

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, October 08, 2024 at 1:00 PM

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

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Adoption of Agenda**
- V. Approval of Minutes**
 - [a.](#) September 10, 2024
- VI. Correspondence**
- VII. Committee Reports**
 - a. Demolition Application Committee
- VIII. Staff Report**
- IX. Old Business**
 - a. HDC Legal Counsel Discussion
 - [b.](#) HB24-041-016 Jaquiss Amendment
- X. New Business**
 - [a.](#) CD24-025-064(H) McKeon Patio and Fire Pit
 - [b.](#) C24-042-065(H) Doud Hotel
- XI. Public Comment**
- XII. Adjournment**

CITY OF MACKINAC ISLAND

Section V, Itema.

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, September 10, 2024 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:04 PM.

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoyan

Lorna Straus

Nancy Porter

Shannon Schueller

Staff: Erin Evashevski, Richard Neumann

ABSENT

Peter Olson

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 13, 2024

Motion to approve the minutes as written.

Motion made by Finkel, Seconded by Porter.

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

V. Adoption of Agenda

Motion to approve the Agenda as written.

Motion made by Finkel, Seconded by Doud.

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

VI. Correspondence

- a. Rentrop Statement July 31 2024

Motion to place on file.

Motion made by Doud, Seconded by Finkel.

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

VII. Committee Reports

None

VIII. Staff Report

- a. C24-045-049(H) Pancake House Walk In Cooler

Dombroski stated the applicant would like to replace the walk in cooler in the same location as original.

Motion to approve the Staff Report.

Motion made by Porter, Seconded by Finkel.

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

- b. R124-076-052(H) Musser Rot Repairs

Dombroski stated this is some rot repair work on McGreevy cottage on Mahoney and M-185 that includes trim and hand rails. Motion to approve the Staff Report.

Motion made by Porter, Seconded by Finkel.

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

- c. HB24-016-053(H) Gagnon Roof Shingle Replacement

Dombroski stated this is a roof replacement. Motion to approve the Staff Report.

Motion made by Porter, Seconded by Finkel.

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

d. R124-053-054(H) McCarty Roof Shingle Replacement

Dombroski stated this is a roof replacement. Motion to approve the Staff Report.

Motion made by Porter, Seconded by Finkel.

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

IX. Old Business

a. Light Fixture Guideline Discussion

Sehoyan stated Neumann submitted some draft guidelines as well as a preservation education segment because it was related. The light fixture itself and the quality of the light that the lamp puts out are the two items for the guidelines.

Motion by Finkel to place the education segment on file. Motion died due to lack of support.

Neumann intended his paper to be included in the guidelines. Porter stated she was good with new construction but not existing. Lumens are not necessary to add to HDC realm. Neumann agreed. He didn't intend to make this something to require an application for a new fixture. Porter asked if this would be part of his review. Neumann confirmed. Doud thinks there should be enough to be able to address if someone won't correct lighting. But how do we put something in there to make it manageable. Dombroski thinking what Rick has created can be something to refer applicants to for guidelines. Suggests adopting as a guideline not a requirement. Finkel asked Neumann & Dombroski how comfortable he would be to make a judgment on whether a fixture is appropriate or not. Dombroski stated they are just guidelines. Motion by Finkel to place on file. Motion withdrawn. Motion to thank Neumann and Dombroski and adopt this to add to guidelines.

Motion made by Porter, Seconded by Finkel.

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

Pereny to send letter to Planning Commission stating we adopted the addition to the Guidelines.

b. Demolition Application Discussion

Evashevski stated at the last meeting she was asked to reach out to SHPO. Evashevski reached out to Alan Higgins and Gary Rentrop. Rentrop put together the application based on SHPO and other districts in the state. Higgins confirmed that the general language does come from the statute for the Notice to Proceed, and the requirements are made by each HDC on how the applicant can supply the information. For example, D1, A-H those are determined by HDC. Doud thinks we should have a committee on this that should go over with Evashevski. Doud wondered what the formula is when reviewing the taxes. Is there a legal formula? Evashevski did not know but will look in to a structure for all this. Porter went back to when applications are submitted, who checks to make sure complete? The applicant should be informed if something is missing by the meeting. Sehoyan asked Dombroski what he thought about that. Dombroski stated we look at every application but we won't necessarily catch everything. Every Zoning or HDC application is treated like that. The HDC or Planning Commission may catch a problem. Doud thinks there are alot of items in the application we can clean up ourselves. Doud would like to create a demolition application committee. Barnwell stated the application states that even removing material is determined demolition. Almost all projects require removing material. Motion to create a committee to look at required application information on the demolition and HDC application, General Directions. The Committee will be created next meeting. Sehoyan will appoint the committee.

Motion made by Doud, Seconded by Porter.

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

c. HB24-026-046(H) Harbour View Inn Enclosed Fire Escape and Like for Like Repairs

Barnwell stated the architect has worked to slide the setback 18" and changed the enclosure area where the A/C units are. In addition the roof line dropped 1.5' to be under the existing roof. Neumann stated the major improvement of moving the east wall is a good improvement. The addition wall doesn't upstage the historic building. Neumann stated the height lowered and the siding and color of addition should be different from the original building. The all white additions stand in contrast and new stair addition should be white. Neumann also suggested maybe consider vertical board and batten, but that is less important than the color itself. Sehoyan stated the HDC doesn't address color. Barnwell stated they want to keep the blue. They want it to look like a nice building to majority of people. We do understand the historic preservation side of it but we do want it to have a nice cohesive look. Porter and Doud agree with Barnwell. Porter thinks the continuity of the building is important. Motion to approve.

Motion made by Porter, Seconded by Doud.

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

d. R324-008-047(H) Doud Mission House Relocation

Sehoyan and Doud stepped down from the table.

Doud stated last month there was a question on the applications. This was taken care of. We are asking for approval for the Doud duplex. Porter asked if the change of use is to single family from employee housing. Doud confirmed and stated they would like to remove the special land use. Dombroski stated as long as the end result is as Doud is describing the next step would be the special land use being set aside. The applications will be contingent on the lot split. Porter asked if we would be approving contingent on City Councils approval. Zoning will also have to be contingent on City Council approval. Neumann stated the project does meet the applicable standards for review. Doud asked if he gets approved and Benser did not, could this project start after the lot split? Dombroski thinks yes it can. Evashevski thinks he could and would have to work that out with Benser. Motion to approve contingent on the other entities approving it.

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

Doud and Sehoyan returned to the table.

X. New Business

a. HDC Legal Counsel Discussion

Porter thinks it would be in the best interest to have own legal counsel for HDC. Porter believes it is good to have a separate legal counsel. Porter does not have any suggestions for a replacement. Straus stated we do sometimes have discussions that make clear the cities definition between commercial and residential and there is one we have to follow. She looked at the history and we have federal and state laws we need to follow. Straus thinks we need to have our own legal advice on those subjects. Doud thinks it will be very challenging to find a lawyer. Doud stated he has personally worked with Evashevski and thinks Evashevski should not take this on but if she has thick enough skin and willing to do this Doud suggested a 6 month trial period. We can continue to look for a specialty lawyer but it is up to HDC if we want to go down the road with Evashevski. Porter would like to see the HDC to start process to look for a specialty lawyer. Doud asked to what capacity does Porter mean. Full time? Porter said for someone to address the questions we have and be responsive to us and what we are doing. Doud thinks Evashevski knows us and is very transparent and would acknowledge her lack of knowledge. Doud thinks another lawyer for guidance only. Porter stated applicants like Verizon and AT&T would need legal guidance. Doud thinks they should try Evashevski for six months and look for an advisor to help Evashevski. Sehoyan stated looking forward this will be a good fit, however if we do want to search for council to assist her, present that person to Evashevski and City Council. Sehoyan asked if Evashevski goes to Rentrop for consultations. Evashevski stated she does. She does not take this as an insult and whatever works best for HDC and City Council, who makes the final

appointment, is fine with her. Evashevski stated she was not able to find anyone with historic experience. Evashevski reached out to Alan Higgins for a recommendation but hasn't heard back yet. Neumann stated a directory is printed every year with preservation experts and only one name is listed, Steven Fox, in Traverse City. He can share that name with Evashevski. Schueller asked Evashevski if she was looking for someone to help her or for HDC. Evashevski stated, for the HDC. Doud stated it is important to say the lawyers job in this is to tell us what is right one way and how it is wrong. We have the opportunity to describe what we want from a lawyer. They are here to tell us what road to take, but not how to vote. Dombroski reminded HDC that even Rentrop with all expertise, reached out to specialty communication lawyers on the west coast for guidance. Evashevski can also reach out to them. Doud asked if anyone was against giving Evashevski 6 months and also reach out to Steve Fox. Evashevski was fine with that. Sehoyan wanted to add Evashevski would stay on until we find someone suitable. Sehoyan thinks Evashevski is more qualified to find a lawyer. Doud was ok with finding a consultant to help Evashevski and Evashevski be the full time lawyer. Add to October agenda and Evashevski will reach out to Steve Fox.

b. SHPO Discussion

Sehoyan reached out to Alan Higgins. Hailey Schriber is our contact now. They sent some resource guides that he will forward to Pereny to share with the HDC. Doud thinks it is important that someone on HDC and the lawyer be our SHPO contacts. Sehoyan and Evashevski to be the SHPO contacts.

c. C24-057-055(H) GHMI Merchants of Mackinac Building Renovation

Barry Polzin stated we have small project doing repair work to the front porch on retail space. The applicant would like to bring Grand Hotel merchandise to downtown, as well as a little Sadies ice cream shop. They had originally wanted to replace the posts but Neumann did not find them appropriate. So they will be repairing the existing and then cover the pipes to match the existing. They are going to change the top railing with a Chippendale railing, add bead board on the ceiling and bring in Grand Hotel porch color. Porter confirmed the top and bottom will be trimmed out. Jurcak stated Neumann would like them square, but Jurcak would like the HDC to consider the circular post like the Grand Hotel. Neumann stated the building is very simple and has existed as it is for a long time but historically storefronts along Main had simple square posts because turning posts was hard to do. He recommended leaving it simple. Sehoyan asked about the railing. Neumann stated he is comfortable with that if the posts remain simple below. We are trying to minimize departures from the trim from when the district was created. Porter asked about square posts on top and circular on the bottom. Neumann stated consistency is important. Schueller asked about the size of the columns. Polzin stated about 8" and columns taper a little bit. Porter likes the round columns and they were a common feature of that era. Doud pointed out that two are already round because they are just poles. Finkel is not offended by making them all round, or all square. Doud asked if the applicant is agreeing to round top and bottom. Polzin said

the top would be square. Motion to approve round columns on bottom and square columns with flat tops on top.

Motion made by Porter, Seconded by Finkel.

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

d. C24-055/56-056(H) Benser Mr. B's & Murdicks

Neumann stated this application seems to be a matter of breaking a larger project in to two phases. The harbor side behind Murdick's now has a double hung windows. This is the only architectural change he can see and he is comfortable with it and phase I meets the standards for review. Dombroski had no comment. Doud thinks it will be an improvement. Motion to approve.

Motion made by Porter, Seconded by Doud.

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

e. R324-008-057(H) Benser New Home

Doud and Sehoyan stepped down.

Doud stated he didn't know of any issues on the HDC level. Neumann stated it meets the HDC standards for review. Finkel stated it seems pretty straight forward. Dombroski confirmed it meets setbacks. Motion to approve.

Motion made by Porter, Seconded by Finkel.

Voting Yea: Finkel, Straus, Porter, Schueller

Voting Abstaining: Doud, Sehoyan

Doud and Sehoyan returned to the table.

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 2:28 PM.

Motion made by Doud, Seconded by Finkel.

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

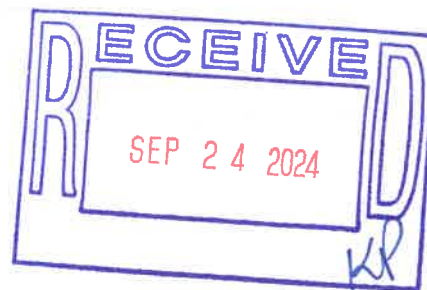
Alan Sehoyan, Chair


Katie Pereny, Secretary

PLUNKETT COONEY

File No. HB24-041-016
 Exhibit P
 Date 9.24.24
 Initials KR

September 23, 2024



Mackinac Island Historic District Commission
 Mackinac Island, MI 49757

Re: Parcel Id. No. 051-525-041-00
 6948 Main Street, Mackinac Island, Michigan ("Property")

Dear HDC:

We are attorneys for Cheryl Nephew Jaquiss, as Trustee of the Cheryl Nephew Jaquiss Individual Living Trust dated 11/10/2008 (the "Owner"), commonly known as the "Red House." The Mackinac Island Historic District Commission ("HDC") approved the demolition request for the Red House. As a result, we are proceeding and have filed an application with the Mackinac Island Planning Commission for its approval.

It has come to our attention that there is one minor change since the HDC approved the plan for demolition. In order to improve the views on the West side (not the front façade), the fireplace is being moved from the West side of the home to the East side of the home. This also involved minor window re-configuration.

Copies of these changes are attached for your review and consideration. Also attached is a document regarding the historical acknowledgements related to this property.

We are hoping to obtain this approval at the next meeting of the HDC on October 8, 2024.

Very truly yours,

James J. Murray
 Plunkett Cooney
 Direct Dial 231-348-6413

JJM/tll

Enclosures

29035.21118.35224784-1

ATTORNEYS & COUNSELORS AT LAW

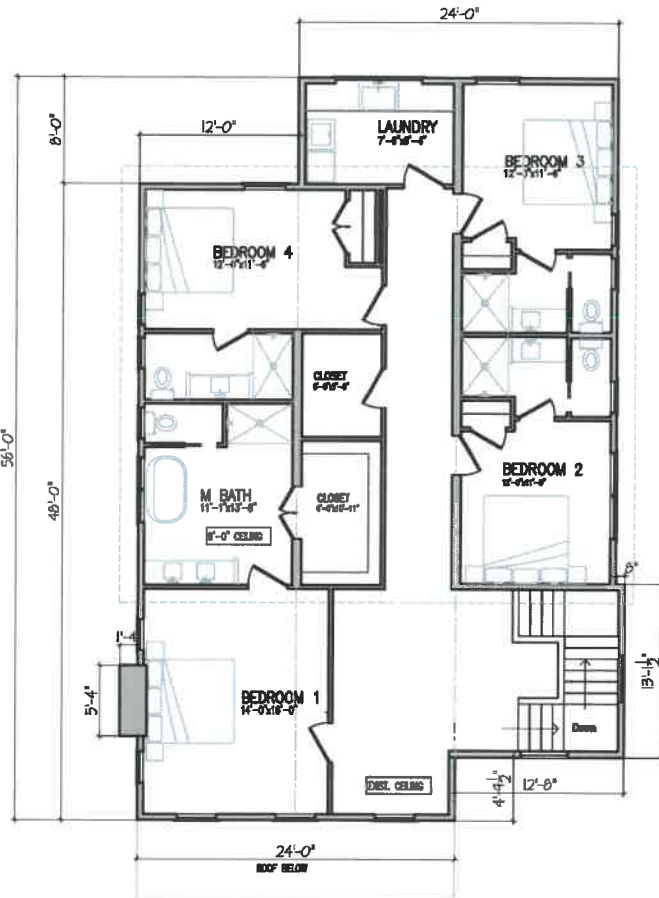
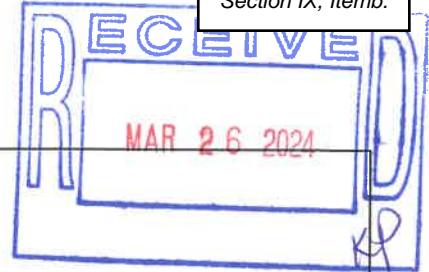
Planning Commission
October 8th Meeting

Historical Acknowledgements

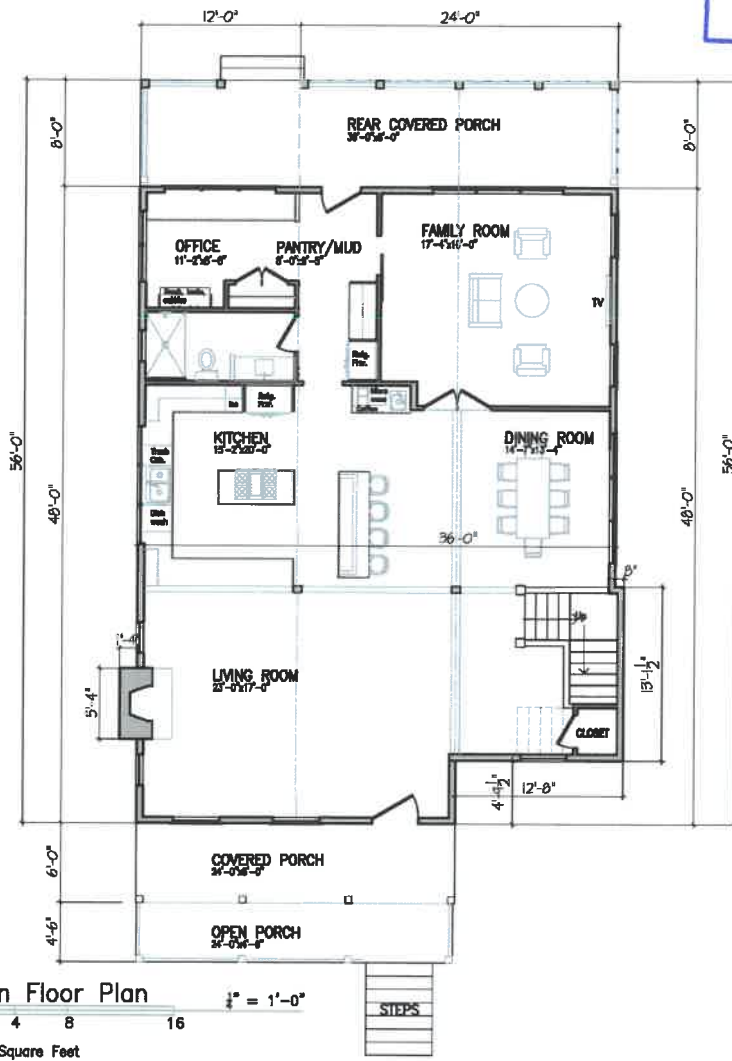
- Dickinson Homes, Sayles Builders, and Belonga Excavation will be responsible for the safe removal of the existing front façade, front porch, and framing materials of the Jaquiss Home. Crews will be on the island in the Fall/Winter of 2024/2025 for this process.
- Dickinson Homes will sectionalize the removed façade and existing front porch for safe transportation from the island to the Dickinson Homes plant in Kingsford, Michigan. The sections will be stored indoors. Dickinson Homes carpenters will work to replicate, refurbish, and/or reuse the reclaimed façade materials.
- Dickinson Homes will use the reclaimed framing, fasteners, and other materials in the construction of the new Jaquiss home that can be safely reused in the walls, floors, and/or attic.
- Upon completion of the new Jaquiss home, Dickinson Homes shall furnish a commemorative brass plaque that will be displayed on either the fence or separation wall of the property. The plaque will act as a historical marker for the Red House and its significance to the island. The plaque will be placed so that it is easily viewable to people passing by.

