

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, August 08, 2023 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.](#) July 11, 2023 Minutes

V. **Adoption of Agenda**

VI. **Correspondence**

[a.](#) Rentrop Statements April 10 and May 10 2023

VII. **Committee Reports**

VIII. **Staff Report**

[a.](#) Education Segment - Additions in Historic Districts

IX. **Old Business**

X. **New Business**

[a.](#) CD23-036-050(H) Valentic Door Replacement

[b.](#) CD23-025-053(H) Sulkowski Siding and Window Replacement

XI. **Public Comment**

XII. **Adjournment**

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, July 11, 2023 at 1:00 PM

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

I. Call to Order

- a. Zoom Information

II. Roll Call

PRESENT

Andrew Doud
Lee Finkel
Alan Sehoyan
Lorna Straus
Nancy Porter

III. Pledge of Allegiance

IV. Approval of Minutes

- a. Minutes of the June 13, 2023 Regular Meeting

Motion to approve as amended. Amendments include changing Porter brother to sister, and add the role call.

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

V. Adoption of Agenda

Motion to approve the agenda as amended. Amendment was removing Bicycle Street Inn from the agenda as requested by David Jurcak, and add Mission District Map Discussion to *Old Business*.

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

VI. Correspondence

- a. Rentrop Statement

Rentrop summarized his statement. HDC portion of bill is mainly the red h design discussions. Rentrop stated the matter is pending as he is waiting o response from Clements. The other item involved the Doud store and cellular antennae and the potential conflict of interest with Doud. Rentrop gave Doud two reasons why it was OK to participate in the discussion.

VII. Committee Reports

VIII. Staff Report

a. Educational Segment

The topic is basis for denying an application or granting Notice To Proceed. Three items that can determine the denial are:

Denial of a Notice to Proceed because it is not a hazard are:

Not a trespasser.

Is the building occupied?

Can the public be protected by barriers?

You can deny new construction if it is not compatible, and you can ask what is going in its place,

Reasons to deny a Notice to Proceed because it is not a Financial hardship to retain the resource:

It is not a hardship to owner (LLC) and its shareholders: You can ask to see financial information such as tax returns.

The condition is beyond control of the owner.

All alternatives to demolition must be considered.

The cost to stabilize the building for future use, not to make it useful.

Retaining the resource is in the public interest.

Finkel asked how would you would handle the sprinkler system being 10 times more than the value of the structure. Rentrop said sprinklers are required by ordinance.

Doud brought up a scenario that could be a hardship such as changing a historic building that is housing, to a residence.

b. C23-059-041(H) Horse Corral Mall Wood Replacement

Dombroski stated the applicant would like to replace rotted trim and fascia and is also replacing siding. Motion to approve.

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

c. C23-051-039(H) Hoodies Building Siding Replacement

Dombroski stated this application started as a like for like in the spring for windows. When the applicant was into the construction he found rotted siding. Motion to approve.

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

d. MD23-059-045(H) Spata - Horse Corral Mall Flat Roof

Dombroski stated the flat roof parts are coming apart. The applicant would like to install overlay with approved product to fix it back. Motion to approve.

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

IX. Old Business

a. Penalty Violation Language

This topic stems from the discussion involving dock in the June meeting. The police department along with Evashevksi, issued the violation penalty of \$5,000.00. The fine was picked up from HDC ordinance consistent with state statute. Doud would like to create a situation that is better for Dombroski. Pereny clarified to Doud that the HDC assessed the normal \$250 fine that is in the adopted Fee Schedule. The \$5,000.00 was a misdemeanor ticket for doing the work after being told not to. Doud asked if there should be another level for bigger violations. Dombroski said there probably should be but he is not sure how. There needs to be language developed. Porter asked Dombroski what amount he thought was appropriate. Dombroski said maybe \$750. Neumann pointed out also that a heavier fine should be assessed if someone is told not to do it, and they do it anyway. Doud would like to look at fees in October and review if needed. Sehoyan stated like for like is one thing but, like for something else and then doing after being told not to is another and should be a more serious fine. Straus stated she is uneasy when a specific amount is listed and after a length of time that amount doesn't mean as much. Straus asked if Dombroski knows the history of the \$5000. Dombroski stated it goes back to the original Historic District Ordinance adopted in 2009. Doud asked for clarification on \$5,000 fine. Dombroski stated it is part of the Historic District Ordinance, but it is not part of the adopted Fee Schedule. Rentrop reminded the commission that the new escrow applies to people that do work without permission and need to pay the legal fees. Rentrop said if your

going to enforce a fine it has to go to court and the judge has to agree. Doud wants to revisit in the fall to make it clearer. Finkel thinks it is fair. It is to deter. Porter does think we should come up with levels in our fee schedule. Dombroski clarified that Tom Evashevski followed the state statute to come up with the \$5,000 fine. Dombroski can only enforce what is in the fee schedule which is the \$250 fine.

b. C23-044-017(H) AT&T Payment Status

Rentrop reported that the escrow was never paid. Black and Veatch kept asking for invoices. Kara Hansen got an invoice for work prior to the work being done. Hansen was able to get \$4400 but not the \$5400 due. Kara asked to submit the \$4400 to prevent rescission of the conditional approval. Rentrop stated he is ok if you want to give them 30 more days before rescinding.

Motion to authorize to send AT&T a letter reminding them that until the amount in full is paid, including time spent preparing this letter, the application is incomplete, the conditions have not been met, and final approval will be withheld.

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

X. New Business

a. MD23-026-040(H) Shryock Residence Deck and Fence

Roy Shryock is looking to add separation between his house and the sidewalk. The public is always on the deck and petting his dog etc. Neumann thinks it is a nice improvement and appropriate historically. Motion to approve.

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

b. C23-021-047(H) GHMI Bicycle Street Inn New Entry Doors

Jurcak requested to withdraw his application and resubmit in August.

