

1510 Cadotte Avenue

West End Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the renovation of three porches at the Chambers Residence, at 1510 Cadotte Avenue in the West End Historic District. The building is a Contributing structure in the district. The work would replace deteriorated wood porch flooring and stair treads on the front porch, "like for like", with new wood. At the non-original side and rear porches, existing wood flooring and stair treads are proposed to be replaced with a PVC tongue-and-groove product.

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

Materials submitted for Review consist of photographs of the proposed renovations, dated 24 June 2024, by Brad Chambers.

REVIEW

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

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

The proposed renovations would not destroy materials that characterize the property, would maintain the historic house, and would be compatible with the massing, size and architectural features of the property.

Chambers Residence Porches Renovation Design Review
 8 July 2024
 Page 2

The "Azek" composite material proposed replicates wood tongue-and-groove porch flooring quite well in appearance, historically and aesthetically.

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 use of replacement wood flooring on the historic and more visible front porch 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 use of an appropriate substitute porch flooring product on the less publicly visible and non-original side and rear porches would be appropriate with the historic house and the surrounding area.

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

The proposed renovated porches 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 porch renovations would be appropriate aesthetically.

CONCLUSION

The proposed front porch floor restoration, and the side and rear porch floor renovations at the Chambers Residence would meet the Standards for review.

END OF REVIEW



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 July 2024

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

Re: **CHAMBERS RESIDENCE PORCHES RENOVATION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed restoration and renovation of three porches on the Chambers Residence in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

A handwritten signature in black ink that reads "Rick Neumann". The signature is written in a cursive, flowing style.

Rick Neumann

- c. Brad Chambers, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morris



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 July 2024

DESIGN REVIEW

CHAMBERS RESIDENCE PORCHES RENOVATION

1510 Cadotte Avenue

West End Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the renovation of three porches at the Chambers Residence, at 1510 Cadotte Avenue in the West End Historic District. The building is a Contributing structure in the district. The work would replace deteriorated wood porch flooring and stair treads on the front porch, "like for like", with new wood. At the non-original side and rear porches, existing wood flooring and stair treads are proposed to be replaced with a PVC tongue-and-groove product.

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

Materials submitted for Review consist of photographs of the proposed renovations, dated 24 June 2024, by Brad Chambers.

REVIEW

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

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

The proposed renovations would not destroy materials that characterize the property, would maintain the historic house, and would be compatible with the massing, size and architectural features of the property.

Chambers Residence Porches Renovation Design Review
8 July 2024
Page 2

The "Azek" composite material proposed replicates wood tongue-and-groove porch flooring quite well in appearance, historically and aesthetically.

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 use of replacement wood flooring on the historic and more visible front porch 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 use of an appropriate substitute porch flooring product on the less publicly visible and non-original side and rear porches would be appropriate with the historic house and the surrounding area.

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

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

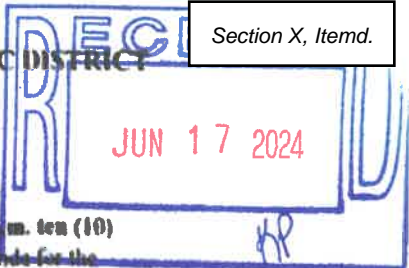
(4) - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

The proposed porch renovations would be appropriate aesthetically.

CONCLUSION

The proposed front porch floor restoration, and the side and rear porch floor renovations at the Chambers Residence would meet the Standards for review.

END OF REVIEW



Section X, Itemd.

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

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

A) MINOR WORK

PROPERTY LOCATION: 7614 Main ST 49-051-575-030-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Carol T Rearick Email Address: crearick@comcast.net

Address: 5100 Mountain Top Dr, Brighton MI 48116
 (Street) (City) (State) (Zip)

Telephone: 810-923-2804
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Alpha Omega Services LLC Email Address: info@AOSMICH.COM

Address: 301 Williamson Ct Drive Suite 800 Williamson MI 48895
 (Street) (City) (State) (Zip)

Telephone: 517-202-1311 517-655-8515
 (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 facades 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 Sille-DeRousett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

Carol T Rearick
Signature

SIGNATURES

Signature

Carol T Rearick for the Carol T Rearick Trust
Please Print Name

Please Print Name

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

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

File No R324.030.037(A)
 Exhibit A
 Date 6.17.24
 Initials KP

File Number: R324.030.037(A) Date Received: 6.17.24 Fee: \$600.00
 Received By: KPerry Work Completed Date _____



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B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itemd.

PROPERTY LOCATION 7614 Main Street 49-051-575-030-00
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: _____

APPLICANT/CONTRACTOR
(Applicant's interest in the project if not the fee-simple owner): STEPHEN HEUNT MECHANICAL #7116215 LIC.