Ryan Spencer
Project Manager for Dickinson Homes

X *Ryan Spencer*



2nd Floor Plan
1870 Square Feet



Main Floor Plan
1880 Square Feet

APPROVED

Date: 7.9.24
File #: H324.041.016

Richard Clements Architect, PLLC 1520 Meigs Lane Oshtemo, MI 49759 richard@rca2340.com 980.370.3081	
JAQUISS COTTAGE	
6848 MAIN ST. MACKINAC ISLAND, MI 49757	
date: 3.25.24 project: 2216	sheet: A1.1 copyright © 2024

File No. H324.041.016

Exhibit D

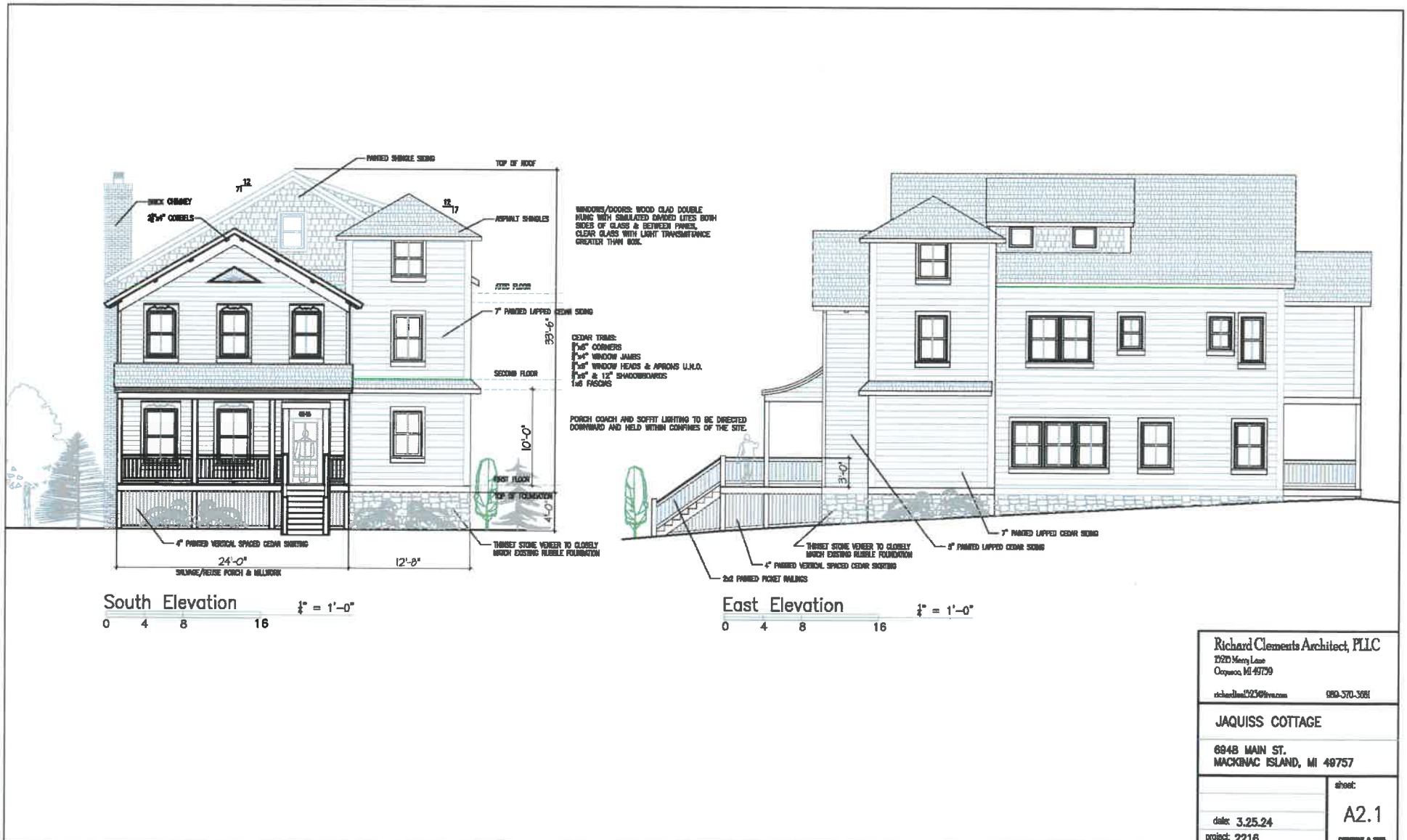
Date 3.26.24

Initials KP

APPROVED

Date: 7.9.24
File #: _____

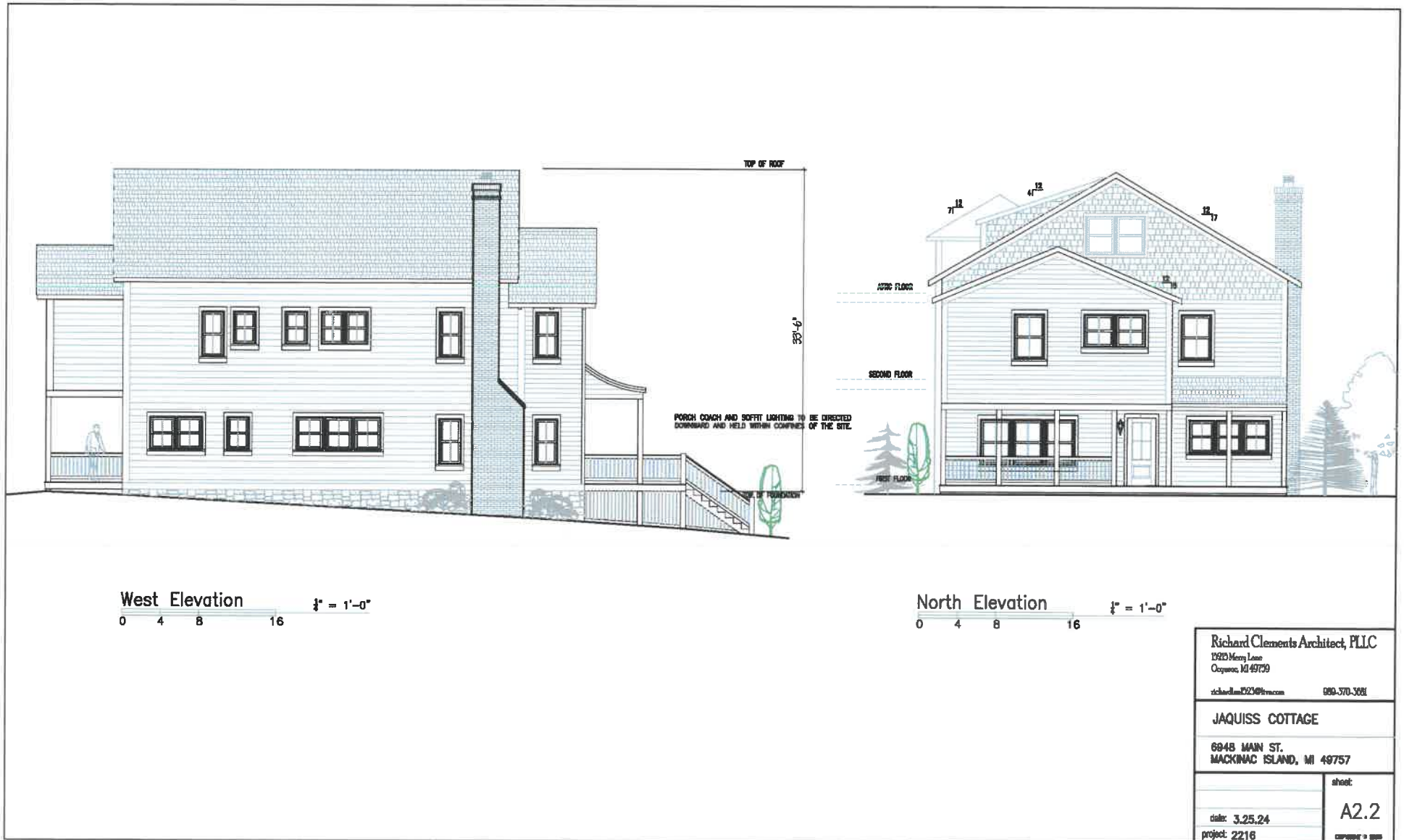
Section IX, Itemb.

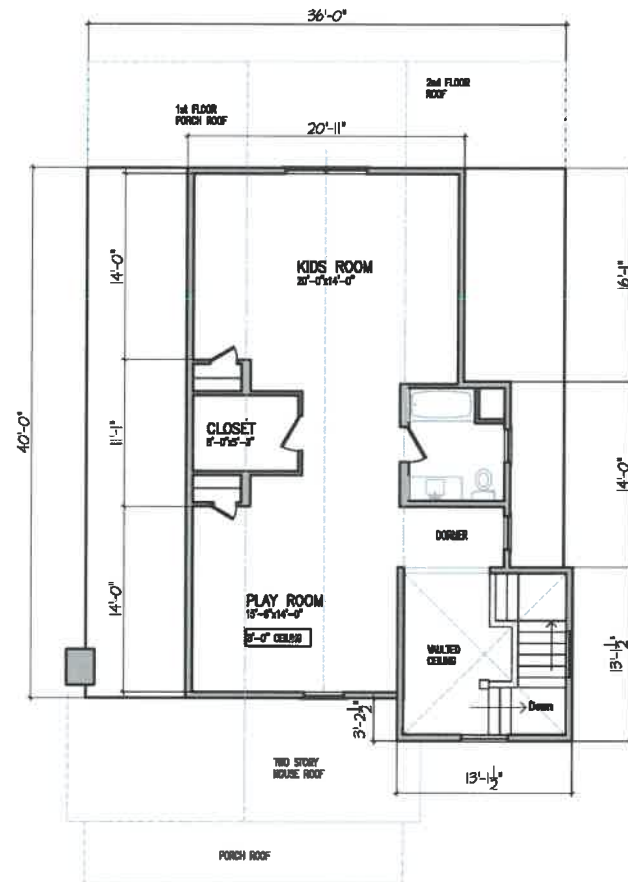


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Date: 7.9.24
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Section IX, Itemb.

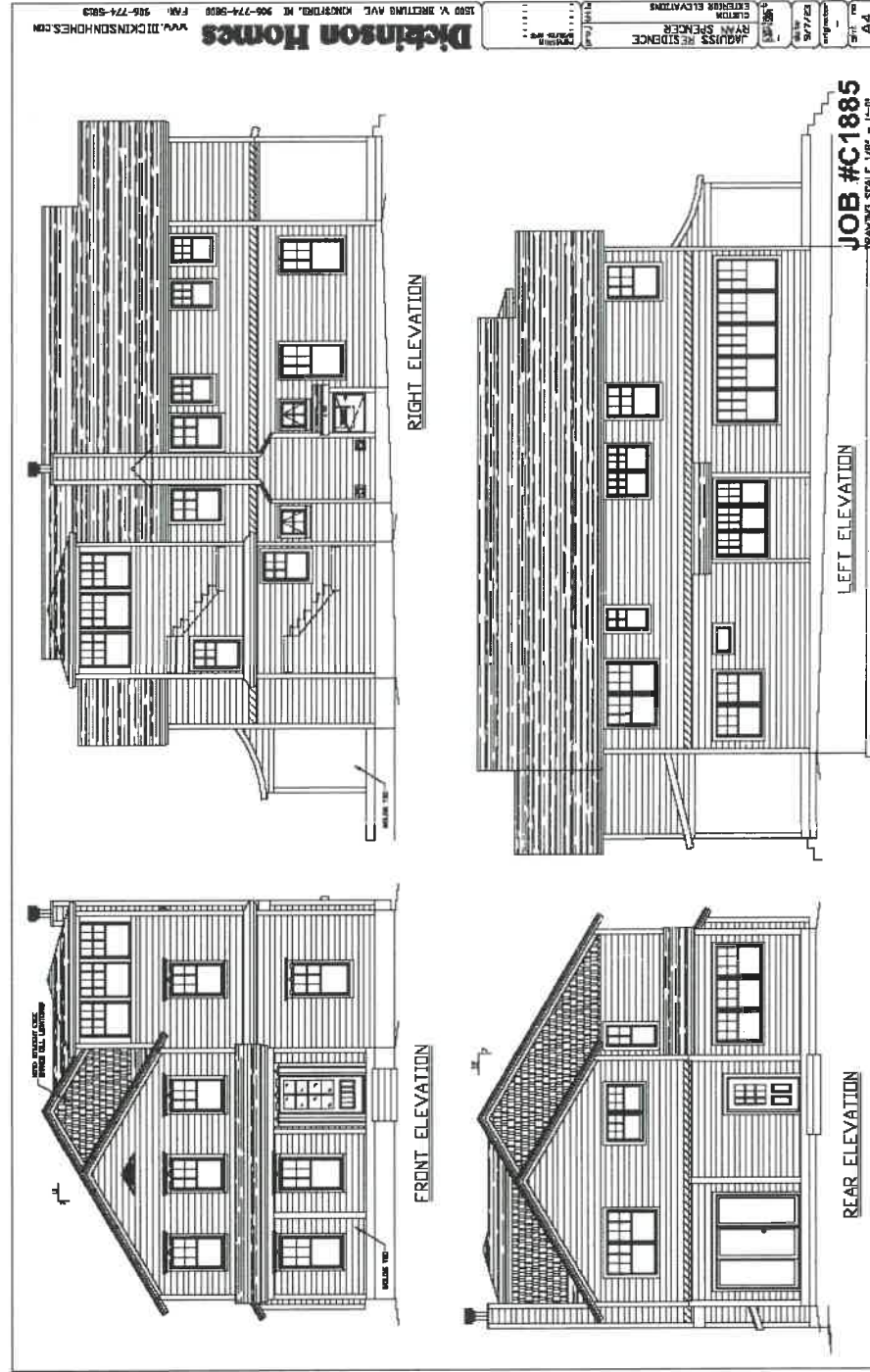


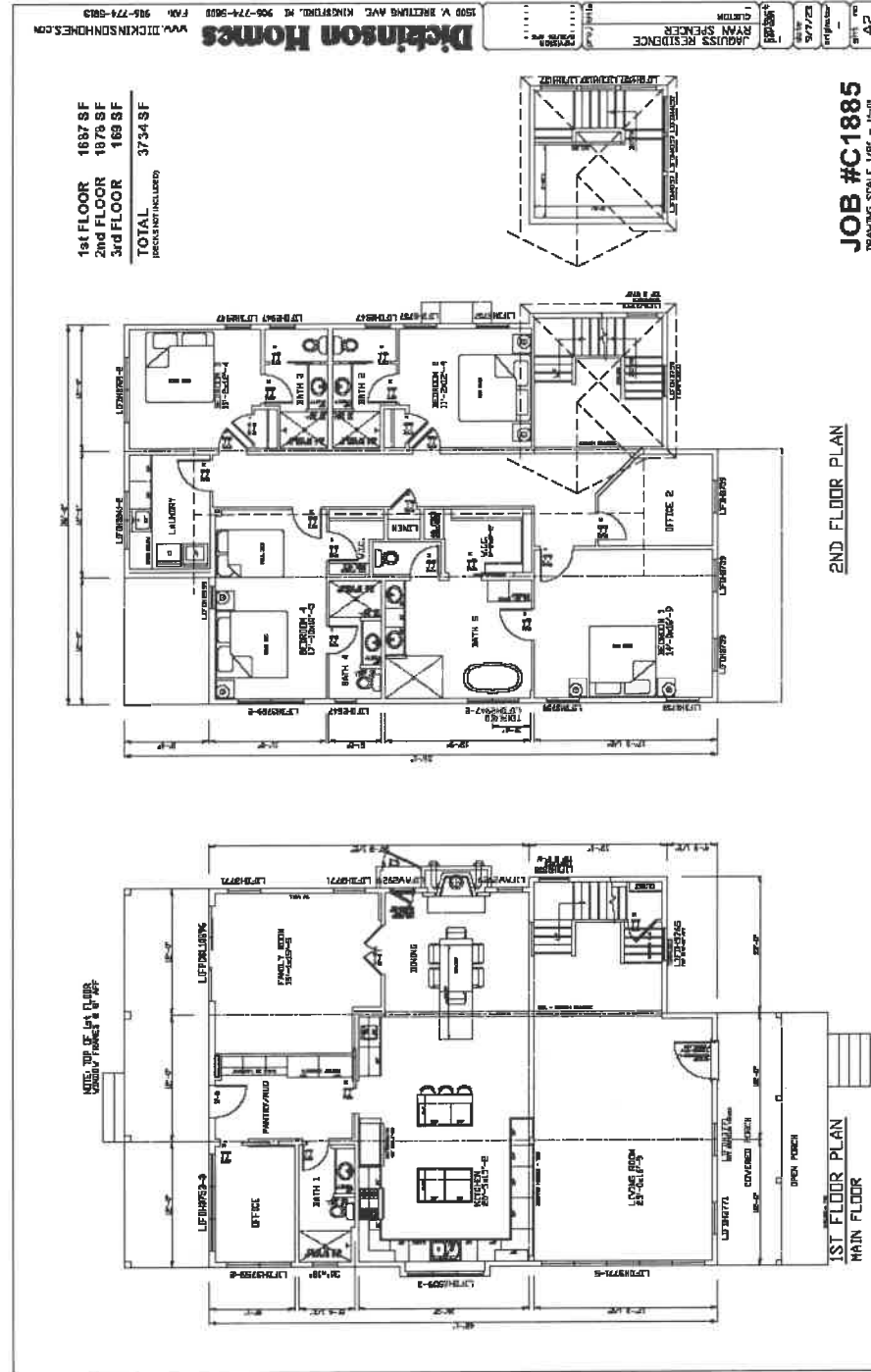


Attic Plan
 0 4 8 16
 935 Square Feet

Richard Clements Architect, PLLC 1970 Mary Lane Oshtemo, MI 48729 richard@rca.com 989.370.3001	
JACUITS COTTAGE 6948 MAIN ST. MACKINAC ISLAND, MI 49757	
date: 3.25.24 project: 2218	sheet: A1.2 <small>COMPONENT • 2025</small>

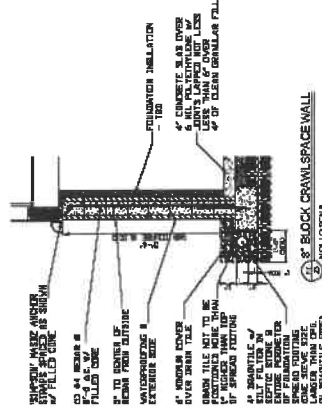
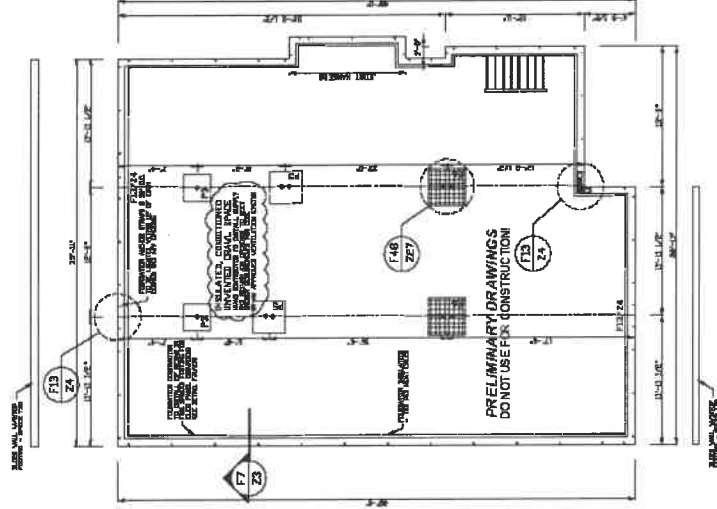
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SEP 24 2024





JOB #C1885
DRAWING SCALE 1/8" = 1'-0"

**PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION!**



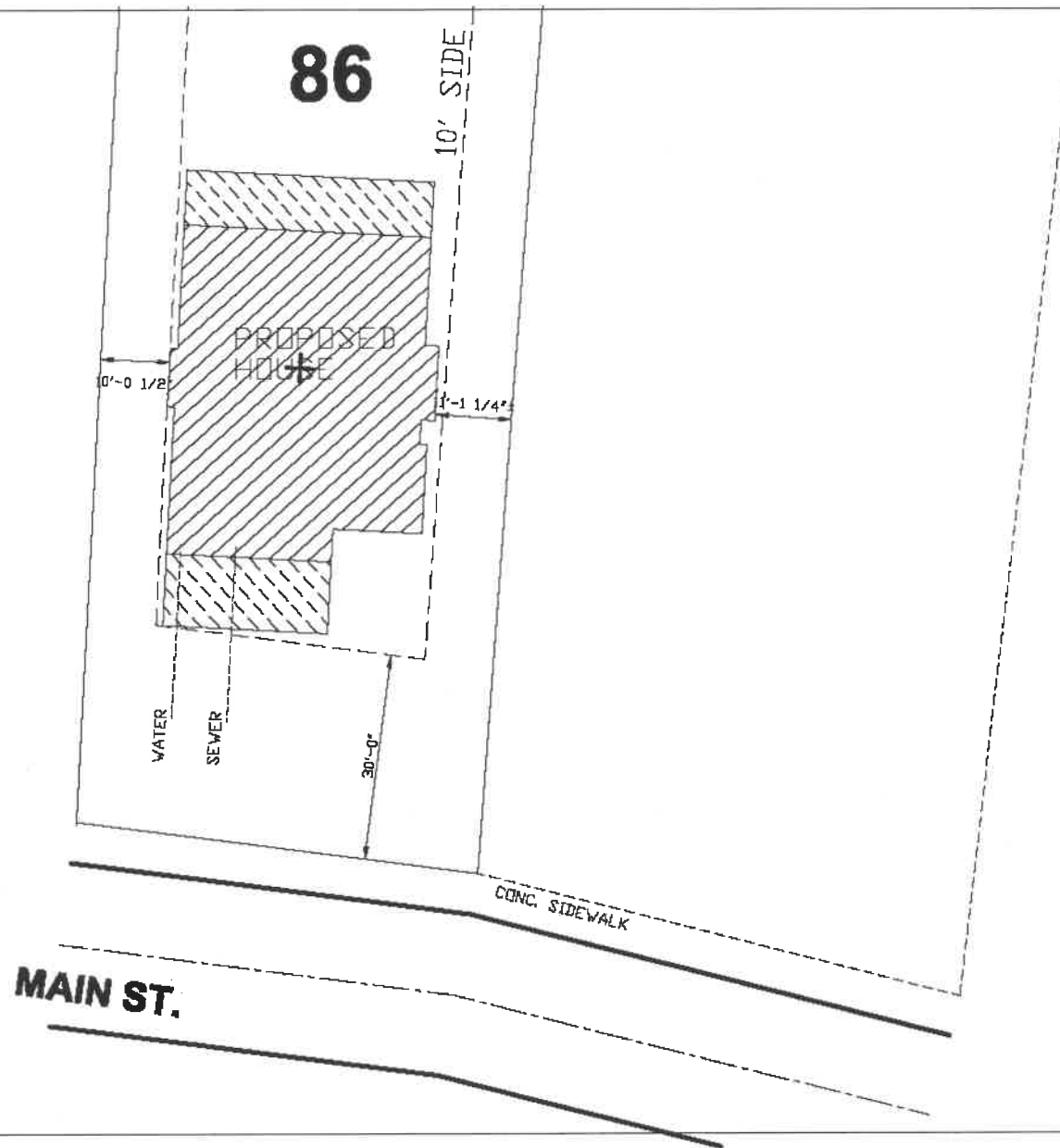
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P3	1.7175M ²	36"x36"x14"	36	1.5552	55.9992	PAID REBAR REINFORCING
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P5	1.4141M ²	48"x48"x18"	48	1.2803	61.4544	PAID REBAR REINFORCING
P6	1.2803M ²	54"x54"x20"	54	1.1547	62.3538	PAID REBAR REINFORCING
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P9	0.9384M ²	72"x72"x26"	72	0.8444	60.7968	PAID REBAR REINFORCING
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P22	0.3699M ²	150"x150"x52"	150	0.3733	55.9950	PAID REBAR REINFORCING
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P36	0.5618M ²	234"x234"x80"	234	0.5833	136.3902	PAID REBAR REINFORCING
P37	0.5833M ²	240"x240"x82"	240	0.6058	145.3920	PAID REBAR REINFORCING
P38	0.6058M ²	246"x246"x84"	246	0.6293	154.8078	PAID REBAR REINFORCING
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LIMITED PURPOSE FOUNDATION DRAWING

- [illegible]

When applying exterior liquid type insulation, the thickness of the foam must be subtracted from each side of the foundation wall where applied to maintain the outside dimensions of the foundation walls as noted on the drawing.

[illegible]



JOB #C1885
DRAWING SCALE 1/16" = 1'-0"

Dickinson Homes 1300 W. BREITLING AVE. KINGSFORD, MI 906-774-5800 FAX: 906-774-5813 WWW.DICKINSONHOMES.COM	
JADUSS RESIDENCE RYAN SPENDER CUSTOM	project no. title
contact person	revision
date 9/7/23	sheet no. AX
originator -	sh# no. AX



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 October 2024

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

Re: **JAQUISS COTTAGE RECONSTRUCTED FRONT CHANGES**
Design Review

Dear Ms. Pereny:

See the attached design review of the proposed changes to the previously approved Jaquiss Cottage in the East End Mission Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Ryan Spencer, Dickinson Homes
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 October 2024

DESIGN REVIEW

JAQUISS COTTAGE RECONSTRUCTED FRONT CHANGES

6948 Main Street

East End Mission Historic District
Mackinac Island, Michigan

INTRODUCTION

This review is to assess proposed revisions to the previously approved design for construction of a new residence following the demolition of the existing historic structure at 6948 Main Street. The property is now a Contributing structure in the East End Mission Historic District.

Proposed revisions (dated 9-24-24) to the design approved by the Historic District Commission (9-10-24 meeting) include extensive changes to the exterior of the house, as follows:

Foundation

Change foundation walls from stone veneer to concrete blocks (wall section detail).

Firebox & Chimney

Relocate the firebox and chimney from the west side of the house to the east side.

Roof

Eliminate the step in the roof (as seen from the front and west side) between the smaller recreated front and the larger new rear portion, resulting in one roof plane instead of two.

Front Porch

Reduce the height of the porch floor above grade from nine to five risers.

Eliminate the front porch railings.

Windows

At the third floor corner tower, add two windows to both the south and east sides.

At the west side Living area, add three windows in place of the relocated fireplace, creating a band five windows long.

At the west side Kitchen, add a projecting bay window in lieu of the flat wall windows.

At the east side Dining, change the windows to two small units on either side of the relocated fireplace.

At the north rear Family, substitute a 3-unit wide patio door in lieu of three windows.

At the second floor bedrooms, revise numerous bedroom windows on both sides and rear of the house.

At the third floor, eliminate two windows at the north rear elevation.

At all windows, change muntin glass lite divisions from 2 over 2 glass panes, to 6 over 1 glass panes.

Jaquiss Cottage Reconstructed Front Changes Design Review
5 October 2024
Page 2

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

Materials submitted for Review consist of drawings of the revised project, dated 24 September 2024, by Dickinson Homes.

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 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."*

As previously approved by the HDC, the front porch and facade of the "Red House" would be accurately reconstructed based on detailed documentation of existing conditions prior to demolition. An essential characteristic of this agreement is to preserve the original architectural character of the reconstructed front both in scale and detail, so that it would stand in contrast to the compatible but not historic rear portion. The approved design helps accomplish this by means of the disconnected roof planes of the front and rear portions, and the different siding treatments.

The second important digression from the previously approved design is the placement of three windows on the third floor south and east walls of the corner tower, instead of the agreed upon one window on each side.

Another aspect of the approved design that lends legitimacy to the reconstructed front is the use of double-hung windows with 2 over 2 divided lites, as documented in the earliest known photograph of the "Red House". The 6 over 1 lite configuration shown on the revised drawings represents a later architectural style period, and is not what the HDC approved.

These departures do not "retain and preserve" the historic character of the property in its reconstructed form.

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."*

Jaquiss Cottage Reconstructed Front Changes Design Review
5 October 2024
Page 3

The proposed changes would prevent the reconstructed front from appearing compatible with the massing, size and architectural features of the property in its existing historic form, which had been achieved by the previous HDC approval, and the historic integrity of the property would not be maintained.

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 existing historic facade is of architectural value and significance, and its reconstruction in kind would help maintain its relationship with the historic value of the surrounding district. The proposed changes would detract from this.

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

The reconstructed facade as approved would help preserve its relationship to history of the property and of the surrounding area. This relationship would be broken by the proposed changes.

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

The general compatibility of the proposed changes to the approved reconstructed historic facade would detract, in terms of design, arrangement, texture and materials proposed to be used.

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

The aesthetic value of the existing historic facade would be lost if the proposed changes are approved.

CONCLUSION

The proposed changes to the previously approved Jacquiss House front facade reconstruction would not meet the Standards for review.

END OF REVIEW



South Elevation

Dickinson Homes

1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

revision

proj title

dr.
DL

date
A

job no
A

sht no
A

DRAWING SCALE 3/16" = 1'-0"



South Elevation

DRAWING SCALE 3/16" = 1'-0"

Dickinson Homes

1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

revision
A

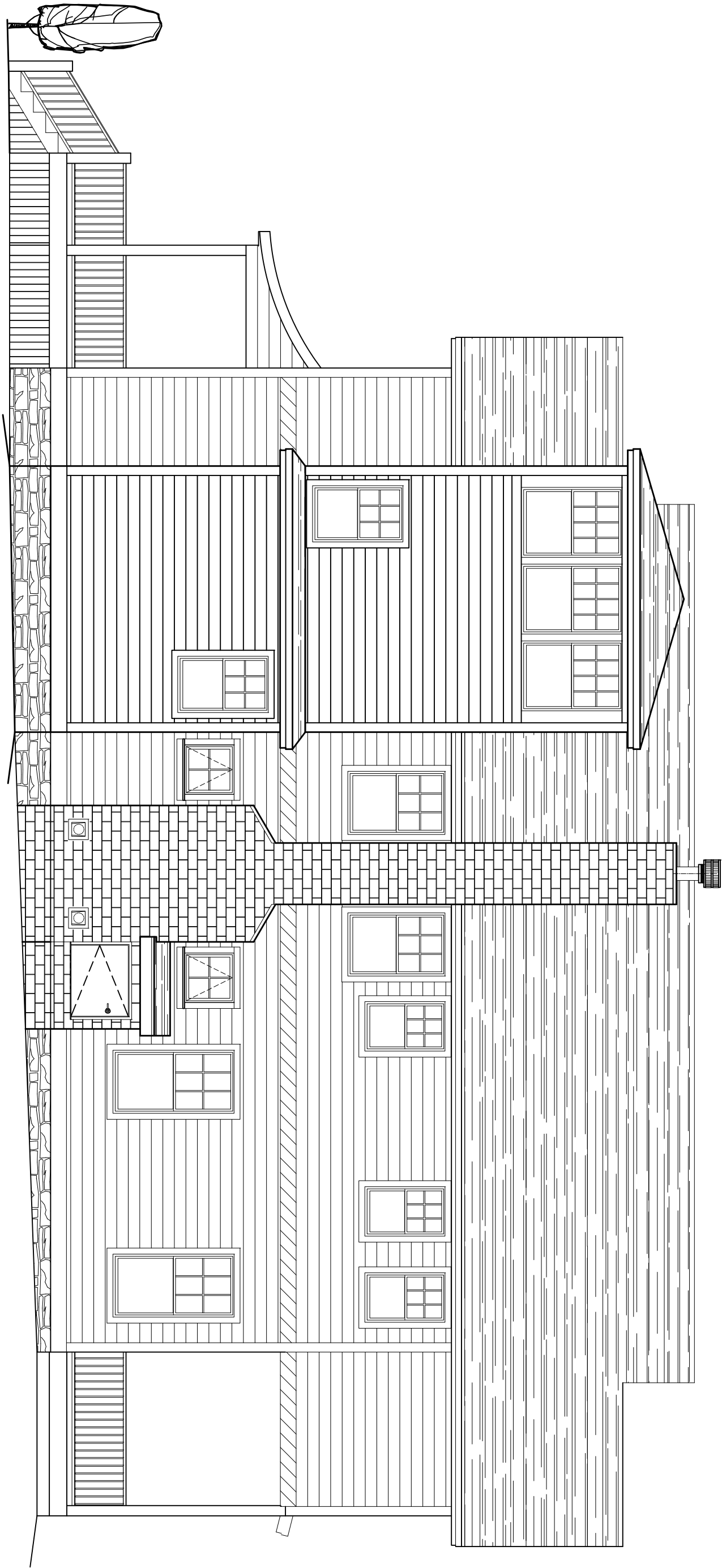
proj title

dr.
DL

date
A

job no
A

sht no
A



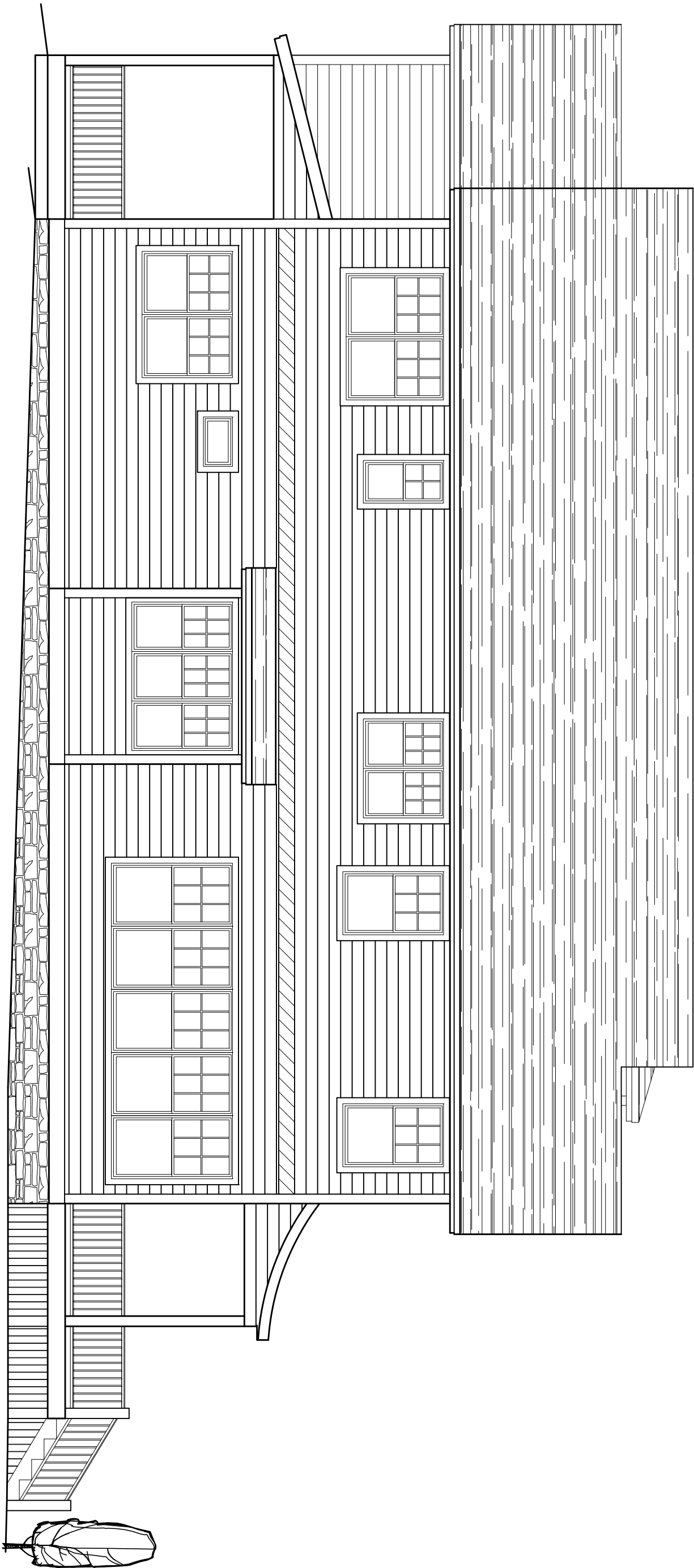
East Elevation

DRAWING SCALE 3/16" = 1'-0"

proj title		revision	
A		A	
dr.	DL	date	job no
A	A	A	A
sht no	A		

Dickinson Homes

1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800



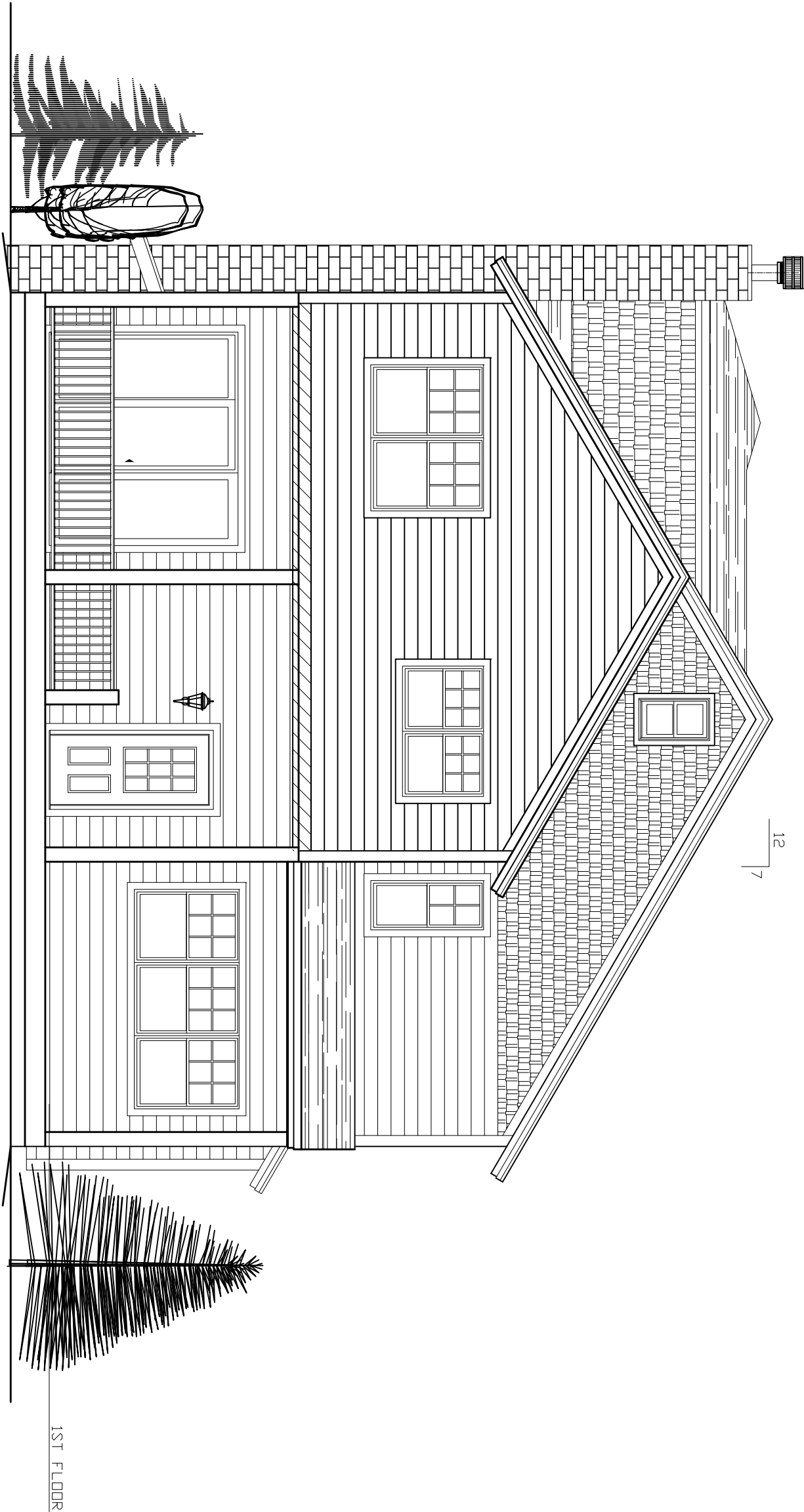
West Elevation

DRAWING SCALE 3/16" = 1'-0"

revision A		proj title	A A A A
date	DL		
job no	A	sh	A
job no	A	sh	A

Dickinson Homes

1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800



North Elevation

DRAWING SCALE 3/16" = 1'-0"

