

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION
HELD TUESDAY, AUGUST 11, 2020 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 to order at 1:04 p.m.

PRESENT: Andrew Doud, Lee Finkel, Lorna Straus, Alan Sehoan, Nancy Porter (all via Zoom)

ABSENT: None

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

Motion by Doud, seconded by Porter to approve as written, and place on file the minutes of the regular meeting Tuesday, July 14, 2020. All in favor. Motion carries.

Motion by Doud, seconded by Straus to approve as amended, and place on file the Agenda. Amendment included adding "Blodgett Garden Discussion" to *New Business*. All in favor. Motion carries.

CORRESPONDENCE

- **Gary Rentrop Statement – April 10, 2020 & May 10, 2020**

Rentrop summarized his statement. The majority of the work was for the City in regards to Verizon.

COMMITTEE REPORTS

- None

STAFF REPORTS

- **MD20-010-042(H) Stuart House Window Sill Repair**

Dombroski stated the heavy timbers set in masonry are badly deteriorated. The sills were replaced with painted wood sills. *Like for Like*

- **MD20-069-043(H) Twilight Building Bay Window Repair**

Dombroski stated the bay window and window foundation on the side of the Twilight Building needed to be restored. *Like for Like*

OLD BUSINESS

- **CD19-039-070(H) Shea Permit Extension Request**

Daniel Shea submitted a written request for an extension to his permit. The applicant was unable to get the permitted work completed due to delays from the COVID pandemic. Motion by Doud, second by Finkel to approve the permit extension by one year. All in favor. Motion carries.

- **CD18-027-003(H) Trivisonno Revision – A/C Unit Placement**

Gene Hopkins stated the applicant would like to relocate the A/C unit to the other side of the driveway to prevent startling the horses and to improve air flow. Motion by Doud, second by Porter to approve the amendment. All in favor. Motion carries.

- **Verizon Update – Gary Rentrop**

Rentrop reported that Verizon needs to deal with some internal issues before coming back to the City. Verizon also is long overdue for a walk about town with Dombroski.

NEW BUSINESS

• HB20-050-045(H)

Enbridge Energy Roof Top Camera

Enbridge would like to install a roof top camera on the top of the Iroquois Hotel to be the basis of the Anchor Strike Mitigation Project. Gary Rentrop stated that he directed Richard Neumann not to do a review of the project based on the HDC resolution regarding Section 106 approval for cellular communications requiring a Federal License. Eb Sowa, Enbridge engineer in Canada, stated that the communication for the camera will be through fiber. AT&T will not be used and therefore FCC approval and Section 106 approval is not required. The camera is 4' x 2' with a total height of 9' ^{from the roof line} including the pedestal. The camera will be pointing towards the Straits to monitor ship traffic 24/7, 365 days a year to ensure ships are not dragging their anchors. Bob Lehto, Operations Manager for Enbridge in the UP and Northern Lower Michigan, stated the camera is an early warning system for potential problems in the Straits. Finkel asked if someone will be monitoring the camera 24/7 and Lehto stated yes the monitoring will be based in Mackinaw City out of the Straits Maritime Operations Center. The intention is that when the weather is too rough for a vessel to be out on the water to monitor the ships, the camera can be used to monitor. Rentrop stated that the camera would have a substantial impact on a contributing resource. Rentrop would like to see other options discussed. Neumann stated he would like the HDC to weigh in on the category of the item being addressed. In the past we have discussed utility features. This is kind of a utility feature, but does not contribute to the operation of the building itself. Perhaps another category should be thought of for something such as this. Doud feels we have approved other towers on other buildings and he would find it hard not to allow this. Neumann's concern is have we adequately addressed the long term implications of other non-building related utility features being allowed. Rentrop asked if other locations have been considered. Sowa stated the location on the roof was determined by the fact it was the only area with enough room. Sam Barnwell, Iroquois Hotel, stated that if the camera was placed in another area it would be more visible from the harbor. Doud stated that he is sure there is a financial arrangement between the Iroquois and Enbridge so he does not feel comfortable asking them to look at other locations. Rentrop stated that it is the HDC's job to protect historic resources, not consider financial arrangements. This should be the primary in your thinking process. Lehto reminded the Commission that the camera is intended to be temporary, until line 5 is relocated. At that time the camera would be decommissioned. Lehto estimated by 2024 but Rentrop believes it will be at least 10 years. Barnwell stated that he is open to considering other locations on the roof, but the current proposed location is the least visible from all sides. Straus stated that the first view of the island is from the water. The proposed location will be very visible from the water. The camera will not look historic, it will not look like it belongs there. The HDC needs to consider the historic elements of Mackinac Island downtown and the elements should be preserved so the appearance ^{for} from the many visitors we have, see us looking like an older style location. The Iroquois is an important part of that. A 9' tower on the roof of the Iroquois will be a very big element visitors will see. Rentrop asked the applicant if they had looked at any other locations for the camera. Lehto stated this is one of 6 cameras in the Straits. There will be 2 in Mackinaw City, 2 in St Ignace, 1 on Mackinac Island, and 1 on St Helena Island. Collectively the cameras will allow Enbridge to monitor all ships traveling through the Straits of Mackinac. Doud asked Barnwell if they could consider any other locations on the hotel to see how well they blend in? Barnwell said he would be open to anything. It is ultimately up to Enbridge. Rentrop asked if there was another design that would be less obtrusive as there are many options to hide cameras. Sowa stated the camera itself is almost 400 lbs and

