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

Section IV, Itema.

CITY OF MACKINAC ISLAND

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, facia 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 1/4" 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

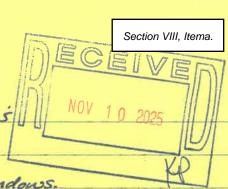
Katie Pereny, Secretary

GENERAL APPLICATION F	OR WORK LOCATE	ED WITHIN A HISTORIC	Section VIII, Itema.
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A) MINOR WORK			
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APPLICANT/CONTRACTOR		initias Ka	$\widetilde{\rho}$
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Telephone: (904) 430 -1100			
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Attach a brief description of the Attach one or more photograph(showing the area, item or feature prope Commission may require additional in	 s) of the whole building in osed to be repaired or replant 	ncluding façade and any relevant aced. The Building Official or H	elevations listoric District
If the Building Official determines that the applicant to complete an Application which will then be referred to the HDC	on for New Work and/ or	Minor Work, the Building Offic Application for Demolition or M	cial shall direct loving work
I certify that the information provided true to the best of my information, kno or will have before the proposed project of requirements of the Stille-DeRossett-Hale	owledge and belief; and the ompletion date, a fire alarm	at the property where work will be a system or a smoke alarm complying	undertaken has, g with the
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Signature	Signature		6
R325.082.099(H)_	11/10/25	& 25 -	

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section VIII, Itema.

PROPERTY LOCATION:				
(Number)	(Street)	од не на	(Pı	roperty Tax ID #)
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	(Attach supp	olement pages as	needed)	тө бөстүү бай
ESTIMATED PROJECT COST: 42.	5,000.00			
APPLICANT/CONTRACTOR (Applicant's interest in the project if not	the fee-simple o	owner): <u>Cont</u>	ruclon	- and the second of the second
Name: James Bazinaii	Email A	ddress:		• .
Address: 2735 Davanper! 51. (Street)	Mackinac	Bland 1	nZ	49757
(Street)	(City)	(State)	(Zip)
Telephone:				
(Home)	(Business)	(Fax)	
I certify that the information provided in the true to the best of my information, knowled	~ ~	d the documents	s submitte	d with this Application are
Signature:		Date		kkan di Albertan - Ophe Spring also det stade skann klann (kom om en skan). Albertanske om en skan brok om fatt
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Name: KSI Capital Pertine	Email /	Address:	-	_
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 The undersigned certify(ies) and represent(s) That he/she, it or they is (are) all of the That he/she, it or they has (have) attacked issue other than the undersigned owner That the answers and statements herein best of his, her, its or their information represent(s) that he/she, it or they has (and the statement of the statem	hed a list which identify and has (have) attached and mate, knowledge and be (have) read the fore undertaken has, or with the requirements.	entifies all parties identified the nat erials provided are elief. The undersite egoing and unders will have before the ents of the Stille-lents.	with a legative of each in all respond herebatand(s) the proposed	al interest in the property at legal interest; and pects true and correct to the py further certify(ies) and e same.
Doston Coleman Signature	SIGNATURES	Duty Signature	Colen	7



WORK to be performed at Park Place Suites

1. Replacement of existing double hung windows.

- 2. Current windows are 40° years dol.
- 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 eurent windows on the building
- 4. Extende tom around affacted windows will be replaced with tom to match in size color and wood maloriel
- 5. There will be no changes in size color or maherial to any part of the project,
- 6. Work will begin upon application acceptance and is expected to last two weeks.

File No. 7325, 082.099 (4)

