

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, December 09, 2025 at 11:00 AM

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.](#) November 11, 2025

V. Adoption of Agenda

VI. Correspondence

VII. Committee Reports

VIII. Staff Report

[a.](#) R325-082-099(H) GHMI Window Replacement

[b.](#) MD25-002-100(H) Arbib Window Replacement

[c.](#) HB25-050-102(H) Iroquois Hotel Repairs

[d.](#) C25-026-103(H) Lilac Tree Verizon Antenna Replacement

IX. Old Business

X. New Business

[a.](#) C25-040-099(H) Good Day Cafe New Gutters

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, November 11, 2025 at 11:00 AM

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

I. Call to Order

Chairman Finkel called the meeting to order at 11:00 AM.

II. Roll Call

PRESENT

Lee Finkel
Nancy Porter
Peter Olson
Shannon Schueller
Lindsey White
Rick Linn

ABSENT

Lorna Straus

Staff: Erin Evashevski, David Lipovsky, Rick Neumann

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as amended. Amendment was to review Old Business, “a”, and New Business, “a” first so Richard Neumann could comment before leaving the meeting.

Motion made by Porter, Seconded by Olson.

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

V. Approval of Minutes

a. October 14, 2025 Special Meeting

Motion to approve as written.

Motion made by White, Seconded by Finkel.

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

b. October 14, 2025

Motion to approve as written.

Motion made by White, Seconded by Olson.

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

VI. Correspondence

None.

VII. Committee Reports

None.

VIII. Staff Report

a. R125-065-087(H) Cusack Exterior Stairs

Lipovsky stated he looked at the projects and noted the rails and treads are rotting. Rails will be code compliant and the same style.

b. CD25-001-088(H) Trivisonno Roofs and Siding Repairs

Lipovsky stated the applicant would like to replace the roof and re-flashing in areas.

c. MD25-074-094(H) Beeck Siding and Trim Replacement

Lipovsky stated most of the siding is rotted. The trim, fascia and soffit need to be replaced.

d. C25-012-098(H) Great Turtle Retail Store Door Replacement

Lipovsky stated the threshold and bottom is rotten. The applicant would like to replace with the exact same door.

Motion to accept the staff report.

Motion made by Porter, Seconded by White.

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

IX. Old Business

a. C25-001-086(H) Schunk Threads Building Window and Door Alteration

Lindsey Schunk stated this was tabled for Neumann to review the alternate plan. Lipovsky was to look at the material that is salvageable. He stated 60 percent can be used as well as all of the hardware. He also stated the pillars on the front are staying. Neumann stated there aren't that many original storefronts left. Changing the configuration changes the features and standard 2 original materials will be lost. Neumann stated we want to maintain the authenticity by retaining original materials and the design. Neumann feels this is a departure from the original design. While he understands the functional dilemma, he does not feel it should be allowed to be altered. Schunk responded that based on the percentage being saved, we are losing the big piece of glass, but we are saving all the material except the door. The transoms and bottom panel would stay. Porter stated some of the materials are not possible to save because they are too rotted. Lipovsky stated most of the woodwork

there he believes can be used. Lipovsky believes the door should be replaced. Schueller asked if there is code requirements for glass. Lipovsky stated yes. Neumann stated if it has bubbles in the glass, it probably is old ¼" plate glass. Lipovsky stated due to code the glass probably can't be used. Lipovsky looked up code and the door can swing either way. Olson asked if the door can swing into the wall to help with the congestion. Neumann stated swinging the door the other way should help. Olson stated if the door is beyond repair than that is another question. Schueller asked about the glass in the door as well. Will that be replaced. Lipovsky stated he would have to look at the door glass. Porter stated that the glass on the door would be a code issue. Porter stated the glass in the window could break even if trying to save and use. Olson doesn't believe they can deny her the right to repair the rotted trim on the window. Porter stated she appreciates the effort to try and save the glass but if given the choice we can't deny the applicant to maintain her building to save the glass. Evashevski asked if there is a change to the front, does it then need to meet code. Lipovsky stated yes. Olson stated how does the HDC feel about the fundamental design, not just the glass. Neumann asked the HDC to read through the Standards. This proposed project would create a negative result. Finkle asked Schunk if she had any thoughts. Schunk asked if the issue is the layout, not just the door. Olson read aloud the 5 standards that this project does not meet. Schunk asked at what point can rotted materials be replaced? White stated you would need to do a like for like for rotted wood but the layout would need to stay the same. Evashevski stated the application as it stands now needs to be voted on. If Schunk has changes to be made they could table. Schunk does not know of any changes she would make. Motion to deny based on Standards 2,3, 5, and 9 not being met.

Motion made by White, Seconded by Olson.

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

Doud stated that this exact change was approved for Douds in 2016.

X. New Business

a. C25-083-096(H) Gatehouse Rear Patio Renovation

Tamara Burns stated they would like to add a roof to match the existing and also raise the guardrail to make it a little safer for people sitting there. All materials will match the existing. Lipovsky stated Neumann commented that this is on the back side of the building and not very visible. Burns stated the addition roof is lower. Motion to approve.

Motion made by Porter, Seconded by Olson.

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

b. Approval of 2026 Meeting Dates

Motion to approve the 2026 meeting dates.

Motion made by Porter, Seconded by White.

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

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 11:36 AM.

Motion made by White, Seconded by Porter.

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

Lee Finkel, Chairman

Katie Pereny, Secretary

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC

Section VIII, Itema.

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

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

A) MINOR WORK

PROPERTY LOCATION: 7704 Mahoney Ave 051 575 082 00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: KSL Capital Partners Email Address: _____

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

Telephone: _____
(Home) (Business)

File No R325-082-099(11)

Exhibit _____
(Fax) A

Date 11-10-25

Initials KP

APPLICANT/CONTRACTOR

Name: B+C Construction Services LLC Email Address: _____

Address: 2735 Davinport Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: (906) 430-1100
(Home) (Business) (Fax)

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

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

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

SIGNATURES

Signature

Signature

R325-082-099(11)

11/10/25

0825-

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section VIII, Itema.

