

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, October 10, 2023 at 1:00 PM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) September 12, 2023 Minutes

V. Adoption of Agenda

VI. Correspondence

[a.](#) Rentrop August 31st Statement

[b.](#) Benser Mr. B's Certificate of Appropriateness Extension Request

VII. Committee Reports

VIII. Staff Report

[a.](#) Education Segment - Franchise Businesses (Formula Business)

[b.](#) C23-012-075(H) MIFC Dock Repair Like for Like

[c.](#) MD23-008-076(H) Spata Porch Floor Repair

[d.](#) C23-019-077(H) Coal Dock-Painting of the Buildings

[e.](#) MD23-031-079(H) Thompson Siding Repair

[f.](#) C23-054-081(H) Seabiscuit Trim Replacement

[g.](#) MD23-026-085(H) Benser Porter Rose Gazebo Building Alterations

[h.](#) C23-051-087(H) MICT Ticket Office Paint and Siding

[i.](#) East End Mission District Report and Map

IX. Old Business

[a.](#) MD23-011-067 (H) McGreevy Fence

[b.](#) C23-053-070(H) Trayser Demolition

X. New Business

- [a.](#) MD23-075-084(H) Town Crier Building Webcam
- [b.](#) Historic District Commission Fee Review
- [c.](#) 2024 Meeting Dates for Adoption

XI. Public Comment

XII. Adjournment

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, September 12, 2023 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

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoyan

Lorna Straus

Nancy Porter

Staff: Rentrop

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 8 2023 Minutes

Motion to approve as written.

Motion made by Sehoyan, Seconded by Straus.

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

V. Adoption of Agenda

Motion to approve as amended to change education segment to Lehman Investment Co LLC v City of Clarkston case,

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

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

Motion to approve report

Motion made by Sehoyan, Seconded by Doud.

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

- a. Education Segment - Determining a Contributing Resource- 50 years, Period of significance

Lehman Investment Co LLC v City of Clarkston case. Rentrop shared his screen to show the ordinance for the local HDC. Rentrop discussed the requirements to approve demolition. As far as Trayser case it would be A or B.

- b. C23-028-056(H) Ryba Properties Door Replacement Like for Like

Dombroski stated the applicant would like to replace the door like for like. Several different Ryba properties are getting new front doors and the former Mays building is getting a new storm door.

- c. C23-066-057(H) Ryba Properties Door Replacement

Dombroski stated the applicant would like to replace a door like for like.

- d. C23-032-058(H) Ryba Prop Storm Door like for like

Dombroski stated the applicant would like to replace the storm door.

- e. MD23-031-062(H) Thompson Sill & Trim Replacement Like for Like

Dombroski described the project as replacing the rotted sill and trim.

- f. MD23-070-063(H) Timmons Roof

Dombroski stated applicant would like to replace the shingles on the roof.

- g. MD23-005-064(H) Trinity Church Roof Shingle Replacement

Dombroski stated applicant would like to replace the shingles on the roof.

h. R323-032-065(H) Dufina Roof Shingle Replacement

Dombroski stated applicant would like to replace the shingles on the roof.

i. R123-066-066(H) Callawaert Roof Shingle Replacement

Dombroski stated applicant would like to replace the shingles on the roof.

IX. Old Business

a. MD22-074-053(H) Beeck Mini Split Amendment

Dombroski described what a mini split is which is a suitcase size compressor with lines that go directly to the air handler in the rooms. There is no duct work. Applicant needed to place the outside unit in a different location than previously approved. The installer wanted to put it on the ground behind trees that act as a screen. Neumann gave a favorable review.

Motion to approve

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

X. New Business

a. MD23-010-059(H) Post Office Storage Bins

Dombroski stated the post office replaced a storage bin behind the building with a rubber maid unit and then added another unit. The new units are not wood framed, historic structures. Neumann gave a favorable review as it is out of sight and not visible to the public. Sehoyan asked if there were photos of the previous units. Dombroski stated the applicant removed without notification so there are no photos. Porter stated it had a favorable review and they are useful and necessary.

Motion to approve.

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

b. HB23-000-060(H) Lakeview Hotel Windows, Siding and Condenser Units

Finkel confirmed that Neumann gave a favorable review

Motion to approve

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

c. August 8 2023 Minutes

McGreevy stated he would like to place a privacy fence between McGreevy Cottage and Dwight's house, mostly for noise purposes. The neighbor has a radio that is played that the applicant would like to block and would like it for privacy. McGreevy stated the review states it is a contributing property but it is not. The fence is proposed to be vinyl and the homes around him have vinyl siding. McGreevy did acknowledge that the fences around him are wood. McGreevy suggested he could do the same type of fence in wood and paint it and in front path where it meets the picket fence he could step it down to meet the height of that portion of fence. McGreevy stated they will install shrubs as well. McGreevy asked if they could approve contingent on applicant coming back with plans with the wood. Dombroski stated that Neumann asked him to let the Commission know that he recommends use spindle similar to what is there, spaced tight together instead of what the applicant is proposing. Porter stated that Neumann may approve what McGreevy has suggested. McGreevy stated he will come back with another plan. McGreevy does not believe Neumann's recommendation would block sound. Rentrop asked if Neumann was aware that noise was the issue. Rentrop suggested that McGreevy contact Neumann regarding that concern. McGreevy is to come back next month. Motion to table.

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

d. C23-021-068(H) Bicycle Street Inn Door Change

Dombroski stated that this change is to cause the entrance to be the main entrance in to the hotel. Sehoan confirmed it is a non-contributing building. Dombroski stated there are plans for the building. Megan Hornbogen stated the main entry is not being touched. It is the side entry by Kilwins that is to be the main entrance to the hotel. They pulled back from facade so as not create congestion on the street. Porter likes the changes. Motion to approve.

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

e. C23-053-070(H) Trayser Demolition of Bldg

Rentrop stated that one of four points must be met, to approve demolition in a historic district. Rentrop stated that the burden is on the applicant to show that they meet a point. Trayser stated that the building needs to be removed to build a new seawall. The shed was built in 1987 to store merchandise. Trayser has always felt the building has been inconsistent with the historic nature of the island. The seawall has to be

done to avoid damage from waves destroying the building. WJE Engineers were present in the meeting. Trayser stated that the new building cannot be designed until the new seawall is built and they are out of the velocity zone. Rentrop added that based on what was just said, we may have a situation that the structure constitutes a hazard to the safety to the public or the structures occupants. This could be another category that could be used to approve the demolition. The architect stated the applicant is trying expand his retail business into a restaurant business and improve the view of the lake from the property. In reviewing the FEMA flood zone maps, it was determined that a new seawall is needed. The seawall needs to fall outside of the Velocity zone. Currently, the existing building falls in the velocity zone. Therefore the building needs to be removed to do soil borings, construct the new seawall and then plan for the new structure. Rentrop asked if they could give the Commission any idea of what the new structure will look like. Trayser stated that the data for the basic structure has been sent out and a design is currently being developed. Trayser added that the design must also be approved by FEMA. Finkel asked Rentrop and Dombroski if the Commission is even allowed to consider a demolition request without having the replacement structure information. Dombroski questioned why they cannot add to the existing sheet pile seawall. The existing sheet wall is about a foot too low for the revised FEMA map. Doud stated that a building cannot be torn down without the new structures plan. Doud does believe a new structure would be better than what is there, but the Commission must see what is going to be built in its place. Dombroski agreed. Sehoyan asked for supporting documents from FEMA stating the existing seawall is not sufficient. A map was distributed showing the velocity zone but Dombroski stated it was not easy to understand. Trayser stated without doing the seawall and getting out of the velocity zone, they cannot tell us where the building be. Soil borings must be done before doing the seawall and this requires moving the building that is in danger. Dombroski stated that your consultants should be able to give you a proposed location for a seawall. In addition they could add the additional foot of sheet metal to the seawall. The applicant should be able to provide a preliminary plan for the new structure and then amend if needed. But Dombroski is still struggling with the need for a new seawall. One of Trayser's team offered to show the conceptual design that includes a basement. Dombroski asked if the basement was the reason for all of this. The team member stated no. Doud reiterated that the new plan must be seen before approving anything. Trayser's team member stated it is a catch 22, and Doud stated it is their catch 22. The Commission needs to see a complete package to review. Sehoyan asked if property owners must change things to meet the new FEMA map. Dombroski stated not until they make changes. In addition an insurance company could require changes. But at this moment, FEMA is not requiring Trayser to do anything. Motion to table until more information can be provided.

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

f. MD23-011-072(H) MICT Lennox New Front Porch

McGreevy stated that the Lennox would like to enclose the other half of the porch for office space. The existing enclosed space will stay as it is. There will not be heat in the old section. The new section would be insulated and heated and they will move the entrance to where it originally was. Finkel confirmed the footprint will not change. Neumann gave a favorable review. McGreevy stated the windows will be the same type as far as the panes and will be wood clad, but they will be slightly different to differentiate the new from the old. The lattice work on the bottom will also be somewhat different so you can tell it is an addition. Dombroski confirmed there will be handrails on the steps Motion to approve with the addition of handrails

Motion made by Sehoyan, Seconded by Porter.

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

XI. Public Comment

Doud commented that if a building were to be used for something, and grandfathered in, and considered safe, if making an argument for demolition, could it be considered unsafe based on the condition that was grandfathered in or economic hardship.

XII. Adjournment

Meeting adjourned at 2:19

Motion made by Porter, Seconded by Doud.

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

Lee Finkel, Chair

Katie Pereny, Secretary

Adkison, Need, Allen, & Rentrop, PLLC
39572 Woodward
Suite 222
Bloomfield Hills, MI 48304
248-540-7400, Fax 248-540-7401
Tax ID Number: 38-3224154

City of Mackinac Island
7358 Market Street
PO Box 455
Mackinac Island MI 49757

Attn: Danielle Leach

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August 31, 2023
Account No: 3872M

	Balance
HDC General	\$2,480.00
AT & T	\$640.00
HDC - City	\$10,660.00
	<u>\$13,780.00</u>

Credit card payments may be made online through the firm's website at www.anafirm.com. Please note that the firm accepts Visa, Mastercard, American Express and Discover.

Adkison, Need, Allen, & Rentrop, PLLC
39572 Woodward
Suite 222
Bloomfield Hills, MI 48304
248-540-7400, Fax 248-540-7401
Tax ID Number: 38-3224154

City of Mackinac Island
7358 Market Street
PO Box 455
Mackinac Island MI 49757

Page: 1
August 31, 2023
Account No: 3872-0000M
Statement No: 134626

Attn: Danielle Leach

HDC General

Fees

			Rate	Hours	
06/08/2023	GR	(NO CHARGE): Emails with Neumann in preparation for presentation on standards for Notice to Proceed for the educational segment for June's meeting. Preparation of handout for commissioners. Send to Kate for distribution.	285.00		
	GR	Receipt and review of Neumann's review of Corner Cottage.	200.00	0.30	60.00
06/09/2023	GR	Receipt and review of Neumann's review letters on Corner Cottage; preparation for HDC meeting, constitutional approval process on AT & T.	200.00	0.20	40.00
06/14/2023	GR	Preparation for and attend (in person) the HDC meeting.	200.00	3.50	700.00
06/16/2023	GR	Revise talking points for Lorna; email regarding same.	200.00	0.60	120.00
06/26/2023	GR	Review minutes of HDC meeting in June and send comments to Katie.	200.00	0.40	80.00
06/28/2023	GR	Email to Hansen regarding outstanding invoices due to the City clarifying what is previously billed with what has not been billed.	200.00	0.50	100.00
06/30/2023	GR	Review OMA and LHDA for notice requirement, publication and mailing. Telephone call with Katie regarding same.	200.00	0.50	100.00
07/06/2023	GR	Receipt and review letters for Gull Building and Bicycle Inn.	200.00	0.20	40.00
	GR	Email from K. Pereny regarding Zoom call.	200.00	0.10	20.00
07/11/2023	GR	Preparation for HDC meeting and attend; post-meeting discussion with Metz and Neumann regarding letter to Council and cancelling Public Hearing.	200.00	2.90	580.00
	GR	(NO CHARGE) Preparation for HDC meeting regarding educational segment.	200.00		
08/08/2023	GR	Preparation for and attendance at HDC meeting.	200.00	1.00	200.00
08/22/2023	GR	Pull process from LHDA on study committee report; telephone call Katie			

City of Mackinac Island

August 31, 2023

Account No: 3872-0000M

Statement No: 134626

HDC General

		Rate	Hours	
	to discuss same and allocation of responsibility; various telephone calls re entitled in lieu of Department History notice requirement of the statute in that it is dissolved. Pull together a list of those entities. Telephone call Katie and voicemail and send email to Katie; telephone call Jennifer re when final revision will be available.	200.00	1.80	360.00
08/28/2023	GR Telephone conference with Quinn Evans re Tracer retention for work. Telephone calls with Katie re same and which building in the historic district.	200.00	0.40	80.00
	For Current Services Rendered		<u>12.40</u>	<u>2,480.00</u>
	Total Current Work			2,480.00
	Subtotal			<u>\$2,480.00</u>
	Total Due for this Matter			<u>\$2,480.00</u>

City of Mackinac Island

August 31, 2023

Account No: 3872-0001M

Statement No: 134626

AT & T

Fees

			Rate	Hours	
06/06/2023	GR	Email to Katie regarding no Telecom report; review emails; send email report to Katie for file; email to Study Committee urging member attendance at the July 18th public hearing.	200.00	0.90	180.00
06/09/2023	GR	Review Neumann's Architect Review letter; telephone call from Katie. AT & T wants to pay by "purchase order." Telephone call with Kara regarding payment must be made by check; preparation of draft HDC Resolution for Conditional Approval.	200.00	1.60	320.00
06/12/2023	GR	Revise resolution.	200.00	0.50	100.00
08/01/2023	GR	Receipt and review agenda for August meeting.	200.00	0.20	40.00
		For Current Services Rendered		3.20	640.00
		Total Current Work			640.00
		Subtotal			<u>\$640.00</u>
		Total Due for this Matter			<u>\$640.00</u>

August 31, 2023

Account No: 3872-0002M

Statement No: 134626

City of Mackinac Island

HDC - City

		<u>Fees</u>		
		Rate	Hours	
06/01/2023	GR			
				Email from Dennis, on track with Hubble; email from May regarding public information session; email to May with the suggestion for PR campaign and a committee; e;mail May with list of names for possible letter/testimony at Planning Commission; receipt and review of email from SHPO regarding adding personal to the approval of the proposed Mission District per statute.
		200.00	1.20	240.00
	GR			Email regarding next step on Small Point HD; receipt and review of reply email; prepare cover letter with preliminary study report to parties required by statute; send with attachments to all parties. Forward email to J. Metz; receipt and review of email acknowledging receipt from A. Arnold at SHPO; receipt and review of email with question regarding recipients of email.
		200.00	1.10	220.00
06/02/2023	GR			Per request from Study Committee for preliminary information: 1. Can a group of residents who are also SC members confer on what information can be provided in advance of a public hearing; 2. Is the student committee limited in doing educational information in advance of the public hearing. Office conference regarding same; email to May with draft email to citizen committee on Mission District.
		200.00	2.00	400.00
	GR			Email to A. Arnold regarding question in email.
		200.00	0.20	40.00
06/05/2023	GR			Preparation for educational group information dissemination meeting via Zoom.
		200.00	1.50	300.00
06/06/2023	GR			Telephone call with Katie, Sam, and Mary that cannot make Planning Commission meeting; no one else has responded. Follow up. Telephone call with Katie regarding application material to cover work without a permit. Cellular work over \$100K. Work on language and application location for notice of these consultant fees required in escrow.
		200.00	1.20	240.00
06/08/2023	GR			Preparation for Mission Point citizens' committee Zoom meeting to discuss preliminary relations material on the historic district; email to Finley regarding meeting. Email to Rick and Jennifer regarding meeting; preparation. Attend Zoom meeting in preparation for a public hearing on Mission District.
		200.00	2.60	520.00
06/09/2023	GR			Send notice requirements for a new historic district public hearing to Katie. Emails to Mary, Sam, Dennis and Rick on introduction presentation at public hearing on the proposed Mission District.
		200.00	1.20	240.00
06/12/2023	GR			Work on revising draft resolution approving AT & T application; email red-lined draft; receipt, review, reply and email clean draft of resolution.
		200.00	0.70	140.00
06/14/2023	GR			Review the draft report and email to Metz regarding HDC input on properties in the proposed Mission District that should not be listed as contributing; receipt and review and reply regarding making corrections given HDC input; telephone call from Erin; discussion on Starline fine and City's fine structure.
		200.00	1.00	200.00

City of Mackinac Island

August 31, 2023

Account No: 3872-0002M

Statement No: 134626

HDC - City

			Rate	Hours	
06/16/2023	GR	Preparation of topics to be raised at public hearing.	200.00	0.80	160.00
06/20/2023	GR	Email regarding status of sending AT & T bill numbers to the City.	200.00	0.10	20.00
06/21/2023	GR	Receipt and review of email from and to Hansen regarding the receipt of consultant fees and again requesting invoices; preparation of response email regarding two-step process they need to follow per Escrow Resolution. Telephone call with City. Does not want to extend out AT & T 60 days for payment. Will put on HDC agenda for recission; telephone call with Lynn and Hill attempting to get survey of Mission District. Office conference regarding alternative/risk of going without a survey. Offer from Katie that she can handle property description; has tax id numbers.	200.00	2.00	400.00
06/22/2023	GR	Work with office and Katie regarding Notice for Public Hearing on Mission District; review final draft and okay. Email exchanges with Metz regarding required revision to study report regarding non-contributing resources listed as contributing and time-limited need to get correct report submitted.	200.00	1.20	240.00
	GR	Draft proposed Public Hearing notice for study committee; email regarding same; several conferences regarding details of notice; revise and send revised draft; office conferences and with J. Metz regarding map to be attached to the notice.	200.00	2.00	400.00
06/23/2023	GR	Email from Metz regarding status of required changes in Study Report.	200.00	0.20	40.00
	GR	Receipt and review of emails from J. Metz regarding clarifying items on draft map.	200.00	0.10	20.00
	GR	Receipt and review email from J. Metz regarding her mapper will not be available until next week to make revisions; office conference regarding same.	200.00	0.30	60.00
06/26/2023	GR	Email from M. Straus regarding persons who would like to speak at a public hearing. Reply. Send parcel numbers of Mission Point to coordinate notice with Jennifer and Katie; telephone call with Jennifer Metz regarding period of significance, HDC members not liking mid-century buildings in period changing period of significance and what will SHPO say with changes.	200.00	1.50	300.00
	GR	Receipt and review of email from J. Metz regarding changes being made on map and other documents. Notes will be different than what was sent to SHPO to review. Receive and review of proposed revised map; conference regarding submission of documents to SHPO.	200.00	0.30	60.00
06/27/2023	GR	Emails with Metz regarding changing period of significance would lose contributing structures, dropping ratio down to 52% and need to advise SHPO. Email regarding same.	200.00	0.60	120.00
	GR	Receipt and review of revised documents from J. Metz regarding limiting scope of period of historic significance; several conferences regarding next steps on advising SHPO regarding changes in what was previously			

