

MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION HELD TUESDAY, JULY 12, 2022 AT 1:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN

Chairman Finkel called a regular meeting of the Mackinac Island Historic District Commission to order at 1:04 p.m.

PRESENT: Lee Finkel, Andrew Doud, Alan Sehoan, Nancy Porter

ABSENT: Lorna Straus

STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann (via Zoom), Attorney, Gary Rentrop (via Zoom)

Motion by Porter, seconded by Sehoan to approve as written, and place on file the minutes of the regular meeting Tuesday, June 14, 2022. All in favor. Motion carries.

Motion by Porter, seconded by Sehoan to approve as amended and place on file the Agenda. The amendments were to add Shingle Discussion under *Staff Report*, Main Dock and Arches Committee under *Old Business* and AT&T under *New Business*. All in favor. Motion carries.

CORRESPONDENCE

- **Rentrop Statement – May 10, 2022**

Rentrop summarized his statement. Motion by Porter, second by Sehoan to accept the Rentrop statement. All in favor. Motion carries.

COMMITTEE REPORTS

- None

STAFF REPORTS

- **CD22-025-036(H) Largo – Skirting Board Repairs**

Dombroski stated the applicant is replacing the rotted skirting boards.

- **MD22-031-037(H) Thompson – Window & Trim Replacement**

Dombroski stated that Ken Thompson would like to replace the windows and trim, like for like.

- **R122-053-041(H) Mawby – Replace Vinyl Shutters**

Dombroski stated the applicant would like to replace the old shutters with a vinyl, solid color shutter, like for like. When asked, Neumann stated that since the existing are vinyl, all we can do really is suggest they use wood. But the vinyl is appropriate since it is existing.

Motion by Sehoan, second by Doud to approve the staff report. All in favor. Motion carries.

- **Shingle Discussion**

Dombroski stated that the topic is of whether cedar roof shingles can be replaced with asphalt shingles as a like for like. Dombroski told the parties he would bring the topic up in the meeting. Sehoan asked if an asphalt shingle is made that replicates the cedar. Dombroski stated there is a metal one, but the details show that it is not cedar. Sehoan asked if there is a cost savings with insurance. That is unknown. Neumann stated there is a substitute composition product that is fairly good. That is one product that could possibly be considered a like for like option to cedar. Porter asked the name of the product but Neumann could not remember the name. Finkel asked both Neumann and Rentrop in the past cedar was available with fire retardant treatments. Are you familiar with that? Neumann stated they are still available. Finkel asked Rentrop if he thought there would be more attachment of liability if the HDC required cedar shingles over asphalt. Rentrop did not think so. He stated there has been a lot of flexibility in finding a similar looking alternative. Sehoan proposed that the HDC look in to and address at the next meeting. Dombroski stated he was not comfortable in allowing a like for like replacement of cedar to asphalt. Rentrop stated he does not think the HDC would get in to trouble with the Secretary of Interior if asphalt shingles were allowed. SHPO would only be triggered if the project required Section 106 approval. Neumann stated a question might be raised whether or not the wood shingles add to the architectural significance. Finkel asked Neumann if there is a meaningful difference between cut and split shingles? Neumann stated there is definitely a difference. It was decided to further discuss at the August meeting.

OLD BUSINESS

- **Historic District Study Committee – Brian Dunnigan Letter to the Editor**

Neumann stated that Brian Dunnigan wrote a letter to the editor of Town Crier regarding the house proposed to be demolished. Dunnigan called the house the James VanFleet house. It appears in photographs as early as 1865. Neumann can tell from looking at it that it is important from an architectural standpoint. Dunnigan stated that the it was the residence of James A. VanFleet, author of The Best 19th Century history of Mackinac island in the straits region, written in 1870. The house is also illustrated in Summer Resorts of the Mackinac Region written in 1882. Dunnigan called the home an important landmark in the city east of the Island House. Neumann wanted to point out that there is documentation of its significance as a historic structure. Rentrop stated the HDC could ask the Council if they would like to consider placing a moratorium on demolition of that house. The letter may be significant. Doud stated he recalls the Stonecliffe chimney ordeal, and believes that right now, this house is not in a historic district and would not support requesting a moratorium for a structure outside of a district. Sehoan asked Dombroski if he knew the condition of the house. Dombroski stated the house is old and has obvious old house issues but believes it is structurally sound. This was demonstrated several years ago when there was a fire in the bedroom and the house performed textbook wise. Sehoan, Doud and Porter agreed the house is not in a historic district and does not fall under