11.10.25 Date ____

Initials









Minor Work (Complete Section A and refer to General Directions) New Construction (Complete Section B and refer to General Directions and Item R) Demolition (Complete Section B and refer to General Directions and Item R) Application Deadline: Application and materials must be completed and submitted by 4:00 p.m. ten (10) Dusiness days before each Commission Meeting. Late applications will be placed on the second 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: 732.3 Market 51. (Number) (Street) (Property Tax ID #) PROPERTY OWNER Name: Carata A A A Dalb (Number) (Street) (Property Tax ID #) PROPERTY OWNER Name: Carata A A Dalb (Street) (City) (State) (Zip) Telephone: (90.0 420-771.5 (90.0 430-7400 (Home) (Business) (Fax) APPLICANT/CONTRACTOR Name: Band C Cartacles Secures MC Email Address: 22.25 Descenpent & Meekinac Taland MT (State) (Zip) Telephone: (90.0 420-1100 (Business) (Fax) Address: 27.25 (Street) (City) (State) (Zip) Telephone: (90.0 420-1100 (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 dowing 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. Certify that the information provided in this Application and the documents submitted with this Application are rue to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have b	GENERAL APPLICATION F	OR WORK LOCATED WI	THIN A HISTORI	Section VIII, Itemb.
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(Street) (City) (State) (Zip) Felephone: (40.6) 430 - 276.5 (90.6) 430 - 2400 (Home) (Business) (Fax) APPLICANT/CONTRACTOR Name: Band C Controlor Services (CC Email Address: (Street) (City) (State) (Zip) Felephone: (Street) (City) (State) (Zip) Felephone: (Home) (Business) (Fax) X 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 of 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. Certify that the information provided in this Application and the documents submitted with this Application are rue 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	PROPERTY OWNER	er will fine far 70% fine till silm, der hismelle har gift sim sill silm viet up van van viet date justlader ein villy silv, von yww geneele gan ass skaads och alle som uns just age		
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APPLICANT/CONTRACTOR Name: Basel C Contractor Sevences LC Email Address: Address: 2735 Davenpert St. Mackinac Island MT 4252 (Street) (City) (State) (Zip) Felephone: (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. Certify that the information provided in this Application and the documents submitted with this Application are rue 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 snoke 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	Telephone: (906) 430 -22/16			
Address: 2785 Descriptor St. Mackinac Island MT 49752 (Street) (City) (State) (State) (Zip) Telephone: (State) (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. Certify that the information provided in this Application and the documents submitted with this Application are rue 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	•		(Fax)	
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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. It is a proposed to the HDC of the HDC of 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. It is a proposed to the HDC of 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 Signature Signature	Telephone: (904) 430-1100			
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. It 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		(Business)	(Fax)	
rue 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	Attach one or more photograph(showing the area, item or feature proposition may require additional in the Building Official determines that the applicant to complete an Application	s) of the whole building including osed to be repaired or replaced. The formation necessary to determine the proposed work is not Minor on for New Work and/ or Application.	g façade and any relevant the Building Official or the the work to be Minor V Work, the Building Off	nt elevations Historic District Vork. Ticial shall direct
Signature Signature 13	rue to the best of my information, kno or will have before the proposed project co	wledge and belief; and that the pro ompletion date, a fire alarm system of	operty where work will be or a smoke alarm complying	undertaken has, ng with the
13 (MCE) 5 (MC			A	
	f NIG	SIGNATURES	A 11.10	35
		SIGNATURES	a A 11.10.	25

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section VIII, Itemb.

PROPERTY LOCATION:			
(Numbe	er) (Street)	(Pro	perty Tax ID #)
LEGAL DESCRIPTION OF PROPI	ERTY:		
	(Attach suppleme	nt pages as needed)	ker kemana maka kemana kema Kemana kemana keman
ESTIMATED PROJECT COST:	614,000,40		
APPLICANT/CONTRACTOR (Applicant's interest in the project if	not the fee-simple owner): Contractar	. तर देश के का राज का केन जा उस कुम स्वरूप देश तक निवासक देश बंध के तुम सेवा में हैं पता होते जान सेवा पति हमक प्रमाण
Name: James Bazinau	Email Address	1 * ·	er. a
Address: 2285 Davenport (Street)	Mackinac Bland	MI	41757
(Street)	(City)	(State)	(Zip)
Telephone: (904) 430 - 400 (Home)			
(Home)	(Business)	(Fax)	
Signature:	-	Date	
PROPERTY OWNER(S) AND ALL includes mortgagees, easement holder the property and if the estimated is in pages listing the person(s) or entity(is interest(s).	PARTIES WITH A CLArs, and lien holders. You a excess of \$250,000 you a	AIM OF RIGHT IN I may be asked to pro are required to do so.	PROPERTY ¹ This ovide a title search of Attach additional
Name: Christine Arbib	Email Addres	SS:	route of the control
Address: 7323 Market St.	Mackinge Bland	<u>ME</u>	49757
(Street)	(City)	(State)	(Zip)
Telephone:	906-430-7400		
(Home)	(Business)	(Fax)	
The undersigned certify(ies) and represent(1. That he/she, it or they is (are) all of 2. That he/she, it or they has (have) at	the fee title owner(s) of all o		

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.

Signature



Work to be performed at Fshen Blog.

1. Replace	mont	of 13	windows,
------------	------	-------	----------

- 2. All windows will be replaced with new Anderson
 - 400 series double hung windows.
- 3. These windows will be socaet matches to existing
 - windows in shope size color and malorals.
- 4. There will be no need for an change in any
- of the windows characterizations.
- 5. Existing windows are badly water damaged and
 - same of them are nearly insperable.
- 6. Exterior and interior term will be replaced to also
- be an exact match to the existing material
 - size and colon.
- ? Work is slaved to begin by dan. 1, 2026 and
 - fineshed coughly 4-5 weeks later.

File No. HD25.002.100(H)

Exhibit_B

Initials KP









GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRIC

Section VIII, 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)

00 pm. ten (10)
agenda for the which the

051-575-050-00

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 age in 10 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

T-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	(Number) (Street)			fax ID#)
PROPE	RTY OWNER	ों तर्कत मही देवों कर तीदे करों पूर्व पहेंच कहते निरूप ताले ताता पहेंचा हाता तीके देवता करेंचे, तीके देवते ताक	arth arth gife view gapt this that also less seen will seen wan. Again agus var that districts this was	
Name: H	otel Iroquois Properties	Email Address:		
Address:	PO Box 456	Mackinac Island	MI	49757
	(Strect)	(City)	(State)	(Zip)
Telephon	b.	906-847-3321		•
	(Home)	(Business)	(Fax)	aller i demokryten er attentet e fledeligen Makainhey er allebier e gewinde, tud antiet teilansse george.
APPEIC	ANT/CONTRACTOR			

Name: Suze	Oostendorp	Email Address	***************************************	
Address: 74	185 Main Street	Mackinac Island	МІ	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		HB25-050-102(11)
Signature	Signature	A
Suze Oostendorp		T HOUSE.
Please Print Name	Please Print Name	11:11:25
		VO

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:	HB35: 050-102/A)Date	Received: 11-11-25 Fee: 35
Received By:	1 Peren	Work Completed Date:

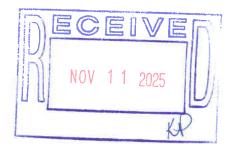
Section VIII, Itemc.