Dickinson Homes

1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

revision
A

proj title

dr. DL

date
A

job no
A

sh. no
A

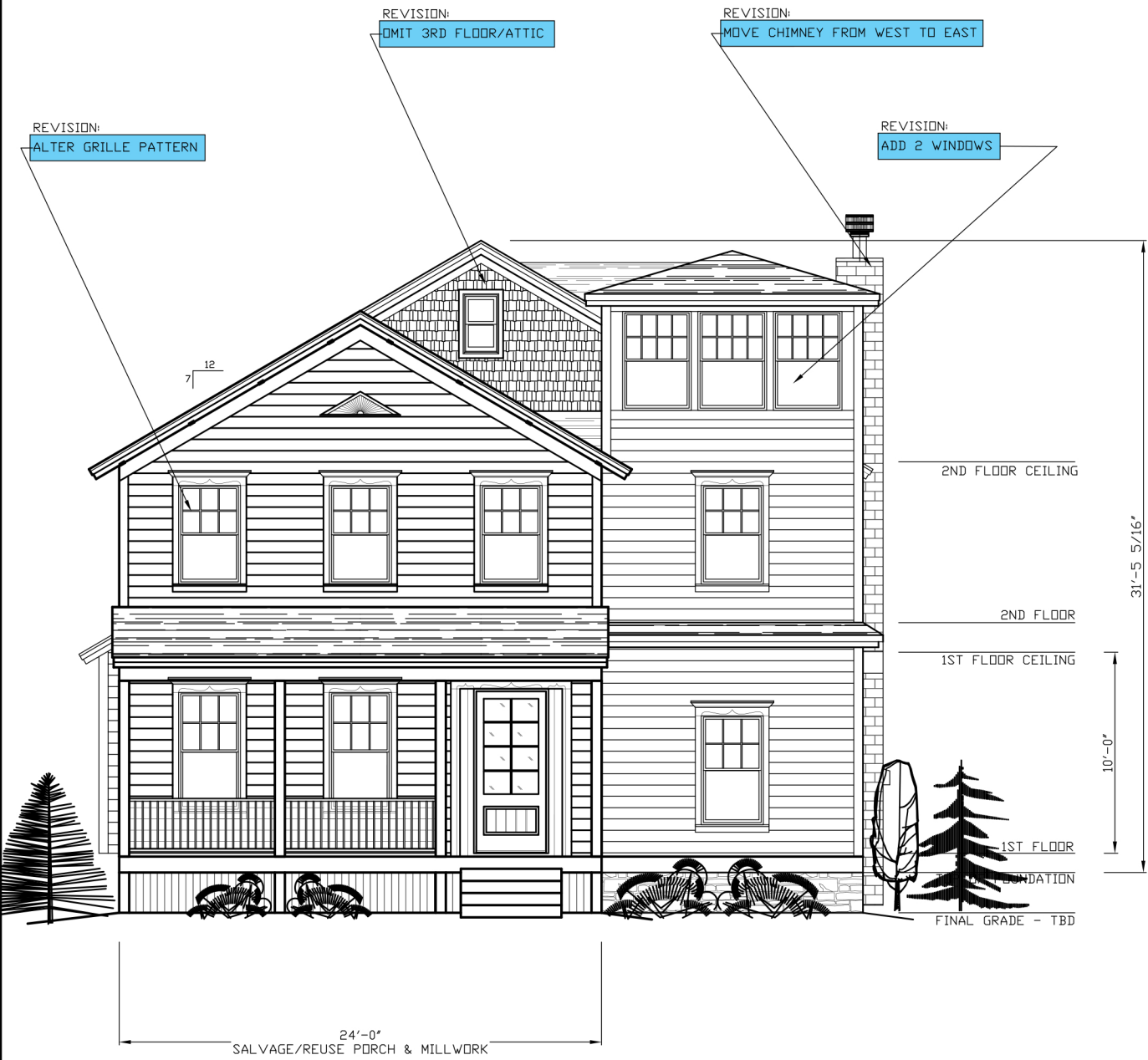
SOUTH ELEVATION

1ST FLOOR ELEVATION LINED UP

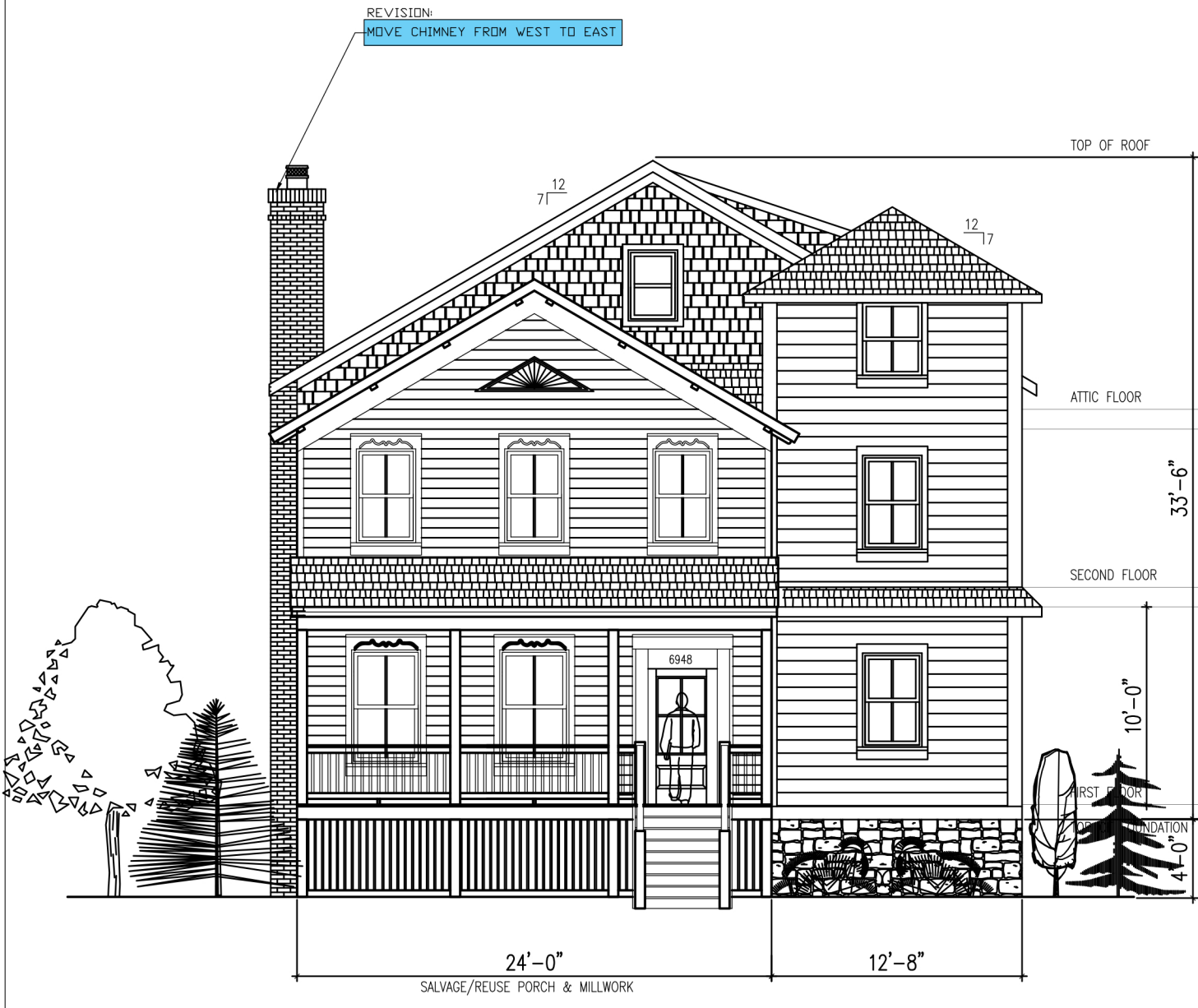
Section IX, Itemb.

UPDATED

HDC APPROVED



South Elevation



DRAWING SCALE 1/8" = 1'-0"

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

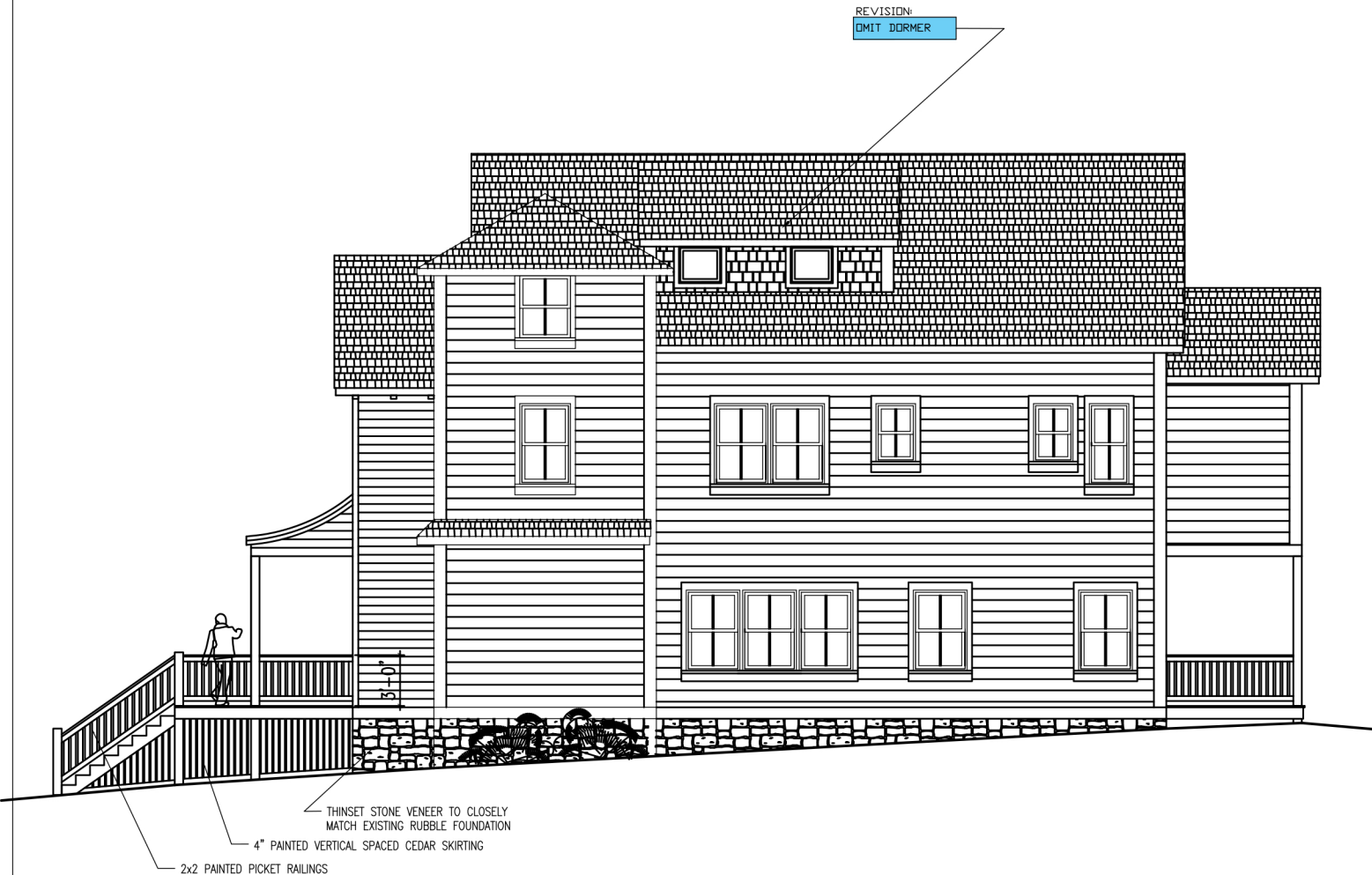
revision	A
proj	title
dr.	DL
date	A
job no	A
no	30

EAST ELEVATION

1ST FLOOR ELEVATION LINED UP

UPDATED

HDC APPROVED



East Elevation



DRAWING SCALE 1" = 10'

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

revision	A
proj title	
dr.	DL
date	A
job no	A
no	31

WEST ELEVATION

1ST FLOOR ELEVATION LINED UP

Section IX, Itemb.

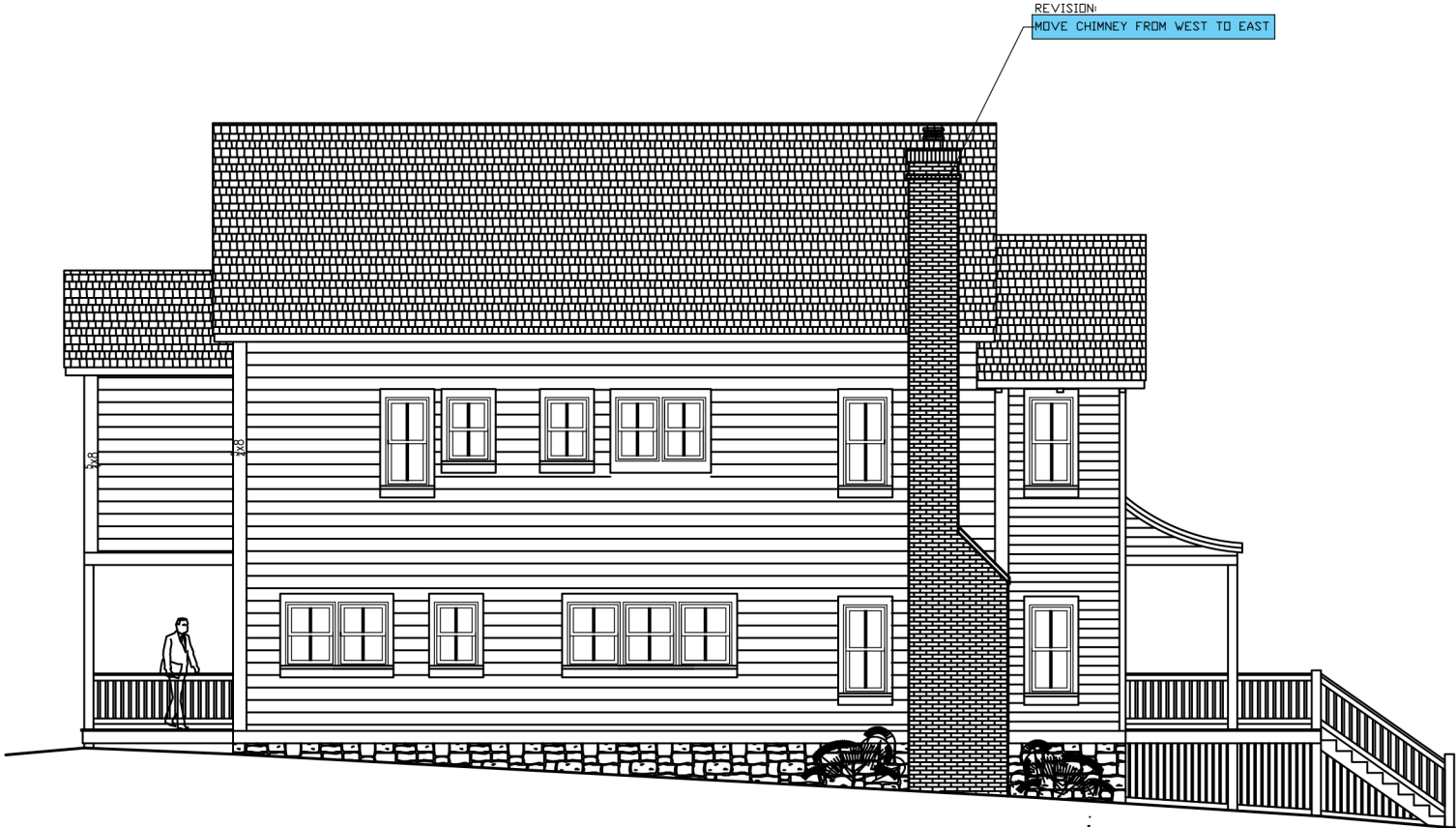
UPDATED

HDC APPROVED



RECLAIM:
ADD BACK BAY WINDOW
FROM EXISTING HOME

REVISION:
WEST WINDOW SCHEDULE



REVISION:
MOVE CHIMNEY FROM WEST TO EAST

West Elevation

West Elevation
0 4 8 16
1" = 1'-0"

DRAWING SCALE 1" = 10'

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

revision	A
proj title	
dr.	DL
date	A
job no	A
no	32

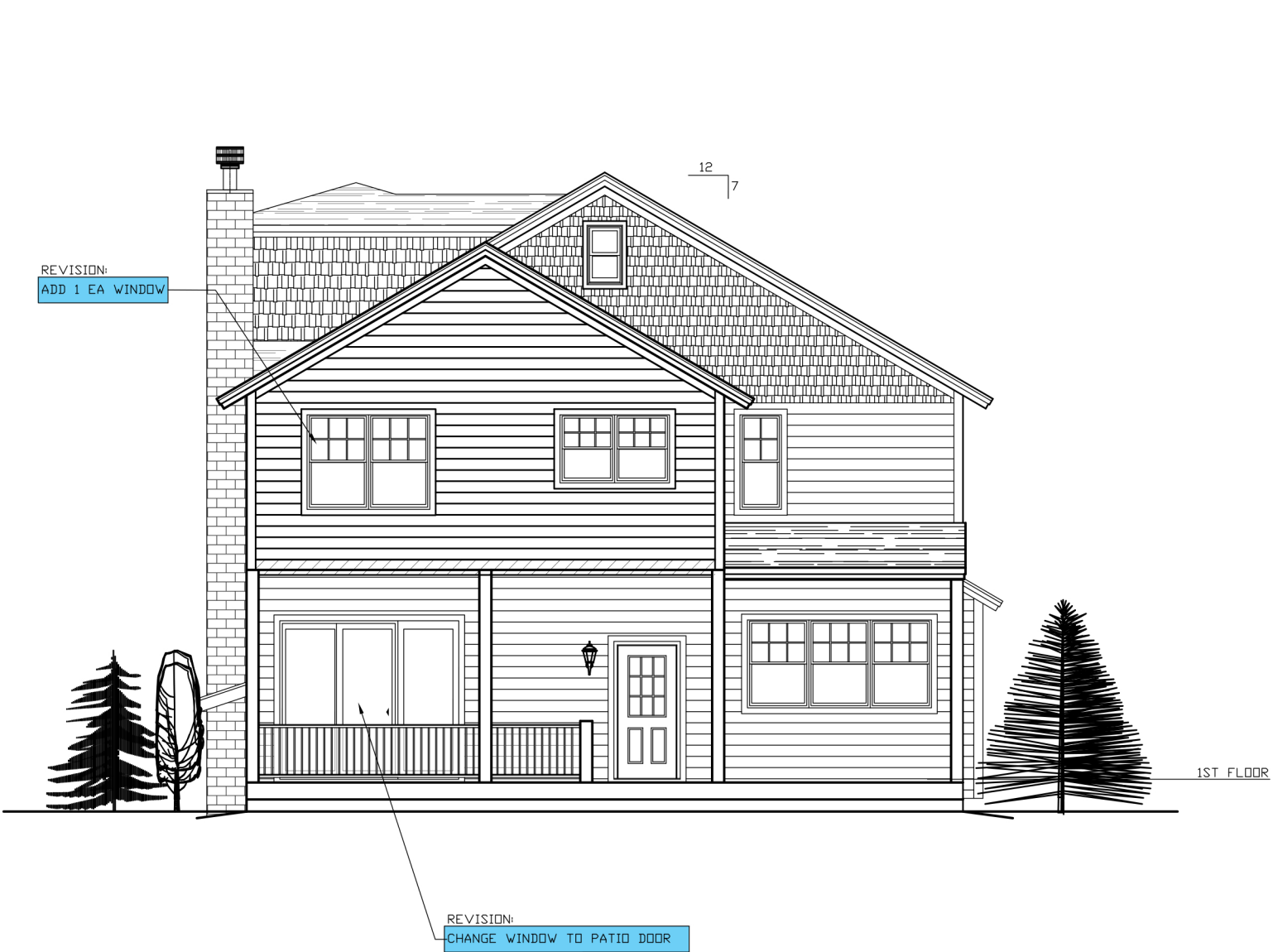
NORTH ELEVATION

1ST FLOOR ELEVATION LINED UP

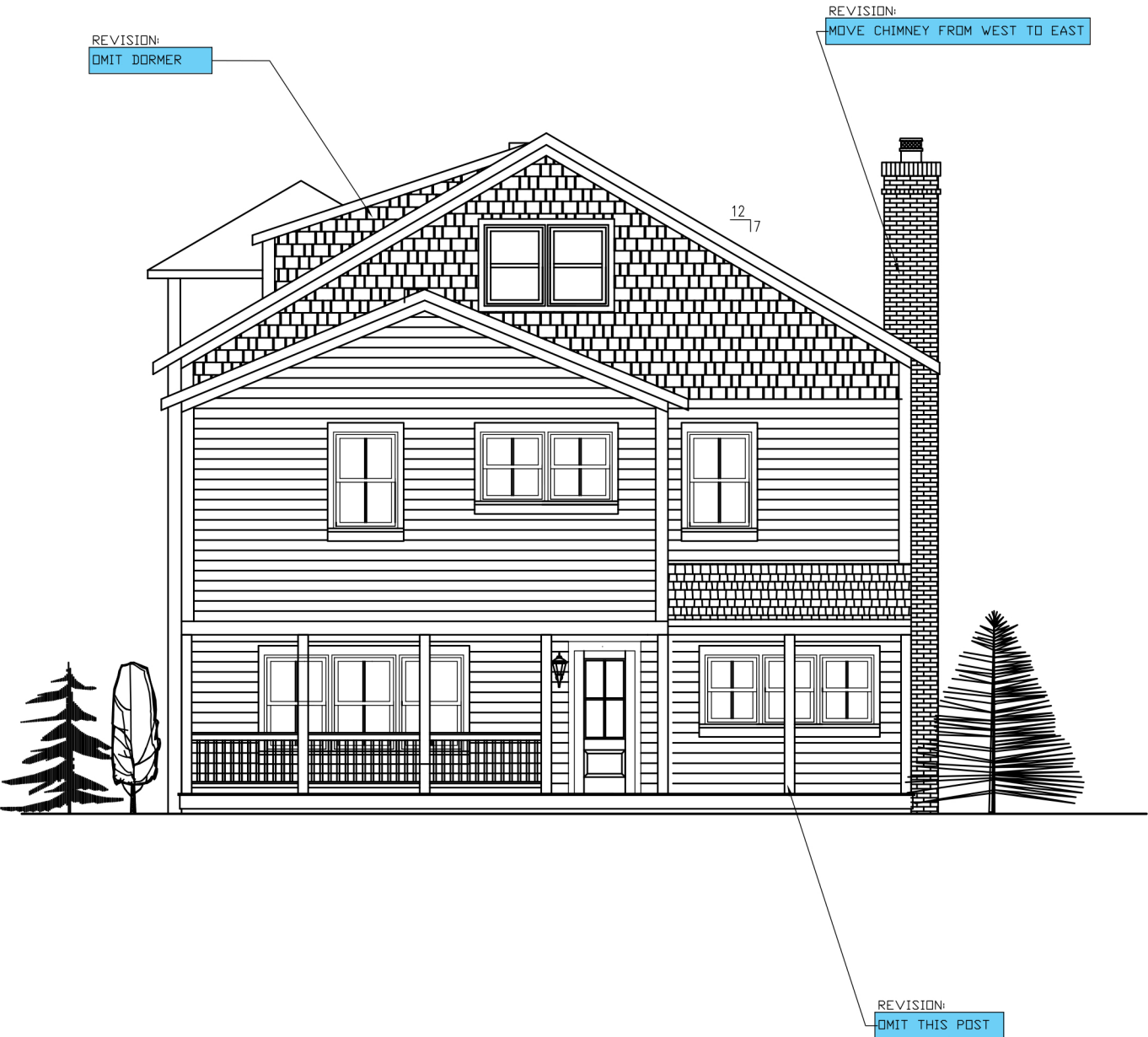
Section IX, Itemb.

