

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT
COMMISSION HELD TUESDAY, MAY 9, 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 1:03 p.m.

PRESENT: Jennifer King, Lorna Straus, Andrew Doud, Bradley McCallum
ABSENT: Lee Finkel
STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann, Attorney,
Gary Rentrop

Motion by Doud, second by McCallum to approve as written, and place on file the minutes of the regular meeting Tuesday, April 11, 2017. All in favor. Motion carries.

Motion by Straus, second by McCallum to adopt the Agenda as amended. All in favor. Motion carries. Amendments include adding "Letter from City Council re: Stonecliffe Area Historic District" to *Correspondence*, "Haldimand Bay Update from Rentrop" to *Old Business*, and moving "Report Update" from *Committee Reports* to *Staff Report*.

CORRESPONDENCE

- **Letter from City Council re: Stonecliffe Area Historic District.**

King read the letter aloud. The City Council voted to place the letter on file due to the fact that they "do not see the need to create any other historic districts. This was concluded due to the fact that the historic district that we currently have is still being worked out and having changes made to it." Motion by Straus, second by Doud to place the letter on file. All in favor. Motion carries.

COMMITTEE REPORTS

None

STAFF REPORTS

- **Gary Rentrop Monthly Bill – April 10, 2017**

Rentrop summarized the bill. Straus noted how much has been spent on the Haldimand Bay issue and asked if the issue was almost to the end. Rentrop stated the City Council has approved the bay expansion. There is one item to correct on the survey and then it should be complete.

- **Report Update**

Straus requested that the date be inserted on the report.

OLD BUSINESS

- **C16-063/64/65-035(H)**

Waterfront Collection South Amendment

Barry Polzin stated that there were a series of changes that came about as a result of further design. The exterior changes were clouded on the plans. However, the interior changes were not clouded. There was an additional set of plans submitted, but were not submitted in a timely manner so the original set was what Polzin used to summarize the changes. Dombroski further explained that there were significant changes such as the addition of a guest room and different bike parking with part of the parking moved inside the hotel. Therefore, Dombroski requested updated plans. The south side entrance has been moved from Main Street to Hoban Alley. This keeps the congestion off of Main Street. The Main Street front door was changed from a single door to a double door. The open porch on first floor was turned into an additional guest room with a small private balcony. There are no changes other than the doors, on the Main Street side of the building. Doud requested a list of changes written out, as well as clouded on the plans, and then resubmitted next month. Polzin asked if the Commission would be willing to discuss the north wall and the exterior stairway. Neumann stated it would be a good idea to discuss so the applicant could hear the Commission's input. Polzin stated that the building is not historic and should not attempt to look like a historic building. The stairway in the original plan was much larger and obtrusive. The new plan is an attempt to diminish the impact of the stairway. It creates a more open space between Bicycle Inn and the new building. In addition, instead of taking columns all the way down to the ground on the north side of Shepler's block wall, the Shepler's roof will be removed and a new floor level will be built. Therefore they will be able cantilever that section and won't need the columns. Doud stated he has no problem with the proposed staircase. Neumann stated the sidewall is quite different than historic buildings but agrees with Polzin and it is consistent with the building next store. Straus wanted it acknowledged that there isn't open space at the foot of the stairs. The bike rental racks will not leave the space open as reflected on the plans. Neumann questioned what the columns were going to be made of. Polzin stated they will be pilaster, decorative columns. The columns are not structural. McCallum clarified that the proposed stairs now come closer to the street. Dombroski stated that if the opening created at the end of the stair is ever blocked it could threaten the use of the stairs as an egress. This is a code issue for Dombroski. Polzin stated fire shutters could be installed to protect the egress. McCallum expressed his frustration with having spent months reviewing and approving the current plan and now there are dozens of changes. The applicant is to come back in June with a list of changes with one set of plans with all changes clouded. Motion by Straus, second by McCallum to table the project until June. Doud asked Chris Shepler if maybe moving the restrooms might help.

- **Televising the Historic District Meetings**

Commission members again expressed their disagreement with televising any Committee meetings. After some discussion it was decided that the Commission would agree to televise the regular HDC meetings only. Doud stated that if any changes were made by City Council to include Committee

Meetings in televising, he would no longer agree to televise the HDC meetings. Motion by Doud, second by McCallum to televise the regular HDC meetings only. Roll call vote: Ayes: King, Doud, McCallum. Nays: Straus. Majority in favor. Motion carries.