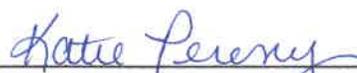
XI. Public Comment

Tom Corrigan -we have historic mackinac website. we still need Annex pictures. Corrigan asked if the can HDC get this done? Most of Annex needs to be done. Neumann stated based on what we want to do we want pictures of everything. Corrigan has equipment to do it. Pictures of every structure are needed and would not include fountains etc. Mike Straus volunteered to do it in the fall.

XII. Adjournment

Adjourn 2:51

Lee Finkel, Chairman


Katie Pereny, Secretary

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

Attn: DANIELLE LEACH

MATTER: HDC General
 1154.000

Fees

			Hours	
03/06/2023	GRR	Receipt and review revised plans prepared by Richard Clements sent by Neumann; telephone call Neumann re changes made in the revised plan;	0.50	100.00
03/07/2023	GRR	Research and review law in anticipation of AT&T filing with SHPO and Secs. 106 and 110 position the City needs to take;	2.00	400.00
03/09/2023	GRR	Receipt and review of Schueller review letter of Neumann, email Neumann for a copy of the plans; in preparation for the March HDC meeting I emailed Rick re educational topics for the HDC; receipt and review reply, review materials on landscapes as historically significant given some voiced confusion in Steiner matter;	1.00	200.00
03/10/2023	GRR	Email exchange Neumann re Sec. of Interior Standards on stair tower;	0.40	80.00
03/13/2023	GRR	Preparation for HDC March meeting; email Katie re Verizon inquiry for pole permit, respond with background and ok to issue;	0.90	180.00
03/14/2023	GRR	Preparation for and attend via Zoom HDC meeting; review Conflict of Interest HDC Policy on advocating on behalf of T-Mobile to advise Andrew re extent permitted;	2.20	440.00
	SEM	Receipt and review email from GRR with copy of HDC conflict of interest policy; review, analyze same and email excerpt to GRR to discuss;;	0.40	80.00
03/15/2023	GRR	Email to A. Doud re Conflict of Interest policy re T-Mobile advocacy; email exchange with Doud re same;	0.40	80.00
03/16/2023	GRR	Review and dissect the HDC's Conflict of Interest Policy to offer guidance on what can and can't be done by way of advocacy, review 4.21 plans and Telecom Law Firm review of T-Mobile proposal, and impact if parapet not constructed; email to Dennis, with the Telecom review and suggestions and T-Mobile architect Andrew Smith agreeing to T-Mobile conditions, send a summary of the agreement to Dennis;	1.60	320.00
	GRR	Telephone call with Katie, HDC had a consensus on sending the proposed amended escrow requirement to the Council but no formal action was taken;	0.20	40.00

MATTER: HDC General
1154.000

		Hours	
	SEM Telephone conference with GRR to analyze various provisions of conflict of interest policy;	0.20	40.00
03/18/2023	GRR Emails from Lee and Rick re minutes review, email to Katie with my suggested corrections to minutes;	0.40	80.00
03/20/2023	GRR Review of HDC minutes from March meeting, provide suggested edits, send to Katie;	0.50	100.00
03/23/2023	SEM Conference GR and search files for copy of letter alerting City to jeopardizing NHL status, email GR re status of search;	1.00	200.00
03/28/2023	GRR Email Neumann re Guidelines of the Sec. of Interior;	0.40	80.00
03/30/2023	GRR Emails Katie and Rick re the historic preservation educational document; telephone call Rick re same, need to advise Katie;	0.60	120.00
	GRR Preparation of file memorandum for direction to the Commission on how the Conflict of Interest policy should be applied to Doud when it is his building at issue;	0.80	160.00
	SEM Receipt and review email from GRR, locate and forward to him prior SHPO ruling on moving antennas to center of roof;	0.20	40.00
03/31/2023	GRR [NO CHARGE] Telephone call Neumann re Red House as an educational agenda item;		
	GRR [NO CHARGE] Telephone call Neumann re topics for education - 3 issues as they relate to Red House, stair structure, windows, and bay window - historic in its own right; email Katie re topics;		
	For Current Services Rendered	13.70	2,740.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	11.90	\$200.00	\$2,380.00
SUSAN E. MORRISON	1.80	200.00	360.00

Total Current Work	2,740.00
Previous Balance	-\$2,560.00
Balance Due	<u>\$180.00</u>

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

Attn: DANIELLE LEACH

AT & T

Fees

			Hours	
03/02/2023	GRR	Telephone call from Dennis re sequence/ review by SHPO, then HDC, telephone call Kara Hansen re same;	0.80	160.00
03/09/2023	GRR	Re Cellular Providers: telephone call Kara Hansen at AT&T re conference call,; email from Hansen re same; receipt and review email from Hansen and reply re conference call on 3-13 or 14;	0.90	180.00
03/10/2023	GRR	Email exchange Hansen re conference call;	0.20	40.00
03/27/2023	GRR	Telephone call Katie re inquiry from Hansen and question on how to treat escrow;	0.20	40.00
03/30/2023	GRR	Review plans and simulations submitted to HDC, email Katie re Verizon letter requiring moving the antenna back as it would pertain to AT&T, email Dennis to explain the AT&T proposal, they verbally said 1 antenna and in the cover letter 3 antennas, telephone call Dennis re same, one antenna was the reduction from two on one support;	1.80	360.00
		For Current Services Rendered	3.90	780.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	3.90	\$200.00	\$780.00