UPDATED

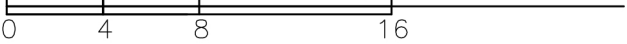
HDC APPROVED



North Elevation



North Elevation



DRAWING SCALE 1/8" = 1'-0"

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

revision	A
proj	title
dr.	DL
date	A
job no	A
33	no

Park Ave

102'

TREE LINE

HUBBARD ST

LAWN

House

310' x 45'

LAWN

208'

TREE LINE

ARBORVITAE Hedge



12'



8'

18'

ARBORVITAE Hedge

20' Diameter

FIREWOOD

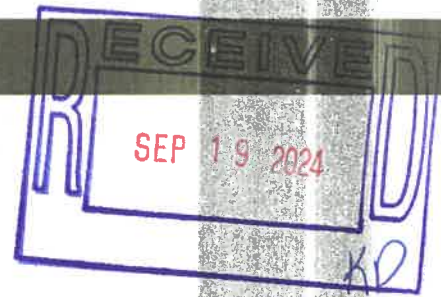
File No. CD24-025-064(4)

Exhibit B

Date 9.19.24

Initials KP

McKeon 8309 Park Ave, Mackinac Island.		
SCALE: $\frac{1}{16} = 1'$	APPROVED BY:	DRAWN BY: <u>DogD.</u>
DATE: <u>9/1/24</u>		REVISED
		DRAWING NUMBER



McKeon Property
3809 Park Ave
Mackinac Island, MI 49757

Project consists of installation of a 20 foot diameter patio including a 42" wood burning firepit with spark arrestor.

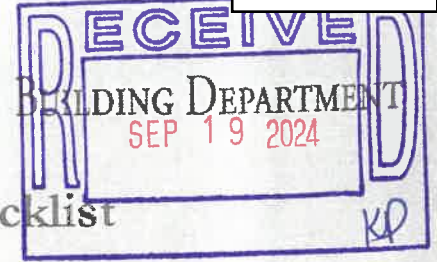
Patio material contains of Fon du Lac limestone on a 4" gravel base with gravel filled joints

File No. CD24-025-064(H)
Exhibit A
Date 9-19-24
Initials KD



MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT



Historic District Application Checklist

- ☒ Brief Description of the nature of the work proposed and the materials to be used.*
- ☒ Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s). Property address should be identified on all photographs.*
- ☒ Site Survey/Plan (to scale) – with the following information: Lot dimensions, **existing & proposed** structures, **existing & proposed** setback and yard lines, fences, walls, easements, public rights of way, utilities, driveways, and other relevant information.
- ☐ Floor Plans & Elevations – Floor plans, building elevations and where relevant to the proposed work, sections, must include dimensions, material notes, window and door details, topography, foundation height, porch details and other relevant information as requested. For additions, the existing structure and proposed addition must be clearly shown.
- ☐ Include detail on drawings of all materials proposed to be used and their dimensional and property characteristics.
- ☐ Provide drawings, product literature, specifications, product photographs, or similar, for all new elements. Items include, but are not limited to, windows, doors, siding, trim, columns, railings, louvers, shutters, and roofing.
- ☐ Identify on drawings where any existing materials and architectural features will be removed or replaced.

*** Only the first two items are required for Like for Like projects.**

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.

File No. CD24-025-064(4)

Exhibit D

Date 9-19-24

Initials KP

Revised March 2017

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC

Section X, Itema.

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

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

A) MINOR WORK

PROPERTY LOCATION: 8309 PARK AVENUE, MACKINAC
(Number) (Street) ISLAND (Property Tax ID #)

PROPERTY OWNER

Name: STACEI MCKEON Email Address: mckeon04@yahoo.com
Address: 8309 PARK AVE MACKINAC ISLAND MI 49757
(Street) (City) (State) (Zip)
Telephone: 563-581-5051 — —
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: DAVE DARGA Email Address: dave@dargamackinac.com
Address: 7325 MAIN ST MACKINAC ISLAND MI 49757
(Street) (City) (State) (Zip)
Telephone: 765-661-7235 SAME —
(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

Dave Darga SIGNATURES
Signature Signature
DAVE DARGA 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: _____ Date Received: _____ Fee: _____
Received By: _____ Work Completed Date: _____

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itema.

PROPERTY LOCATION: _____
(Number) (Street) (Property Tax ID #)**LEGAL DESCRIPTION OF PROPERTY:** _____
(Attach supplement pages as needed)**ESTIMATED PROJECT COST:** _____**APPLICANT/CONTRACTOR**

(Applicant's interest in the project if not the fee-simple owner): _____

Name: _____ Email Address: _____

Address: _____
(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: _____ Email Address: _____

Address: _____
(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.

SIGNATURES

Signature _____

Signature _____

Please Print Name _____

Please Print Name _____

Signed and sworn to before me on the _____ day of _____, 20____.

Notary Public _____

County, Michigan

My commission expires: _____

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

GENERAL DIRECTIONS FOR WORK WITHIN A HISTORIC DISTRICT

I. Determine the Classification of Work

An Application is required for all "Work" (construction, addition, alteration, repair, moving, excavation or demolition) involving a "Resource" (one or more historic or non-historic buildings, structures, sites, objects, features, or open spaces) located within a historic district or proposed historic district.

Please determine which classification of work you are proposing from the Categories below. The Building Official can assist you in this determination. Your proposed work may involve both Demolition and New Construction (for example, removal and replacement of a porch where the replacement is not "like for like"). If this is the case, please complete the General Application and the required Application Information for both Demolition and New Construction.

All applicants must include a completed form entitled "General Application for Work Located in a Historic District". See the attached checklist to help compile a complete application package.

A. MINOR WORK IN A HISTORIC DISTRICT (COMPLETE SECTION "A" ON THE GENERAL APPLICATION)

Applications that indicate the work will be minor work may be administratively approved on behalf of the Commission by the City's Building Official. Minor work is:

1. Exterior repair work with little or no change in the appearance using material(s) like the material(s) being replaced or repaired (known as "like for like").
2. Re-roofing using asphalt shingles of traditional color, that are either: 3 tab architectural, low profile, (Landmark CertainTeed or equivalent) or heavy duty architectural dimensional (or equivalent).

Where the City's Building Official is uncertain as to whether the work is minor, the Building Official shall refer the application to the Historic District Commission.

B. NEW CONSTRUCTION (SEE PAGE 2 FOR INSTRUCTIONS)

1. This is work that changes the footprint or volume of a building or structure; or creates a new building, addition or structure; or materially alters the appearance of the resource; or may not be consistent with the historic integrity of the property.
2. Applicant shall complete that application identified as New Construction and provide the requested material. (Section "B")

C. DEMOLITION OR MOVING OF STRUCTURE (SEE PAGE 3 FOR INSTRUCTIONS)

1. This is work which includes one or more of the following:
 - Removes materials
 - Reduces the footprint or volume of a building or structure
 - The moving or removing of a building or structure within the same site or off site.
2. Applicant shall complete that application identified as Demolition or Moving and provide the requested material. (Section "B")

II. Historic District Commission Procedure

- A. Note that your application will not be processed until all the required information and fee have been received by the submittal due date. (14 days prior to the scheduled meeting date)
- B. For all work in a Historic District which is not determined by the Building Official to be minor work, Applicant will need to obtain a determination by the Historic District Commission (the "HDC") that the work is minor or obtain the approval of the HDC with a Certificate of Appropriateness or Notice to Proceed before work can commence within a Historic District.

ITEM B**INSTRUCTIONS FOR THE APPLICATION FOR
NEW CONSTRUCTION WITHIN HISTORIC DISTRICT**

Regarding proposed new construction (which is any Work within a historic district or a proposed historic district which changes the footprint or volume of a building or structure; or creates a new building, addition or structure; or materially alters the appearance of a resource; or may not be consistent with the historic integrity of the property), the HDC in reviewing plans, shall follow the relevant requirements of the State's Local Historic Districts Act, the City's Historic District Ordinance and the HDC's Design Review Standards and Guidelines which include the United States Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as set forth in 36 C.F.R. part 67 and consideration of the following:

- a) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
- b) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
- c) The general compatibility of the design, arrangement, texture and materials proposed to be used.
- d) Other factors, such as aesthetic value, that the commission finds relevant.
- e) Whether the applicant has certified in the application 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.

Resource means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district. Open Space means undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.

APPLICATION REQUIREMENTS

Each application requires submittal of eleven (11) identical packets of documentation. Blueprint size or 11" x 17" paper is requested when scaled and/or dimensioned drawings are required. Applications must be on top with backup documentation attached to the back of each application. See the attached checklist to help compile a complete application package.

**THESE ARE THE MINIMUM REQUIREMENTS. THE COMMISSION AND ITS STAFF
RESERVES THE RIGHT TO ASK FOR ADDITIONAL INFORMATION AS AN INDIVIDUAL
CASE REQUIRES.**

ITEM CREQUIRED APPLICATION INFORMATION FOR THE DEMOLITION OR MOVING OF RESOURCES WITHIN THE CITY OF MACKINAC ISLAND HISTORIC DISTRICTS**A. RESPONSIBILITY OF THE HISTORIC DISTRICT COMMISSION**

The City of Mackinac Island's Historic District Commission is the entity which reviews all applications for work within a historic district or proposed historic district. The demolition or moving of any historic resource constitutes an irreplaceable loss to a historic district or proposed historic district and to the City of Mackinac Island. The demolition or moving of even a non-contributing resource can have serious consequences for a historic district or proposed historic district.

B. APPLICATIONS FOR DEMOLITION OR MOVING OF RESOURCES

The following guidelines apply to *Applications for Demolition or Moving of Resources*. The guidelines do not apply to the moving, razing or destruction, whether entirely or in part, of a resource which has been destroyed by neglect and/or by fire when arson by the owner or owner's agent has been proven.

C. REQUIREMENTS OF APPLICANT

The Applicant who proposes to demolish or move a resource in a Historic District must submit eleven (11) identical packets of the completed application. An application shall include all of the following:

1. Signatures of the applicant and property owner.
2. Name and mailing address of the property owner.
3. Name and mailing address of the applicant.
4. Specific grounds under the provisions of the local Historic District Ordinance upon which the application for a demolition or moving permit is based.
5. Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
6. Written evidence that alternatives to demolition or moving have been evaluated (including but not limited to rehabilitation, sale, adaptive reuse) and provide both architectural and financial data to support a conclusion the demolition or moving is the only feasible option. This evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how the property was advertised for sale. The evidence shall show if there are actions or omissions of the owner that have impaired the ability to market the property.
7. Written evidence of any advice sought by the applicant from a professional(s) experienced in historic preservation work.
8. A description of all measures that will be taken to protect surrounding buildings and any other resources from the risk of adverse impact due to demolition or moving.
9. It is the applicant's burden to provide **all the required information on the application** and to show that the application complies with the ordinance. If the applicant does not meet the burden, the application shall be denied.

D. GROUNDS UPON WHICH AN APPLICATION MAY BE BASED

The Applicant must demonstrate that one or more of the following conditions prevail and that the proposed work is necessary to substantially improve or correct any of the following conditions set forth in bold type below:

1. **The resource constitutes a hazard to the safety of the public or to the structure's occupants.**
Applicant shall provide:
 - a. Certified written report by a structural engineer licensed in Michigan as to the structural soundness of the building and its adaptability for rehabilitation.
Any dangerous conditions should be **identified**.

- b. Detailed description of existing conditions, including environmental conditions of the building(s) and property.
- c. Detailed description of proposed changes.
- d. Site plan, to scale, showing the location of the resource proposed to be demolished in relationship to other resources on the property, and to the property lines.
- e. Site plan, to scale, and any other information which accurately describes the proposed use and appearance of the site after demolition or moving of the resource.
- f. Feasibility of alternative uses for the property that would allow retention of the structure.
- g. Floor plans with dimensions.
- h. Photographs of the property showing all elevations, close-ups of details, and relationship to adjacent and surrounding resources.

Applicant shall also provide architectural and historical data, as available:

- a. Date of construction of the resource.
- b. Architectural style of the resource.
- c. Historic photographs of the resource.
- d. Name of original owner / builder / developer.
- e. Building timeline (i.e., dates and location of additions, demolition and changes).
- f. Detailed description of building materials that are original to the resource.
- g. Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.).

Note: The City's representatives and consultants may require access and an opportunity to inspect the resource.

2. **The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.**

Applicant shall provide:

- a. Written description of the nature of the proposed improvement and how it will benefit the broader community.
- b. Site plan, to scale, showing the site after the proposed work, including existing and new construction.
- c. Building schematic plans and elevations sufficient to illustrate the size, mass, materials and appearance of the proposed new construction in relation to remaining historic elements on the applicant's property and surrounding sites.
- d. Evidence of required planning and zoning approval for proposed work, financing and environmental clearances.
- e. Floor plans with dimensions.
- f. Photographs of the property showing all elevations, close-ups of details, and relationship to adjacent and surrounding resources.

Applicant shall also provide architectural and historical data, as available:

- a. Date of construction of the resource.
- b. Architectural style of the resource.
- c. Historic photographs of the resource.
- d. Name of original owner / builder / developer.
- e. Building timeline (i.e., dates and location of additions, demolition and changes).
- f. Detailed description of building materials that are original to the resource.
- g. Historic information regarding building (i.e., notable residents, highly recognized landmark, important site, etc.).

3. **Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.**

Applicant shall provide, in written form, information sufficient to establish it meets the elements of this condition, which shall include:

- a. Form of ownership of the property, including names and addresses of the owners. If owner is an organization, governmental entity or corporation, include name and telephone number of a contact person.
- b. Amount paid for the property, date of purchase, party from whom property was purchased, and any relationship between the parties.
- c. Remaining balance on any mortgage or other financing secured by the property.
- d. If property is income-producing, (1) annual gross income for the previous three years (2) itemized operating and maintenance expenses (3) depreciation deduction (4) annual cash flow before and after debt service.
- e. Assessed value and real estate tax on the property, according to the two most recent tax assessments.
- f. Estimated fair market value of the property (1) in its current condition (2) after complying with HDC Standards and Guidelines (3) after the proposed demolition or moving. There shall be a detailed explanation of what the property conditions are, including the environmental condition of the property, and how those conditions impair the ability to market the property.
- g. Any real estate listing of the property for sale or rent in the past three years, including price asked, open houses held, prospects shown the property and offers received.
- h. Three bids each for the cost of the proposed demolition or moving compared with the cost of stabilizing or "mothballing" the resource.
- i. Long term and short term availability of funds, including income and financing, available to the owner that would allow retention of the resource.
- j. List of financial incentives for preserving the resource available to the applicant through federal, state, city or private programs.
- k. Floor plans with dimensions.
- l. Photographs of the property showing all elevations, close-ups of details, and relationship to adjacent and surrounding resources.

Applicant shall also provide architectural and historical data, as available:

- a. Date of construction of the resource.
- b. Architectural style of the resource.
- c. Historic photographs of the resource.
- d. Name of original owner / builder / developer.
- e. Building timeline (i.e., dates and location of additions, demolition and changes).
- f. Detailed description of building materials that are original to the resource.
- g. Historic information regarding the resource (i.e., notable residents, highly recognized landmark, important site, etc.).

4. **Retaining the resource is not in the interest of the majority of the community.**

Applicant shall provide:

- a. Written description of the nature of the resource and existing conditions.
- b. Written description of proposed solution.
- c. Written discussion of how the demolition or moving of the resource might benefit the community.

- d. Site plan, to scale, showing the location of the resource proposed to be demolished or moved in relationship to other resources on the property, and to the property lines.
- e. Site plan, to scale, and any other information which accurately describes the proposed use and appearance of the site after demolition or moving of the resource. The HDC may require the completion of a Application for New Construction.
- f. Feasibility of alternative uses for the property that would allow compliance with City of Mackinac Island Historic District Standards and Guidelines.
- g. Floor plans with dimensions.
- h. Photographs of the property showing all elevations, close-ups of details, and relationship to adjacent and surrounding resources.

E. Applicant's Proposed Use of the Property after the Proposed Demolition.

As a condition precedent to the issuance of a notice to proceed with the proposed demolition, Applicant shall provide plans for the intended use of the property after demolition and if new construction is intended, Applicant must complete that portion of the General Application and required Application Information for New Construction.

An application which does not include the required information and material is incomplete. If the application is incomplete, the applicant shall be notified after review of the application by the Commission that the application is incomplete and in what manner it is incomplete. In order to allow the applicant to submit such materials as will constitute a complete application. An applicant who does not submit the requested materials risks denial of the application. All documentation becomes part of the public record.

THESE ARE THE MINIMUM REQUIREMENTS. THE COMMISSION AND ITS STAFF RESERVES THE RIGHT TO ASK FOR ADDITIONAL INFORMATION AS AN INDIVIDUAL CASE REQUIRES.

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 THE APPLICATION, SUPPORTING MATERIALS, AND FEE TO:

HISTORIC DISTRICT COMMISSION

c/o KATHIE PERLKY

BOX 455, 7552 MARKET ST.

MACKINAC ISLAND, MI 49757

PHONE (504) 847-6190

EMAIL: kperl@cityofmi.org

EACH ITS ANTI-CORRUPTION FEDERAL
LICENSE, PERMIT, OR APPROVAL WITH THE CITY OF
MACKINAC ISLAND, MICHIGAN

NOTICE TO APPLICANTS WHOSE PROPOSED STRUCTURE AND/OR USE REQUIRES FEDERAL APPROVAL OR A FEDERAL LICENSE OR PERMIT

SECTIONS 106/110(f) AGREEMENT WITH THE CITY

All of Mackinac Island is a National Historic Landmark. Thus, before there can be any City of Mackinac Island ("City") review of any proposed application by an Applicant for a structure, equipment, or facility within the City whose construction, use, or use-related activity requires federal approval (a "Prospective Applicant"), which may include but is not limited to, a wireless facility, wireless support structure, utility pole, or wireless facility, or installation of a dock requiring U.S. Army Corps of Engineers approval, a Prospective Applicant must, pursuant to federal law, apply for and obtain approval under Sections 106 and 110(f) of the National Historic Preservation Act of 1966 (now codified at 54 U.S.C. Sections 306108 and 306107) (Sections 106 and 110(f)).