the HDC jurisdiction. Finkel asked Neumann if there was anything architecturally significant that would merit unusual attention to the house. Neumann stated it is unusual due to its age and compared it to the Schoolcraft home. Finkel asked if the owner and builder were significant, as it is with the Schoolcraft house. Neumann did not know if the owner or builder were significant, but felt the house's architecture is significant. Sehoyan reiterated that the house is not in a historic district and does not feel the HDC has any jurisdiction. Dombroski confirmed that there is an active building permit application for demolition. A Zoning application Under Section 4.01 has been submitted but not yet acted on.

- **C22-048-035(H) Schunk – Window Replacement Thunderbird Building**
Porter asked if the plan they had is the revised plan. Neumann stated it is the new plan. Michael Pattullo stated they amended the plan to make the appearance more architecturally appropriate. Pattullo described the changes. Neumann stated the important architectural feature of the second-floor wall is the narrow portion to the left of the façade. The scale of the detail is being retained with the amendment. The double wide doors are more in scale with the other openings. Neumann has found the changes to be appropriate to the character of the façade. Finkel asked if the aluminum replacing the wood is ok. Neumann stated it is. Neumann did not do an architectural review to submit to the HDC but did verbally give the project a favorable review. Neumann will follow up with a review after the fact. Motion by Sehoyan, second by Porter to approve the application. Roll call vote: Ayes: Porter, Finkel, Sehoyan, Doud. Nays: None. All in favor. Motion carries. It was decided Neumann will do a one page follow up to the original review.

- **Coal Dock Repair Update – Gary Rentrop**
Rentrop gave a quick summary on the status of the coal dock repairs approval.

NEW BUSINESS

- **MD22-074-038(H) Beeck – Gutters & Window Replacement London Square**

Dombroski stated this is the former London Square building on Market Street. The applicant would like to replace windows and trim and add gutters. Neumann is waiting to hear from applicant on exactly what door is to be used. The door is to be a half glass door instead of the full slab door. Neumann does not believe the windows to be replaced are the original windows. Neumann asked the applicant if he would be open to replacing the brick trim with a 1x4 flat trim which would be more appropriate. The applicant stated he would be open to that. Based on that, Neumann stated the project would meet the standards for review. Neumann stated that even if he did not change the trim, the proposed work would be an improvement. Doud asked Neumann how he felt about gutters. Neumann stated he was not against gutters, but also not a big fan. Some circumstances require the need for gutters. This would be a utility feature even

though not historic. Motion by Sehoan, second by Doud to approve the windows only, until the door and gutter information is submitted. Roll call vote: Ayes: Porter, Finkel, Sehoan, Doud. Nays: None. All in favor. Motion carries. The application for the door and gutters will need to come back to the Commission with more information.


- **AT&T**

Rentrop wanted to let the Commission know that AT&T will be submitting an application for antennas on top of the Chippewa. Rentrop has alerted AT&T about the new required escrow requirement by the City.

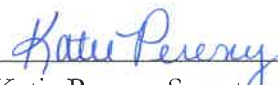
PUBLIC COMMENT

Allen Burt had a question regarding the CLG grant money available. DPW is going to have to do considerable archeological work. Would this grant money be available for that type of work? Rentrop suggested Burt talk to City Council about this possibility. Burt wanted to highlight the fact that grant money is available and could possibly be used for Arches. Rentrop thought it would be a good idea to stay on top of possible grants for projects on the island. Neumann informed the Commission that there is a new Resilient Lakeshore Heritage Grant that is awarding \$30,000 to \$100,000 and Mackinac Island is eligible to apply. Rentrop stated he would reach out to Rick and send a letter to City Council letting them know about the grant.

With no further business there was a Motion by Sehoan, second by Porter to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 2:04 p.m.



Lee Finkel, Chairman



Katie Pereny, Secretary