Total Current Work 780.00

Previous Balance \$920.00

Payments

05/23/2023 PAYMENT: CHECK # 18529 -920.00

Balance Due \$780.00

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

Attn: DANIELLE LEACH

MATTER: HDC - CITY
 1154.000C

Fees

			Hours	
03/02/2023	GRR	Email Scott Hubble, he was to get with me the beginning of this week;	0.40	80.00
03/06/2023	GRR	Telephone call Gene Hopkins re Grand Hotel and issues of historic district if needed;	0.40	80.00
03/09/2023	GRR	Email from and reply to Hubble re does he need an access permit, reply; email from Hubble how does he get vehicle permit, reply;	0.80	160.00
03/14/2023	GRR	Email to Kara Hansen re schedule conflict for a conference call; email Hansen re directions are to go to HDC, not further conference calls; receipt and review email from attorney for Azzar re status of his client's property in Mission District; email to Lee, should I reply; email Metz is the abutting contributing parcel owned by Azzar; email from Jennifer re contacting Small Point to confirm they want to be in a HD;	2.00	400.00
03/15/2023	GRR	Emails re contact information for Brian Findley, advise Metz; email from Lee Finkle re Azzar's attorney; preparation of response to Azzar's attorney re status of his client's property in Mission District; email re ownership of thin parcel is part of Azzar property;	1.00	200.00
	GRR	Emails re contact information for Brian Findlay, advise Metz; email from Lee Finkel re Azzar's attorney; preparation of response to Azzar's attorney re status of his client's property in Mission District; email re ownership of thin parcel is part of Azzar property;	1.00	200.00
03/22/2023	GRR	Email from Irene English at Rehmann re escrow account, reply;	0.40	80.00
03/26/2023	GRR	Receipt and review email Metz re date of City charge to study committee, review emails, reply to Metz and Katie;	0.80	160.00
03/27/2023	GRR	Email exchanges with Katie and Metz re the date of City resolution charging the Study committee, go through the file, locate the resolution with the date and send it to Metz and Katie;	1.00	200.00
	GRR	Emails from Metz re time requirements under statute, legal questions, reply;	0.60	120.00

MATTER: HDC - CITY
1154.000C

			Hours	
03/31/2023	GRR	Email to Annette at auditors, are the AT&T and T-Mobile escrows set up;	0.40	80.00
	GRR	Emails with Rehmann re escrow accounts for T-Mobile and AT&T, email reply, email to Hansen at Black and Voetch for AT&T re depositing money for escrow; receipt and review email from Rehmann re accounts;	1.00	200.00
		For Current Services Rendered	<u>9.80</u>	<u>1,960.00</u>

		Recapitulation		
<u>Timekeeper</u>		<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP		9.80	\$200.00	\$1,960.00

Total Current Work	1,960.00
Previous Balance	\$3,780.00

Payments

05/23/2023	PAYMENT: CHECK # 18529	-3,780.00
	Balance Due	<u><u>\$1,960.00</u></u>

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

Section VI, Itema.

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 April 10, 2023
 1154-000TM

Statement No: 27302

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

Attn: DANIELLE LEACH

T-Mobile

Fees

			<u>Hours</u>	
03/15/2023	GRR	Telephone call Dennis re T-Mobile, Verizon Harrisonville, and AT&T Chippewa;	0.40	80.00
03/30/2023	GRR	Begin preparation for April HDC meeting, pull 2021 document with Andrew Smith, and Johnson on how best to treat new antennas, send to Katie for distribution to Commissioners;	1.00	200.00
		For Current Services Rendered	1.40	280.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	1.40	\$200.00	\$280.00

Total Current Work	280.00
Previous Balance	\$400.00

Payments

05/23/2023	PAYMENT: CHECK # 18529	-400.00
	Balance Due	<u>\$280.00</u>

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

Section VI, Itema.

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April 10, 2023
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CITY OF MACKINAC ISLAND
P.O. BOX 455
MACKINAC ISLAND MI 49757-0455

Attn: DANIELLE LEACH

	Balance
1154-000 MATTER: HDC General 1154.000	\$180.00
1154-000att AT & T	\$780.00
1154-000C MATTER: HDC - CITY 1154.000C	\$1,960.00
1154-000TM T-Mobile	\$280.00
	<u>\$3,200.00</u>

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

Section VI, Itema.

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

Attn: DANIELLE LEACH

	Balance
1154-000 MATTER: HDC General 1154.000	\$840.00
1154-000att AT & T	\$1,900.00
1154-000C MATTER: HDC - CITY 1154.000C	\$2,960.00
1154-000TM T-Mobile	\$1,120.00
	<u>\$6,820.00</u>

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

Attn: DANIELLE LEACH

MATTER: HDC General
 1154.000

Fees

		Hours	
04/04/2023	GRR [NO CHARGE] Telephone call with Neumann re historic education example from Red House;	0.20	NC
04/06/2023	GRR Receipt and review design review on Schueler and Carousel;	0.20	40.00
04/10/2023	GRR Preparation for HDC meeting;	0.60	120.00
04/11/2023	GRR Preparation for HDC meeting, update escrow resolution changes, attend HDC April meeting;	1.30	260.00
	GRR [NO CHARGE] Review education materials received from Rick;	0.50	NC
04/18/2023	GRR Review minutes and edit April HDC meeting minutes; email Katie re same;	0.40	80.00
04/21/2023	GRR Amend escrow agreement resolution to include all required permits, not just HDC permit for work commenced without a required permit;	0.60	120.00
04/24/2023	GRR Send revised draft escrow resolution;	0.20	40.00
04/25/2023	GRR [NO CHARGE] Receipt and review email from Katie re educational items for agenda, telephone call Neumann re same, confer with SM re single structure HD;	0.80	NC
	For Current Services Rendered	3.30	660.00
	Total Non-billable Hours	1.50	