File No.	HB25	·05D·102(H)
Exhibit_	B	(contin
Date	11:11:a5	
mitials	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



Small patio posts and railings

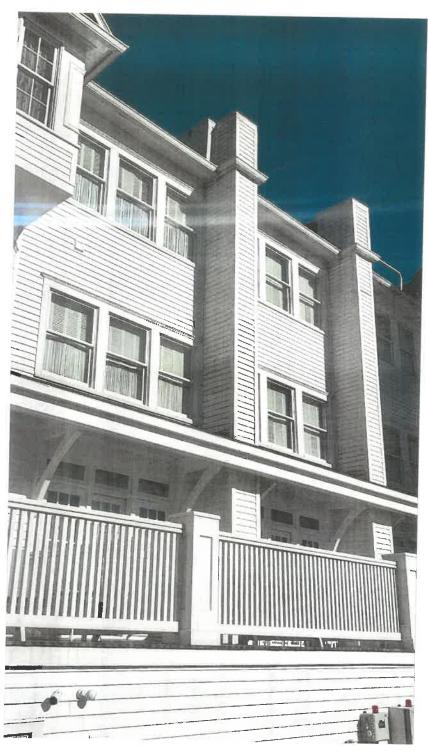


File No. HBa5: 050 · 102 (H)

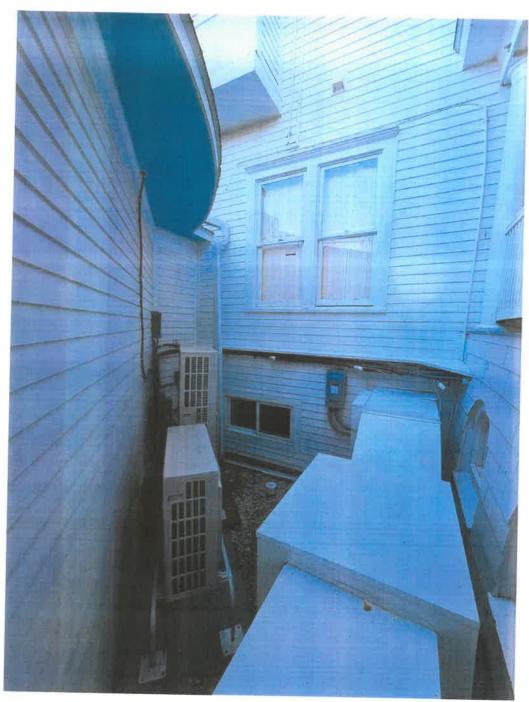
Exhibit C

Date /1-11-25

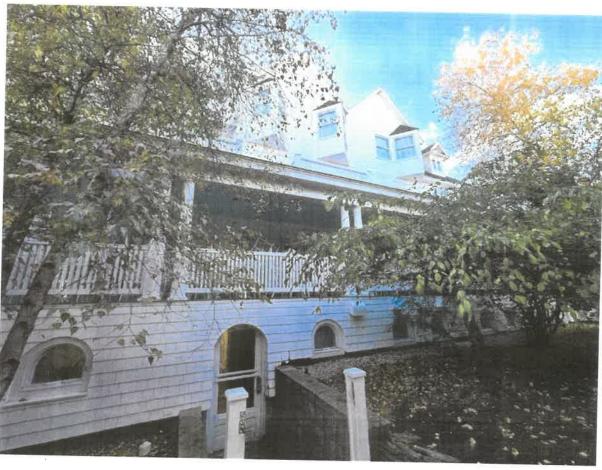
Initials M



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

То:

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



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

STATEMENT OF CONFIDENTIALITY: This email message, including any attachments, is for the sole use of the intended recipient(s) and may include privileged or otherwise confidential information. Any unauthorized review, forwarding, printing, copying, use, disclosure or distribution is strictly prohibited and may be unlawful. If you received this message in error or have reason to believe you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

PROJECT SUMMARY

SITE NUMBER:

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: LONGITUDE: ELEVATION:

45° 50′ 55.76″ N 84° 37' 07.15" W

596.30^t

ROOFTOP

(NAD 83) (NAD 83) (NAVD 88)

OCCUPANCY:

CONSTRUCTION TYPE:

LESSEE

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

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

VICINITY MAP

NOT TO SCALE

LOCATION MAP



APPLICABLE CODES AND STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLLOWING 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
- 2. 2021 MICHIGAN MECHANICAL CODE
- 3. ANSI / TIA-222-H

- 4. NATIONAL ELECTRIC CODE 2020 LOCAL BUILDING CODE
 CITY/COUNTY ORDINANCES
- 7. 2021 MICHIGAN PLUMBING CODE
- 8. INTERNATIONAL FIRE CODE
- 9. 2021 MICHIGAN UNIFORM ENERGY CODE
- 10. MIOSHA RULES AND REGULATIONS 11. NFPA-101 LIFE SAFETY CODE
- 12, 2011 MMUTCD

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

LXII

NO.