Name: ALPH & OMEGA SERVICES LLC Email Address: info@AOSMICH.COM

Address: 301 WILLIAMSTON CTR DRIVE WILLIAMSTON MI 48895
(Street) (City) (State) (Zip)

Telephone: 517-282-1311 517-655-8515
(Home) (Business) (Fax)

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief.

Signature: [Signature] Date 6-13-24

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY¹ This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: Carol T Rearick Email Address: crearick@comcast.net

Address: 5900 Mountain Top Dr Brighton MI 48116
(Street) (City) (State) (Zip)

Telephone: 810-923-2806
(Home) (Business) (Fax)

- The undersigned certify(ies) and represent(s)
1. That he/she, it or they is (are) all of the fee title owner(s) of all of the property involved in the application, and
 2. That he/she, it or they has (have) attached a list which identifies all parties with a legal interest in the property at issue other than the undersigned owner(s) and has (have) identified the nature of each legal interest; and
 3. That the answers and statements herein attached and materials provided are in all respects true and correct to the best of his, her, its or their information, knowledge and belief. The undersigned hereby further certify(ies) and represent(s) that he/she, it or they has (have) read the foregoing and understand(s) the same.
 4. That the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531.

Carol T Rearick SIGNATURES _____
Signature Signature

Carol T Rearick for me Carol T Rearick Trust
Please Print Name Please Print Name

Signed and sworn to before me on the 10th day of JUNE, 2024

TIMOTHY LIVINGSTON
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF LIVINGSTON
My Commission Expires 08-03-2028
Acting in the County of LIVINGSTON

[Signature]
Notary Public
LIVINGSTON County, Michigan
My commission expires 3/5/2028

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

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File No. R324:030.037(4)

Exhibit B

Date 6.17.24

Initials KP

REC

Section X, Itemd.