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	3.30	\$200.00	\$660.00

Total Current Work	660.00
Previous Balance	\$180.00
Balance Due	<u>\$840.00</u>

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

Attn: DANIELLE LEACH

AT & T

Fees

			<u>Hours</u>	
04/11/2023	GRR	Preparation for HDC meeting review AT&T documents from SHPO and Federal Preservation Office, Verizon's requirement to locate in center of roof;	0.60	120.00
04/12/2023	GRR	Review files and telephone call Morrison re what are the final Verizon drawings; preparation of letter with AT&T and Verizon antenna documentation and send to Johnston at Telecom for interference question between the antennas; email from Kara re questions on Telecom and looking for Verizon drawings, reply with requested information; email from Kara looking for structural information; plans do show two antennas; telephone call Dennis re any structural information; receipt and review email from Dennis with Verizon structural work letter, send to Kara;	3.20	640.00
04/18/2023	GRR	Telephone call to M. Johnston at Telecom re the status of his review; telephone call with M. Johnston at Telecom re impact of Verizon v AT&T antennas in same location; 2nd call with Johnston re locating side by side still does not work given 360 degree coverage;	1.00	200.00
04/20/2023	GRR	Telephone call Dennis re doing mock-up of 5 ft. above Verizon, telephone call Hansen re same;	0.40	80.00
04/24/2023	GRR	Email exchange with Kara Hansen re on site this next week and to contact Dennis;	0.40	80.00
		For Current Services Rendered	<u>5.60</u>	<u>1,120.00</u>

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	5.60	\$200.00	\$1,120.00

Total Current Work	1,120.00
Previous Balance	\$780.00
Balance Due	<u>\$1,900.00</u>

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

Attn: DANIELLE LEACH

MATTER: HDC - CITY
 1154.000C

Fees

			<u>Hours</u>	
04/03/2023	GRR	Email exchange re Past Perfect final report, and scheduling Study Committee meeting;	0.50	100.00
04/04/2023	GRR	Receipt and review Past Perfect draft final report on the Mission District as a proposed LHD; edit report as it relates to legal issues, e.g., language in the statute vs. what is recited in the report; telephone call Dennis re any pending development in the Mission District Area; email to Past Perfect with suggested change and question concerning proposed development and open space;	1.80	360.00
04/14/2023	GRR	Emails to Jennifer re conference call to discuss open space landscape addressed in study report;	0.40	80.00
04/17/2023	GRR	Preparation for a conference call with Metz, review case holding on the extent of open space to be protected in Mission District, telephone call Jennifer Metz re same;	1.00	200.00
04/25/2023	SEM	Receipt and review email from GRR with question about Michigan case and about single-resource historic district; research case, highlight relevant provisions and email excerpts to GRR;	0.60	120.00
	SEM	Revise escrow resolution, email GRR a red-lined draft for review;	0.40	80.00
04/26/2023	SEM	Make red-lined revisions to escrow resolution, email same to GRR;	0.30	60.00
		For Current Services Rendered	5.00	1,000.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	3.70	\$200.00	\$740.00
SUSAN E. MORRISON	1.30	200.00	260.00

Total Current Work	1,000.00
Previous Balance	\$1,960.00

Section VI, Item.

Statement No: 27313

MATTER: HDC - CITY
1154.000C

Balance Due

\$2,960.00

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

Attn: DANIELLE LEACH

T-Mobile

Fees

			Hours	
04/25/2023	GRR	Conference Katie re putting T-Mobile on the agenda even though no plans;	0.20	40.00
04/26/2023	GRR	Receipt and review application and plans submitted by T-Mobile, email Dennis, I do not see meaningful photo-sims from the NE, or before and after pictures, or the parapet; telephone call from Dennis re he agrees that plans not reflective of what was discussed;	1.60	320.00
04/27/2023	GRR	Email to APA Rehman re status of T-Mobile escrow account; review in detail application plans proposal compared to plans presented in 3.21 and review letter by Telecom Lawfirm, plans were 3 antennas, now show 6 and no parapet; email to Dombroski re same;	1.80	360.00
04/30/2023	GRR	Receipt and review Neumann's draft review letter; email Neumann with information he did not have at the time of doing his letter;	0.60	120.00
		For Current Services Rendered	4.20	840.00

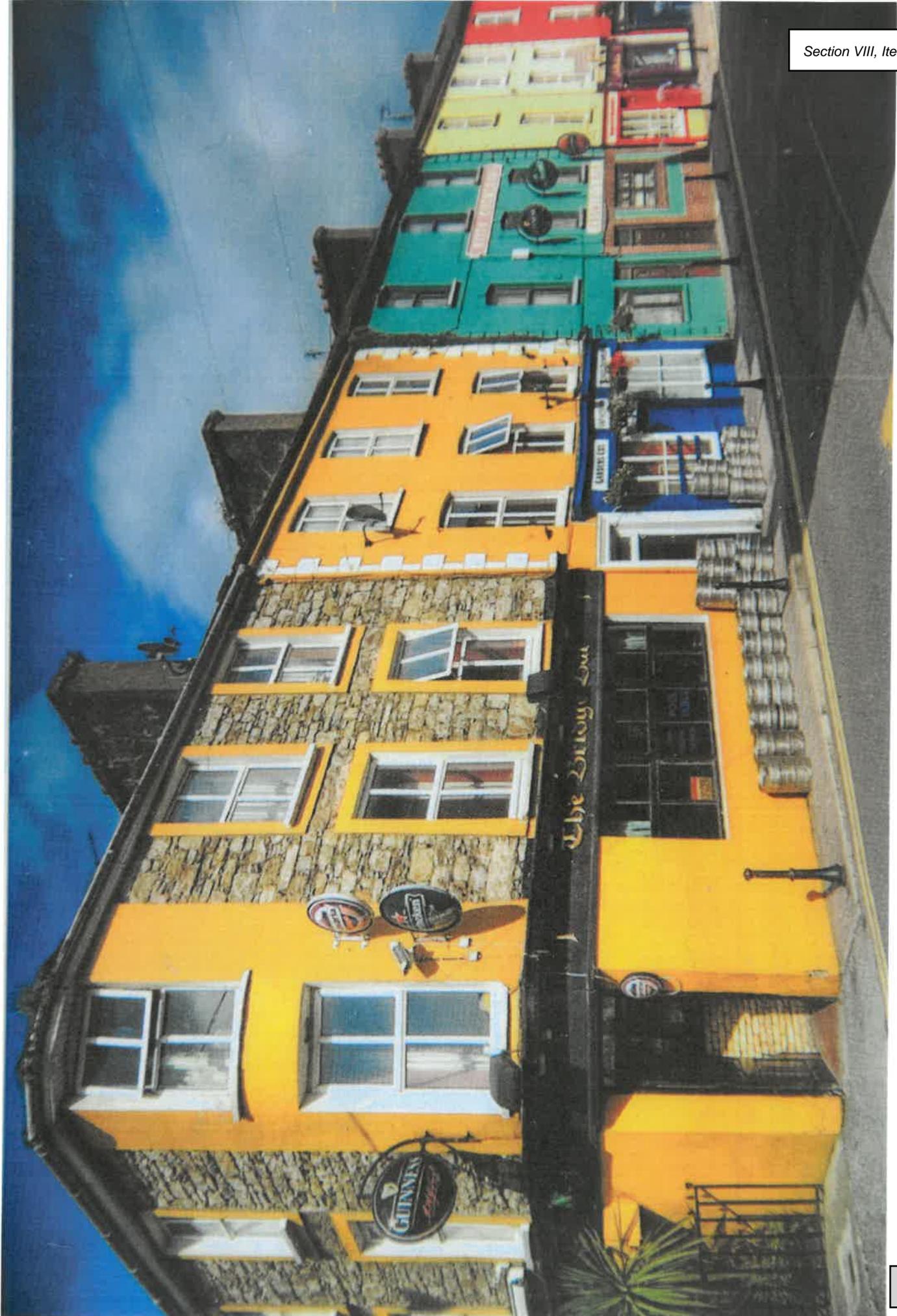
Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GARY R. RENTROP	4.20	\$200.00	\$840.00