SK 7032-A-1

SK 7032-A-2

SK 7032-A-3

SK 7032-A-4

SK 7032-A-5

SK 7032-A-6

- COPY OF BUILDING PERMIT (IF APPLICABLE) OR A LETTER FROM THE LOCAL JURISDICTION STATING THAT A BUILDING PERMIT IS NOT REQUIRED.
- APPROVED CONSTRUCTION DRAWINGS
- APPROVED CONTRACTOR'S NAME WITH
- FULLY EXECUTED LEASE AGREEMENT

11.12.25

SHEET INDEX

EXISTING AND PROPOSED PARTIAL ELEVATION

ENLARGED ROOF PLAN EXISTING AND PROPOSED LAYOUTS

DESCRIPTION

OVERALL ROOF PLAN

BUILDING ELEVATION

ANTENNA SCHEDULE

TITLE SHEET

- CONSTRUCTION SCHEDULE
- FIELD AND OFFICE CONTACT PHONE NUMBERS

CHECK OFF BOX

SHEET SCALE FACTOR:

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



TBD

MACKINAC LILAC HOTEL

SITE NUMBER

7032

SITE ADDRESS:

7372 MAIN STREET MACKINAC ISLAND, MI49757

DESIGN TYPE:

ROOFTOP

SHEET TITLE:

TITLE SHEET

SK 7032-A-1

REVISION:





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

	R	EVISIONS
-		
A	09/22/25	ISSUED FOR CONSTRUCTION
NO.	DATE	DESCRIPTION



PROJECT No.

SITE NAME:

MACKINAC LILAC HOTEL

7032

TBD

SITE NUMBER:

SITE ADDRESS:

7372 MAIN STREET MACKINAC ISLAND, MI49757

DESIGN TYPE:

ROOFTOP

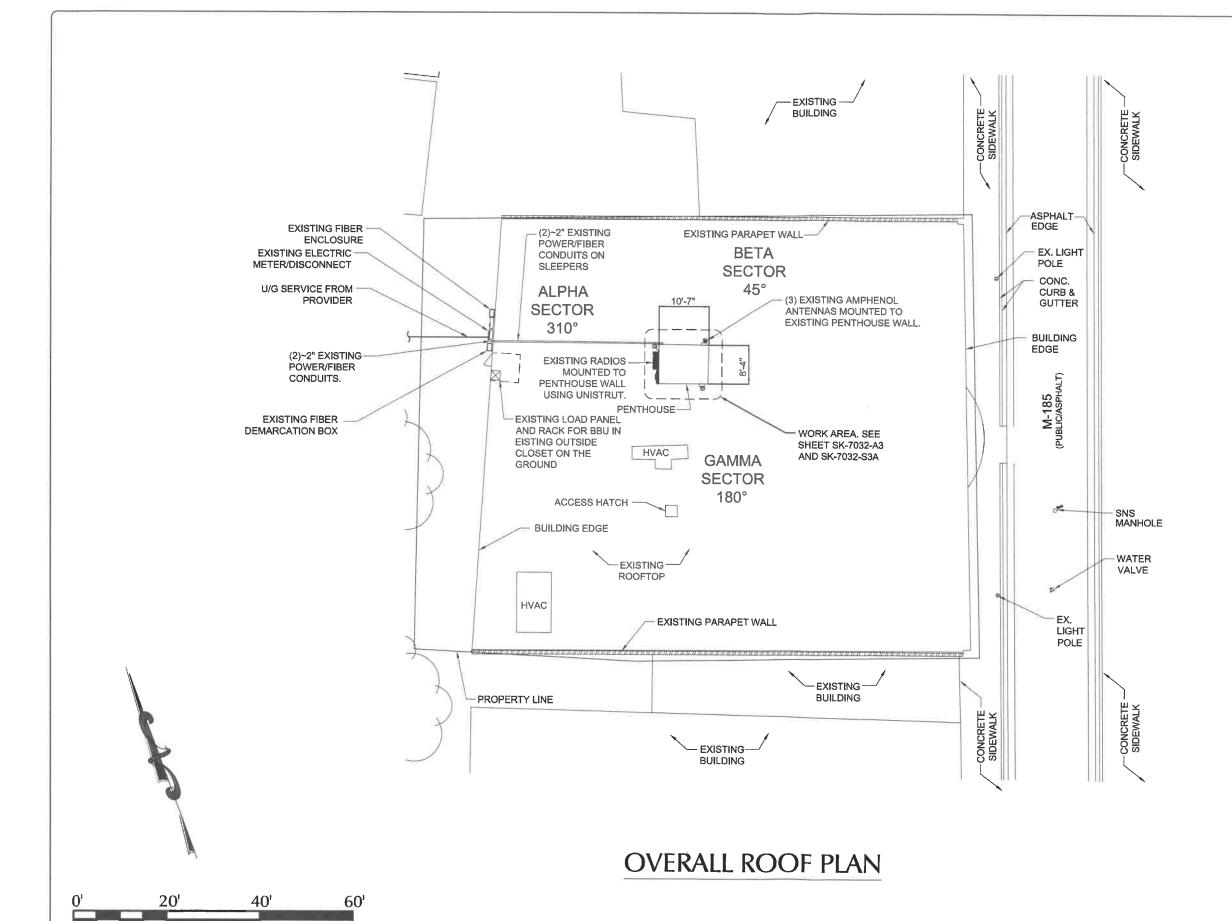
SHEET TITLE:

