

# **CITY OF MACKINAC ISLAND**

## **AGENDA**

### **HISTORIC DISTRICT COMMISSION**

**Tuesday, July 08, 2025 at 1:00 PM**

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

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**I. Call to Order**

**II. Roll Call**

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

[a.](#) June 10, 2025

**V. Adoption of Agenda**

**VI. Correspondence**

**VII. Committee Reports**

**VIII. Staff Report**

[a.](#) C25-016-046(H) 7279 Main Railing & Gate Replacement

**IX. Old Business**

[a.](#) MD25-067-044(H) Schunk Fence and Railing Replacement

**X. New Business**

[a.](#) MD25-067-049(H) Schunk Roof

[b.](#) MD25-067-050(H) Schunk Fence Replacement

[c.](#) MD25-069-054(H) Doud Change of Use and Alteration for Home to Hotel

[d.](#) HB25-092-056(H) Mackinac Cycle Doors and Awning

[e.](#) C25-024-019-057(H) MIPD Security Cameras

**XI. Public Comment**

**XII. Adjournment**

**MINUTES**

**HISTORIC DISTRICT COMMISSION**

**Tuesday, June 10, 2025 at 1:00 PM**

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

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**I. Call to Order**

Chairman Finkel called the meeting to order at 1:00 PM.

**II. Roll Call**

PRESENT

Lee Finkel

Lorna Straus

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn

Staff: David Lipovsky, Dennis Dombroski, Erin Evashevski, Richard Neumann

**III. Pledge of Allegiance**

**IV. Adoption of Agenda**

Motion to approve as written.

Motion made by Olson, Seconded by Finkel.

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

**V. Approval of Minutes**

a. May 13, 2025

Motion to approve as amended. Amendments are to add Chair name in "Call to Order" and clarifying "back side of dock" under "Shepler's Dock Traffic Flow Equipment"

Motion made by Straus, Seconded by Porter.

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

**VI. Correspondence**

None.

**VII. Committee Reports**

None.

## VIII. Staff Report

### a. Job Status Report

Finkel stated the additions to Gatehouse marked "not been started", have been done. Motion to place on file.

Motion made by Straus, Seconded by Porter.

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

### b. MD25-030-038(H) Window Casing Replacement

Lipovsky stated this was for like for like repairs. Motion to approve the Staff Report.

Motion made by Porter, Seconded by Schueller.

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

## IX. Old Business

### a. MD23-011-072(H) Lenox Handrail Amendment

Lipovsky stated this is a new code compliant white painted metal handrail to blend in with the building. Neumann did a favorable review. Motion to approve.

Motion made by Porter, Seconded by Straus.

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

## X. New Business

### a. C25-027-039(H) Trayser Big Store Flat Roof

Lipovsky stated the roof was leaking in numerous areas. This became a health and safety issue. The roof was replaced with a commercial grade rubber roof. Same color but different material. Neumann gave a favorable review. Dombroski stated normally this would come to the table but due to the safety issue leaking over the electric panel, they deemed it needed to get done sooner rather than later. Straus wants it on the record that yes we follow rules carefully but on occasion there are times that rules need to be bent a little. This is what we count on Dombroski and Lipovsky to do. Motion to approve.

Motion made by Porter, Seconded by Straus.

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

### b. CD25-027-041(H) Trivisonno Barn Porch Board Replacement

Lee Sauvageau summarized the project as replacing the front and rear porch boards on the deck on upstairs. The wood was not holding paint, rotting, and not safe to walk on. The applicant would like to use a composite material and paint. Schueller asked if boards are the same size. Sauvageau said a 1/4" larger. Motion to approve.

Motion made by Schueller, Seconded by Olson.

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

Straus commented that it is helpful when we are told exact dimensions. We have to be careful that what the applicant says and what we approve are identical. Straus would like the application to be specific.

c. R325-017-042(H) Mackinac Island Bible Church Porch and Steps

The applicant spoke to Pereny and he has agreed to use the material suggested by Neumann which is Azek tongue and groove. Motion to approve contingent on tongue and groove composite material, as recommended by Neumann, be used.

Motion made by Olson, Seconded by White.

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

d. MD25-067-044(H) Schunk Fence and Railing Replacement

Lindsey Shunk stated they want to replace the fence and 2nd story balcony. Material is the same. The new style will be straight. They would like to remove the trellis. Neumann did a favorable review on the fence. Lipovsky stated the new rail system will meet current code and does meet the Standards for Review. Olson noted that the railing is not part of the review. Neumann feels the railing is a historic detail that matches something on the front of house but didn't have enough information to make a call on the railing. Motion to approve the fence replacement and addition and table the house railing for further information to then be reviewed. Olson would like to separate the two items. Evashevski stated she believes the Motion on the table accomplishes that. Straus stated the scalloping is significant to the fence on the house and has been that way a long time. Schueller stated the fence is 38 years old. Olson withdrew his motion. Motion to split the discussion into two pieces; the fence and the porch railing.

Motion made by Olson, Seconded by Finkel.

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

Motion by Olson, second by Finkel to approve the fence as presented by the applicant. Neumann gave a favorable review. Further discussion before the vote revealed that the Commission members felt strongly that the scalloped design should remain. Removing the scallop would be a departure from what is there. Schunk stated they wanted something a little shorter. They wanted a center gate instead of the trellis. They picked the style from another house in the historic district. Finkel asked if they would consider keeping the scallop design. Schunk stated she would rather not. Straus stated the proposed is more than a "little bit" of change. Porter stated she doesn't think we can force them to do the scallops. Neumann did do a favorable review. It was noted that the Commission members opinion is subjective and not historical. Linn asked how much it would cost to repair while this is debated. Schunk did not know. Several pieces were broken off in the ice storm. Roll call vote: Ayes: White, Porter. Nays: Finkel, Straus, Schueller, Olson, Linn. Motion fails. Motion by Straus, second by Olson to table the railing for further information. Neumann



wants more comprehensive photos that show where it is and shots around the house showing how it fits with other railings around the house. Neumann stated that a layer of plexiglass could be installed on the inside to meet code. Roll call vote: Ayes: Finkel, White, Porter, Straus, Schueller, Olson, Linn. All in favor. Motion carries.

e. RS25-046-045(H) Gilmer Shed

Tamara Burns stated the Gilmers would like some storage space on their lot. The lot is quite small so they found a spot on the building with no windows to attach a 9'x12' shed. The same materials as the house would be used. Schueller asked if there is anything there now. Burns stated no and she thought there was a trellis against the house. Straus asked if it will be more visible from the street. Burns stated no. The owners would like to use the shed for storage of snowmobiles, ladders, etc. Neumann gave a favorable review. It fits in well and there is a wall it can fit in to without altering the resource. Motion to approve.

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

**XI. Public Comment**

None

**XII. Adjournment**

Motion to adjourn at 2:07 PM.

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

Straus acknowledged the two new HDC members; Rick Linn and Lindsey White.

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Lee Finkel, Chairman

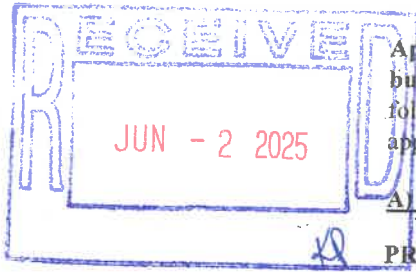
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Katie Pereny, Secretary

# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itema.

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



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

## A) MINOR WORK

**PROPERTY LOCATION:** 7279 Main St (Number) (Street) 051.440.016.00 (Property Tax ID #)

## PROPERTY OWNER

Name: Bob Corrigan Email Address:   
 Address: 10 east main St Bridgeport CT 06608 (Street) (City) (State) (Zip)   
 Telephone: 305 525 1026 (Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Ed McCreary Email Address: boatsrus1202@yahoo.com   
 Address: P.O.B 474 (Street) (City) (State) (Zip) 49757   
 Telephone: 906 430 2894 (Home) (Business) (Fax)

- Replacing railing + gate
- ☒ 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: Ed McCreary SIGNATURES: File No. C25-016-046(H)   
 Please Print Name: Edward McCreary Signature: Exhibit A   
 Date: 6-2-25 Please Print Name: Initials: PD

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

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

File Number: C25-016-046(H) Date Received: 6-2-25 Fee: \$25-   
 Received By: J Pereny Work Completed Date:



File No. CA5-016-046(4)  
Exhibit B  
Date 6-2-25  
Initials KP

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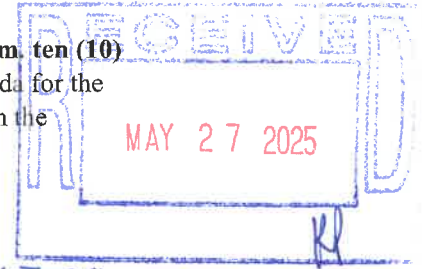


# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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☒ New Construction (Complete Section B and refer to General Directions and Item B)  
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## A) MINOR WORK

**PROPERTY LOCATION:** 7714 Main St. 051-575-067-00  
(Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Lindsey Schunk Email Address: schunk.lindsey@gmail.com

Address: 7714 main st Mackinac Island MI 49757  
(Street) (City) (State) (Zip)

Telephone: 989-621-6401  
(Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Unknown Email Address: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

- ☒ Attach a brief description of the nature of the minor work proposed and the materials to be used.  
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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

Lindsey Schunk SIGNATURES \_\_\_\_\_  
Signature Signature

Lindsey Schunk  
Please Print Name

\_\_\_\_\_  
Please Print Name

File No. MD25-067-044(A)

Exhibit A

Date 5.27.25

Initials XP

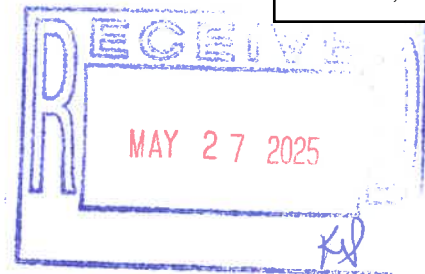
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**RETURN THIS FORM AND SUPPORTING MATERIALS TO:**

**MACKINAC ISLAND BUILDING OFFICIAL**

**7358 MARKET STREET, MACKINAC ISLAND, MI 49757**

**PHONE: (906) 847-4025**



**File No.** MD25-067-044(4) **Corner Cottage**  
**Exhibit** B **7714 LakeShore Blvd**  
**Picket Fence Replacement**

**Date** 5.27.25 **Steve and Lindsey Schunk**

**Initials** KP

**Request to replace existing picket fencing around house and to install fencing around grassy area at the water side to provide privacy.**

**Removal of: All current picket fencing around side and front of house including 2 trellis walk-through gates in front**

**NEW FENCING:**

**Dog ear, wood picket fence**

**Painted white**

**Dimensions:**

**10 ft wide premade panels**

**3.5"x3.5" wooden posts**

**36" high boards**

**4"-5" clearance under for weed whipping**

**Gates/Entrances:**

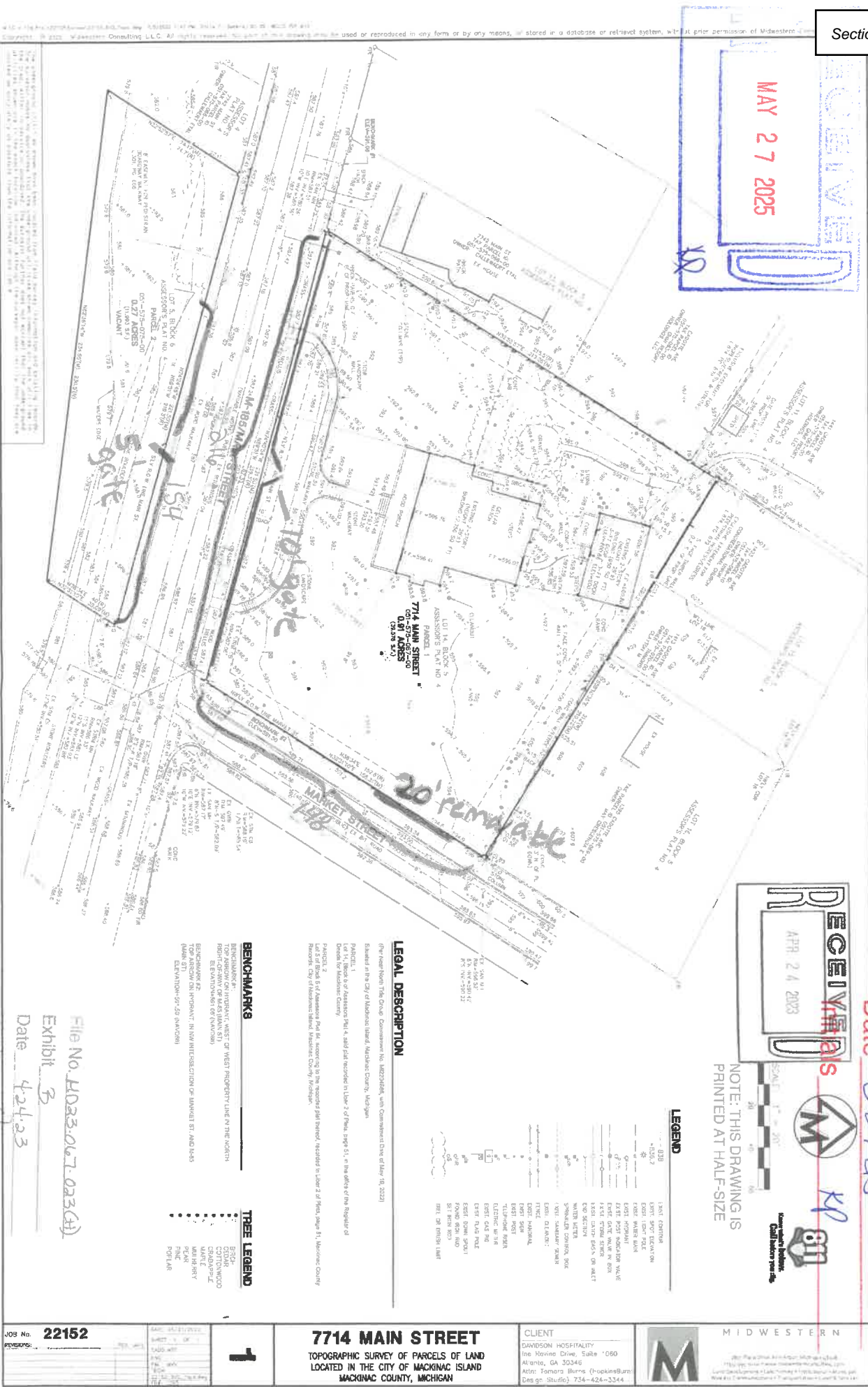
- 1. One centered opening at front of house, two 5' gates opening into the yard to create a 10' gate opening centered with the front porch steps leading to house**
- 2. 20ft of removable fencing at Market Street side for dray clearance**
- 3. One centered gate on water side, 5' swinging inward to water**

**Please see attachments for exact measurement, scope of work, and new fencing style/design**

Proposed New Fence Measurements

File No. HD25-067-044(A)  
Exhibit C  
Date 5-27-25

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BU  
NOTE: THIS DRAWING IS  
PRINTED AT HALF-SIZE

LEGAL DESCRIPTION

(The) North from The City of Mackinac Island, Michigan County, Michigan  
Parcel 1  
Lot 14, Block 5 of Assessor's Plat No. 4, and part recorded in Liber 2 of Maps, page 51, in the office of the Register of Deeds for Mackinac County  
Parcel 2  
Top of Assessor's Plat No. 4, and part recorded in Liber 2 of Maps, page 51, in the office of the Register of Deeds for Mackinac County

BENCHMARKS

BENCHMARK 1  
IRON PIPE SET IN WEST PROPERTY LINE IN THE NORTH  
ELEVATION 100.00 (MVD)

BENCHMARK 2  
IRON PIPE SET IN WEST PROPERTY LINE IN THE NORTH  
ELEVATION 100.00 (MVD)

TREE LEGEND

BRCH  
CONTINGED  
CRANAPLE  
MALE  
PINK  
PINK  
PINK

LEGEND

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22152

7714 MAIN STREET  
TOPOGRAPHIC SURVEY OF PARCELS OF LAND  
LOCATED IN THE CITY OF MACKINAC ISLAND  
MACKINAC COUNTY, MICHIGAN

CLIENT  
DAVIDSON HOSPITALITY  
One Mackinac Drive, Suite 100  
Albion, MI 49007  
Phone: 517-351-1111  
Fax: 517-351-1112  
Email: davidson@hospitality.com

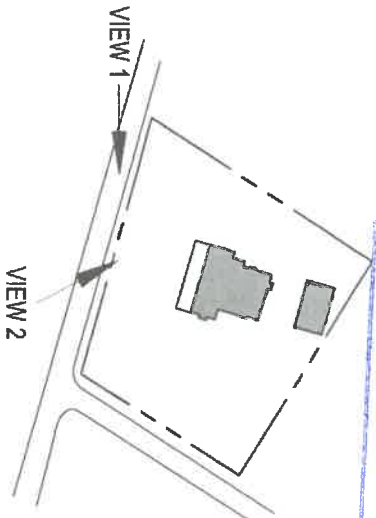
MIDWESTERN  
2000 Mackinac Island  
Mackinac Island, MI 49750  
Phone: 517-351-1111  
Fax: 517-351-1112  
Email: midwestern@hospitality.com