JUN 17 2024

KP



TOY CAR or BICYCLE LOCKS
+ DETRIEVAL TRAIL

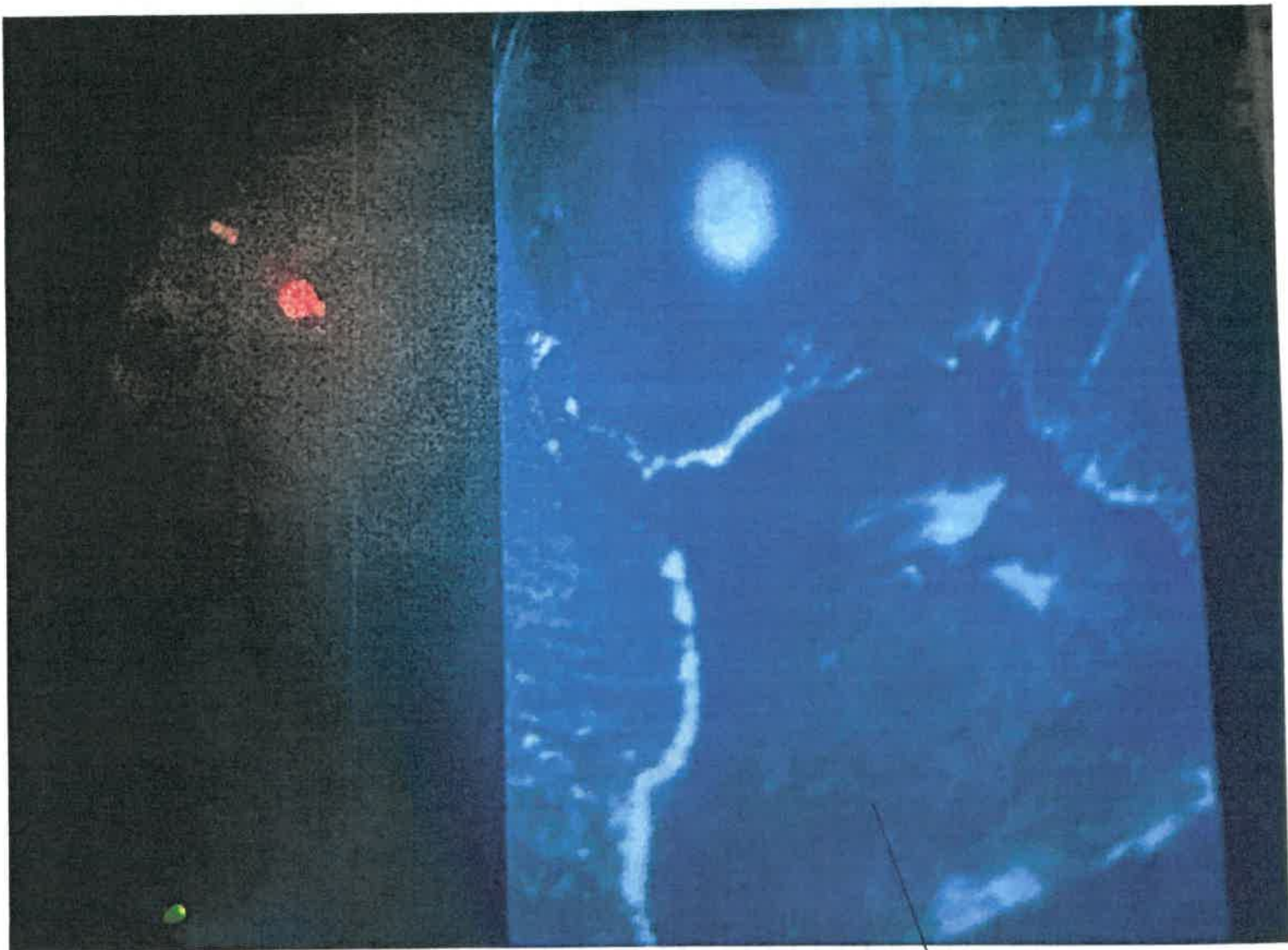
Crown / WINDU
Also - EXISTENT

SPALLED
RAUCE

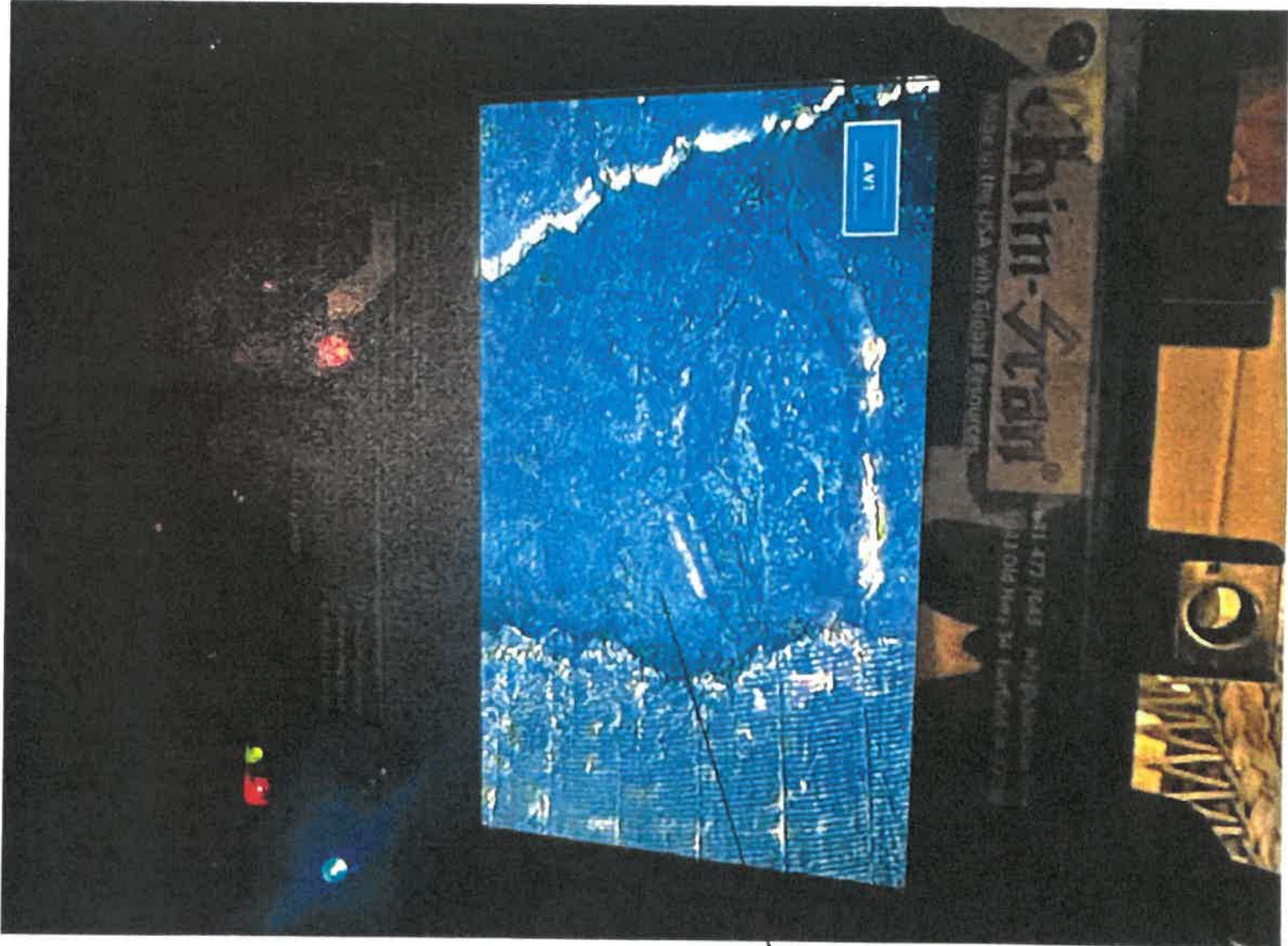
SHINGLED
RAUCE