Total Current Work 840.00

Previous Balance \$280.00

Balance Due \$1,120.00

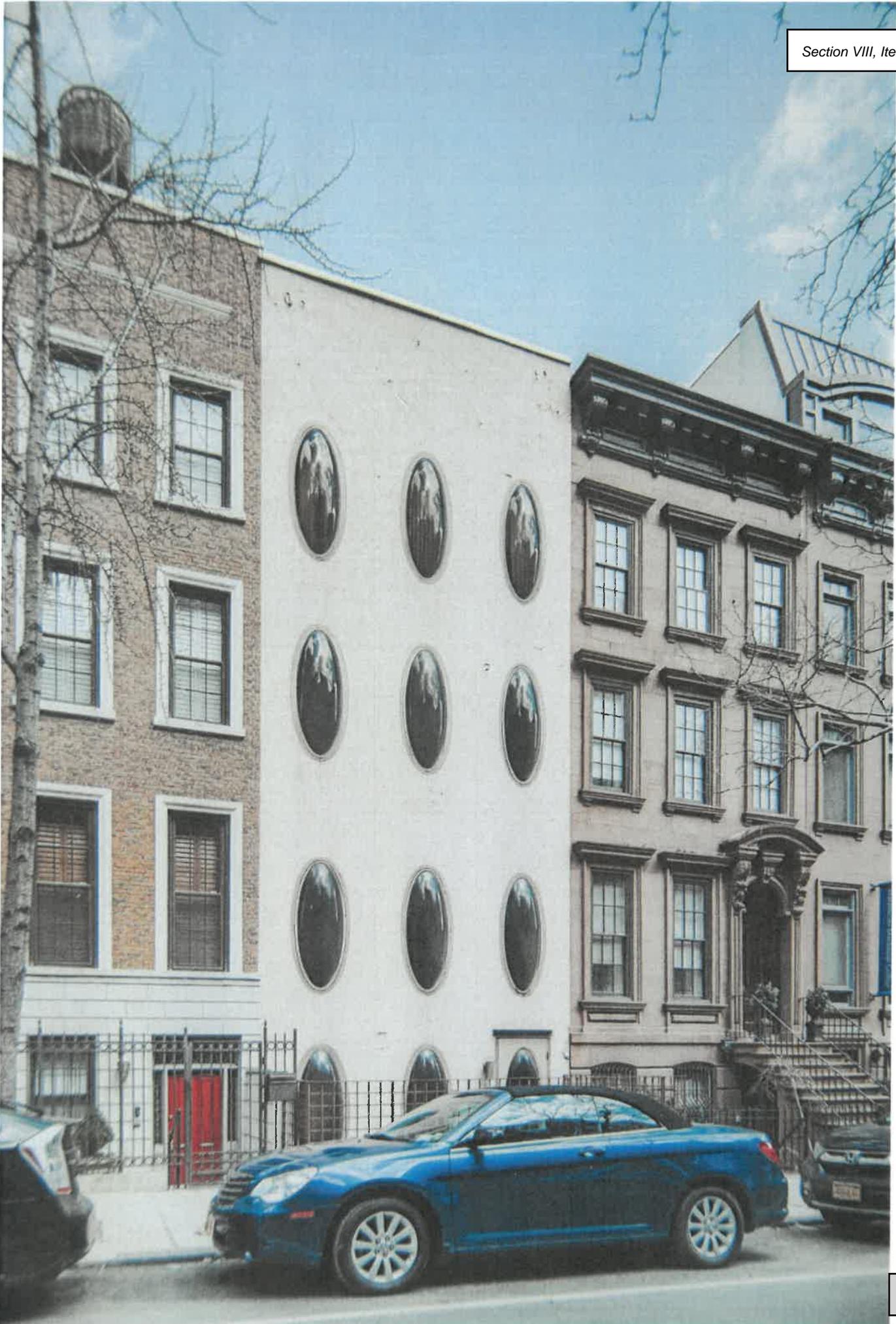




In renovating the mid-19th Century row house in New York's historic Chelsea section, the architect gained an



17,500-square-foot low-rise building on Houston Street in New York, NY, features a range of porcelain tile from Flotm on the exterior and







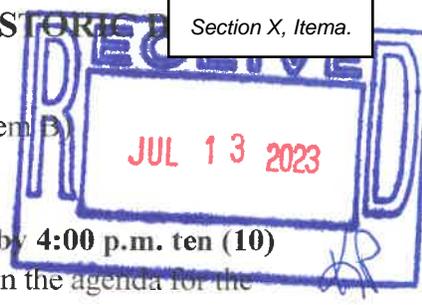




Tammany Hall - New York, NY

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item 1.