August 31, 2023

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City of Mackinac Island

HDC - City

			Rate	Hours	
		sent to them to review.	200.00	0.60	120.00
06/28/2023	GR	Various telephone calls/emails with Metz and to SHPO for conference call. Zoom call with Arnold and Kolokithas at SHPO regarding proposed changes in Study Report to remove mid-century buildings and to change period of the end of historic significance; review statute regarding changes. How best to incorporate as "comment" during comment period to avoid new time clock. Draft instruction memo to K. Pereny; email regarding same; receipt and review of comments; email instructions to K. Pereny with attachments.	200.00	3.40	680.00
06/29/2023	GR	Email to Study Committee regarding buildings recommended to be removed as contributing and scheduling Study meeting. Email to Katie regarding arranging meeting. Telephone call with Katie regarding publication of notice. Review statute for using alternative paper to the Cryer. Telephone call with Katie will go into Town Cryer.	200.00	1.00	200.00
07/07/2023	GR	Email exchange with Kara Hansen regarding conference call on July 10th regarding payment to City.	200.00	0.40	80.00
07/10/2023	GR	Preparation for a conference call with Hansen and AT & T group; receipt and review email looking for "what will be required in a HD." Email to Rick and Katie regarding same. Receipt and review of email from Metz regarding need for explanation of consequences of being in an HD for Public Hearing.	200.00	1.30	260.00
07/11/2023	GR	Email to May regarding outcome of HDC meeting.	200.00	0.40	80.00
	GR	Email Katie to Hansen regarding payment of AT & T needs to go to auditors.	200.00	0.20	40.00
07/12/2023	GR	Emails to Katie regarding letter to AT & T per HDC direction.	200.00	0.40	80.00
	GR	Preparation of draft Council resolution regarding referral of permits to HDC; email to Council with two alternatives. Various telephone calls with Metz, May, Pereny, etc on pros and cons of proceeding with public hearing. Telephone call from A. Doud; review my outlining alternatives as going against HDC; telephone call with Erin regarding same; preparation of recommendation of note proceeding with the public hearing; receipt and review of letter from HDC to Council. Send same to Metz, etc.	200.00	4.00	800.00
07/17/2023	GR	Receipt and review of email from Hansen; email to Hansen, again answering questions on invoice to be paid by AT & T.	200.00	0.40	80.00
	GR	Email from Metz; reply regarding Study Committee meeting, agenda, etc. Telephone call from Metz regarding what is need for the Study Committee, and its agenda. Add to agenda.	200.00	0.80	160.00
07/19/2023	GR	Email from AT & T regarding confirmation of receipt of money and confirmation of balance due; preparation of reply.	200.00	0.60	120.00
07/23/2023	GR	In anticipation of issues likely to be raised at Study Committee meeting			

August 31, 2023

Account No: 3872-0002M

Statement No: 134626

City of Mackinac Island

HDC - City

			Rate	Hours	
		on July 25th, research law on such issues; email to Neumann and Metz regarding likely issues to be prepared to address.	200.00	2.40	480.00
07/24/2023	GR	Continue preparation for Study Committee Meeting, anticipated issues to be raised and how best to address given notice in paper to attend. Research and organize how best to address percentage of contributing v. non-contributing, anticipating argument that district is no longer viable with the reduced number of contributing buildings given change in period of significance from 50 years to end at 1941. Telephone call with Jennifer regarding including as resource material Steve Brisson's book; reference to East End as a recognized historic district area by Brisson.	200.00	2.40	480.00
	GR	Telephone call with questions on percentage of non-contributing buildings in a historic district; review SHPO manual on creating districts; email regarding same with manual and non-contributing buildings when they are completely surrounded by contributing buildings.	200.00	0.40	80.00
07/25/2023	GR	Attend Study Committee meeting on Mission District; revisions to draft report, etc.	200.00	2.00	400.00
07/26/2023	GR	Email from Jennifer regarding Brisson does not like late cut-off date for a period of significance given MRA. Draft language concerning Lesley Court consideration if and when College significance is considered. Email to Jennifer regarding same. Receipt and review revised draft study report. Email suggested edits to the report. Emails with Jennifer and telephone call with A. Doud and Metz speaking.	200.00	2.20	440.00
07/27/2023	GR	(NO CHARGE) Email from Katie regarding the educational topic and reply with what determines a contributing resource.	200.00		
07/31/2023	GR	Work on questions and answers on what happens to my property if within a HD; receipt and review of email from Hansen regarding assurance on receipt of that last check.	200.00	1.60	320.00
08/07/2023	GR	Receipt and review of Aug 2023 revised Mission District Inventory, resources sheets and Study report in preparation for Study Comm. meeting on August 8th.	200.00	1.40	280.00
08/08/2023	GR	Preparation for and attendance at Study Committee meeting.	200.00	1.00	200.00
08/21/2023	GR	Receipt and review and revision to Study Report and inventory in preparation for Study Committee meeting; attend meeting via Zoom.	200.00	1.80	360.00
08/23/2023	GR	Receipt and review and email exchange with Scott Hubble and Dennis re Harrisonville; receipt and review of revised Map and Study Report from Jennifer; email reply to Jennifer suggesting copy goes to each Study Committee member for a last look.	200.00	1.20	240.00
08/28/2023	GR	Email to Jennifer re do I have a final draft for dissemination; telephone call with Katie re I will disseminate required parties; email Office with final documents and cover letter; email from Jennifer made a minor change.	200.00	0.80	160.00

City of Mackinac Island

August 31, 2023
Account No: 3872-0002M
Statement No: 134626

HDC - City

			Rate	Hours	
08/29/2023	GR	Email response to mailing re SHPO not under MSHDA; advise mailing is per statute plus current entities to receive notice "belts & suspenders"; office conference; have not received revised report; go ahead and send existing report.			
			200.00	<u>0.80</u>	<u>160.00</u>
		For Current Services Rendered		53.30	10,660.00
		Total Current Work			10,660.00
		Subtotal			<u>\$10,660.00</u>
		Total Due for this Matter			<u>\$10,660.00</u>
		Total Balance Due			<u>\$13,780.00</u>

Credit card payments may be made online through the firm's website at www.anafirm.com. Please note that the firm accepts Visa, Mastercard, American Express and Discover.

Katie Pereny

From: Bob Benser <bbenser@me.com>
Sent: Tuesday, September 26, 2023 11:21 AM
To: Katie Pereny
Subject: HDC Mr B's/Murdick's Project



HDC Members,

I am writing to request a one year extension of the approval for the Mr B's/Murdick's Project.

Thank you for your consideration.

Regards,

Bob Benser

Sent from my iPhone

File No. C17-055/56-027(H)
Exhibit TTTT
Date 9.26.23
initials KP

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Item B.

- 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: 7271 Main Street, Mackinac Island MI 49757 051-440-012-00 and 051-440-025-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Mackinac Island Ferry Company Email Address: Operations@mackinacferry.com

Address: 587 N State Street St Ignace MI 49781
 (Street) (City) (State) (Zip)
 Telephone: 906 298-1009 800 638 9892
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Drew May Email Address: Operataions@mackinacferry.com

Address: 587 N State Street St Ignace MI 49871
 (Street) (City) (State) (Zip)
 Telephone: 906 298-1009 800 638 9892
 (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

File No. C23-012-075(H)

SIGNATURES

Signature _____ Signature _____
Andrew May _____
 Please Print Name Please Print Name

Exhibit A
 Date 9.5.23
 Initials KP

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

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

File Number: C23-012-075(H) Date Received: 9.5.23 Fee: \$25
 Received By: K Peromy Work Completed Date: _____



File No. C23-012-075 (H)

Exhibit B

Date 9-5-23

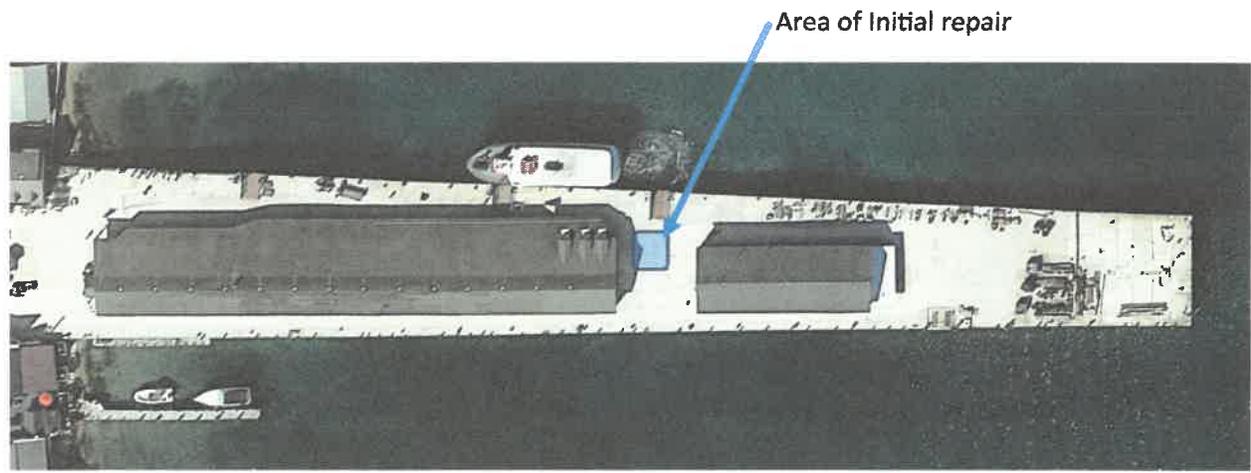
Initials KP

Discription of Work

The Mackinac Island Ferry Company intends to initiate repairs on the concrete deck of our dock. These repairs will commence with a section situated between the two structures on the dock. The restoration process will involve utilizing equivalent materials, including concrete and rebar. The procedure will entail the removal of small portions of the dock, followed by the addition of rebar and fresh concrete.

For reference, we have provided accompanying images that highlight the specific regions that will be the primary focus of these initial repairs. These targeted areas are situated in the central zone of the dock, between the two buildings. The initial repair will be a small section of concrete that is loose, we will use this to evaluate the process for the additional work.

Drawing of Location of area

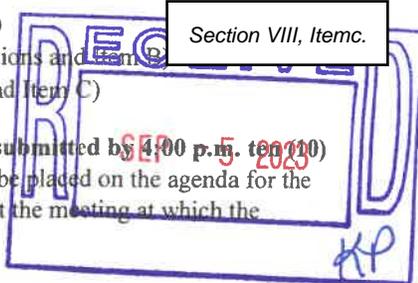




GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- 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 VIII, Itemc.



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: 7272 Market St. 051-550-008-00
(Street) (City) (State) (Zip)
(Home) (Business) (Fax)

PROPERTY OWNER

Name: Loretta & Anthony Spata Trust Email Address: horsecor@sbcglobal.net
Address: 7272 Market St. Mackinac Island MI 49757
Telephone: 231-883-1444 N/A N/A

APPLICANT/CONTRACTOR

Name: Anthony Spata Email Address: horsecor@sbcglobal.net
Address: 7272 Market St. Mackinac Island MI 49757
Telephone: 231-883-1444 N/A N/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 facade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced.

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 and names of Anthony L. Spata, File No. MD23-008-076(H), Exhibit A, Date 9-5-23, Initials KP

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

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

File Number: MD23-008-076(H) Date Received: 9-5-23 Fee: \$25
Received By: KPereny Work Completed Date:

Description of Repair at 7272 Market St.

Section VIII, Itemc.

Removal of rotted floor boards on porch and replacement with like for like 1x4 tongue/groove fir flooring. New flooring will be primed with latex exterior primer, and the whole floor top coated with latex exterior paint of a similar color (pewter gray).



File No. ND23-008-076 (#)

Exhibit B

Date 9.5.23

Initials KP



< Back [device icon] - [device icon] +

Photos

- Library
- Favorites
- Recents
- iCloud Links
- Hidden
- Recently Deleted

Albums

- > Media Types
- > My Albums



7272 Market St.

File No. MD23-008-076(H)
 Exhibit C
 Date 9.5.23
 Initials KP



< Back

Photos

- Library
- Favorites
- Recents
- iCloud Links
- Hidden
- Recently Deleted

Albums

- > Media Types
- > My Albums



7272 Market St.



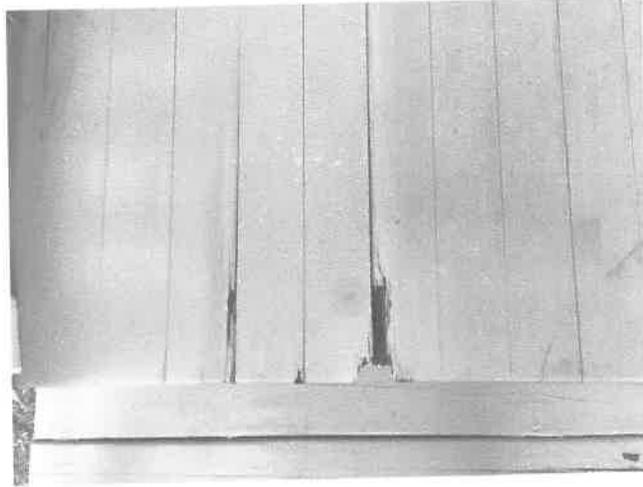
< Back [device icon] [share icon] +

Photos

- Library
- Favorites
- Recents
- iCloud Links
- Hidden
- Recently Deleted

Albums

- > Media Types
- > My Albums

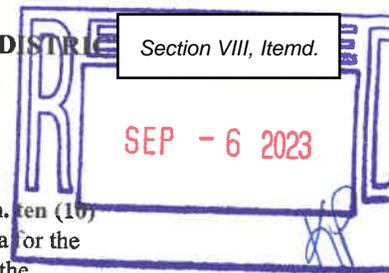


7272 Market St.

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemd.

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



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

A) MINOR WORK

PROPERTY LOCATION: 7325 Main St 051-440-019-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: City Of Mackinac Island Email Address: _____
 Address: 7538 Market St mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: _____
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Island Transportation Authority Email Address: Amcgreevy@mackinactransit.org
 Address: 7538 Market St Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 906-847-6190
 (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

Andrew McGreevy SIGNATURES File No. C23-019-077(H)
 Signature _____ Signature _____
Andrew McGreevy Exhibit A
 Please Print Name _____ Please Print Name Date 9.6.23
Initials KP

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

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

File Number: C23-019-077(H) Date Received: 9.6.23 Fee: WAIVED
 Received By: Amcgreevy Work Completed Date: _____

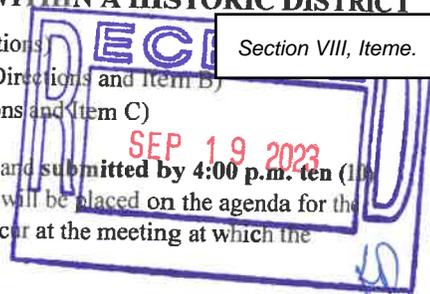
File No. C23-019-077 (4)
Exhibit B
Date 9.6.23
Initials KP



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 VIII, 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: 7337 Market St 051-550-031-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Kenneth Thompson Email Address: KTT1957@OUTLOOK.COM
Address: SAME
(Street) (City) (State) (Zip)
Telephone: 906-847-3708 (C) 906-430-5616
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: SAME 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

Signature: [Handwritten Signature] SIGNATURES File No. MD23-031-079(H)
Signature Exhibit A
Please Print Name Kenneth Thompson Please Print Name Date 9-19-23

Initials KP

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

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

File Number: MD23-031-079(H) Date Received: 9-19-23 Fee: \$25 -
Received By: K Pereny Work Completed Date: _____



DESCRIPTION OF MINOR WORK AT 7337 MARKET ST.

I am going to have the back and alley sides of the building repainted. There may be some old/rotting wood which will also be replaced as part of this for which I will use pressure-treated 1x6 and 2x4 lumber. All painting will match the rest of the building.

I will be having Tietema Painting Company (licensed with the City of Mackinac Island) assisting me with this project.

Thank you!

