

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, November 11, 2025 at 11:00 AM

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

I. Call to Order

Chairman Finkel called the meeting to order at 11:00 AM.

II. Roll Call

PRESENT

Lee Finkel

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn

ABSENT

Lorna Straus

Staff: Erin Evashevski, David Lipovsky, Rick Neumann

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as amended. Amendment was to review Old Business, “a”, and New Business, “a” first so Richard Neumann could comment before leaving the meeting.

Motion made by Porter, Seconded by Olson.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

V. Approval of Minutes

a. October 14, 2025 Special Meeting

Motion to approve as written.

Motion made by White, Seconded by Finkel.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

b. October 14, 2025

Motion to approve as written.

Motion made by White, Seconded by Olson.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

VI. Correspondence

None.

VII. Committee Reports

None.

VIII. Staff Report

- a. R125-065-087(H) Cusack Exterior Stairs

Lipovsky stated he looked at the projects and noted the rails and treads are rotting. Rails will be code compliant and the same style.

- b. CD25-001-088(H) Trivisonno Roofs and Siding Repairs

Lipovsky stated the applicant would like to replace the roof and re-flashing in areas.

- c. MD25-074-094(H) Beeck Siding and Trim Replacement

Lipovsky stated most of the siding is rotted. The trim, fascia and soffit need to be replaced.

- d. C25-012-098(H) Great Turtle Retail Store Door Replacement

Lipovsky stated the threshold and bottom is rotten. The applicant would like to replace with the exact same door.

Motion to accept the staff report.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

IX. Old Business

- a. C25-001-086(H) Schunk Threads Building Window and Door Alteration

Lindsey Schunk stated this was tabled for Neumann to review the alternate plan. Lipovsky was to look at the material that is salvageable. He stated 60 percent can be used as well as all of the hardware. He also stated the pillars on the front are staying. Neumann stated there aren't that many original storefronts left. Changing the configuration changes the features and standard 2 original materials will be lost. Neumann stated we want to maintain the authenticity by retaining original materials and the design. Neumann feels this is a departure from the original design. While he understands the functional dilemma, he does not feel it should be allowed to be altered. Schunk responded that based on the percentage being saved, we are losing the big piece of glass, but we are saving all the material except the door. The transoms and bottom panel would stay. Porter stated some of the materials are not possible to save because they are too rotted. Lipovsky stated most of the woodwork

there he believes can be used. Lipovsky believes the door should be replaced. Schueller asked if there is code requirements for glass. Lipovsky stated yes. Neumann stated if it has bubbles in the glass, it probably is old ¼" plate glass. Lipovsky stated due to code the glass probably can't be used. Lipovsky looked up code and the door can swing either way. Olson asked if the door can swing into the wall to help with the congestion. Neumann stated swinging the door the other way should help. Olson stated if the door is beyond repair than that is another question. Schueller asked about the glass in the door as well. Will that be replaced. Lipovsky stated he would have to look at the door glass. Porter stated that the glass on the door would be a code issue. Porter stated the glass in the window could break even if trying to save and use. Olson doesn't believe they can deny her the right to repair the rotted trim on the window. Porter stated she appreciates the effort to try and save the glass but if given the choice we can't deny the applicant to maintain her building to save the glass. Evashevski asked if there is a change to the front, does it then need to meet code. Lipovsky stated yes. Olson stated how does the HDC feel about the fundamental design, not just the glass. Neumann asked the HDC to read through the Standards. This proposed project would create a negative result. Finkle asked Schunk if she had any thoughts. Schunk asked if the issue is the layout, not just the door. Olson read aloud the 5 standards that this project does not meet. Schunk asked at what point can rotted materials be replaced? White stated you would need to do a like for like for rotted wood but the layout would need to stay the same. Evashevski stated the application as it stands now needs to be voted on. If Schunk has changes to be made they could table. Schunk does not know of any changes she would make. Motion to deny based on Standards 2,3, 5, and 9 not being met.

Motion made by White, Seconded by Olson.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

Doud stated that this exact change was approved for Douds in 2016.

X. New Business

a. C25-083-096(H) Gatehouse Rear Patio Renovation

Tamara Burns stated they would like to add a roof to match the existing and also raise the guardrail to make it a little safer for people sitting there. All materials will match the existing. Lipovsky stated Neumann commented that this is on the back side of the building and not very visible. Burns stated the addition roof is lower. Motion to approve.

Motion made by Porter, Seconded by Olson.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

b. Approval of 2026 Meeting Dates

Motion to approve the 2026 meeting dates.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 11:36 AM.

Motion made by White, Seconded by Porter.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

Lee Finkel, Chairman

Katie Pereny, Secretary