

**RESOLUTION NO. \_\_\_\_\_**  
**OF THE CITY OF MACKINAC ISLAND**  
**HISTORIC DISTRICT COMMISSION (“HDC”)**  
**NOTICE TO PROCEED AND NEW CONSTRUCTION**  
**REGARDING THE “RED HOUSE”**

**WHEREAS**, Cheryl Nephew Jaquiss, as Trustee of the Cheryl Nephew Jaquiss Individual Living Trust uad 11/10/2008 (the “Owner”) owns the property commonly known as 6948 Main Stret, City of Mackinac Island, Michigan 49757, Tax ID 051-525-041-00 (the “Red House” or the “Property”);

**WHEREAS**, on March 24, 2022, the Owner submitted an application with the City of Mackinac Island (“City”) for Demolition of the Red House, which application was neither approved nor denied by the City until August 9, 2022;

**WHEREAS**, on July 27, 2022, the City imposed a moratorium (No. 2022-002) whereby the City placed only the Red House in a historic district (the “Moratorium”);

**WHEREAS**, on August 9, 2022, the City’s Planning Commission denied the Owner’s application for demolition citing the basis as being the Moratorium;

**WHEREAS**, on July 12, 2023, the City Council passed a resolution requiring applications for demolition of property located in an area described as the Mission District be reviewed by the Mackinac Island Historic District Commission (the “Commission”);

**WHEREAS**, on July 26, 2023, the Moratorium expired;

**WHEREAS**, on January 30, 2024, attorney James Murray, on behalf of Owner, submitted to the Commission an application with attachments for demolition of the Red House, seeking a notice to proceed permit. A second application was submitted on March 26, 2024 (collectively, the “Applications”); and

**WHEREAS**, the Commission has reviewed the Applications at its meetings on April 9, 2024 and May 14, 2024,

**WHEREAS**, in connection with the Applications and hearings before the Commission, the Owner voluntarily agreed to offer certain conditions should the Commission approve Owners Applications to demolish the Red House (the “Conditions”) which include:

- A. The existing front façade of the house shall be removed by Owner’s contractor in a manner so that the contractor can salvage existing materials as much as possible. The front facade of the house shall replicate the appearance of the original Red House with the use of salvageable existing materials as much as possible, and the use of fabrication materials when original materials are not salvageable in order to maintain the historic appearance of the house, and the historic character of the immediate area (“New Facade”).

- B. New construction of Owner's home to be built by Dickinson Homes shall be per plans and specifications as prepared by Richard Clements dated March 25, 2024, as may be modified with the New Facade, which plans are on file with the City of Mackinac Island (collectively the "Replacement Residential Structure").

WHEREAS, Owner's plans for the Replacement Residential Structure have been determined by the City's historic architect to be an appropriate design for a replacement house.

**NOW THEREFORE**, the Commission makes the following Findings and Resolutions:

**FINDINGS:** The Commission makes the following Findings with regard to its review process as applied to this Applicant:

1. The application, review, and approval process created circumstances unique to this Application commencing in March 2022.
2. The Red House has been owned by the Owner's family for over 40 years and during this time has been used as employee housing.
3. The Red House was originally purchased by the Owner's father. The Nephew family, including Cheryl Nephew Jaquiss as the Owner, have been long-time residents of the Island, and the family has demonstrated over the years respect for the historic heritage of the Island though the acquisition and maintenance of other historic buildings on the Island.
4. The Owner is not proposing to eliminate a historic structure so that the property can be used for a hotel which is a permitted use under the Zoning Ordinance.
5. The Commission adopts the Recitals in its findings as set forth above.

**NOW THEREFORE, BE IT RESOLVED:**

That the Owner is hereby issued a Notice to Proceed to permit the demolition of the Red House subject to the aforementioned Conditions.

The question on the resolution was called and the result of the voting is as follows:

Ayes: Doud, Finkel, Sehoan, Straus

Nays: None

Absent: Porter

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Historic District Commission of the City of Mackinac Island, County of Mackinac, Michigan at a

meeting held on May 14, 2024, the original of which is on file in the Clerk's office and available to the public.

Dated: \_\_\_\_\_, 2024

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Lee Finkel, Chair, Historic District  
Commission