KEN THOMPSON

File No. MD23-031-079(4)
Exhibit B
Date 9.19.23
Initials KP

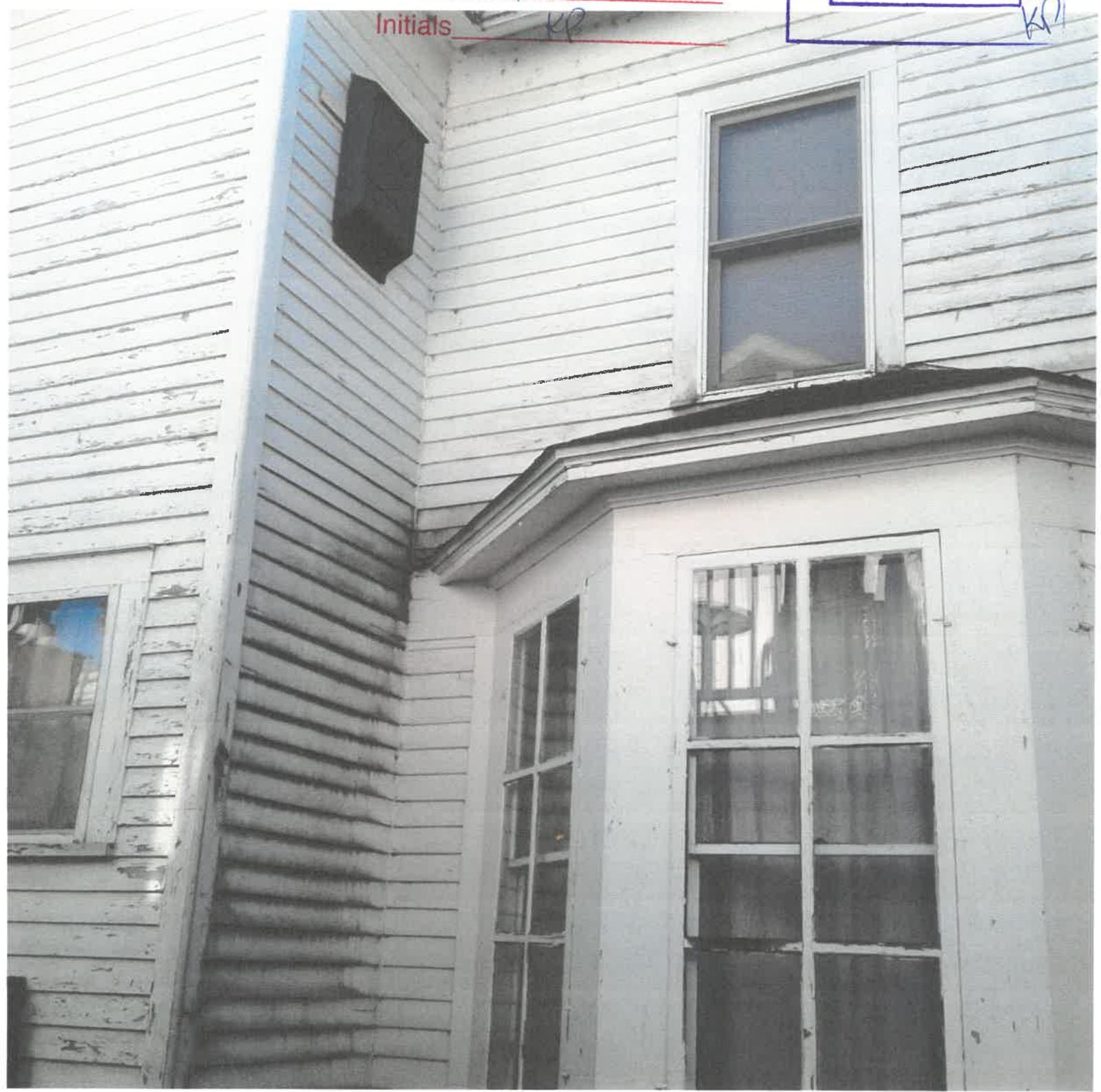
File No. ND23-031-079(H)

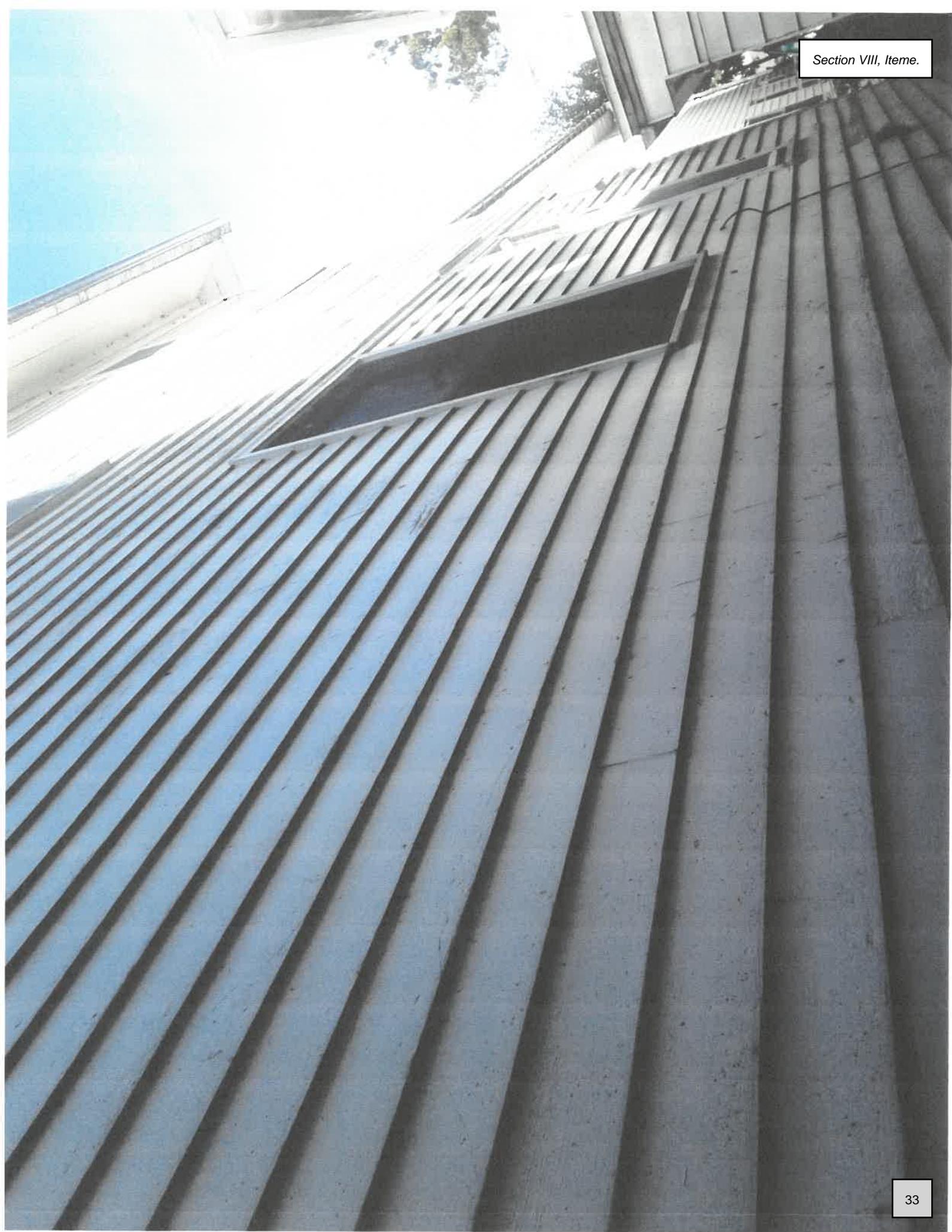
Exhibit C

Date 9-19-23

Initials KP

RECEIVED
Section VIII, Item.
SEP 19 2023
KP







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 VIII, Itemf.
SEP 19 2023

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: 7337 MAIN STREET 051-550-054-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: CALLEWAERT Email Address: _____
 Address: _____
 (Street) (City) (State) (Zip)
 Telephone: _____
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: CHAD RUDDLE Email Address: ruddlechad@yahoo.com
 Address: 62 TRUCKEE ST ST. IGNACE MI 49781
 (Street) (City) (State) (Zip)
 Telephone: (906) 643-8597 (906) 430-5361
 (Home) (Business) (Fax)

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

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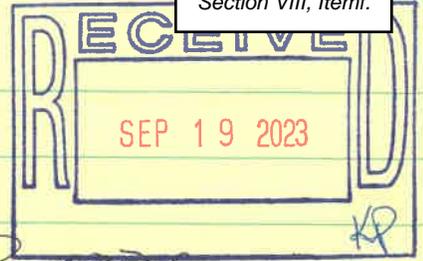
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system 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

Signature: [Handwritten Signature] SIGNATURES **File No.** C23-054-081(A)
 Signature: CHAD S RUDDLE **Exhibit** A
 Please Print Name **Date** 9-19-23
Initials KP

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

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

File Number: C23-054-081(A) Date Received: 9-19-23 Fee: 25
 Received By: [Handwritten Signature] Work Completed Date: _____



REPLACE ROTTED TRIM BOARDS
AROUND WINDOW - UPPER EAST SIDE
OF BUILDING. 5/4 X 4 LUMBER

File No. C23-054-081(H)

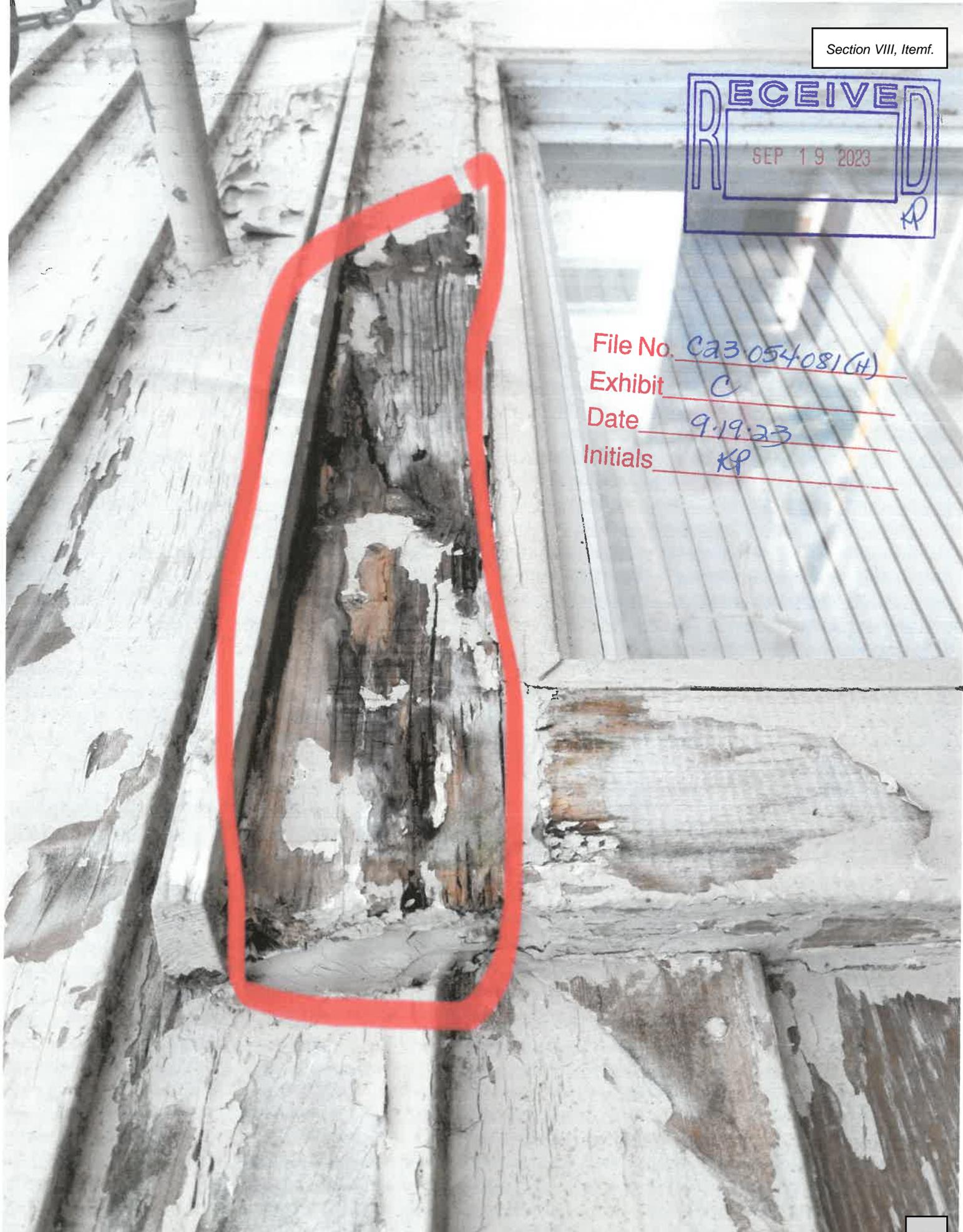
Exhibit B

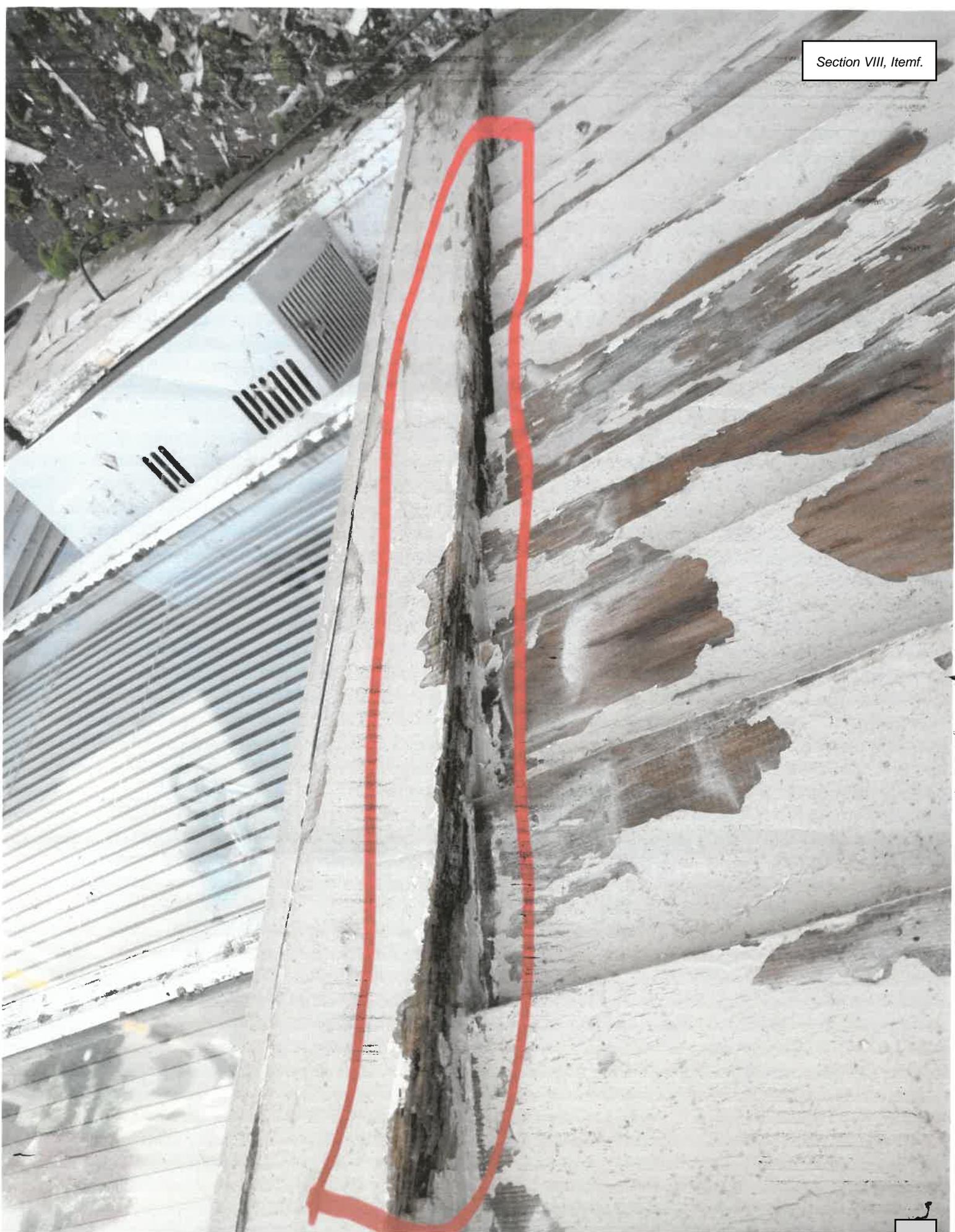
Date 9-19-23

Initials KP

RECEIVED
SEP 19 2023
AP

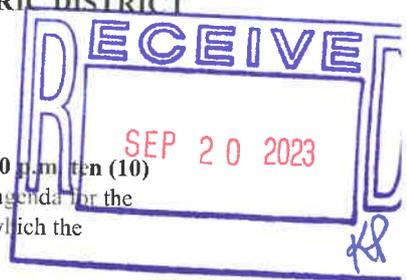
File No. CA3 054081 (H)
Exhibit C
Date 9.19.23
Initials KP





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)



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: 7411 Market ST. 051-550-026-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Beuser/Porter Email Address: bbeuser@me.com
Nancy 4650@outlook.com
 Address: 7221 Main St. Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231-881-3343 906-847-0288
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: MaintMan1971@Live.com
 Address: 7221 Main St. Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 231-881-6860 906-847-0288
 (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] File No. MD23-026-085(A)
 Signature: Exhibit C
 Please Print Name: Roy Shryock Date: 9-20-23
 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
 3758 MARKET STREET, MACKINAC ISLAND, MI 49757
 PHONE: (906) 847-4035

File Number: MD23-026-085(A) Date Received: 9-20-23 Fee: \$600
 Received By: K Pereny Work Completed Date: _____



Mackinac Island HDC,

I am asking for approval for the change of use of space located at 7411 Market Street (Rose Gazebo). The space is currently commercial and if approved we would change the use of the space to residential. At that point a full interior/exterior remodel would take place using approved like for like materials, windows and doors. We will also be asking for approval for a new front deck/porch for that property as well.

File No. MD23-026 085(H)
Exhibit D
Date 9.20.23
Initials KP

Thank you for your time!

Roy Shryock

Please contact during business hours. Receipt not valid without payment.



Mackinac Island 2016 Summer Bill #: 00166

MESSAGE TO TAXPAYER PAYMENT INFORMATION

TAXES PAYABLE JULY 1 TO AND INCLUDING SEPT 10 WITHOUT PENALTY. AFTER SEPT 10, 1% PENALTY FOR SEPTEMBER DELINQUENT PLUS 1% PENALTY FIRST OF EACH MONTH THEREAFTER. MAKE CHECK PAYABLE TO: MACKINAC ISLAND CITY TREASURER. CHECK MUST CLEAR OR RECEIPT IS VOID. PHONE: (906) 847-6002. AFTER FEBRUARY 28, 2017 PAY MACKINAC COUNTY TREASURER, (906) 643-7318.