PROPERTY LOCATION:

(Number) (Street)

(Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY:

(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$25,000.00**APPLICANT/CONTRACTOR**(Applicant's interest in the project if not the fee-simple owner): ContractorName: James Bazirani

Email Address: _____

Address: 2235 Davenport St. Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: _____

(Home)

(Business)

(Fax)

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

Signature: _____

Date: _____

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

Name: KSI Capital Partner Email Address: _____Address: 100 St Paul St Suite 800 Denver CO 80206
(Street) (City) (State) (Zip)

Telephone: _____

(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.

Dustin Coleman

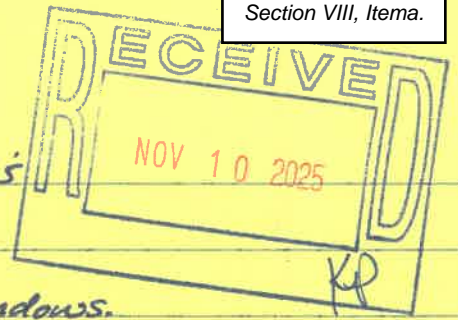
Signature

SIGNATURES

Dustin Coleman

Signature

Work to be performed at Park Place Suites



1. Replacement of existing double hung windows.
2. Current windows are 40+ years old.
3. Windows will be replaced with Anderson 400 Series windows that are vinyl clad w/ wood interior. These windows will exactly match, in size, color and materials the current windows on the building
4. Exterior trim around affected windows will be replaced with trim to match in size color and wood material
5. There will be no changes in size color or material to any part of the project.
6. Work will begin upon application acceptance and is expected to last two weeks.

File No. B325.082.099(H)

Exhibit B

Date 11.10.25

Initials KP

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NOV 10 2025
KP

File No. R325-082-099(M)
Exhibit C
Date 11-10-25
Initials KP





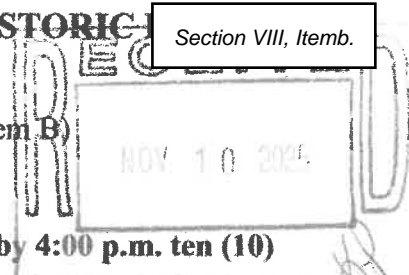




GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC

Section VIII, Itemb.

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



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A) MINOR WORK

PROPERTY LOCATION: 7323 Market St. 051-810-002-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Christine Arabib Email Address: _____

Address: 7323 Market St Mackinac Island MI 49757
 (Street) (City) (State) (Zip)

Telephone: (906) 430-7765 (906) 430-7400
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Bard C Contractor Services, LLC Email Address: _____

Address: 2735 Davenport St Mackinac Island MI 49757
 (Street) (City) (State) (Zip)

Telephone: (906) 430-1100
 (Home) (Business) (Fax)

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

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

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

[Signature] SIGNATURES [Signature]
 Signature Signature
MD25-002-100(H) 11-10-25 425 KP

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section VIII, Itemb.

PROPERTY LOCATION:

(Number) (Street)

(Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY:

(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$14,000.00**APPLICANT/CONTRACTOR**(Applicant's interest in the project if not the fee-simple owner): ContractorName: James Bazin

Email Address: _____

Address: 2235 Davenport

(Street)

Mackinac Island

(City)

MI

(State)

49757

(Zip)

Telephone: (906) 430-4000

(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 11/2/25

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

Name: Christine Arbib

Email Address: _____

Address: 7323 Market St.

(Street)

Mackinac Island

(City)

MI

(State)

49757

(Zip)

Telephone: 906-430-7400

(Home)

(Business)

(Fax)

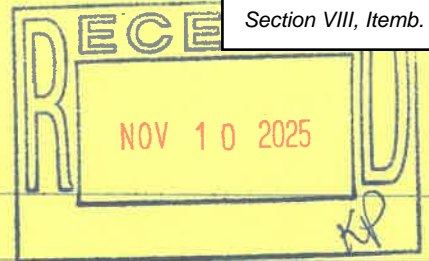
The undersigned certify(ies) and represent(s)

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.

Jessica A. [Signature]
Signature

SIGNATURES

Signature



Work to be performed at Fisher Bldg.

1. Replacement of 13 windows.
2. All windows will be replaced with new Anderson 400 series double hung windows.
3. These windows will be exact matches to existing windows in shape size color and materials.
4. There will be no need for a change in any of the windows characterizations.
5. Existing windows are badly water damaged and some of them are nearly inoperable.
6. Exterior and interior trim will be replaced to also be an exact match to the existing material size and color.
7. Work is slated to begin by Jan. 1, 2026 and finished roughly 4-5 weeks later.

File No. MD25-002-100(H)

Exhibit B

Date 11-10-25

Initials KP

File No. MD25-002-100(4)

Exhibit C

Date 11-10-25

Initials KP

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KP







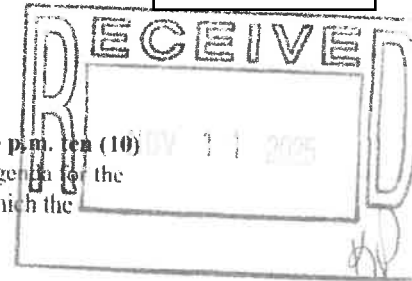


GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemc.