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SMALL PORENULIAR
LIMBIC SYSTEM ON
FIBER



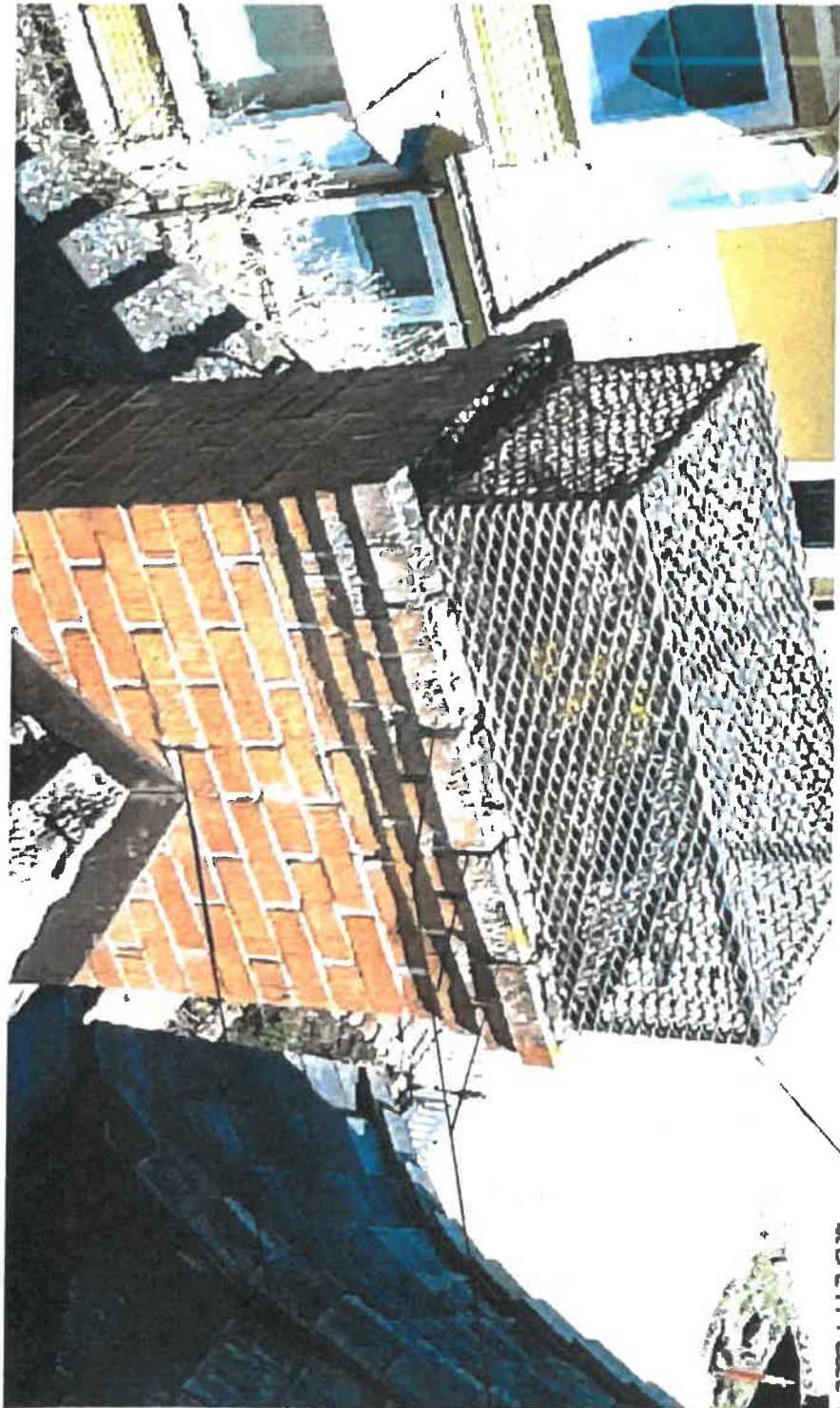
DEFINITIONALLY
 FLUE LINED
 REFRACTORY WITH
 FIRE BRICK REFRACTORY
 PROCESS.



