

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT
COMMISSION HELD TUESDAY, OCTOBER 10, 2017 AT 1:00 P.M. IN THE COUNCIL
CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN**

Chairman King called a regular meeting of the Mackinac Island Historic District to order at 1:00 p.m.

PRESENT: Jennifer King, Andrew Doud, Lorna Straus, Lee Finkel

ABSENT: Bradley McCallum

STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann, Attorney,
Gary Rentrop

Motion by Finkel, second by Doud to approve as written, and place on file the minutes of the regular meeting Tuesday, September 12, 2017. All in favor. Motion carries.

Motion by Straus, second by Finkel to adopt the Agenda as written. All in favor. Motion carries.

CORRESPONDENCE

- Gary Rentrop – Billing Statement, September 10, 2017. Rentrop summarized his statement. Motion by Straus, second by Finkel to place the statement on file. All in favor. Motion carries.

COMMITTEE REPORTS

None

STAFF REPORTS

- **HB17-069-042(H) Grand Hotel – Twilight Building Siding Repair**

Applicant would like to replace rotted siding. Motion by Straus, second by Doud to approve the Staff Report. All in favor. Motion carries.

- **HB17-050-045(H) Barnwell – Iroquois Hotel Repairs**

Applicant would like to replace rotted decking as needed, replace rotted trim on the 223/323 East windows, replace rotted porch spindles and rail on the 101-109 South porch, replace siding to fix rotted sheathing on the exterior area from 301 to 318 on the North side and replace missing 3-tab shingles on the roof. Straus noted that the applicants' pictures were a little distant and it was difficult to see the needed repairs. Motion by Straus, second by Doud to approve the Staff Report. All in favor. Motion carries.

- **CD17-030-046(H) Straus – Trim and Roof Repair**

Applicant would like to repair the flashing over the front and back doors. Motion by Doud, second by Finkel to approve the Staff Report. Straus abstained from the vote. All in favor. Motion carries.

- **C17-019-048(H) Mackinac Island Ferry Capital – Siding Repairs on Dock Building**

Applicant would like to replace rotted and damaged siding on the coal dock building. Motion by Finkel, second by Doud to approve the Staff Report. All in favor. Motion carries.

- **CD17-001-049(H) Musser – Trim Repair on Annex Residence**

Applicant would like to repair rotted siding and window trim. Motion by Doud, second by Finkel to approve the Staff Report. All in favor. Motion carries.

- **C17-035-050(H) Chambers – Siding Repair on Millie's On Main**

Applicant would like to repair damaged siding from a roof leak on the building. Motion by Finkel, second by Doud to approve the Staff Report. All in favor. Motion carries.

- **C17-035-051(H) Moskwa – Roof Repair on Horn's Bar**

Applicant would like to repair a roof leak which has in turn damaged the buildings siding. Motion by Finkel, second by Doud to approve the Staff Report. All in favor. Motion carries.

OLD BUSINESS

- **MD16-005-060(H) Chambers – Porch Amendment**

Bill Chambers would like to restore his porch to its current state. Applicant would like to replace the concrete steps with wood. The rest of the porch would remain as is. Straus asked why they were not going to do the porch as previously approved. Chambers stated he wanted to wait. Neumann asked if the columns were going to be refurbished or replaced. Chambers stated they were going to refurbish the columns to keep the historic detail. Neumann had no concerns about the project. Motion by Finkel, second by Straus to approve the amendment. Roll call vote: Ayes: King, Doud, Finkel, Straus. Nays: None. All in favor. Motion carries.

Andrew Doud stepped down from the table.

- **C14-040-026(H) Alford's 2nd Floor Amendment**

Applicant would like to build a patio on the 2nd floor. Doud submitted another drawing that he would like to present next month. Doud asked Neumann what his thoughts were on the patio. Neumann did not do a formal review but did say that any alteration to the 2nd floor front does not meet 3 of the 10 Secretary of Interior Standards; Standard 2, Standard 5 and Standard 9. The next set of standards under section 10-161, 3 of the 4 standards are not met; Standard 1, Standard 2, and Standard 3. Doud stated he is trying to find a way to preserve the look and still incorporate a patio. Doud presented the new drawing which included two balconies and three windows in between the patios. Bob Benser, the co-applicant, feels strongly that the patios make a big difference for the

apartments. The applicants are trying to come up with a compromise that would allow the balconies and still preserve the historic look. Doud stated that as an owner he feels patios overlooking downtown Mackinac Island are a value to downtown buildings. He feels not allowing a patio deprives the owners of added value and is a big deal. Straus stated that the approval of the 3rd floor was based on retaining the other 2 levels as they were historically. Straus is not in favor of the patios and is troubled by the fact that they are requesting changes to the 2nd floor when originally the 3rd floor approval was based on no changes to the second floor. When asked, Finkel stated that he was sympathetic to all the applicants have said, but at the end of the day it is the charge of the HDC to side with historic accuracy. Straus prefers the word relevance or appropriateness over accuracy. Finkel accepted that amendment to his statement. Neumann stated that the storefront level is the more dynamic zone and the change to the second floor would alter the historic rhythm of the 5 windows. The applicants propose to replace two historic elements with two non-historic elements.