OVERALL ROOF PLAN

SK 7032-A-2

0

REVISION:



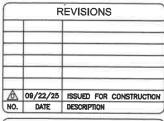
1'' = 20'





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





PROJECT No. TBD

SITE NUMBER:

SITE ADDRESS:

7372 MAIN STREET MACKINAC ISLAND, MI49757

MACKINAC LILAC HOTEL

7032

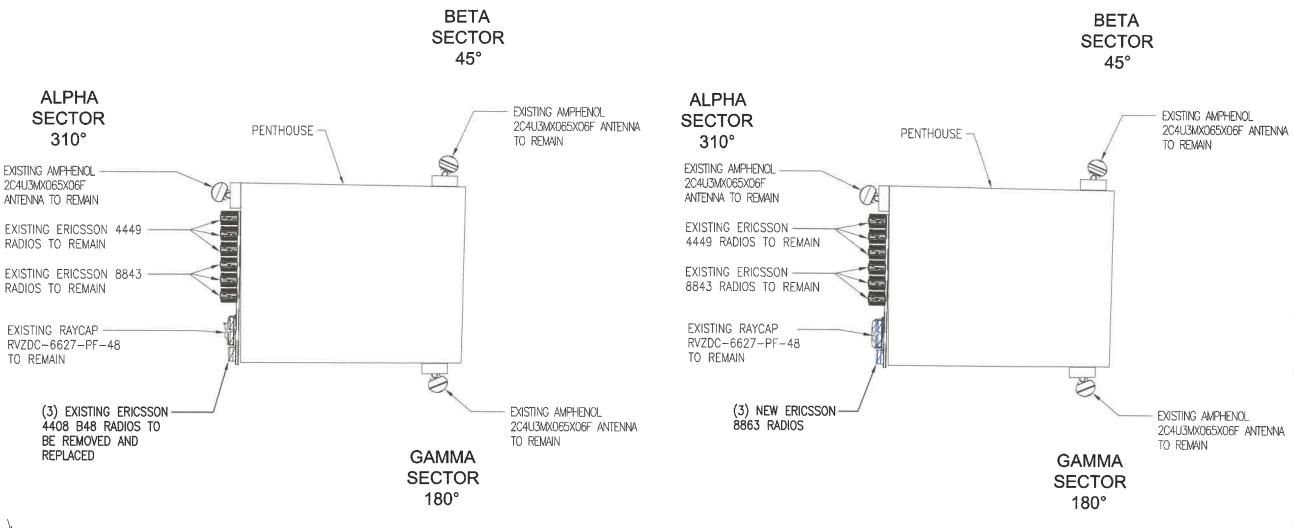
DESIGN TYPE:

ROOFTOP

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

REVISION:

SK 7032-A-3



ENLARGED ROOF PLAN (EXISTING ANTENNA LAYOUT)

10'

1'' = 5'

