

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, September 08, 2026 at 1:00 PM

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

I. Call to Order

Acting Chair White called the meeting to order at 1:01 PM.

II. Roll Call

PRESENT

Lorna Straus

Nancy Porter

Peter Olson

Lindsey White

Rick Linn

ABSENT

Shannon Schueller

Staff: Richard Neumann, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 11, 2026

Motion to approve as written.

Motion made by Linn, Seconded by Porter.

Voting Yea: Straus, Porter, Olson, White, Linn

V. Adoption of Agenda

Motion to approve as presented.

Motion made by Olson, Seconded by Linn.

Voting Yea: Straus, Porter, Olson, White, Linn

VI. Correspondence

a. Letter from SHPO re CLG Review

Motion to place on file.

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

VII. Committee Reports

None.

VIII. Staff Report

- a. C26-019-042(H) Cawthorne Spindel Replacement at Kingston Kitchen

Lipovsky stated the applicant needed to replace rotten spindles on deck on the front side of the house as Like for like repair

- b. R326-062-043(H) Grand Cottage Window Replacement

Lipovsky stated this is a Like for like replacement of all the windows in Grand Cottage.

Motion to approve the staff reports.

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

- c. Education Segment: Overview of Paint History - Richard Neumann

Neumann stated he is not ready for the presentation and would like to postpone to October.

IX. Old Business

- a. C26-036-040(H) MITB Exterior Counter

Emily Kizer brought in the samples of the proposed counter material. The new samples are more marble looking per the request of the commission. Kizer presented all of the samples to the commission members. This will replace the painted wood counter. Porter stated she preferred the un-notched sample. White agreed. All members agreed they liked the un-notched sample. Straus asked about the durability of the proposed materials. Kizer stated both samples are very durable. Motion to approve the un-notched sample that says "this side down" that most closely resembles marble.

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

b. CD26-028-035(H) Lumbrezer and Afridi New Home Hubbards Annex

Lumbrezer spoke via Zoom. Lumbrezer submitted the information that was requested by the Commission last month. Lipovsky stated the siding is a manufactured siding that makes installation easier. It is a natural cedar product. Lipovsky clarified the whole house is cedar shake. Lumbrezer stated the first floor would be LP Smartsiding. It has a backing that is a composite and the face is a real wood face. The cedar could be used but is less durable. Neumann asked if once all siding is installed will they paint it? Lumbrezer stated yes the final finish will be applied once installed. Neumann was good with this. Porter asked about the pictures of the other homes. Porter was told they were in the packet. White asked about page 5 showing the detailed trim. Lumbrezer stated this is just to give a more living picture, along with colors. They would not use the intricate scroll work in the gable. The rest of the details they would like to create. Neumann stated the other topic in question was the shingles. The current proposal is for dimensional asphalt shingles which are widely used around the island. Straus is aware that a recap was not requested but she would like the definition of cottage. When the Annex first became a district, they thought of it as a cottage district. After much discussion at that time, the term cottage was never defined. There are 3 or more homes in the Annex that are now year-round. One thing that was talked about was having an extensive front entry and porch. Straus feels there should be an area like this on this home. Straus stated she wanted it said that this Commission is as hard up as it was 2 months ago for a definition of a cottage and suggested reviewing this topic in a meeting. Porter stated the inside isn't really part of the HDC purview. The outside is what the HDC needs to review. Lumbrezer stated the porch is about 20' x 7'. The porch flooring is going to be pine product that is tongue and groove. They would like to use a kiln dried product rather than a raw wood. Neumann stated the tongue and groove product is approved. There is also an Azek that looks just like the wood that holds up better. Porter stated the siding is hard to see in the packet. The Smartsiding is a manufactured wood product that looks like cedar siding. Lipovsky stated that from a distance you cannot tell the difference. Neumann agreed it will look just like wood siding when painted and fits in the district. The siding is a 6" board with a 4" exposure which is very similar to other cottages. The 2nd floor will be a wood shingle look. Historically cottages did typically have the layered look so this cottage will fit in very well. Motion to approve.

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

X. New Business

a. Appoint HDC Chair

Linn nominated Peter Olson. With no further nominations Olson was appointed the new Chair.

Motion made by Linn, Seconded by White.

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

XI. Public Comment

Straus wanted to let the commission know she misses the meetings and is not happy she couldn't make them. She is very interested in the content. She cares very much about the historic district in general and the historic status of the island, in particular.

Michael Straus spoke as a homeowner in the Annex and asked where does this end if we are now allowing non-natural materials. If he wants to re-side, can he use non-natural materials? It started with just a little Azek trim and now we are allowing a whole level of siding. Olson asked if this had to do with the definition of the term "cottage". Straus stated no. White agrees it is something to consider for new homes in the area. White suggested in the next meeting discussing this topic.

Olson suggested writing a letter to Finkel that included things he accomplished over his tenure as chair. He would like to put that together in the October meeting.

XII. Adjournment

Motion to adjourn at 1:55 PM.

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

Lindsey White, Acting Chair

Katie Pereny, Secretary