- 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: 8161 Park Ave 051-650-036-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Meta Valentic Email Address: metaval47@icloud.com
Address: 4234 Motor Ave Culver City CA 90232
(Street) (City) (State) (Zip)
Telephone: 323-314-5632
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mike Gamble Email Address: ~~mpg~~ mpgambleconstruction llc@gmail.com
Address: _____
(Street) (City) (State) (Zip)
Telephone: 906-847-3985
(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

Meta Valentic SIGNATURES File No. CD23-036-050(4)
Signature Signature Exhibit A
CD23-036-050(4) check# 3189 \$100.00 Date 7-14-23
Initials

Replace exterior porch door on Meta Mura, 8161 Park Ave.

Puttkammer Family



We would like to replace our current exterior porch door with the replacement door pictured. We need a sturdy material because the door is exposed to rain, wind, snow, etc. We ordered a fiberglass door to help withstand all kinds of weather. The current wood door is only about 10 years old (Mike Gamble installed it), and is already rotting. Mike Gamble mentioned at that time that a fiberglass door is the best material for that situation, and that if we ever replaced the door then fiberglass is the way to go. We will paint the door to look exactly like the previous one. The door does not face the street and is not visible to anyone except for people already on the property.

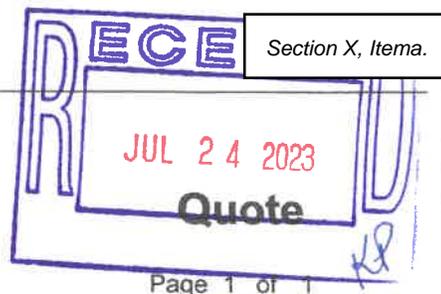
We ask the HDC for permission to install a slightly different style of door that will serve the needs of the house for many years to come.

Thank you for your consideration,
Meta Valentic and Nancy Puttkammer

File No. CD23-036-050(4)
Exhibit F
Date 7.24.23
Initials KP

Straits Building Center

2 WEEK LEAD TIME
CLAY OK BY PHONE 1/19/23



Quote Number:

Date: 1/12/2023

Sales Person: Wally Bazinau

Customer Information

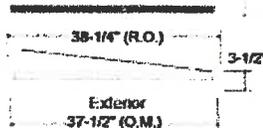
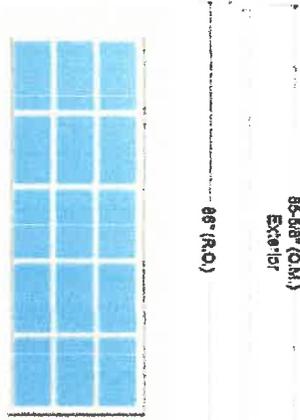
Name: CLAY FULLER
Address:

Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 85-5/8"; R.O. = 38-1/4" x 86"



Lead Time: Stock (Call to verify)

Image is viewed from Exterior!

Item Description	Qty	Price	Extended
3' 0" x 7' 0" 70-S108-FXG Smooth-Star Fiberglass Door - Fixed Grille - Right Hand Inswing (Tru-Guard Composite Edge)	1		
No Bore	1		
Set of T/T Non Ball-Bearing - Zinc Dichromate (Dull Brass) Hinges	1		
Dura-Frame - 3-1/2" Jamb w/No Exterior Trim	1		
Bronze Compression Weatherstrip	1		
Tru-Defense Adjustable - Bronze w/Dark Cap Sill	1		
Item Total			

File No. CD23-036-050(4)
Exhibit G
Date 7.24.23
Initials KP

Order Sub

Order

Distributed by:



Version #: 7.43-0
Version Date: 1/1/2023

RECEIVED
JUL 17 2023

File No. CD23-036-050(H)

Exhibit D

Date 7-17-23

Initials KP









Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

4 August 2023

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
Mackinac Island, MI 49757

Re: **VALENTIC DOOR REPLACEMENT**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed exterior door replacement at 8161 Park Avenue in the Hubbard's Annex Historic District. The house is a Contributing resource in the historic district.

An existing non-original full-glass wood door is proposed to be replaced by a full-glass fiberglass door. The existing door has 18 divided lites above a narrow bottom panel. The proposed door would have 15 divided lites with no bottom panel.

As required by Standard 2, the historic character of the property would be largely retained, but the proposed change would negatively alter the historic character of the house by installing a less appropriate door. Although I do not know what the original door style was, which may or may not have been the door that was replaced ten years ago, the existing door style is more appropriate than the proposed new one. Not even mentioning the loss of the bottom panel, the appearance of the door would change significantly, going from 18 divided lites to 15, which is the ubiquitous french door appearance of modern door manufacturers.

While the existing door itself is not historic, the material of its construction is, as the original door would have been wood, so in effect, historic materials would be removed. But the use of fiberglass as a substitute wood material could be appropriate, particularly if painted, as is proposed.

As stated by Standard 3, the door replacement would create a false sense of historic development, in the use of a modern door in lieu of a more appropriate period door. And as required by Standard 9, the exterior alteration would be less compatible with the historic house. On the positive side, related to Standard 10, the new construction / door could be removed in the future without impairing the essential form and integrity of the property.