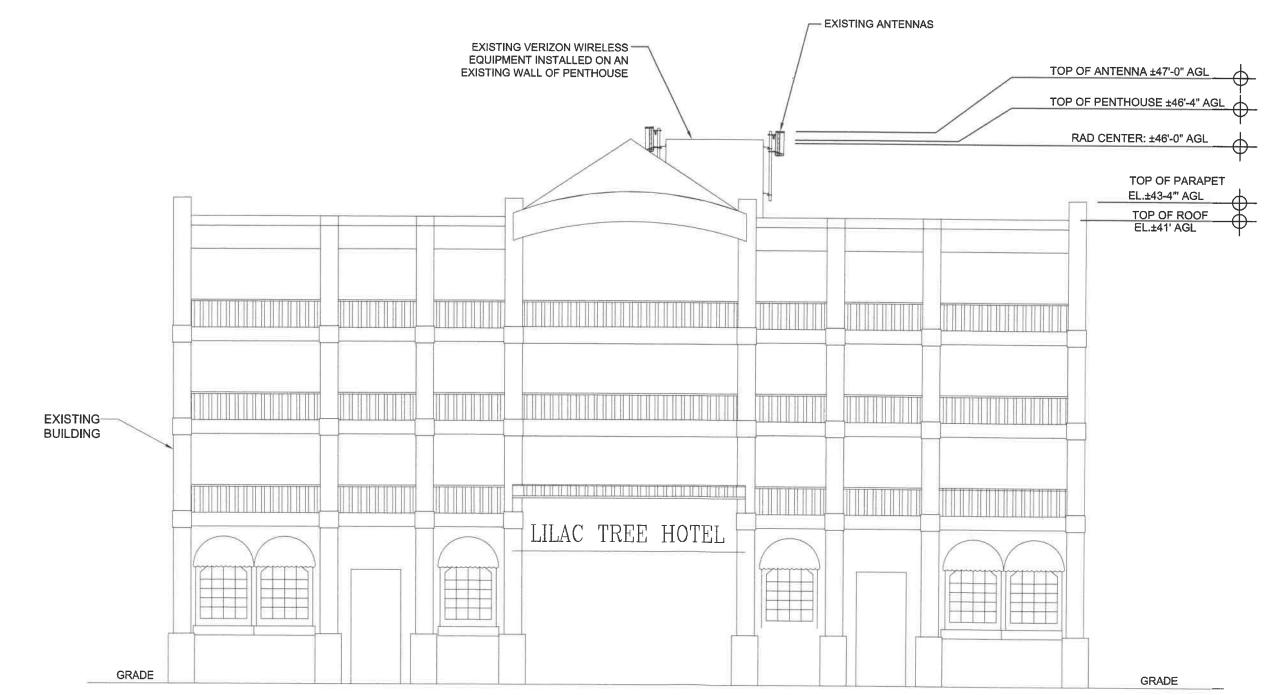
151

ENLARGED ROOF PLAN (PROPOSED ANTENNA LAYOUT)

NOTES:

1. CONDUITS SHALL BE REQUIRED THAT FULLY ENCLOSE ALL WIRING FOR THE EQUIPMENT AND WHICH ARE PAINTED TO MATCH THE PENTHOUSE.

2. PAINTING OF THE ANTENNAS AND OTHER MOUNTING EQUIPMENT WILL BE REQUIRED IN THE COLOR(S) SPECIFIED BY THE CITY TO MAKE THEM LESS VISIBLE.



BUILDING ELEVATION

LESSEE



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

	R	REVISIONS
A	09/22/25	ISSUED FOR CONSTRUCTION
NO.	DATE	DESCRIPTION



PROJECT No.

SITE NAME:

MACKINAC LILAC HOTEL

7032

SITE NUMBER:

SITE ADDRESS:

7372 MAIN STREET MACKINAC ISLAND, MI49757

DESIGN TYPE:

ROOFTOP

SHEET TITLE:

BUILDING ELEVATION

SK 7032-A-4

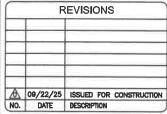
REVISION:

LESSEE



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





PROJECT No.

E NAME:

MACKINAC LILAC HOTEL

TBD

SITE NUMBER:

SITE ADDRESS:

7032

7372 MAIN STREET MACKINAC ISLAND, MI49757

DESIGN TYPE:

ROOFTOP

SHEET TITLE:

EXISTING PARTIAL ELEVATIONS (ALPHA AND BETA)

DRAWING NO.

SK 7032-A-5

(3) ERICSSON 4449 (3) ERICSSON 8843 DUAL BAND RADIOS DUAL BAND RADIOS TO REMAIN TO REMAIN (1) RAYCAP RVZDC-6627-PF-48 TO REMAIN TOP OF PENTHOUSE EL. = ±46'-4" AGL EXISTING-PENTHOUSE UNITSTRUT TYPICAL (3) NEW ERICSSON 8863 RADIOS TOP OF ROOF: ±41' AGL

DUAL BAND RADIOS DUAL BAND RADIOS TO REMAIN TO REMAIN (1) RAYCAP RVZDC-6627-PF-48 TO REMAIN TOP OF PENTHOUSE EL. = ±46'-4" AGL EXISTING-PENTHOUSE UNITSTRUT **TYPICAL** (3) ERICSSON 4408 RADIOS TÓ BE REMOVED AND REPLACED TOP OF ROOF: ±41' AGL

(3) ERICSSON 4449

(3) ERICSSON 8843

EXISTING PARTIAL ELEVATION

PROPOSED PARTIAL ELEVATION

ANTENNA & EQUIPMENT INFORMATION

	⊡ AZIMUTH			NEW ANT	ENNA / EQUIF	PMENT				
			MAKE	MODEL	HEIGHT (IN)	WIDTH (IN)	DEPTH (IN)	WEIGHT (LBS)	WIND LOAD (LBF)	NOTES
	Α	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
ALPHA			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
	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
BETA	_		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
	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
GAMMA	_		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





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	A&E PROJECT #:	TBD	
11	DRAWN BY:	STC	
1	CHECKED BY:	СТО	

	R	REVISIONS
_		
A	09/22/25	ISSUED FOR CONSTRUCTION
NO.	DATE	DESCRIPTION



PROJECT No.

