Addendum to the Market and Main Street Local Historic District and the West End Local Historic Districts, Mackinac Island
Staff Comments, August 10, 2015

The Market and Main Street Local Historic District and the West End Local Historic District were established in 2011. A discrepancy was found in the written boundary description and the attached is a technical clarification of the boundary.
Addendum to Preliminary Historic District Study Committee Reports
for Market and Main (Huron) Historic District and West End Historic District
City of Mackinac Island, Michigan

Charge of the Historic District Study Committee

On June 10, 2015 the City Council of the City of Mackinac Island, Michigan reappointed the members of the Historic District Study Committee of the City of Mackinac Island with regard to the Market and Main (Huron) Historic District and West End Historic District. The Charge to the Study Committee with regard to these historic districts was set forth in the City Council Resolution attached as Exhibit A to the attached Resolution No. 2015-1 of the City of Mackinac Island Historic District Study Committee adopted on June 17, 2015.

Study Committee Members

The reappointed Study Committee was comprised of the following members:

- Steve Moskwa- Downtown property owner; former City Council member that helped create the current version of the zoning ordinance
- Brad Chambers- Downtown property owner
- Michael Hart- City Council Member
- Sam Barnwell- City Council Member and Downtown property owner
- Nancy May- Downtown business owner (replaced Dan Wightman after his resignation from City Council)

Proposed Boundary Descriptions

As set forth in the attached Resolution No. 2015-1 of the City of Mackinac Island Historic District Study Committee (“Resolution No. 2015-1”), the Study Committee reaffirmed its preliminary historic district study committee reports with regard to the Market and Main (Huron) Historic District and West End Historic District which were prepared in 2011, which are attached hereto and which contained the following proposed boundary descriptions:

The Market and Main (Huron) Historic District is bounded on the south by Haldimand Bay, including the structures in the bay; on the southwest by a line extending from west of Windermere Point (Biddle) along the southwest lot lines of parcels 051-575-047-00, 051-575-018-00, 051-575-016-00, 051-575-014-00, 051-575-013-00, 051-575-010-00, 051-575-007-00, 051-575-006-00, and continuing another 26 feet; thence northeast to the rear lot line of the parcel 051-575-008-00; thence continuing along the rear lot lines of the properties on the north side of Market Street; and on the east by Fort Street.

The West End Historic District is bounded on the south by Lake Huron; on the northeast by a line extending from the western edge of Windermere Point property along the southwest lot lines of parcels 051-575-047-00, 051-575-018-00, 051-575-016-00, 051-575-014-00, 051-575-013-00, 051-575-010-00, 051-575-007-00, 051-575-006-00, and continuing another 26 feet; thence northeast to the rear lot line of parcel 051-575-005-00; thence northwestward along the rear lot
lines of the properties on the north side of Cadotte Avenue; and on the west by the Mackinac Island Public School, included.

The Study Committee further reaffirmed the boundaries shown on the map attached as Exhibit B to attached Resolution No. 2015-1 and approved the restated version of the above boundary descriptions prepared by the City’s Assessor, Joseph C. Stakoe, attached as Exhibit C to attached Resolution No. 2015-1.

**History and Evaluation of the Proposed Districts**

See Resolution No. 2015-1 and the previously submitted preliminary historic district study committee reports for the Market and Main (Huron) Historic District and the West End Historic District, which were prepared in 2011, copies of which are attached hereto.
RESOLUTION NO. 2015-

A RESOLUTION OF THE CITY OF MACKINAC ISLAND HISTORIC DISTRICT STUDY COMMITTEE REGARDING THE MARKET AND MAIN (HURON) HISTORIC DISTRICT AND THE WEST END HISTORIC DISTRICT OF THE CITY OF MACKINAC ISLAND, MICHIGAN.

