

# **CITY OF MACKINAC ISLAND**

## **MINUTES**

### **HISTORIC DISTRICT COMMISSION**

**Tuesday, May 13, 2025 at 1:00 PM**

**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 1:00 PM.

#### **II. Roll Call**

PRESENT

Andrew Doud

Lee Finkel

Lorna Straus

Nancy Porter

Peter Olson

Alan Sehoyan

ABSENT

Shannon Schueller

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

#### **III. Pledge of Allegiance**

#### **IV. Approval of Minutes**

a. April 8, 2025

Motion to approve as written.

Motion made by Olson, Seconded by Doud.

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

#### **V. Adoption of Agenda**

Motion to approve as amended. Amendments include Doud Fence, Doud Shed Roof, and Gutter Discussion.

Motion made by Doud, Seconded by Porter.

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

#### **VI. Correspondence**

None

#### **VII. Committee Reports**

None

### **VIII. Staff Report**

- a. C25-035-025(H) Moskwa Moulding & Trim Repair

Dombroski stated these are all like for like. Motion to approve.

Motion made by Straus, Seconded by Finkel.

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

- b. C25-050-027(H) Porter Column Replacement

Dombroski stated these are all like for like. Motion to approve.

Motion made by Straus, Seconded by Finkel.

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

- c. HB25-072-028(H) LakeView Hotel Window Replacement

Dombroski stated these are all like for like. Motion to approve.

Motion made by Straus, Seconded by Finkel.

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

### **IX. Old Business**

- a. C23-044-017(H) Chippewa Hotel AT&T Permit Extension

Applicant would like to extend their permit. Motion to approve.

Motion made by Finkel, Seconded by Olson.

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

R325-008-005(H) Doud Shed Roof

Neumann gave a favorable review. Motion to approve.

Motion made by Olson, Seconded by Straus

Voting Yea: Finkel, Straus, Porter, Olson

Abstain: Doud, Sehoyan

R325-008-010(H) Doud Fence

Neumann gave a favorable review. Motion to approve.

Motion made by Olson, Seconded by Porter

Voting Yea: Finkel, Straus, Porter, Olson

Abstain: Doud, Sehoyan

## **X. New Business**

### **a. R125-021-019(H) Bennett Hall Gutters**

Dombroski stated the applications did not show up on the agenda as it happened. It started with Shryock's buildings. HDC permits have been required for gutters. Then First National Bank jumped in due to water coming off the building. Then Pulte's and Murray's and Benser's all decided to do theirs since the gutter guy was on the island. Neumann stated gutters can be considered utilitarian items on buildings, with the half-round type being typical of older buildings, and the "K" style type the more modern profile. Since the buildings were newer, he approved the other style. Finkel stated he agreed with Neumann in that notable historic buildings should have a notable level of authenticity. Motion to approve.

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

### **b. MD25-026-021(H) Benser/Nephew New Gutters**

Motion to approve.

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

### **c. MD25-026-022(H) First National Bank Gutters**

Motion to approve.

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

### **d. MD25-026-023(H) Benser/Nephew New Gutters**

Motion to approve.

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

### **e. MD25-025-024(H) Benser/Nephew New Gutters**

Motion to approve.

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

f. R125-025-026(H) Murray New Gutters

Motion to approve.

Motion made by Olson, Seconded by Doud.

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

g. HB25-000-029(H) Great Turtle Brewery A/C Unit

This is a Noncontributing building. Neumann stated there are two components on the ground. One would be an a/c condensing unit replacing an existing one along French Lane, and the other a new air compressor at the north end of the alley. Both would be at least partially screened. Neumann stated it is pretty much totally out of sight from Main Street and are appropriate additions. Straus asked why the company didn't know the size was going to change. Neumann didn't know but said it is a new piece of equipment. Melanie Libby stated it is narrower but taller. They picked the smallest unit they could. Libby stated Feb 1st in work meeting, her employees informed her there was no A/C or heat. Straus stated the manufacturer could have informed Libby that the equipment was going to change in a reasonable length of time. Motion to approve.