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

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



A) MINOR WORK

PROPERTY LOCATION: 7485 Main Street 051-575-050-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Hotel Iroquois Properties Email Address: _____
Address: PO Box 456 Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-847-3321
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Suze Oostendorp Email Address: _____
Address: 7485 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-847-3321
(Home) (Business) (Fax)

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

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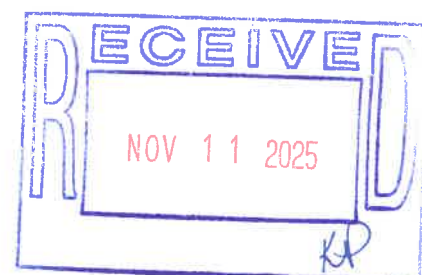
Suze Oostendorp agent SIGNATURES _____
Signature _____ Signature _____
Suze Oostendorp _____
Please Print Name _____ Please Print Name _____

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

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

File Number: HB25-050-102(4) Date Received: 11-11-25 Fee: 35
Received By: K. Perry Work Completed Date: _____

File No. HB25-050-102(1)
 Exhibit B
 Date 11.11.25
 Initials KP



November 4, 2025

Historic District Commission

PO Box 455

Mackinac Island, MI 49757

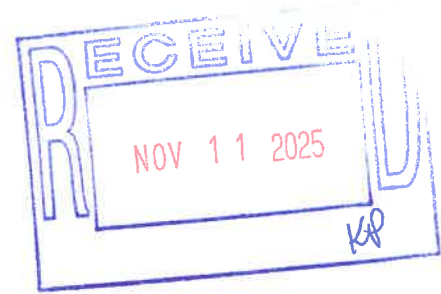
Dear Historic District Commission,

The Hotel Iroquois is requesting a minor work addition and "like for like" update to our building located at 7485 Main Street. We are looking to rebuild the small patio posts and railings on the side patio of the restaurant, assembling the north rail so it can be removed. We want to tear out and rebuild the north stack chimney. We want to rebuild the air conditioning soffit outside of the bakery, repair the shakes and windowsills along the long porch and reskin the post entrance beside the service door. These improvements are to maintain the exterior appearance of the hotel. The repair work will all be done to maintain like for like. Photos are included of the areas mentioned above.

Please let me know if any additional information is needed.

Thank you,

Suze Oostendorp



File No. HB25-050-102(A)
Exhibit C
Date 11.11.25
Initials KP

Small patio posts and railings



North stack chimney



Air conditioning soffit outside bakery



Shakes and windowsills along long porch



Post outside service entrance

Katie Pereny

From: Sam Barnwell <sam@hishotels.com>
Sent: Friday, December 5, 2025 11:01 AM
To: David Lipovsky; Katie Pereny
Subject: Iroquois Followup

Dave

Thanks for your phone call to provide more clarity to the like for like at Iroquois.

On the south side of the building are 2 towers built in 2008 to enclose the hood vents and Air conditioning line sets. They are wood siding matching the remainder of the building. The siding does not hold paint thru even 1 season and has extensive rot. We need to remove the siding to replace the hidden line sets for the air conditioning as well as replace the rotten siding. The towers will be restored to the same build and style in materials and construction.

Sam Barnwell

Chief Development Officer
Hotel Investment Services



www.hishotels.com

mobile. 906-430-7310
email. sam@hishotels.com
3150 Livernois - Suite 260
Troy, MI, 48083, USA

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PROJECT SUMMARY

SITE NUMBER: 7032

SITE NAME: MACKINAC LILAC HOTEL

SITE ADDRESS: 7372 MAIN STREET
MACKINAC ISLAND, MI 49757

JURISDICTION: MACKINAC COUNTY

COUNTY: MACKINAC COUNTY

BUILDING OWNER: MAIN STREET CENTER, INC.
P.O. BOX 475
GAYLORD, MI 49374

SITE COORDINATES:

LATITUDE: 45° 50' 55.76" N (NAD 83)
LONGITUDE: 84° 37' 07.15" W (NAD 83)
ELEVATION: 596.30' (NAVD 88)

OCCUPANCY: TBD

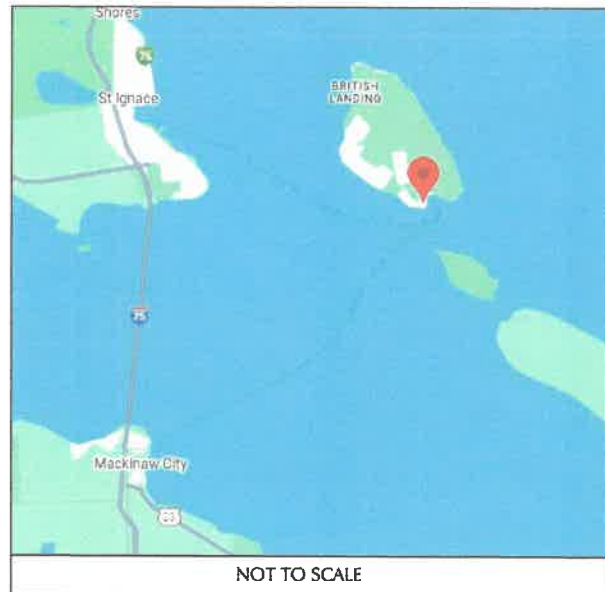
CONSTRUCTION TYPE: ROOFTOP

LESSEE

SITE NUMBER: 7032
SITE NAME: MACKINAC LILAC HOTEL
7372 MAIN STREET
MACKINAC ISLAND, MI 49757

5G L-Sub 6 - CARRIER ADD / FUZE 17411995

VICINITY MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

APPLICABLE CODES AND STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- | | |
|----------------------------------|--------------------------------------|
| 1. 2021 MICHIGAN BUILDING CODE | 7. 2021 MICHIGAN PLUMBING CODE |
| 2. 2021 MICHIGAN MECHANICAL CODE | 8. INTERNATIONAL FIRE CODE |
| 3. ANSI / TIA-222-H | 9. 2021 MICHIGAN UNIFORM ENERGY CODE |
| 4. NATIONAL ELECTRIC CODE 2020 | 10. MIOSHA RULES AND REGULATIONS |
| 5. LOCAL BUILDING CODE | 11. NFPA-101 LIFE SAFETY CODE |
| 6. CITY/COUNTY ORDINANCES | 12. 2011 MMUTCD |