Andrew returned to the table.

- **Discussion re: Uniformity of 3 Stories From the Water**

Straus suggested that maybe all five members should be present for the discussion. The main issue to Straus is more an issue of appearance from the water rather than uniformity from the water. Straus would like to discuss the appearance from the water. King stated she would support any improvements proposed for the waterfront on a case by case basis. Doud believed the discussion to be about developing to the maximum allowed. Rentrop stated that roof top additions are allowed. Bulletin 14 addresses roof top additions, stating that they should not be more than one story. Rentrop read the bulletin in full. Rentrop confirmed that highest and best use does not fit in with historic preservation or our current zoning. Doud doesn't feel the commission can come up with a specific answer and any decision should be on a case by case basis. The rest of the members agreed. Neumann brought up the purchase or transfer of development rights as a possible option.

- **HDC Fee Review**

Dombroski stated this was on the agenda as a result of an applicant taking issue with the repair/alteration fee amount. The fee is currently \$600.00. It was discussed that a smaller fee for smaller repairs needed to be created. Motion by Doud, second by Finkel to create a committee to develop revised pricing to present to the Commission at the December meeting. All in favor. Motion carries. The committee will consist of Lorna Straus and Andrew Doud.

Andrew Doud stepped down from the table.

NEW BUSINESS**• MD17-019/20-040(H) Andrew Doud-Retaining Wall and Fence**

Doud stated that they would like to take fill from Kay Hoppenrath's lot to level off the back yard of his and Margaret Doud's homes to make it a playable area. The new height of the yard will require a fence and a retaining wall. Neumann stated that the project is consistent with the character of what is there. Motion by Finkel, second by Straus to approve the application. Roll call vote: Ayes: King, Finkel, Straus. Nays: None. All in favor. Motion carries.

Andrew Doud returned to the table. Lorna Straus stepped down from the table.

• CD17-033-044(H) Straus - Porch Steps

Applicant would like to change the direction of the steps by 90 degrees so that the steps now snug up to the house. Neumann stated he had not seen the proposed project but stated that it is appropriate. Neumann will do a follow-up review for the file. Motion by Doud, second by Finkel to approve the project subject to the review. Roll call vote: Ayes: King, Doud, Finkel. Nays: None. All in favor. Motion carries.

Lorna Straus returned to the table.

• MD17-016-053(H) Bond - Cloghaun Upper Porch Repair

Applicant would like to rebuild the deck using Trex decking. This deck is not visible from the street. Finkel asked about the load rating. Sean O'Boyle was not sure. After figuring out the numbers, it was determined that the porch could hold 40 people, which is 3 square feet per person. The applicant would also like to install new white membrane roofing. Neumann believes the small changes will improve the porch. Motion by Doud, second by Finkel to approve the application. Roll call vote: King, Doud, Finkel, Straus. Nays: None. All in favor. Motion carries.

• C17-037-055(H) Pulte - Murray Hotel Windows

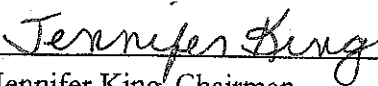
Gene Hopkins stated that they will be projecting the windows out an additional 9" to provide for two 15" windows on the sides of two bay windows to provide a nicer view to the water. Finkel wanted to point out that, in his review, Neumann stated that the changes to the Murray Hotel are small relative to the changes to the Tourism Bureau building. Finkel believed that was significant and well noted. Neumann feels the project is an appropriate change. Motion by Finkel, second by Doud to approve the application. Roll call vote: Ayes: King, Doud, Finkel, Straus. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

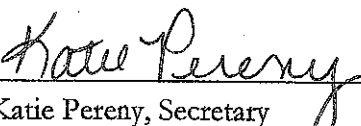
Gene Hopkins wanted to point out that the drawing that was requested showing the two windows on the tourism bureau building are on the Murray Hotel drawings.

Jennifer King informed the Commission that this would be her last official meeting. King had submitted her resignation letter to Mayor Doud the week of October 4th. King stated the past 7 years have been a cool opportunity and appreciates working with everyone and all of the applicants and fellow commissioners. As she moves on it will be very different to not be sitting here anymore. King thanked everyone. Straus expressed her personal admiration for the job King has done. "While we haven't always agreed, bottom line is they will all miss her and hope that for at least a few months, the 2nd Tuesday of each month will ring a faint bell in your head and some awareness that there is a group meeting you are not at and that you will miss the commission".

With no further business there was a Motion by Doud, second by Finkel, to adjourn the meeting. All in favor. Motion carries. Meeting adjourned at 2:34 P.M.



Jennifer King, Chairman



Katie Pereny, Secretary