Pay by mail to:
 This tax is due by: 09/10/2016
 City of Mackinac Island
 Richard Linn, Treasurer
 PO BOX 187
 Mackinac Island MI 49757
 (906) 847-6002

CF #1100

PROPERTY INFORMATION

Property Assessed To:
 MARKET STREET LLC
 711 E MITCHELL ST
 PETOSKEY, MI 49770
 Prop #: 051-550-026-00 School: 49110
 Prop Addr: 7388 MAIN ST

TAX DETAIL

Taxable Value: 815,598
 State Equalized Value: 821,450
 Assessed Value: 821,450
 PREMBT %: 0
 Class: 201
 Mort Code:

Taxes are based upon Taxable Value. 1 mill equals \$1,000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED TAX	6.0000	4,893.58
COUNTY ALLOCATED	4.5000	3,670.19
CITY TAX	6.5767	5,363.94
EMS	0.3400	277.30
FIRE TRUCK DEBT	0.2705	220.61
ROAD IMPROVEMENT	0.4000	326.23
CAPITAL FUND	0.4000	326.23
DPW	1.1000	897.15

Legal Description:

MI 93 251/689 299/343 746/305WD LOT 111 EXC BEG AT NWLY COR OF LOT 111 TH S 26 DEG 04'W 30 FT TH S 62 DEG 51'E 84 FT TH N 26 DEG 04'E 30.32 FT TH ALONG NELY LINE OF LOT 111 84 FT TO POB AND EXC BEG AT NE COR OF LOT 111 TH S 26 DEG 43'50" W ALONG ELY LINE OF LOT 95.70 FT TH N 62 DEG 48'35"W 73.93 FT TH N 69 DEG 01'50"W 47.37 FT TH N 29 DEG 9'30"E 92.91 FT TH S 62 DEG 40'E 117.44 FT TO POB. ASSESSORS PLAT NO.3

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):
 County: JAN 1 - DEC 31
 Twp/Vll/City: APR 1 - MAR 31
 School: JUL 1 - JUN 30
 State: OCT 1 - SEP 30
 Does NOT affect when the tax is due or its amount.

Total Tax	19,587.20	15,975.23
Administration Fee		159.75
TOTAL AMOUNT DUE		16,134.98
PREV. PAYMENTS		
BALANCE DUE		16,134.98

File No. 44223-2026-085(A)
 Exhibit E
 Date 9-20-23
 Initials RL



File No. MD23026-085(H)
Exhibit F
Date 9-20-23
Initials KP

RECEIVED
SEP 20 2023
KP





Rose Gazebo

Josh Carley

Wed 9/20/2023 10:14 AM

To:Roy Chip <maintman1971@live.com>







Josh Carley

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemh.

- 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: 7319 Main St 051-550-051-10
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: City of Mackinac Island Email Address: clerk@cityofmi.com
Address: 7358 Market St Mackinac Is MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-847-3302
(Home) (Business) (Fax)

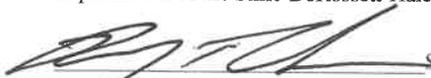
APPLICANT/CONTRACTOR

Name: Mackinac Is Carriage Tours Email Address: andy@mict.com
Address: PO Box 400 Mackinac Is MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-430-3307
(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 _____ File No. C23.051.087(H)
Brad Chambers _____ Exhibit A
Please Print Name _____ Please Print Name _____
Date 9-26-23
Initials KP

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

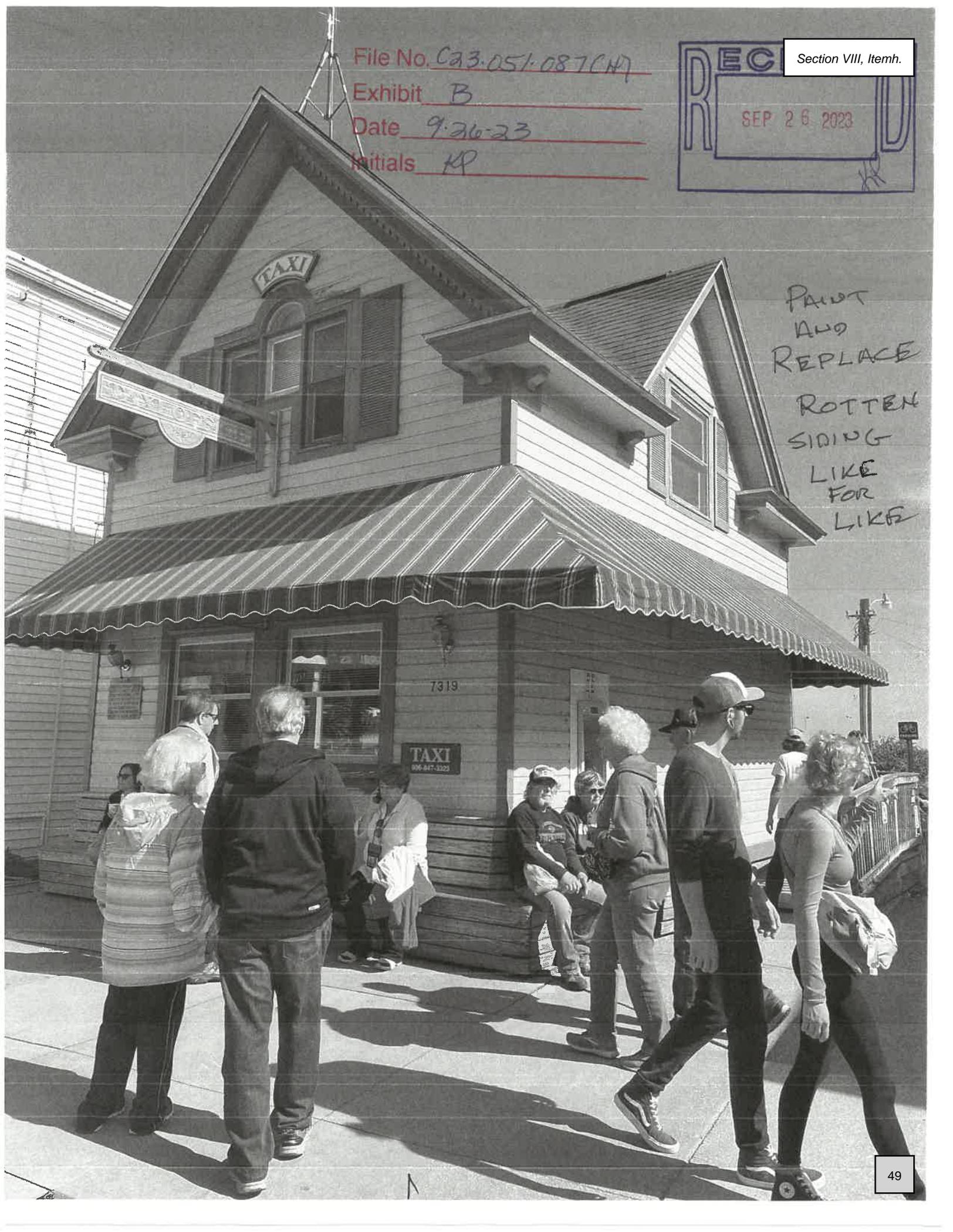
File Number: C23.051.087(H) Date Received: 9-26-23 Fee: 925 -
Received By: K Pereny Work Completed Date: _____

File No. C23-051-087 (M)
Exhibit B
Date 9-26-23
Initials KP

REC
SEP 26 2023

Section VIII, Itemh.

PAINT
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**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT
EAST END/MISSION HISTORIC DISTRICT
CITY OF MACKINAC ISLAND, MICHIGAN
August 24, 2023**

CHARGE OF THE HISTORIC DISTRICT STUDY COMMITTEE

On August 3, 2022, the Mackinac Island City Council appointed a committee to study a proposed East End/Mission Historic District. The study area is defined as follows:

On the west, the proposed boundary is the westernmost boundary of the property immediately adjacent to and east of the Island House Hotel property (which is on state-leased land), then proceeding south across Main Street and along the eastern boundary of the state-owned marina property to the water of Haldimand Bay, then proceeding east along the water's edge of Haldimand Bay including docks south of Main Street (M-185/Lakeshore/Huron Street) extending into the bay, to the westernmost boundary of state-owned land located along the water's edge, then continuing northerly along the western boundary of state-owned land and crossing Main Street to follow the western boundary of non-Mission Point owned land just west of Franks Street, north to Wendall Street, then proceeding west along the south side of Wendall Street, then north along the east side of Truscott Street, then proceeding west along the north side of Truscott Street, then west along the south side of Huron Road until Huron Road intersects with state-owned land, then proceeding west along the southern boundary of state-owned land to the point of beginning at the eastern boundary of the property where the Island House Hotel is located (excluding from the above description any state-owned property and the property commonly known as the "Beaver Dock" owned by D and S North Real Estate, LLC). Properties included in the proposed district would include those on both sides of a portion of Main Street, Bogan Lane, Church Street, a portion of Truscott Street, McGulpin Street, Mission Street, Ferry Lane, those properties on the west side of Franks Street, the south side of Wendell Street, a portion of the west and south sides of Truscott Street, and a portion of the south side of Huron Road, as well as properties on both sides of alleys or court streets that are encompassed within these boundaries.

STUDY COMMITTEE MEMBERS

Sam Barnwell, resident of an existing historic district, and part of management company as Chief Development Officer for properties within the proposed historic district

Brad Chambers, long time property owner and resident of Mackinac Island

Mary Dufina, year-round resident and business owner for 50 plus years, currently serving Planning Commission, Historic District Study Committee and owner of a historic home in West End Historic District.

Brian Findley, former hotel executive and current owner and manager of a Bed and Breakfast on Mackinac Island, deep roots in Mackinac Island since childhood, involved in the arts on the island

Nancy May, third generation, life-long resident of Mackinac Island and lives and owns property in the proposed district

Consultants to the Committee - Past Perfect, Inc.

 Jennifer Metz, Principal (36 CFR 61, Architectural History)

 Rebecca Smith-Hoffman, Principal (36 CFR 61, History)

INVENTORY

A photographic inventory of the proposed district was conducted between May and August 2022 for the City of Mackinac Island Building Inventory and Reconnaissance Historic Resource Inventory. Additional photographs were taken in the spring of 2023.

DESCRIPTION OF THE DISTRICT

The proposed East End/Mission Historic District, as described above, is located at the eastern end of Mackinac Island, is bordered at the north by the East Bluff, at the west by State Park-owned land, at the east by the Mission Point Resort, and at the south by Lake Huron. The streets in the district generally form a grid. Main Street is the major east-west artery, with five north-south side streets – Bogan Lane, Church, Truscott, Mission and Franklin Streets. McGulpin, Wendall, and Ferry Streets are short east-west streets north of Main Street, with Lesley Court curving between Main and Truscott Streets at the south.

The proposed district is a largely intact, cohesive neighborhood and the buildings as a group reflect various periods of development of historic Mackinac Island. The majority date from the nineteenth century and relate to the eras of resort and early National Park tourism. Those buildings constructed after the period of significance generally fit the scale of the historic structures around them and do not substantially detract from the historic character of the area.

The district contains eighty-four structures representing a variety of uses – hotels, bed and breakfast inns, apartment and condominium buildings, private residences, and three churches. Barns and other out buildings, though few in number, are a distinctive part of the landscape. Important natural features of the district are its extensive canopy of mature trees, the ubiquitous

lilac bushes that are distinctive to the island, colorfully landscaped gardens, and the impressive view scape looking toward Haldimand Bay of Lake Huron.

Although a majority of the historic structures in the district date from the early nineteenth century to the early decades of the twentieth century, there is evidence of eighteenth-century development. The William McGulpin House, built in 1790-91 and now located on Fort and Market Streets, was moved from McGulpin Street in 1982. A sided log house at 6768 McGulpin Street, known as the McGulpin Family House, likely dates from the late eighteenth century as well.

There are seven small to medium-sized hotels and bed and breakfast inns: Bay View Bed and Breakfast (6947 Main Street), Inn on Mackinac (6896 Main Street), Harbour View Inn (6860 Main Street), Haan's 1830 Inn (6806 Main Street), the Jacob Wendell House Bed & Breakfast (6734 Main Street), Bogan Lane Inn (1420 Bogan Lane), and the Pine Cottage Bed & Breakfast (1427 Bogan Lane).

There are three small businesses: Mackinac Wheels (6929 Main Street), a bicycle rental and repair shop; Fleurish & Bloom, (6673 Main Street), a flower shop; and the Butterfly House and Insect World (6750 McGulpin Street).

Three of the island's five churches are located in the district: The Mission Church (6670 Main Street), Ste. Anne Roman Catholic Church (6836 Main Street), and Mackinac Island Bible Church (6688 Main Street), which is located in a house converted for use as a church.

ARCHITECTURAL STYLES

The dominant historic styles of architecture of the district relate to the era of the National Park (1875-1895) and resort and early tourism from about 1840 to the halt of construction nationwide in 1941, the year the United States entered into World War II. The majority of the nineteenth century buildings are of frame construction, with gable roofs and front porches.

Facing Main Street, the district's largest and most high-style structures are private residences and tourist hotels, a number of which originally were larger private houses that have been expanded to accommodate a changed use. The houses on the side streets, which are generally smaller and simpler in design, are a mixture of private residences and bed and breakfast inns, particularly on Bogan Lane. Examples of architectural styles popular in the United States from the early nineteenth to the early decades of the twentieth century can be found in the district – Colonial, Greek Revival, Gothic Revival, Queen Anne, and Colonial Revival, as well as vernacular interpretations of these styles. The predominant vernacular house types dating from the 1840s are front-gabled, gable and wing, side-gabled, and cross-gabled, almost always with a front porch (sometimes enclosed). Occasionally there is simple Queen Anne or Italianate detailing, but most often decorative detail is minimal.

Mission Church (6670 Main Street), completed in 1829, reflects the Colonial style common to New England churches at that time, a heritage brought to Mackinac Island by the Reverend

William Ferry, a Presbyterian minister. Ferry and his wife, Amanda, came to the island from Massachusetts as missionaries with the American Board of Commissioners for Foreign Mission in 1823 to establish a school for indigenous children from around the Great Lakes. Ferry's work inspired the founding of a congregation and subsequently the construction of the Mission Church. The restoration of Mission Church in the late 1890s was Mackinac Island's first historic restoration project.

The Lafayette Davis House, now Haan's 1830 Inn (6806 Main Street) and the Jacob Wendell House (6734 Main Street) are fine examples of the Greek Revival style, which was so popular between 1840 and 1860 that it was often known as the "National" style. Another interpretation of the style is the house at 6784 Main Street.

The tower and soaring spire of Ste. Anne Roman Catholic Church (6836 Main Street) provides a distinct visual landmark in the district. The Gothic Revival detailing of this building – its steeply pitched roof, the tall, narrow stained-glass windows, delicate turrets at each corner, and the massive pedimented entry – emphasize the verticality of the Gothic Revival style typical to churches of this period.

Although there are no high-style Italianate Revival buildings in the district, a few vernacular houses have features associated with the style. Thuya Cottage (6948 Main Street) is a vernacular house that has simple Italianate features – overhanging eaves with brackets, window hoods with decorative detailing, and segmental-arch windows at the bay. Another vernacular example is the house at 1412 Church Street, which has changed over time, yet retains the simple Italianate detail of hipped roof with overhanging bracketed eaves.

The Queen Anne style, which came into vogue in the United States in the 1880s, is widely represented in the district, for example: Bay View Bed & Breakfast (6947 Main Street), Bonnie Doone Cottage (6883 Main Street), the Bennett Hotel (6781 Main Street), the Inn on Mackinac (6896 Main Street), LaChance Cottage, now part of Harbour View Inn (6860 Main Street), residence (6823 Main Street), as well as the vernacular examples having round porch columns (1420 Bogan Lane), and wrap-around porch (1427 Bogan Lane),

The Madame LaFramboise House (6860 Main Street), with its two-story Colonial Revival portico added in the 1890s, is an example of the type of changes that have been made to a number of the buildings in the district over time. Ste. Anne Rectory (6837 Main Street) is a smaller example of the Colonial Revival style.

The Great Depression of the 1930s and gas rationing during World War II were not conducive to tourism and devastated the island economy. The hotels, cottages, and most island businesses were closed and there was essentially no construction during this period.

There are examples of mid-20th century architecture built after WWII consisting of three ranch houses, two one-story utility-style buildings along the lakeshore (one is now a one-story café and a one-story utility ferry storage building), a former public bathroom (now converted to the bicycle shop) and the four condominium housing buildings along Lesley Court associated with Mackinac Island College. Lesley Court, multi family buildings, was originally used as facility housing for Mackinac College (now Mission Point Hotel). Any historic contribution Lesley

Court may provide should be determined in conjunction with a historic study, if it should occur, involving the Mission Point Resort (formerly Moral Re-Armament and/or Mackinac College.) There are the nine Victorian Revival multiunit apartment/condominiums buildings constructed in the 1960s to the 2000s. One large historic building converted to a condominium building has been so substantially altered that is considered non-contributing (Mapleview 6661 Main Street.)

While the historic buildings in the proposed district have sustained changes over time, some more than others, the majority of the structures retain a relatively high degree of architectural integrity, contributing to the historic sense of place that permeates the island. The post WWII era built structures are generally in keeping with the scale, massing, and fenestration detail of their historic neighbors and do not negatively impact those structures.

The proposed district as a whole maintains the seven aspects of integrity: design, location, setting, materials, workmanship, association, and feeling.

There are vacant lots in the district and are indicated on the map as such. While the vacant lots have not been identified in this report as being a historically contributing care should be taken with their development as many were likely previously used by settlers for open lawn, natural landscape, or at the water’s edge had small commercial fishing structures located on them, all of a smaller scale and not obstructing the views of the water. Development of these open spaces, many previously a part of land with a contributing structure, needs to develop in a manner that is compatible with that structure and the surrounding district.

RESOURCE LIST - PLEASE SEE SPREADSHEET ATTACHED

Please note that Main Street is also referred to as Huron Street, Lakeshore Drive, and M-185. For the purposes of this report Main Street is used.

COUNT AND PERCENTAGE OF HISTORIC AND NON-HISTORIC RESOURCES

- Total Resources - 86
- Contributing - 47– Contributing resources account for 55% of the total
- Non-Contributing – 39 – 45% of the total

Please note: the inventory counts single building apartment/condo/rowhouse buildings as one resource (so multiunit buildings are counted as one count per separate building footprint); properties with multiple buildings on one parcel under the same ownership are counted as one resource (ex a barn or shed is included with the house it is associated with), but even though counted as one resource in the count, there may have multiple contributing structures or elements on that property.