SHEET INDEX

NO.	DESCRIPTION
SK 7032-A-1	TITLE SHEET
SK 7032-A-2	OVERALL ROOF PLAN
SK 7032-A-3	ENLARGED ROOF PLAN EXISTING AND PROPOSED LAYOUTS
SK 7032-A-4	BUILDING ELEVATION
SK 7032-A-5	EXISTING AND PROPOSED PARTIAL ELEVATION
SK 7032-A-6	ANTENNA SCHEDULE

File No. C25-026-103(H)

Exhibit C

Date 11.12.25

Initials KP

DOCUMENTS REQUIRED FOR NOTICE TO PROCEED (NTP) WITH CONSTRUCTION:

- | | CHECK OFF BOX |
|---|--------------------------|
| • COPY OF BUILDING PERMIT (IF APPLICABLE) OR A LETTER FROM THE LOCAL JURISDICTION STATING THAT A BUILDING PERMIT IS NOT REQUIRED. | <input type="checkbox"/> |
| • CONSTRUCTION SCHEDULE | <input type="checkbox"/> |
| • APPROVED CONSTRUCTION DRAWINGS | <input type="checkbox"/> |
| • APPROVED CONTRACTOR'S NAME WITH FIELD AND OFFICE CONTACT PHONE NUMBERS | <input type="checkbox"/> |
| • FULLY EXECUTED LEASE AGREEMENT | <input type="checkbox"/> |

SHEET SCALE FACTOR:

PLOT SIZE:
11"x17": "TO SCALE"
24"x36": 2X SCALE AS NOTED

RECEIVED
NOV 12 2025
LESSEE



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	TBD
DRAWN BY:	STC
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
1	09/22/25	ISSUED FOR CONSTRUCTION



PROJECT No.	TBD
SITE NAME:	MACKINAC LILAC HOTEL
SITE NUMBER:	7032
SITE ADDRESS:	7372 MAIN STREET MACKINAC ISLAND, MI 49757
DESIGN TYPE:	ROOFTOP

SHEET TITLE:	TITLE SHEET
--------------	-------------


DRAWING NO.	REVISION:
SK 7032-A-1	0

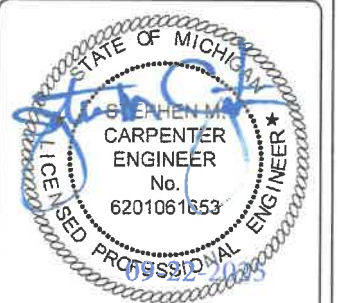
LESSEE



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A&E PROJECT #:	TBD
DRAWN BY:	STC
CHECKED BY:	CTD

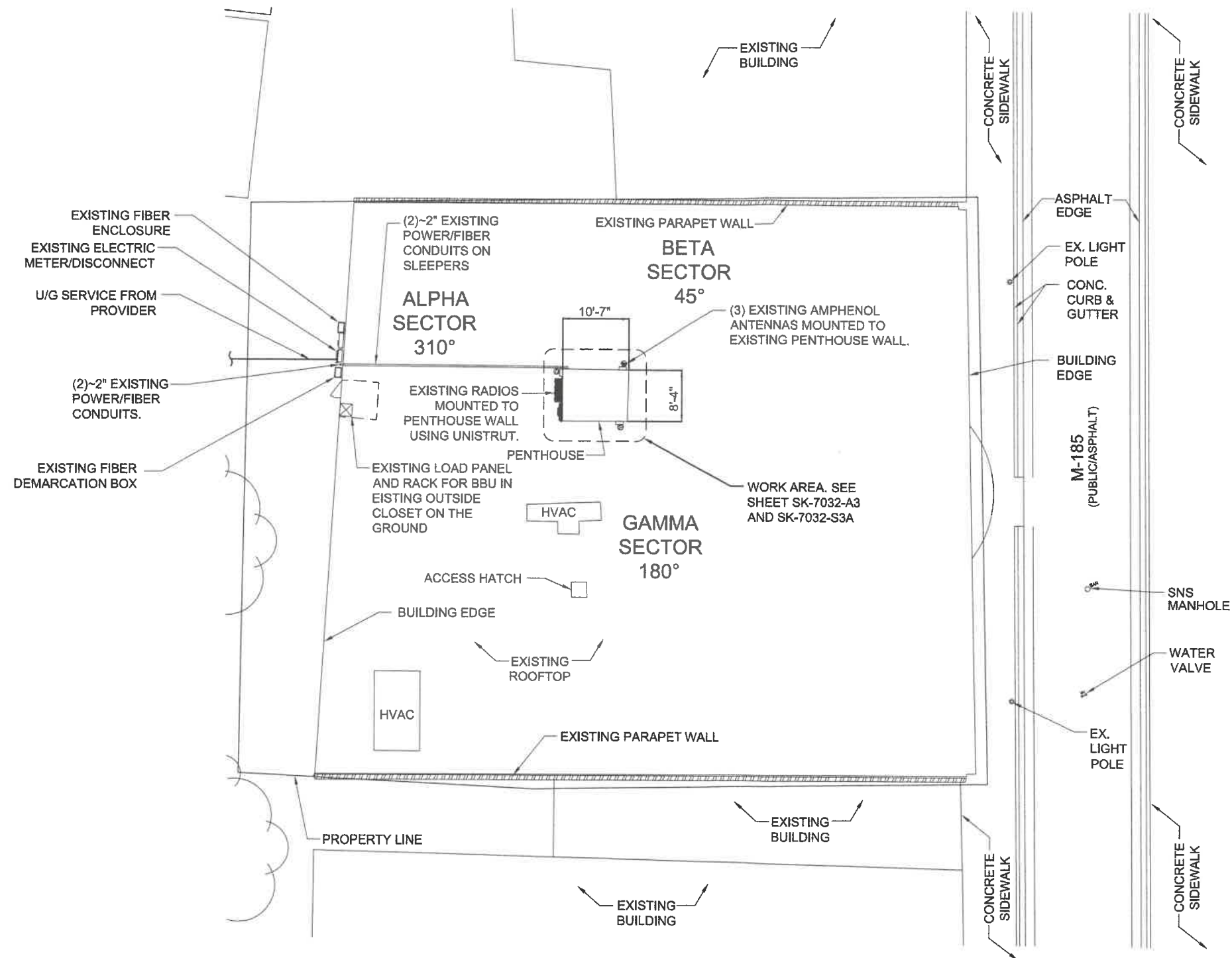
REVISIONS		
	08/22/25	ISSUED FOR CONSTRUCTION
NO.	DATE	DESCRIPTION



PROJECT No.	TBD
SITE NAME:	MACKINAC LILAC HOTEL
SITE NUMBER:	7032
SITE ADDRESS:	7372 MAIN STREET MACKINAC ISLAND, MI49757
DESIGN TYPE:	ROOFTOP