While the door location is not visible from the street, and is not the primary entry door, its replacement with a less appropriate door would also be at odds with the Standards Under Code Sec. 10-161(b). As noted by Standard (2), the relationship of the new door to the rest of the

4 August 2023
Valentic Door Replacement Design Review
Page 2

resource would be diminished. And under Standard (3), the design of the new door would lessen its compatibility with the house.

As such, the proposed door replacement would not meet the Standards for review as discussed above.

Sincerely,

RICHARD NEUMANN ARCHITECT



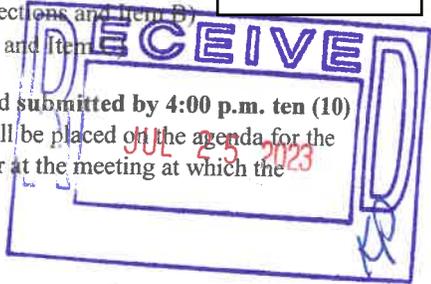
Rick Neumann

- c. Mike Gamble, Jr., Gamble Construction
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison

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 B)

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: 8309 PARK AVE 051-650-025-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: JENNIFER SULKOWSKI Email Address: _____
 Address: P.O Box 834 MACKINAC ISLAND MI 49757
 (Street) (City) (State) (Zip)
 Telephone: (734) 891-2727 _____
 (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) 443-8597 (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.

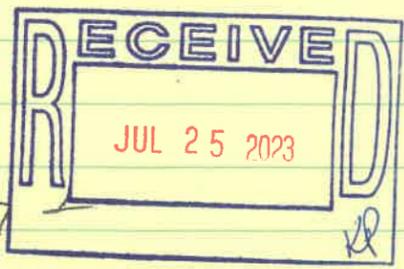
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system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

Signature: [Signature] SIGNATURES _____
 Signature: [Signature] File No. CD23-025-053
 CHAD J RIDDLE Please Print Name Exhibit A
 Date 7-25-23
 Initials KP

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

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

File Number: CD23-025-053 Date Received: 7-25-23 Fee: 0/00
 Received By: [Signature] Work Completed Date: _____



REPLACING ROTTED SIDING

TRIM BOARDS, REPLACING

MISSING SKIRTING AROUND

HOUSE.