NEW BUSINESS

• C16-063/64/65-035(H)

Shepler's Dock Alteration

Polzin summarized the application. The dock expansion can accommodate 250-300 people under cover on one side and a luggage area will be on the other side. All Shepler's locations have the white and blue roof. The gabled metal roofs proposed are to diminish the height rather than a taller single gable roof and will remain up all year. The flat section of the roof against the building will have plantings on it. The sliding barn doors will be glass panels in the upper portion. Gary Rentrop stated that the proposed expansion is not currently part of the historic district. The proposed Haldimand Bay expansion would include this expansion, but is currently waiting for State approval. Dombroski argued that it would be under the historic districts review since the addition is on an existing resource. McCallum stated that the expansion is a very substantial departure from what Mackinac Island has had on the water side in the sense of traditional forms of buildings on docks. McCallum wondered if the applicant could take some of Neumann's feedback and somehow get it looking more compatible with our historic tradition. Polzin asked if the stripe contributed to McCallum's feeling. McCallum stated the proposed dock looks more like a water taxi landing than a maritime dock. Polzin stated the multi gabled roof is very traditional but Commission members stated that it is not traditional for Mackinac Island. Polzin stated he created this design to allow for a shorter height. Straus stated that one of the Standards they must follow is the obligation to think about the way in which changes in a historic district interact with their neighbors. Rentrop read aloud Federal Standard 9 to which Straus was referring. Straus feels that the contrast between the half dozen gabled roofs is in such contrast to the other buildings on the harbor that it is going to be a very real difference and therefore feels it does not meet the Standard 9 requirement. Polzin suggested that if the roof was only one color such as white, blue or gray it would be less visible. Doud and King feel the proposed expansion is OK, especially based on the view reflected on sheet A 1.3. Neumann stated he does not disagree with Polzin's design logic, but wanted to point out that it is different and the Commission needs to take that into consideration. Chris Shepler stated that they would like to begin driving pilings October 31st. The bottomlands issue is not yet resolved. Shepler is wondering if the dock platform gives the Commission any concern. No member had any issues with the dock platform, however Straus stated she would like the bottomlands issue and the bay expansion issue settled before she made any decision. Polzin requested a special meeting so they may stick with their timeline. Motion by Straus, second by Doud to table the application. All in favor. Motion carries. A special meeting is scheduled for Thursday, May 25th at 1:00 pm to discuss the Shepler Dock Expansion application.

Andrew Doud stepped down from the table.

- **MD17-009-020(H)**
Construction

Doud/Benser Demolition with New

Benser summarized the proposed project. The applicants are proposing to demolish an existing home and build a new 18 unit boutique hotel. The hotel is to be a Queen Anne Victorian style structure clad in wood. The building to be demolished is a 1968 non-contributing building. Benser gave each member sheet A 1.9 comparing heights of the neighboring buildings on Market Street. Neumann posed two questions to the Commission in his review since he did not have a good sense of what was being proposed based on the drawings he received. Neumann stated that the general architectural design is compatible with the area but would be different than the scale of existing structures on the north side of the street. Straus stated she is concerned about changes that change the look and feel of the island, but is not opposed to the project. Motion by McCallum, second by Straus to approve the demolition request contingent on the subsequent approval of a replacement structure. Roll call vote: Ayes: King, McCallum, Straus. Nays: None. All in favor. Motion carries.

Motion by McCallum, second by Straus to approve the proposed hotel with a height of up to 32'. Roll call vote: Ayes: King, McCallum, Straus. Nays: None. All in favor. Motion carries.

Straus stated that the Commission needs to consider adding members or increasing the number for a quorum to 4. She does not like the fact that potentially two members can make a decision. According to the Ordinance the Commission can have up to 7 members. It was decided that this topic would be placed on the June Agenda.

Andrew Doud returned to the table.

PUBLIC COMMENT

Audience member Michael Straus stated that many postcards have a flight view and that should be considered when thinking about the Shepler's dock. In addition, while he understands branding is important in Mackinaw City and St Ignace, he is concerned about the branding on the Mackinac Island dock. Maybe something more temperate that looks more like Mackinac Island would be more fitting.

With no further business there was a Motion by McCallum, second by Doud, to adjourn the meeting. All in favor. Motion carries. Meeting adjourned at 2:55 P.M.



Jennifer King, Chairman



Katie Pereny, Secretary