

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT
COMMISSION HELD TUESDAY, AUGUST 9, 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 1:02 p.m.

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

ABSENT: None

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

Motion by Sehoan, seconded by Doud to approve as written, and place on file the minutes of the regular meeting Tuesday, July 12, 2022. All in favor. Motion carries.

Motion by Sehoan, seconded by Doud to approve as amended and place on file the Agenda. The amendments were to add letters from Puttkammer, Brock, Croghan, Gembis and Schueller re: the Steiner bluff patio, under *Correspondence*, and Update on the red house - Rentrop under *Staff Report*. All in favor. Motion carries.

CORRESPONDENCE

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

Rentrop summarized his statement.

- **Past Perfect LLC – Progress Report**
- **Past Perfect LLC – Letter re: Proposed Demolition in the Mission Area**
- **Letter from Melissa Gembis re: Steiner Bluff Patio**
- **Letter from Shannon Schueller re: Steiner Bluff Patio**
- **Letter from Charlie and Cordie Puttkammer re: Steiner Bluff Patio**
- **Letter from Lisa Brock re: Steiner Bluff Patio**
- **Letter from Melissa Croghan re: Steiner Bluff Patio**

Finkel read all of the letters opposing the patio, aloud. Daniel Shea presented an amendment to Shannon Schueller's letter, an abstract of title, which he read a portion of aloud.

COMMITTEE REPORTS

- None

STAFF REPORTS

- **RS22-048-043(H) City of Mackinac Island Library Windows**

Dombroski stated this was a like-for-like application to replace the windows in the library. Richard Neumann suggested a different window made of fiberglass that would be appropriate but last longer than the wood. Mike Ruddle is still trying to get a quote on the window Neumann suggested.

Motion by Doud, second by Sehoan to approve the wood window. All in favor. Motion carries.

Dombroski stated if the City would like to use the fiberglass window, they will need to come back to the HDC.

- **HB22-050-045(H) Iroquois Hotel – Door and Window Replacement**

Dombroski stated the applicant would like to replace the door and windows, like-for-like. Motion by Doud, second by Sehojan to approve the application. All in favor. Motion carries.

- **R122-066-046(H) Callewaert, Todd – Replace Fence**

Dombroski stated the applicant would like to replace, like-for-like, his rotted wooden picket fence. Motion by Doud, second by Sehojan to approve the application. All in favor. Motion carries.

- **Jacquiss (red house) Update - Rentrop**

Rentrop updated the Commission on the status of the red house that has applied to be demolished. Rentrop stated a moratorium on demolition, for the structure, was approved by City Council. The Study Committee has requested that the entire Mission area, excluding Mission Point and Beaver Dock, and including Small Point B&B have an intensive survey done by Past Perfect LLC.

OLD BUSINESS

- **Shingle Discussion**

The shingle discussion continued from the July meeting. Dombroski stated a product had been shown to him that is an alternative to wood, call Cedur. Neumann had not heard of the product and would like to research it further. Dombroski stated that Trista France has a September 1 deadline to submit an application for a grant to redo the roof on the courthouse. He would prefer not to use wood if possible and would like to look in to using the Cedur product, or something similar. Rentrop stated he believes SHPO would be flexible in allowing an alternative product, but would probably not approve asphalt shingles. A sample of the Cedur product is going to be ordered and if necessary, a special meeting to discuss the use of the product on the Courthouse will be called.

- **MD22-074-038(H) Beeck – Gutters and Door**

The applicant submitted a picture of the door and gutters he would like to use. The door is just like another door installed on Market Street. The applicant would like to use a “D” style gutter, which Neumann stated is the modern traditional gutter. Historically a half round gutter was more common. Neumann did state however that the “D” is used on many other homes in the historic districts and is OK with the style. Neumann stated the proposed window trim replicates a historic appearance. Motion by Doud, second by Porter to approve the application. All in favor. Motion carries.

NEW BUSINESS

- **HB22-050-044(H) Iroquois Hotel – Balcony Replacement**

Dombroski stated the applicant would like to replace the wood balconies with a tongue and groove synthetic material. Neumann gave the project a favorable review. Motion by Sehojan, second by Porter to approve the application. All in favor. Motion carries.