Motion made by Doud, Seconded by Finkel.

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

h. C25-012-030(H) Mackinac Island Cookie Company Awning

Kate Conlon stated there is a lot of water that comes off at the entryway. It settles in front of the window. They are hoping to block some of that with the awning. The current awning is wood and she would like to replace with canvas with a scalloped edge. Neumann gave a favorable review. The frame is metal. Motion to approve.

Motion made by Doud, Seconded by Porter.

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

i. MD25-012-031(H) Lapine Gate

Neumann stated there were 5 projects he was not able to do a written review for. This is one of those. He stated the project would meet the standards for review. Motion to approve.

Motion made by Finkel, Seconded by Doud.

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

j. RS25-046-032(H) Gilmer Deck and Windows

Neumann stated he wasn't able to do a written review. But he did speak with Tamara Burns. The changes are minimal and would meet all standards for review. The biggest change is that most of the windows wouldn't have muntins. Motion to approve.

Motion made by Olson, Seconded by Finkel.

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

k. CD25-016-018-033(H) Connel Covered Porch and Window

Neumann stated this is the Caskey cottage. The new owner wants to add a full porch across the addition to the cottage. Neumann stated it will blend in well with the property and be a positive addition. This is the water side of the house. It meets all the standards for review. Motion to approve.

Motion made by Straus, Seconded by Doud.

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

l. C25-036-034(H) MITB Display Case

This is for a display case on the side of the tourism bureau building. Allison Sehoyan stated it will be on the side of the building by Murray Hotel to provide information easily accessible and organized. Finkel asked when the building was built. Sehoyan stated around 2007. Neumann gave this a favorable review. Motion to approve.

Motion made by Doud, Seconded by Olson.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan abstain.

m. R325-021-035(H) Hribar New Fence

Application for a fence at the Hribar residence. Neumann did look at this but was not able to do a written review. The back gate is the same and the front gate is slightly wider at 4'. The fence will be cedar painted white. Neumann stated it does meet the standards for review. Motion to approve.

Motion made by Finkel, Seconded by Olson.

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

n. R325-000-036(H) East Harbor Condo Fence

The fence will be cedar painted white. Neumann stated it does meet the standards for review. Motion to approve.

Motion made by Doud, Seconded by Olson.

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

o. C25-014-037(H) Sheplers Dock Traffic Flow Equipment

Chris Shepler stated they are adding more chain to control traffic. It will all be on the back side of the dock. In conjunction to the complaints last year from business owners to take the lines off the street we would like to do this. Neumann didn't do a written review but has no issues. It is a non-structure request and has minimal visual

impact. The project meets all standards for review. The railings and chains will be bolted to the dock. Finkel confirmed it won't get in the way of outflow. Shepler described the flow of traffic. Motion to approve.

Motion made by Olson, Seconded by Doud.

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

#### Gutter Discussion

Sehoyan stated he likes Neumann and Dombroski's thought that it is appropriate on certain historic building. Neumann can weigh in on any requests. Maybe if a structure is considered contributing a review would be required. Porter asked what era the appropriate styled gutter goes back to. Neumann stated the 1900's up until WWI or WWII. Dombroski thought the style had to do with what tools the tin smiths had. Olson stated he is sensitive to Doud wanting to streamline the process but also feels there should be comments on record. Olson believes there should still be a requirement of an application and review. Straus added to Neumann's comments saying that she believes the age of the building and the neighbors building as well should be taken into account. Porter asked if someone wanted to replace an existing gutter, would they need to replace with the more appropriate style. Straus stated her parents' home actually had wood gutters.

#### **XI. Public Comment**

Sehoyan thanked Doud for his service on HDC.

#### **XII. Adjournment**

Motion to adjourn at 1:53.

Motion made by Olson, Seconded by Doud.

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

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Alan Sehoyan, Acting Chair

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Katie Pereny, Secretary