Current fence



SITE CONTEXT - VIEW 1



KEY PLAN



SITE CONTEXT - VIEW 2

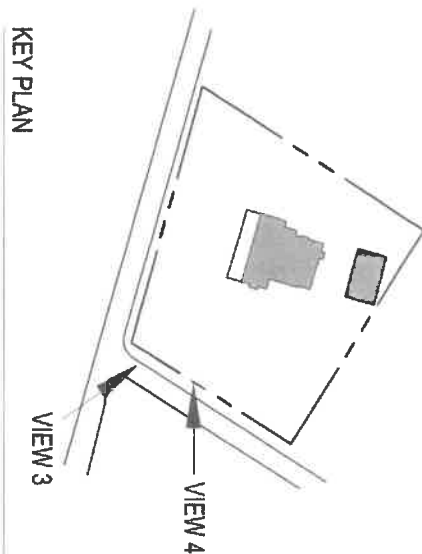
File No. HD25-067.044(A)  
Exhibit D  
Date 5-27-25  
Initials KR

PHOTOGRAPHIC SITE CONTEXT  
NO SCALE

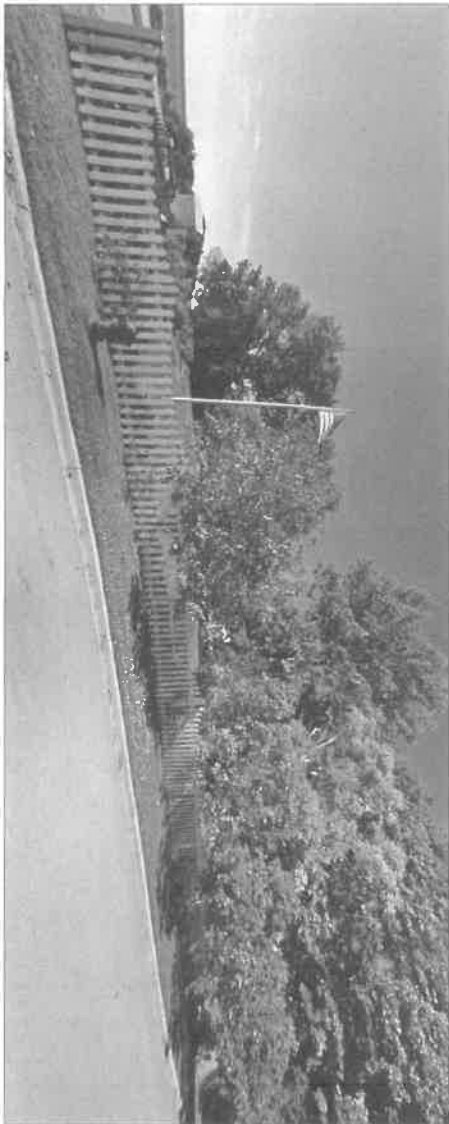
Current fence



SITE CONTEXT - VIEW 3



KEY PLAN



SITE CONTEXT - VIEW 4

PHOTOGRAPHIC SITE CONTEXT  
NO SCALE





\* Proposed New \*  
Style



The Corner Cottage - Proposed Side Fence

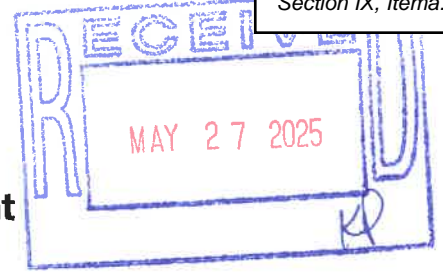






The Corner Cottage - Proposed Front Fence



File No. MD25-067-044(H)Exhibit EDate 5.27.25Initials KP**Corner Cottage  
7714 LakeShore Blvd****Second Story Railing Replacement****Steve and Lindsey Schunk**

**Request to replace existing balcony railing on second story porch due to rot, deterioration, and safety concerns. We would like something safer and more closed in for our children.**

**Removal of: All current second story balcony railing as pictured in attachments**

**NEW Railing:**

**Basic wood railing**

**Painted white**

**Dimensions:**

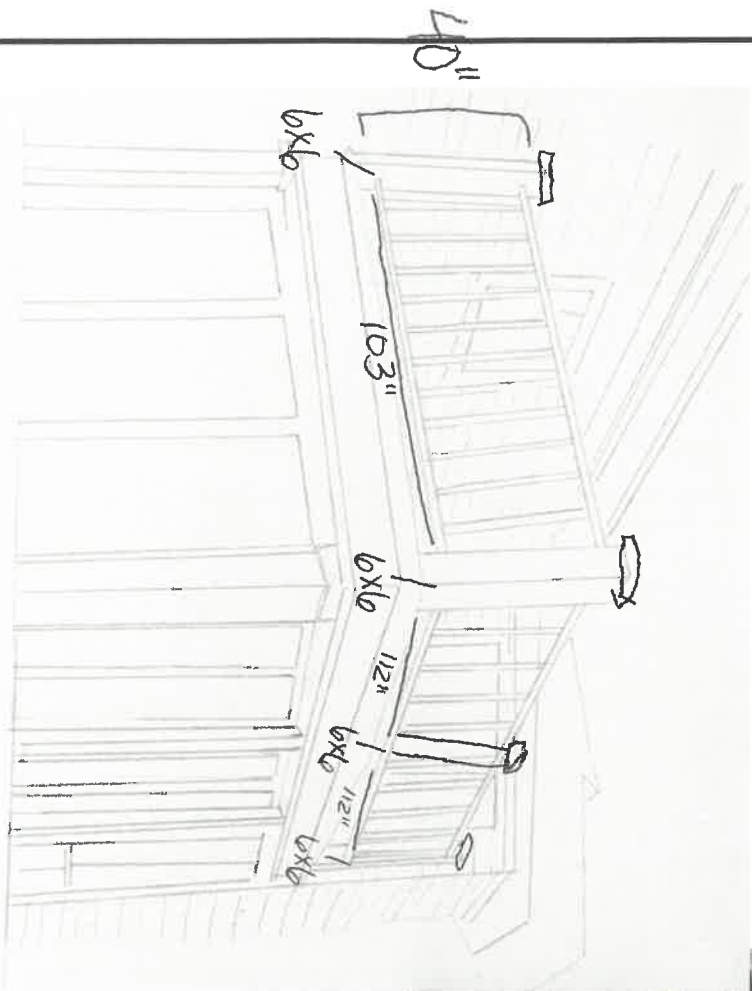
**40" high (as current) including small gap at bottom**

**4-6x6 posts**

**103" of rail width, 2-112" sections of rail length wise**

**Please see attachments for exact measurements and new fencing style/design.**

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MAY 27 2025  
18



Proposed NEW Second Floor Porch Railing



Existing Second Floor Porch

File No. 4D35.067.044(A)  
Exhibit F  
Date 5.27.25  
Initials KR



The Corner Cottage - Proposed Second Floor Porch Railing

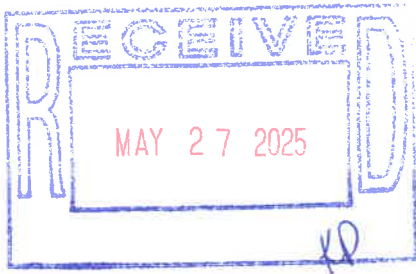


DR  
KL

An Oregon  
Cottage

how & why to  
Repaint  
Porch Railings  
in the fall





File No. MD25-067-044(H)  
Exhibit G  
Date 5.27.25  
Initials KP

Current  
Deterioration / Rot



Current  
Deterioration / Rot





Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 June 2025

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

Re: **SCHUNK COTTAGE FENCE REPLACEMENT & ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed fence replacement and addition project at the Schunk Cottage in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Lindsey Schunk, Owner and Applicant  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 June 2025

## **DESIGN REVIEW**

### **SCHUNK COTTAGE FENCE REPLACEMENT & ADDITION**

7714 Main Street

West End Historic District  
City of Mackinac Island, Michigan

## **INTRODUCTION**

This design review is for the replacement and addition of fences at the Schunk / Corner Cottage, 7714 Main Street, in the West End Historic District. The building is a Contributing structure in the historic district. The Applicant proposes to replace the existing wood picket fences along Main Street and Market Street with new wood picket fences, and install a new portion having a gate across Main Street along the lake. A removable section for cart passage would be built along Market Street. The new fences would appear generally similar to the existing, with 36 inch tall pointed boards painted white. There would be some differences, including elimination of the two overhead trellis gates, with consolidation of the entry to a single pair of gates centered on the front walk. Also the curving wave-edge top would be eliminated in favor of a level top edge.

A requested balcony railing replacement on the house is not included in this Design Review.

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 a Scope of Work description and photographs of the existing conditions, dated 27 May 2025.

## **REVIEW**

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

**Standard 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."*



Schunk Cottage Fence Replacement Design Review  
 6 June 2025  
 Page 2

The character of the property would be retained and preserved. No historic materials or alteration of features and spaces would occur.

**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 exterior alteration (replacement) of the existing fences would not destroy materials that characterize the property, and are compatible with the massing, size and architectural features 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 architectural value of the building and yard, and their relationship to the historic value of the surrounding historic district would be maintained.

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

The new fences would maintain their relationships with the house and yards.

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

The replacement white painted wood picket fences would be, compatible with the design, arrangement, and materials of the building. In saying this, It should be noted that as shown in the submitted photo of the "Proposed New Style", the alignment of fence panels relative to posts is different than what exists now, in that the public sides of posts are not behind the plane of the fence panels, but stand proud of the picket line, resulting in a less traditional fence character.

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

The existing aesthetic value of the fences would continue to blend with the character of the house and yard.

Schunk Cottage Fence Replacement Design Review  
6 June 2025  
Page 3

### CONCLUSION

The proposed replacement of wood picket fences, along with the proposed new section across Main Street, at the Schunk Cottage, 7714 Main Street, meet the Standards for review.

END OF REVIEW

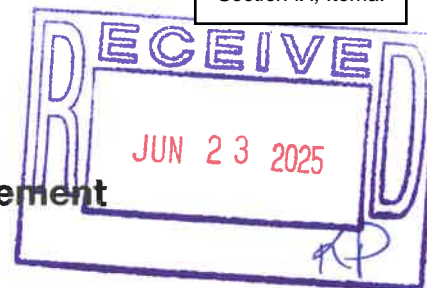
File No. MD25-067-044(H)

Exhibit J

Date 6-23-25

Initials HP

Section IX, Itema.



**Corner Cottage  
7714 LakeShore Blvd  
Front Porch and Second Story Railing Replacement**

**Steve and Lindsey Schunk**

**Request to replace existing balcony railing on second story porch and existing front porch railing due to rot, deterioration, and safety concerns. We would like something safer and more closed in for our children.**

**Removal of: All current second story balcony railing and all front porch railing as pictured in attachments (Estimated install 1985?)**

**NEW Balcony Railing:**

**To match the proposed new fencing style surrounding the house**

**Basic wood railing with square spindles**

**Painted white**

**Dimensions:**

**40" high (as current) including small gap at bottom**

**4-6x6 posts**

**103" of rail width, 2-112" sections of rail length wise**

**NEW Front Porch Barrier:**

**Removable/seasonal flower boxes around perimeter of the front porch, mimicking the style prior to 1985 (see photos) and**

**mimicking the style also currently on Grand Hotel front porch. 3**

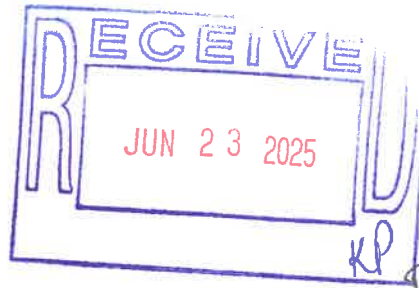
**Boxes per rail section**

**Box Dimensions:**

**40" W x 24" H x 12-14" D**

**Please see attachments for exact measurements and new style/  
design.**

Replace w/ removable  
flower boxes



Replace w/ square  
~~spindle~~ spindle rail  
to match  
fencing



File No. MD25-067-044(4)

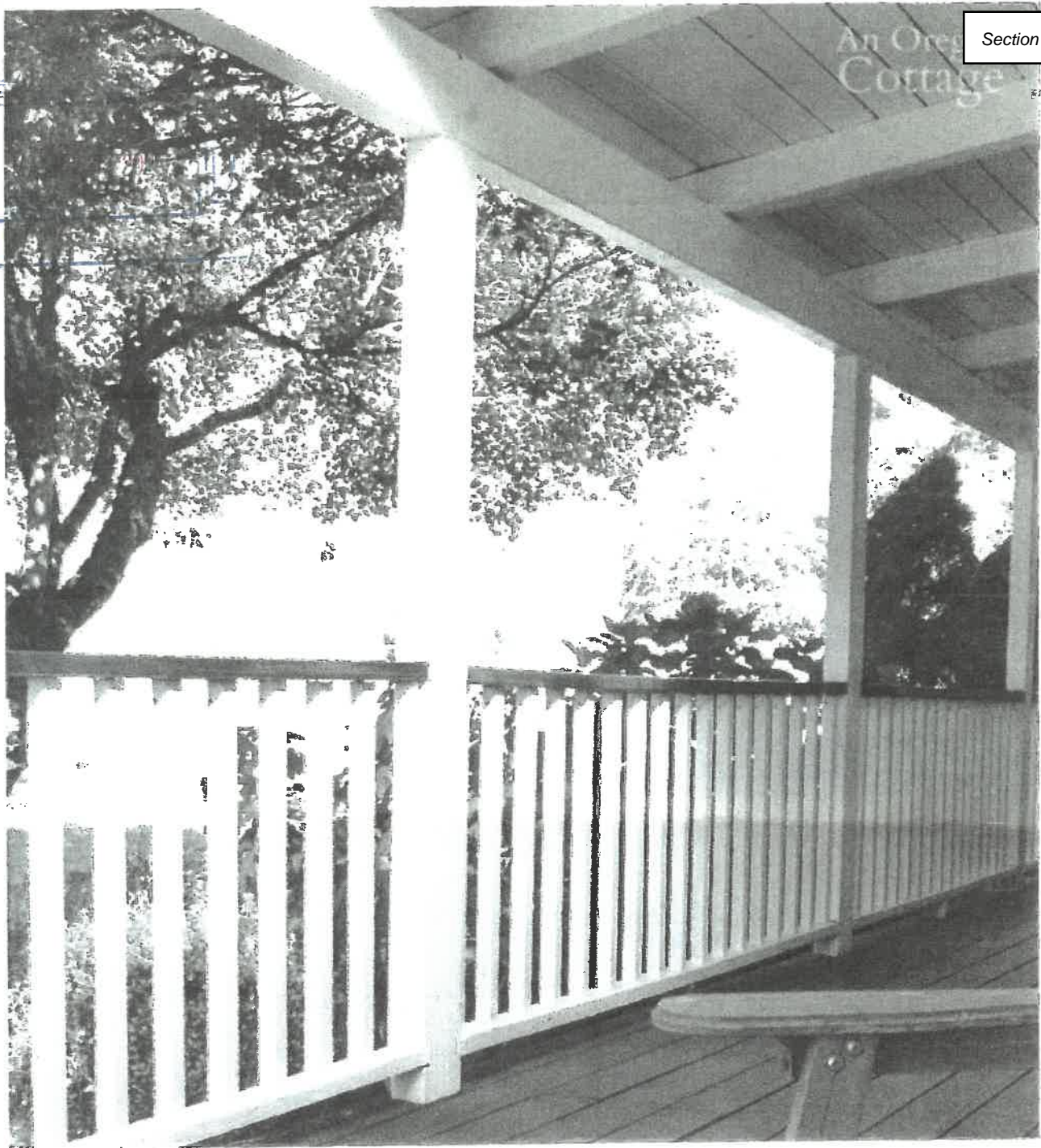
Exhibit h

Date 6.23.25

Initials KP



RECEIVED  
KQ



Proposed Style  
for Balcony  
Rail

RECEIVED  
JUN 23 2025





RECEIVED  
JUN 24 2025

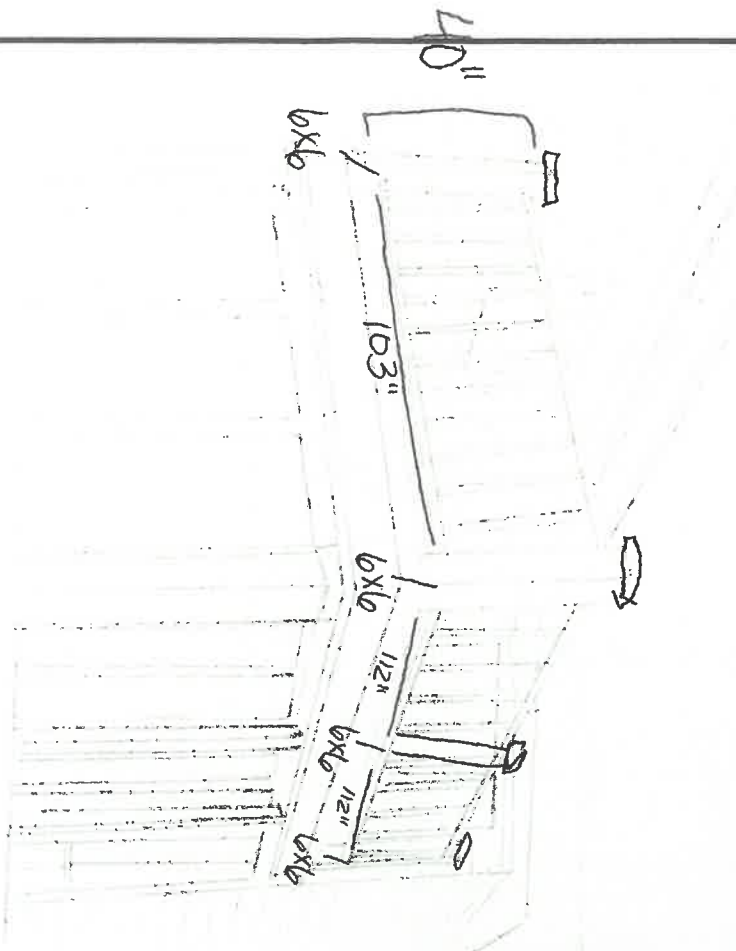


RECEIVED  
JUN 23 2025

Proposed Flower  
Box Style



RECEIVED  
MAY 27 2025



Proposed NEW Second Floor Porch Railing



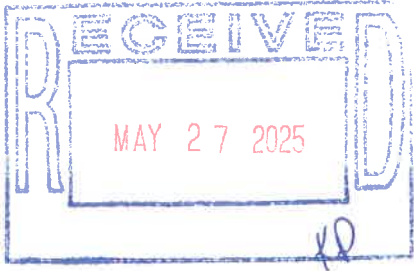
Existing Second Floor Porch

File No. 4D25.067.044(A)  
Exhibit F  
Date 5.27.25  
Initials KR



The Corner Cottage - Proposed Second Floor Porch Railing





File No. MD25-067-044(H)  
Exhibit G  
Date 5.27.25  
Initials KP

Current  
Deterioration / Rot

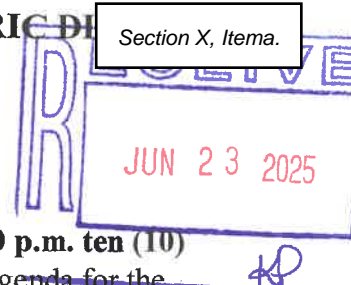


Current  
Deterioration / Rot



# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itema.