- **R122-077-047(H) Callewaert, Mary – Chimney Repair**

Dombroski summarized the project. The wood in the framing rotted and the chimney essentially collapsed and hit the neighbors house. The applicant would like to use siding to match the house on the chimney instead of the brick it originally had. The contractor stated it would be easier for future repairs. Neumann did not give the project a favorable review. Neumann stated a historic and traditional chimney construction is of masonry, which would be the most appropriate treatment, and further said the wood siding would not be an appropriate treatment. Doud asked Tom Corrigan, the neighbor, what his thoughts were on the wood siding. Corrigan stated he cannot see the chimney at all from his home, and the shrubbery blocks the view from the street. Porter stated she did not find the siding unattractive. Doud stated he respects Neumann's opinion, but in this case thinks maintenance is important, and the chimney is not highly visible. Neumann stated the house is traditional so feels the brick would fit better in to the street scape. However, agrees it is not in a highly visible area. Motion by Doud, second by Finkel to approve the application as presented considering it is not a contributing structure and the chimney is hidden. Roll call vote: Ayes: Doud, Finkel, Porter. Nay: Straus, based on Neumann's statement of it not being appropriate. Majority in favor. Motion carries.

- **CD22-003-012(H) Steiner – Bluff Patio**

The applicant installed a bluff patio without HDC or Planning Commission approval. Steiner stated that the property ownership has been questioned and that he did due diligence and has a title that certifies he owns the property. Steiner stated that Straus does not agree with him and he questions her objectivity for this discussion. Steiner stated he followed the 2016 design guidelines for his entire home remodel. He had previously asked the City about its rules for tree trimming and was told there are no specific rules. Steiner stated he was unaware he needed approval for the patio. Upon finding out he did in fact need approval, he immediately paid the fine and submitted the applications with the appropriate fees. Steiner defended himself against what was done and has been said by his neighbors. Steiner is willing to replace the hedge and fence. Steiner stated his future landscaping plan is to create an area similar to the entrance of the Iroquois Hotel. Rentrop stated there is no question that Steiner owns the property, but that it is subject to an easement of record from 1882. Rentrop believes that all Annex owners have a legal interest in the property. Rentrop stated the Plat would have to be amended to change that. An application to the HDC requires a list of all parties with a legal interest in the property and to identify the nature of their interest. Rentrop suggested tabling the application so Rentrop and Steiner could review all legal documents that both parties have. Doud clarified that block 14 is the entire bluff area. Straus stated lot 1 is owned by her, lot 2 is the area under discussion, and lot 3 is owned by the Hahn's. Steiner

believes the section in front of his house is his, and taxes have been paid on that since 1915. Daniel Shea stated he applauded Steiners renovation efforts but he has a 1915 Warranty Deed that prevents the building of any structure or public access. Melissa Croghan spoke to the history of the property and then asked Steiner to remove the patio, noting how dangerous it was. Sehoyan agreed with Rentrop's suggestion to table the application. Doud stated he would like to see Rick Neumann's review. Motion by Sehoyan, second by Finkel to table the application so Rentrop and Steiner could discuss the property ownership. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.


Schueller stated that when she sees projects being done in the Annex, she assumes approval had been granted. Schueller believes if Steiner had applied to the HDC, he would not have been approved. Steiner stated he is aware of the process, but was not aware this patio needed approval and apologized.

Sam Barnwell stated that he too was turned in for doing landscaping without approval. Barnwell stated that he was unaware he needed approval as well. When Barnwell looked up the Ordinance it clearly defined a resource, but structure is not defined. Barnwell stated that as the Ordinance reads now, basically anything can be considered a structure and he believes it needs to be better defined. Dombroski stated that he is going on record stating that he does not believe landscaping should be reviewed, but that a retaining wall should.

PUBLIC COMMENT

Barnwell invited the HDC to do a joint meeting with the Study Committee to educate the public on the process of the HDC.

With no further business there was a Motion by Sehoyan, second by Finkel to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 2:42 p.m.



Lee Finkel, Chairman



Katie Pereny, Secretary