

# **CITY OF MACKINAC ISLAND**

## **AGENDA**

### **HISTORIC DISTRICT COMMISSION**

**Tuesday, March 11, 2025 at 10:00 AM**

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

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**I. Call to Order**

**II. Roll Call**

**III. Pledge of Allegiance**

**IV. Adoption of Agenda**

**V. Approval of Minutes**

[a.](#) February 11, 2025

**VI. Correspondence**

[a.](#) Letter from Loggia Preservation

**VII. Committee Reports**

**VIII. Staff Report**

**IX. Old Business**

[a.](#) R324-008-057(H) Benser New Home

[b.](#) C25-066-004(H) Mary's Bistro Retractable Awnings

[c.](#) R325-008-005(H) Doud Shed Roof

**X. New Business**

[a.](#) R325-011-006(H) Porter Deck Replacement

[b.](#) R325-008-010(H) Doud Fence

**XI. Public Comment**

**XII. Adjournment**

**MINUTES**

**HISTORIC DISTRICT COMMISSION**

**Tuesday, February 11, 2025 at 10:00 AM**

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

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**I. Call to Order**

The meeting was called to order at 10:09 AM.

**II. Roll Call**

**PRESENT**

Andrew Doud

Lee Finkel

Alan Sehoyan

Peter Olson

**ABSENT**

Lorna Straus

Nancy Porter

Shannon Schueller

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

**III. Pledge of Allegiance**

**IV. Adoption of Agenda**

Motion to approve the Agenda as amended. The amendment was to add "Education Segment" under "New Business"

Motion made by Finkel, Seconded by Olson.

Voting Yea: Doud, Finkel, Sehoyan, Olson

**V. Approval of Minutes**

a. December 10, 2024

Motion to approve the minutes as written.

Motion made by Olson, Seconded by Finkel.

Voting Yea: Doud, Finkel, Sehoyan, Olson

**VI. Correspondence**

None

## VII. Committee Reports

None

## VIII. Staff Report

### a. Job Status Report

Sehoyan asked about the accuracy. Dombroski stated it is as accurate as of the time Pereny left. Sehoyan would like to work with Pereny to update the projects. Motion to place on file.

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

### b. CD24-043-090(H) Straus Roof

Dombroski stated one of the Straus properties needed new shingles.

### c. R325-016-002(H) Gale Front Door Wendell House

Dombroski stated a new door and side lights are needed on the Jacob Wendell house.

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

## IX. Old Business

### a. R324-008-057(H) Benser New Home

Neumann stated he reviewed the drawings but is still confused as it appears to be a different house from what he first reviewed. Neumann was not able to speak with Dombroski about this., Dombroski stated the pool was part of the discussion last month in the Planning Commission meeting having to do with lot coverage. Clements made some changes to the pool to make it smaller and the patio was changed to pavers with holes, like in front of the yacht dock and St Clouds, so grass grows through the pavers. Finkel asked if as presented now, the lot coverage requirement is met. Dombroski stated yes. Neumann stated generally speaking it looks to be an appropriate design, but hasn't had the chance to study it in detail. Sehoyan stated he is uncomfortable moving forward without the review. Straus stated that Planning Commission already approved the lot coverage requirement. Benser had told Planning Commission that he hoped to move forward in the spring. The HDC just needs to approve the architectural side of it. Motion to table for formal written review.

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

b. C24-057-055(H) GHMI Merchants Building Amendment

Megan, from Barry Polzin's office, recapped the amendments. The roof framing on the front porch was in much better shape so they will be keeping the existing framing. The column to be removed could not be removed because a huge concrete beam was discovered during the demolition. That column will remain and be wrapped like the others. The windows on the 2nd floor street frontage will be changed. The railing will now follow the slope of the pitched roof. Neumann had no problem with the changes and said it actually remains more like it is today. The proposed changes are appropriate. Motion to approve.

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

c. Exterior Lighting Changes to Guidelines

Neumann stated this involved a minor addition to the guidelines for exterior lighting. There was concern about certain types of lighting in soffits. Under "styles" the proposed revision was added. Neumann read the revision aloud as "Typically fixtures should be ceiling or wall mounted. Modern styles and types such as soffit and roof edge illumination are not appropriate in historic settings." Finkel asked about the conclusion of the temperature of lights. Neumann stated that is in the last paragraph of the guidelines. Motion to adopt the revision.

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

## X. New Business

a. R125-076-003(H) Dorcey Dormer

Neumann stated he did a review. The dormer is proposed to make room for a bathroom. This property is a non-contributing structure and feels the dormer is fitting. Overall dormers are appropriate features throughout the district. It does meet the standards for review. Dombroski stated they are also removing a skylight and thinks that is more appropriate as well. Motion to approve.

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

b. C25-066-004(H) Mary's Bistro Retractable Awnings

Neumann spoke with Ryan Green regarding the application and got the needed clarification. Neumann stated the application was incomplete and he was confused on the scope of work. Neumann stated the awning shapes are not appropriate. He has done a written review but has not submitted it. The windows are appropriate. The building is non-contributing and guesses the patio is a later addition to the building. As long as the awnings are shed shaped it would be appropriate. Green agreed to that change. If you desire to approve, it should have the stipulation that it



be the shed shaped awning. Doud thinks they should table for the written review like they did for Benser. Motion to table for the official written review.

Motion made by Doud, Seconded by Olson.

Voting Yea: Doud, Finkel, Sehoyan, Olson

c. R325-008-005(H) Doud Shed Roof

This agenda item was not discussed due to the lack of a quorum. It will be moved to the March agenda.

d. CLG Report Input

Evashevski stated this is the Certified Local Government report. Evashevski worked with Rentrop since he worked on it in the past. This is due March 3rd. Evashevski asked if there were any changes they would like to make. Evashevski stated this is also a rough draft so some small changes may still be made. Finkel asked about number 7 at the end. The Commissioners were confused. Doud asked that the statement be stricken, "the entire island should be a historic district", under Misc information. Doud does not like number 7. He does not feel it represents the Commissions feelings. Sehoyan stated as a commercial business owner and developer, he does not like the sentence either. Sehoyan asked if they want to strike the response to number 7 in its entirety. Evashevski stated there has to be a response. The first sentence is fine. Doud suggested a Motion for each sentence. Evashevski stated you could but it sounds like everyone wants the 2nd sentence removed. The third sentence, Doud stated that "many also feel" is not appropriate. Evashevski stated that Rentrop was probably trying to represent what we feel, more than that the historic districts possibly create an obstacle for development and modernization. Dombroski suggested an alternative. Instead of "however many also feel", use "some property owners have expressed concerns". They decided to change "modernize" to "update". Doud feels the word "however" seems negative. The 4th sentence Doud stated could be true. He thinks it is painting the commercial district in a negative light. Evashevski didn't agree. Olson agreed, but we have an opportunity to plant a seed in the new CLG persons mind. It was decided to keep the 4th sentence. The 5th sentence starting with "HDC owners" is to be stricken. The 50 year sentence Doud did not agree with. We have said with Mr B's and Kay's house, were 50 years old but they did not fit. Nancy Mays house is older than 50 years old but does not fit, like Kay's' house. Evashevski clarified that Doud is saying the age is not the factor. Doud stated the 50 year rule is relevant and should be brought up, but is only a starting point. Neumann stated "period of significance" should be considered. Evashevski suggested a change to read something like a period of significance should be considered. Olson stated the sentence sounds like there is tension between the Study Committee and the HDC. Olson doesn't think that is something we want to convey. "Study Committee and HDC typically use the 50 year guideline."

Accomplishments are good. Evashevski is to check to see if the Study Committee charge is still ongoing. If not, that would be removed. Evashevski stated the last sentence means under our Secretary of Interior standards, we have a basis for demolition and one of them is "retaining the building..." that term being used for

demolition is something that the HDC has an issue with for preservation that we are facing right now. If this is used without other basis, it could be an issue for our preservation. Doud stated he thinks that is an HDC decision. Olson believes without context this sentence doesn't make sense. Evashevski suggested without further guidance as to how we can determine if something is not in the best interest, then the use of the criteria is extremely open ended and can create a loop hole. Evashevski stated the issue is, it exists. But there are times that you need that option to work through issues. Neumann stated it can over over used. Doud thinks we should stay away from that comment. Doud would like to strike the last sentence. We as a commission need to meet with SHPO and discuss these things. The Commission agreed to strike the last sentence. Evashevski stated she would reach out to our contact at SHPO to set a meeting when the whole Commission would present.

### Education Segment

Neumann stated today he would discuss preservation change. Neumann read aloud his information he provided on preservation change. Sehoyan thanked Neumann and stated that he believes we are doing these things. Doud stated his last point was spot on and a good summary of what the HDC has done. Finkel agreed that this segment was very well done. Doud used an example if Doud's was destroyed would we want to rebuild. Many parts of SHPO say we should not, but we the HDC would like to. Neumann stated there are many radical modern designs being done in historic areas. He isn't sure if they are official districts but modern radical changes are being done. This will be a future segment to discuss. Doud commented on the SHPO thing that in the past we were in danger of losing our national landmark, and rightly so. We gave Main Street, East End and Market Street. That is all that was asked and that was good. We also go to Secretary of Interior Standards for 85% of the rest of the island. Our footprint is larger than any city in America, if you consider the state park as well. Doud believes we did the East End study properly. We took our time and decided it is an historic district. The thought that SHPO was upset with parts of the way we were doing things he heard from staff, but not SHPO. We gave everything asked and now suddenly there are new things and fear of things we needed to do, and Doud did not agree with this. Doud would like to discuss the process for creating a new district with SHPO. He thinks we have done really well and looks forward to the conversation with SHPO. Sehoyan agrees feedback from SHPO would be great so we don't do something or move in a direction that isn't good.

## **XI. Public Comment**

None.

**XII. Adjournment**

Motion to adjourn the meeting at 11:24.

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

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Alan Sehoyan, Chair

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Katie Pereny, Secretary

Katie Pereny  
Secretary, Historic District Commission  
7358 Market Street  
Mackinac Island, MI 49757

Katie,

We wanted to take a moment to introduce our company, Loggia Preservation. Loggia Preservation is a newly formed, 100% women owned historic preservation consulting company. Cassandra Talley and Katie Cook compose our team of federally qualified 36 CFR Part 61 Architectural Historians. Loggia Preservation was founded upon the principle that preservation should be inclusive, shared, and look beyond the preservation of just buildings. We believe people should be squarely centered at the heart of all good preservation work as we seek to preserve historic buildings, cultural practices, traditions, landscapes, and memories.

We have over ten years of experience working in the historic preservation field and have cultivated a reputation for producing the highest quality work products, a diligent work ethic, and the ability to forge strong working partnerships with all of our clients. Our work ranges from completing National Register nominations for individual resources and districts, conducting historic and cultural resource surveys, creating historic district and building design guidelines, conducting historic research, historic tax credits consulting, and advising on preservation planning issues throughout the country. We invite you to peruse our website, [www.loggiapreservation.com](http://www.loggiapreservation.com), where we provide details on our services and our projects.

Cassandra and Katie have extensive experience working with dozens of private clients and numerous city and state governments including the Michigan State Historic Preservation Office, the North Carolina State Historic Preservation Office, the Virginia Department of Historic Resources, and local governments in Detroit, Kalamazoo, Birmingham, Ewart, Northville, Fayetteville (North Carolina), Roanoke (Virginia), Abingdon (Virginia), and many others. We've been repeatedly hired by many clients including the Michigan State Historic Preservation Office, the City of Kalamazoo, and the City of Birmingham, among others. Our experience working throughout the United States has instilled in us the ability to provide comprehensive and thorough research and high-quality written work—all while providing exemplary customer service for our clients.

Please don't hesitate to reach out to either of us to talk about our services or the preservation needs of your community. We hope to work with you in the future!

Sincerely,



Cassandra Talley  
Principal & Co-Founder  
[cassandra@loggiapreservation.com](mailto:cassandra@loggiapreservation.com)  
(810) 333-2572



Katie Cook  
Principal & Co-Founder  
[katie@loggiapreservation.com](mailto:katie@loggiapreservation.com)  
(586) 441-8168

**CITY OF MACKINAC ISLAND  
PLANNING COMMISSION & BUILDING DEPARTMENT  
APPLICATION FOR ZONING ACTION**

[www.cityofmi.org](http://www.cityofmi.org)    [kep@cityofmi.org](mailto:kep@cityofmi.org)    906-847-6190    PO Box 455 Mackinac Island, MI 49757

**APPLICANT NAME & CONTACT INFORMATION:**

Robert Bensen    % Andrew Douc  
PO Box 1424, Mackinac Is, MI 49757  
231.881.3343    rbensen@mc.com  
Phone Number                      Email Address

Please complete both sides of application.  
The Fee and five (5) copies of the application, plans  
and all required documents must be submitted to  
the Zoning Administrator fourteen (14) days prior to  
the scheduled Planning Commission Meeting.

**Property Owner & Mailing Address (If Different From Applicant)**

Is The Proposed Project Part of a Condominium Association?

no

Is The Proposed Project Within a Historic Preservation District?

yes

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

no

Is a Variance Required?

no

Are REU's Required? How Many?

no /   

**Type of Action Requested:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Standard Zoning Permit | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Special Land Use                  | <input type="checkbox"/> Ordinance Amendment/Rezoning           |
| <input type="checkbox"/> Planned Unit Development          | <input type="checkbox"/> Ordinance Interpretation               |
| <input type="checkbox"/> Other _____                       |   |

**Property Information:**

- A. Property Number (From Tax Statement): 051-500-008-00
- B. Legal Description of Property: Lot 13, Plat 1
- C. Address of Property: 1274 Mission St
- D. Zoning District: R3
- E. Site Plan Checklist Completed & Attached: yes
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) yes
- G. Sketch Plan Attached: yes
- H. Architectural Plan Attached: yes
- I. Association Documents Attached (Approval of project, etc.): no
- J. FAA Approval Documents Attached: NA
- K. Photographs of Existing and Adjacent Structures Attached: yes

**Proposed Construction/Use:**

- A. Proposed Construction:

File No. R324.008.057(H)  
Exhibit A  
Date 8.27.24  
Initials RP

X New Building \_\_\_\_\_ Alteration/Addition to Existing Building  
\_\_\_\_ Other, Specify \_\_\_\_\_

**B. Use of Existing and Proposed Structures and Land:**

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Single Family

Proposed Use: Single

C. If Vacant:

Previous Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

STATE OF MICHIGAN           )  
COUNTY OF MACKINAC       ) ss.

# AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

**The undersigned affirms that he/she or they is (are) the applicant and the Owner (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.**

Robert G. Benser  
Signature

SIGNATURES \_\_\_\_\_  
Signature

Robert G. Benser  
Please Print Name

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

Signed and sworn to before me on the 27 day of August, 2024.



Kathryn Pereny  
Notary Public

\_\_\_\_\_  
County, Michigan  
My commission expires: \_\_\_\_\_

FOR OFFICE USE ONLY

Zoning Permit Issued: \_\_\_\_\_

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued \_\_\_\_\_

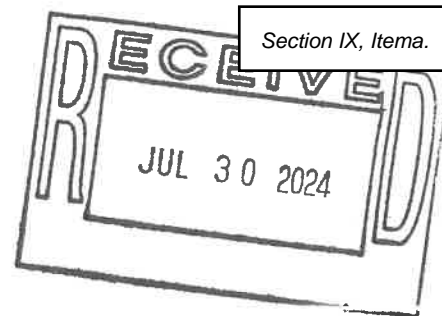
Revised October 2023

OFFICE USE ONLY			
FILE NUMBER:	<u>B324.008.057(H)</u>	FEE:	<u><del>150</del> 150-</u>
DATE:	<u>8.27.24</u>	CHECK NO:	<u>8117</u>
		INITIALS:	<u>KP</u>

Revised October 2023

## City of Mackinac Island

7358 Market Street  
P.O. Box 455  
Mackinac Island, MI 49757



## Site Plan Review Checklist

### With The Application for Zoning Action *Phase I*

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at [www.cityofmi.org](http://www.cityofmi.org).

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

### Optional Preliminary Plan Review Informational Requirements (Section 20.03)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Site Plan Informational  
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.



13. Proposed construction start date and estimated duration of construction.



14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission



#### Natural Features

#### Provided

#### Not Provided or Applicable

15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)



16. Topography of the site with at least two- to five-foot contour intervals



17. Proposed alterations to topography or other natural features



18. Earth-change plans, if any, as required by state law



#### Physical Features

#### Provided

#### Not Provided or Applicable

19. Location of existing manmade features on the site and within 100 feet of the site



20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site



21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a



dwelling schedule showing the unit type and number of each such units

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features

☒
☐

23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)

☒
☐

24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)

☒
☐

25. Description of Existing and proposed on-site lighting (see also Section 4.27)

☒
☐

*- Coach lighting by all doors on both buildings*

Utility Information

Provided

Not Provided  
or Applicable

26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand

☐
☒

27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)

☒
☐

28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)

☐
☒

29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.

☒
☐

**Site Plan Informational (Demolition)  
Requirements (Section 20.04, D)**

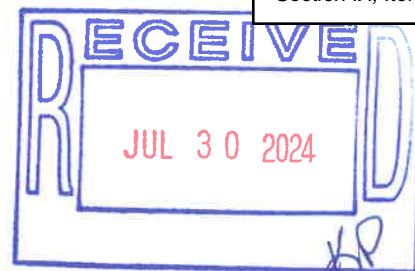
<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Architectural Review  
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

File No. R324008.047(H)Exhibit CDate 7.30.24Initials KP

**Description of Work**  
 1274 Mission Street  
 Mackinac Island, MI 49757



Proposed work:

To complete work in two phases:

**Phase one:** Move existing, two-story house to the front of the parcel, and create two separate condominiums, one on the ground floor and one on the upper floor.

**Phase two:** Build new condominium home on the back part of the parcel.

Refer to attached site plan dated July 29, 2024, for more detail

Property is zoned R-3 (*Hight Density Residential*) and is a non-contributing property located within the Mission Historic District.

Proposed development is a site condominium, the existing structure will be converted into two-single family condominiums, and the new structure will be a single-family condominium.

There are two existing REUs which will continue to be applied to the existing structure in "phase one" One new REU will be necessary for the new construction in "phase two"

Construction start dates:

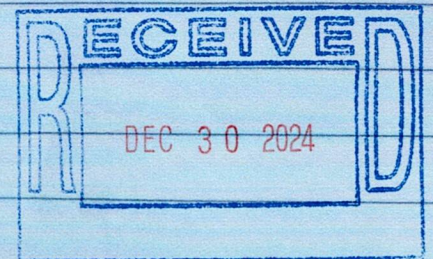
**Phase one;** November 1, 2024, building of new foundation by Chad Belongia and Erin Winberg, December 1, 2024 move existing house by Nick Mangini . Construction completion target date May 12025.

**Phase two;** Foundation construction to begin December 1, 2024, with construction of the house commencing upon foundation completion by Ray Halberg.

Demolition of the existing basement to be performed by Chad Belongia, and construction debris will contained on property and handled by Mackinac Island Service Company.



- # 11 MATERIALS WILL BE DELIVERED FROM DOCK 3 IN ST. IGNALE TO THE COAL DOCK ON THE ISLAND THEN DRAYED TO JOB SITE. MATERIALS TO BE DELIVERED ON A NEED BASIS. CHAD BELONGA WILL EXCAVATE BASEMENT WITH BACKHOE & TRUCKS.
- # 12 THE HOUSE WILL BE PANELIZED. (WILL NOT BE A DICKENSON HOME) PANELS WILL BE DELIVERED AS NEEDED. ALL DEBRIS WILL BE PLACED IN A DRAY AND HAULED AWAY BY THE SERVICE COMPANY
- # 13 BELONGA TO EXCAVATE IN THE NEXT 30 DAYS. WENBERG WILL BEGIN FOUNDATION BLOCK WORK FOLLOWING. ~~PAUSED~~ FRAMING MATERIALS WILL BE DELIVERED AS SOON AS READY. WILL FRAME HOUSE SUMMER OF 2025.







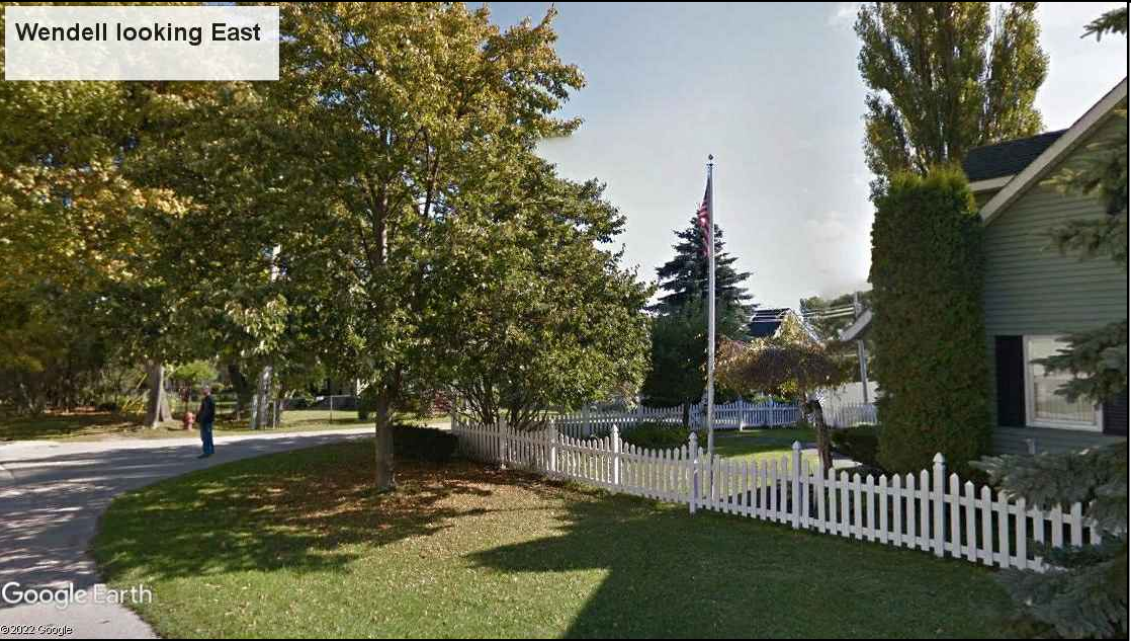
△ RENDERING OF FRONT OF HOUSE (NORTH & WEST)

◁ RENDERING OF REAR OF HOUSE (NORTH & EAST)



	Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com989-370-3681	ROBERT BENSER NEW RESIDENCE 1274 MISSION ST. MACKINAC ISLAND, MI 49757	date: 12.26.24	sheet:  A0.0  COPYRIGHT © 2024
			project: 2204	





NORTH & WEST B4 HOUSE MOVED



ON WENDALL LOOKING EAST



ON WENDALL LOOKING SOUTH

AREA PHOTOS



SOUTH & WEST B4 HOUSE MOVED



ON WENDALL LOOKING SOUTHEAST B4 HOUSE MOVED



ON WENDALL LOOKING WEST B4 HOUSE MOVED



Richard Clements Architect, PLLC

15215 Merry Lane  
Ocqueoc, MI 49759

richardlee1523@live.com

989-370-3681

ROBERT BENSER  
NEW RESIDENCE

1274 MISSION ST.  
MACKINAC ISLAND, MI 49757

date: 12.26.24

project: 2204

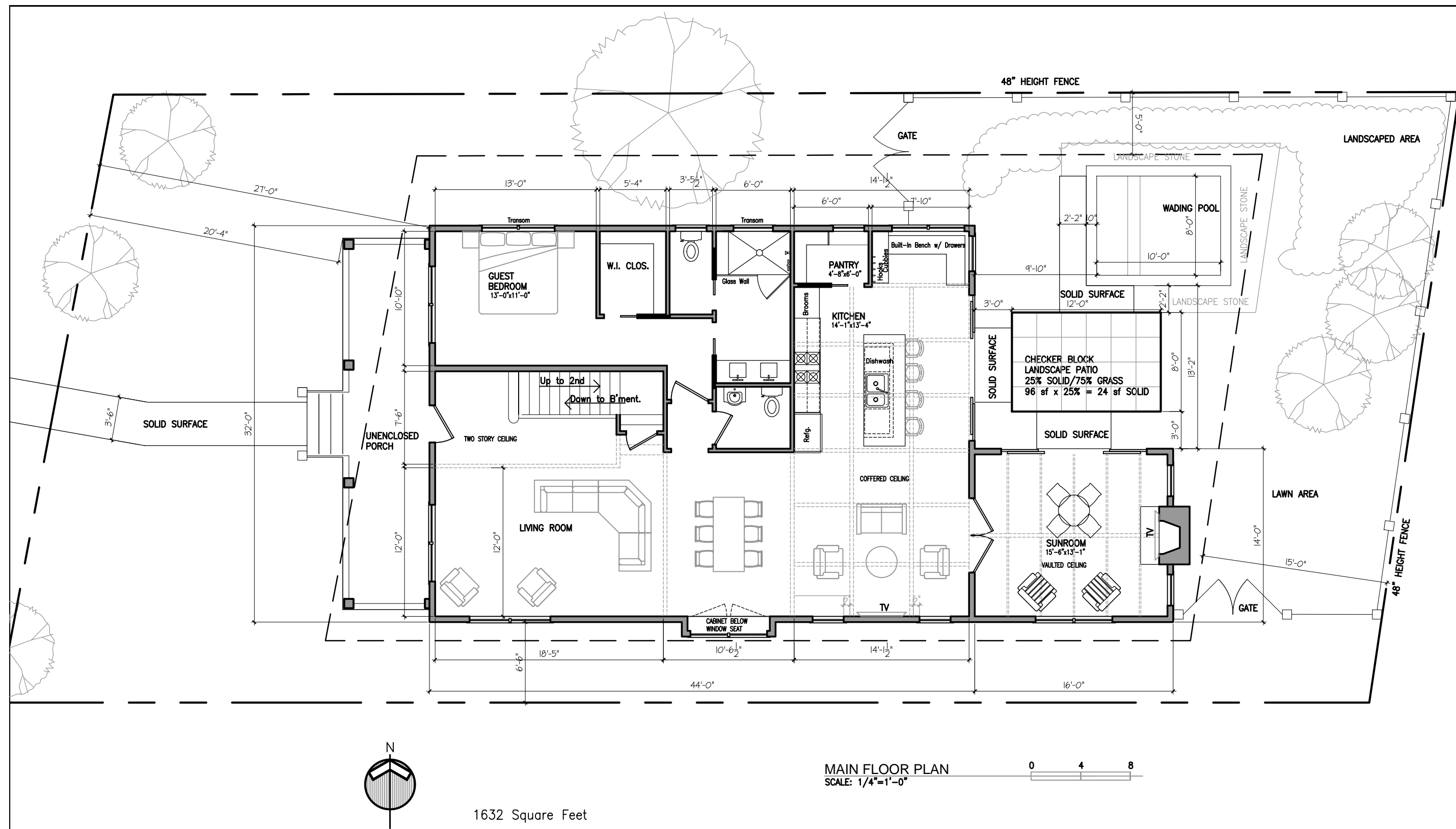
sheet:

A0.1

COPYRIGHT © 2024







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

A horizontal number line with three tick marks. The first tick mark is labeled '0', the second is labeled '4', and the third is labeled '8'.