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

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

## A) MINOR WORK

(Corner Cottage)

**PROPERTY LOCATION:** 7714 Main St. 051.575.067.00  
 (Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Lindsey Schunk Email Address: schunk.lindsey@gmail.com  
 Address: 7714 Main St. Mackinac Island MI 49757  
 (Street) (City) (State) (Zip)  
 Telephone: 989-621-6401  
 (Home) (Business) (Fax)

File No. MD25.067.049(H)

## APPLICANT/CONTRACTOR

Name: ~~Shane David Roofing~~ Shane David Roofing Email Address: Date 6.23.25  
 Address: Cheboygan MI KP  
 (Street) (City) (State) (Zip)  
 Telephone: 231-227-4832  
 (Home) (Business) (Fax)

Exhibit A

- ☒ 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.

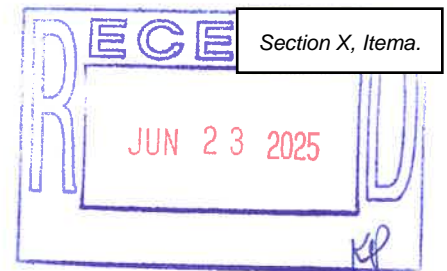
If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

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

Lindsey Schunk SIGNATURES  
 Signature Signature

Lindsey Schunk  
 Please Print Name MD25.067.049(H) 6.23.25 7/00-

File No. MD25-067-049(4) Corner Cottage  
Exhibit B 7714 LakeShore Blvd  
Date 6-23-25 Asphalt Shingle Installation  
Initials KP Steve and Lindsey Schunk



**Request to remove deteriorating cedar shake roof and replace with low profile asphalt shingles.**

**Major leaking in kennel house occurred during last storm on 6/21/25. Currently using a tarp over the top of the kennel house to keep water out (see photo).**

**Removal of: All current cedar shake shingles on both main Corner Cottage house and back building (kennel house).**

**NEW ROOFING:**

**Low Profile Residential**

**Landmark: Colonial Slate UL 2218**

**Please see attachments for photos of current roof condition, new proposed new style**



Current Roof  
- Back Corner  
Building

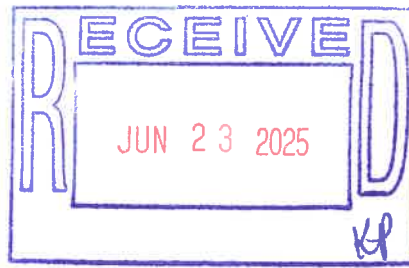
Section X, Itema.

File No. MD25-067-049(H)

Exhibit C

Date 6-23-25

Initials KP



## Current Roof





Current Roof





posed Shingle



Landmark UL 2218 Class 3

File No. HD25-067099(A)

Exhibit D

Date 6-20-15

Initials

KD





Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 July 2025

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

Re: **SCHUNK COTTAGE ROOF REPLACEMENT**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed roofing replacement project at the Schunk Cottage in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Lindsey Schunk, Owner and Applicant  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 July 2025

## **DESIGN REVIEW**

### **SCHUNK COTTAGE ROOF REPLACEMENT**

7714 Main Street

West End Historic District  
City of Mackinac Island, Michigan

## **INTRODUCTION**

The project is the replacement of roofing on the Schunk / Corner Cottage, 7714 Main Street, in the West End Historic District. The building is a Contributing structure in the historic district. The project would replace the existing wood shingle roofing on the residence and on the kennel house outbuilding with architectural asphalt shingle roofing.

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 a Scope of Work description and photographs of the existing conditions, dated 23 June 2025.

## **REVIEW**

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

**Standard 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 character of the property would be retained and preserved. No historic materials or alteration of features and spaces would occur. While wood shingle roofing is most appropriate historically for a house of this vintage, architectural asphalt shingles reasonably duplicate the appearance of a wood shingle roof, and have been approved previously by the HDC for replacement roofing.



Schunk Cottage Roof Replacement Design Review  
6 June 2025  
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 exterior alteration (replacement) of the existing roofing would not destroy materials that characterize the property, and are compatible with the massing, size and architectural features 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 architectural value of the buildings and their relationship to the historic value of the surrounding historic district would be maintained.

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

New layered asphalt shingle roofing would maintain an appropriate relationship to both the house and the outbuilding.

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

The replacement roofing would be compatible with the design, arrangement, and materials of the buildings.

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

The existing aesthetic value of the buildings would be maintained

#### **CONCLUSION**

The proposed replacement of wood shingle roofing with architectural asphalt shingle roofing at the Schunk Cottage and outbuilding, 7714 Main Street, meets the Standards for review.

END OF REVIEW

# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemb.

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

**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:** 7714 main st. (Number) (Street) (Corner Cottage) 051-575-067-00 (Property Tax ID #)

## PROPERTY OWNER

Name: Lindsey Schunk Email Address: schunk.lindsey@gmail.com

Address: 7714 main (Street) marinac Island (City) MI (State) 49757 (Zip)

Telephone: 989-621-6401 (Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Unknown Email Address: File No. MD25-067-050(H)

Address: Exhibit A (Street) (City) Date 6-24-25 (State) (Zip)

Telephone: Initials KP (Home) (Business) (Fax)

§ Attach a brief description of the nature of the minor work proposed and the materials to be used.

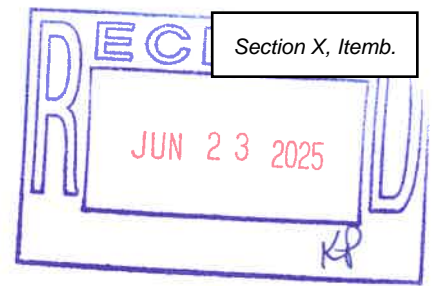
§ Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor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

Lindsey Schunk SIGNATURES \_\_\_\_\_  
Signature Signature

Lindsey Schunk  
Please Print Name MD25-067-050(H) 6-24-25 Please Print Name \$ 100-



File No. MD25-067-050(4)

Exhibit B

Date 6.24.25

Initials KP

**Corner Cottage  
7714 LakeShore Blvd  
Picket Fence Replacement**

**Steve and Lindsey Schunk**

**Request to replace existing picket fencing around house and to install fencing around grassy area at the water side to provide privacy.**

**Removal of: All current scalloped picket fencing around side and front of house including 2 trellis walk-through gates in front**

**NEW FENCING:**

**Straight Across**

**Pyramid top pickets (Replicating the older style from pre-1985) (See attached photos)**

**Painted white**

**Dimensions:**

**10 ft wide premade panels**

**3.5"x3.5" wooden posts**

**36" high pickets**

**4"-5" clearance under for weed whipping**

**Gates/Entrances:**

- 1. One centered opening at front of house, two 5' gates opening into the yard to create a 10' gate opening centered with the front porch steps leading to house**
- 2. 20ft of removable fencing at Market Street side for dray clearance and potential driveway in the future.**
- 3. One centered gate on water side, 5' swinging inward to water**

**Please see attachments for exact measurement, scope of work, and new fencing style/design**



## Proposed New Fence Measurements

Exhibit 4243  
Date 6-24-25  
Initials KL

[illegible]

Historical Photos of Fencing  
for replication

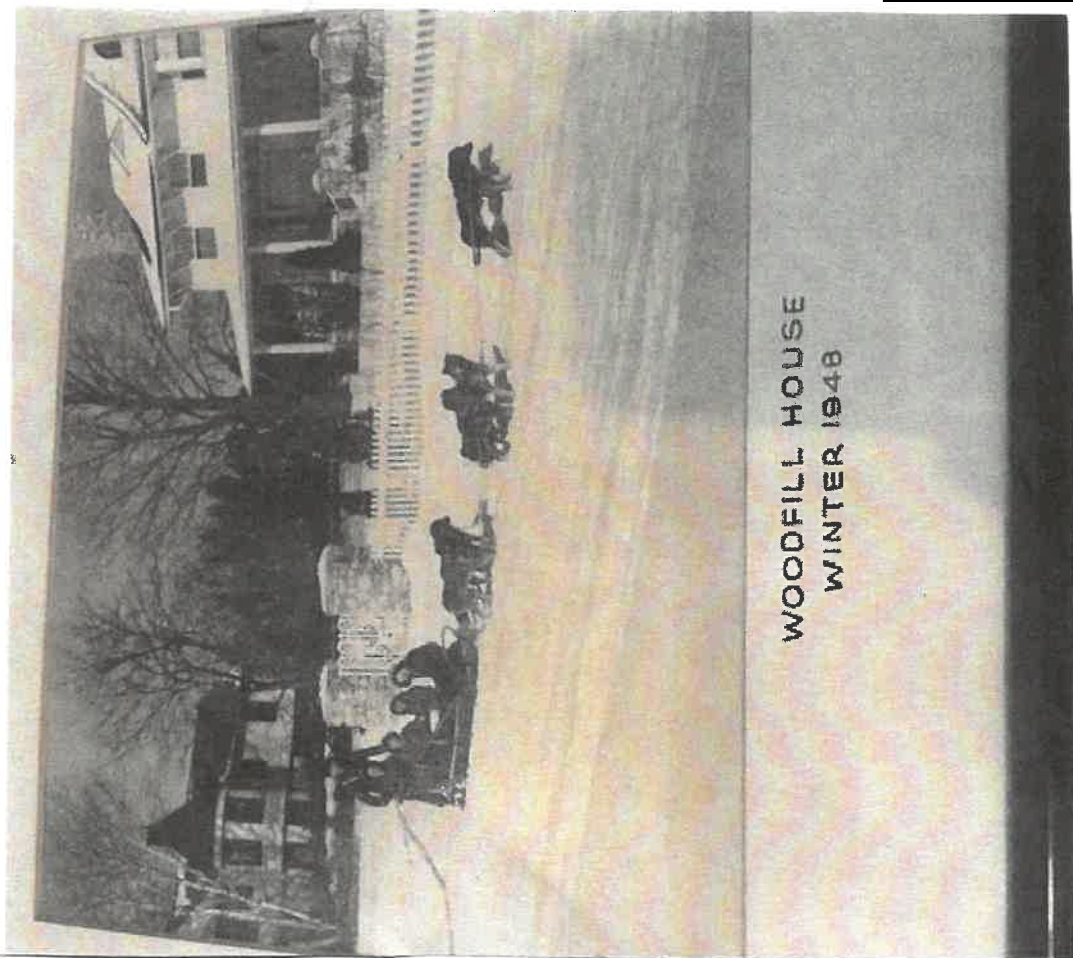


File No. ND25-067-050 (4)

Exhibit D

Date 6-24-25

Initials KP



WOODFILL HOUSE  
WINTER 1948



Section X, Itemb.

posed "New" style

(Still intact on west side of yard)