SHEET TITLE:
OVERALL ROOF PLAN

DRAWING NO.	REVISION:
SK 7032-A-2	0



OVERALL ROOF PLAN




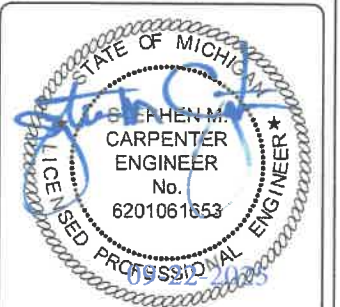
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THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	TBD
DRAWN BY:	STC
CHECKED BY:	CTD

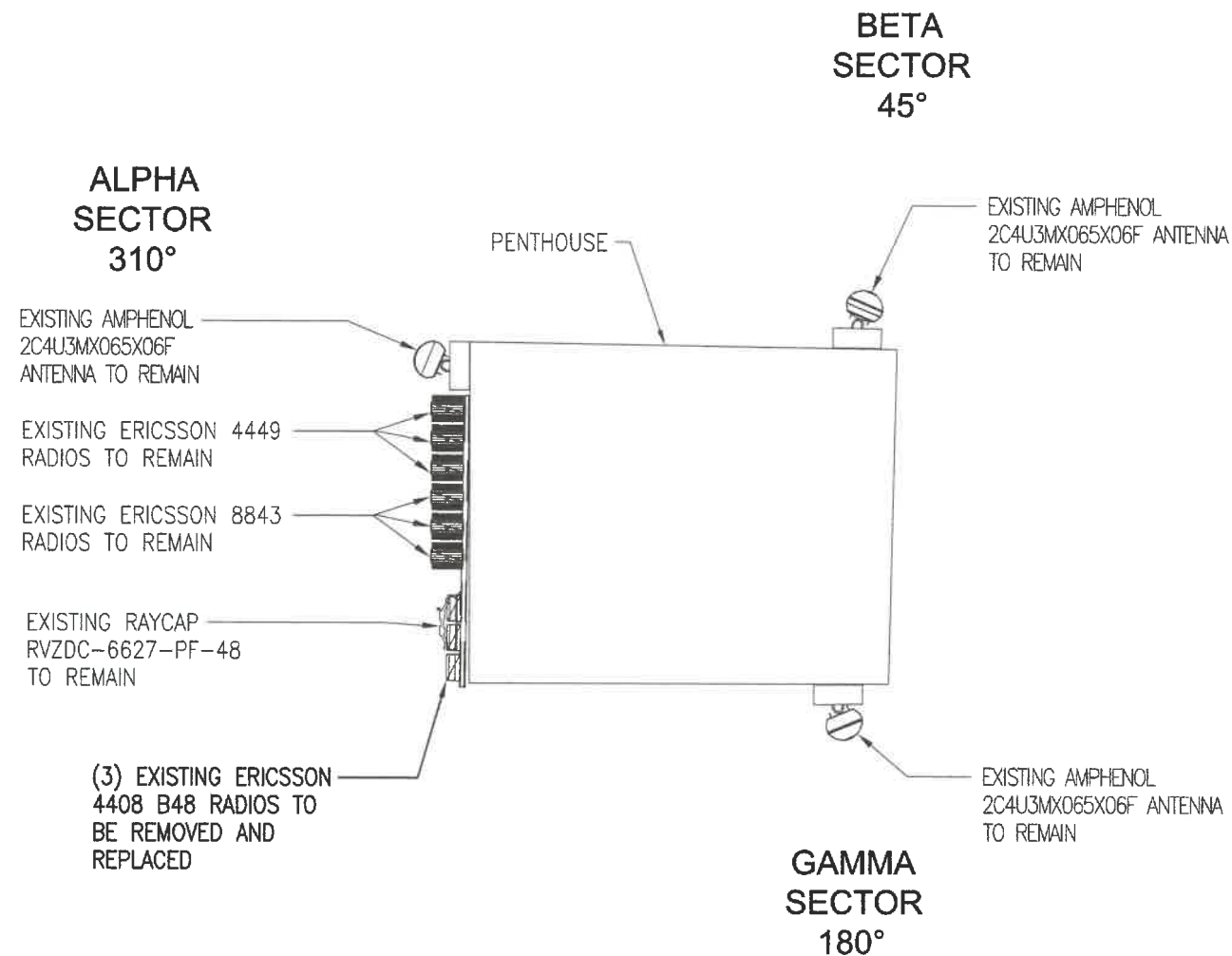
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NO.	DATE	DESCRIPTION