SOME ANGLEIRON BUT
 NO RAIN CAP - MESSY
 WILL DETERIORATE WITH
 MULTI-FLOOR RAIN - CAP.

DETAILS AT
 HEAD Joints

Seal with
 3/4 GAL.



SOME ANTIESTON BUT
 NO AIR CAP - MESSY
 WILL DEGRADE w/ heat
 MULT. FINE RAIN - CAP

BE TENDRABLE
 HEAD TO THE

Spall with
 block.

Rearick chimney

Section X, Itemd.

\$600 HO C



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 Info@aosmich.com

Job No. B324-030-037(H)

Exhibit D

Date 6-17-24

Initials KP

Estimate

Customer Name	Mackinac Island
DATE	05/31/2024
ESTIMATE #	18155417

SERVICE LOCATION

7614 Main St
 Mackinac Island, Michigan, 49757

Notes from technicians

Customer Requests:

There is a 3.5% admin fee for all credit card payments

Estimate

Description	Qty	Rate	Tax	Total
<p>Narrative/Disclaimer -This chimney lining system was repaired in the early to mid 1970 with a cast in place liner that has failed and begun to deteriorate and fireplace must not be used until the lining system has been repaired. The upstairs free standing wood stove is also not UL listed therefore must not be used and should be taken out of service by removing it from the venting connection. The brick and mortar of the chimney above the roofline has begun to deteriorate and should be demolished down to the roofline and rebuilt to a height that meets the 3/2/10 IRC Building code standard.</p> <p>Narrative re: Project/Scope/Included & Not Included Work</p>	0.00	\$0.00	\$0.00	\$0.00
<p>Miscellaneous-Roof Staging and set up for structural and mechanical work -2 days</p>	1.00	\$6,000.00	\$0.00	\$6,000.00

adding five tiles, not brick

4/25 after OTO conversation there will be additional brick

2017
2018
2019

Scaffolding Per Section Includes labor	8.00	\$775.00	\$0.00	Section X, Itemd.
Brick Demo of Existing Chimney Includes labor and debris removal; per brick price- does not include staging	1.00	\$3,500.00	\$0.00	\$3,500.00
Brick Demo And Re-Layed (350 brick) Includes materials and labor- does not include any staging	1.00	\$12,000.00	\$0.00	\$12,000.00
Miscellaneous-12" round clay liner sections to extend chimney	4.00	\$2,250.00	\$0.00	\$9,000.00
Fireguard Resurfacing 12" x 35' Includes materials and labor- \$465 per ft- does not include any staging	1.00	\$16,665.00	\$0.00	\$16,665.00
Miscellaneous-Remove Top Floor WoodStove and cap inside home	1.00	\$195.00	\$0.00	\$195.00
Crown 11-14 SQ FT Includes Demo existing cement crown, making custom forms, pouring a 4" cement crown with a 2" overhang, and returning to seal the crown. Includes material and labor cost- does not include any staging	1.00	\$6,575.00	\$0.00	\$6,575.00
Miscellaneous-12" SS Guard Termination cap	2.00	\$885.00	\$0.00	\$1,770.00
Miscellaneous-Material Mobilization/Ferry	1.00	\$5,000.00	\$0.00	\$5,000.00
Miscellaneous-Lodging	1.00	\$3,475.00	\$0.00	\$3,475.00
Fuel Surcharge		\$9.00		\$9.00

ESTIMATE TOTAL:
\$70,389.00

WARRANTY INFORMATION:

- * Up to 30 Calendar days - Free revisit
- * 30-60 Calendar Days - 1/2 service call price
- * 60+ Calendar days - Full Service charge

Workmanship quality is warranted for 5 years with annual service.

PLEASE NOTE:

With unpredictable winter weather we cannot warranty material beyond installation (i.e. Brick)

Notes for Customer

- This estimate is a result of a visual inspection.
- The prices reflected in this estimate will be valid for a period of 90 days from the date on this document.
- The job scope and prices in this estimate are given as courtesy and may be revised after work begins. If additional equipment failure/deterioration are discovered, this may result in additional cost.
- No additional charges will be added without a full discussion and acknowledgement of the homeowner and/or responsible party.
- Payment for all work performed is due at the time of service. A 50% deposit is required on any future job at the time of scheduling(excluding annual inspection and sweeps).
- We strongly recommend a carbon monoxide detector on every level of your home. This will help keep your family safe and ensure that your units are working properly.