RECEIVED  
JUN 23 2025  
K8

File No. HD25-067050 (A)  
Exhibit E  
Date 6-24-25  
Initials KQ

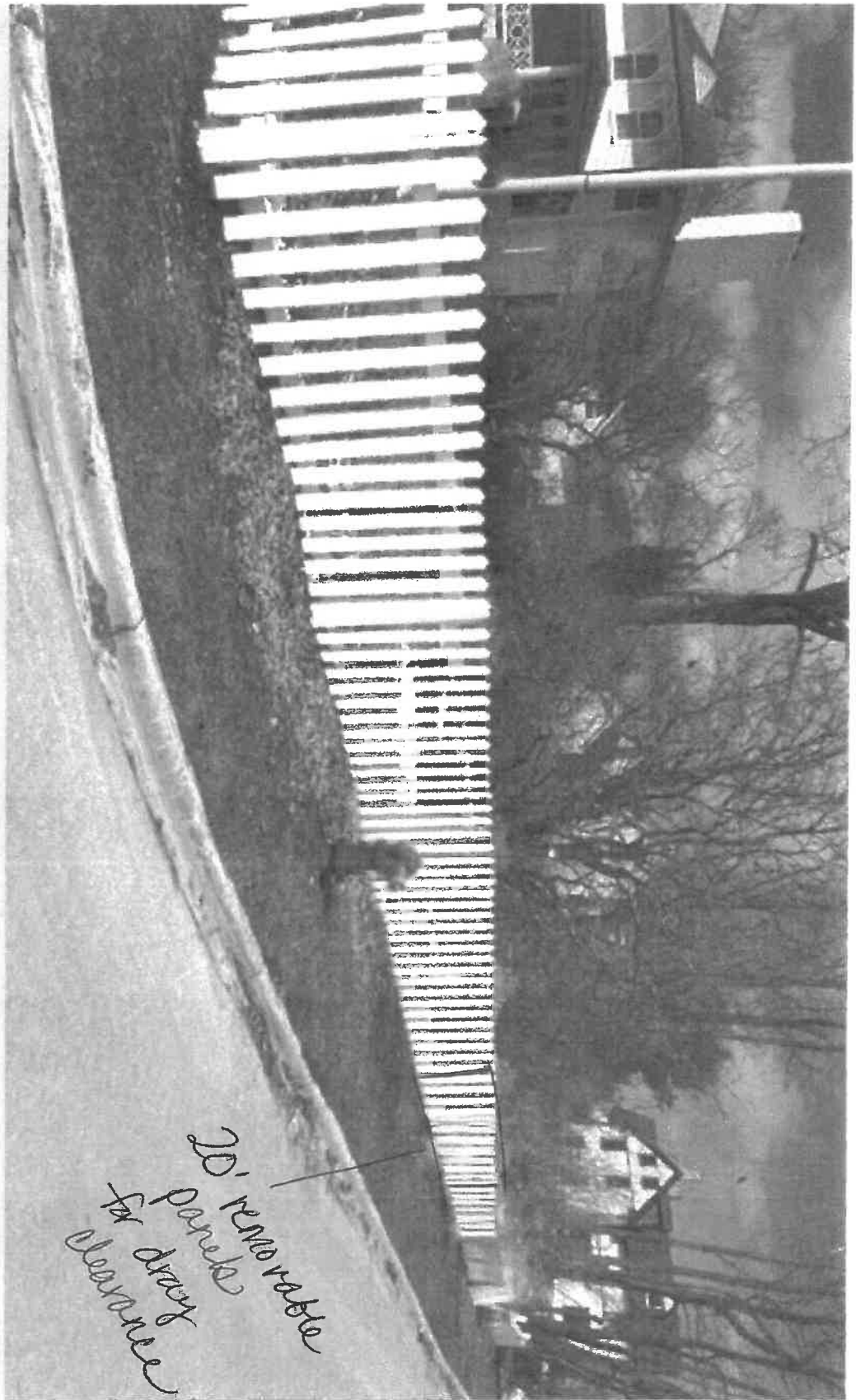


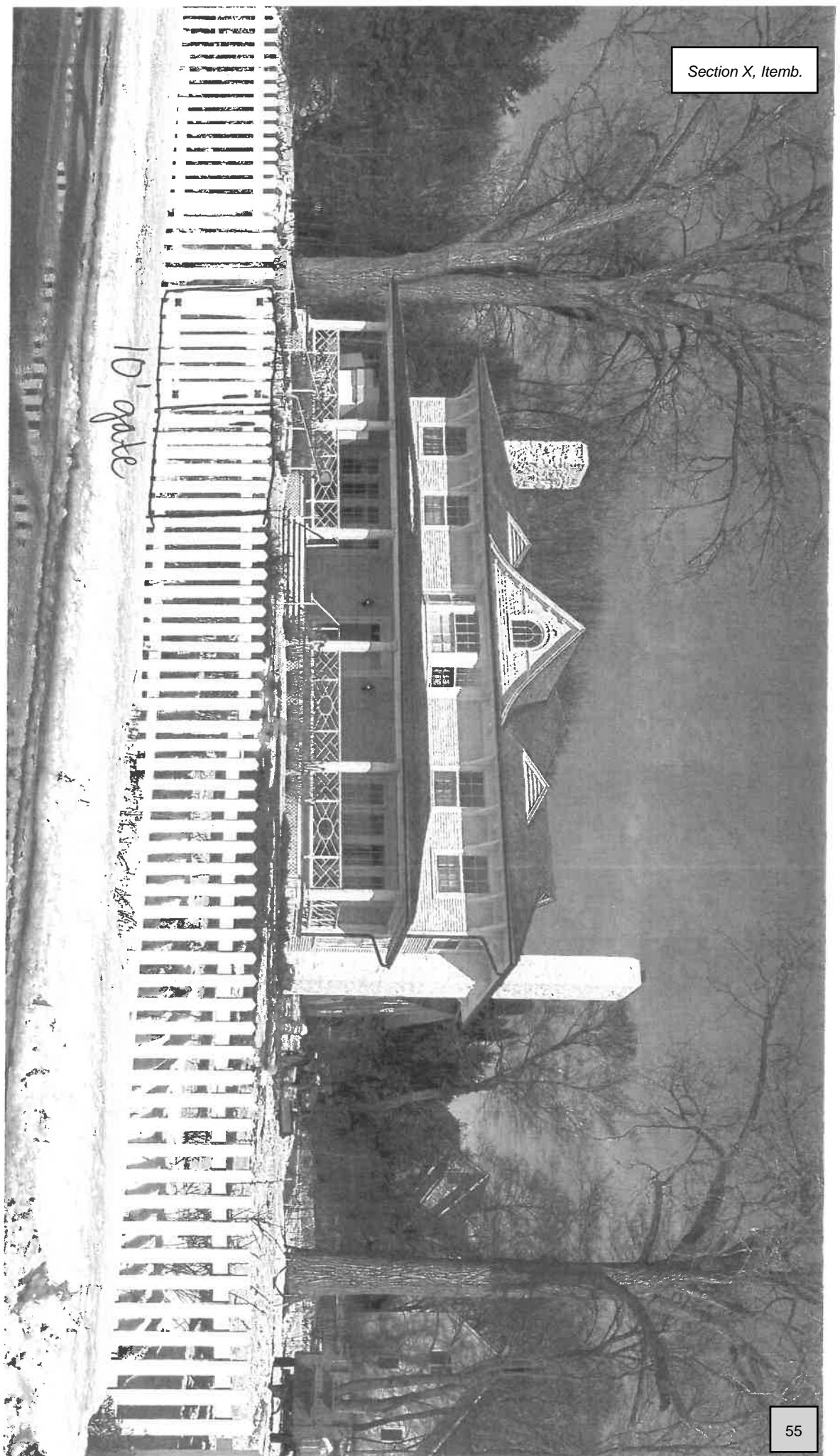


*Proposed Style*



The Corner Cottage - Proposed Side Fence



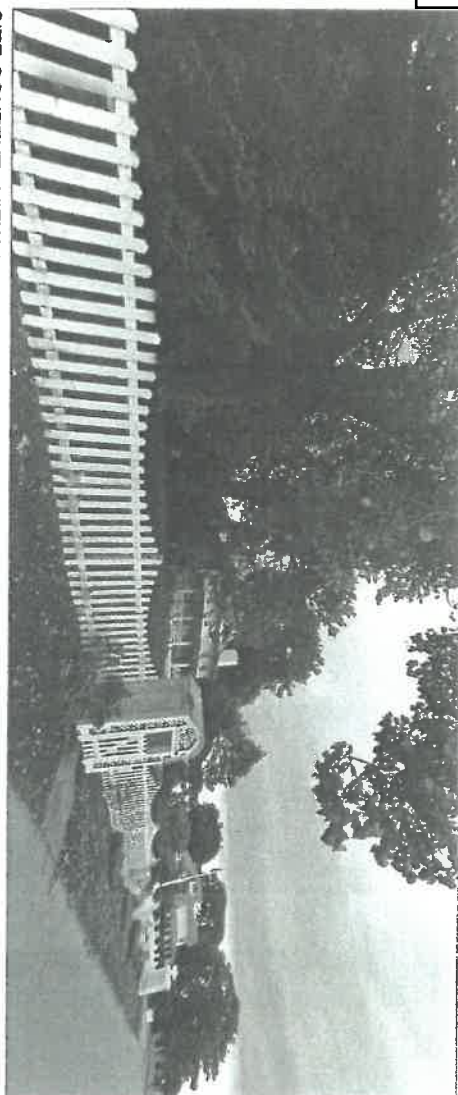


The Corner Cottage - Proposed Front Fence

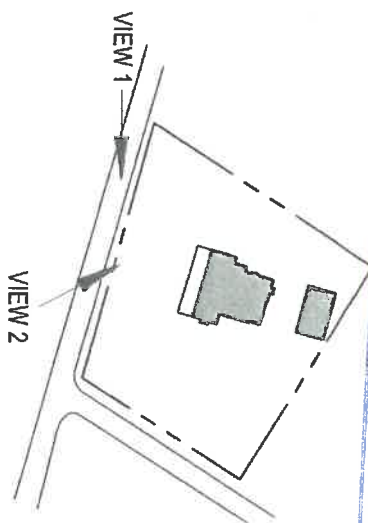




Current Fence



SITE CONTEXT - VIEW 1



KEY PLAN



SITE CONTEXT - VIEW 2

PHOTOGRAPHIC SITE CONTEXT  
NO SCALE

File No. 4025.067.044(A)

Exhibit D

Date 5-27-25

Initials KP

File No. 4025.067.052(A)

Exhibit F

Date 6-24-25

Initials KP

HopkinsBurns  
DESIGN STUDIO

historic preservation  
community by design

Planning Commission  
and  
Historic District Commission

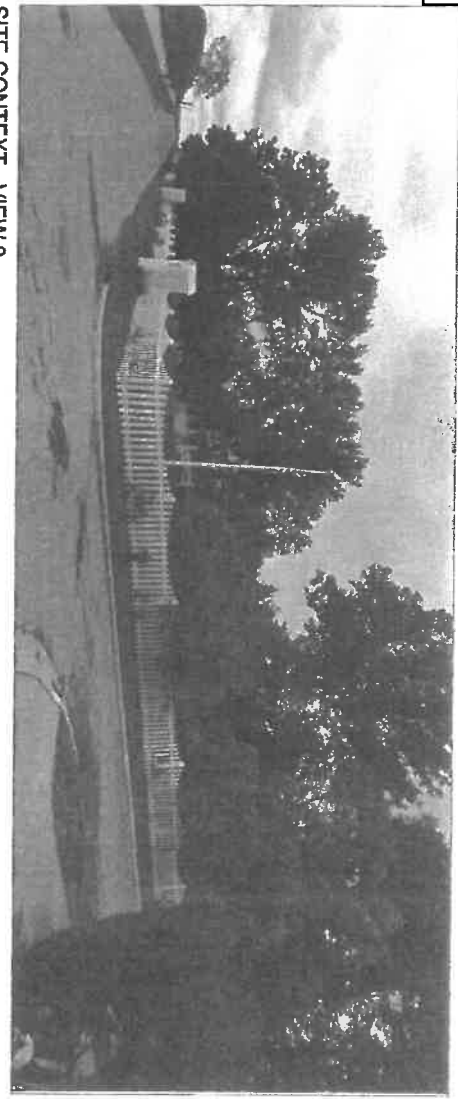
Corner Cottage  
Renovation

SCALE: As Noted

4/21/2023

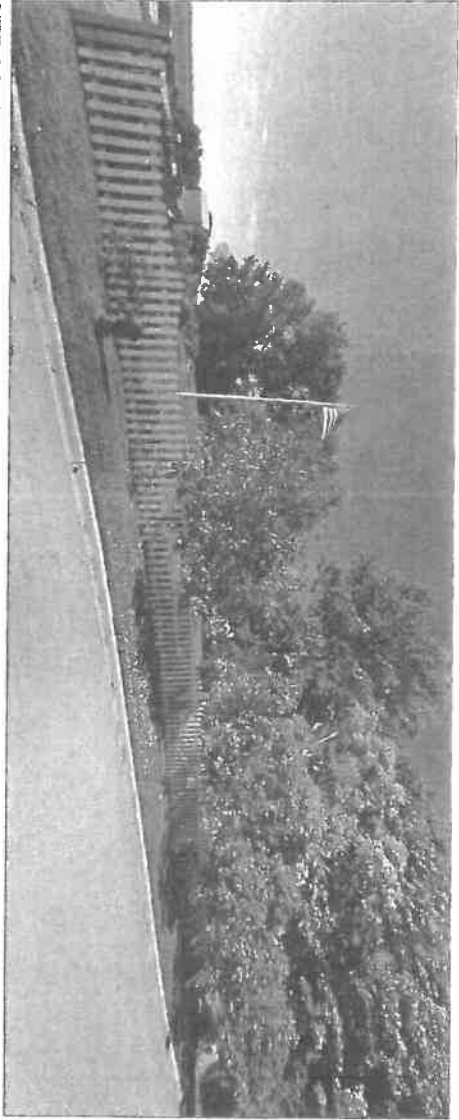
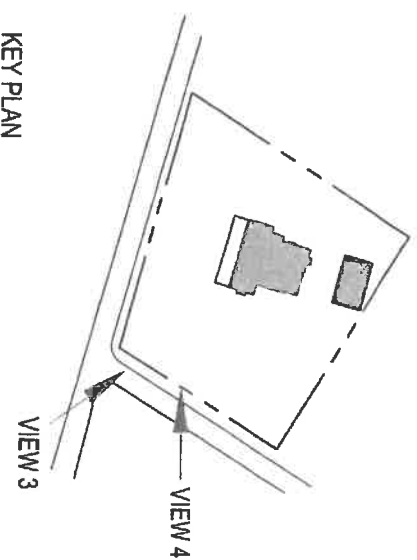
**12**  
Context

*Current fence*



SITE CONTEXT - VIEW 3

KEY PLAN



SITE CONTEXT - VIEW 4

PHOTOGRAPHIC SITE CONTEXT  
NO SCALE



Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 July 2025

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

Re: **SCHUNK COTTAGE FENCE REPLACEMENT & ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed fence replacement and addition project at the Schunk Cottage in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Lindsey Schunk, Owner and Applicant  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office





**Richard  
Neumann  
Architect**

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 July 2025

## **DESIGN REVIEW**

### **SCHUNK COTTAGE FENCE REPLACEMENT & ADDITION**

7714 Main Street

West End Historic District  
City of Mackinac Island, Michigan

## **INTRODUCTION**

This design review is for the replacement and addition of fences at the Schunk / Corner Cottage, 7714 Main Street, in the West End Historic District. The building is a Contributing structure in the historic district. The Applicant proposes to replace the existing wood picket fences along Main Street and Market Street with new wood picket fences, and install a new portion having a gate across Main Street along the lake. A removable section for cart passage would be built along Market Street.

The new fences would be different than the existing fence, but would match an existing earlier fence style still on the west side of the property, apparently remaining from the Woodfill era of ownership. The new fencing would be level along the top (unlike the existing wave-topped design) with 36 inch tall pointed pickets painted white. Two overhead trellis gates spaced along Main Street would be eliminated in favor of a single double-wide gate, centered on the front walk, again, as from an earlier era in the cottage's history.

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 a Scope of Work description and photographs of historic and existing conditions, dated 24 June 2025.

## **REVIEW**

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

Schunk Cottage Fence Replacement Design Review  
7 July 2025  
Page 2

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

The character of the property would be retained and preserved. No historic materials or alteration of features and spaces would occur.

**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."*

Replacement of the existing fences would not destroy materials that characterize the property, and are compatible with the massing, size and architectural features 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 architectural value of the building and yard, and their relationship to the historic value of the surrounding historic district would be maintained.

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

The new fences would maintain their relationships with the house and yards.

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

The replacement white painted wood picket fences would be, compatible with the design, arrangement, and materials of the building.

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

The aesthetic value of the new fences would blend with the character of the house and yard.

#### **CONCLUSION**

The proposed replacement of wood picket fences, along with the proposed new section across Main Street, at the Schunk Cottage, 7714 Main Street, would meet the Standards for review.  
END OF REVIEW

**B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES**

Section X, Itemc.

PROPERTY LOCATION: 1395 Cadotte 051-575-069-01  
(Number) (Street) (Property Tax ID #)

JUN 24 2025

LEGAL DESCRIPTION OF PROPERTY: Legal Description In Attachments  
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: 3 million

**APPLICANT/CONTRACTOR**

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

Name: Andrew Doud Email Address: doudstep2000@yahoo.com

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

Telephone: 231 392 6456  
(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: A. Andrew Doud Date 6-23-25

**PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY<sup>1</sup>** 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 Doud Email Address: doudstep2000@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.

A. Andrew Doud SIGNATURES  
Signature

File No. MD25-069-054(A)  
Exhibit A

Stephen Andrew Doud  
Please Print Name

Date 6-24-25  
Please Print Name

Signed and sworn to before me on the 23rd day of June, 2025

Initials KP

Jill A. Chapman  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF Mackinac  
My Commission Expires May 24, 2031  
Acting in the County of Mackinac

Jill A. Chapman  
Notary Public  
Mackinac County, Michigan  
My commission expires: 5/24/2031

<sup>1</sup> 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 APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemc.

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

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

## A) MINOR WORK

**PROPERTY LOCATION:** \_\_\_\_\_  
(Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Andrew Doud Email Address: doudstep2000@yahoo.com  
Address: 7587 Market Street, Mackinac Island 49757  
(Street) (City) (State) (Zip)  
Telephone: 231 392 6456  
(Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)  
Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

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

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

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

## SIGNATURES

Signature \_\_\_\_\_ Signature \_\_\_\_\_

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**  
**3758 MARKET STREET, MACKINAC ISLAND, MI 49757**  
**PHONE: (906) 847-4035**

File Number: 4025-069-054(H) Date Received: 6-24-25 Fee: 600 -  
Received By: K. Perry Work Completed Date: \_\_\_\_\_



File No. MD25-067-054(H)

Exhibit B

Date 6-24-25

Initials KF



AREA PHOTOS FROM CADOTTE & MARKET STREETS



SOUTH ELEVATION FROM MARKET



WEST ELEVATION FROM PROPERTY



NORTH ELEVATION FROM CADOTTE



EAST ELEVATION FROM CADOTTE

Richard Clemons Architect, PLLC 1320 West Lane Oquawac, MI 49758 richard@rcaarchitect.com 986-370-3061	
MAY COTTAGE ADDITION-RENOVATION 1395 CADOTTE MACKINAC ISLAND, MI 49757	
REV.	REV.
DATE: June 23, 2025	SHEET: A0.0
PROJECT: 2433	PHOTOS

File No. 4025-069-054(4)

Exhibit C

Date 6-24-25

Initials KP

STORMWATER PLAN

DESIGN CRITERIA:  
10 YEAR 24 HOUR RAINFALL = 3.3"  
(SOURCE: MDOT MS4 REPORT)  
= (0.23) = 0.011" /hour  
INFILTRATION RATE OF SOIL = 0.27"/hr.  
(SOURCE: USDA) = 0.016"/hour x24 hrs. =  
672 = 0.25 / storm event  
DESIGN STORM VOLUME = 4,335 s.f.  
INFILTRATION x 0.28 = 1,214 cu ft.  
ASPHALT AREA OF 10' STRIP AROUND  
PERIMETER OF BUILDING + REAR YARD =  
5,368 s.f.  
STORMWATER ABSORPTION = 5,368 s.f. x  
0.25 = 1,342 cu ft.  
STORM VOLUME minus ABSORPTION =  
REQUIRED DETENTION:  
1,214 cu ft. = 1,342 cu ft. = 0 cu ft. TO  
BE DETAINED.  
ABSORPTION AREA EXCEEDS STORM VOLUME.  
NO STORM DETENTION REQUIRED.