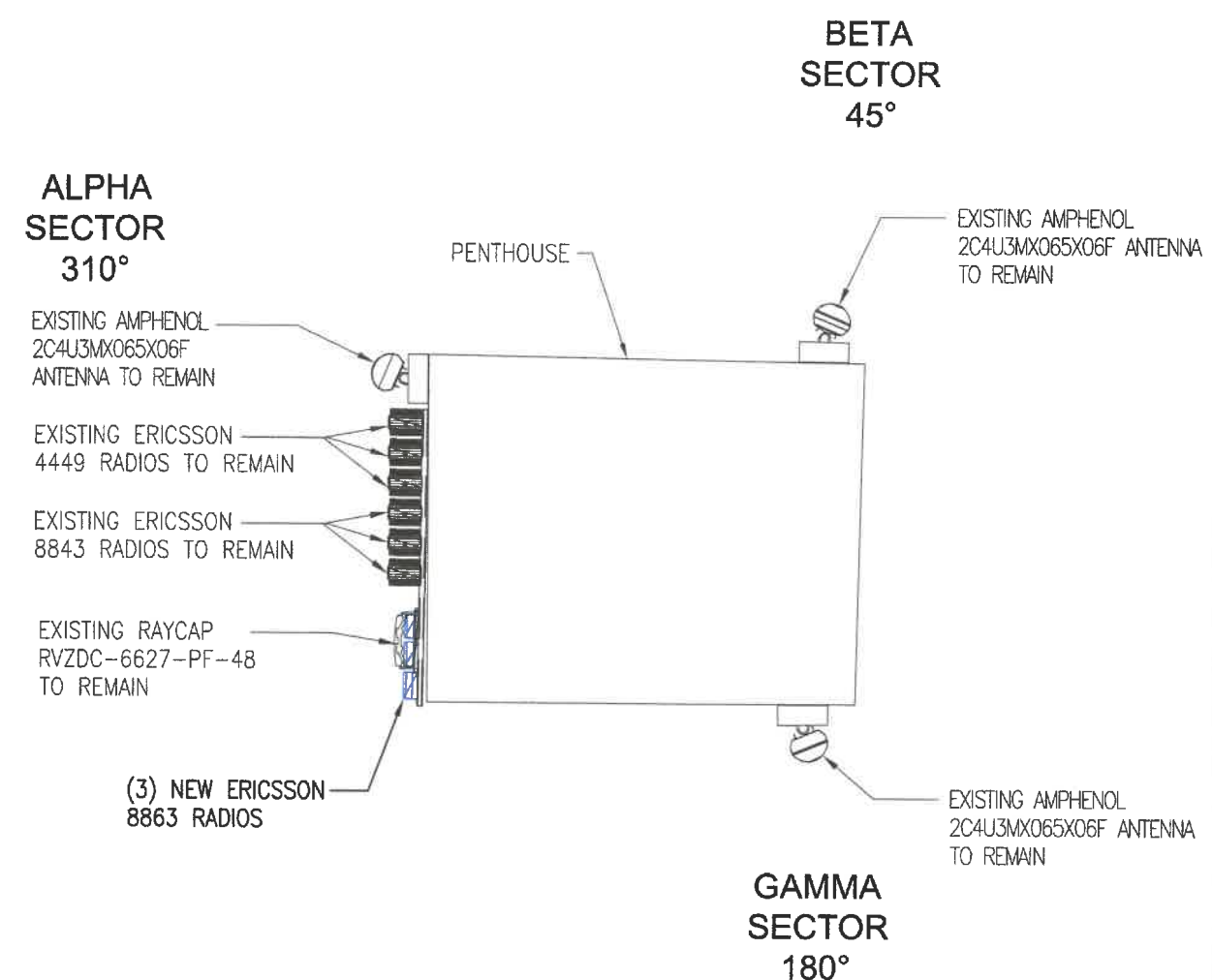
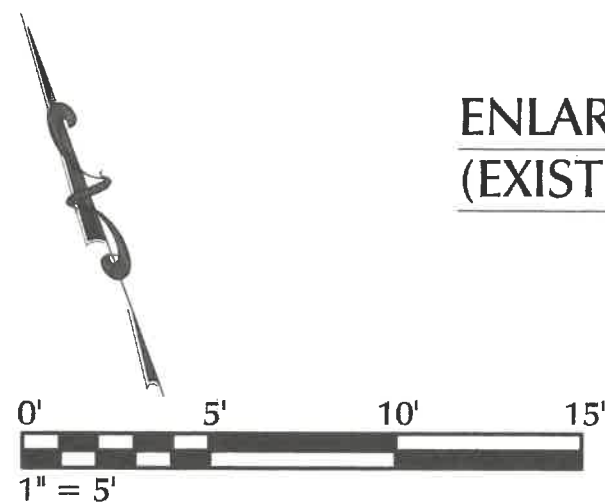
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SITE NAME:	MACKINAC LILAC HOTEL
SITE NUMBER:	7032
SITE ADDRESS:	7372 MAIN STREET MACKINAC ISLAND, MI49757
DESIGN TYPE:	ROOFTOP

SHEET TITLE:
**ENLARGED ROOF PLAN
EXISTING LAYOUT**

DRAWING NO.	REVISION:
SK 7032-A-3	0



ENLARGED ROOF PLAN (EXISTING ANTENNA LAYOUT)



ENLARGED ROOF PLAN

(PROPOSED ANTENNA LAYOUT)

LESSEE

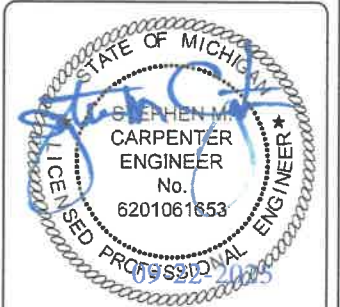


THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	TBD
DRAWN BY:	STC
CHECKED BY:	CTD

REVISIONS

NO.	DATE	DESCRIPTION
	09/22/25	ISSUED FOR CONSTRUCTION



PROJECT No.	TBD
SITE NAME:	MACKINAC LILAC HOTEL
SITE NUMBER:	7032
SITE ADDRESS:	7372 MAIN STREET MACKINAC ISLAND, MI49757
DESIGN TYPE:	ROOFTOP