BOUNDARY DESCRIPTION

On the west, the proposed boundary is the westernmost boundary of the property immediately adjacent to and east of the Island House Hotel property (which is on state-leased land), then

proceeding south across Main Street and along the eastern boundary of the state-owned marina property to the water of Haldimand Bay, then proceeding east along the water's edge of Haldimand Bay including docks south of Main Street (M-185/Lakeshore/Huron Street) extending into the bay, to the westernmost boundary of state-owned land located along the water's edge, then continuing northerly along the western boundary of state-owned land and crossing Main Street to follow the western boundary of non-Mission Point owned land just west of Franks Street, north to Wendall Street, then proceeding west along the south side of Wendall Street, then north along the east side of Truscott Street, then proceeding west along the north side of Truscott Street, then west along the south side of Huron Road until Huron Road intersects with state-owned land, then proceeding west along the southern boundary of state-owned land to the point of beginning at the eastern boundary of the property where the Island House Hotel is located (excluding from the above description any state-owned property and the property commonly known as the "Beaver Dock" owned by D and S North Real Estate, LLC). Properties included in the proposed district would include those on both sides of a portion of Main Street, Bogan Lane, Church Street, a portion of Truscott Street, McGulpin Street, Mission Street, Ferry Lane, those properties on the west side of Franks Street, the south side of Wendell Street, a portion of the west and south sides of Truscott Street, and a portion of the south side of Huron Road, as well as properties on both sides of alleys or court streets that are encompassed within these boundaries.

BOUNDARY JUSTIFICATION

The boundary is the area of the island to the east of downtown beginning after the Mackinac State Historic Parks-owned leased land, south to the water, and east to the large-scale Mission Point Resort, and north to state-owned leased land. The proposed district began to develop in the late eighteenth century and continued to grow as the village spread beyond its original boundaries. The district contains eighty-six (86) structures representing a variety of uses – hotels, bed and breakfast inns, apartment and condominium buildings, private residences, three churches, and three small commercial structures. To the north of the district is state land and the east bluff cottages, to the south is the lakeshore, which is an inseparable part of the district as it was always related to its use for fishing, tourism, and recreation, and therefore the boundary extends to the water's edge. To the west is the Mackinac State Historic Parks leased-property of the Island House Hotel and to the east the property of Mission Point Resort, as the larger hotel complexes (such as Mission Point Resort, the Grand Hotel, and Stonecliff Hotel) are potential historic districts by their own right.

HISTORY OF THE DISTRICT

Major sources and direct portions for the history include sections from the previous reports on the islands historic contexts taken from the National Historic Landmark update of 1999 (Jane Busch) and the Market and Main (Huron) Historic District Study Report (Jane Busch, Past Perfect, 2011), as well as the Mackinac Island Historic Context Report (Eric Gollanek, Past Perfect, 2011). Please see the bibliography for details.

Before the first Europeans saw Mackinac Island, it was an important gathering place for the Native Americans who came there to fish and imbued the island's limestone formations and cliffs with sacred significance. Historical and archaeological evidence suggests that the island's inhabitants have always clustered near Haldimand Bay. In the late seventeenth century, French fur traders and Jesuit missionaries came to the Straits of Mackinac because of its strategic location and because it was already an Indian gathering place. Father Jacques Marquette and a band of refugee Huron established the first mission on Mackinac Island in 1671. Because the soil was unsuitable for their crops, within the year the mission was moved to the north shore of the straits at Fort DuBuade (later known as St. Ignace). By the 1680s, St. Ignace was a center of activity for the Jesuits, fur traders, and French soldiers who built Fort DuBuade. The fur traders established a trading pattern that made the Straits of Mackinac the heart of the upper Great Lakes fur trade for 150 years. In 1697 the French government abandoned Fort DuBuade in response to a glut in the European fur market. When French soldiers returned to the straits in 1714, the Jesuits and their followers had moved to the south shore of the straits, and there the soldiers built Fort Michilimackinac. In 1761 the British took command of Fort Michilimackinac as a result of the Seven Years War.

With the outbreak of the American Revolution, British officials became concerned that the accessible, wood palisade Fort Michilimackinac would not withstand an American attack. In October 1779, the new commander of Michilimackinac, Lieutenant Governor Patrick Sinclair, developed plans to move the fort to Mackinac Island and began negotiations to purchase the island from the Ojibwa and the move began in the winter of 1779–80. As the location for the fort, Sinclair chose the 150-foot bluff overlooking the harbor and south shore, where he located the village. Sinclair knew this left the fort vulnerable to attack from the higher bluff to the north, but it allowed him to protect the village and harbor. The location of the village outside the fort walls, a departure from the situation at Michilimackinac, was intended to enhance military security. Nevertheless, the village had wooden palisade walls of its own on the south, north, and west sides; the bay was on the east. To entice the villagers to move to the island, Sinclair ordered Ste. Anne Catholic Church to be shipped over the ice by oxen-drawn sleds. The church was located at what is now the corner of Market and Hoban streets (it was later relocated farther west on Haldimand Bay). Other buildings were moved across the ice as well; the William McGulpin House (1575 Fort Street) may have been one of them. Although the British were in command, the civilian population in the village consisted predominantly of French fur traders, their Odawa and Ojibwa wives, and their Métis (mixed-blood) offspring.

Although the 1783 Treaty of Paris placed Mackinac Island under the ownership of the United States, American soldiers did not occupy Fort Mackinac until 1796. During this time the population of Mackinac Island grew, expanding beyond the palisade walls of the original village. Reports of the number of buildings in the village between 1796 and 1802 are erratic, ranging from about fifty to eighty-nine. In the winter only about half of the houses were occupied, but the summer population of a thousand or more filled all of the houses and spilled over into teepees. Even after 1796, British merchants continued to control the fur trade, while French and Métis traders conducted most of the actual trading.

Not surprisingly, the early architecture of the village was French colonial in form and construction. Seven of these French colonial log buildings survive on the island today. In 1811,

John Jacob Astor's American Fur Company merged with the Montreal Michilimackinac Company, making Astor the first American with a share of the Great Lakes fur trade. Then in July 1812, in the first land action of the War of 1812, the British captured Fort Mackinac. As the westernmost of a line of forts on the border between the United States and Canada, the northernmost fort on the western frontier, and the grand depot for the fur trade, Fort Mackinac was a key defensive post. In December 1814 the Treaty of Ghent ended the war, returning Fort Mackinac to the Americans, who reoccupied the fort in July 1815.

After the war, Astor reestablished Mackinac Island as the American Fur Company's center for interior operations and quickly came to dominate the flourishing fur trade. The scale and complexity of Astor's trading empire was unprecedented. Ramsey Crooks, Astor's partner and general manager, and Robert Stuart, resident manager, supervised the American Fur Company's Mackinac Island operation. Stuart's Federal-style house (7342 Market Street) functioned as the company's administrative headquarters and was an important venue in the social life of Mackinac Island's upper class. Some independent traders—including Michael Dousman and partners Edward Biddle and John Drew—had headquarters on Mackinac Island as well. The trading pattern was much the same as in the late seventeenth century. During the winter, French Canadian and Métis traders spread through the Great Lakes region trading for furs with Indian trappers. In the summer, traders returned with their pelts to the American Fur Company warehouse (7358 Market Street) on Mackinac Island, where company clerks counted, sorted, graded, and packed the pelts to ship back to New York City. The traders obtained a new supply of trade goods for the next winter's trading. During this summer rendezvous, the island's permanent population of about five hundred grew to about two thousand with visiting traders and trappers as well as Native Americans from many nations who came to do business with the United States Indian Agent.¹

In the 1830s the decline of the fur trade ushered in a time of change for Mackinac Island. In 1834 Astor sold the American Fur Company to a group of investors led by Ramsey Crooks, who moved the company's inland headquarters west to LaPointe, Wisconsin, reducing though not eliminating, Mackinac's role in the fur trade. Crooks was successful at first, but in 1842 a combination of factors led him to declare bankruptcy. During this time, commercial fishing emerged as the island's primary industry. The 1825 opening of the Erie Canal and the introduction of steamboats on the Great Lakes made travel to the region faster and easier, fostering permanent settlement in the region. Mackinac Island became a fish processing and shipping center for the northern Lake Michigan and Lake Huron region. Schooners and steamers transported the fish to markets in the region's growing villages and cities. Although the island never had the prominence in fishing that it had in the fur trade, the fishing industry provided a strong economic basis for Mackinac until at least the Civil War. A dozen or more new docks were built in the 1840s and 1850s. Leading fish merchants included Michael Dousman, Biddle and Drew, William Scott, Toll and Rice, Bromilow and Bates, and James Bennett. The Bromilow & Bates building (7330 Huron Street) is one of few tangible remnants of the industry. Barrel-making and repair became an important subsidiary industry; more than thirty coopers—many of them from Scotland, Ireland, and Canada—worked on the island in 1850.² Among

¹ Porter, Phil, *Mackinac: An Island Famous in These Regions*, Mackinac Island: Mackinac State Historic Park Commission, 1998, pg. 27.

² Porter, *Mackinac: An Island Famous in These Regions*, pg. 35.

them was the Doud family of coopers from Ireland. The fishermen themselves were mostly Native American and Métis.

Furs and fish were not the only goods shipped through the Straits of Mackinac. It was the primary Great Lakes shipping lane until the development of railroads across Ohio and the water route was the only way for people and goods to get to the growing upper Midwest. Mackinac Island was the key stopping point and freight of all kinds was transshipped from the port on Haldimand Bay. As steamboats became more common, Mackinac functioned as a fueling station, selling wood at first and later coal. As commerce and industry expanded, it remained concentrated in the original village.

Another boost to the island's economy came from the 1836 Treaty of Washington. Under the terms of this treaty, Ojibwa and Odawa Indians sold fifteen million acres of land in Michigan to the United State government in exchange for money, goods, and provisions to be paid over the next twenty years. The American Fur Company and other island merchants successfully convinced the government to make these distributions on Mackinac Island. Thus each year in late summer approximately four thousand Ojibwa and Odawa came to Mackinac Island to receive their annuities in cash, goods, and provisions. The construction of the county courthouse on Market Street in 1839 testifies to Mackinac Island's continuing importance as the county seat for all of the Upper Peninsula and the northern part of the Lower Peninsula.

The arrival of Mackinac Island's first tourists in the 1830s contributed to the diversification of the island's economy. Travelers were beginning to seek resorts that offered scenic beauty, not just healthy water and air as was the custom earlier. The Romantic Movement introduced a new appreciation for the beauty of nature and wilderness landscapes, bringing tourists to places like Niagara Falls and the Catskill Mountains. Mackinac Island combined the health advantages of the lakeshore with the rugged beauty of the wilderness. A number of writers visited the island in the 1830s and 1840s, including Harriet Martineau, Alexis DeTocqueville , Anna Jameson, Margaret Fuller, and William Cullen Bryant. Their published descriptions of Mackinac Island helped to popularize the island as a tourist destination. The steamboats that were being used to transport fish and furs made it easier for visitors to come to Mackinac Island, although it was still a journey, and island businesses were just beginning to cater to the tourist trade. In 1837 the Protestant Mission House (just outside the Mission District) was converted into the island's first hotel ; the Island House (adjacent to the Mission District at the west) was built in 1852; and the Lake View House (downtown) opened in 1858. A horse-drawn omnibus offered tours of natural and historic sites as early as the 1840s, and shops in town began carrying "Indian curiosities" such as baskets, corn husk dolls, woven mats, and birch bark containers of maple sugar. The Mission District saw housing and rooming house development increase during this era.

By 1850 Mackinac Island's permanent population had grown to 956. Immigrants came from New England and New York. Twelve African-Americans (some formerly enslaved) came from Kentucky and Virginia. A growing number of islanders were foreign-born, coming from England, Scotland, Canada, Belgium, Prussia, Germany, and Holland. The largest group of immigrants came from Ireland—pushed by the potato famine that brought more than one million

Irish to America and pulled by the opportunities in the island's fishing industry. By 1850 the Irish constituted almost 20 percent of the island's population.³

After the Civil War, Mackinac Island quickly rose to prominence as one of the most popular resorts in the Midwest. Improved transportation was the key to bringing more visitors to the island. In 1875 the Grand Rapids and Indiana Railroad completed a railroad line to Petoskey, where travelers could board a steamer to Mackinac Island. In 1882 both the Grand Rapids and Indiana Railroad and the Michigan Central Railroad completed railroad lines to Mackinaw City, where ferry boats were available to complete the short trip to the island. In the same year, the Detroit and Cleveland Steam Navigation Company began regular service to Mackinac Island. Vacationers in this era continued to seek a healthy and inspiring environment, but there was an increasing emphasis on recreation. Scenic views and limestone formations, historic sites from the War of 1812, the harbor that still sheltered sailboats and Indian canoes, the quaint old French houses in the village, and Fort Mackinac itself all offered diversions for tourists. In his 1875 guide book to Mackinac Island, John Disturnell described the village as "a perfect curiosity." Disturnell recounted many of the island's Indian legends, an important part of Mackinac's attraction. In the guidebook's business directory, four stores list Indian curiosities along with their dry goods, groceries, and provisions.⁴ There was a growing compliment of boarding houses and hotels to accommodate the increased tourism at this time as well.

The island's importance as a resort was solidified with the establishment of America's second national park on Mackinac Island in 1875. The national park, which encompassed about 50 percent of the island, gave new purpose to Fort Mackinac, which had long ceased to have strategic importance as a frontier or border post. Now the fort commandant served as the park superintendent, responsible for enforcing rules and regulations, building roads and trails, collecting and disbursing park funds, and leasing lots for cottages. On the west side of the island, Hubbard's Annex was platted in 1882 as Mackinac Island's first cottage resort community, followed by the first cottages on the East and West Bluffs. The increased services required by visitors and wealthy cottagers alike aided the growth of the island's overall economy. When a partnership of railroad and steamship lines built the Grand Hotel in 1887, Mackinac Island entered the category of fashionable resort where Newport, Rhode Island, and Saratoga Springs, New York, set the standard. The wealthy elite of Chicago, Detroit, and other cities came to stay at the Grand; others built large and elaborate cottages on the bluffs. The East Bluff cottages, on state-leased land, are located on the bluff rising behind the proposed Mission District area.

Mackinac Island faced a crisis in the 1890s when the army decided to close Fort Mackinac and sell the national park. Secretary of War Daniel Lamont believed that the government should not be responsible for maintaining a summer resort for wealthy people. Islanders successfully lobbied Congress to transfer the national park to the state of Michigan, and in 1895 the country's second national park became Michigan's first state park, administered by the newly appointed Mackinac Island State Park Commission. Mackinac Island continued to grow and prosper as a resort, as evidenced by the predominance of late nineteenth- and early twentieth-century buildings on the island today. The village experienced substantial development to the northeast

³ Porter, *Mackinac: An Island Famous in These Regions*, pg. 41.

⁴ J. Disturnell, *Island of Mackinac and Its Vicinity*, 1875; reprint, Cheboygan, Michigan, : C.W. Page, 1977.

and west of its original boundaries, but that development consisted of private residences, plus a few hotels and large boardinghouses. Commercial buildings were confined to the original village limits, where restaurants, gift shops, hotels, and candy stores replaced the quaint French buildings that had enchanted earlier visitors. Private homes were increasingly converted to boardinghouses and hotels.

The island was modernized with electricity, running water, and telephones, along with telephone poles, a coal-burning electric plant, and a water-pumping station. When the first automobile appeared in the village in 1898, the islanders drew the line. The village council banned automobiles on village streets, and in 1901 the park commission banned automobiles in the park. As is often the case, the disappearance of the island's historic buildings generated interest in their history. Residents and cottagers wrote books on Mackinac Island history and erected historical monuments. In 1895, a group of islanders restored the Mission Church (located in the Mission District), recognizing its importance for its age and history to the island. In 1905, the Park Commission opened Marquette Park in the former soldiers' garden below the fort, and in 1909 dedicated the bronze statue of Father Marquette that still stands in the park.

The tourism-based prosperity that began on Mackinac Island in the late nineteenth century continued through the 1920s. During World War I, however, new construction slowed, and it diminished further in the 1920s. The Grand Hotel was an exception—an addition was built in 1912, a golf course in 1917, and in the 1920s a fifth floor was added and an outdoor swimming pool constructed. Certainly, this was evidence of wealth continuing to flow to Mackinac Island. Another indicator was Mackinac Island State Park's acquisition of several hundred acres during the 1920s. After World War I, a steadily growing number of visitors travelled to the island by auto instead of by railroad or steamboat. Two of Michigan's improved highways, the East and West Michigan Pikes, met in Mackinaw City in 1922. The following year the state began operating an automobile ferry across the straits from Mackinaw City to St. Ignace. But these developments had a greater impact on mainland tourism than on the island. In an effort to lure more auto tourists from the mainland, state park Superintendent Frank Kenyon proposed an auto garage on Mackinac Island where people could leave their cars while they toured the island, but it never came to fruition. Although illegal automobiles occasionally appeared on the island, and the ordinances prohibiting automobiles were challenged, they were not overturned.

The Great Depression slowed resort life on Mackinac Island. In the 1930s, tourism dwindled to a trickle, stores on Huron Street were vacant, some cottages on the bluffs were boarded up and overgrown, and the Grand Hotel came close to bankruptcy. A measure of relief came from federal and local public programs. The Civilian Conservation Corps undertook landscaping projects, repaired buildings at Fort Mackinac, reconstructed Fort Holmes, and built the Boy Scout barracks. Under the federal Public Works Act, an airport landing strip was built near the center of the island. Works Projects Administration (WPA) funds were used to hire Grand Rapids architect Warren Rindge to prepare a detailed historical and architectural report on the island's historic buildings.

The City of Mackinac Island initiated a local public works program when it created the Park and Harbor Commission in 1941. By selling revenue bonds, the Park and Harbor Commission raised funds to promote tourism and to undertake a number of civic improvements. These included

buying and restoring the American Fur Company warehouse and Stuart House, building public bathrooms, and resurfacing the Arnold Line dock. The Depression extended through World War II on Mackinac Island, as wartime travel restrictions continued to limit tourism, and the relief provided by New Deal projects came to a halt.

When tourism recovered after World War II, it took on a different character than in the years before the Depression. The summer resort of the 1920s essentially continued a late Victorian lifestyle in late Victorian buildings. But the lifestyle of the 1950s was different. The U.S. economy was booming, and Michigan—led by the auto industry—was especially prosperous. A new state tourism campaign was designed to draw vacationers to northern Michigan. Automobiles were now the most common mode of travel to Mackinac Island, though the final stretch was still by ferry (or occasionally airplane), and on the island transportation was by foot, bicycle, or horse. When the Mackinac Bridge opened in 1957, it brought even more automobile tourists to the straits region. It was so much faster and easier to reach the island that day trips became popular. Economic recovery meant that empty stores, homes, and hotels were reoccupied.