SITE NOTES:

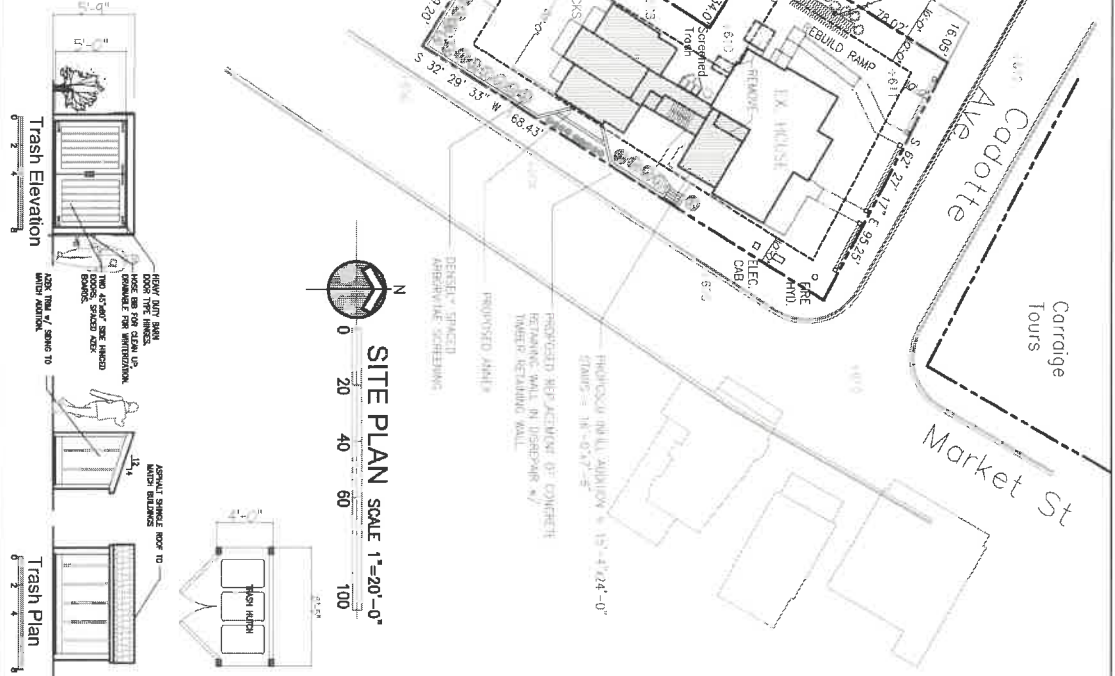
1. BICYCLE PARKING IS PROVIDED AT A RATE OF 1 PER GUESTROOM +7.  
(24 TOTAL, w/ 2 ELECTRIC CHARGING STATION)
2. TRASH TO BE HELD WITHIN THE BASEMENT AND TRASH HUT-1 & SET CURBSIDE ON COLLECTION DAYS
3. LIGHTING - NO AREA LIGHTING PROPOSED. COACH LIGHTING PROVIDED AT BUILDING ENTRANCES SHELDED TO CONFINED LIGHT WITHIN THE SITE.
4. SEE STORMWATER NOTES THIS SHEET

ZONING:

TAX ID: #051-575-069-01  
LOT 16A FC/ PART OF LOT 16 BLOCK 5  
ASSESSORS' PARCEL NUMBER 4  
TOWNSHIP 40 N, RANGE 3-2W, SECTION 36  
DISTRICT: MD MARKET  
LOT 16A  
OT AREA: 12,632.4 sf = 0.29 acres  
ALLOWABLE HT: 30', 2 1/2 STORY  
ACTUAL HEIGHT: 30', 2 1/2 STORY  
ALLOWABLE LOT COVERAGE 12,632.4 sf x 55% =  
= 6,947.8 sf  
EX. HOUSE-PORCH-RAMP: +2049 sf  
EXIST. WALKS-FENCE: +300 sf  
EXIST. RETAIN. WALL: +180 sf  
REMOVED ITEMS: -156 sf  
PROPOSED ADDITION: +1,561 sf  
PRO. NEW WING & WALK: +1,913 sf  
TOTAL IMP.: 4,535 sf = 34.3%

DENSITY:

HOTEL OPERATOR  
FAMILY RESIDENTIAL USE  
7 UNITS PER ACRE 43,560 sf / 7 = 6,223 sf  
7% 0.28 ACRES = 2 ALLOWED, 1 ACTUAL  
12,632 sf = 6,223 = 6,409 sf SITE REMAINING  
EMPLOYEES: 4  
NON FAMILY RESIDENTIAL USE  
RECD. SITE AREA 44,500 = 2,000 sf < 6,409 sf  
HOTEL:  
1 GUESTROOM PER 450 sf OF BUILDING AREA  
DEVOTED TO HOTEL USE.  
MAIN HOUSE  
5191 sq. ft. / 450 = 11 ALLOWED  
ANNEX  
3253 sq. ft. / 450 = 7 ALLOWED  
ALLOWED = 11+7 = 18 GUESTROOMS  
ACTUAL = 10+7 = 17 GUESTROOMS

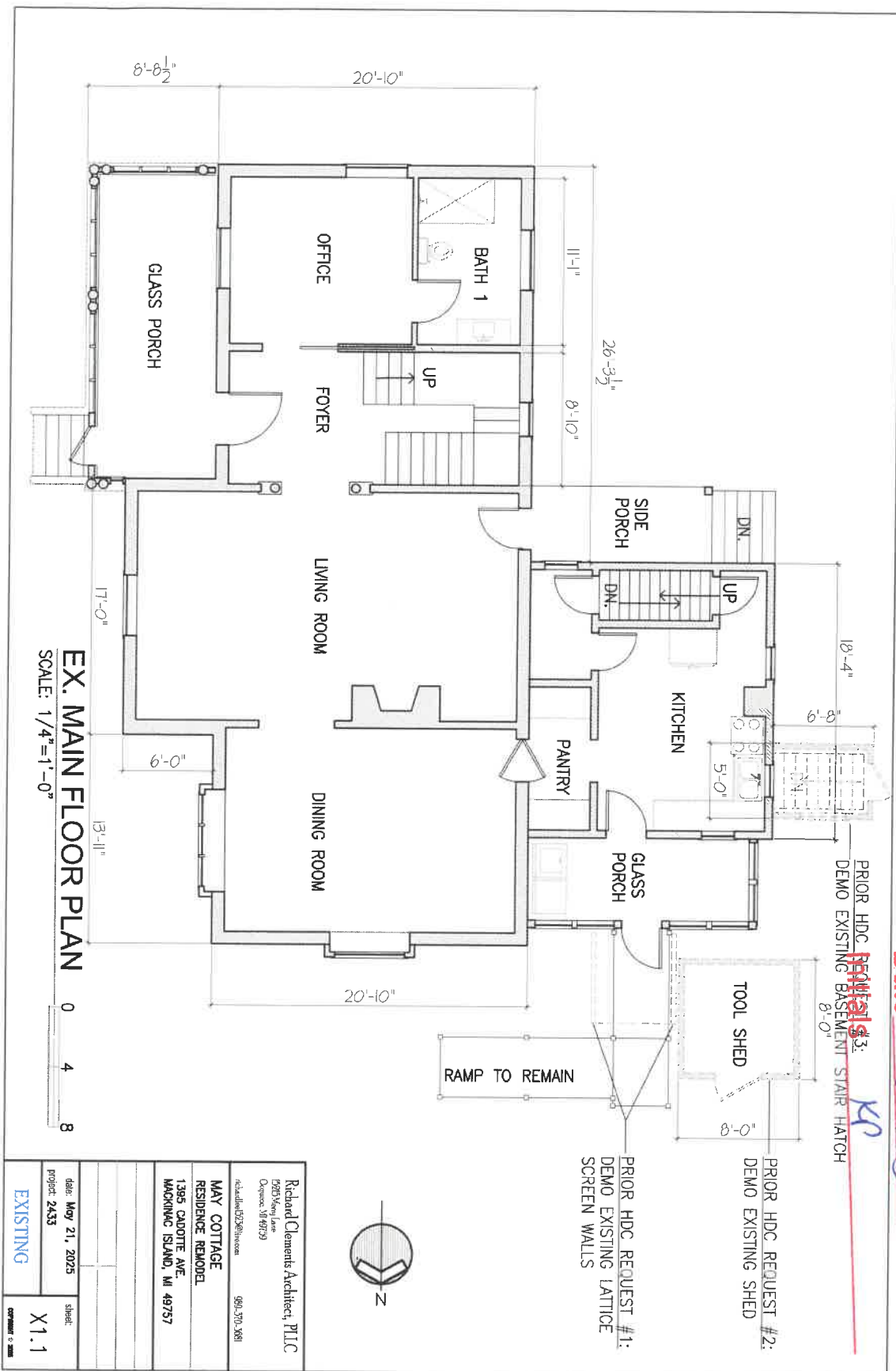


Richard Clements Architect, PLLC 709 N. 1st Ave. Oconomowoc, WI 53069	
date: June 23, 2025	sheet: A1.0
project: 2433	
SITE PLAN	

PROJECT DESCRIPTION:  
CONVERSION OF RESIDENCE TO  
HOTEL USE w/ SOUTHEAST INFILL  
ADDITION AND SOUTHERLY ANNEX.





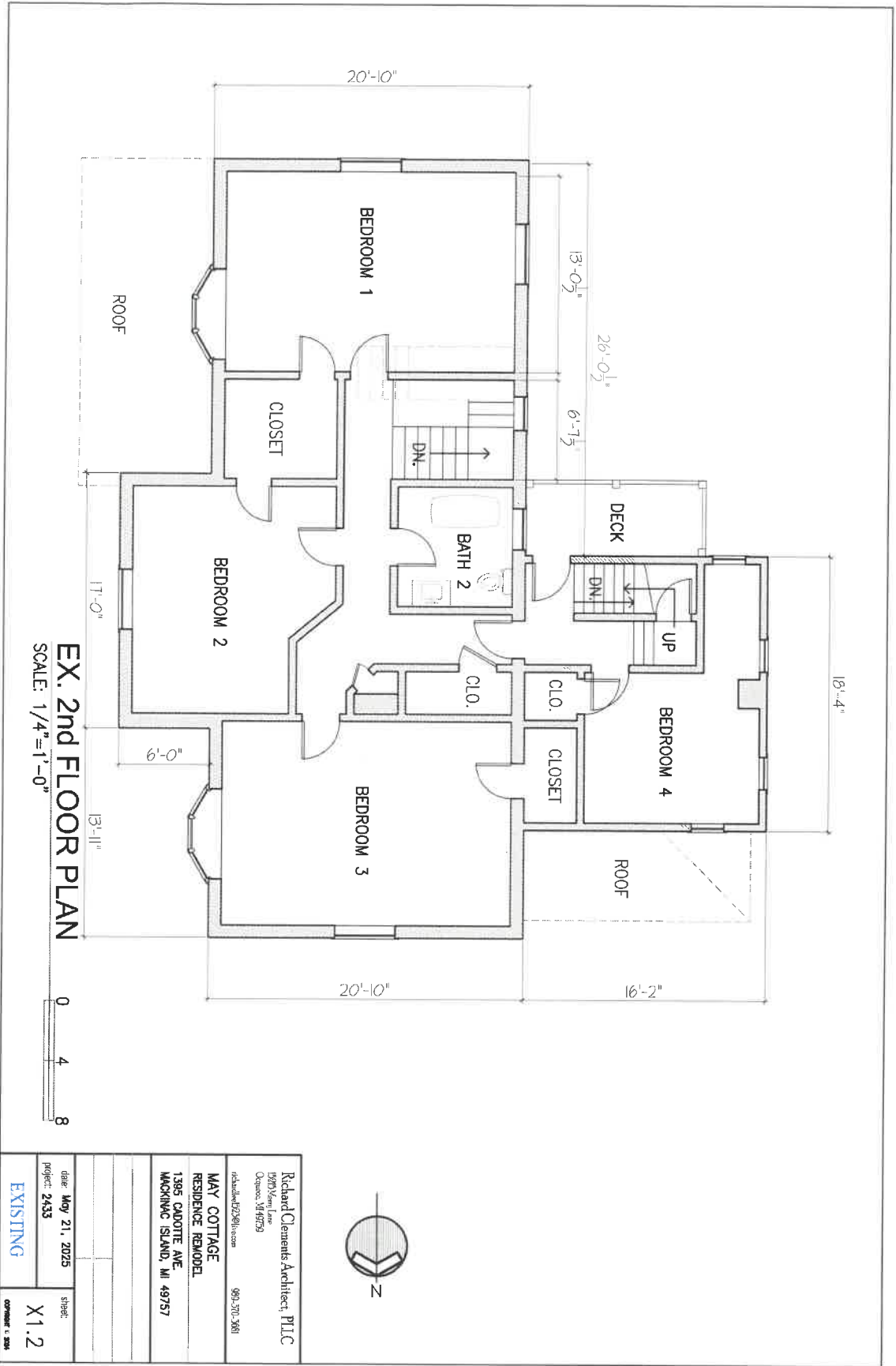


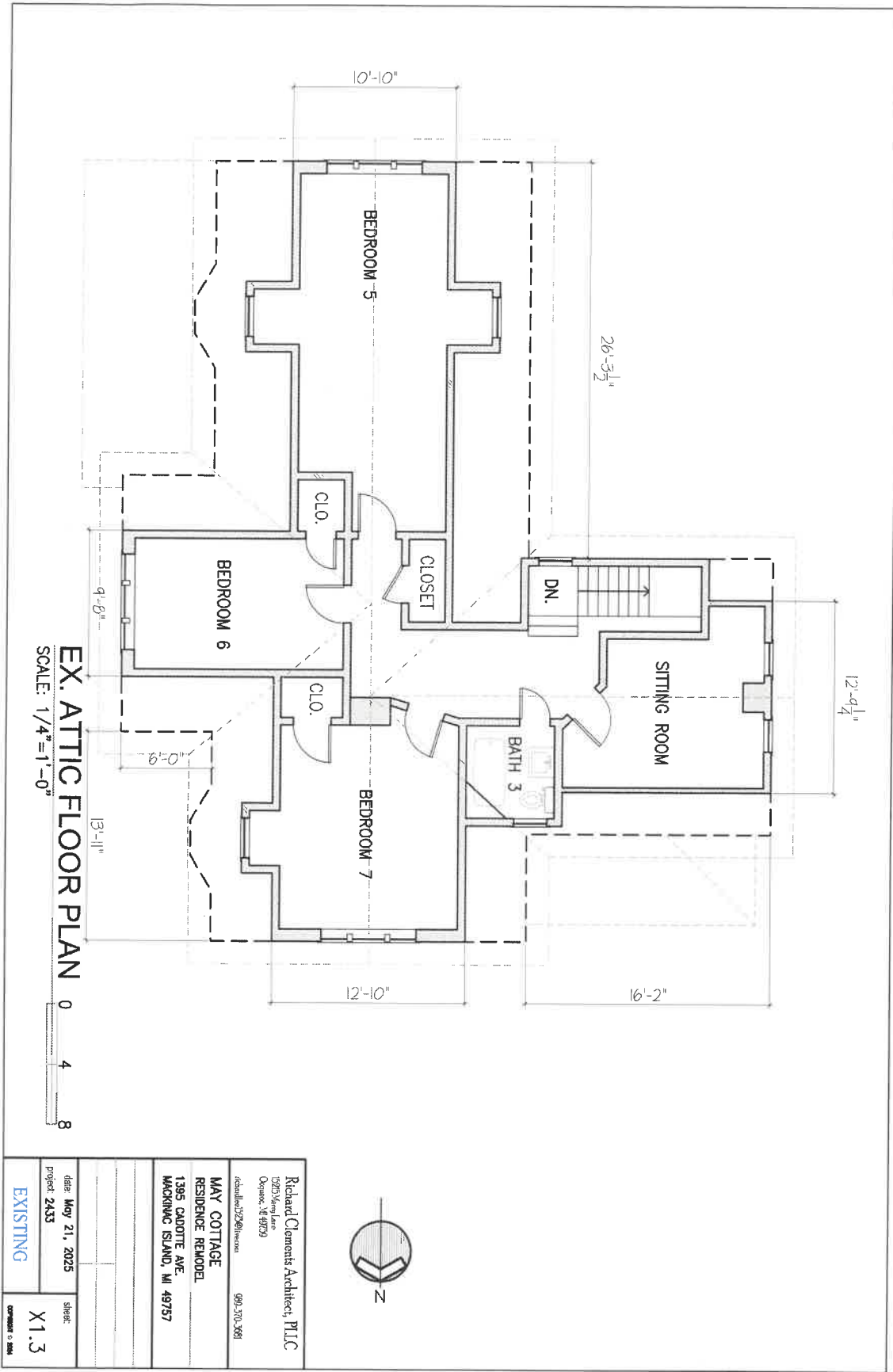
File No. MD25-069-054 (4)

Exhibit E

Date 6.24.25

Richard Clements Architecture, PLLC	
2085 May Lane	
Crofton, MD 21114	
tel: 410.526.1100	901.370.3881
MAY COTTAGE	
RESIDENCE REMODEL	
1395 CADOTTE AVE.	
MACHINE ISLAND, MD 49757	
date: May 21, 2025	sheet:
project: 2433	
EXISTING	X1.1
DRAWING © 2025	

