

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, April 14, 2026 at 10:00 AM

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

I. Call to Order

Acting Chair White called the meeting to order at 10:01 AM.

II. Roll Call

PRESENT

Peter Olson
Shannon Schueller
Lindsey White
Rick Linn

ABSENT

Lee Finkel
Lorna Straus
Nancy Porter

Staff: Erin Evashevski, David Lipovsky, Richard Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. February 10, 2026

Motion to approve as written.

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

V. Adoption of Agenda

Motion to approve as submitted.

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

VI. Correspondence

a. Letter from Dept of Army re Line 5 Tunnel

Motion to place on file.

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

VII. Committee Reports

None.

VIII. Staff Report

- a. C26-047-010(H) MIFC Dock Timber Repairs

Lipovsky stated there was deteriorating material that needed to be replaced.

- b. R326-062-016(H) Grand Cottage Roof

Lipovsky stated the roof needed to be replaced.

- c. MD26-017-017(H) Parker Apartments Roof

Lipovsky stated the roof needed to be replaced.

Motion to accept the report.

Motion made by White, Seconded by Olson.
Voting Yea: Olson, Schueller, White

IX. Old Business

- a. C25-053-110(H) Trayser New Cafe

Evashevski stated she had spoken with Anderson and Neumann regarding the term demolition used in the application. The only demolition is interior. The exterior is restoration and like for like for the front facade. The restoration is going back to a more historic state. Neumann stated he agreed the word demolition word used is not appropriate. The applicant is proposing to dismantle the storefronts and then restore to a more original appearance. Evashevski stated the bones of the structure will stay in place except for the foundation work. Neumann stated the foundation is in bad shape and the only way to access it is from the front. Evashevski confirmed that nothing of the actual structure is changing except for the Somewhere in Time architecture. Anderson stated the storefronts are all being restored to the earlier design. White asked about the backside of the cafe. Is there any lighting? Anderson stated there is a fair amount of existing lighting. There are some additional lights called out. White confirmed the front facade will be wood with Anderson and Neumann. Olson asked about standard 4 and the log treatment on the front of the Trading Post. Even though it is older than 50 years, compared to the other two buildings, he agrees that restoring to the 1948 renovation that the community is used to is appropriate. Olson asked if it was ever considered to be restored to the original design. Trayser stated they did consider it but the log design is important to their family story. The façade was built by islanders. Olson appreciated the lesson and thinks it is important to future applications. Schueller asked about the lights on page

71. Anderson stated it is correct and there will be one. Page 65 shows the single light on the gable end of the cafe. White clarified the railing design of vertical cable. Neumann stated that they portray a spindle like appearance but so thin, almost invisible. Olson asked for the path a patron follows to get to the cafe from Main Street. Olson realizes this is a Planning Commission issue. White stated that if any changes are made due to Planning Commission it would need to come back to HDC. Motion to approve based on work being appropriate and does not adversely affect the resource. The changes to the building will return the building to a more historic condition. The aluminum clad windows will be all wood.

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

X. New Business

a. MD26-031-012(H) Patrick Doud Pub Garden

Neumann stated as he understands it, the small building would be converted to a cafe. The actual changes to the building are minimal. The use of the yard would be an outdoor cafe. Planter boxes would be built around the perimeter of the yard. There will be a gravel floor with tables and benches in the front yard. Neumann feels it is an urban location and there are other outdoor cafes in the urban area. Given its location downtown it is appropriate and compatible. White asked if any part of the building needs to come down to level the floor. Lipovsky stated it should not. There will be some structural repairs to the foundation. White asked if the flower boxes will disrupt any of the lilac trees. Neumann was not sure. Clements stated he isn't sure where the lilac is, but the boxes won't have a real substantial foundation to them. They can also adjust the location if needed. Neumann agrees it is a nice amenity to maintain. White asked if a new door is being installed. Clements stated there is an existing door that can be used. Schuller asked if this is part of the restaurant or a separate place. White and Lipovsky stated they understood that if food is brought in it would be from the restaurant. Patrons will not be able to bring drinks from the restaurant to the beer garden. Evashevski stated all patrons will be coming from the street, not the restaurant. White asked if any lights are being added out front. Clements stated some wall mounted fixtures and some strip lighting on the back of the flower boxes are being installed. A2.1 shows the lighting. Also A1.01. Neumann had no thoughts on the light fixtures. Given the fact that it is a pretty plain building, it is not a strong need to have period light fixtures. White asked if there will be any umbrellas and Clements stated no. Motion to approve with the finding that the work is appropriate and does not adversely affect the resource. Lilacs should be kept in place.

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

b. MD26-010-014(H) City Hall Ballot Box

Danielle Leach stated this is now required by law. We only have to have one box. After speaking with Ruddle, the location will be the back side of the side

entrance, attached to an existing porch. No foundation will be needed. There will probably be a light and security camera added in the future. The slot does lock. Neumann stated in response to her comment, he understood it to be a temporary installation. Leach stated it has to be permanent. Neumann stated it is a utility feature that is necessary. The proposed location is an excellent proposed location. Motion to approve.

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

c. C26-049-020(H) Benjamin Rear Exterior Alterations for 2 New Apartments

Neumann apologized for the last minute review. Neumann stated the work is very minimal on the front. The door to the second floor is new based on the increased occupant load on the second floor. The existing door on the front is too narrow for an egress door. The major change is on the back with the addition of a new second floor that extends the entire length of the building. A stairwell will be added for egress. The existing windows will be lost with the new apartments. Neumann suggested three pairs of windows on the main floor of the rear elevation. Benjamin agreed with Neumann's comments. White stated she doesn't think the slanted roof would affect the view at all. Lipovsky stated it would blend in better with the other buildings around it. Motion to approve with the window configuration of three pairs of windows as suggested by Neumann.

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

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 10:57 AM.

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

Lindsey White, Acting Chair

Katie Pereny, Secretary