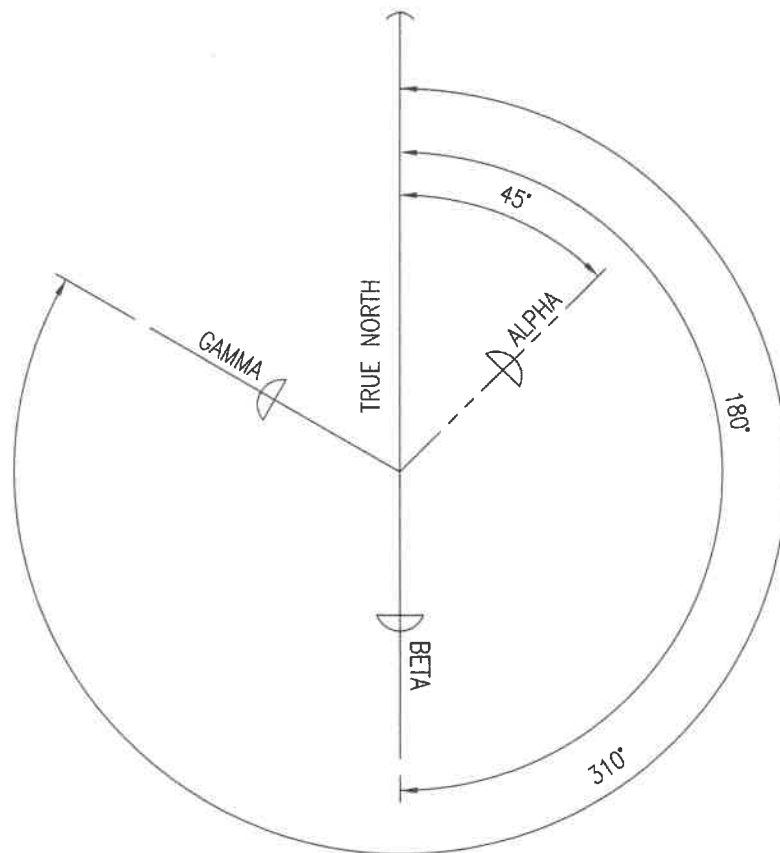
SHEET TITLE:
ANTENNA SCHEDULE

DRAWING NO.	REVISION:
SK 7032-A-6	0

ANTENNA & EQUIPMENT INFORMATION

ID		AZIMUTH	NEW ANTENNA / EQUIPMENT							NOTES
			MAKE	MODEL	HEIGHT (IN)	WIDTH (IN)	DEPTH (IN)	WEIGHT (LBS)	WIND LOAD (LBF)	
ALPHA	A	45	AMPHENOL	2C4U3MX065X06F	24.9	13.5	9.7	16.0	58.55	EXISTING
	-	--	ERICSSON	4408 B48 DC	8.41	7.88	4.13	10.14	--	TO BE REPLACED
	-	--	ERICSSON	8863	16.50	14.80	6.30	57.40	--	REPLACEMENT
	-	--	ERICSSON	8843	15.0	13.2	9.4	70.0	--	EXISTING
	-	--	ERICSSON	4449	15.0	13.2	9.4	70.0	--	EXISTING
BETA	F	180	AMPHENOL	2C4U3MX065X06F	24.9	13.5	9.7	16.0	58.55	EXISTING
	-	--	ERICSSON	4408 B48 DC	8.41	7.88	4.13	10.14	--	TO BE REPLACED
	-	--	ERICSSON	8863	16.50	14.80	6.30	57.40	--	REPLACEMENT
	-	--	ERICSSON	8843	15.0	13.2	9.4	70.0	--	EXISTING
	-	--	ERICSSON	4449	15.0	13.2	9.4	70.0	--	EXISTING
GAMMA	K	310	AMPHENOL	2C4U3MX065X06F	24.9	13.5	9.7	16.0	58.55	EXISTING
	-	--	ERICSSON	4408 B48 DC	8.41	7.88	4.13	10.14	--	TO BE REPLACED
	-	--	ERICSSON	8863	16.50	14.80	6.30	57.40	--	REPLACEMENT
	-	--	ERICSSON	8843	15.0	13.2	9.4	70.0	--	EXISTING
	-	--	ERICSSON	4449	15.0	13.2	9.4	70.0	--	EXISTING

ANTENNA SCHEDULE



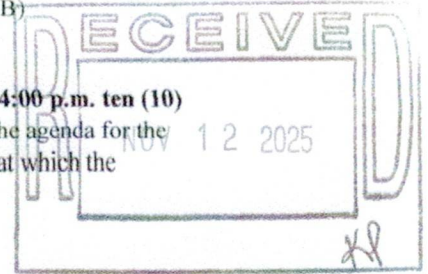
ANTENNA ORIENTATION

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemd.

- ☒ 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: 7372 Main Street 051-550-026-20
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Verizon Wireless (lessee) Email Address: _____

Address: 24242 Northwestern Hwy Southfield MI 48075
(Street) (City) (State) (Zip)

Telephone: _____ 248-613-4399 _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Verizon Wireless Email Address: _____

Address: 24242 Northwestern Hwy Southfield MI 48075
(Street) (City) (State) (Zip)

Telephone: _____ 248-613-4399 _____
(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: Bob Przybylo SIGNATURES: Bob Przybylo File No. C25-026-103(H)
Signature: _____ Exhibit A
Please Print Name: Bob Przybylo Please Print Name: _____ Date: 11.12.25

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

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

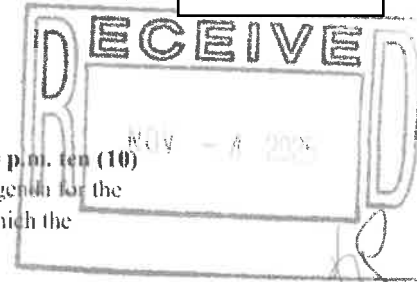
File Number: C25-026-103(H) Date Received: 11.12.25 Fee: \$25-
Received By: K. Perry Work Completed Date: _____

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item.