AGREEMENT BETWEEN THE CITY AND THE APPLICANT

All Prospective Applicants are encouraged to meet with the City prior to any Sections 106/110(f) application and to arrive at an Agreement between the Applicant and the City regarding a proposed plan for the project which will not have an adverse effect upon this National Historic Landmark district or which minimizes the adverse effect to the maximum extent possible. Such an Agreement could allow the City to provide support for the Applicant's Section 106 application to be submitted to the State Historic Preservation Office ("SHPO") as well as satisfying the requirements for review and approval by the Historic District Commission and Planning Commission after such time as the Prospective Applicant has obtained Sections 106 and 110(f) approval. Prior to such time, an Application to the HDC or Planning Commission is considered to be incomplete and premature.

In addition to other entities which are required to be sent documents under the above federal statutory provisions and related regulations, the City is a required Consulting Party and all notices and other documents including all submissions to the SHPO, National Park Service, and Advisory Council under the Sections 106 and 110(f) review process shall also be sent to the entity sent to.

Katie Pereny, Secretary, Building and Zoning Department,
Planning Commission, and Historic District Commission 70921
Mackinac Island
7358 Market Street
PO Box 455
City of Mackinac Island, MI 49757

Dennis Dombroski, Building Department
City of Mackinac Island
7358 Market Street
PO Box 455
City of Mackinac Island, MI 49757

with a copy to:
 Gary Rentrop, Esq.
 Rentrop & Morrison, P.C.
 39572 Woodward Ave.
 Suite 222
 Bloomfield Hills, MI 48304

Be further advised that obtaining review and approval under Sections 106 and 110(f) does not exempt the Prospective Applicant from compliance with all other applicable City Ordinances and applicable codes including, but not limited to, the building, fire, electrical, plumbing or mechanical codes adopted under the state construction code act, Public Act 22 of 1972.

Please provide the following information:

Date:

Prospective Applicant's Name:

Prospective Applicant's Company Name (if any):

Prospective Applicant's Phone No.:

Prospective Applicant's Email Address:

Billing Address:

Location of and details of design of proposed structure, facilities, equipment, power supply, and wiring:

For communications service facilities, also provide:

- The owner of Proposed Support Structure (if any)
- Wireless Provider's Name:
- Wireless Provider's Contact Person & Phone No.:

Dates and times when the Prospective Applicant is available to meet with City representatives to discuss reaching an Agreement regarding Sections 106/110(f) compliance:

Thank you for your cooperation.

Dennis Dombroski,

Building Inspector for the City of MacLennan Island

RECEIVED
SEP 19 2024
KD

File No. CD24-025-064A

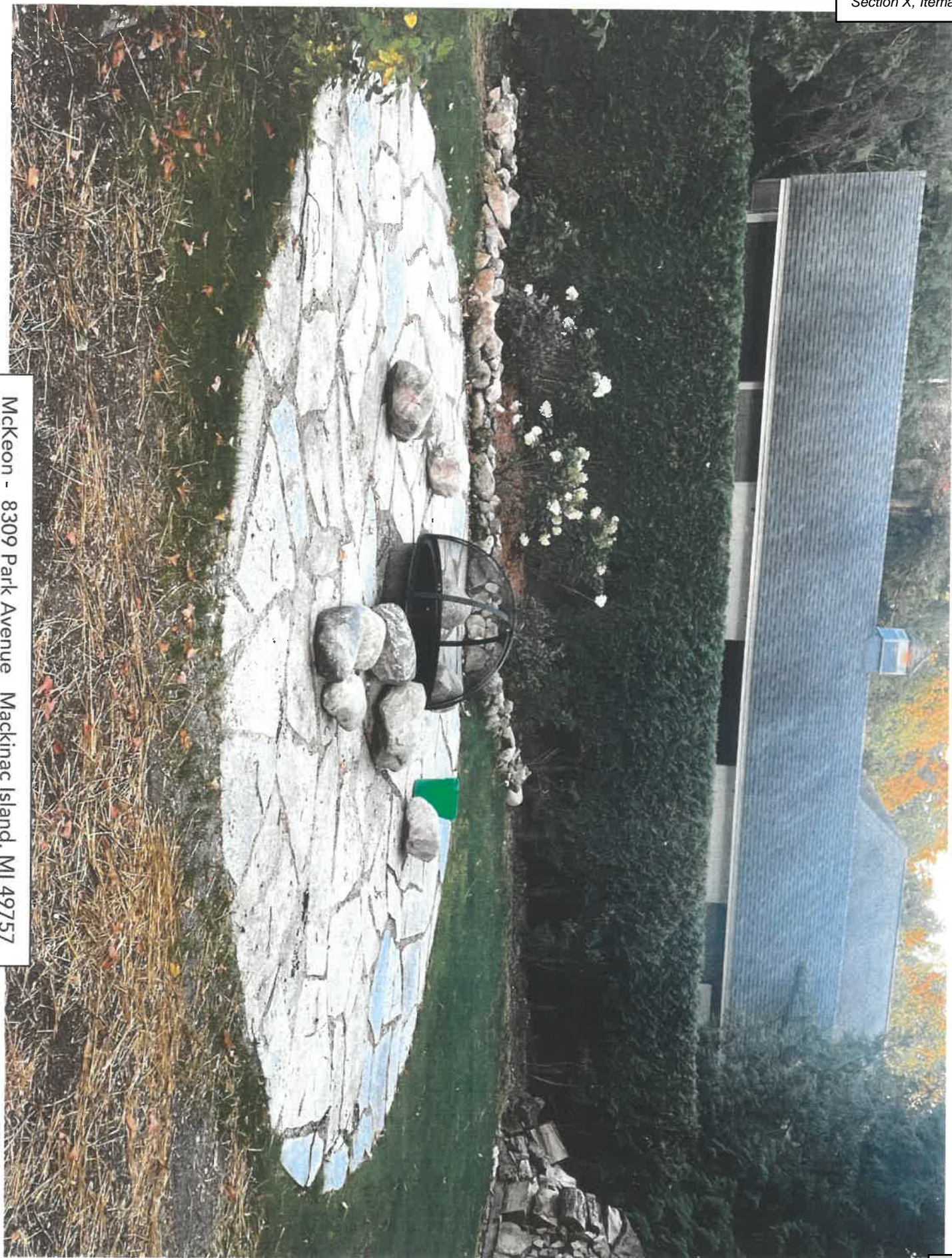
Exhibit E

Date 9.19.24

Initials KD



McKeon - 8309 Park Avenue Mackinac Island, MI 49757



McKeon - 8309 Park Avenue Mackinac Island, MI 49757





MCLEON - 8309 PARK AVE. MACKINAC ISLAND, MI. 49757



McKEON - 8309 PARK AVE, , MACKINAC ISLAND, MI. 49757



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 October 2024

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

Re: **MCKEON COTTAGE PATIO ADDITION**
Design Review

Dear Ms. Pereny:

Find attached the design review of the newly constructed McKeon Cottage rear yard patio in the Hubbard's Annex Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Doug Darga, Mackinac Landscape & Garden
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 October 2024

DESIGN REVIEW

McKEON COTTAGE PATIO ADDITION

8309 Park Avenue

Hubbard's Annex Historic District
Mackinac Island, Michigan

INTRODUCTION

This design review is assessing an already-constructed back yard patio, at 8309 Park Avenue, completed without a Historic District Commission Certificate of Appropriateness permit. The property is considered Contributing in the Hubbard's Annex Historic District.

The new patio is located in the southwest rear corner of the property. It is a 20 feet diameter flagstone patio, constructed of irregular limestone flags, having gravel-filled joints, and a 42 inch round free-standing metal fire box. It is placed in a surrounding lawn, with nearby planting beds, and a property line cedar hedge.

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

Materials submitted for Review consist of photographs of the completed project, received 19 September 2024, by Mackinac Landscape & Garden.

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 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 new patio is a low-key construction which does not intrude on the historic character of the property, although it places a new gathering-place use in the existing outdoor lawn space. But the new patio does retain and preserve the historic character of the property.

McKeon Cottage Patio Addition Design Review
7 October 2024
Page 2

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 new stone patio construction does not destroy historic materials that characterize the property, is differentiated from the historic house and outbuildings, and is compatible with the historic integrity of the property and the historic district environment.

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 existing cottage is of historic and architectural value and significance, and is an important resource to the surrounding district, and the addition of the rear stone patio maintains these relationships.

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

The new patio is constructed of irregular limestone flags with gravel-filled joints, which utilizes appropriate native materials of the area. As such, it creates an appropriate relationship to the house and to the surrounding area.

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

The new stone patio is generally compatibility in design, arrangement, texture and materials used, relative the historic property.

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

The aesthetic value of the existing patio creates a pleasant new site element on the property..

CONCLUSION

The existing as-built stone patio at the rear of the McKeon Cottage does meet the Standards for review.

END OF REVIEW

Section X, Item b.

- Section X, Itemb.

o.m. ten (10) 2024

PROPERTY LOCATION: 7200 Main Street 051550042-00
 (Number) (Street) (Property Tax ID #)
Mackinac Island, MI 49757

Name: Andrew Douel Email Address: douelstep2000@yahoo.com

Address: 7587 Market Street Marine Is, MI 49757
(Street) (City) (State) (Zip)

Telephone: 231 392 6456
(Home) (Business) (Fax)

Name: Looking Email Address: _____

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

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

☒ 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

S. Andrew David SIGNATURES - File No. C24-042-065(H)
Signature Exhibit E
Stephen Andrew David Please Print Name Date 9.24.24
Please Print Name Initials KP

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

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

File Number: C24-042-065(H) Date Received: 9-24-24 Fee: \$600-
Received By: K. Perry Work Completed Date: _____

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Itemb.

PROPERTY LOCATION: 7200 Main Street 05155004200
 (Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: _____

APPLICANT/CONTRACTOR

(Applicant's interest in the project if not the fee-simple owner): _____

Name: _____ Email Address: _____

Address: _____
 (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: Andrew David Email Address: davidstep2000@yahoo.com

Address: 7587 Market Mackinac Is MI 49757
 (Street) (City) (State) (Zip)

Telephone: 231 392 6456
 (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.

D. Andrew David SIGNATURES _____
 Signature Signature

Stephen Andrew David
 Please Print Name Please Print Name

Signed and sworn to before me on the _____ day of _____, 20____.

Notary Public _____

County, Michigan

My commission expires: _____

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

September 24, 2024

The application is for the remodel and updating of the Doud's Building, eventually turning the retail area and housing area into a 15 room hotel. The following will occur this winter:

Shoring up and leveling of the building

Demolition of Nadia's retail space

White Walling of Nadia's area

The back parking lot will be used to remove and stage much of the debris from demolition

This project will done in sections over the next 3 years.

I am available for any questions.

Andrew Doud

231 392 6456



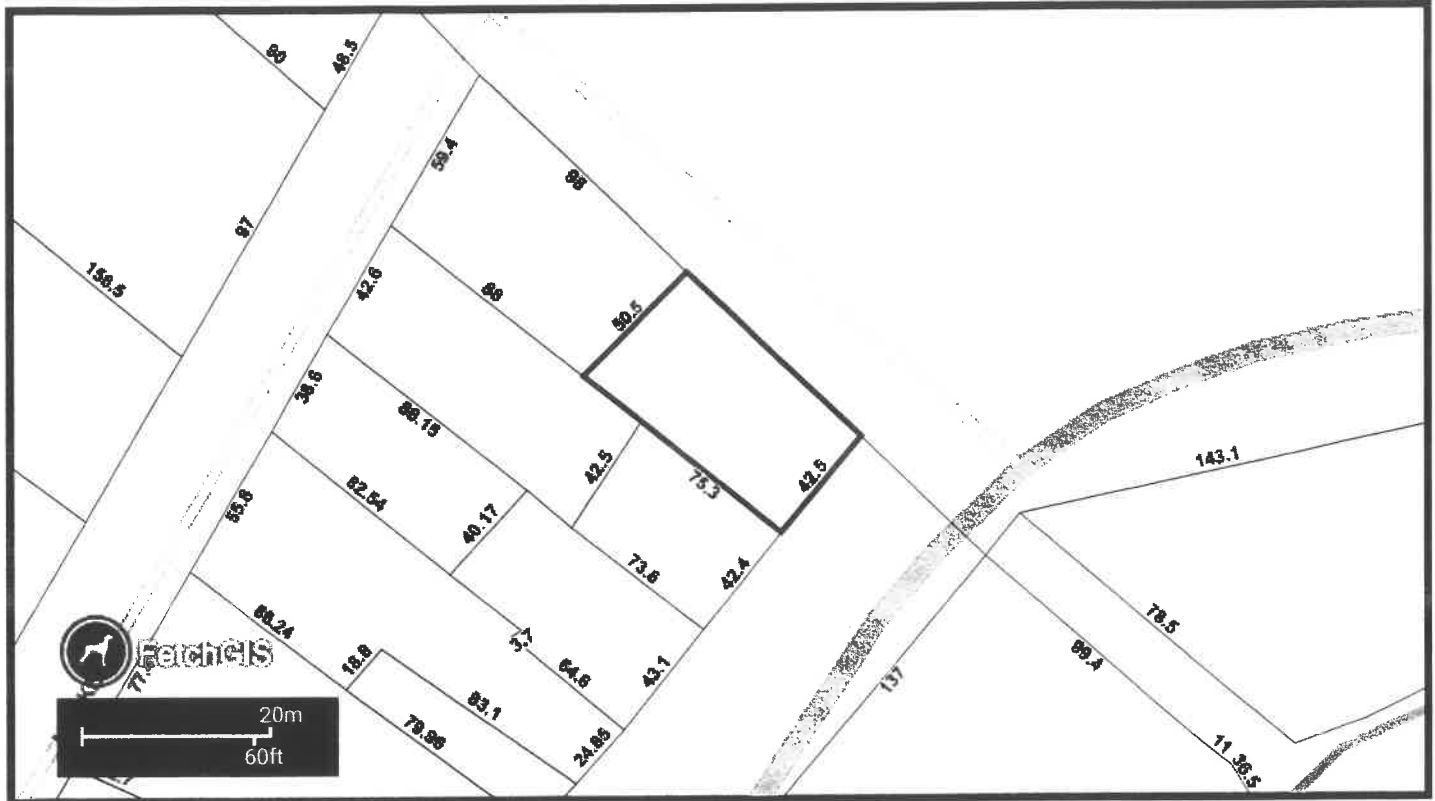
Eastern UP GIS

Parcel Report: 051-550-042-00

Section X, Item b.

9/24/2024

12:01:50 PM

**Property Address**

7200 MAIN ST
MACKINAC ISLAND, MI, 49757

Owner Address

FERNDALE HOUSE LLC
--
PO BOX 1426
MACKINAC ISLAND, MI 49757-1426

Unit:	051
Unit Name:	CITY OF MACKINAC ISLAND

General Information for 2023 Tax Year

Parcel Number:	051-550-042-00	Assessed Value:	\$1,710,650
Property Class:	201	Taxable Value:	\$1,387,117
Class Name:	Commercial 201	State Equalized Value:	\$1,710,650 ⓘ
School Dist Code:	49110		
School Dist Name:	District 49110		

PRE 2022: 0%

PRE 2023: 0%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$1,625,200	\$1,625,200	\$1,321,064
2021	\$1,540,750	\$1,540,750	\$1,278,862

Land Information

Acreage: 0

Zoning:

Tax Description

ASSESSOR'S PLAT NO. 3. BLDG & LOT 125 EXC BEG AT THE INT OF THE ELY LINE OF MARKET ST WITH SLY LINE OF FORT ST TH S 48 DEG E 98 FT ALONG FORT ST TH S 44 DEG W 50 1/2 FT TO S LINE OF LOT 125 TH NWLY ALONG SLY LINE 88 FT TO MARKET ST TH NELY ALONG MARKET ST TO POB.

Sales Information

Sale Date: 04-24-2015

Sale Price: 0

Instrument: OTH

Grantor: ROUND ISLAND HOLDINGS LLC

Grantee:

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 795/09

Sale Date: 04-20-2015

Sale Price: 0

Instrument: OTH

Grantor: FERNDAL HOUSE LLC

Grantee: CLOVERLAND ELECTRIC

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 831/380

Sale Date: 05-19-2008

Sale Price: 0

Instrument: WD

Grantor: MACKINAC KASPAR CORPORATION

Grantee: FERNDAL HOUSE LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 669/559



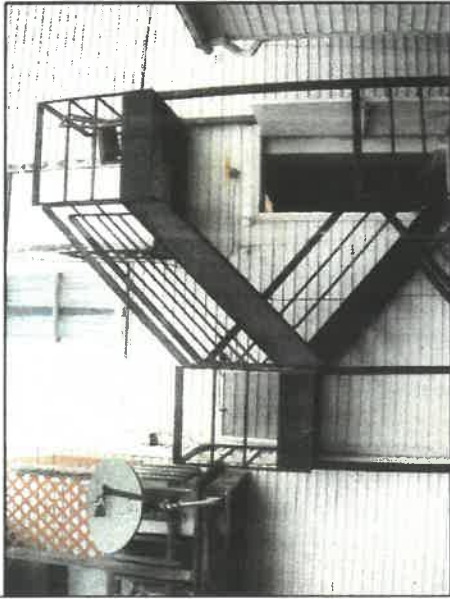
EXISTING MAIN STREET ELEVATION TO
REMAIN UNCHANGED



EXISTING FORT STREET ELEVATION TO
BE ALTERED



SIDE & REAR ELEVATIONS TO
BE ALTERED



WEST STEEL FIRE ESCAPE TO BE
REMOVED



NORTH WOOD FIRE
ESCAPE TO BE REMOVED



WEST WOOD FIRE ESCAPE TO BE
REMOVED

Richard Choens Architect, PLLC 1000 N. 10th St., Suite 200 Chicago, IL 60610 Tel: 312.329.1234 Fax: 312.329.1235 www.rchoens.com		DOUD'S MARKET & MEAT 7500 MAIN STREET JACKSON, MISSISSIPPI 39201	
FOR ZONING		NOT FOR CONSTRUCTION	
DATE: Sept. 18, 2024		SHEET: 01 OF 01	
PROJECT: 18035		SCALE: A0.0	
PHOTOS		DRAWN BY: [signature]	