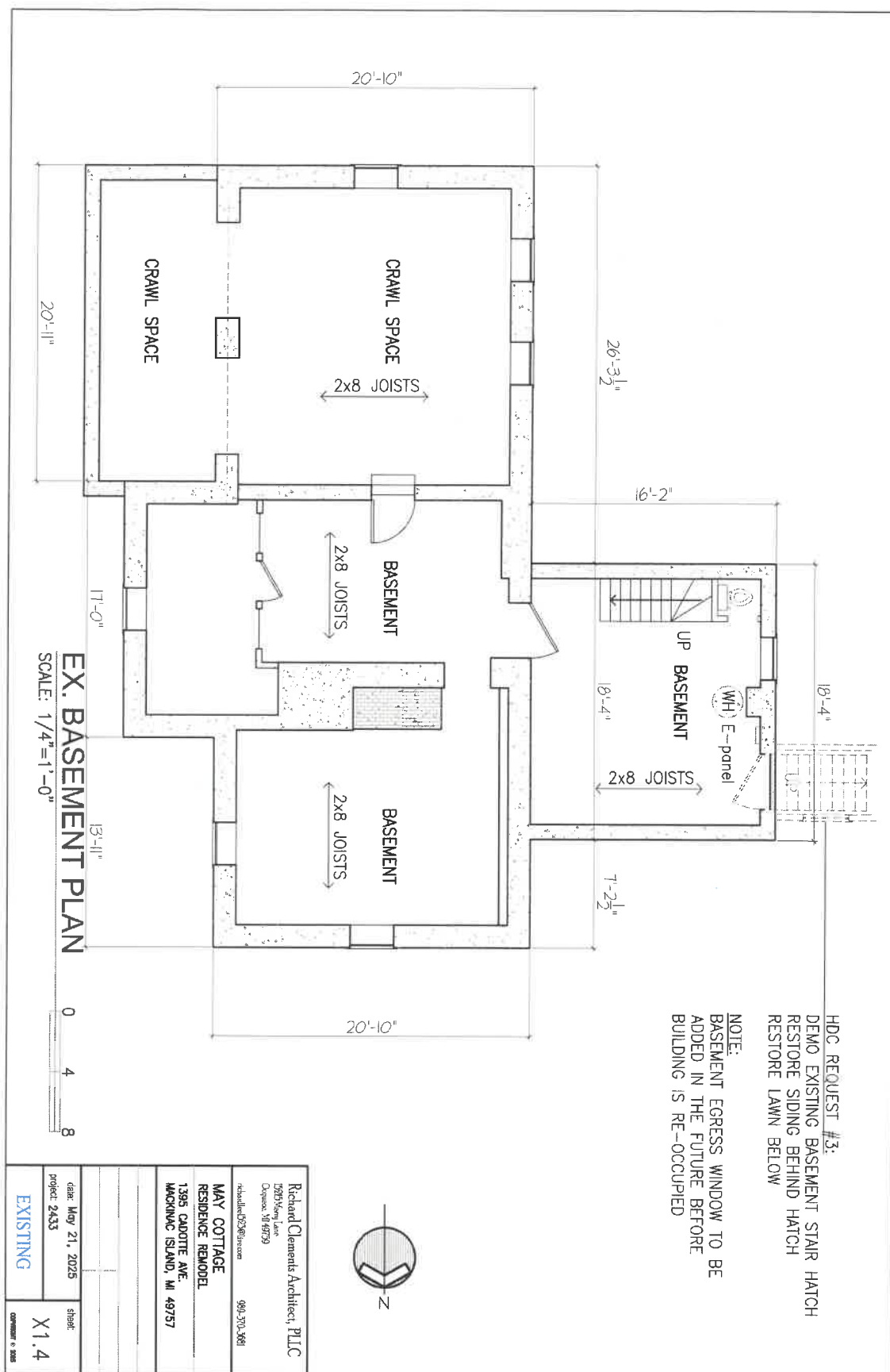


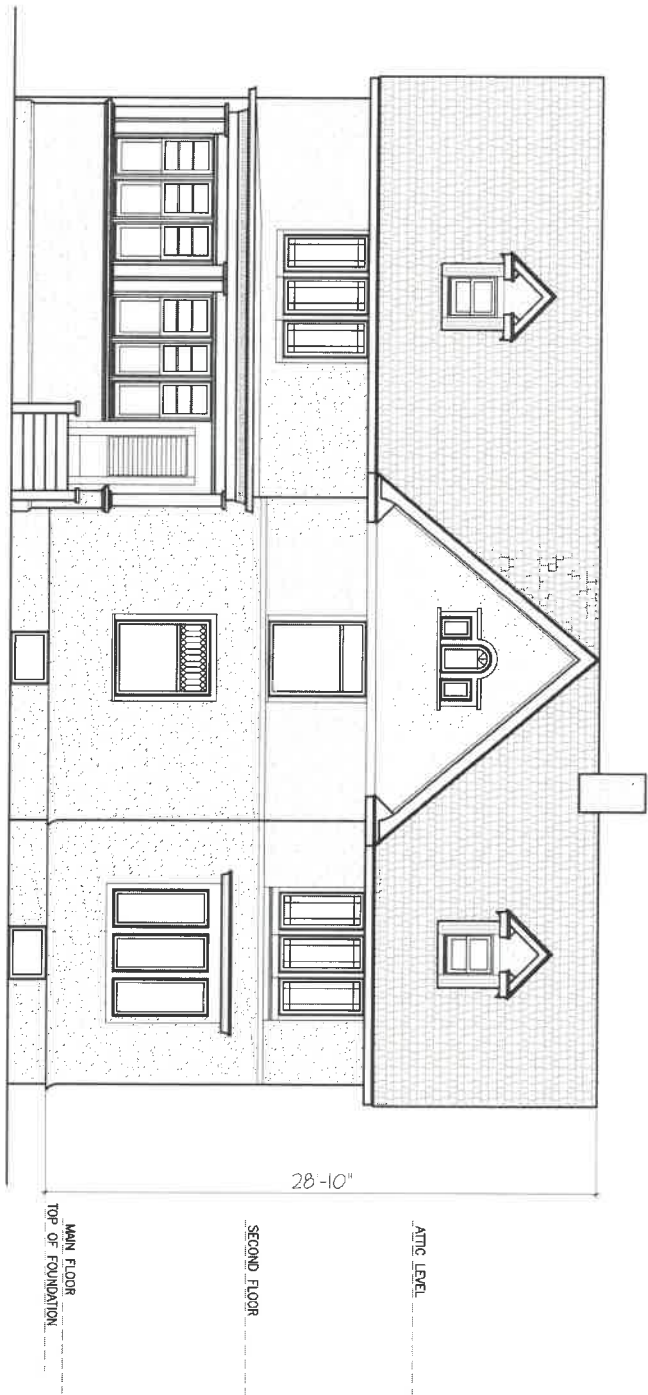


**EX. ATTIC FLOOR PLAN** 0 4 8  
 SCALE: 1/4" = 1'-0"

Richard Clements Architect, PLLC 2020 Vining Lane Ocean, NJ 08859 908.370.3081	
<b>MAY COTTAGE</b> RESIDENCE REMODEL 1395 CADOTTE AVE. MARION, NJ 08859	
date: May 21, 2025	sheet: X1.3
project: 2433	EXISTING

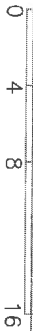






EX. EAST ELEVATION

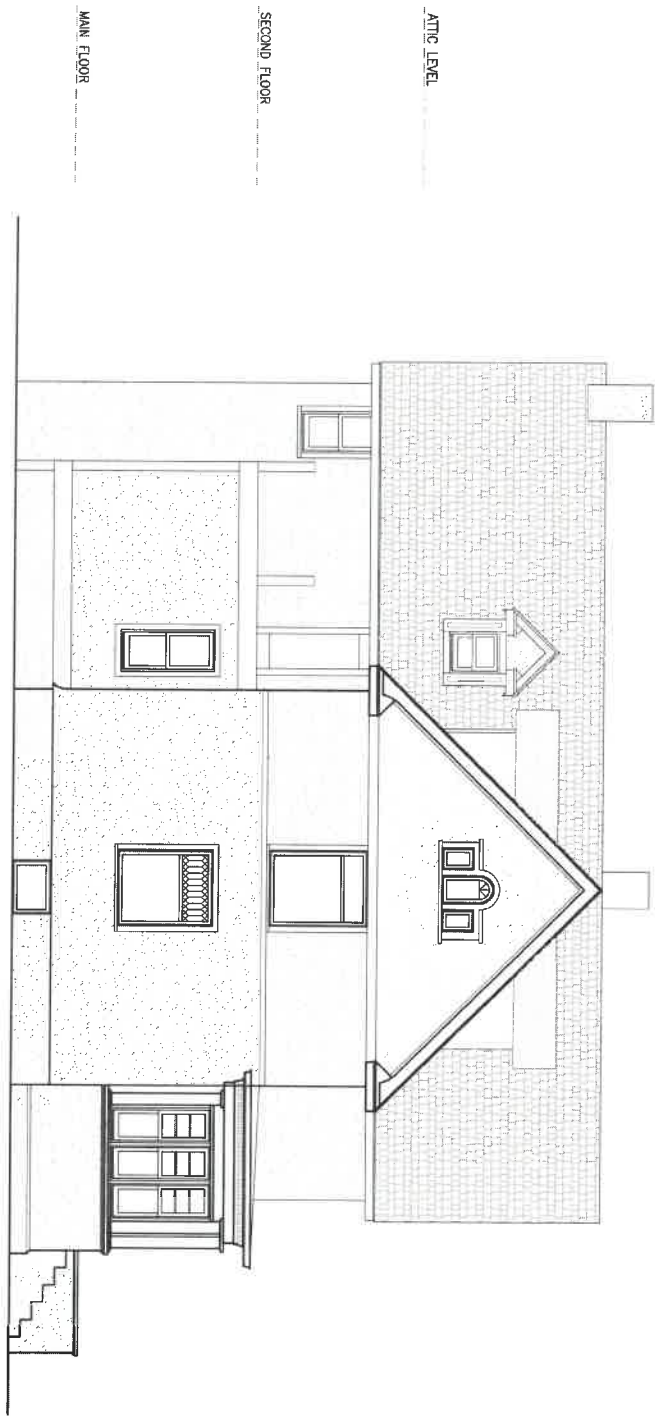
SCALE  $\frac{1}{4}" = 1'-0"$

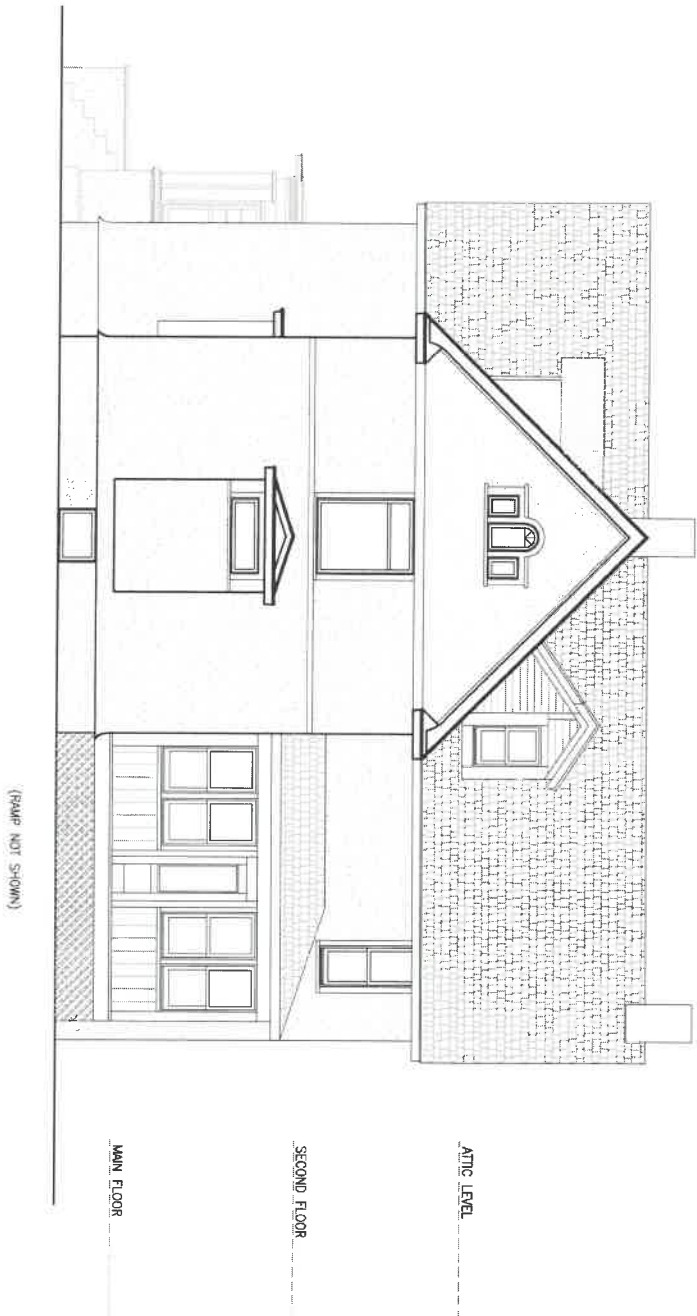


Richard Clements Architect, PLLC 2210 New Lane Carpenter, IL 61870 Richard@rca2.com 981-270-3281		MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757		date: May 21, 2025 project: 2433		sheet: X1.5 continued to 2025	
				EXISTING			









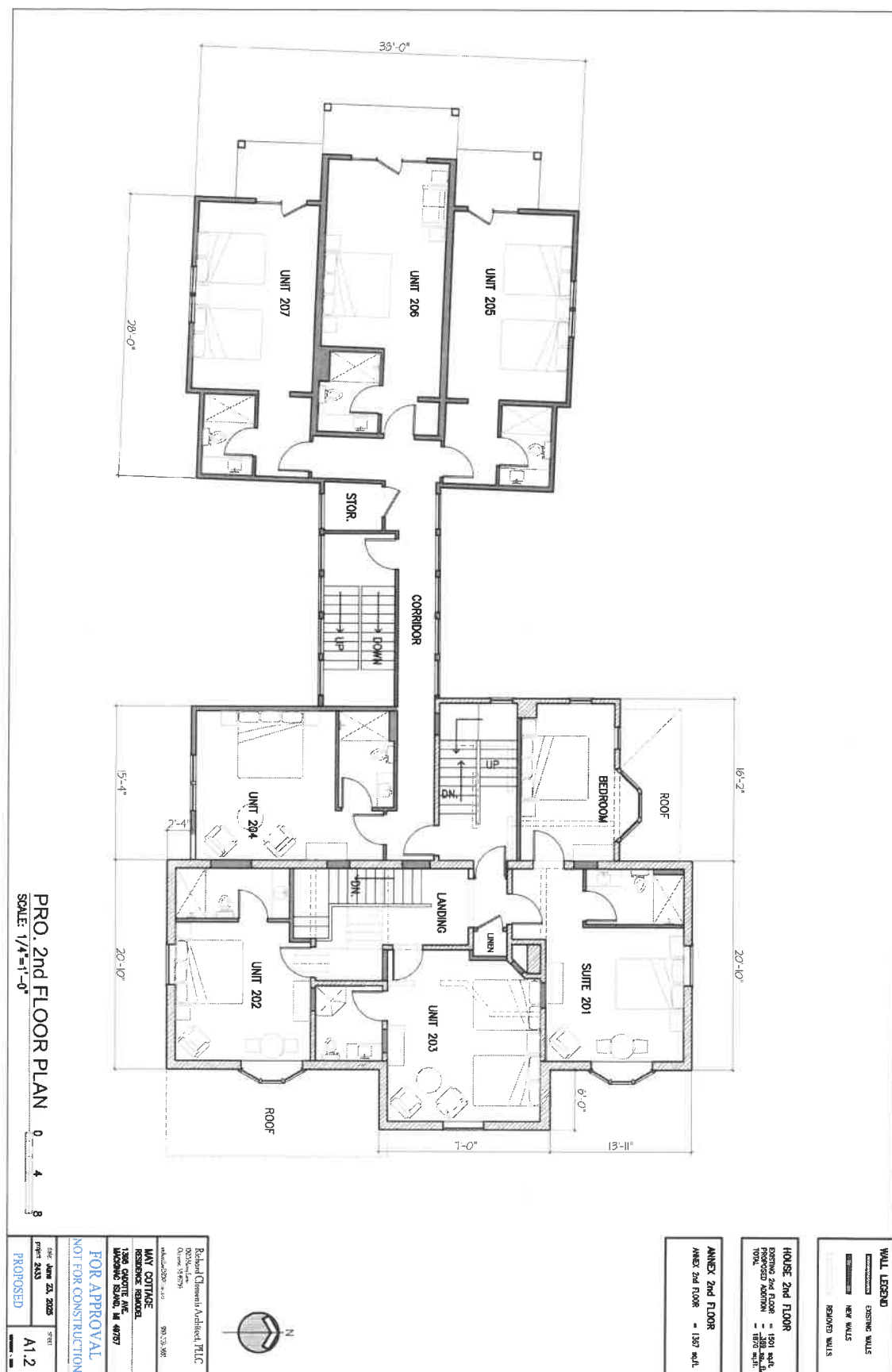
EX. NORTH ELEVATION

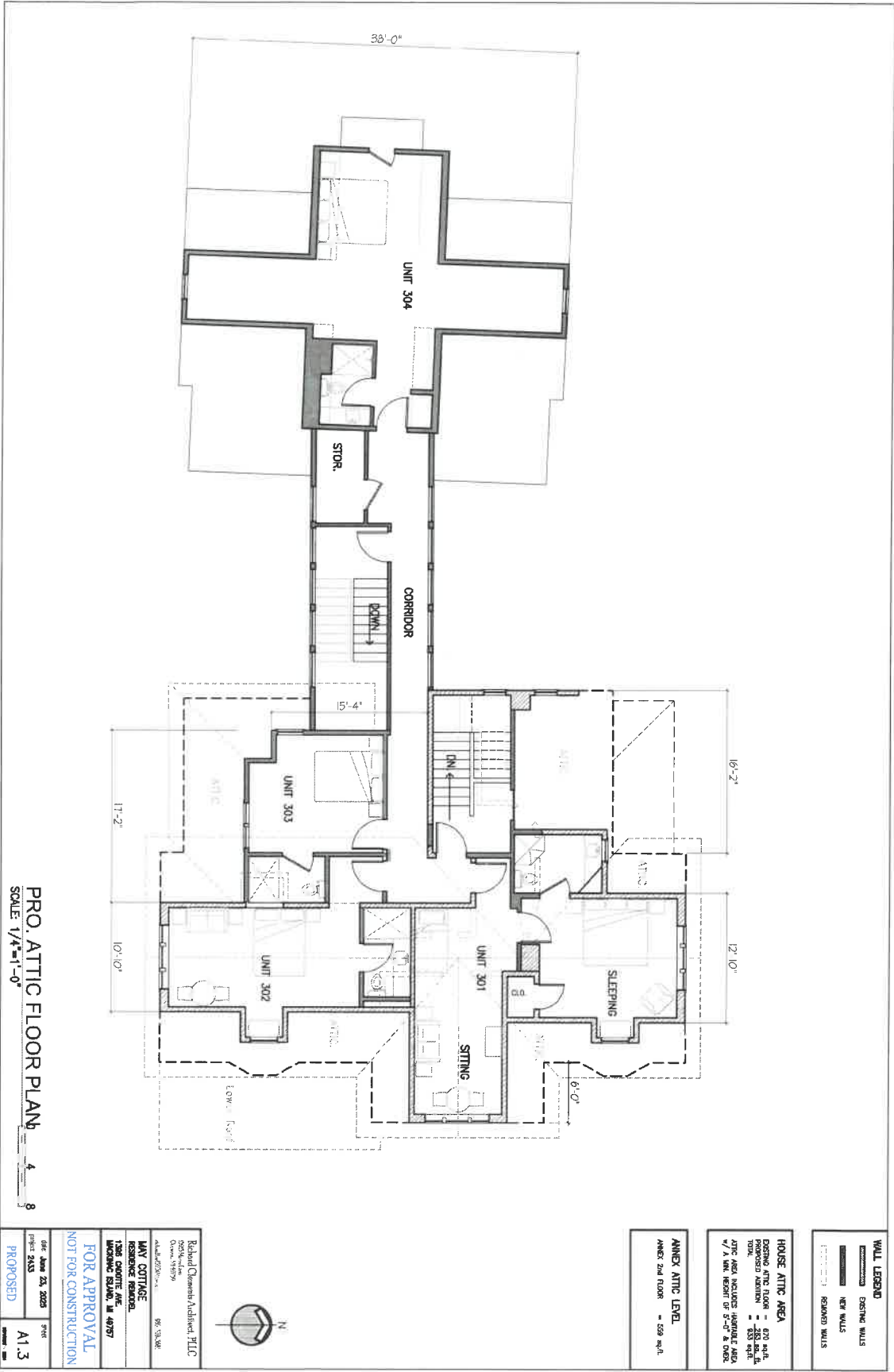
SCALE  $\frac{1}{4}$ " = 1'-0"