- ✓ 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: 7216 Main Street Good Day Cafe
(Number) (Street) 051-550-040-00
(Property Tax ID #)

PROPERTY OWNER

Name: Bob Benser/Andrew Doud Email Address:

Address: 7216 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address:

Address: 7221-103 Main Street Mackinac Island MI 49757
(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]
Signature

SIGNATURES

Signature

File No. C25-040-099(H)

Exhibit A

Roy Shryock

Please Print Name

Please Print Name

Date 11-5-25

Initials KP

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

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

File Number: C25-040-099(H) Date Received: 11-4-25 Fee: \$100
Received By: *[Signature]* Work Completed Date:

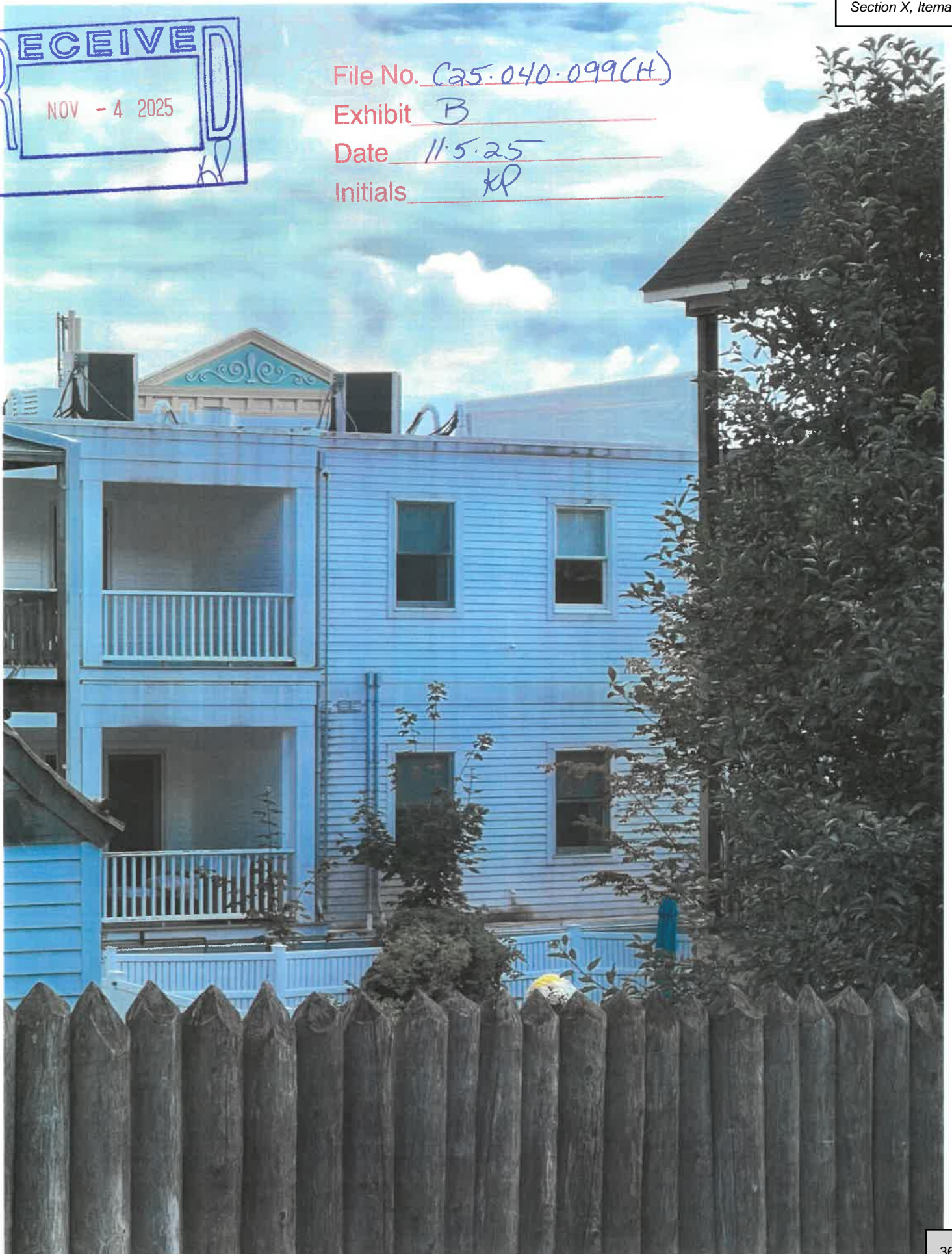


File No. C25.040.099(H)

Exhibit B

Date 11.5.25

Initials KP



RECEIVED

NOV - 7 2025

File No. C25-040-099(H)

Exhibit C

Date 11-7-25

Initials KP



Nothing visible on front of building

Section X, Itema.



File No. C25-040-099(H)

Exhibit B

Date 11.5.25

Initials KP





Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

3 December 2025

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

Re: **GOOD DAY CAFE GUTTER ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed gutter and downspout addition to the rear of the Alfred's Building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

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



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

3 December 2025

DESIGN REVIEW

GOOD DAY CAFE GUTTER ADDITION

7216 Main Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is for the proposed addition of a gutter at the rear of the Alfred's Building, 7216 Main Street, in the Market and Main Historic District. The building is a Contributing structure in the historic district. The Applicant, Good Day Cafe, proposes to install a "K" style (modern) aluminum gutter at the edge of the roof along the back side of the building, with a single downspout at the south edge of the rear, to address a water problem underneath.

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

Materials submitted for Review consist of two photographs, one showing the back of the building with the installation marked, and the other a "K" style gutter, dated 5 November 2025.

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 addition of a gutter and downspout at the back of the building would not destroy historic materials, and would be differentiated as a new addition. Such a gutter and downspout would be compatible with the massing, size, architectural features of the Gallery building.

Good Day Cafe Gutter Design Review
3 December 2025
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 installed gutters and downspouts could be removed in the future, preserving 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 architectural value of the building, and its relationship to the historic value of the surrounding historic district would not be negatively affected by the gutter addition.

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

The proposed gutter and downspout would be an appropriate feature to be added.

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

The proposed gutter and downspout would be compatible with the design, arrangement, and materials of the historic building.

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

The aesthetic value of the building would not be negatively affected by the gutter addition.

CONCLUSION

The proposed gutter and downspout addition on the rear of the Alfred's Building, 7216 Main Street, would meet the Standards for review.

END OF REVIEW