

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 a proposed historic district, 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 and was extended by City Council on January 29, 2023, for an additional 180 days;

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 are set forth in the Findings, numbers 4 & 6.

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, with a moratorium on work placed on the building after an application was made to the building department for demolition.
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 through 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. The owner plans to building a single-family residence for their family.
5. The Commission adopts the Recitals in its findings as set forth above.
6. The Owner, through Dickinson Homes, replicate, repair, preserve the façade as much as possible like the existing front structure as set forth with the façade like the existing front façade as set forth with the rest of the plans that have already been presented.

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, Sehoian, 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

Lee Finkel, Chair, Historic District
Commission