requires the size base they have proposed. Sowa further stated there are really no other locations on the hotel that would work. Lehto asked if there is an architectural feature that could block the camera from view that the HDC would consider. Neumann stated that generally we try to stay away from false architectural features. Neumann believes it is better to treat it as a utility feature. Rentrop stated that he agreed with Neumann but feels something that could camouflage the base would be different than differentiating a feature on the resource. Rentrop suggested contacting a company such as Stealth that can help with camouflage. Doud stated he is struggling with this decision and is wondering if a better location on the building could be found that would be better camouflaged. Straus reminded the Commission that the view from the water has to be considered. Porter stated that she sees the importance of the camera but it will detract from the historical waterfront. She sees both sides but historically, she does not like the camera. Lehto stated they can look at other ways to make the camera less obtrusive. Motion by Porter, second by Doud to table the application for an alternate location or method to mitigate the unhistorical visual impact. All in favor. Motion carries.

- **R120-0669-047(H)**

- **Callewaert New Fence**

Dombroski stated this is a proposed fence that crosses onto the neighbor's property. A letter has been received from the neighbor granting permission for the encroachment. The fence will match an existing fence across the road. The proposed fence will run along the boardwalk. Sehoyan recused himself from the discussion and vote. Neumann stated he believes the fence is appropriate. Motion by Porter, second by Finkel to approve the application. Roll call vote: Ayes: Doud, Finkel, Straus, Porter. Nays: None. All in favor. Motion carries.

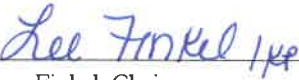
- **Blodgett Garden Discussion**

Dombroski stated that an individual is interested in purchasing the property. On the HDC map there is an historic landscape element noted on the lot. There was a garden, apple tree and rock garden that has not been kept up in years. Rentrop stated that it is listed in the Study Committee Report but not found on the National Register. When asked, Phil Porter had no information on the garden. Straus gave the history on the garden as being included on the original application to SHPO. Mrs. Blodgett maintained the garden for years. Two further generations maintained the garden. Straus knew the garden as Hope's Garden. Hope was the last person to maintain the garden. Straus asked if the garden was included in the application to SHPO, but has no longer been maintained, does an approval for demolition or construction need to be granted by the HDC. Rentrop stated the historical significance may be considered no longer there since it has not been maintained in over 10 years and the staff quarters building was demolished in 2002. Doud understands the discussion but believes we need to have a site plan and photos in front of them to make any decision. Dombroski stated the discussion was brought up because the potential buyer wants to make sure they can build on the property. Rentrop stated the solution is they should put in an offer, contingent on the HDC approval. Dombroski stated the application should include a site plan with the footprint and photos. Motion by Doud, second by Porter to recommend that the interested party in the property should submit an application to the HDC that includes a site plan with the footprint and garden, photos of the property and surrounding area and permission from the owner to submit an application. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

- **None**

With no further business there was a Motion by Doud, second by Porter to adjourn the meeting. Meeting was adjourned at 3:00 pm.



Lee Finkel, Chairman



Katie Pereny, Secretary