

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, December 10, 2024 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:01 PM.

II. Roll Call

PRESENT

Andrew Doud
Alan Sehoyan
Nancy Porter
Peter Olson
Shannon Schueller

ABSENT

Lee Finkel
Lorna Straus

Staff: Erin Evashevski, Richard Neumann, Dennis Dombroski

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Porter, Seconded by Doud.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

V. Approval of Minutes

a. November 12, 2024

Motion to approve as written.

Motion made by Porter, Seconded by Doud.

Voting Yea: Doud, Sehoyan, Porter, Schueller

VI. Correspondence

a. Rentrop Statement

Sehoyan stated this should be last one for HDC. Motion to place on file.

Motion made by Sehoyan, Seconded by Porter.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

b. Lenox Porch Architectural Review

This was a contingency for the previous approval. Motion to place the review on file.

Motion made by Porter, Seconded by Doud.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

VII. Committee Reports

None

VIII. Staff Report

a. R124-005-082(H) Price Trim and Rail Replacement

Dombroski stated the applicant is replacing rot in the railing system.

b. C24-024-081(H) Main Street Inn Window Replacement

Dombroski stated 5 windows are being replaced in Main Street Inn.

c. C24-032-083(H) POV Gallery Siding Replacement

Dombroski stated the applicant is replacing the siding due to rot.

Motion to approve the staff report.

Motion made by Porter, Seconded by Olson.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

IX. Old Business

a. Exterior Lighting - Dombroski

Dombroski stated this was a carry over from the soffit lighting discussion on the James Murray house. Neumann was not able to attend the meeting last month. Neumann stated he and Dombroski talked about this. Generally the guidelines should be in a positive manner saying this is what we want, not, this is what we don't want. Neumann was not sure how we want to state this. Neumann stated that exterior lighting is becoming more prevalent, but is not appropriate in a historic district. It would create a kind of Disney appearance. Neumann and Dombroski recommend we develop a way to address this in guidelines under "styles". The Commission agrees this would be the right spot for this addition. Neumann will bring it back next month.

X. New Business

a. C24-032-084(H) POV Gallery Gutters

Sehoyan stated gutters are needed to keep water away from the building. Neumann did a favorable review. Just the northwest side of building. Neumann stated gutters are a utilitarian feature that most buildings have and is appropriate.

Motion to approve.

Motion made by Olson, Seconded by Porter.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

b. C24-012-088(H) MIFC Arnold Transit Main Dock Pier Repairs

Sehoyan stated this project is to replace the pilings at Arnold Line dock. They are blending new technology of steel with wood. Sehoyan thinks the blend makes it acceptable. Sehoyan read Neumann's conclusion aloud. Neumann stated people walking on the dock and coming in on the ferry will see only the wood pilings. You would have to be low on a small boat to see the steel. Neumann agrees this is a good blend to fix the deficiencies and still retain the historic look. Schueller asked if the old pilings are remaining. Dobrowolski stated yes. Dobrowolski stated the biggest thing is the cruise ships coming in. She felt the dock was not stable and testified to that in court. The project will be done in phases. This phase is the end of the dock. Porter asked about the timeframe, but they do not know this yet. Schueller asked if phase 1 lateral repair work is complete. Yes this is done. Doud stated if they run in to anything and it stays below the deck he would be comfortable with Dombroski approving it and bringing it to HDC if he feels it is necessary. Dombroski thinks the Corp will be the biggest hurdle in terms of addressing historic elements. The Corp interacts with SHPO. Dombroski thinks this design is a home

run. Per Matt Frentz the applicant has already submitted applications to EGLE. Sehoyan asked when they will start. Frentz stated once approved here it will go to EGLE and then work can start. The Intention is to continue in a forward progress. Schueller asked if the cruise ships will be allowed to dock while work is being done. Frentz is not sure. Once they have a better plan to safely allow the ships, they will. First ships arrive end of April. The lateral work done so far is not enough to stabilize the dock for the ships. Mike Straus asked the applicant as the wood starts to rot, will it be replaced so the wood appearance remains or will the steel be visible. Dobrowolski confirmed they will replace rotted wood. Motion to approve.

Motion made by Porter, Seconded by Olson.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 1:26 PM.

Motion made by Porter, Seconded by Sehoyan.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

Alan Sehoyan, Chair

Katie Pereny, Secretary