Richard Clements Architect, PLLC  
15215 Merry Lane  
Ocqueoc, MI 49759  
richardlee1523@live.com 989-370-3681

ROBERT BENSER  
NEW RESIDENCE

1274 MISSION ST.  
MACKINAC ISLAND, MI 49757

date: 12.26.24

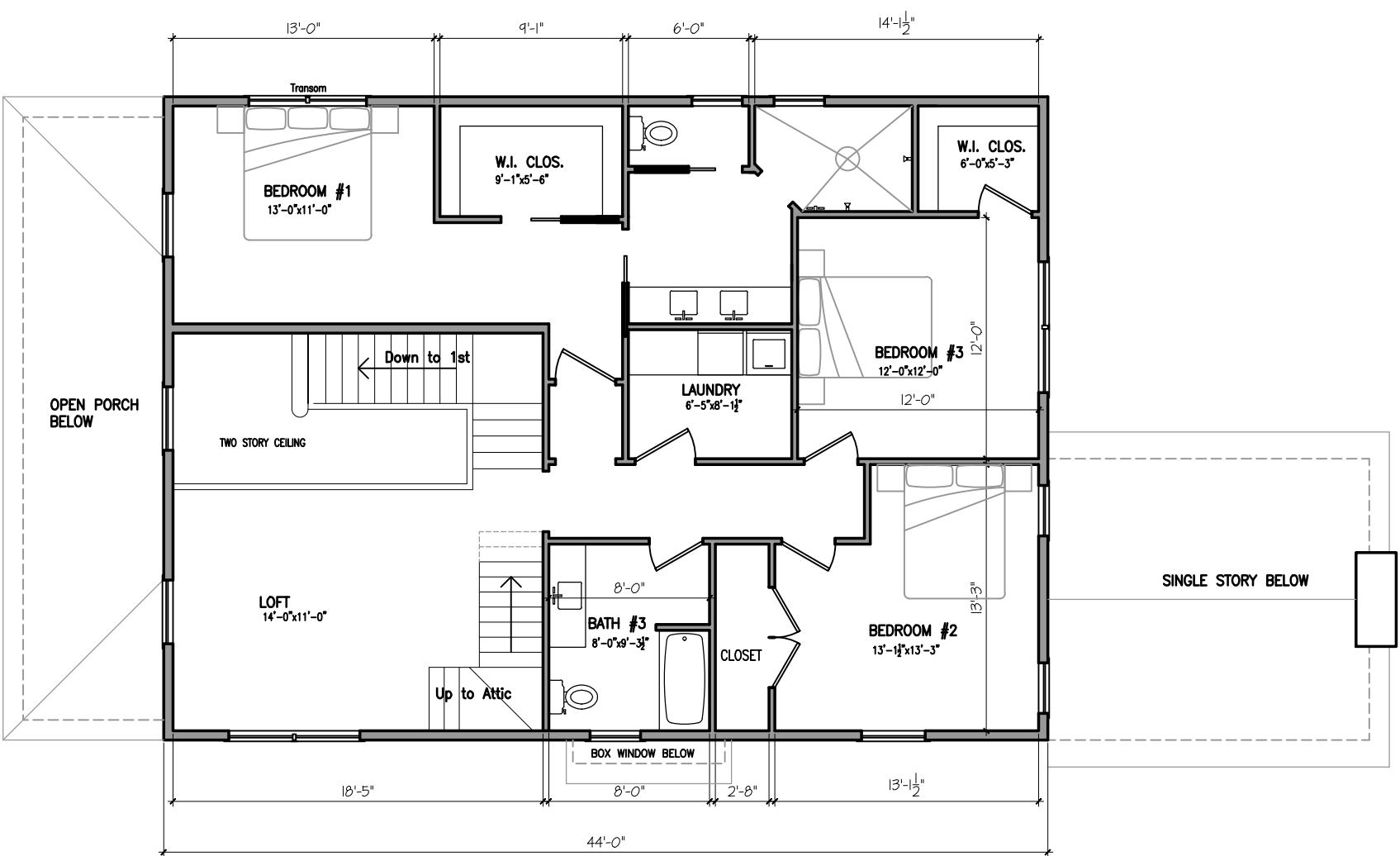
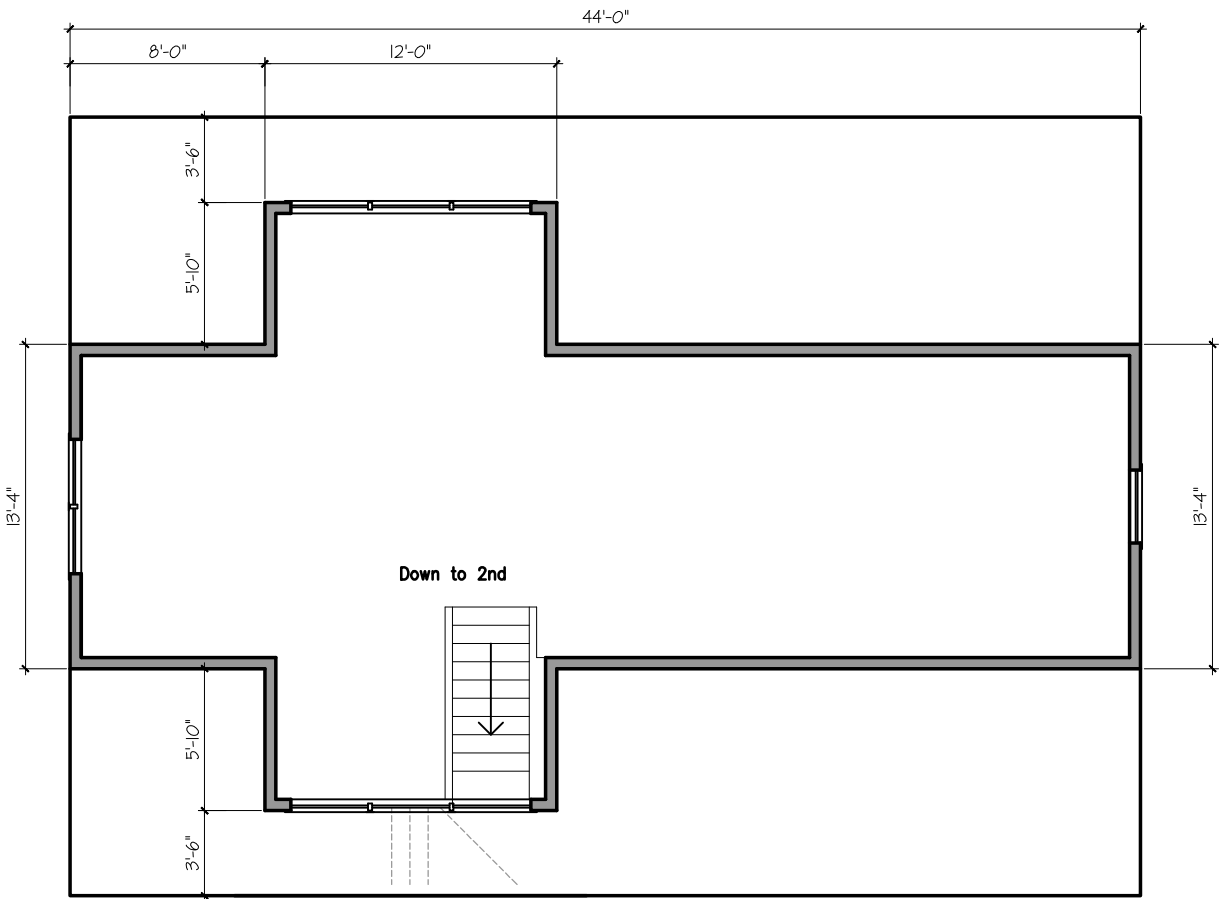
date: 7.29.24

project: 2205

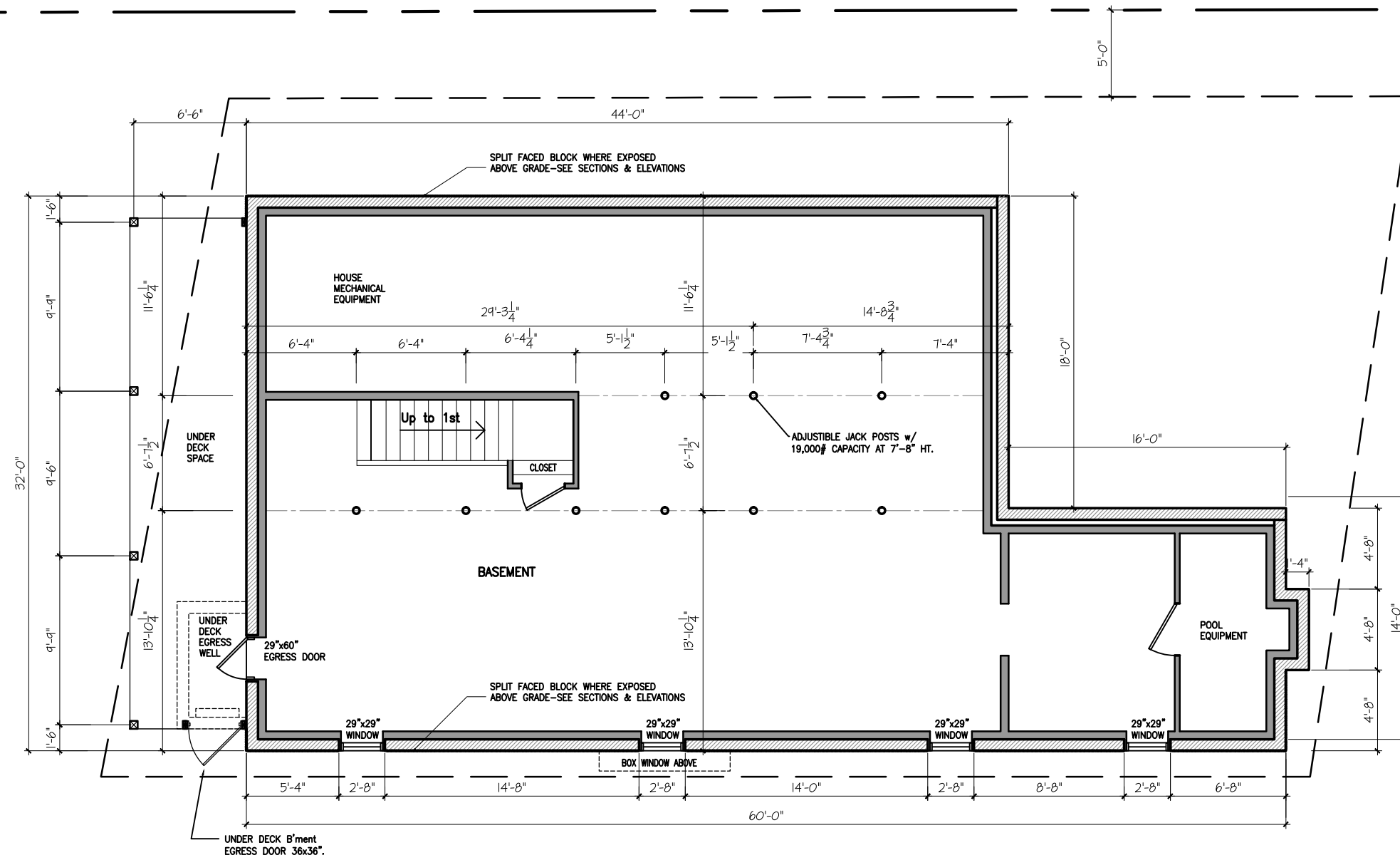
sheet:

### A1.1

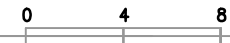
**COPYRIGHT © 2024**



Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759  richardlee1525@live.com 989-370-3681	ROBERT BENSER NEW RESIDENCE  1274 MISSION ST. MACKINAC ISLAND, MI 49757	date: 12.26.24	sheet:  A1.2  COPYRIGHT © 2024
		date: 7.29.24	
		project: 2205	



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



Richard Clements Architect, PLLC

15215 Merry Lane  
Ockqueoc, MI 49759

richardlee1523@live.com

989-370-3681

ROBERT BENSER  
NEW RESIDENCE

1274 MISSION ST.  
MACKINAC ISLAND, MI 49757

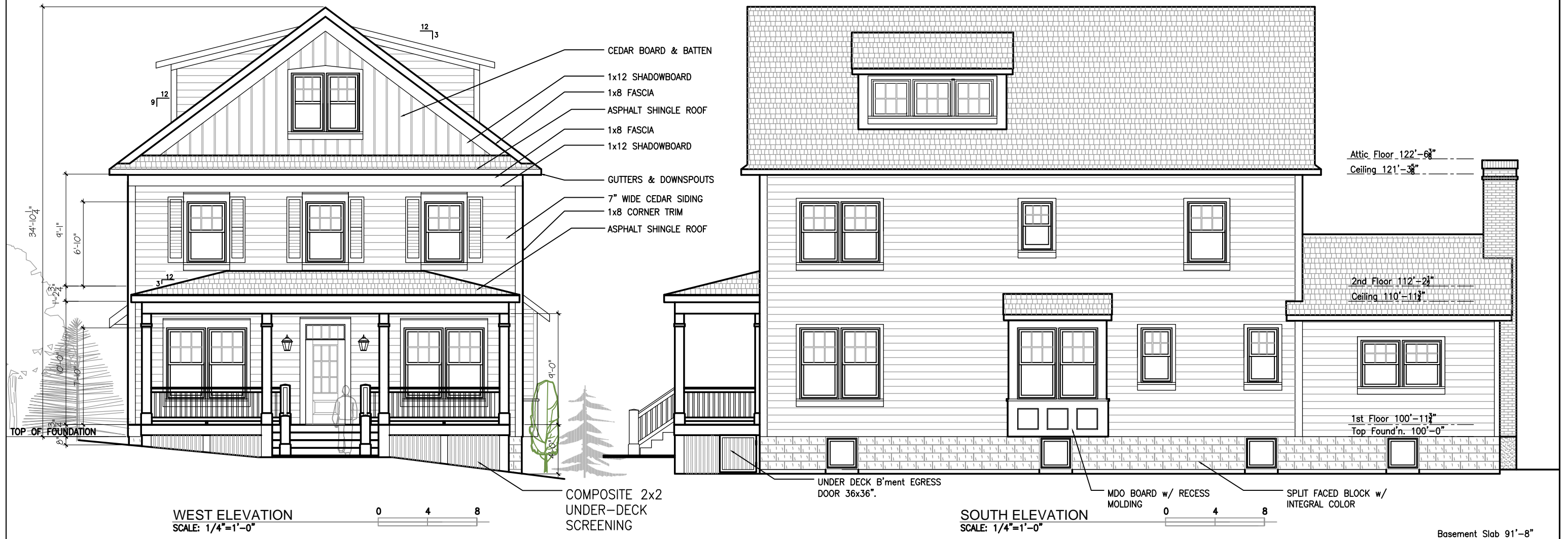
sheet:

### A1.3

date: 12.26.24

project: 2205

**COPYRIGHT © 2024**



NEW WINDOWS/DOORS: ANDERSEN WOOD CLAD DOUBLE HUNG OR SIMULATED DOUBLE HUNG, CLEAR GLASS WITH LIGHT TRANSMITTANCE GREATER THAN 60%.