Mackinac Island’s tourist-based economy has continued to grow since the 1960s – today sources indicate approximately one to 1.2 million people visit the island each year. There has been infill development in the village and some large-scale development on other parts of the island, including new construction in the Mission District area. Yet history, more than ever, is a key element in Mackinac Island’s appeal. Today the state park encompasses at least 83 percent of the island. Fort Mackinac, which has been systematically restored to its late nineteenth-century appearance, is a premier attraction. The state park commission has acquired and restored many of the island’s most important historic buildings, including the Edward Biddle House, the Mission Church, the Indian Dormitory, the Mission House, and the William McGulpin House. The hotels and cottages that once were modern and fashionable are now historic and fashionable. The Mission District still retains a high-level of historic integrity and sense of place. The proposed Mission District flanks the downtown to the east as a compliment to the West End Historic District to the west of downtown Mackinac Island.

SIGNIFICANCE OF THE DISTRICT

Michigan’s Local Historic District Act, PA 169 of 1970, as amended, requires local historic district study committees to be guided by the evaluation criteria for the National Register of Historic Places in evaluating the significance of historic resources. The act also requires study committees to be guided by criteria established or approved by the Michigan State Historic Preservation Office (Section 3(1)(c)). In 2022, the State Historic Preservation Office issued criteria that elaborate on historic district boundary determinations and single resource districts.

In accordance with these legal documents and guidelines, the study committee has determined that the Mission District Historic District is significant under National Register Criterion A, for its association with historical events that have contributed significantly to the history of Mackinac Island, the State of Michigan, and the United States; and under Criterion C, for its embodiment of the distinctive characteristics of architectural types, periods, and method of construction. The areas of significance are architecture, entertainment/recreation, ethnic heritage,

and religion. The period of significance is from 1790, the likely date of the known log structures in existence in the district to 1941 and the commencement of the United States involvement in World War II. While there are mid-twentieth century buildings over fifty years old in the historic district the Study Committee does not feel they represent the predominant era of the development and identity of the east end of the island or the historic character of the island. The majority of the historic properties in the proposed district are multi-storied nineteenth century homes, large rooming houses and hotels with similar materials and architectural elements - wood siding, gabled roofs, and porches.

The National Register Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

Criteria A: That are associated with events that have made a significant contribution to the broad patterns of our history.

Mackinac Island as a whole has been designated a National Historic Landmark for its outstanding significance as a military outpost, fur trade depot, and - since the mid-nineteenth century – one of the country’s premier tourist destinations. The development of the Mission district area at the east end of the island has been overshadowed by more conspicuous development in the original village and the cottages of the west and east bluffs, yet the Mission District to the east end plays an integral and densely developed part of Mackinac Island history and contains a large percentage of the historic resources of the island. The major themes of Mackinac Island history are reflected in the district’s buildings, from the log houses of the fur traders and the simple vernacular houses of the workers in the fishing industry, to the fine large homes, cottages, hotels and rooming houses developed during the tourism era of the late nineteenth century to the Great Depression, as well as the mid-twentieth century period of renewed tourism and investment. There are examples of structures associated with equestrian activity so important to the island, as well as two significant historic church buildings.

Select examples include: (please see inventory forms as well)

- 6768 McGulpin Street - McGulpin Family house, Fur Trade/log construction, c. 1790
- 6670 Main Street - Mission Church, Religion, 1829
- 6836 Main Street - Sainte Anne Catholic Church, Religion, 1874/1890
- 1260 Truscott Street – Barn, Equestrian Use, c. 1860
- 6781 Main Street - Bennett Hotel, Tourism, c. 1890
- 6860 Main Street – Madame LaFramboise House, Fur Trade, 1842
- 1427 Brogan Lane - Pine Cottage Inn, Commerce, 1870
- 6734 Main Street - Jacob Wendell House, Commerce, 1846

Criteria C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Mission District Historic District contains representative types of the island's residential architecture. At least one French colonial log building survives in the district on McGulpin Street. These rare, historic structures contribute to Mackinac's national significance. The William McGulpin house (moved from McGulpin Street to Fort Street in 1982) dates from 1790-91 and it is likely the former neighboring log house at 6768 McGulpin Street, known as the McGulpin Family house, dates from that time period. An original portion of the La Framboise House, now Harbour View Inn, (6860 Main Street) built in 1820 has sided log construction.

The Mission Church (6670 Main Street) and Ste. Anne's Church (6836 Main Street) and Rectory (6837 Main Street) represent religious architecture of the nineteenth century. A fine Greek Revival example is the Lafayette Davis House at 6806 Main, now Haan's 1830 Inn.

There are many examples of well-preserved two-story, front-gabled vernacular houses – the most common type of early nineteenth century house on the island. Bayview Bed and Breakfast (6947 Main Street), Bonnie Doone Cottage (6883 Main Street), the Bennett Hotel (6781 Main Street) are representative of the Queen Anne style. Other architectural styles popular during the period can be found in the Italianate Vernacular of Thuya Cottage (6948 Main Street), and the Colonial Revival portico added in the 1890s to the Madame LaFramboise House/Harbour View Inn (6860 Main Street), and Sainte Anne's Rectory (6837 Main Street). The mid-twentieth century structures in the district are representative of the post-World War II period when the ranch house exemplified the change to less ornate and elaborate structures.

As a group, the Mission Historic District is a dense neighborhood that includes examples of nineteenth century cottages, year-round homes, boarding/rooming houses, hotels, and churches of historic significance that flanks the island to the east end of downtown as the Westend Historic District neighborhood does to the west.

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PHOTOGRAPHS March 2023
All photographs taken by Jennifer Metz



Photo 1. Looking East down Main toward the Mission District



Photo 2. 6948 Main Street, c. 1850.



Photo 3. 6849 Main Street.



Photo 4. Saint Anne's Church, 6836 Main Street



Photo 5. Saint Anne's Rectory, 6837 Main Street



Photo 6. Harbour View Inn, formerly Madame Laframboise House, 6860 Main Street



Photo 7 – Mission Church, 1829, 6670 Main Street



Photo 8. Jacob Wendell House, 6734 Main Street



Photo 9 – 6784 Main Street

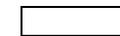


Photo 10 – 6823 Main Street



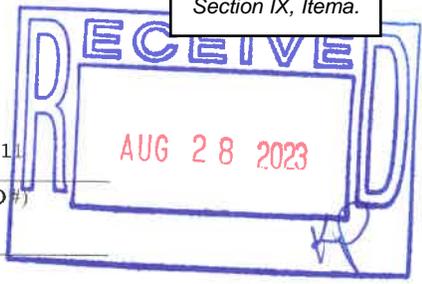
Photo 11 – The east end of Mackinac Island and Mission District from the bay.

propaddrnu	propstreet	propStre_1	HistoricDistrict	Year Built	Historic Name	Current Name
1420	BOGAN	LN	Contributing	c. 1885		Bogan Lane Inn
1432	BOGAN	LN	Contributing	c.1900/1950s		
1427	BOGAN	LN	Contributing		1870 Pine Cottage Hotel	Pine Cottage
1450	BOGAN	LN	Contributing	c.1900/various		Voyager Inn
1449	BOGAN	LN	Contributing	. 1850/19th c		
1366	CHURCH	ST	Contributing	c. 1880		
1400	CHURCH	ST	Contributing	c. 1870		
1412	CHURCH	ST	Contributing	c. 1870		
1378	CHURCH	ST	Contributing	c. 1890		
1396	CHURCH	ST	Contributing	c. 1900		
1407	CHURCH	ST	Noncontributing		1965	Row Terraces
1392	CHURCH	ST	Contributing	c. 1870		
6620	FERRY	LN	Noncontributing		1982	
1213	FRANKS	ST	Noncontributing	c. 1990		
1221	FRANKS	ST	Noncontributing	c. 1990		
1225	FRANKS	ST	Noncontributing	c. 1990		
1231	FRANKS	ST	Noncontributing	c. 1990		
1237	FRANKS	ST	Noncontributing	c. 1990		
1245	FRANKS	ST	Noncontributing	c. 1990		
1253	FRANKS	ST	Noncontributing	c. 1990		
1193	FRANKS	ST	Noncontributing	c. 1980		
1213	FRANKS	ST	Noncontributing			
1237	FRANKS	ST	Noncontributing			
1179	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1185	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1193	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1197	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1188	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1210	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1221	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1228	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1227	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1232	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1235	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1240	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1239	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1179	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
1240	LESLEY	CT	Noncontributing	c. 1965	Lesley Court Apartments	Lesley Court Condominiums
6836	MAIN	ST	Contributing		1874 St Anne de Michillimackinac	Saint Anne's Church
6784	MAIN	ST	Contributing	c. 1850		Murray Cottage
6800	MAIN	ST	Contributing	Late 19th c		
6806	MAIN	ST	Contributing		1830 Lafayette Davis Cottage	Haan's 1830 Inn



6823	MAIN	ST	Contributing	c. 1880		
6837	MAIN	ST	Contributing		1881 St. Anne's Rectory	
6859	MAIN	ST	Noncontributing		2023	
6883	MAIN	ST	Contributing		1886 Bonnie Doone Cottage	Bonnie Doone Cottage
6929	MAIN	ST	Noncontributing	c. 1960s		
6947	MAIN	ST	Contributing		1891	Bayview Bed and Breakfast
6896	MAIN	ST	Contributing	1867/various	Bogan House/Chateau Beaumont	Inn on Mackinac
6918	MAIN	ST	Contributing	1904/1999	St. Cloud Hotel	St. Cloud
6930	MAIN	ST	Contributing	c.1850		
6948	MAIN	ST	Contributing	c. 1850	Thuya Cottage	
6849	MAIN	ST	Contributing	19th c.		
6876	MAIN	ST	Contributing	c. 1880	Lachance Cottage	Harbor View Inn
6901	MAIN	ST	Noncontributing		1999	
6624	MAIN	ST	Noncontributing	c. 2000		
6602	MAIN	ST	Noncontributing	c. 2000		
6613	MAIN	ST	Noncontributing	c. 1980		
6753	MAIN	ST	Noncontributing	c.1990		
6743	MAIN	ST	Noncontributing	c. 1990		
6748	MAIN	ST	Noncontributing	c. 1990		
6746	MAIN	ST	Noncontributing	c. 1990		
6742	MAIN	ST	Noncontributing	c. 1990		
6758	MAIN	ST	Noncontributing	c. 1990		
6597	MAIN	ST	Noncontributing	c. 1980		
6734	MAIN	ST	Contributing		1846 Jacob Wendell House	Jacob Wendell House
6688	MAIN	ST	Contributing	c.1890		Mac Is Bible Church
6706	MAIN	ST	Noncontributing	c. 1960		
6670	MAIN	ST	Contributing		1829 Mission Church	Mission Church
6652	MAIN	ST	Noncontributing	c. 1950		
6634	MAIN	ST	Noncontributing	c. 1980		
6731	MAIN	ST	Contributing	mid 19th c		
6661	MAIN	ST	Noncontributing		2007	
6691	MAIN	ST	Noncontributing	c.2010		
6695	MAIN	ST	Noncontributing	c. 2010		
6687	MAIN	ST	Noncontributing		2011	
6717	MAIN	ST	Noncontributing	c. 2000		
6705	MAIN	ST	Noncontributing			
6757	MAIN	ST	Contributing	c. 1870		
6917	MAIN	ST	Noncontributing		1962	Harbor Cottage
6939	MAIN	ST	Contributing	c.1960		Watercolor Café
6673	MAIN	ST	Contributing	c. 1890	Lafayette Cottage	
6860	MAIN	ST	Contributing	1820/various	LaFramboise House	Harbour View Inn
6805	MAIN	ST	Contributing	c. 1860		
6781	MAIN	ST	Contributing	c. 1890	Bennett Hall Hotel	Bennet Hall
6719	MAIN	ST	Noncontributing	c. 1990		

6707 MAIN	ST	Noncontributing	c. 1990		
6937 MAIN	ST	Noncontributing	c.1960		
6739 MAIN	ST	Noncontributing	c.2010		
6786 MCGULPIN	ST	Contributing	c. 1870		
6798 MCGULPIN	ST	Contributing	c. 1870		
6776 MCGULPIN	ST	Contributing	c. 1920/various		
6770 MCGULPIN	ST	Noncontributing	c. 1980		
6768 MCGULPIN	ST	Contributing	c. 1790/c.1920	McGulpin Family	
6750 MCGULPIN	ST	Contributing	c. 1910/various	Truscott Greenhouse	Mackinac Island Butterfly House
6740 MCGULPIN	ST	Contributing	c. 1880		
1229 MISSION	ST	Noncontributing	c. 2000		
1235 MISSION	ST	Noncontributing	c. 2000		
1241 MISSION	ST	Noncontributing	c. 2000		
1263 MISSION	ST	Contributing	c.1920/various		
1274 MISSION	ST	Noncontributing	c. 1980		
1252 MISSION	ST	Noncontributing	c. 1945/c.1980s		
1230 MISSION	ST	Noncontributing	c. 1950s/various		
1215 MISSION	ST	Noncontributing	2007		
1219 MISSION	ST	Noncontributing	2007		
1317 TRUSCOTT	ST	Noncontributing	1995		
1302 TRUSCOTT	ST	Contributing	c. 1890		
1260 TRUSCOTT	ST	Contributing	c. 1920		Little Barn
1203 TRUSCOTT	ST	Contributing	c. 1870		
1182 TRUSCOTT	ST	Noncontributing	c. 1990		
1287 TRUSCOTT	ST	Contributing	c.1900		
1299 TRUSCOTT	ST	Contributing	c. 1915		
6635 WENDELL	ST	Contributing	c. 1900/various		
1278 TRUSCOTT	ST	Noncontributing	c.1960		



B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7567 Market Street 051-575-011-11
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: \$3000

APPLICANT/CONTRACTOR

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

Name: Andrew McGreevy Email Address: andymcgreevy@icloud.com

Address: PO Box 225 Mackinac Is MI 49757
(Street) (City) (State) (Zip)

Telephone: 906-430-8175
(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 7 Stephanie McGreevy Email Address: andymcgreevy@icloud.com

Address: PO Box 225 Mackinac Is MI 49757
(Street) (City) (State) (Zip)

Telephone: 909-430-8175
(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.

Signature _____ SIGNATURES _____
Signature

Andrew McGreevy Stephanie McGreevy
Please Print Name Please Print Name

Signed and sworn to before me on the 28 day of August, 2023

K. RICKLEY, Notary Public
Mackinac County, State of Michigan
Acting in the County of Mackinac
My Commission Expires: 10/21/2025

K Rickley
Notary Public
Mackinac County, Michigan
My commission expires: 10/21/2025

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)

File No: MD23.011.067(GA)