11 NEW REPLACEMENT
WINDOWS.

USING ALL CEDAR MATERIAL
FOR REPLACING SIDING, TRIM
BOARDS & SKIRTINGS

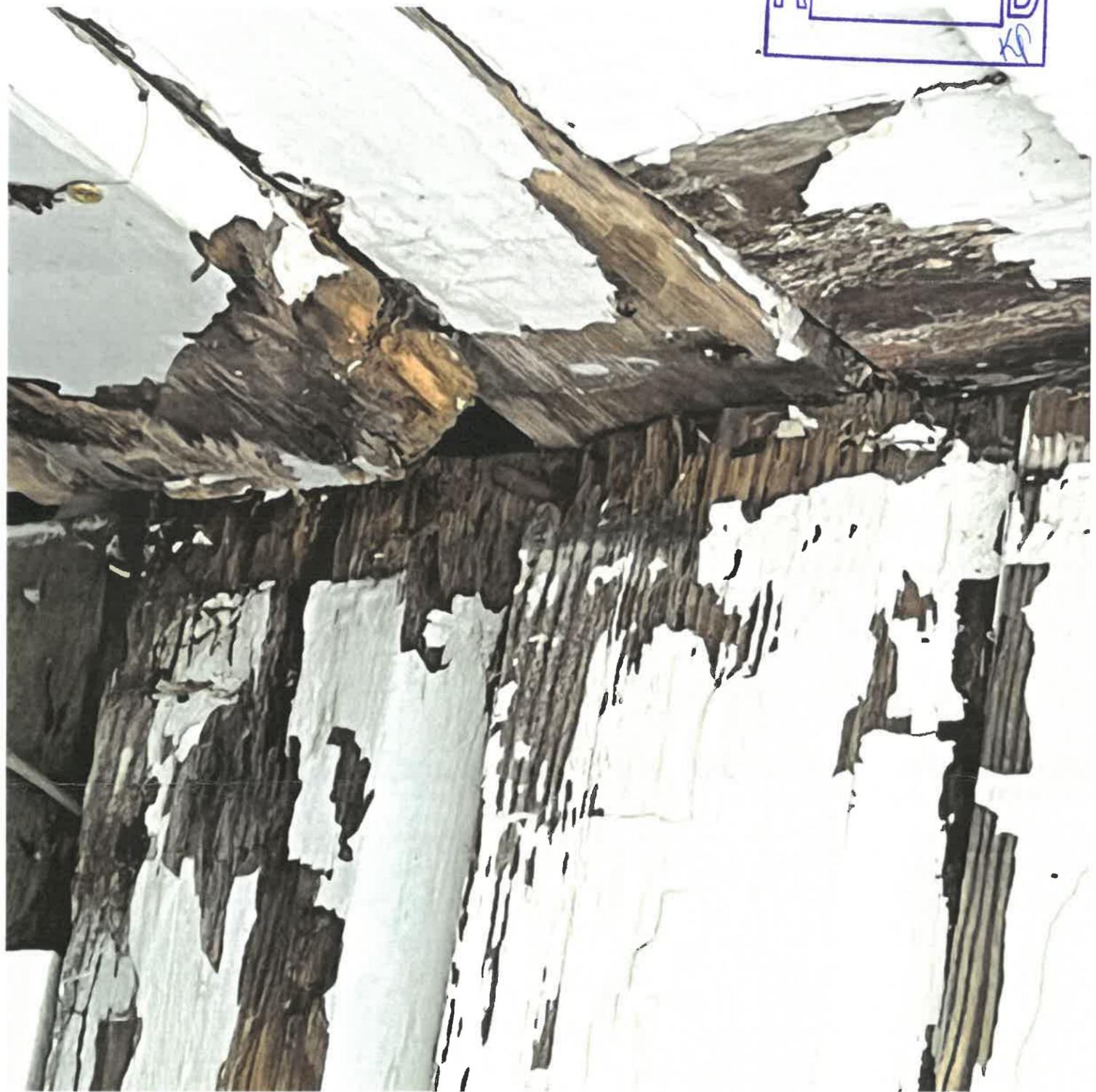
File No. CD23-025-053

Exhibit B

Date 7-25-23

Initials RP

RECEIVED
JUL 25 2023
RP



File No. CO23-025-053
Exhibit C
Date 7-25-23
Initials RP













24x61

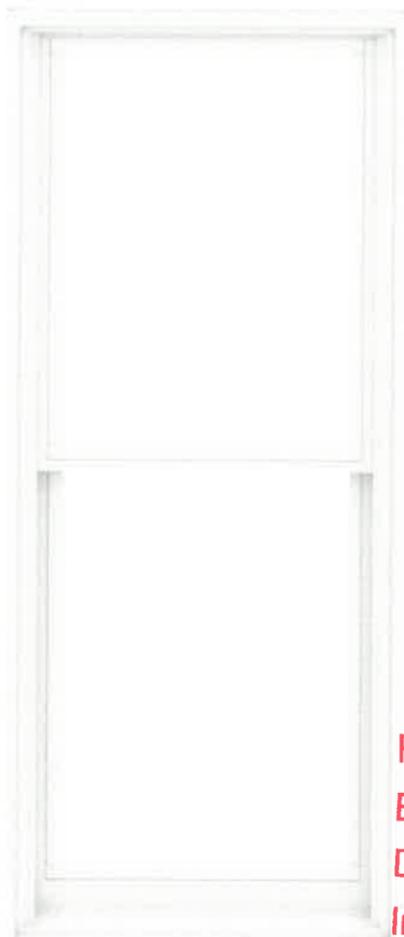


400 SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS



File No. C023.025.053
Exhibit D
Date 7.25.23
Initials KP

INTERIOR

EXTERIOR

Let's get started

Start by choosing your size

Clear my choices x

- Sizing
- Interior
- Hardware
- Grilles
- Exterior
- Trim
- Glass
- Summary

Size Charts ↗ Custom Sizes ↗

Feedback

Next →



28 x 65



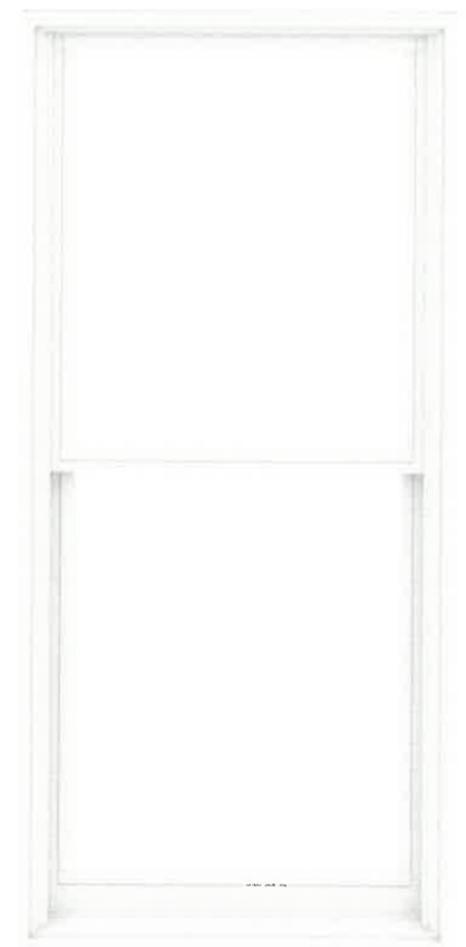
Section X, Itemb.

400 SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS



INTERIOR **EXTERIOR**

Let's get started

Start by choosing your size

Clear my choices x

- Sizing
- Interior
- Hardware
- Grilles
- Exterior
- Trim
- Glass
- Summary



Size Charts ↗ Custom Sizes ↗

Next →

Job

LARGO

Location

KITCHEN

Reference #



Line	Qty	AW Part #
5	1	0326019881302023



TWI 28.0 X 65.75 E UNIT 8 DEG WHT
 WHT HPTEMP



Qty / order Qty
1 / 3

Ship Date
05/17/2023

Order #
22753565

Box #
W03636144

Prod ID
125502425

AW Code: 4032601988130202300001940816

LARGO

Location

BDRM 4

Reference #



Line

11

Qty

1

AW Part #

0326019971302023



TW1 24.25 X 61.0 E UNIT 8 DEG WHT

WHT HPTEMP WOC D WHT

Custom Qty / Order Qty
1 / 2

AW Code: 4032601997130202300001940751



Order #

22753565

BOI #

WD3636144

Prod ID:

125502434

Ship Date

05/17/2023



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 August 2023

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

Re: **SULKOWSKI COTTAGE REPLACEMENT WINDOWS**
Design Review

Dear Ms. Pereny:

This design review is for the proposed replacement of 11 windows and deteriorated exterior woodwork at the Largo / Sulkowski Cottage, 8309 Park Avenue, in the Hubbard's Annex Historic District. The house is a Contributing structure in the district.

Of the ordinance required ten Standards for review, the standards which apply to the proposed work are:

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 project would replace two sizes of existing wood double-hung windows with composite exterior / wood interior double-hung windows of the same sizes and appearance. Deteriorated exterior wood trim would also be replaced using new wood to match existing profiles.

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."*

The extent of deterioration requires replacement rather than repair. The replacement elements (windows and trim) would substantially match the visual qualities of the original components.

The proposed work would be compatible and in character with, the historic appearance of the resource, and therefore, the proposed project does meet the Standards for review.

Largo / Sulkowski Window Replacement Design Review
7 August 2023
Page 2

Sincerely,

RICHARD NEUMANN ARCHITECT



Rick Neumann

- c. Chad Ruddle, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop and Morrison