Richard Clements Architect, PLLC

15215 Merry Lane  
Oqueoc, MI 49759

richardlee1523@live.com

989-370-3681

ROBERT BENSER  
NEW RESIDENCE

1274 MISSION ST.  
MACKINAC ISLAND, MI 49757

date: 12.26.24

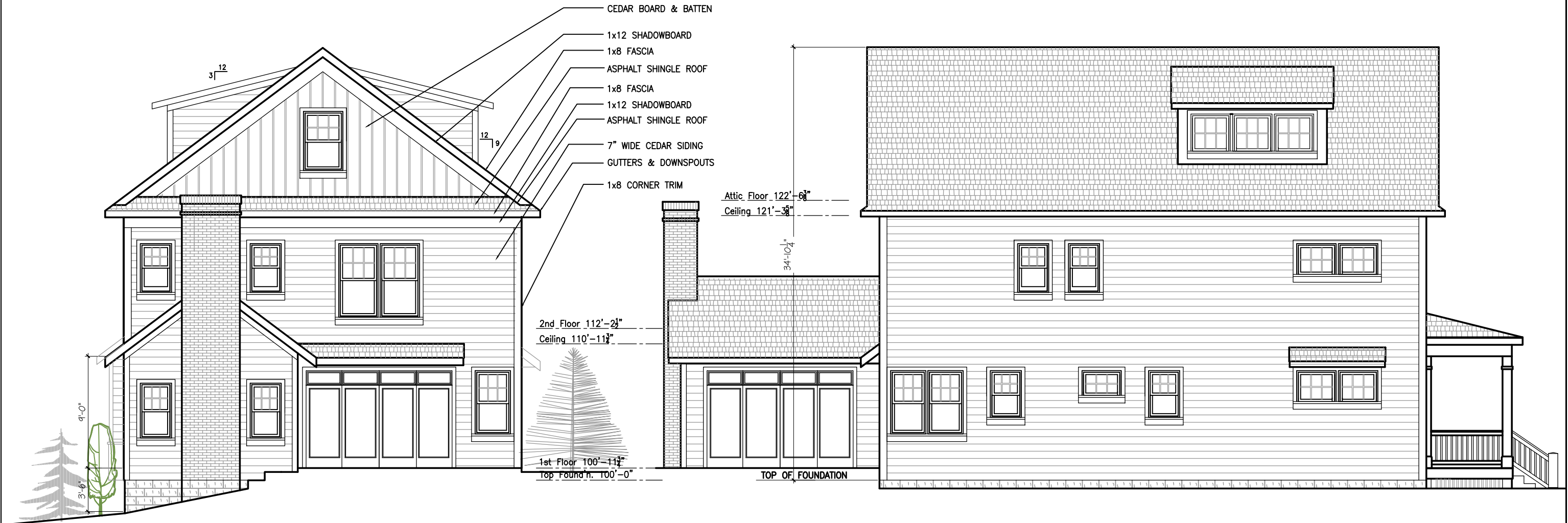
date: 7.29.24

project: 2205

sheet:

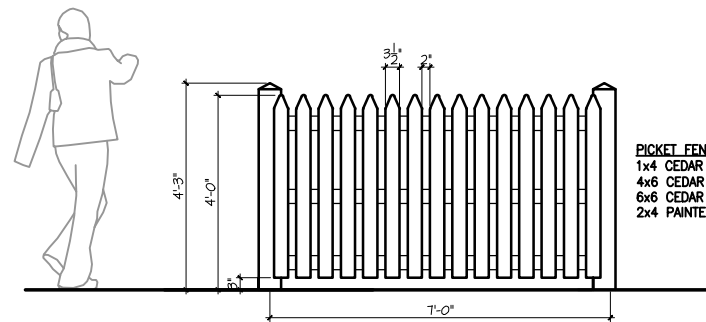
A1.4

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

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



PICKET FENCE CONSTRUCTION:  
1x4 CEDAR PICKETS w/ 2" SPACING PAINTED WHITE  
4x6 CEDAR POSTS PAINTED WHITE  
6x6 CEDAR POSTS AT CORNERS AND GATES  
2x4 PAINTED HORIZONTAL RAILS

PICKET FENCE SECTION  
SCALE: 1/2"=1'-0"

NEW WINDOWS/DOORS: ANDERSEN WOOD  
CLAD DOUBLE HUNG OR SIMULATED DOUBLE  
HUNG, CLEAR GLASS WITH LIGHT  
TRANSMITTANCE GREATER THAN 60%.

Richard Clements Architect, PLLC

15215 Merry Lane  
Ocqueoc, MI 49759

richardlee1523@live.com

989-370-3681

ROBERT BENSER  
NEW RESIDENCE

1274 MISSION ST.  
MACKINAC ISLAND, MI 49757

date: 12.26.24

date: 7.29.24

project: 2205

sheet:

A1.5

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Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 March 2025

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

Re: **BENSER RESIDENCE WADING POOL ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the application for a proposed wading pool addition on the new Benser Residence property in the East End Mission Historic District.

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

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Richard Clements, Richard Clements Architect  
Dennis Dombroski, City of Mackinac Island  
David Lipovski, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office





Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 March 2025

## **DESIGN REVIEW**

### **BENSER RESIDENCE WADING POOL ADDITION**

1274 Mission Street

East End Mission Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the addition of a back yard wading pool to the site of the previously approved new Benser Residence at 1274 Mission Street, in the East End Mission Historic District. Proposed work would construct an eight wide by ten feet long shallow pool located in the upper back corner of the property. It would have a rectangular curb surrounded by gravel.

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

Materials submitted for Review consist of photographs of existing conditions and drawings of proposed work of the project, dated 26 December 2024, by Richard Clements Architect.

## **REVIEW**

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

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

The proposed new pool construction would not destroy historic materials as the site and house are new construction. The pool would be differentiated from nearby historic properties as a unique, modern amenity, and would be compatible with the massing, size and architectural features of the surrounding environment.

Benser Pool Addition Design Review  
7 March 2025  
Page 2

**Standards Under Code Sec. 10-161(b)**

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

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

The proposed wading pool would have a complementary relationship with the new house and would be appropriate to the surrounding area.

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

The proposed pool and patio landscaping would be compatible in terms of design, arrangement, texture and materials.

**CONCLUSION**

The proposed construction of a wading pool on property at 1274 Mission Street would meet the Standards for review.

**END OF REVIEW**

# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

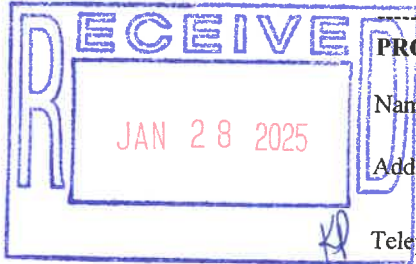
- ☐ Minor Work ( Complete Section A and refer to General Directions)
- ☐ New Construction (Complete Section B and refer to General Directions and Item B)
- ☐ Demolition (Complete Section B and refer to General Directions and Item C)

Section IX, Itemb.

**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: 7463 Main St 051-550-066-00  
(Number) (Street) (Property Tax ID #)



## PROPERTY OWNER

Name: Todd Callewaert Email Address: todd@theislandhouse.com  
Address: 7742 Main Mackinac Island MI 49757  
(Street) (City) (State) (Zip)  
Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

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

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

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

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

Signature: Ryan Green SIGNATURES: File No. C25-066-004(H)  
Please Print Name: Ryan Green Exhibit B  
Date: 1-28-25  
Please Print Name: Initials KP

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

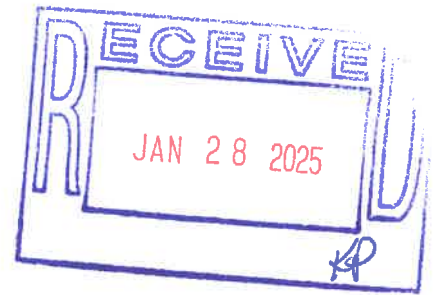
**RETURN THIS FORM AND SUPPORTING MATERIALS TO:**  
**MACKINAC ISLAND BUILDING OFFICIAL**  
**7358 MARKET STREET, MACKINAC ISLAND, MI 49757**  
**PHONE: (906) 847-4035**

File Number: C25-066-004(H) Date Received: 1-28-25 Fee: 600-  
Received By: R Ryan Work Completed Date: \_\_\_\_\_

We would like to add two retractable awnings to  
maximize the use of the patio at Mary's Bistro. We w  
also like to turn the storage room into a lounge room.

Section IX, Itemb.

Ryan Green



File No. C25.066.004(H)

Exhibit C

Date 1.28.25

Initials KP



File No. C25-066-004(11)  
Exhibit D  
Date 1-28-25  
Initials RP



Section IX, Itemb.

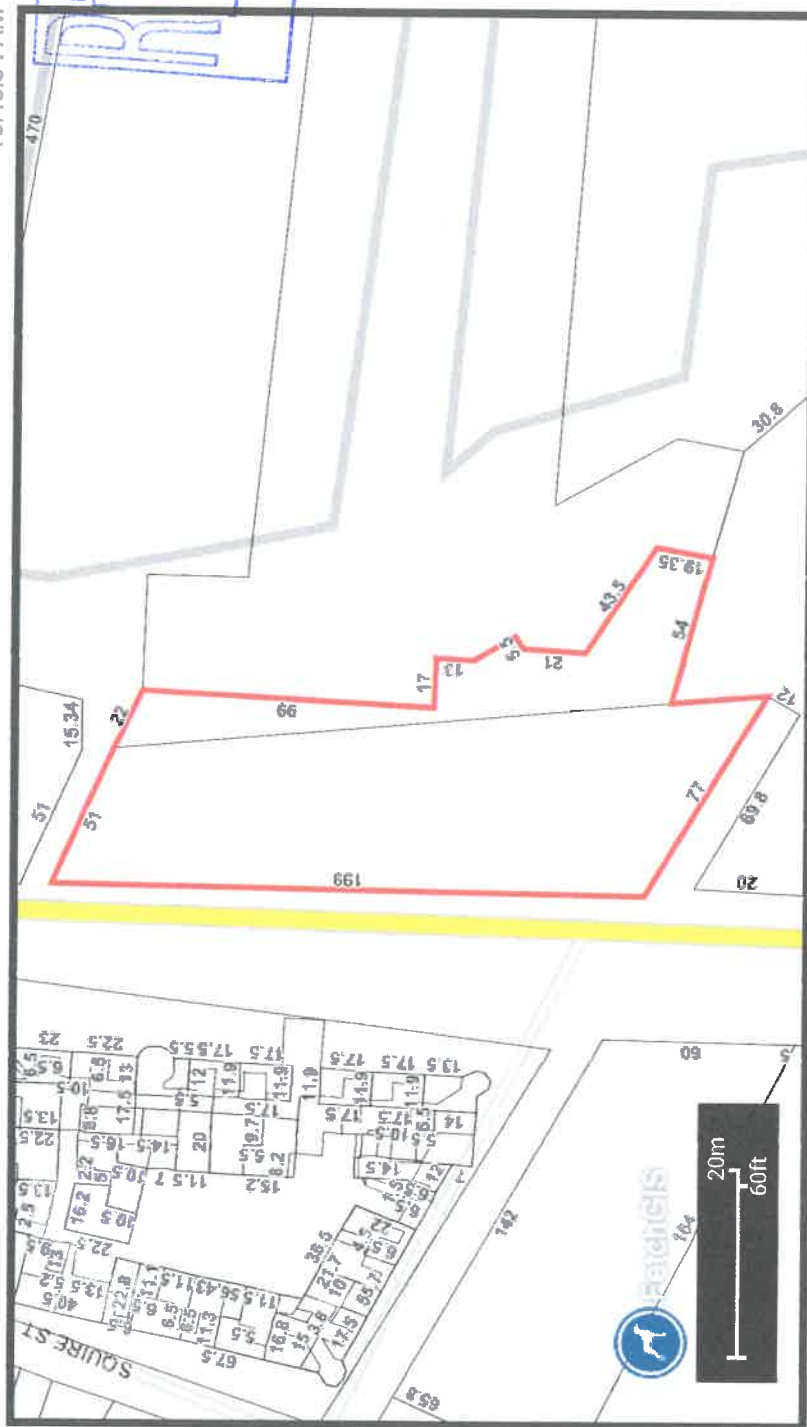




# Eastern UP GIS

Parcel Report: 051-550-066-00

1/28/2025  
10:46:34 AM



RECEIVED  
JAN 28 2025  
RP

## Property Address

7463 MAIN ST  
MACKINAC ISLAND, MI, 49757

## Owner Address

RYBA PROPERTIES LLC  
PO BOX 516

Unit:

051

Unit Name:

CITY OF MACKINAC  
ISLAND

File No. C25-066-004(H)  
Exhibit E

Date 1-28-25

Initials RP

Section IX, Itemb.

MACKINAC ISLAND, MI 49757-0516

Section IX, Itemb.