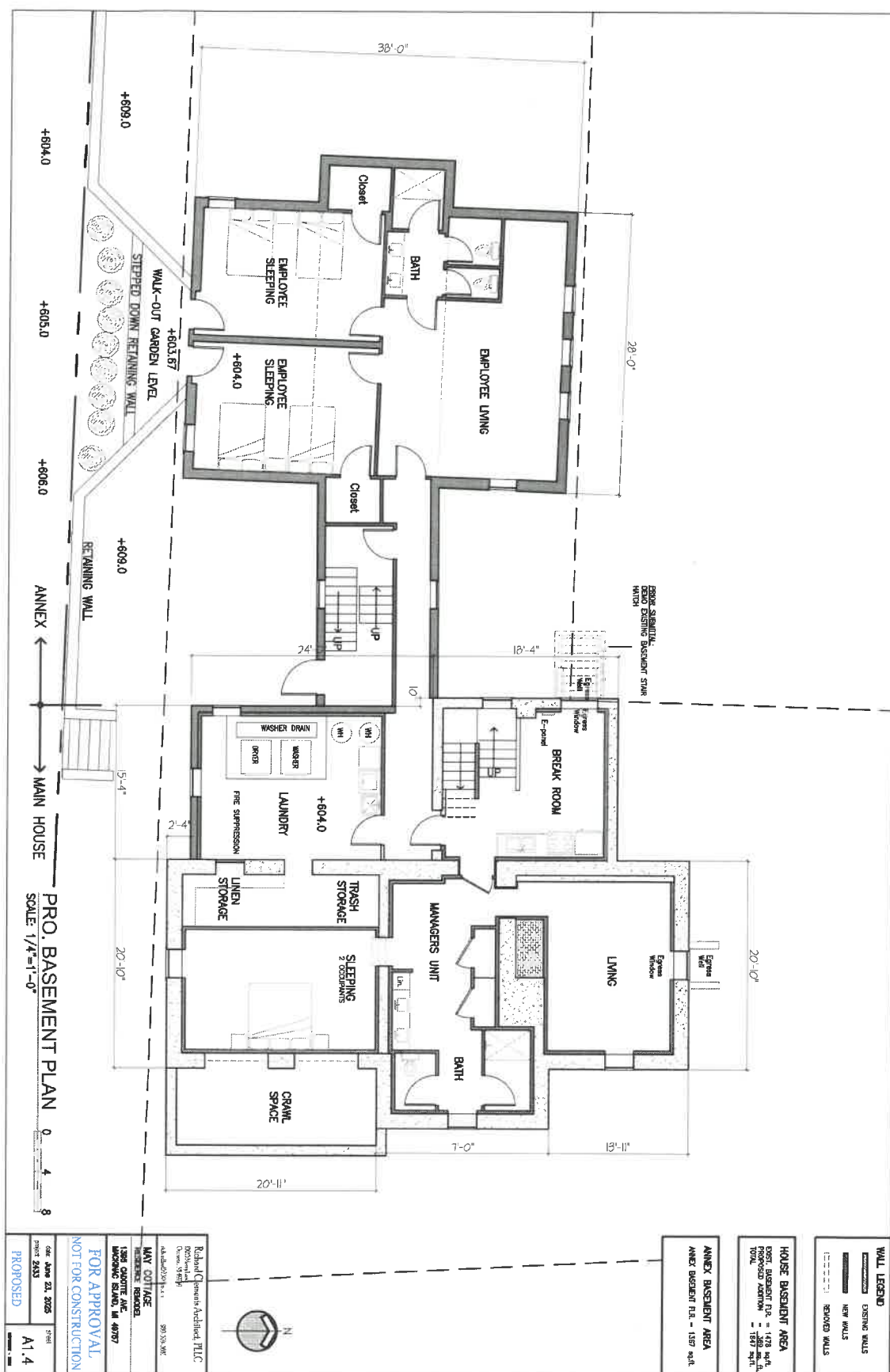
Richard Clements Architects, PLLC 2223 Kensington Oxroos, IL 60779 rch@rca.net 312.268.0000 980.370.2681		MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757		date: May 21, 2025 project: 2433	sheet: X1.8 CONTINUED ON 2002
				EXISTING	





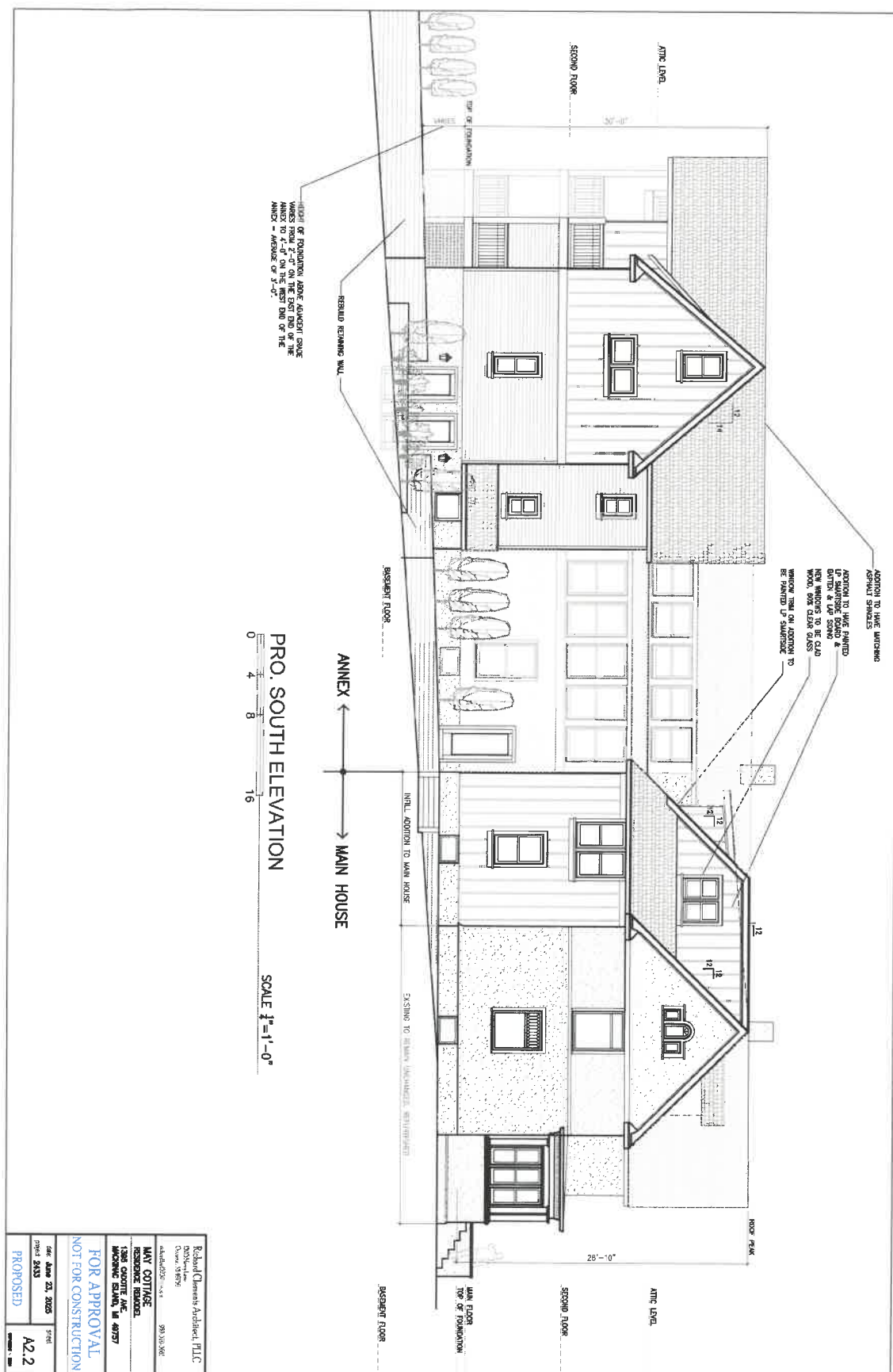








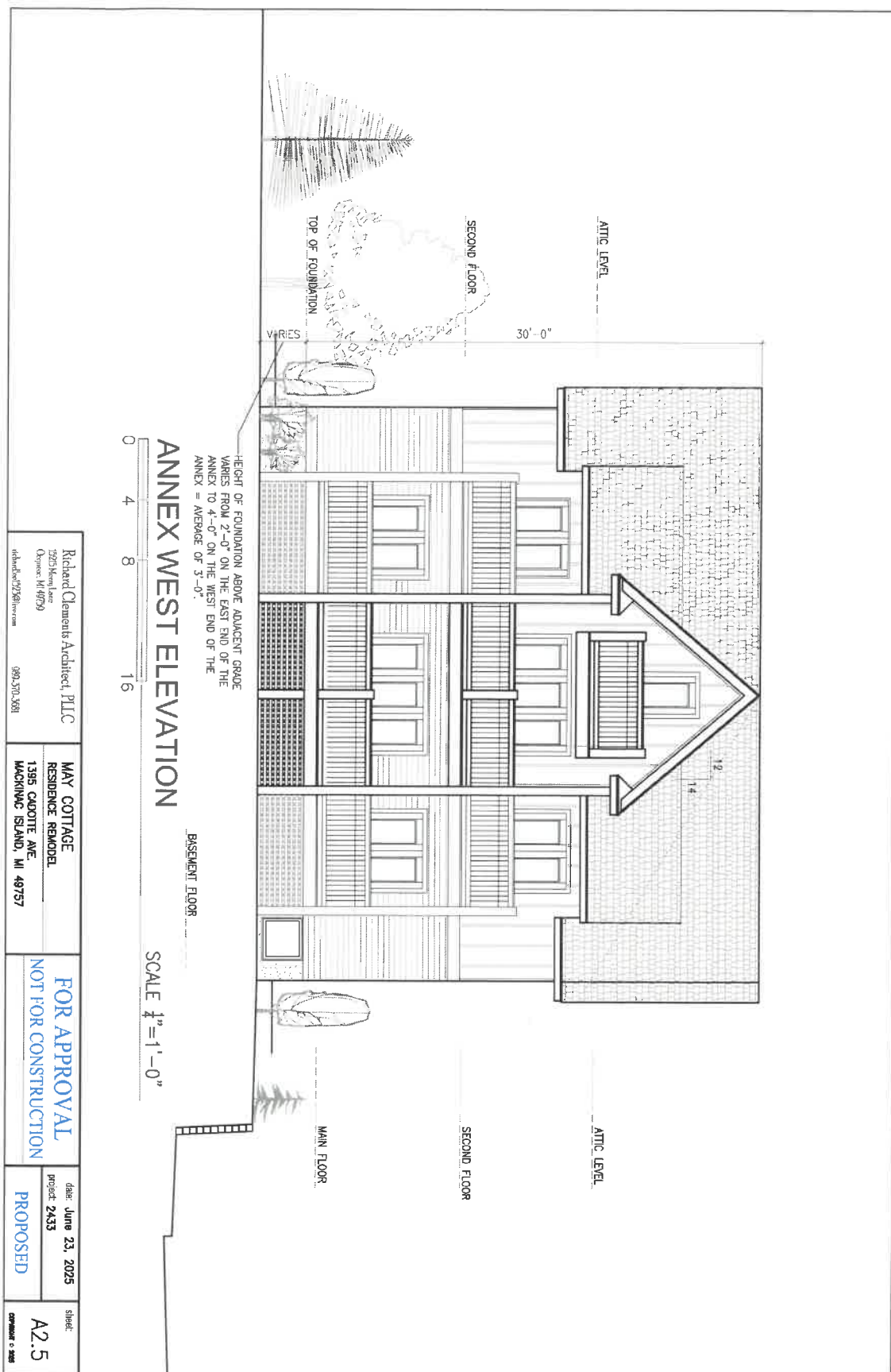


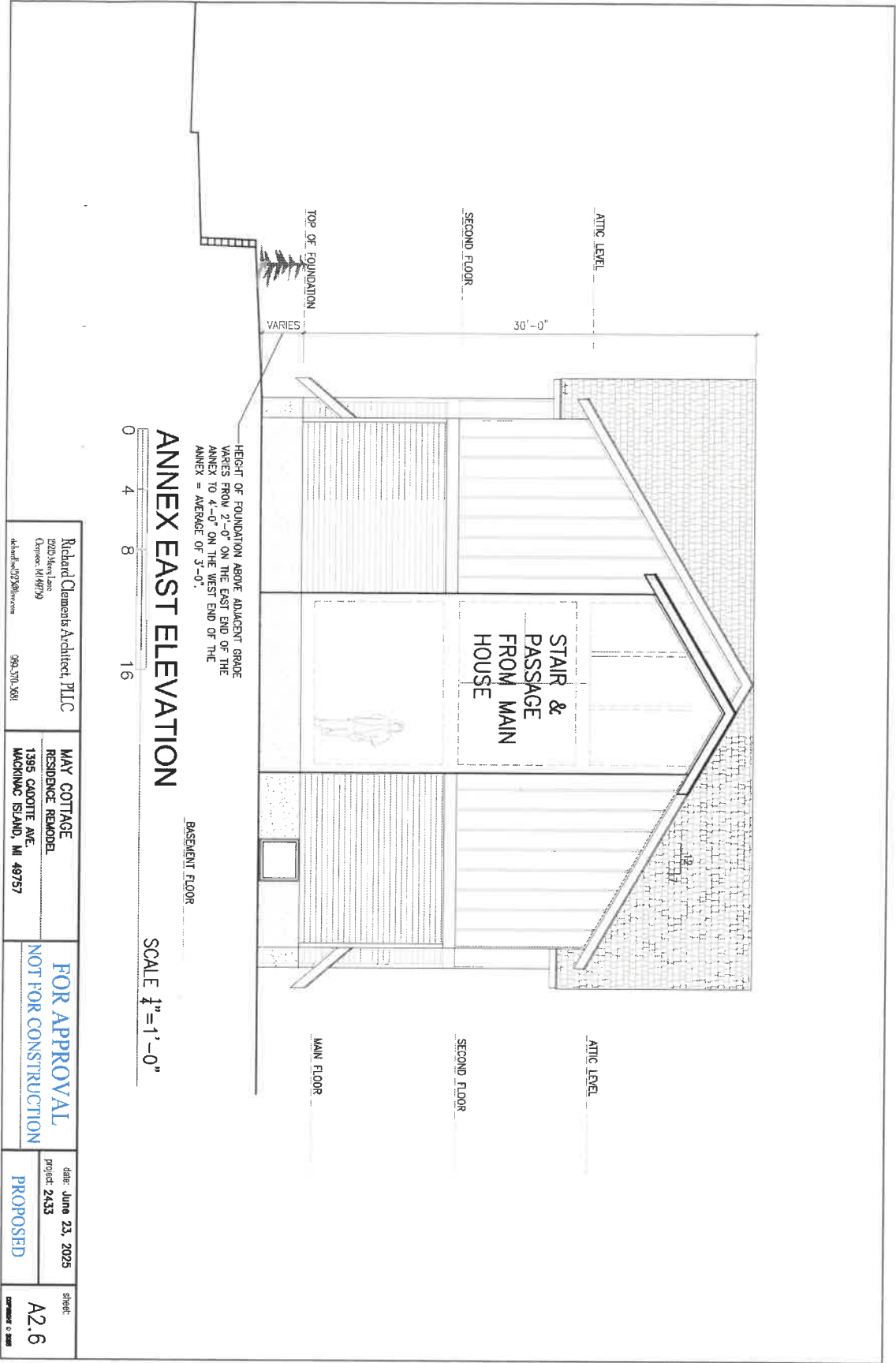
















Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

3 July 2025

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

Re: **DOUD MAY HOUSE HOTEL**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed Doud May House Hotel in the West End 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, Applicant  
Rich 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

3 July 2025

## **DESIGN REVIEW**

### **DOUD MAY HOUSE HOTEL**

1395 Cadotte Street

West End Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the renovation of, and addition to, the old May House, 1395 Cadotte Street, in the West End Historic District. The May House is a Contributing structure in the historic district. The previous single family residence is proposed to be renovated and added to for the purpose of creating a boutique hotel, consisting of 17 rooms on three floors, and including a manager's living unit and employee living facilities at the basement level.