TBD

MACKINAC LILAC HOTEL

SITE NUMBER:

7032

SITE ADDRESS:

7372 MAIN STREET MACKINAC ISLAND, MI49757

DESIGN TYPE:

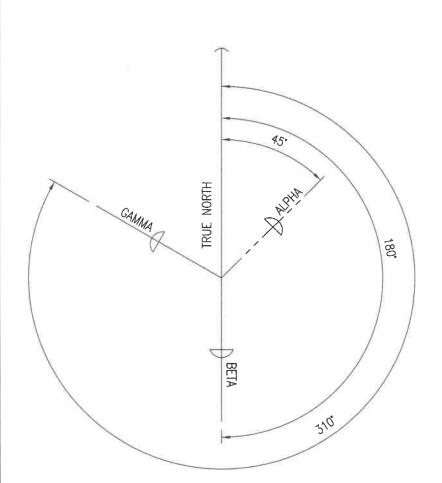
ROOFTOP

ANTENNA SCHEDULE

DRAWING NO

6 (

SK 7032-A-6



ANTENNA ORIENTATION

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRIC Section VIII, Itemd.

business days before each Commissi following month. Decision by the Com application materials are first received.	nmission will not necessarily occur at	e placed on the ag	enda for the 12 20
A) MINOR WORK			
PROPERTY LOCATION: 7372	Main Street	051-550-026-	20
(Number	er) (Street)	(Property T	ax ID#)
PROPERTY OWNER			
Name: Verizon Wireless (lessee)	Email Address:	- 17	
Address: 24242 Northwestern Hwy	Southfield	MI	48075
(Street)	(City)	(State)	(Zip)
Telephone:	248-613-4399		
(Home)	(Business)	(Fax)	
APPLICANT/CONTRACTOR			
Name: Verizon Wireless	Email Addres		
Address: 24242 Northwestern Hwy	Southfield	MI	48075
(Street)	(City)	(State)	(Zip)
Telephone:	248-613-4399		
		(Fax)	
(Home) × Attach a brief description of the	(Business) nature of the minor work proposed an s) of the whole building including fac		
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Fee: D File Number (25.026.103(4) Date Received: 11.12.25 Received By: KPeren Work Completed Date:

7358 MARKET STREET, MACKINAC ISLAND, MI 49757 PHONE: (906) 847-4035

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)

DECEIVED

00 p.m. ten (10)

agenda for the which the

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.

application materials are first received.			April 1997
A) MINOR WORK			
PROPERTY LOCATION: 7216 Main Stre	et Good Day Cafe	051.5	50.040.00
(Number)	(Street)	(Property T	
PROPERTY OWNER		ng pang pina hala Pang dalay naka ngang may and may ang pang pang pang pang pang ang ang may may may may may m	
Name: Bob Benser/Andrew Doud	Email Address.	\$ Section of the contract of t	danish distantish in accordated filled to be and sale colonial applications are according popular.
Address: 7216 Main Street	Mackinac Island	MI	49757
(Street)	(City)	(State)	(Zip)
Telephone:			
(Home)	(Business)	(Fax)	, что достова привод било на
APPLICANT/CONTRACTOR			
Name: Roy Shryock	Email Addres.	The state of the s	more y, ha file traphore adversaries a value model
Address: 7221-103 Main Street	Mackinac Island	MI	49757
(Street)	(City)	(State)	(Zip)
Telophone:			
(Home)	(Business)	(Fax)	
#Attach a brief description of the na #Attach one or more photograph(s) a showing the area, item or feature propose Commission may require additional infor	of the whole building including ad to be repaired or replaced. Th	façade and any refeve e Building Official of	ant elevations r Historic District
If the Building Official determines that the applicant to complete an Application which will then be referred to the HDC.			
I certify that the information provided in true to the best of my information, knowl or will have before the proposed project com- requirements of the Stille-DeRossett-Hale sin	edge and belief; and that the pro- pletion date, a fire alarm system or	perty where work will be a smoke alarm comply	be undertaken has, ying with the
//26 sic	NATURES F	ile No. Cas	5.041.0991
Signature	Signature	*	