**General Information for 2024 Tax Year**

---

<b>Parcel Number:</b>	051-550-066-00	<b>Assessed Value:</b>
<b>Property Class:</b>	201	<b>Taxable Value:</b>
<b>Class Name:</b>	Commercial 201	<b>State Equalized Value:</b>
<b>School Dist Code:</b>	49110	
<b>School Dist Name:</b>	District 49110	
 <b>PRE 2023:</b>	 0%	
<b>PRE 2024:</b>	0%	

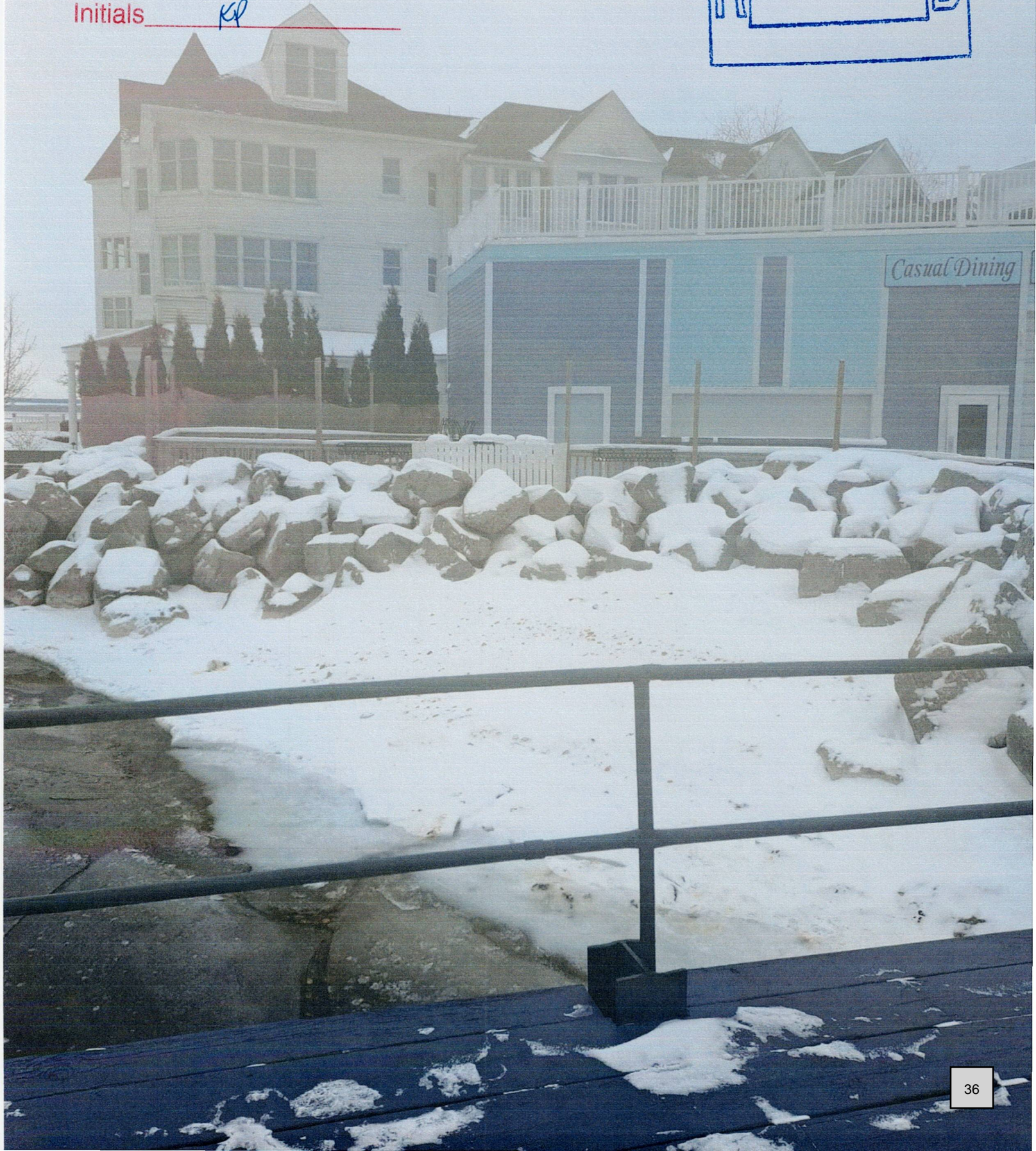


File No. C25-066-004(H)

Exhibit G

Date 3.6.25

Initials KP







Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

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

Re: **MARY'S BISTRO NEW WINDOWS AND AWNINGS ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the application for a proposed new windows and awnings at Mary's Bistro, 7463 Main Street in the Market and Main Historic District.

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

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Ryan Green, Applicant  
Dennis Dombroski, City of Mackinac Island  
David Lipovski, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

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

Re: **MARY'S BISTRO NEW WINDOWS & AWNINGS ADDITIONS**  
Design Review

Dear Ms. Pereny:

The proposed project is the addition of new windows and awnings along the rear outdoor patio of Mary's Bistro, 7463 Main Street, in the Market and Main Historic District. The property is a Non-contributing structure in the district. It is proposed to add new windows on the end of the wing, and flanking each side of an existing door facing to the side. In addition, two retractable awnings are proposed to be added, one over the new end windows, and one over an existing window on the side.

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 rendering of proposed work, dated 28 January 2025.

#### REVIEW

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

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

The proposed work would not destroy historic materials that characterize the property, as the building is not historic. The proposed new windows would be compatible with the existing

Mary's Bistro Windows and Awnings Design Review  
6 March 2025  
Page 2

building, in terms of other existing windows and architectural features. However, the new awnings illustrated in the rendering would not be compatible with awning guidelines for historic districts as they are shown to have a curved shape. New awnings should meet the requirement to be shed-shape, with or without a bottom dropped edge.

#### **Standards Under Code Sec. 10-161(b)**

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

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

The proposed new windows would be appropriate to the existing rear patio area, although the retractable awnings illustrated would not be appropriate in the surrounding historic district.

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

The proposed curved awning shape would not be compatible with awning guidelines for historic districts. If the awnings were proposed to be a traditional shed type design, then they would be compatible.

#### **CONCLUSION**

The proposed windows additions at the rear patio of Mary's Bistro at 7463 Main Street would meet the Standards for review. The proposed curved top awnings would not meet the Standards for review.

END OF REVIEW

## GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

**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.

## ALL MINOR WORK

**PROPERTY LOCATION:** 1274 Mission Street 051-500-008-00  
 (Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

**Name:** Andrew Dowd **Email Address:** dowd's market@gmail.com  
**Address:** 2507 Cadotte Ave Mackinac Island MI 49757  
 (Street) (City) (State) (Zip)  
**Telephone:** 231-392-6456  
 (Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

**Name:** Bam Bazinaw **Email Address:** BCMackinac@gmail.com  
**Address:** Mackinac Island MI 49757  
 (Street) (City) (State) (Zip)  
**Telephone:** 906-430-1100  
 (Home) (Business) (Fax)

☒ Attach a brief description of the nature of the minor work proposed and the materials to be used.  
 Attach one or more photograph(s) of the whole building including facade and any relevant elevations showing the area, item or fixture 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.

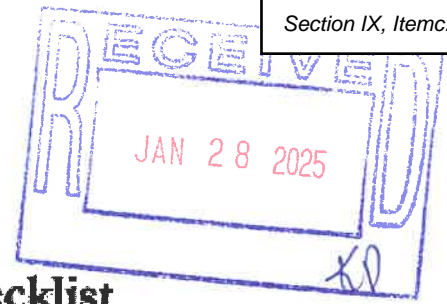
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system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

**SIGNATURES**  
 Signature \_\_\_\_\_ Signature \_\_\_\_\_  
 Please Print Name \_\_\_\_\_ Please Print Name \_\_\_\_\_  
 Date 1-28-25  
 Initials XP

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  
 738 MARKET STREET, MACKINAC ISLAND, MI 49757  
 PHONE: (906) 847-4835

File Number: B325-008-005 Date Received: 1-28-25 Fee: 600 -  
 Received By: Alberny Work Completed Date: \_\_\_\_\_



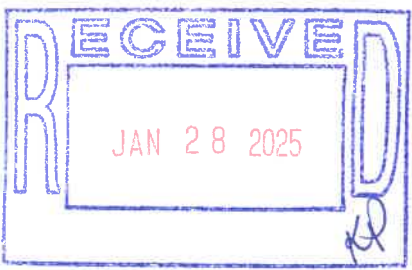
## Historic District Application Checklist

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

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

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

City of Mackinac Island  
Historic Commission  
Planning Commission



RE: Shed Roof Application

Dear Commissioners:

Please see the attached application for construction of a shed roof over a retaining wall at the East entrance of the Doud house located at 1274 Mission Street currently under renovation.

On the original plans, this area was not covered, however after building the retaining wall, it became apparent that a partial cover would help in protecting the entrance from the rain and snow.

Sincerely,

Andrew Doud

File No. 8325.008.005(H)  
Exhibit B  
Date 1.28.25  
Initials KP



**DOUD STORMWATER PLAN:**

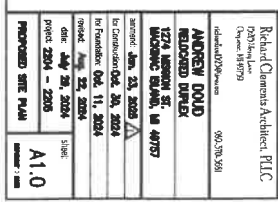
**DESIGN CRITERIA:**

10 YEAR 24 HOUR RAINFALL = 3.3"  
(SOURCE: ILL. STATE METEOR.)  
(C.O.D.R. = 0.0171 / hour)

PERCOLATION RATE OF SOIL = 0.37"/hr  
(SOURCE: ILL. STATE METEOR.)  
DESIGN STORM VELOCITY = 1.01 ft/sec x 24 hr = 24.24 ft/min

PERCOLATION RATE OF SAND = 0.37"/hr  
(SOURCE: ILL. STATE METEOR.)  
DESIGN STORM VELOCITY = 1.01 ft/sec x 24 hr = 24.24 ft/min

DESIGNATED AREA OF STORM DRAINAGE  
PERIMETER OF BUILDING = 118.94' x 1.01' = 120.12' x 1.01' = 121.32' x 1.01' = 122.52' x 1.01' = 123.72' x 1.01' = 124.92' x 1.01' = 126.12' x 1.01' = 127.32' x 1.01' = 128.52' x 1.01' = 129.72' x 1.01' = 130.92' x 1.01' = 132.12' x 1.01' = 133.32' x 1.01' = 134.52' x 1.01' = 135.72' x 1.01' = 136.92' x 1.01' = 138.12' x 1.01' = 139.32' x 1.01' = 140.52' x 1.01' = 141.72' x 1.01' = 142.92' x 1.01' = 144.12' x 1.01' = 145.32' x 1.01' = 146.52' x 1.01' = 147.72' x 1.01' = 148.92' x 1.01' = 150.12' x 1.01' = 151.32' x 1.01' = 152.52' x 1.01' = 153.72' x 1.01' = 154.92' x 1.01' = 156.12' x 1.01' = 157.32' x 1.01' = 158.52' x 1.01' = 159.72' x 1.01' = 160.92' x 1.01' = 162.12' x 1.01' = 163.32' x 1.01' = 164.52' x 1.01' = 165.72' x 1.01' = 166.92' x 1.01' = 168.12' x 1.01' = 169.32' x 1.01' = 170.52' x 1.01' = 171.72' x 1.01' = 172.92' x 1.01' = 174.12' x 1.01' = 175.32' x 1.01' = 176.52' x 1.01' = 177.72' x 1.01' = 178.92' x 1.01' = 180.12' x 1.01' = 181.32' x 1.01' = 182.52' x 1.01' = 183.72' x 1.01' = 184.92' x 1.01' = 186.12' x 1.01' = 187.32' x 1.01' = 188.52' x 1.01' = 189.72' x 1.01' = 190.92' x 1.01' = 192.12' x 1.01' = 193.32' x 1.01' = 194.52' x 1.01' = 195.72' x 1.01' = 196.92' x 1.01' = 198.12' x 1.01' = 199.32' x 1.01' = 200.52' x 1.01' = 201.72' x 1.01' = 202.92' x 1.01' = 204.12' x 1.01' = 205.32' x 1.01' = 206.52' x 1.01' = 207.72' x 1.01' = 208.92' x 1.01' = 210.12' x 1.01' = 211.32' x 1.01' = 212.52' x 1.01' = 213.72' x 1.01' = 214.92' x 1.01' = 216.12' x 1.01' = 217.32' x 1.01' = 218.52' x 1.01' = 219.72' x 1.01' = 220.92' x 1.01' = 222.12' x 1.01' = 223.32' x 1.01' = 224.52' x 1.01' = 225.72' x 1.01' = 226.92' x 1.01' = 228.12' x 1.01' = 229.32' x 1.01' = 230.52' x 1.01' = 231.72' x 1.01' = 232.92' x 1.01' = 234.12' x 1.01' = 235.32' x 1.01' = 236.52' x 1.01' = 237.72' x 1.01' = 238.92' x 1.01' = 240.12' x 1.01' = 241.32' x 1.01' = 242.52' x 1.01' = 243.72' x 1.01' = 244.92' x 1.01' = 246.12' x 1.01' = 247.32' x 1.01' = 248.52' x 1.01' = 249.72' x 1.01' = 250.92' x 1.01' = 252.12' x 1.01' = 253.32' x 1.01' = 254.52' x 1.01' = 255.72' x 1.01' = 256.92' x 1.01' = 258.12' x 1.01' = 259.32' x 1.01' = 260.52' x 1.01' = 261.72' x 1.01' = 262.92' x 1.01' = 264.12' x 1.01' = 265.32' x 1.01' = 266.52' x 1.01' = 267.72' x 1.01' = 268.92' x 1.01' = 270.12' x 1.01' = 271.32' x 1.01' = 272.52' x 1.01' = 273.72' x 1.01' = 274.92' x 1.01' = 276.12' x 1.01' = 277.32' x 1.01' = 278.52' x 1.01' = 279.72' x 1.01' = 280.92' x 1.01' = 282.12' x 1.01' = 283.32' x 1.01' = 284.52' x 1.01' = 285.72' x 1.01' = 286.92' x 1.01' = 288.12' x 1.01' = 289.32' x 1.01' = 290.52' x 1.01' = 291.72' x 1.01' = 292.92' x 1.01' = 294.12' x 1.01' = 295.32' x 1.01' = 296.52' x 1.01' = 297.72' x 1.01' = 298.92' x 1.01' = 300.12' x 1.01' = 301.32' x 1.01' = 302.52' x 1.01' = 303.72' x 1.01' = 304.92' x 1.01' = 306.12' x 1.01' = 307.32' x 1.01' = 308.52' x 1.01' = 309.72' x 1.01' = 310.92' x 1.01' = 312.12' x 1.01' = 313.32' x 1.01' = 314.52' x 1.01' = 315.72' x 1.01' = 316.92' x 1.01' = 318.12' x 1.01' = 319.32' x 1.01' = 320.52' x 1.01' = 321.72' x 1.01' = 322.92' x 1.01' = 324.12' x 1.01' = 325.32' x 1.01' = 326.52' x 1.01' = 327.72' x 1.01' = 328.92' x 1.01' = 330.12' x 1.01' = 331.32' x 1.01' = 332.52' x 1.01' = 333.72' x 1.01' = 334.92' x 1.01' = 336.12' x 1.01' = 337.32' x 1.01' = 338.52' x 1.01' = 339.72' x 1.01' = 340.92' x 1.01' = 342.12' x 1.01' = 343.32' x 1.01' = 344.52' x 1.01' = 345.72' x 1.01' = 346.92' x 1.01' = 348.12' x 1.01' = 349.32' x 1.01' = 350.52' x 1.01' = 351.72' x 1.01' = 352.92' x 1.01' = 354.12' x 1.01' = 355.32' x 1.01' = 356.52' x 1.01' = 357.72' x 1.01' = 358.92' x 1.01' = 360.12' x 1.01' = 361.32' x 1.01' = 362.52' x 1.01' = 363.72' x 1.01' = 364.92' x 1.01' = 366.12' x 1.01' = 367.32' x 1.01' = 368.52' x 1.01' = 369.72' x 1.01' = 370.92' x 1.01' = 372.12' x 1.01' = 373.32' x 1.01' = 374.52' x 1.01' = 375.72' x 1.01' = 376.92' x 1.01' = 378.12' x 1.01' = 379.32' x 1.01' = 380.52' x 1.01' = 381.72' x 1.01' = 382.92' x 1.01' = 384.12' x 1.01' = 385.32' x 1.01' = 386.52' x 1.01' = 387.72' x 1.01' = 388.92' x 1.01' = 390.12' x 1.01' = 391.32' x 1.01' = 392.52' x 1.01' = 393.72' x 1.01' = 394.92' x 1.01' = 396.12' x 1.01' = 397.32' x 1.01' = 398.52' x 1.01' = 399.72' x 1.01' = 400.92' x 1.01' = 402.12' x 1.01' = 403.32' x 1.01' = 404.52' x 1.01' = 405.72' x 1.01' = 406.92' x 1.01' = 408.12'