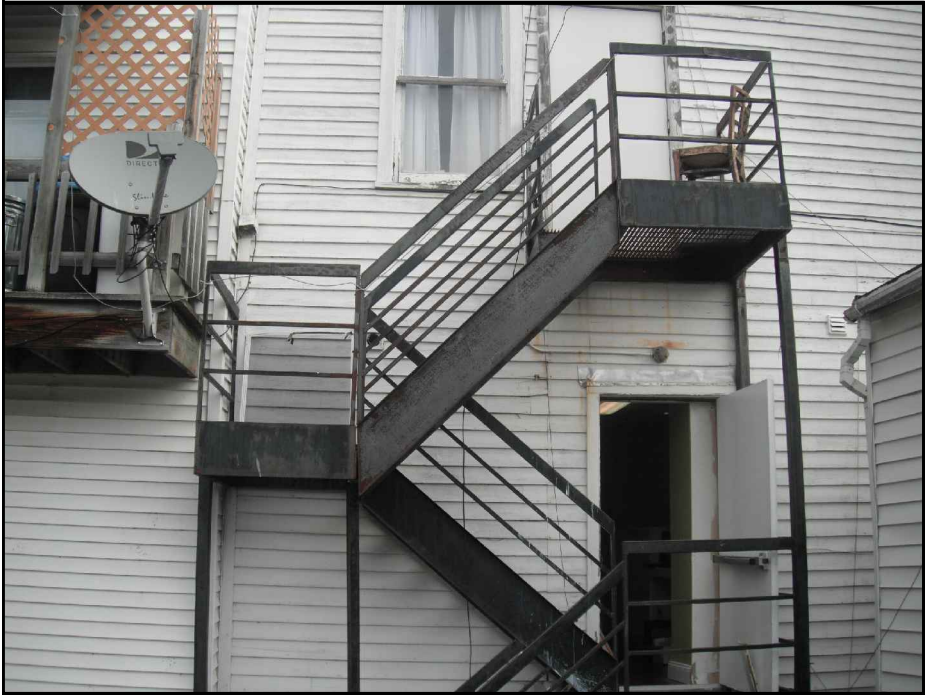
EXISTING MAIN STREET ELEVATION TO REMAIN UNCHANGED



EXISTING FORT STREET ELEVATION TO BE ALTERED



SIDE & REAR ELEVATIONS TO BE ALTERED



WEST STEEL FIRE ESCAPE TO BE REMOVED

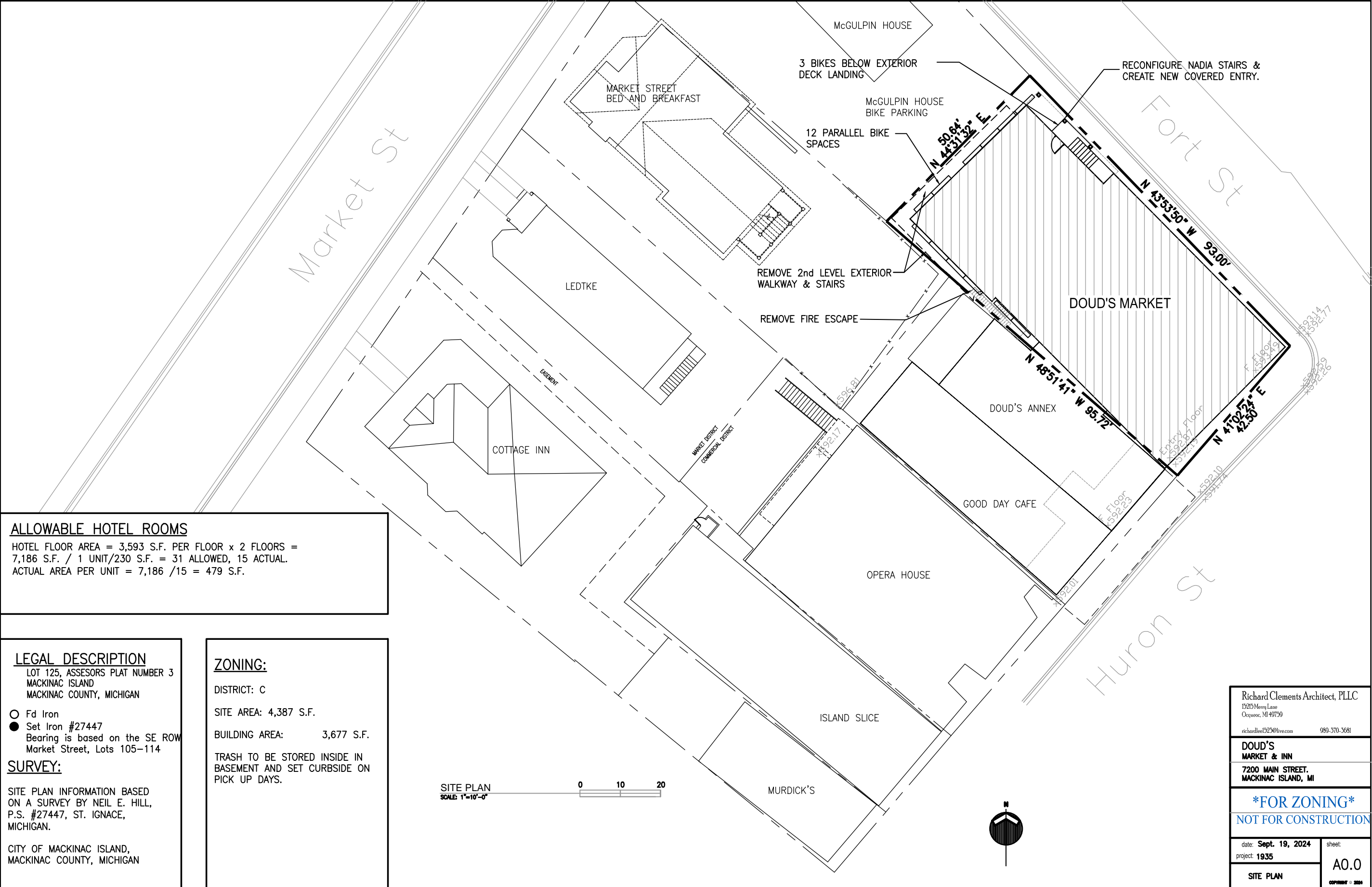


NORTH WOOD FIRE ESCAPE TO BE REMOVED



WEST WOOD FIRE ESCAPE TO BE REMOVED

Richard Clements Architect, PLLC 1920 Mery Lane Oscoda, MI 49759 richard@rca1920.com 989-370-3681	
DOUD'S MARKET & INN 7200 MAIN STREET MACKINAC ISLAND, MI	
FOR ZONING	
NOT FOR CONSTRUCTION	
revised:	date: Sept. 19, 2024 sheet:
project: 1935	A0.0
PHOTOS	COPYRIGHT © 2024



ALLOWABLE HOTEL ROOMS
HOTEL FLOOR AREA = 3,593 S.F. PER FLOOR x 2 FLOORS = 7,186 S.F. / 1 UNIT/230 S.F. = 31 ALLOWED, 15 ACTUAL.
ACTUAL AREA PER UNIT = 7,186 /15 = 479 S.F.

LEGAL DESCRIPTION
LOT 125, ASSESORS PLAT NUMBER 3
MACKINAC ISLAND
MACKINAC COUNTY, MICHIGAN

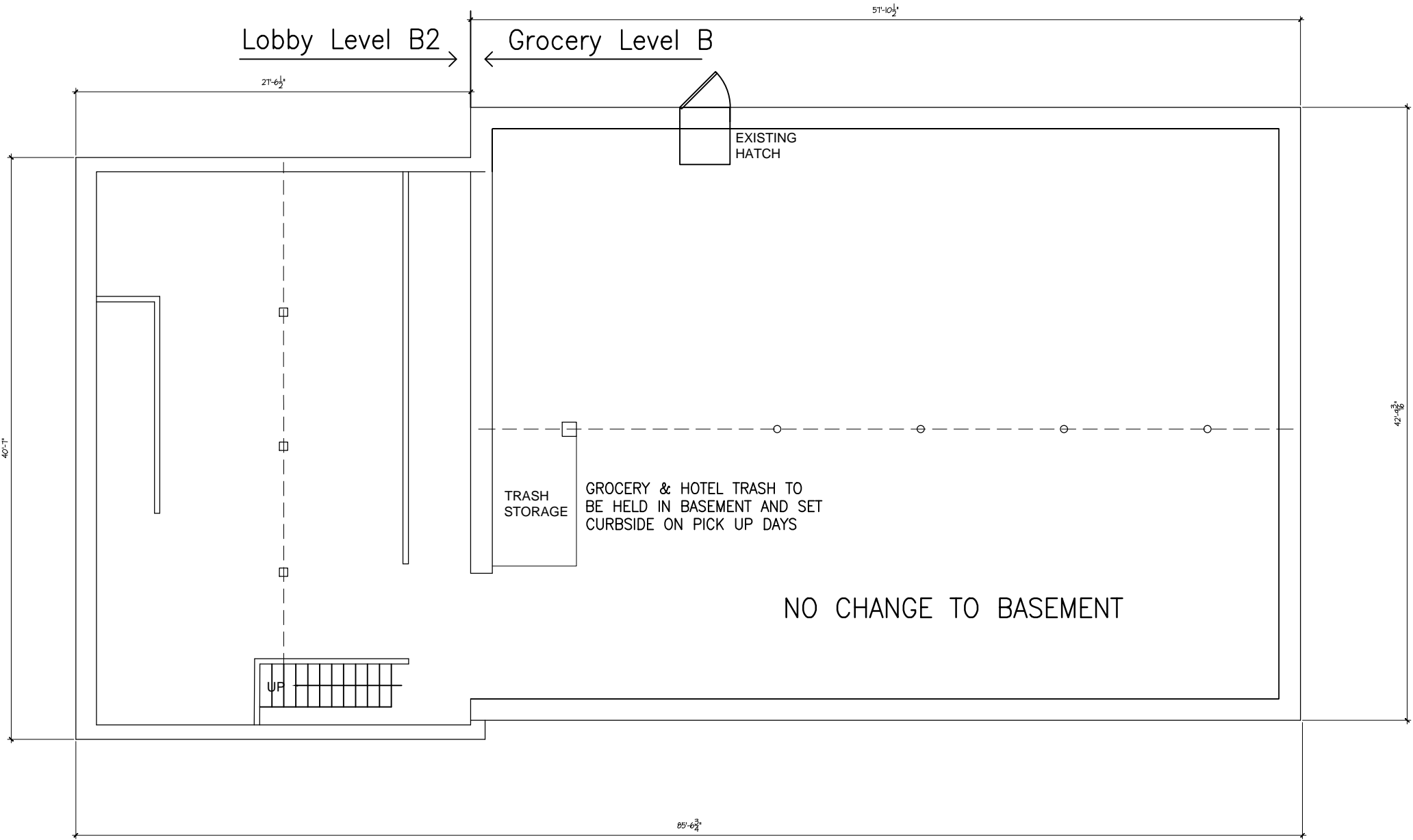
○ Fd Iron
● Set Iron #27447
Bearing is based on the SE ROW
Market Street, Lots 105-114

SURVEY:
SITE PLAN INFORMATION BASED
ON A SURVEY BY NEIL E. HILL,
P.S. #27447, ST. IGNACE,
MICHIGAN.

CITY OF MACKINAC ISLAND,
MACKINAC COUNTY, MICHIGAN

ZONING:
DISTRICT: C
SITE AREA: 4,387 S.F.
BUILDING AREA: 3,677 S.F.
TRASH TO BE STORED INSIDE IN
BASEMENT AND SET CURBSIDE ON
PICK UP DAYS.

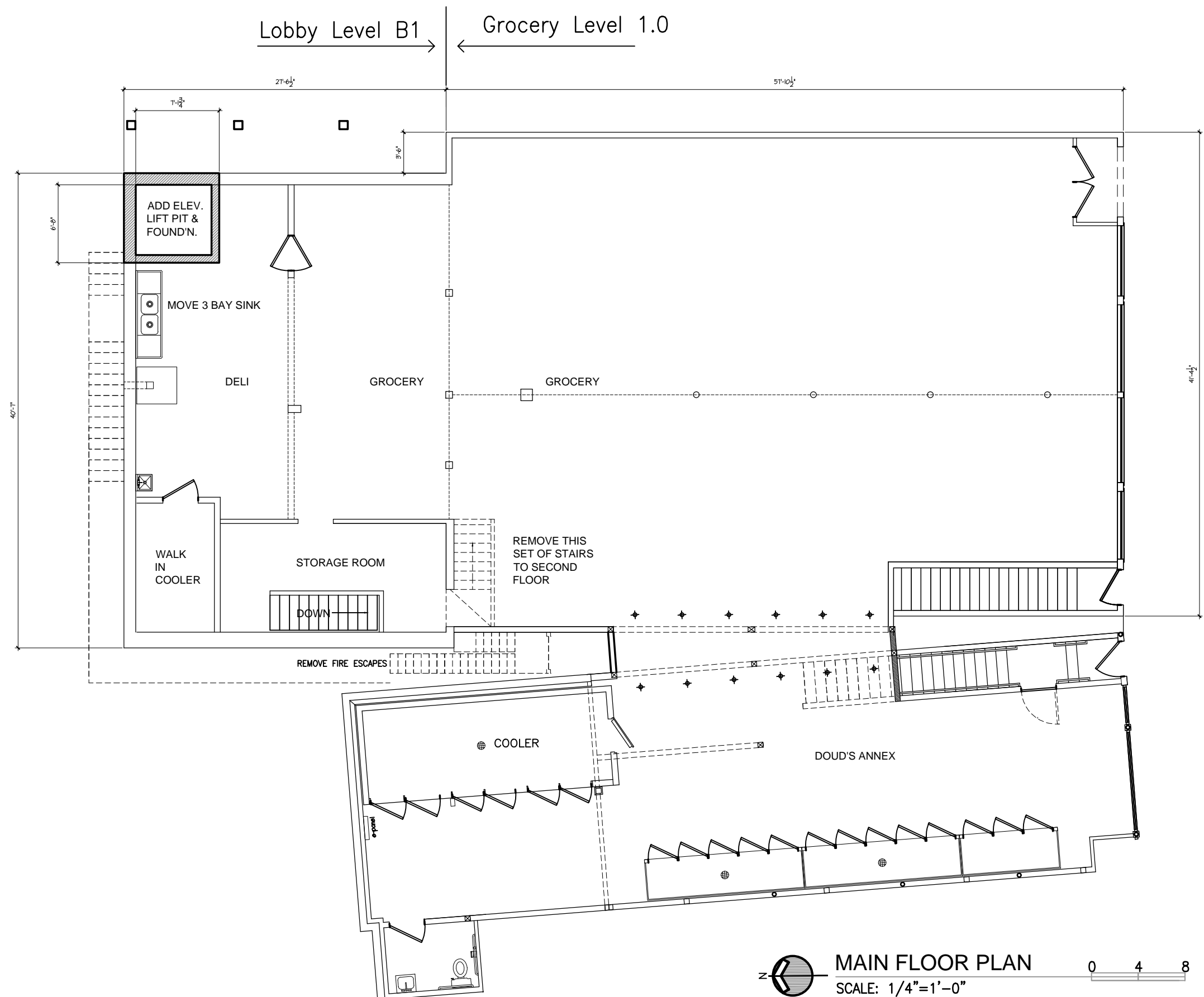
Richard Clements Architect, PLLC 19215 Merry Lane Ontonagon, MI 49759 richardlee1925@live.com 989-370-3681	
DOUD'S MARKET & INN 7200 MAIN STREET. MACKINAC ISLAND, MI	
FOR ZONING NOT FOR CONSTRUCTION	
date: Sept. 19, 2024 project: 1935	sheet: A0.0 COPYRIGHT © 2024
SITE PLAN	



BASEMENT PLAN
SCALE: 1/4"=1'-0"






Richard Clements Architect, PLLC 1920 Merry Lane Oscoda, MI 49759 richardc@1920merry.com 989-370-3681	
DOUD'S MARKET & INN	
7200 MAIN STREET MACKINAC ISLAND, MI	
FOR ZONING	
NOT FOR CONSTRUCTION	
revised:	sheet:
date: Sept. 19, 2024	project: 1935
BASEMENT LEVEL	
A1.0	

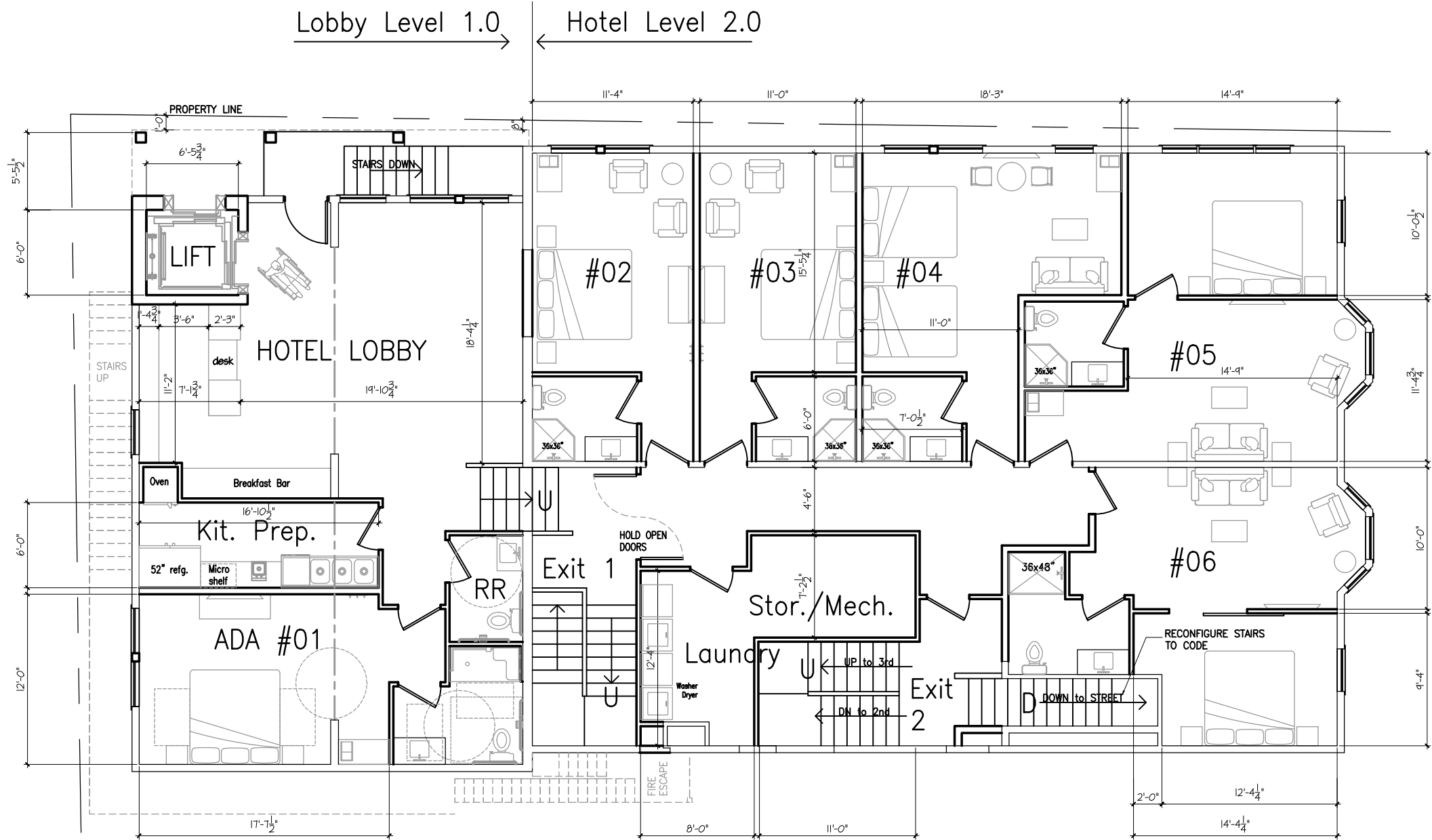


 **MAIN FLOOR PLAN** 
SCALE: 1/4" = 1'-0"

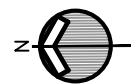
WALL LEGEND

	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

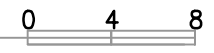
Richard Clements Architect, PLLC 15215 Merry Lane Okemos, MI 48879 richardcl@a1923@live.com 989-370-3681	
DOUD'S MARKET & INN 7200 MAIN STREET MACKINAC ISLAND, MI	
FOR ZONING	
NOT FOR CONSTRUCTION	
revised:	
date: Sept. 19, 2024 project: 1935	sheet:
GROCERY LEVEL	A1.1 COPYRIGHT © 2024