WHEREAS the Historic District Study Committee previously prepared preliminary study committee reports with its recommendation for the establishment of two proposed historic districts known as the Market and Main (Huron) Historic District and the West End Historic District which were described as follows in its respective preliminary study committee reports:

The Market and Main (Huron) Historic District is bounded on the south by Haldimand Bay, including the structures in the bay; on the southwest by a line extending from west of Windermere Point (Biddle) along the southwest lot lines of parcels 051-575-047-00, 051-575-018-00, 051-575-016-00, 051-575-014-00, 051-575-013-00, 051-575-010-00, 051-575-007-00, 051-575-006-00, and continuing another 26 feet; thence northeast to the rear lot line of the parcel 051-575-008-00; thence continuing along the rear lot lines of the properties on the north side of Market Street; and on the east by Fort Street.

The West End Historic District is bounded on the south by Lake Huron; on the northeast by a line extending from the western edge of Windemere Point property along the southwest lot lines of parcels 051-575-047-00, 051-575-018-00, 051-575-016-00, 051-575-014-00, 051-575-013-00, 051-575-010-00, 051-575-007-00, 051-575-006-00, and continuing another 26 feet; thence northeast to the rear lot line of parcel 051-575-005-00; thence northwestward along the rear lot lines of the properties on the north side of Cadotte Avenue; and on the west by the Mackinac Island Public School, included;

WHEREAS, the Historic District Study Committee previously sent to City Council an alternative description of the same district boundaries which is set forth in Exhibit C attached;

WHEREAS the Historic District Study Committee was reappointed by a City Council Resolution dated June 10, 2015, a copy of which is attached as Exhibit A;

NOW THEREFORE BE IT RESOLVED that:

1. This Committee hereby reaffirms its preliminary historic district study committee reports for the Market and Main (Huron) and West End Historic Districts and the boundaries shown on the map attached as Exhibit B for these Districts, which boundaries are also described on Exhibit C attached hereto.

2. Steve Moskwa on behalf of the Committee, shall prepare an addendum to the prior preliminary historic district study committee report that includes the latest charge to the committee, the current composition of the committee membership, as well as this resolution and its Exhibits, and shall transmit a copy of this addendum and the previous
preliminary historic district study committee reports for the Market and Main (Huron) and West End Historic Districts to the entities required by Ordinance No. 443 and state law.

3. After the transmittal of documents as described in paragraph 2 above, the Chair of this Committee shall select a date for a public hearing which is not less than 60 calendar days after the date of the transmittal.

The question on the resolution was called and the result of the voting is as follows:

Ayes: 3 - Steve Moskwa, Brad Chambers, Nancy May  
Nays: 0

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of Mackinac Island Historic District Study Committee at a meeting held on June 17, 2015, the original of which is on file in the office of the City Clerk and available to the public. Public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, Act No. 267 of the Michigan Public Acts of 1976, as amended, including in the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.

[Signature]

[Address]
RESOLUTION NO. 2015 - 01


WHEREAS the original study area examined by the Historic District Study Committee previously appointed by the City was for proposed boundaries of a proposed historic district as follows: "Market Street from Fort Street to Main Street; Main Street from Fort Street to Mackinac Island Public School; Mahoney Avenue from Main Street to Cadotte Avenue; Cadotte Avenue from Mahoney Avenue to Market Street, the entire cross streets between those streets listed above and all properties on both sides of the above mentioned streets; thereafter the Old Stone Church and the Mackinac Island School were added to the study area and report and it was determined that the above area comprised two potential districts, referred to as Market and Main (Huron) District and West End District;

WHEREAS the Historic District Study Committee provided its recommendation for the establishment of two proposed historic districts described as follows in its respective preliminary study committee reports:

The Market and Main (Huron) Historic District is bounded on the south by Haldimand Bay, including the structures in the bay; on the southwest by a line extending from west of Windermere Point (Biddle) along the southwest lot lines of parcels 051-575-047-00, 051-575-018-00, 051-575-016-00, 051-575-014-00, 051-575-013-00, 051-575-010-00, 051-575-007-00, 051-575-006-00, and continuing another 26 feet; thence northeast to the rear lot line of the parcel 051-575-008-00; thence continuing along the rear lot lines of the properties on the north side of Market Street; and on the east by Fort Street.