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JAN 28 2025

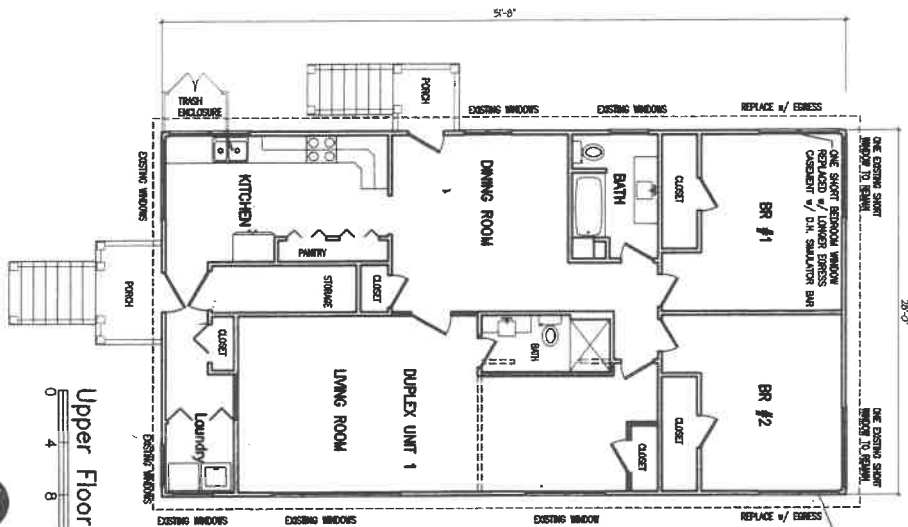
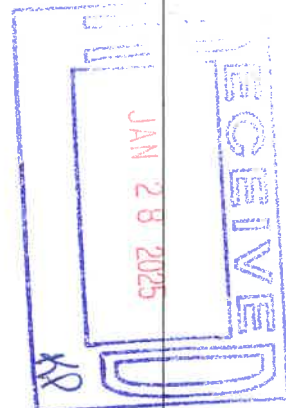
File No. B3a5-008-005(H)  
Exhibit C  
Date 1-28-95  
Initials KP

File No. R335-008-005CH

Exhibit D

Date 1-28-25

Initials RP

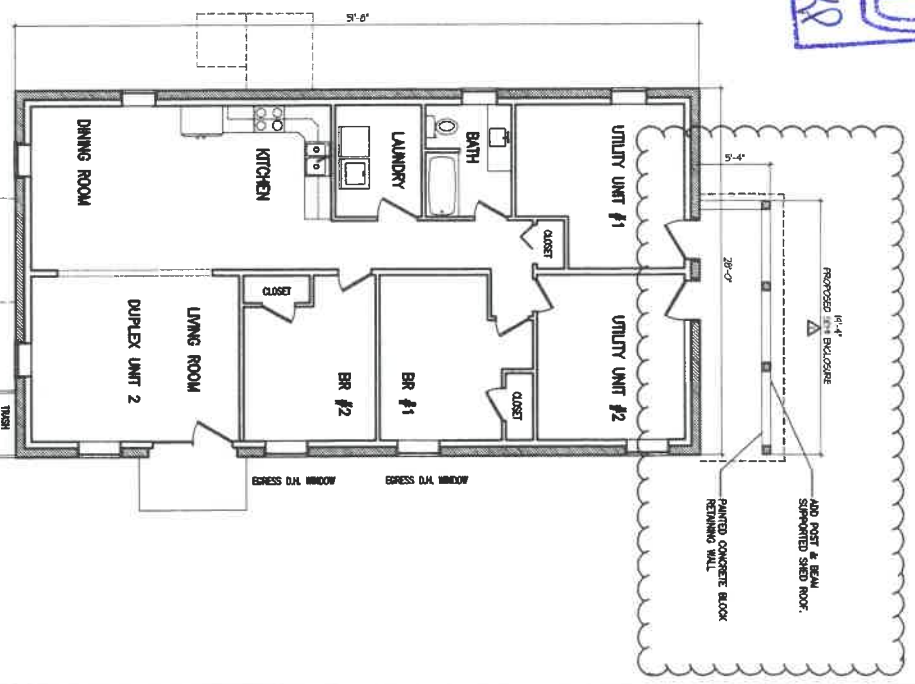


Upper Floor Plan

1" = 1'-0"

EXISTING UPPER STRUCTURE  
MOVED SOUTH ABOVE RESULT  
LOWER LEVEL STRUCTURE

Each Floor = 1,456 s.f.



Lower Floor Plan

1" = 1'-0"

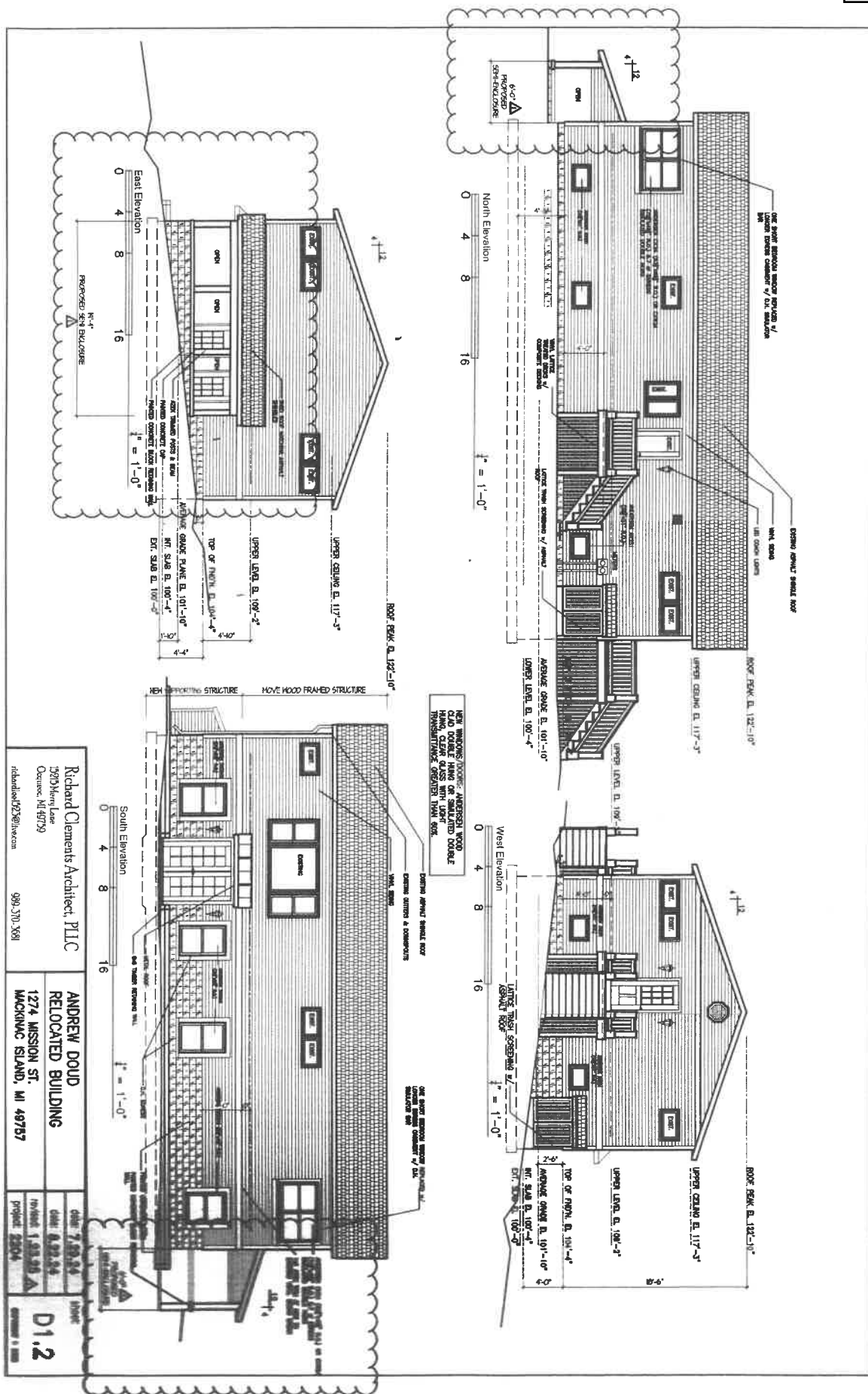
Richard Clements Architect, PLLC  
12774 Mission St.  
Madison, WI 53717  
richard@rca280.com 905.370.3681

ANDREW DOUD  
RELOCATED BUILDING  
1274 MISSION ST.  
MADISON, WI 53717

date: 7.29.24  
date: 8.22.24  
revised: 1.23.25  
project: 2204

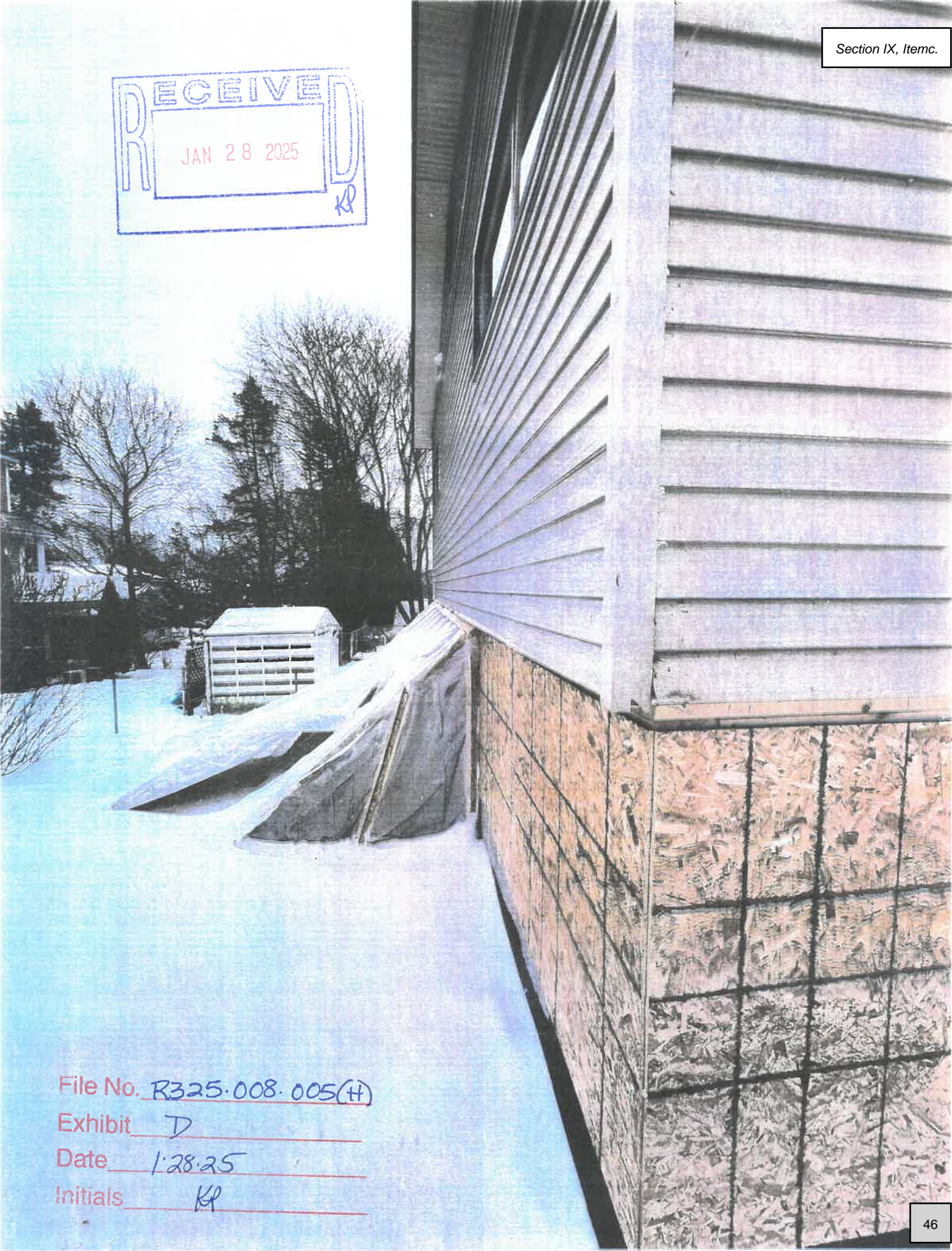
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© 2019







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JAN 28 2025  
KR



File No. R325.008.005(H)  
Exhibit D  
Date 1.28.25  
Initials KR











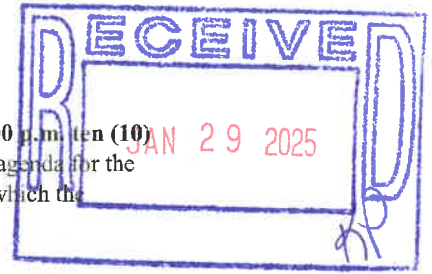


# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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:** 1396 Church Street 051-525-011-00  
(Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Nancy Porter Email Address: nancy4658@outlook.com  
Address: 7408 Main Street Mackinac Island MI 49757  
(Street) (City) (State) (Zip)  
Telephone: 231-881-4430  
(Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: MaJUTMaJ1971@live.com  
Address: 7221-103 Main St. Mackinac Island MI 49757  
(Street) (City) (State) (Zip)  
Telephone: 231-881-6868  
(Home) (Business) (Fax)

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

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

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

Signature: [Signature] SIGNATURES File No. R325-011-006(H)  
Signature: [Signature] Exhibit A  
Please Print Name: Roy Shryock Date: 1-29-25  
Please Print Name: [Signature] 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: R325-011-006(H) Date Received: 1-29-25 Fee: \$100 -  
Received By: [Signature] Work Completed Date: \_\_\_\_\_



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

Section X, Itema.