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 house and drawings comprising site plan, floor plans, and elevations of the Existing house and Proposed hotel, by Richard Clements Architect, dated 23 June 2025.

## **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 May House property would be changed from a single-family use to a hotel use. The new use would require major exterior and interior changes to the house, and would involve extensive change to the defining characteristic of the site - that of a low-density single-family use

Doud May House Hotel Design Review  
3 July 2025  
Page 2

characterized by generous open space, replaced by a significantly higher density transient occupancy, characterized by more dense site development. Thus, the new use would cause significant alteration to the defining characteristics of the site and the property's environment. The large building addition would more than double, in fact almost triple, the mass of development on the property, significantly changing the property's sense of exterior space.

**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 house would generally be retained and preserved. The significantly increased density on the site would be accomplished with relatively minimal change to the defining characteristics of the house. The primary east / front elevation would be almost unchanged. The south / side elevation would have a substantial addition made to it, but the defining characteristics of the primary gable end would be retained.

The historic character of the house would be largely retained, thanks to the addition connecting at the rear and not overly affecting the most significant features of the architecture. While parts of the original house would be obscured by the new additions, and some historic materials would be removed at points of additions, minimal alteration of significant historic features of the old house would happen.

On the positive side, the mass and scale of the primary addition would be similar to the original house, and the link to the annex narrower, to help set off the historic house from the primary annex addition. On the negative side, the connector portion between existing and new would be so tall as to not provide the step-down in height needed for compatible separation of the new from the historic.

**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 size and scale of the new addition would be similar to the existing house, it would not create a false sense of historic development, since it would appear as a later addition to an historic building, due to differences in roof slope and architectural features.

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

No exterior changes made over the years to the May House have acquired historic significance in their own right, needing to be retained and preserved.



Doud May House Hotel Design Review  
3 July 2025  
Page 3

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

The distinctive exterior features that characterize the old May House would largely be preserved.

**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.

**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.

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

No archaeological resources are currently known to exist on the site, but vigilance should be exercised during excavation for any new addition on the property.

**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 addition and alterations would destroy some historic materials, but enough that characterize the property would remain. The new work would be somewhat differentiated from the old house by being separated and connected by a narrower, if not shorter, addition. However because of its height, the connector is not compatible with the massing and size of the old house, jeopardizing the historic integrity of the property. Ideally, the connector would be shorter in height to better set off both the historic house and the primary annex addition.

**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."*

While the proposed new additions and related new construction could be removed in the future, returning the essential form and integrity of the existing historic house, such would be highly unlikely to happen, given the proposed scope of work.

Doud May House Hotel Design Review  
3 July 2025  
Page 4

### **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 historic value of the surrounding area is great, given neighboring historic resources in the district. The old May House is located on a very busy high-traffic location, and is especially visible as a corner property. Thus, its importance as a Contributing structure in the district is made more significant; and the height of the proposed connector would jeopardize the architectural value of the historic house.

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

The extent of the proposed site development would alter the structure's relationship to the existing sense of generous open space. The proposed height of the connector presents an incompatible relationship with the historic May House.

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

The new additions are proposed to have contrasting materials and textures, helping the new be differentiated from the appearance of the old, and maintaining the integrity of the historic house.

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

Except for the connector, the aesthetic value of the proposed annex addition, although somewhat different, would be sympathetic with the historic May House. The connector's height would detract from the aesthetic value of the overall redevelopment.

### **CONCLUSION**

If the HDC concludes the proposed renovation and additions are compatible with the historic environment of the West End Historic District based on consideration of the above standards, then the design would meet the Standards for review, and should be approved. If it is determined the project is not compatible, then the application would not meet the Standards for review, and should not be approved.

END OF REVIEW

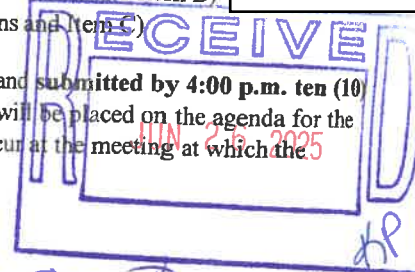
# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

Section X, Itemd.

File No. HB25-092-0564  
 Exhibit A  
 Date 6-26-25  
 Initials KP

**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: 1369 HOBAN STREET  
 (Number) (Street) (Property Tax ID #) 051-80-092-00

## PROPERTY OWNER

Name: IRA GREEN (Mackinac Island Properties) Email Address: IRA@IRAGREEN.COM  
 Address: 6661 Main Street MI MI 49757  
 (Street) (City) (State) (Zip)  
 Telephone: 231 301 1133 906 422 4004  
 (Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: IRA GREEN (Boyle) Email Address: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 (Street) (City) (State) (Zip)  
 Telephone: \_\_\_\_\_  
 (Home) (Business) (Fax)

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

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

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

SIGNATURES  
 Signature \_\_\_\_\_ Signature \_\_\_\_\_  
 Please Print Name IRA GREEN Please Print Name \_\_\_\_\_

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

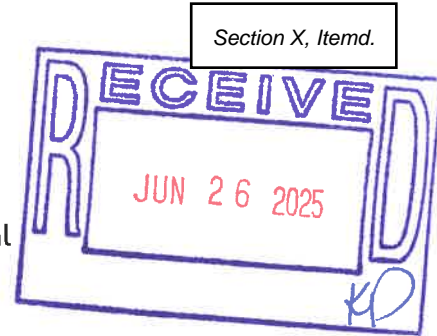
RETURN THIS FORM AND SUPPORTING MATERIALS TO:  
 MACKINAC ISLAND BUILDING OFFICIAL  
 7358 MARKET STREET, MACKINAC ISLAND, MI 49757  
 PHONE: (906) 847-4035

File Number: HB25-092-0564 Date Received: 6-26-25 Fee: 100 -  
 Received By: Sperry Work Completed Date: \_\_\_\_\_



File No. HB25-092-056(4)  
Exhibit B  
Date 6-26-25  
Initials KP

Mackinac Island Mobility and Bicycle Rental  
1369 Hoban Street  
Mackinac Island, Michigan 49757



Mackinac Island Historic District Commission,

To reduce congestion at the Hoban Street Alley entrance (across from the Pontiac Lodge) Mackinac Island Mobility intends to move our setup and equipment return area inside our 1,600sf Lake View storage area. The current access to this area is from the two exterior 3ft. Lake View alley doors (photos attached).

- 1) Indoor operations do require greater access to the store area. To accomplish this, we propose to change both 3ft. exterior doors on the alley side to "like" 6ft. double doors.
- 2) Additionally, due to the rainwater pouring off the non-guttered Lake View roof in that location, we propose adding two 8 ft. awnings over the 6ft doors. The new awnings would be similar to the pitch and size of the awning over the French Lane side of the building (photos attached).

Because the proposed doors and awnings are bracketed by the mechanical and trash enclosures the improvements will not be visible to bicyclists or pedestrians on French Lane or Hoban Street .

Thank you,

Ira Green

Mackinac Island Mobility



File No. #BAS. 092. 05641

Exhibit C

Date 6-26-25

Initials KP













610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 July 2025

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

Re: **MACKINAC ISLAND MOBILITY DOOR CHANGES & AWNING ADDITIONS**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed door changes and awning additions in the back alley behind the Lake View Hotel in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

A handwritten signature in black ink that reads 'Rick Neumann'. The signature is fluid and cursive, with the first name 'Rick' being more prominent.

Rick Neumann

- c. Ira Green, Mackinac Island Mobility  
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 July 2025

## **DESIGN REVIEW**

### **MACKINAC ISLAND MOBILITY DOOR CHANGES & AWNING ADDITIONS**

1369 Hoban Street

Market and Main Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The work of this application is replacement of two 3 feet wide doors with two 6 feet wide doors, and addition of two 8 feet long awnings above the two sets of doors, at Mackinac Island Mobility, 1369 Hoban Street, in the Market and Main Historic District. The business is located at the rear of the Lake View Hotel, which is a Contributing structure in the district.

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

Materials submitted for Review consist of photographs of the proposed locations of the doors and awnings at the back of the Lake View Hotel, and examples of similar door openings and awnings, dated 26 June 2025, by owner Ira Green.

## **REVIEW**

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

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

The proposed door changes and awning additions would not destroy historic materials that characterize the historic hotel property, and would be compatible with the massing, size and architectural features of the existing building.

Mackinac Island Mobility Doors and Awnings Design Review  
7 July 2025  
Page 2

### **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 wider double door openings and awning additions above would maintain the historic and architectural value of the property, and its relationship to the historic value of the surrounding historic district.

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

The wider door openings and new awnings would have an appropriate relationship with the surrounding area.

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

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

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

Although largely out of sight from public streets of Hoban and French Lanes on either side, the proposed awning additions would enhance the aesthetic value of the building, which is now pretty bland along the alley side.

### **CONCLUSION**

The widening of two door openings and the addition of two shed roof awnings above them, at the Lake View Hotel alley off 1369 Hoban Street, would meet the Standards for review.

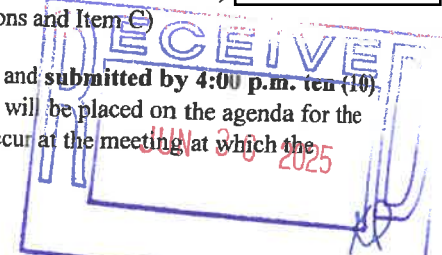
**END OF REVIEW**

# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

Section X, Iteme.

**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:** Various locations 051-440-024-00 051-550-019-0  
 7274 Main St and 7435 Main St  
 (Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Ryba Properties PO 516, Mack Is / MITB PO 451, Mack Is / Email Address:

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

Telephone: (Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Chief Gruits City of Mackinac Island Email Address: mgruits@mipd.org

Address: 7374 Market St Mackinac Island, MI 49757  
 (Street) (City) (State) (Zip)

Telephone: 906-847-3300  
 (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: Emily Mayes  
 Please Print Name: Emily Mayes

SIGNATURES

File No: 025-024-019-057(4)

Exhibit A

Please Print Name

Date

6-30-25

Initials

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.

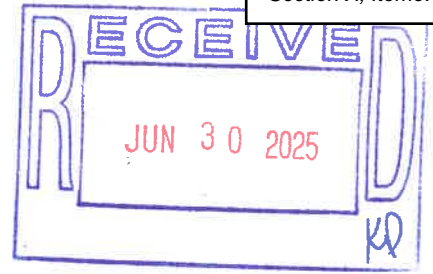
RETURN THIS FORM AND SUPPORTING MATERIALS TO:  
 MACKINAC ISLAND BUILDING OFFICIAL  
 7358 MARKET STREET, MACKINAC ISLAND, MI 49757  
 PHONE: (906) 847-4035

File Number: 025-024-019-057(4) Date Received: 6-30-25 Fee: waived  
 Received By: H. Remy Work Completed Date:



Install Cameras

Section X, Item.



File No. C25-024-019-057(H)  
Exhibit B  
Date 6.30.25  
Initials KP



4.17" x 3.69"

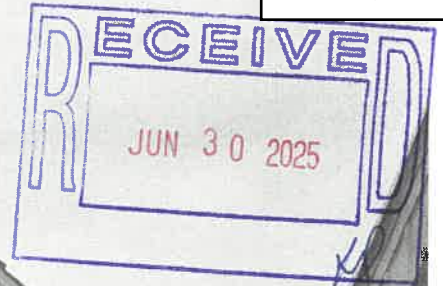
1.04 lbs.

File No. C25-024-019-057(4)

Exhibit C

Date 6-30-25

Initials KP



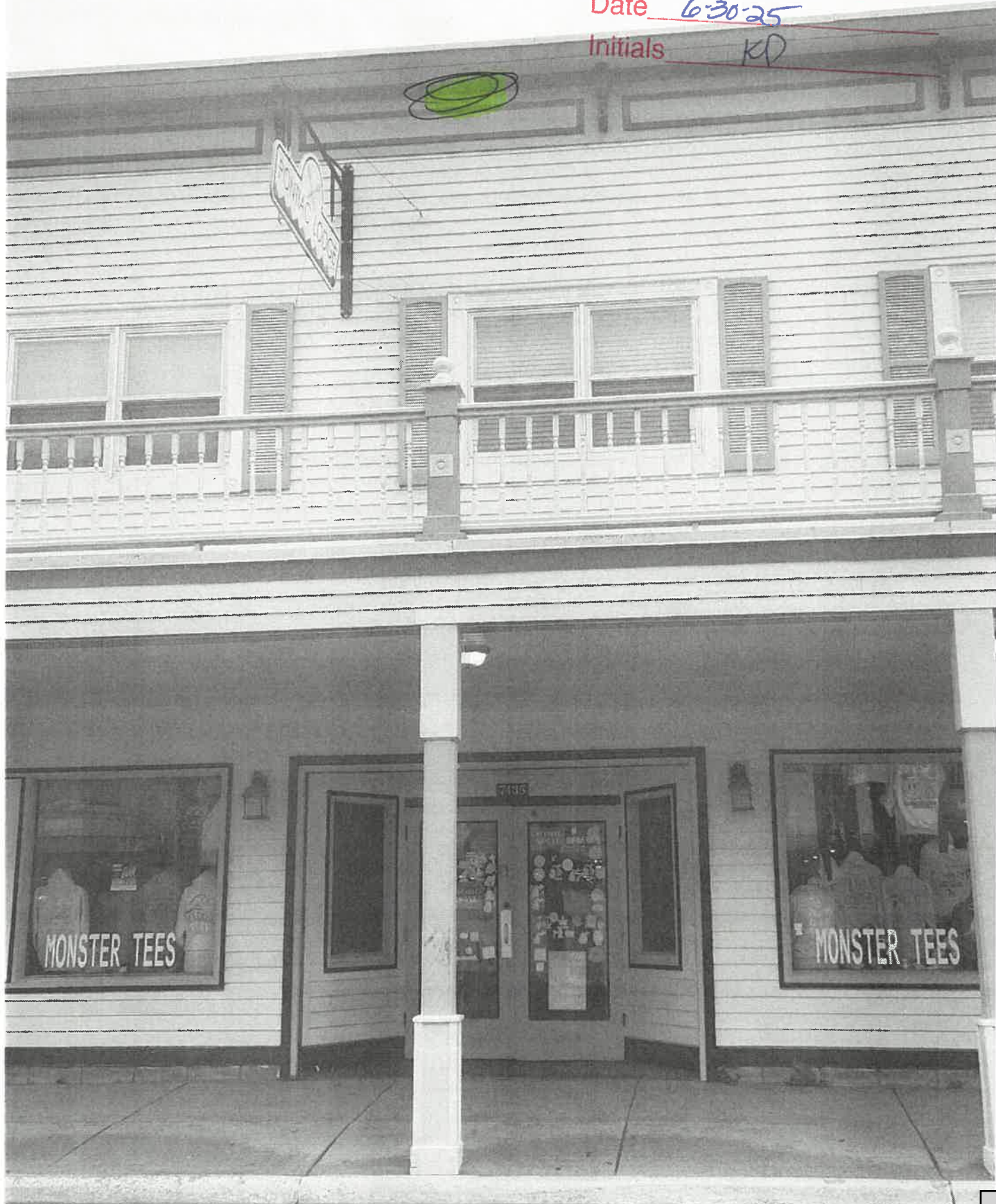


File No. C25-024-019-057(H)

Exhibit C

Date 6-30-25

Initials KD







Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

3 July 2025

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

Re: **CITY POLICE DEPARTMENT SURVEILLANCE CAMERAS**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed addition of three surveillance cameras on two Main Street buildings by the City Police Department in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Emiley Mays, City of Mackinac Island  
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

3 July 2025

## **DESIGN REVIEW**

### **CITY POLICE DEPARTMENT SURVEILLANCE CAMERAS**

7274 & 7435 Main Street

Market and Main Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the installation of two surveillance cameras by the Mackinac Island Police Department on the front facades of two Main Street buildings, one being the Mackinac Island Tourist Bureau and the other the Pontiac Lodge building. The small 4+ inch diameter cameras would be placed in inconspicuous locations under a roof eave (overhang), on the Tourist Bureau, and in the center of the upper cornice on the Pontiac Lodge.

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

Materials submitted for Review consist of two photographs of the proposed locations and a manufacturer's cut sheet of the camera, dated 30 June 2025, by M.I. Police Department.

## **REVIEW**

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

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

The proposed camera additions would not destroy materials that characterize the properties, would be differentiated as a non-historic features, and would be compatible with the massing, size and architectural features of the property.

Police Surveillance Cameras Design Review  
3 July 2025  
Page 2

### **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 surveillance camera installations would maintain the historic and architectural value of the properties, and their relationship to the historic value of the surrounding historic district.

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

Placement of surveillance cameras may be considered necessary utility features in our current age of increasing surveillance of public places, and appropriate with the surrounding often crowded public areas they would monitor.

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

The proposed cameras would be located so as to minimize their visual presence, being put under roof overhangs, in locations sometimes having decorative detailing, and as such would be compatible, in terms of design, arrangement, texture and materials proposed to be used.

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

The cameras would detract minimally from the aesthetic value of the buildings.

### **CONCLUSION**

The addition of two surveillance cameras on the Mackinac Island Tourist Bureau and the Pontiac Lodge building proposed by the City of Mackinac Island Police Department would meet the Standards for review.

**END OF REVIEW**