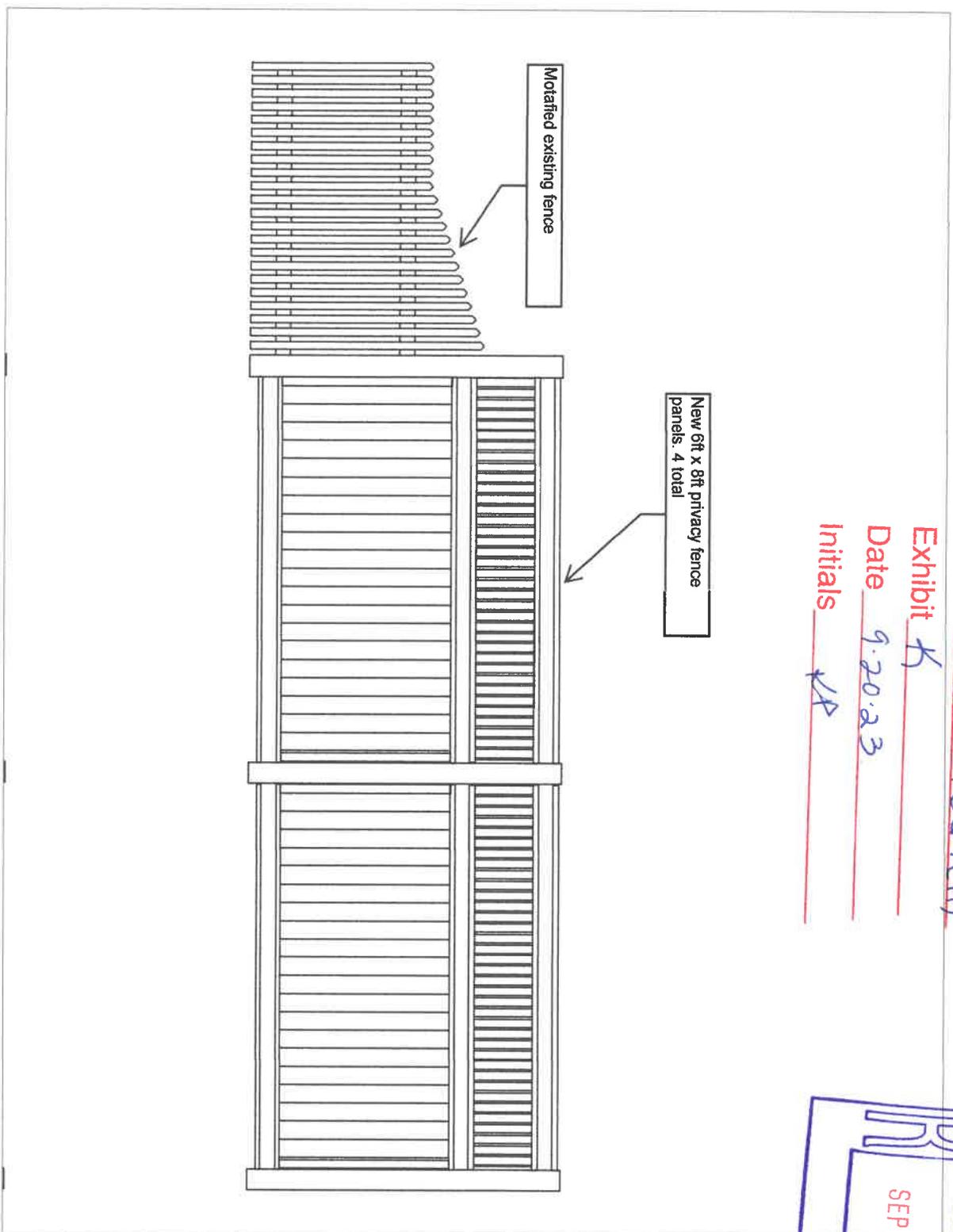
Exhibit B

Date 8-28-23

Initials KP

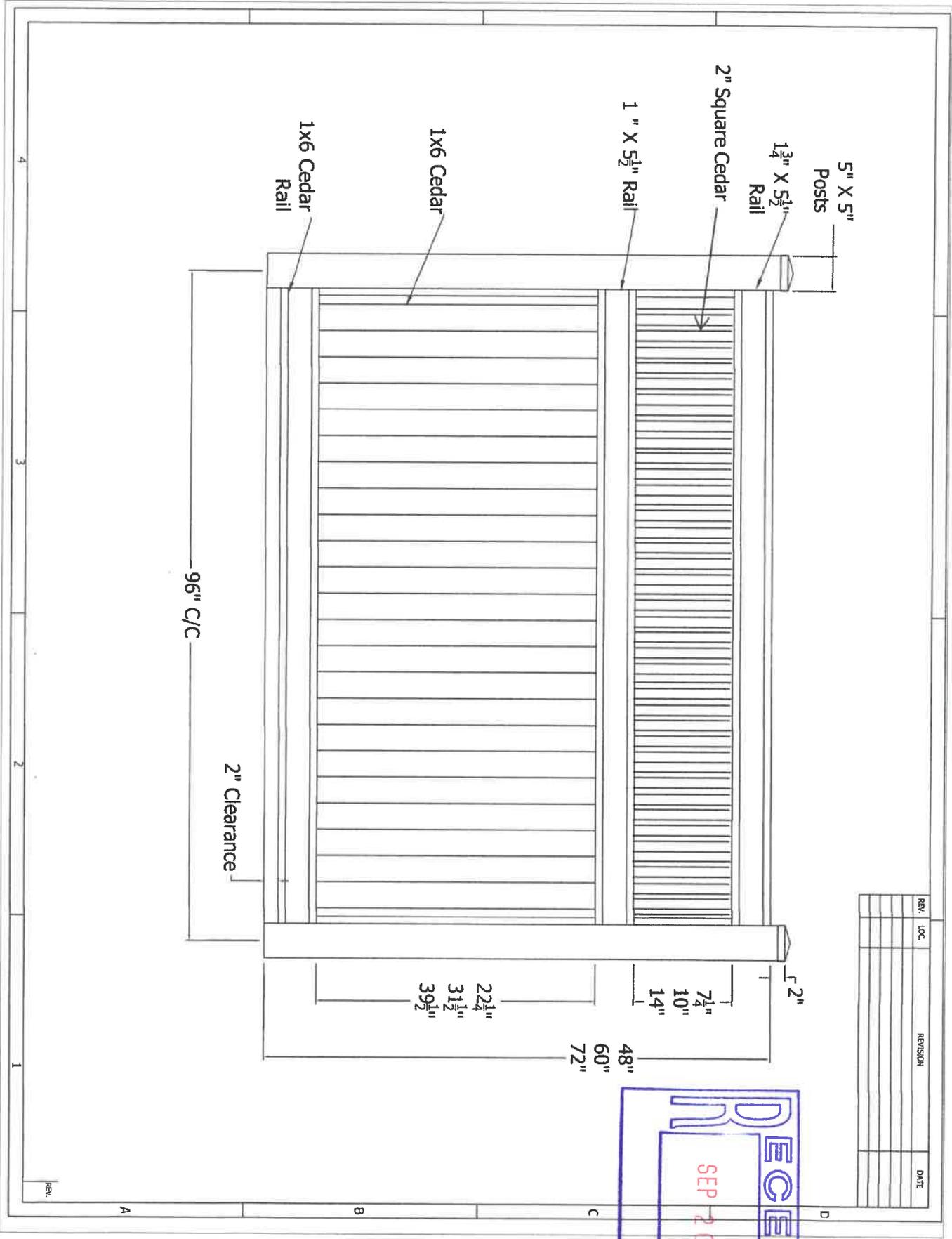
MD23.011.067(GA)
KPeremy

8-28-23 \$150-



File No. MO23-011-067(H)
Exhibit K
Date 9.20.23
Initials KA

RECEIVED
SEP 20 2023
KA



RECEIVED
 SEP 20 2023

Katie Pereny

From: Andrew McGreevy <andymcgreevy@icloud.com>
Sent: Wednesday, September 20, 2023 11:41 AM
To: Katie Pereny
Subject: Re: Fence
Attachments: Cedar fence elevation.pdf; Cedar fence detail.pdf



Katie,

Attached drawings of our latest proposal for the privacy fence. We are changing to cedar with 2" vertical pickets in the upper panel. Also, will step up the existing picket fence to better match the height of the privacy fence. We would like this to be added to the October HD and PC meetings.

Thanks,
Andy

On Sep 12, 2023, at 11:50 AM, Andrew McGreevy <andymcgreevy@icloud.com> wrote:

Thanks. This is going to be fun eh.

On Sep 12, 2023, at 10:06 AM, Katie Pereny <kep@cityofmi.org> wrote:

Here you go

Katie Pereny

City of Mackinac Island Building & Zoning Department

906-847-6190

kep@cityofmi.org

File No. MD23-011-067(H)
Exhibit J
Date 9-20-23
Initials KP

From: Andrew McGreevy <andymcgreevy@icloud.com>
Sent: Tuesday, September 12, 2023 10:04 AM
To: Katie Pereny <kep@cityofmi.org>
Subject: Fence



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 September 2023

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

Re: **McGREEVY RESIDENCE FENCE ALTERATION**
Design Review

Dear Ms. Pereny:

I have reviewed the revised design for the McGreevy Residence side yard fence alteration at 7567 Market Street in the Market and Main Historic District, at this Contributing property. The purpose of the fence alteration is to achieve a privacy screen along the side yard lot line in the front yard of the property.

While the height and length dimensions of the proposed replacement section would be as previously requested, the material of the new portion would maintain the existing fence construction as wood, matching the existing fence intended to remain. The design would be altered to use square vertical spindles in the top more open portion, in lieu of lattice as previously proposed. The adjoining sections of existing fence at either end of the new portion would be altered to have rising picket lengths creating a tapered pattern to better integrate the new taller privacy portion. And being wood, the new portion would be painted to match the remaining existing fence sections.

While a feature which characterizes the property would be altered (the picket fence), the change would be accomplished in a way which blends and is compatible with the remaining existing fence and the larger historic property. As such, Standards 2 and 9 which with the previous proposed alteration were not met, would now be met.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Andy McGreevy, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop and Morrison



To the Mackinac Island Planning Commission & Historic District Commissions:

We would like to make a presentation for this next month of October to the Historic District Commission and the Planning Commission, an overview of the Expansion of the building housing the Trading Post, May's Fudge and Baxter's 'Somewhere in Time' Shops to create restaurant dining on the lake, expanding our trade to restaurants, geared toward both the daytime public for cuisine representing the culture and heritage of Mackinac Island but also at night to include fine dining upon the harbor, of the best cuisine Mackinac Island has to offer – representative of the deep historic French & Native American cultural treasure of food dishes which are unique to the Great Lakes and especially our region.

Presenting will be Devan Anderson of Quinn Evans, of Detroit, Ann Arbor, and Washington D.C., which specializes in historic renovations and architecture, has experience specifically with historic districts, preserving the cultural heritage of communities across Michigan and the Nation.

The talk is to invite comment from the commissioners and the community, and will be followed up with more presentations, to each commission in the coming months.

We welcome the public to attend if it can be brought to their attention, we hope the project will excite the community that the harbor is being brought in a big way to the center of downtown, and especially that the culture unique to us will be the central theme of the project, the bridging to life our culture traditions and cuisine and opening up the harbor to everyone.

Our building being expanded is a contributing historic structure built circa 1900 and housing the original Murdick's Famous Fudge which moved after selling to Harold May in the 1930s to Charlevoix. That business still exists and has expanded to Mackinaw City. This building also became the first store owned by our family, in 1948 the Trading Post was built by Anthony Trayser and his partner and was built by local carpenters of Native American ancestry who cut the bark off trees harvested on Bois Blanc Island in the winter when the sap ran low, so the bark would stay on, and lasted for over 50 years, the original bark. The totems on the face were hand carved by someone they knew from Cedarville. The wood was carried across the ice in winter by horses. The back of the building facing the lake was expanded first in 1969 with a seawall being built in 1968. The apartment Richard Trayser, Anthony C. Trayser's son moved into was built in the expansion approximately 25 feet into the harbor, the original structure facing the lake has been entirely modified, nothing remains of that original structure, all has been expanded and modified, the 2nd floor structurally modified to correct the buildings weaknesses in 1995.

We have commissioned the firm of Quincy Evans to conduct also a thorough historic review of the property using the historians they employ in Ann Arbor and in other parts of the nation, to do as thorough a history of the building as they can, and we hope to bring this historic story investigated by professional historians to add depth and color to our local community's story and will preserve and honor the past, including the deepest part of our island's and community's story, the Native American history along this beach.

File No. C23-053-070(H)
Exhibit N
Date 9-26-23
Initials KJ

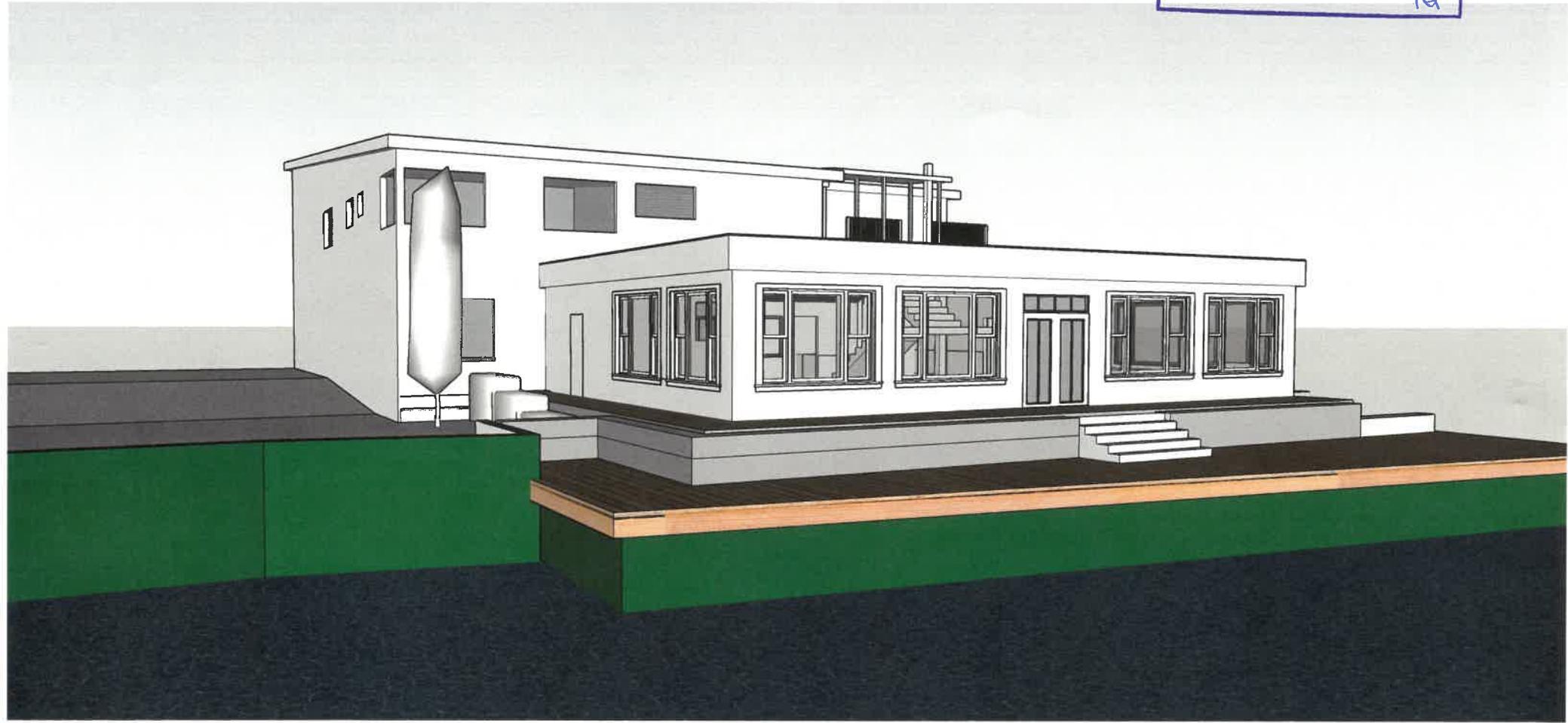
File No. C23-053-070(H)

Exhibit 0

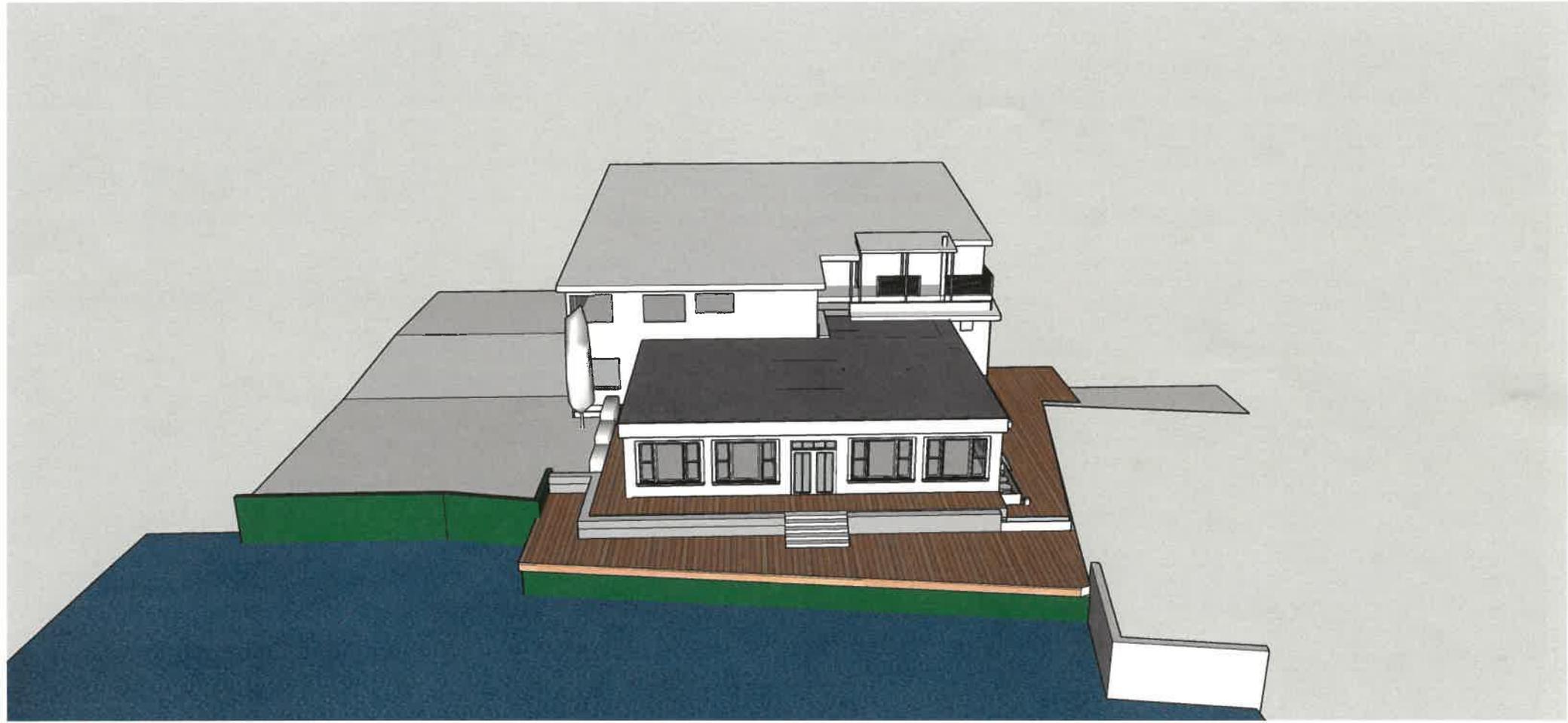
Date 9-26-23

Initials KP

Section IX, Itemb.

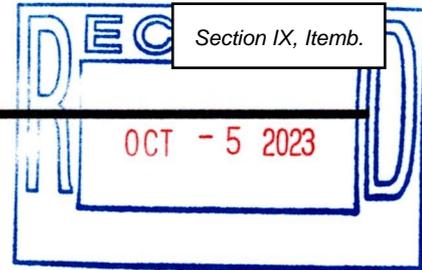








Katie Pereny



From: Richard Neumann <r.neumann.arch@sbcglobal.net>
Sent: Thursday, October 5, 2023 11:33 AM
To: Katie Pereny; Dennis Dombroski; Gary Rentrop
Subject: Trayser Application to HDC

Hi Katie -

Having reviewed the application submittal for the Trayser property proposed building demolition and replacement I have determined there is not enough detail information as to what is proposed to complete a Design Review at this time.

Certainly the HDC could discuss in general terms the approach to constructing a new building in a historic district, ie. that it be a low-key, background design that references its historic environment but does not upstage existing Contributing resources. My thoughts at this time are that the proposed new structure appears to follow this approach, although maybe some modest architectural references to its neighbors might be appropriate, so it does not appear to be too contemporary.