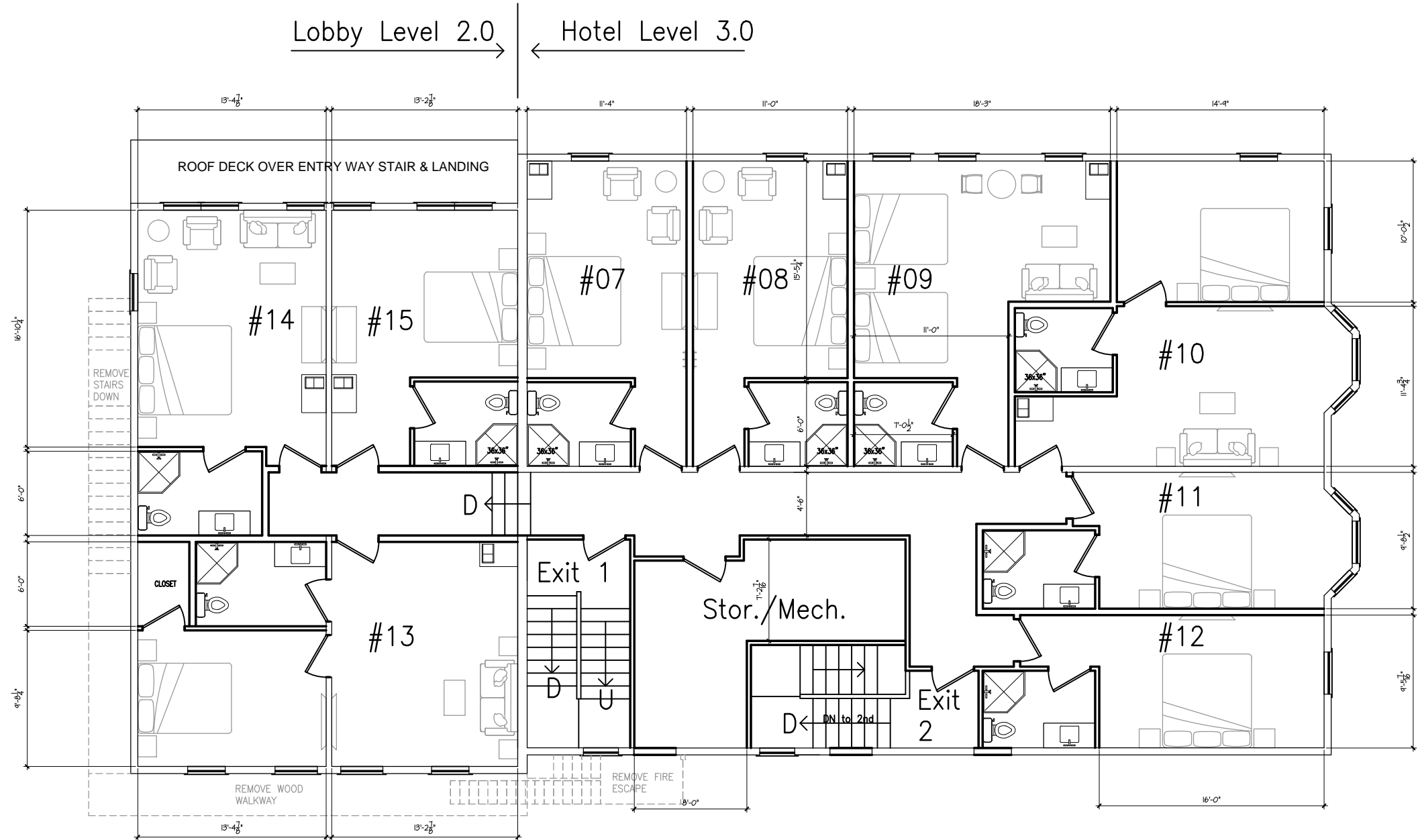
WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS



PROPOSED 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"



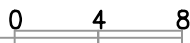
Richard Clements Architect, PLLC 19219 Merry Lane Ocklawaha, FL 34779 richard@rca1921.com 989-370-3681	
DOUD'S MARKET & INN 7200 MAIN STREET MACKINAC ISLAND, MI	
PFOR ZONING NOT FOR CONSTRUCTION	
revised: date: Sept. 19, 2024 project: 1935	sheet: A1.2 LOBBY LEVEL



WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS



PROPOSED 3rd FLOOR PLAN
SCALE: 1/4"=1'-0"



Richard Clements Architect, PLLC 19215 Merry Lane Ocklawaha, FL 32959 richard@rca19215.com 989-370-3681	
DOUD'S MARKET & INN 7200 MAIN STREET MACKINAC ISLAND, MI	
FOR ZONING NOT FOR CONSTRUCTION	
revised: date: Sept. 19, 2024 project: 1935	sheet: A1.3 HOTEL LEVEL 3 <small>COPYRIGHT © 2024</small>



PROPOSED SOUTH FRONT ELEVATION

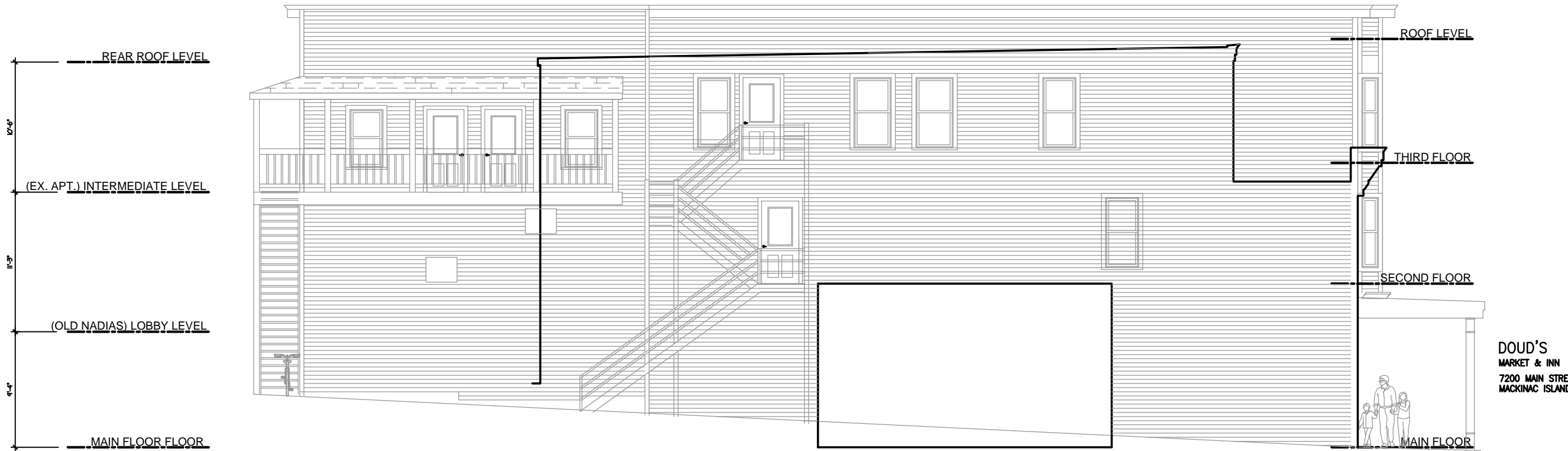
SCALE: 1/4"=1'-0"



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date: Sept. 19, 2024	project: 1935
A2.1	
FRONT ELEVATION	

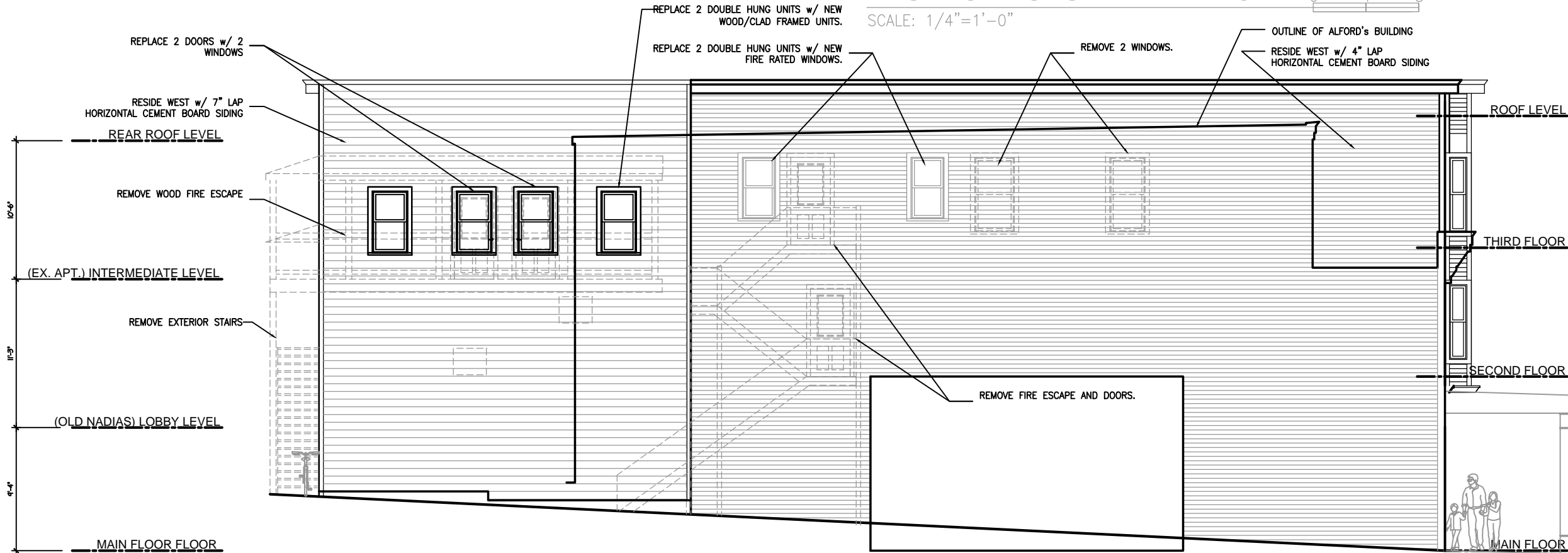






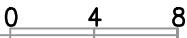
EXISTING WEST SIDE ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED WEST SIDE ELEVATION

SCALE: 1/4"=1'-0"



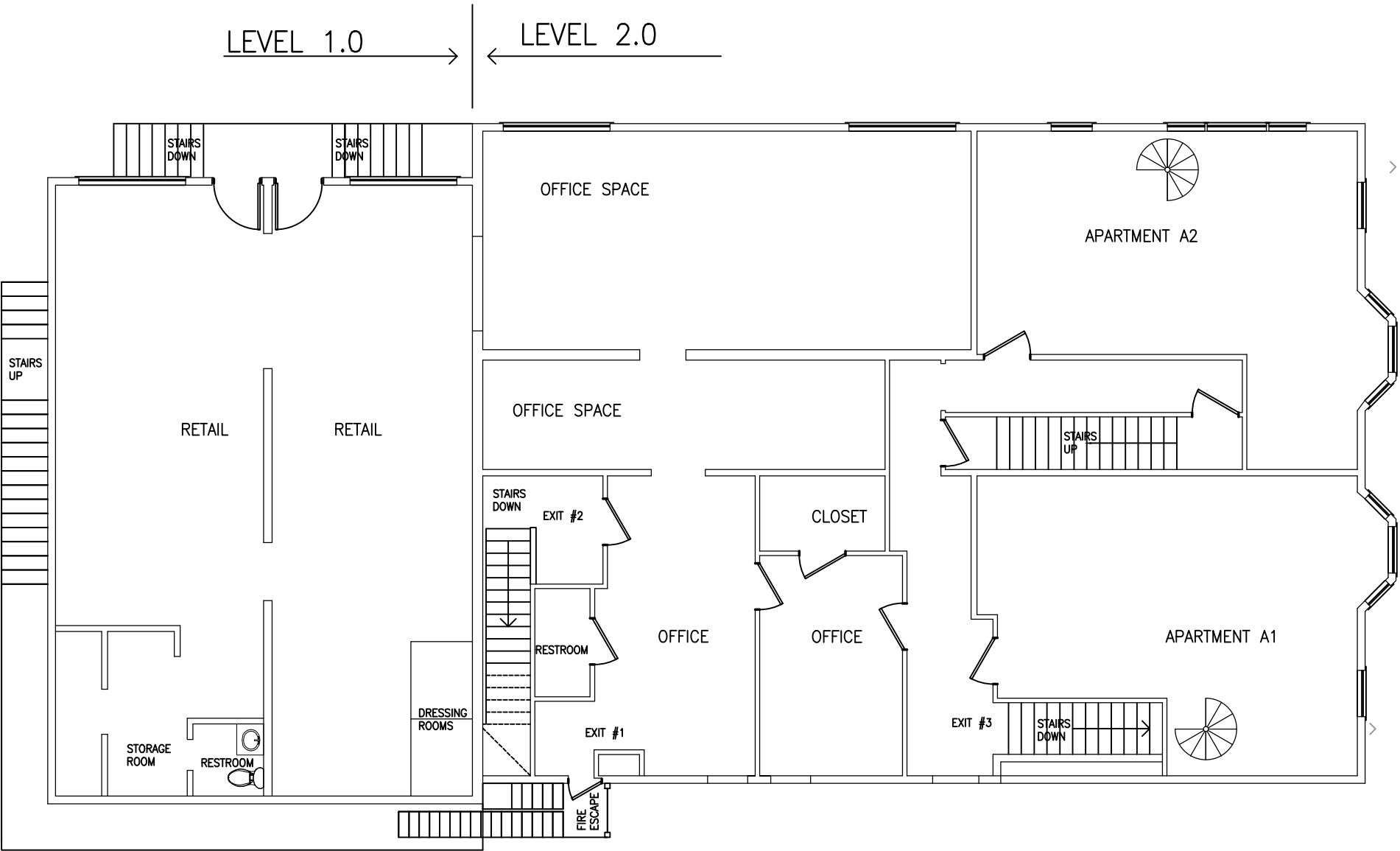
DOUD'S
MARKET & INN
7200 MAIN STREET
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DOUD'S
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7200 MAIN STREET
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project: **1935** **A2.4**
SIDE ELEVATION



WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

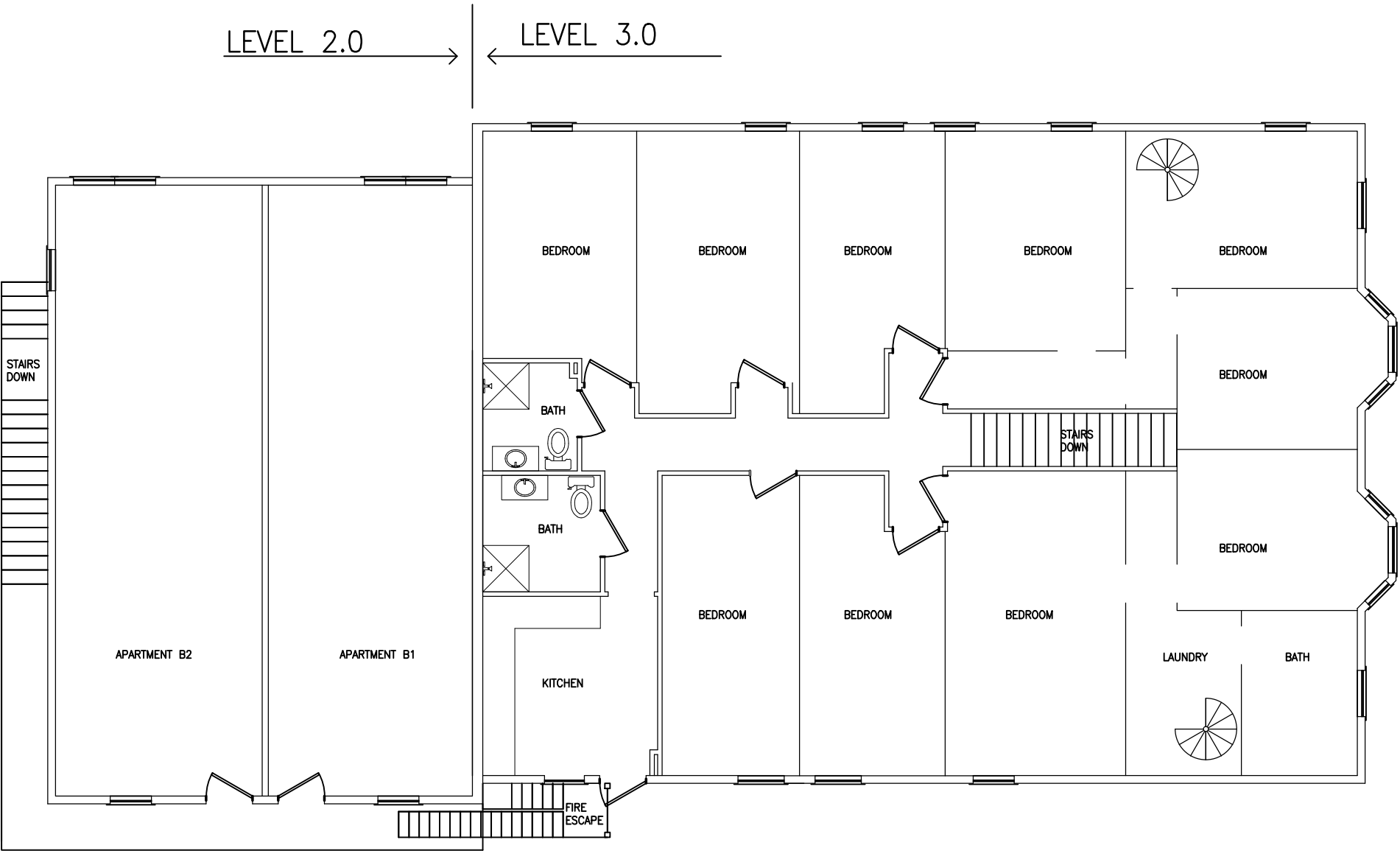


EXISTING 2nd FLOOR PLAN

SCALE: 1/4"=1'-0"



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EXISTING 2nd	



WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS



EXISTING 3rd FLOOR PLAN
SCALE: 1/4"=1'-0"



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Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 October 2024

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

Re: **DOUD'S MARKET AND INN RENOVATION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposal to renovate the Doud's Market building in the Market and Main Historic District.

Find attached the Design Review for the above referenced proposed project.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Andrew Doud, Doud's Market
Richard Clements, Richard Clements Architect
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 October 2024

DESIGN REVIEW

DOUD'S MARKET & INN RENOVATION

7200 Main Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is renovation of the existing historic Doud's Market building, maintaining it as a mixed use commercial / residential building, at 7200 Main Street, in the Market and Main Historic District. Doud's Market would remain on the first floor, but the Nadia's retail space facing Fort Street would become a new inn entry and lobby, with hotel rooms in place of the rooming house rooms on the second and third floors. The front Main Street elevation would remain the same, but the east side, north rear, and west side would have extensive renovation. The building is listed as a Contributing structure in the historic district.

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

Materials submitted for Review consist of photographs of the existing building, with site plan, floor plans, and elevation drawings, both existing and proposed, dated 19 September 2024, by Richard Clements Architect.

REVIEW

The Standards for review are the following:

Standard 1 - *"A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."*

The building would continue in its current use as retail on the first floor and residential on the second and third floors, as has been its historic purpose.

Doud's Market and Inn Renovation Design Review
 7 October 2024
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Standard 2 - *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."*

The historic character of the property would be retained and preserved. While an existing exterior feature, Nadia's retail storefront, would be extensively altered, those materials and features are not historic, appropriate to the property's historic character.

Standard 3 - *"Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

While the renovation would add new features to the east Fort Street side, they would not be conjectural as no attempt is being made to "restore" to some earlier period. The new elements such as the Inn entrance and second floor balcony would be new elements, but appropriate to the era of significance of the building.

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

The Doud's Market building has changed over time, including the creation of the Nadia's retail storefront, but it is not such that it has acquired historic significance in its own right, and should be preserved. Certainly many smaller changes like alteration of windows, addition of a west side balcony, and addition of metal fire escapes at the rear, do not warrant preservation in their own right.

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

Distinctive features, finishes, and craftsmanship that characterize the property would be preserved, such as the front upper and lower cornices, and the two-story bay windows.

Standard 6 - *"Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, or structures."*

This standard does not apply to the proposed project.

Standard 7 - *"Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."*

This standard does not apply to the proposed project.

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 Page 3

Standard 8 - *"Significant archaeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."*

This standard does not apply to the proposed project.

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

The proposed renovations would not destroy historic materials that characterize the property, and new architectural elements it would be differentiated from the old. Several proposed exterior changes would enhance the building's historic integrity by removing and replacing inappropriate existing non-original features, such as the picture windows on the second story Fort Street side, and the modern curved-top awnings there also. New work, such as a new covered entry porch with decorative columns, spindles, and railings, would be compatible with the historic integrity of the property and its environment.

Although mostly not visible to the public, the north rear and west side renovations would improve the building's historic appearance also, by removing inappropriate metal fire escapes and making window improvements.

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

The proposed renovations could be removed in the future without impairing the essential form and integrity of the property.

Standards Under Code Sec. 10-161(b)

In reviewing applications, the Commission shall also consider all of the following:

(1) - *The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.*

The proposed exterior renovations would not detract from historic and architectural value of the resource, or its relationship to the Main and Market streets neighborhood.

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

The newly renovated Nadia's storefront portion of the Doud's Market building would add appropriate new architectural features to the resource and to the surrounding area.

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

The proposed renovations would be compatible with the design, arrangement, texture and materials of the building.

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

The aesthetic value of the Doud's Market building would be enhanced by the major renovation at the new Inn storefront, as well as along the Fort Street side of the building.

CONCLUSION

Based on the findings above, the proposed renovation of the Doud's Market building at 7200 Main Street would meet the Standards for review.

END OF REVIEW