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

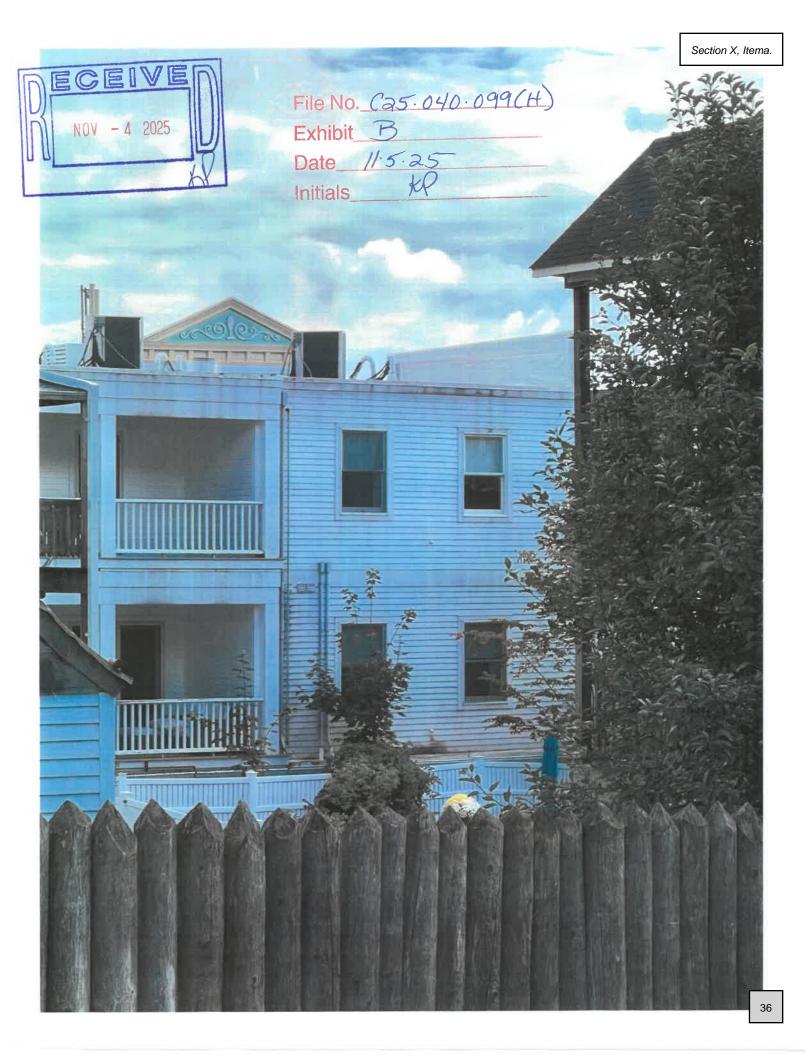
Please Print Name

Roy Shryock

Please Print Name

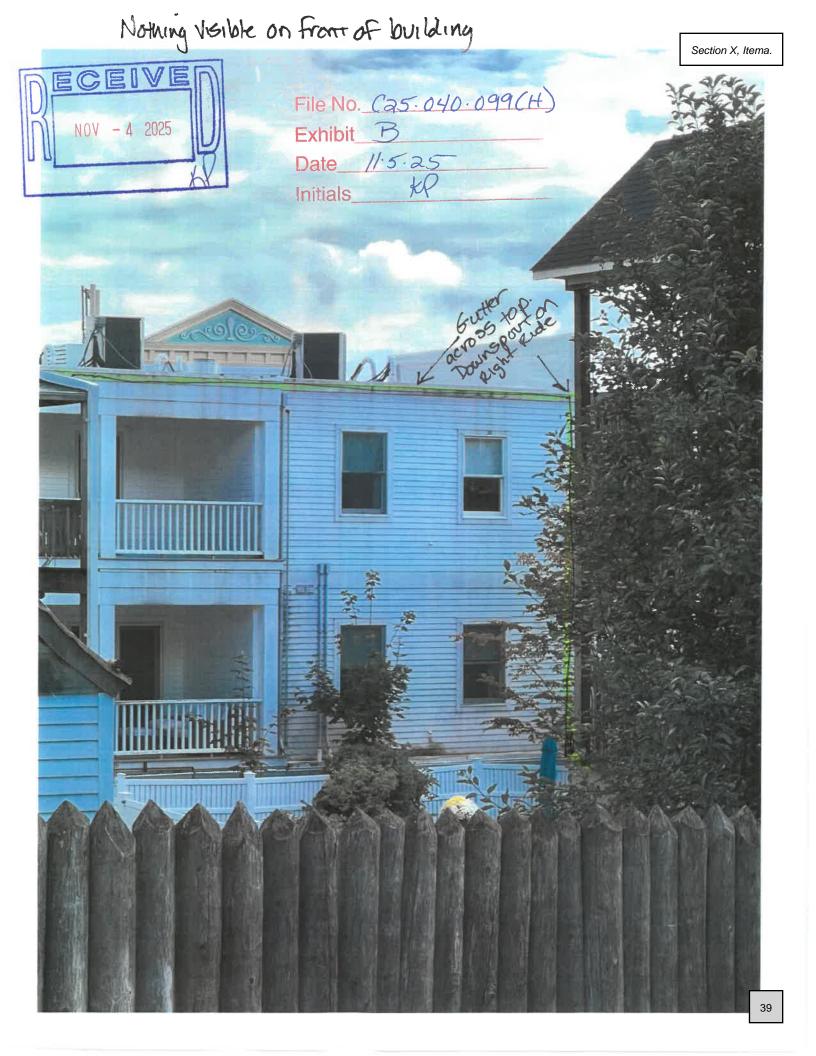
RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
7358 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

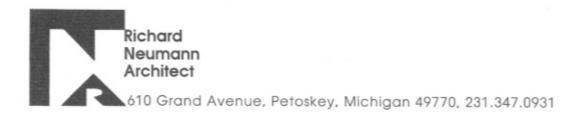
	File Number: Ca5: 040: 099 (4) D	Date Received: 11-4:25 Fee: \$\frac{100}{00}
· renera	Received By: Perery	Work Completed Date:











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.

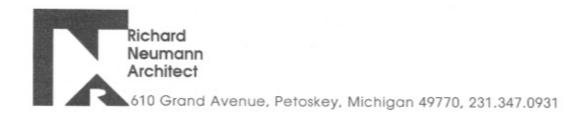
Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

Rick Velmann

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



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