Please pass this on to HDC members; thanks -

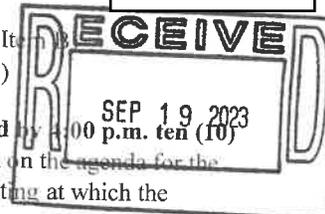
Rick Neumann
Richard Neumann Architect
610 Grand Avenue, Petoskey, MI 49770 / 231-347-0931 / r.neumann.arch@sbcglobal.net / richardneumannarchitect.com

File No. C23-053-070(H)
Exhibit P
Date 10.5.23
Initials KP

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

PROPERTY LOCATION: 7529 Market Street (Number) (Street) 550-075-00 (Property Tax ID #) 051-900-233-00

PROPERTY OWNER

Name: Margaret and Wesley A. Maurer Rev. living Trust dated July 25, 1987 Wesley Maurer, Jr. Trustee Email Address: wmaur@comcast.net

Address: PO Box 315, St. Ignace MI 49781 (Street) (City) (State) (Zip)

Telephone: 906-298-1587 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Kim Ruley / Hoffmann Michigan Media Group Email Address: kim.ruley@stignaceneews.com

Address: 359 Reagan Street St Ignace MI 49781 (Street) (City) (State) (Zip)

Telephone: 906-643-9150 (office) (Home) 989-390-0618 (cell) (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

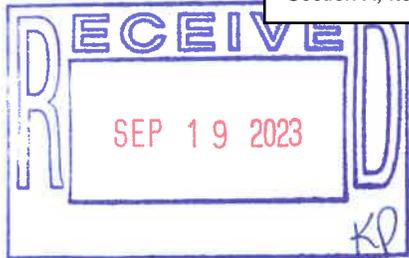
Signature: [Handwritten Signature] Please Print Name: Wesley Maurer Jr

Signature: [Handwritten Signature] Please Print Name: Kimberly Ruley

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 Exhibit A Date: 9-20-23 Initials: KP

File Number: MD23-075-084(A) Date Received: 9-20-23 Fee: \$100- Received By: [Handwritten Signature] Work Completed Date:



Wednesday, August 16, 2023

City of Mackinac Island
Attn: Historic District Commission, Dennis Dombroski/Katie Pereny
PO Box 455
Mackinac Island, MI 49757

Hello Dennis and Katie,

Attached, please find Hoffmann Michigan Media Group's (St. Ignace News / Mackinac Island Town Crier) application for Minor Work to be completed on the building located at 7529 Market Street, Mackinac Island, Michigan, 49757.

With the building owner's (Wesley Maurer, Jr.) permission, we are proposing a fixed view camera attached to the corner of the building as indicated in the red circled area of the second photo attached. I reached out to Mr. Dombroski regarding this proposal and he suggested that perhaps the West corner of the second floor bump-out may provide a better view of the street. We are requesting permission to install this camera in order to provide a live stream of the view up Market Street to our website, mackinacislandnews.com.

Included in this packet are the HDC Minor Work application, the \$100 application fee, and five photographs: 1) An example camera and installation method, 2) The proposed corner installation location, 3) The proposed West corner second floor bump-out installation location, 4) An example view of the direction we would like the camera to point (this image was taken via someone holding their cell phone in the air and does not necessarily indicate the exact view of the camera), and 5) the front of the location at 7529 Market Street.

The camera would be installed using a metal bracket affixed to the building. The direction of the camera would be fixed to maintain a consistent view up Market Street, and would not be maneuverable on our website.

- Kim Ruley
Publisher

File No. MD23.075.084(H)
Exhibit B
Date 9.20.23
Initials KP

Subject: RE: Town Crier / Camera Install?
Date: Wednesday, July 12, 2023 at 2:37:38 PM Eastern Daylight Time
From: Dennis Dombroski <djd@cityofmi.org>
To: Kim Ruley <kim.ruley@stignacenews.com>
CC: Katie Pereny <kep@cityofmi.org>, Stephanie Fortino <stephanie.fortino@stignacenews.com>
Attachments: image001.jpg, image004.png, image005.jpg

Hi Kim,

I just walked down and looked at your building and the proposed camera location. I met with Stephanie Fortino while I was there, and I suggested to her that the West corner of the second floor bump-out might provide a better view of the street than the proposed building corner location. Either way, the proposed camera installation will require a Historic District Commission Permit. The Minor Work side of the HDC application should be completed and submitted with photographs of the proposed camera and camera installation location, along with a short narrative of the proposed work. The application fee for this project would be \$100.00.

Dennis Dombroski

From: Kim Ruley <kim.ruley@stignacenews.com>
Sent: Wednesday, July 12, 2023 12:07 PM
To: Dennis Dombroski <djd@cityofmi.org>
Subject: Town Crier / Camera Install?

Hi Dennis,

Stephanie Fortino pointed me in your direction for a question I have regarding the possibility of potentially installing a fixed view live stream camera on the exterior of the Town Crier office. She said because the office is part of the Historic District, this is something we definitely should ask about... so here I am.

We are looking to get a shot down Market Street and to the Fort to have live stream continuously on our website www.mackinacislandnews.com – I'm attaching photos of what the camera would look like and the approximate location of installation.

If you could tell me if something like this is at all possible, and what we'd need to do in terms of permitting or anything, I'd appreciate it. If it isn't, I understand!

Please don't hesitate to reach out at any point! I appreciate you taking the time to consider this project.

Thanks!
Kim

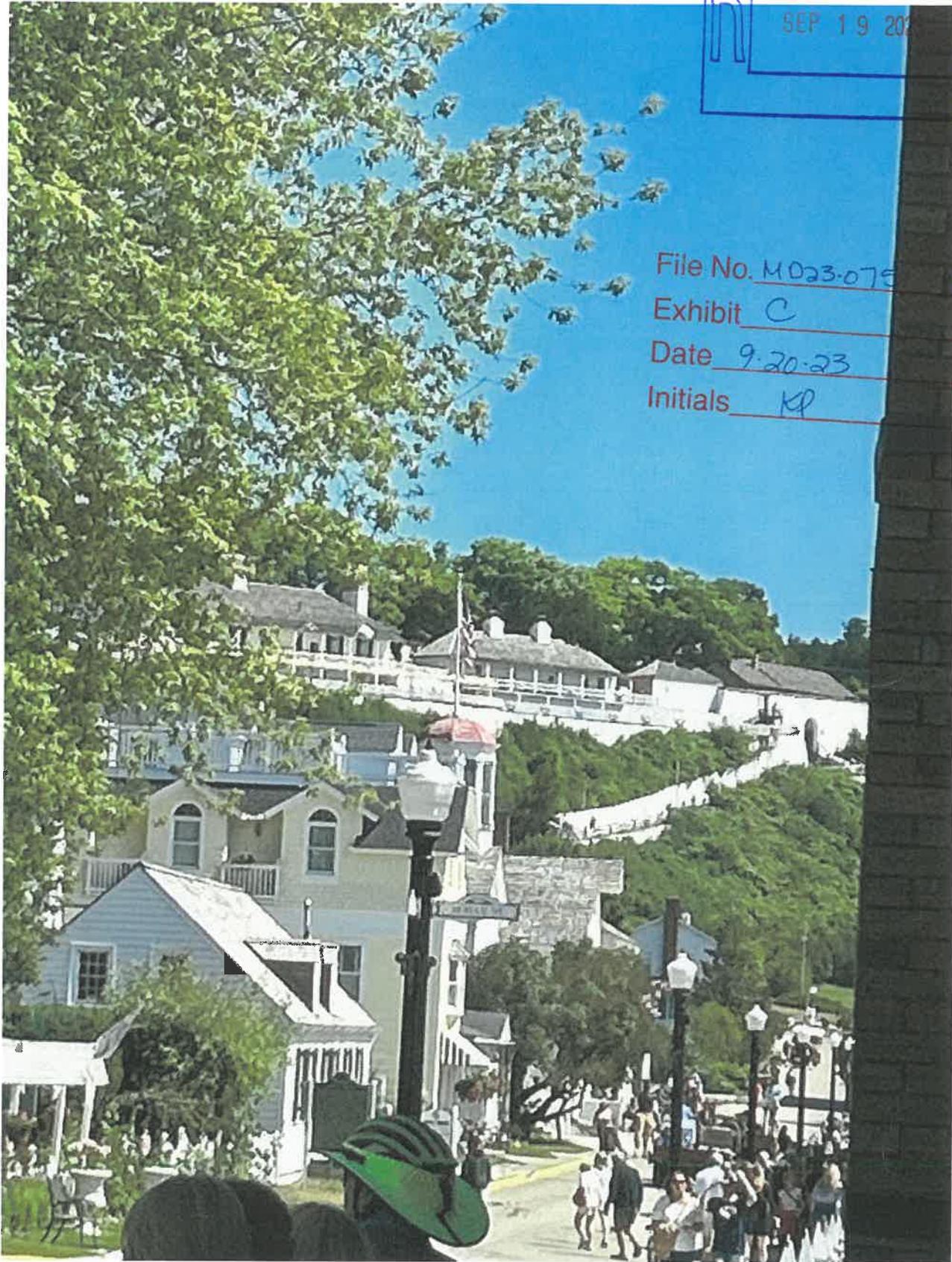


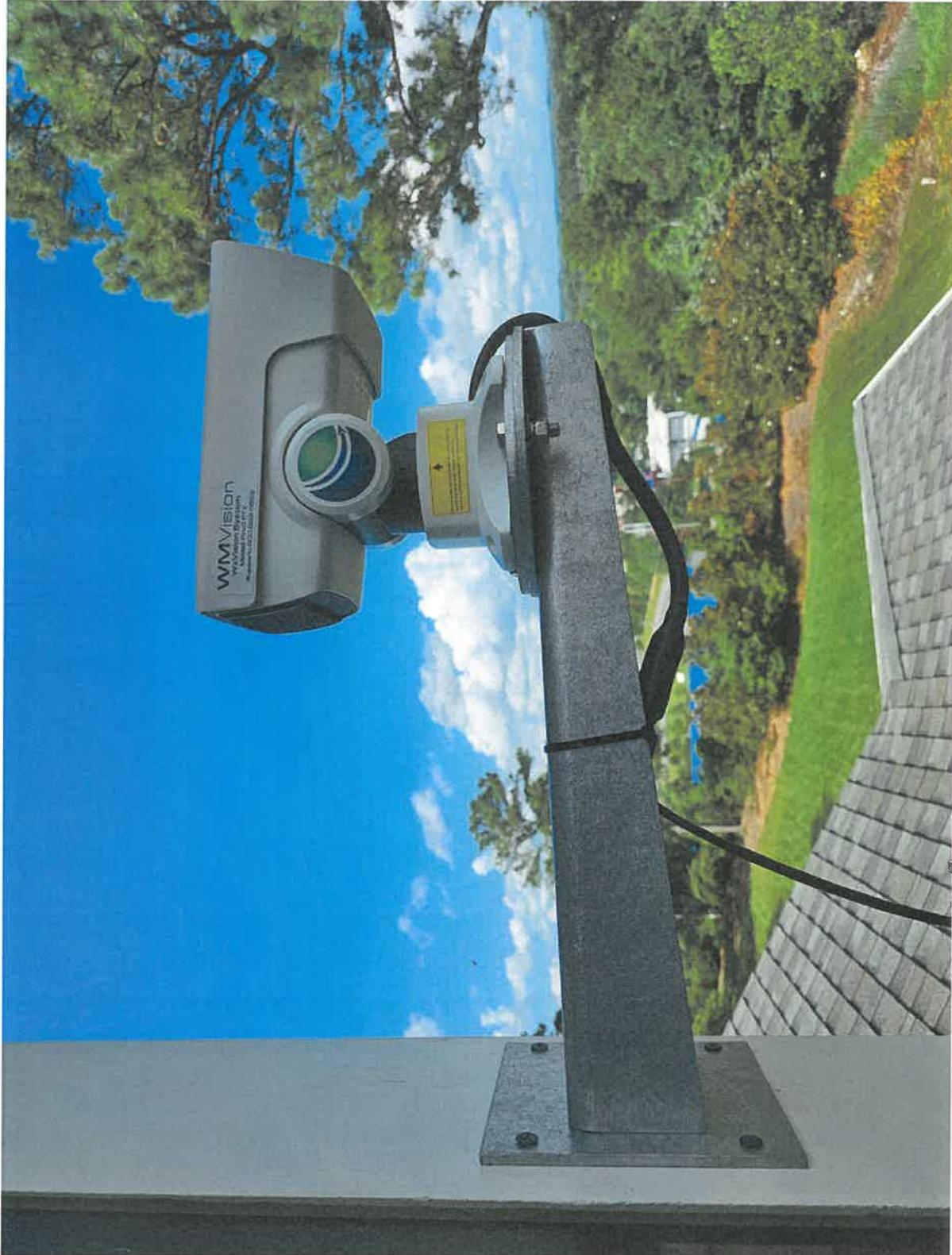
[Kim Ruley](http://www.mackinacislandnews.com)
kim.ruley@stignacenews.com

The St. Ignace News

RECEIVED
SEP 19 2023
KR

File No. MD23-075 084(4)
Exhibit C
Date 9-20-23
Initials KR













Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 September 2023

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

Re: **MAUER TOWN CRIER BUILDING WEB CAMERA**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed exterior installation of a web camera at the Mauer Town Crier 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

A handwritten signature in black ink that reads 'Rick Neumann'. The signature is written in a cursive, flowing style.

Rick Neumann

- c. Kim Ruley, Mackinac Island Town Crier
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 September 2023.

DESIGN REVIEW

MAUER TOWN CRIER BUILDING WEB CAMERA

7523 Market Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the installation of fixed-view camera on the front exterior wall of the Mauer Town Crier commercial building, at 7523 Market Street, in the Market and Main Historic District. The building is listed as a Contributing structure in the historic district. A web view camera is proposed to be mounted at the second floor level, with the view directed along Market Street looking to the northeast.

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 written project description and four photographs of the existing building and camera view, dated 16 August 2023.

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 floor.

Mauer Town Crier Building Web Cam Design Review
26 September 2023
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 existing character of the property would be retained. No historic materials or features would be removed, or spaces altered.

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."*

The proposed camera placement would not create a false sense of historic development as it would be seen as an obvious contemporary utility addition.

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

This standard does not apply to the proposed project.

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

Distinctive features, finishes, or craftsmanship would not be removed or altered.

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.

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.

Mauer Town Crier Building Web Cam Design Review
 26 September 2023
 Page 3

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 exterior camera installation would not destroy historic materials that characterize the property. The proposed new work would be differentiated from the old, appearing as a new utility feature, in contrast with the architectural character of the resource.

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 camera addition could be easily 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 historic and architectural value and significance of the historic resource, and its relationship to the Market Street neighborhood would be preserved.

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

The proposed camera addition would certainly be in contrast to the architectural features of the resource, and to the district, but as an obvious modern amenity providing a service valued by society, its presence would not be offensive.

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

Although not particularly compatible with a historic building, necessary and desired utility features like solar panels or a web camera provide necessary resilient amenities that overall do enhance the preservation of an historic building.

Mauer Town Crier Building Web Cam Design Review
26 September 2023
Page 4

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

The aesthetic value of the Mauer Town Crier Building would not be devalued by the installation of a web camera on the building. As suggested by Dennis Dombroski, I concur that the northeast side of the second floor bay window would be the best location as the camera would be a bit further into the street space (to maybe provide a better view) and more importantly for the historic building, would largely be invisible by people approaching from the southwest.

CONCLUSION

Based on the findings above, the proposed web camera installation on the Mauer Town Crier Building at 7523 Market Street would meet the Standards for review.

END OF REVIEW

Activity:

STAFF REVIEW

Staff review of exterior like for like work including building plans \$ 25.00

HISTORIC DISTRICT COMMISSION APPLICATION FEES

Demolition of a resource

Entire resource without replacement \$1,500.00

A portion of resource or yard structure \$ 750.00

Without replacement (such as porches, stairs, sheds, gates)

Repair/Alteration of a Resource * \$ 600.00

Relocation of a resource \$ 750.00

New Construction: Principal \$ 750.00

Revised Plans previously submitted \$ 250.00

New Construction: Accessory resource \$ 100.00

(such as outbuilding, fence, shed)

Residential Additions:

Which change the exterior appearance of a single story \$ 250.00

Residential Additions: Which change more than a single story \$ 500.00

Miscellaneous Work \$ 100.00

Satellite Dish Placement Fee on Property in a Historic District \$ 100.00

Propane Tank Placement Fee on Property in a Historic District \$ 100.00

Work that is completed without approval shall be required to pay \$250.00 in addition to the applicable Application Fee. This is in addition to those remedies available to the HDC as provided by law.

* A Repair/Alteration may be determined to be demolition requiring one of the exceptions listed in Ordinance No. 443, Section 14, to be met.

Sec. 3. Repealed.

All previous ordinances inconsistent with the terms and provisions of this ordinance, including ordinance No. 487, are hereby repealed.

Sec. 4. Effective Date.

This ordinance and fees and rates provided herein, shall become effective

Adopted: March 30, 2022

Effective: March 30, 2022

Katie Pereny

From: Gary R. Rentrop <GRentrop@anafirm.com>
Sent: Wednesday, September 27, 2023 10:05 AM
To: Katie Pereny
Subject: RE: HDC Fees

Katie

For the escrow line item I would suggest the following insert to the fee schedule to be placed after the line item of "Propane Tank Replacement..."

Escrow Payment Assurance Deposit (per Council Resolution) for [a] New Construction over \$100,000 [b] work or demolition without a permit [c] cellular work

Gary

From: Katie Pereny <kep@cityofmi.org>
Sent: Thursday, September 21, 2023 1:14 PM
To: Gary R. Rentrop <GRentrop@anafirm.com>; Dennis Dombroski <djd@cityofmi.org>; Alan Sehoyan <alsehoyan@gmail.com>; doudstep2000@yahoo.com; hlps@uchicago.edu; Nancy Porter (nancy4650@outlook.com) <nancy4650@outlook.com>; velonord@mac.com
Subject: HDC Fees

Andrew had requested that the HDC fees be reviewed in the October HDC meeting. I thought maybe you would like to review the current fees prior to the meeting. If you have any suggestions you would like to add for the meeting, please let me know by September 27th. Thank you.

Katie Pereny
City of Mackinac Island Building & Zoning Department
906-847-6190
kep@cityofmi.org

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For more information, visit <https://n2mtech.com/desktop-security---backup>

Below is a schedule of meetings for the Mackinac Island **Historic District Commission** for the year 2024. All meetings will be held on the second (2nd) Tuesday at 1:00 p.m., at the above listed address, **unless otherwise noticed**.

<u>Meeting Date</u>	<u>Submittal Deadline</u>
January 9, 10:00 a.m.	December 26
February 13, 10:00 a.m.	January 30
March 12, 10:00 a.m.	February 27
April 9, 10:00 a.m.	March 26
May 14, 1:00 p.m.	April 30
June 11, 1:00 p.m.	May 28
July 9, 1:00 p.m.	June 25
August 13, 1:00 p.m.	July 30
September 10, 1:00 p.m.	August 27
October 8, 1:00 p.m.	September 24
November 12, 1:00 p.m.	October 29
December 10, 1:00 p.m.	November 26

All applications, site plans, architectural reviews, plan revisions and any other required documents must be submitted to the undersigned ten (10) business days prior to the meeting for proper review. Anything received after the ten (10) day requirement will automatically be placed on the agenda for the next regular meeting.

Katie Pereny
Secretary, Historic District Commission
Posted this day of , 2023