PROPERTY LOCATION: 1396 Church street  
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: 15,000

**APPLICANT/CONTRACTOR**

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

Name: Roy Shryock Email Address: Ma107ma1971@Live.com

Address: 7221 Main St. Mackinac Island MI 49757  
(Street) (City) (State) (Zip)

Telephone: 231-881-6860  
(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: [Signature] Date 1-28-25

**PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY<sup>1</sup>** This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: Nancy Porter Email Address: Nancy4650@outlook.com

Address: 740 F Main St. Mackinac Island MI 49757  
(Street) (City) (State) (Zip)

Telephone: 231-881-4430  
(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: [Signature] SIGNATURES \_\_\_\_\_  
Signature

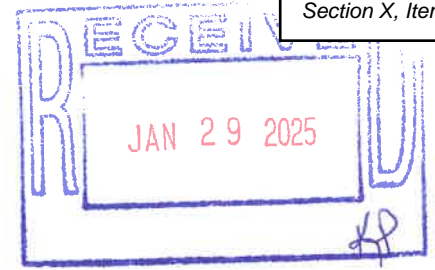
Roy Shryock  
Please Print Name Please Print Name

Signed and sworn to before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
County, Michigan  
My commission expires: \_\_\_\_\_

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

File No. B325-011-006(H)  
Exhibit B  
Date 1-29-25  
Initials KP



Section X, Itema.

Mackinac Island HDC,

We are asking for approval to replace the deck located at 1396 Church Street. The existing hand railings do not meet code and must be replaced. We will be using HDC approved materials to complete this project. Thank you for your time!

Roy Shryock

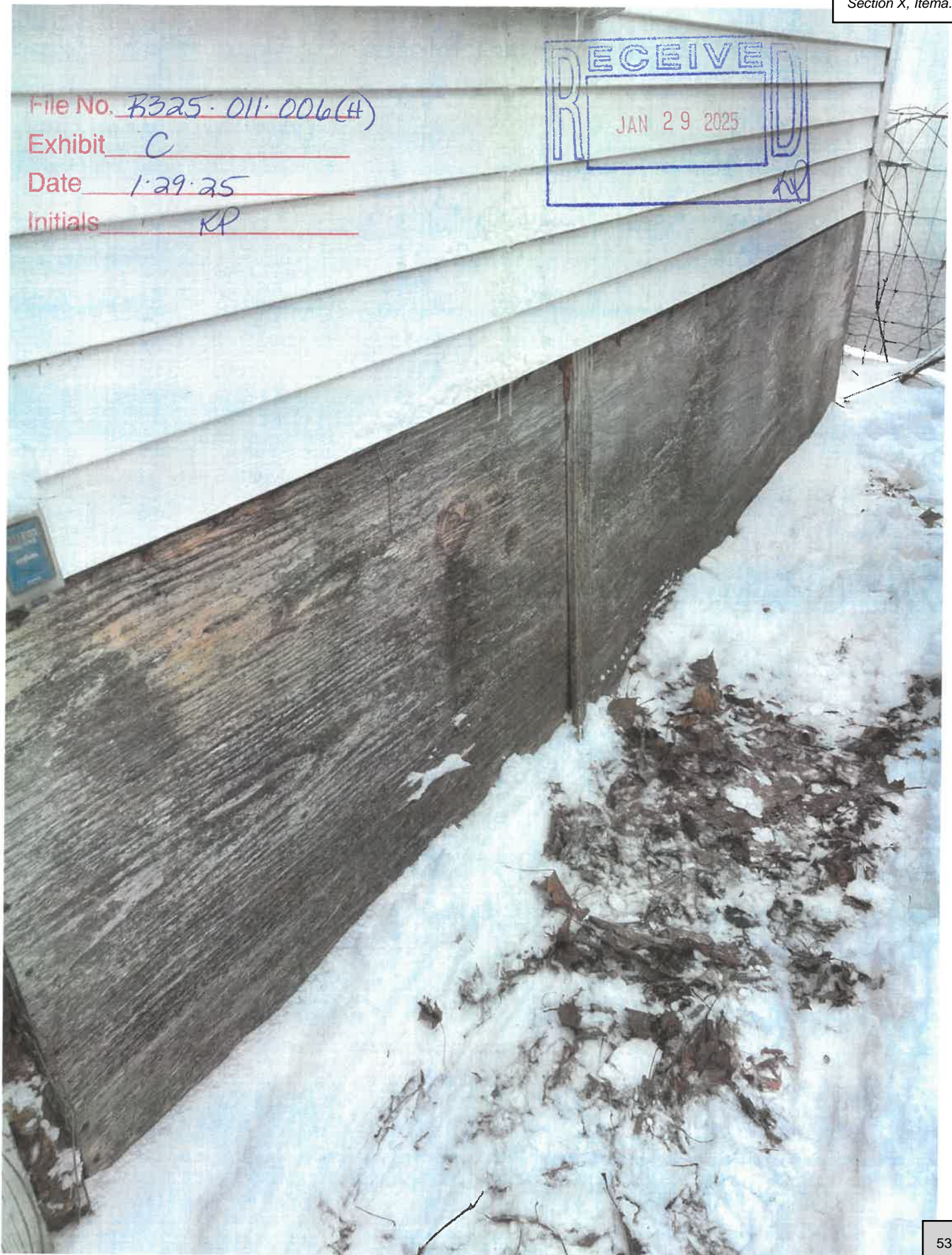
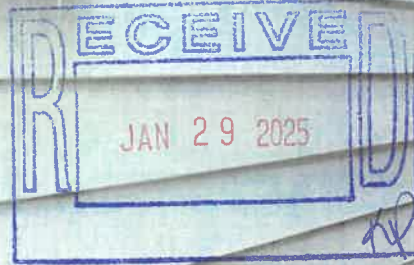


File No. B325-011-006(H)

Exhibit C

Date 1-29-25

Initials KP







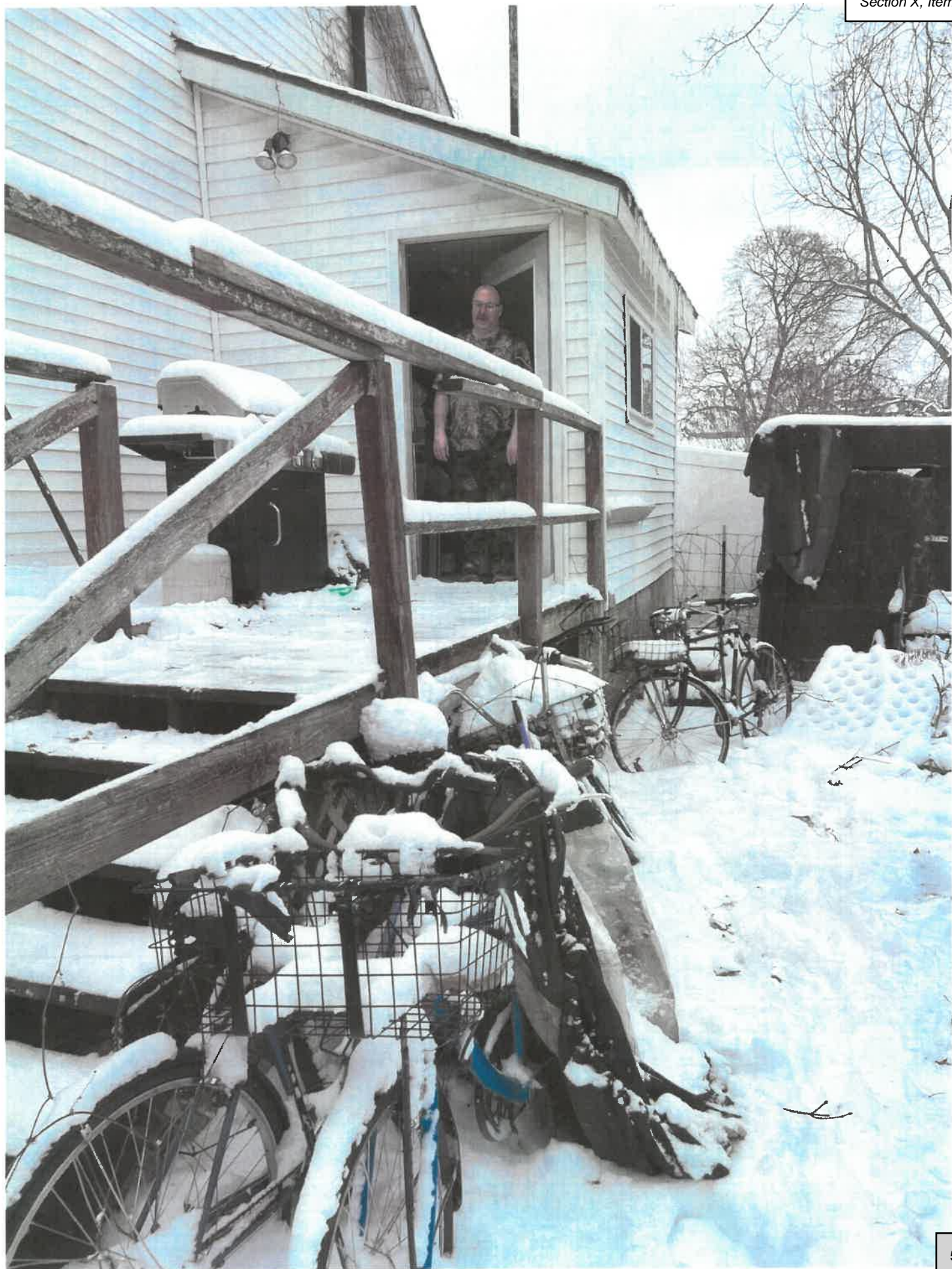






















Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 March 2025

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

Re: **PORTER PROPERTY DECK REPLACEMENT**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed rear deck replacement at 1396 Church Street in the East End Mission Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Roy Shryock, Applicant  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office





Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 March 2025

## **DESIGN REVIEW**

### **PORTER PROPERTY DECK REPLACEMENT**

1396 Church Street

East End Mission Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is replacement of an existing rear yard deck at 1396 Church Street, in the East End Mission Historic District. The building is a Contributing structure in the district. The deck is in deteriorated condition and is proposed to be replaced in the same configuration and dimensions as existing, but using composite deck and railing lumber. New railings would have spaced balusters, rather than being open, as would be required to meet building code requirements of 4 inch maximum openings. As now, lattice skirting would fill the space below.

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

Materials submitted for Review consist of photographs of existing conditions, dated 28 January 2025, by Roy Shryock.

## **REVIEW**

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

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

The historic character of the property would be retained and preserved, as the existing deck is not historically or architecturally significant. No historic materials would be removed.

Porter Property Deck Replacement Design Review  
5 March 2025  
Page 2

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

The proposed work would not destroy historic materials that characterize the property, as it is not historic. The proposed replacement porch would be compatible with the existing house, in terms of massing, size, and architectural features.

#### **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 of the building, and its relationship to the historic value of the surrounding historic district would be maintained.

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

Being on the rear of the house, the deck is not a primary architectural feature of the resource, or especially important to the surrounding area.

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

The proposed replacement deck would be compatible with the historic building.

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

The aesthetic value of the building would be retained.

#### **CONCLUSION**

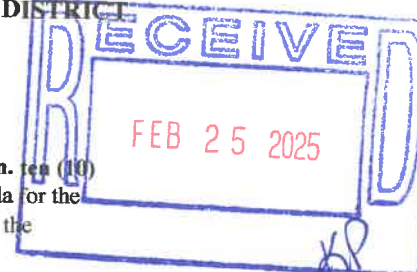
The proposed replacement of the rear deck on the house at 1396 Church Street would meet the Standards for review.

END OF REVIEW

# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

**Application Deadline:** Application and materials must be completed and submitted by 4:00 p.m. <sup>ten (10)</sup> 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:** 1264 MISSION Street 051-500-008-00  
(Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Andrew Doud Email Address: douds.market@gmail.com  
Address: 2507 Cadotte Ave Mackinac Island MI 49757  
(Street) (City) (State) (Zip)  
Telephone: 231-392-6456  
(Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Bam Bazinaw Email Address: BCMackinac@gmail.com  
Address:  Mackinac Island MI 49757  
(Street) (City) (State) (Zip)  
Telephone: 906-430-1100  
(Home) (Business) (Fax)

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

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

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

**SIGNATURES**  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Please Print Name \_\_\_\_\_ Please Print Name \_\_\_\_\_  
**File No.** R325-008-010(4)  
**Exhibit** A  
**Date** 2-25-25  
**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: R325008-010(4) Date Received: 2-25-25 Fee: \$100  
Received By: KP Work Completed Date: \_\_\_\_\_

## Historic District Application Checklist

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

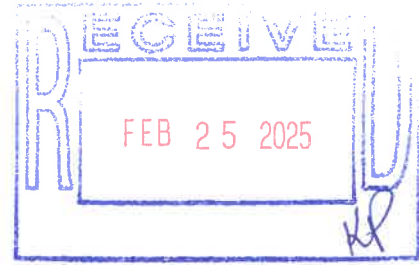
**\* Only the first two items are required for Like for Like projects.**

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



City of Mackinac Island  
Historic Commission  
Planning Commission

RE: Fence Application



Dear Commissioners:

Please see the attached application for construction of a picket fence inside the property line of the Doud house located at 1274 Mission Street. Previously, there was a chain link fence around the entire property, encompassing both lots which has been removed. The new fence will only be around the Doud house, please see attached site plan for more information. The fence will be constructed of cedar posts and pickets and painted white.

Sincerely,

Andrew Doud

File No. R025-008-010(H)  
Exhibit B  
Date 2.25.25  
Initials KP

RECEIVED

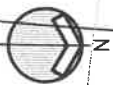
FEB 25 2025

HYD.

WENDALL STREET

MISSION STREET

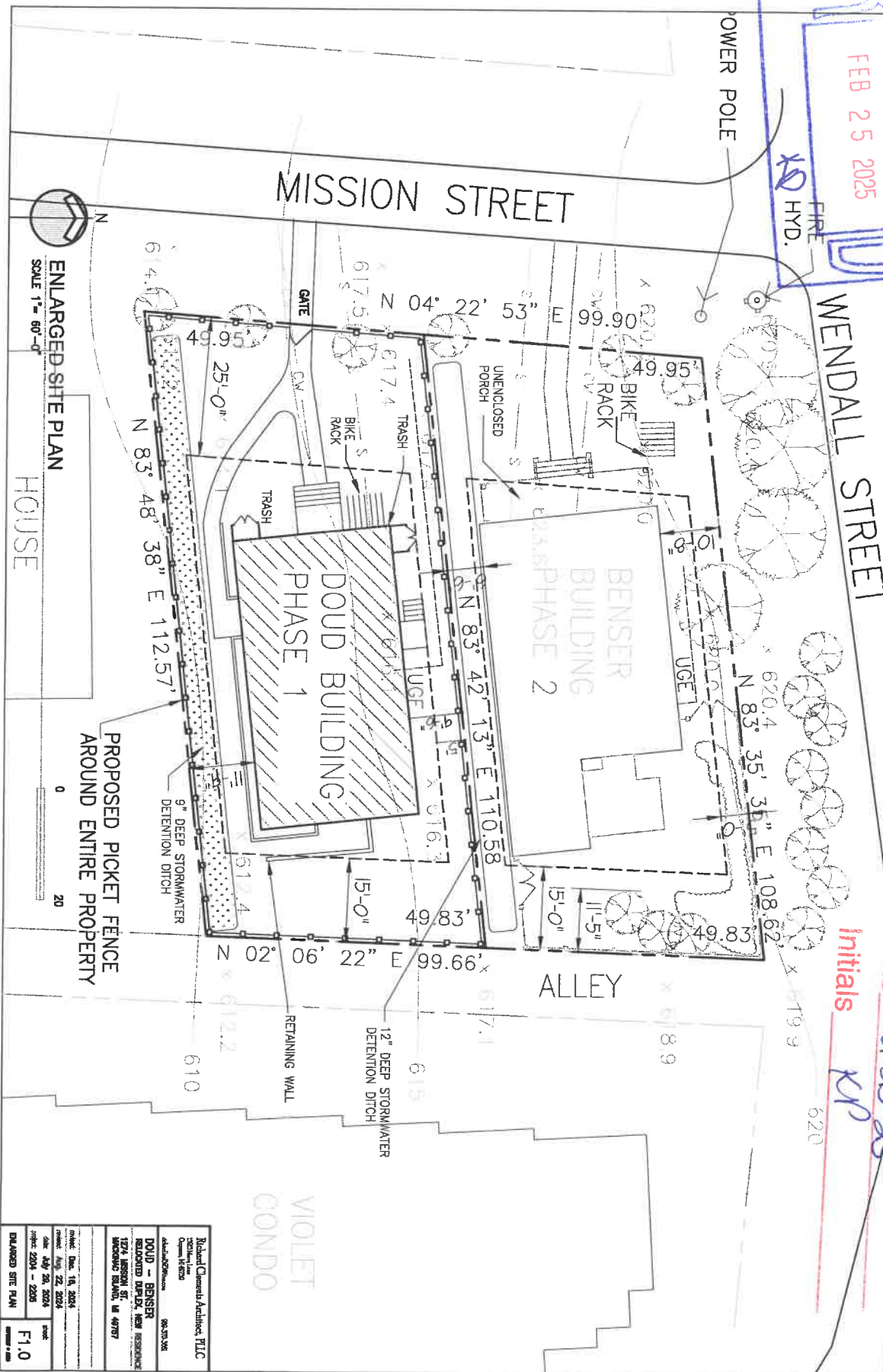
POWER POLE



ENLARGED SITE PLAN  
SCALE 1" = 60'-0"

HOUSE

PROPOSED PICKET FENCE  
AROUND ENTIRE PROPERTY



File No 3335.008.010(4)

Exhibit C

Date 2-25-25

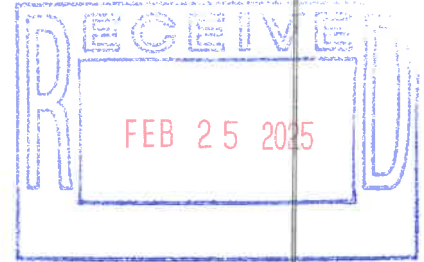
Initials KP

Richard Greenblatt Architect, PLLC	
1224 MISSION ST.	
SAN FRANCISCO, CA 94103	
DOUD - BENSER	
RENOVATED DUPLEX, NEW RESIDENCE	
1224 MISSION ST.	
SAN FRANCISCO, CA 94103	
Project Date: 10.2024	Sheet: 1 of 1
Issue Date: 02.2025	Scale: 1" = 60'-0"
Notes: 2204 - 2205	ENLARGED SITE PLAN
Project: F1.0	Sheet: 1 of 1

# Site Plan

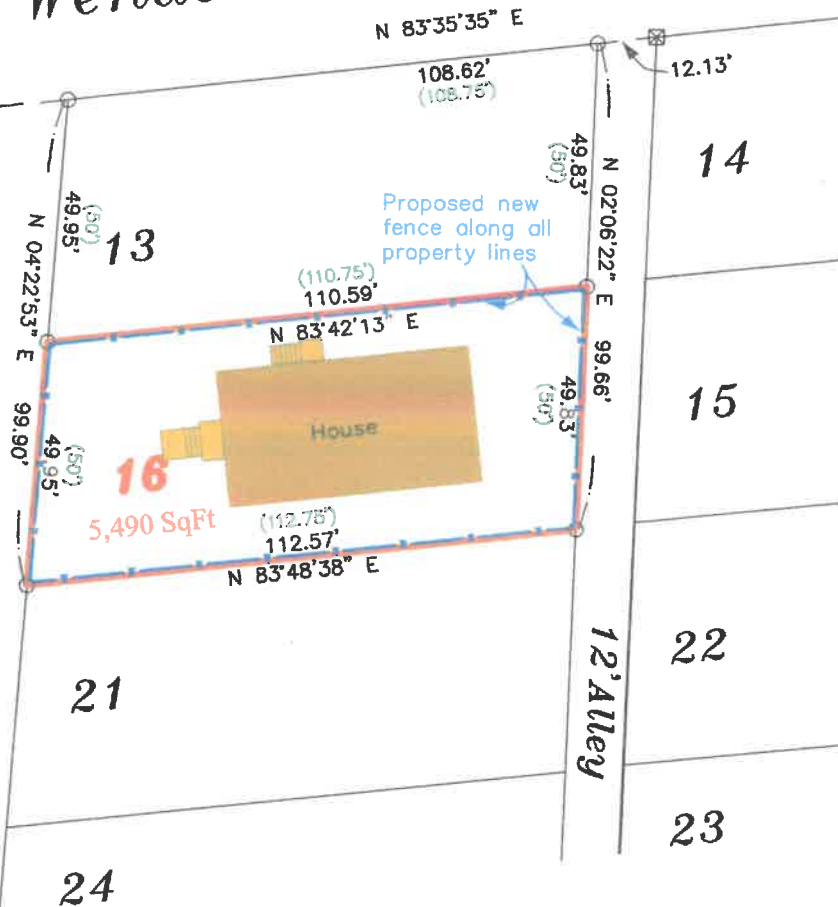
Lot 16, Assessor's Plat #1, Mackinac Island

Client: Andrew Doud



Wendell Street

Mission Street  
(50' ROW)



## Legend

- ☒ Found Concrete Monument
- Found Property Iron
- Property Iron #50439
- 123.45' Measured dimension
- (123.4') Recorded or previous survey dimension

Bearing from GPS  
Michigan State Plane  
North Zone



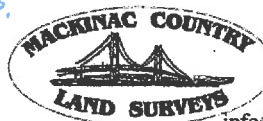
Scale: 1" = 30'

By: *Neil W. Hill P.S.*  
Neil W. Hill P.S. #50439  
Registered Land Surveyor

Date: February 3, 2025

Order No.: 25019-AD-16-AP1

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429 Ellsworth Street  
St. Ignace, MI 49781  
(906) 643-9418 Phone

info@mackinacsurveys.com

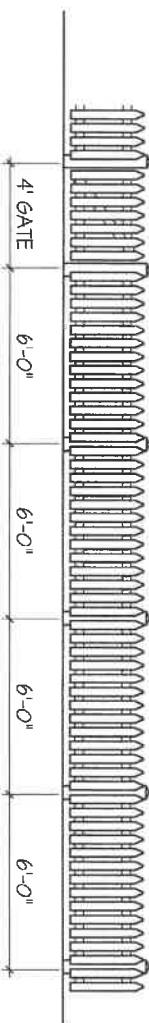




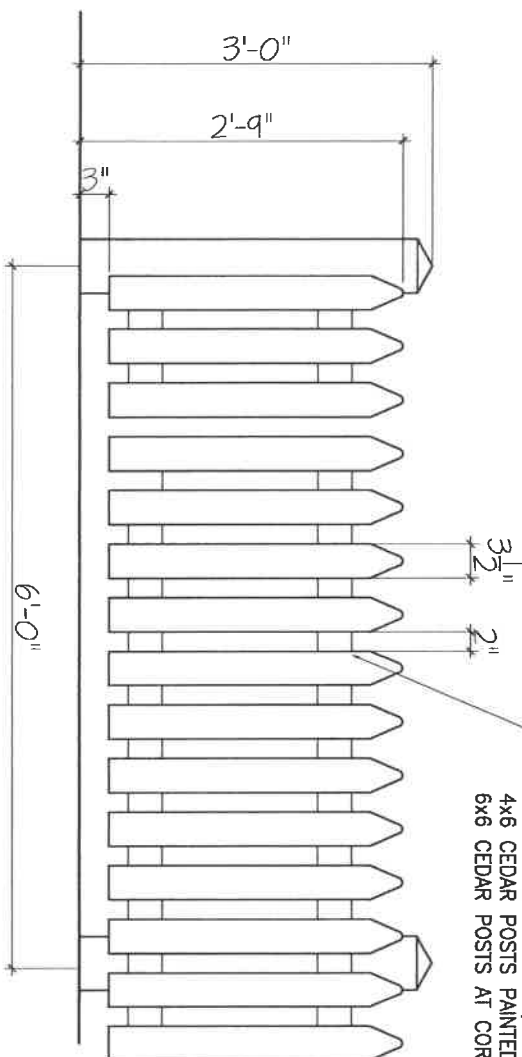
RECEIVED  
FEB 25 2025

# PROPOSED PICKET TYPE ELEVATION

SCALE" 1" = 1'-0"



PICKET FENCE CONSTRUCTION:  
1x4 CEDAR PICKETS w/ 2" SPACING PAINTED WHITE  
4x6 CEDAR POSTS PAINTED WHITE  
6x6 CEDAR POSTS AT CORNERS



# PROPOSED PICKET FENCE SECTION

SCALE" 1" = 1'-0"



<b>Richard Clements Architect, PLLC</b> 9220 Mary Lane Oshtemo, MI 48729 richard@rca3.com 980.370.3881	<b>ANDREW DOUD</b> PICKET FENCE 1274 MISSION ST. MACKINAC ISLAND, MI 49757	date: 12.16.24 project: 2204	sheet: F1.1 continue on next
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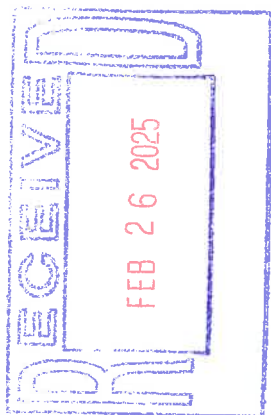
File No. R325.008.010 (4)

Exhibit D

Date 2.25.25

Initials KD









Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

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

Re: **DOUD DUPLEX FENCE ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed fence addition around the Doud Duplex property at 1274 Mission Street in the Mission East End Historic District.

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

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

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



Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

## **DESIGN REVIEW**

### **DOUD DUPLEX FENCE ADDITION**

1274 Mission Street

East End Mission Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the construction of a wood fence around the property of the Doud Duplex at 1274 Mission Street, in the East End Mission Historic District. The building is a Non-contributing structure in the district. A 33 inch tall, white painted, wood picket fence is proposed to be constructed around the lot. It would have a single entry gate on Mission Street end of the lot.

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

Materials submitted for Review consist of two Site Plans and Fence Elevations of proposed work, dated 15 December 2024, by Richard Clements Architect.

## **REVIEW**

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

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

The proposed work would not destroy historic materials that characterize the property, as it is not historic. The proposed new work would be compatible with the existing house being relocated and renovated.

Doud Duplex Fence Addition Design Review  
6 March 2025  
Page 2

### **Standards Under Code Sec. 10-161(b)**

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

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

The proposed new fence would be appropriate to the existing house, and would be compatible with the surrounding area.

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

The proposed fence would be compatible in terms of design, arrangement, texture and materials.

### **CONCLUSION**

The proposed painted wood fence addition to the Doud Duplex property at 1274 Mission Street would meet the Standards for review.

END OF REVIEW