The West End Historic District is bounded on the south by Lake Huron; on the northeast by a line extending from the western edge of Windermere Point property along the southwest lot lines of parcels 051-575-047-00, 051-575-018-00, 051-575-016-00, 051-575-014-00, 051-575-013-00, 051-575-010-00, 051-575-007-00, 051-575-006-00, and continuing another 26 feet; thence northeast to the rear lot line of parcel 051-575-005-00; thence northwesterly along the rear lot lines of the properties on the north side of Cadotte Avenue; and on the west by the Mackinac Island Public School, included.

WHEREAS the City Council included the following descriptions of the two historic districts in Ordinance Nos. 474 and 475, respectively:
Ordinance No. 474 (Market and Main (Huron) District): “Market and Main Streets from Fort Street to the East and French Lane to the West.”

Ordinance No. 475 (West End District): “Main Street or Lakeshore Drive between French Lane and the Mackinac Island Public School, and Market to Cadotte including Mahoney Street, French Lane and Dourisaw Lane.”

WHEREAS the properties and boundaries of the above-referenced districts may also be described as follows:

The Market and Main (Huron) Historic District located within the City of Mackinac Island, County of Mackinac and State of Michigan is bounded on the south by Haldimand Bay of Lake Huron, including the structures in the bay; and described as beginning at the Southeast corner of Lot 126, Assessor’s Plat No. 3 (Tax Parcel ID No. 49-051-550-044-00 Chippewa Hotel) and Fort Street; thence continuing southwesterly to the southwest corner of Lot 8, excepting the westerly 70 feet, Block 4, Assessor’s Plat No. 4 (Tax Parcel ID No. 49-051-575-047-00 Windermere Point); thence continuing northerly along the west border of tax parcel No. 49-051-575-047-00 on a direct line to the north side of Main Street (Huron) road right-of-way; thence continuing along the north side of said road right-of-way to the southwest corner of Lot 8, Block 2, Assessor’s Plat No. 4 (Tax Parcel ID No. 49-051-575-018-00 Windermere Hotel); thence continuing northwesterly on a line along the west boundaries of said Lot 8 and adjacent Lots 6, 5, 4, 1, Block 2, Assessor’s Plat No. 4 (Tax Parcel ID Nos. 49-051-575-016-00, 49-051-575-014-00, 49-051-575-013-00, and 49-051-575-010-00) to the northwest corner of said Lot 1, Block 2, Assessor’s Plat No. 4; thence continuing on a line intersecting Market Street road right-of-way to the southwest corner of Lot 7, Block 1, Assessor’s Plat No. 4 (Tax Parcel No. 49-051-575-007-00 Chambers Properties LLC); thence continuing northwesterly along a line to the southwest corner of Lot 5, excepting the south 25 feet, Block 1, Assessor’s Plat No. 4 (Tax Parcel ID No. 49-051-575-005-00); thence continuing northeasterly on a line with Mackinac Island State Park Land (Grand Hotel Golf Course) lying to the north and City of Mackinac Island Assessor’s Plats No. 4 and No. 3 lying to the south to northeast corner of Lot 94, Assessor’s Plat No. 3 (Tax Parcel ID No. 49-051-550-005-00 Episcopal Church); thence continuing northeasterly on a direct line to the east side of Fort Street road right-of-way; thence continuing southeasterly along the east side of Fort Street road right-of-way to the shore of Lake Huron; thence continuing westerly along the shore of Lake Huron to the Point of Beginning, containing Mackinac Island City lots described as follows:


Assessor’s Plat No. 4, Mackinac County Records Liber 2 of Plats, Page 51, Block 1, Lots 6, 7, 8, and South 25 feet of Lot 5; Block 2, Lots 1, 2, 3, 4, 5, 6, 7; and Block 4, Lots 9, 10, and Lot 8 excepting the westerly 70 feet.
The West End Historic District located within the City of Mackinac Island, County of Mackinac and State of Michigan is bounded on the South by Lake Huron and described as beginning at the southwest corner of Lot 8, excepting the westerly 70 feet, Block 4, Assessor’s Plat No. 4 (Tax Parcel ID No. 49-051-575-047-00 Windermere Point); thence continuing northerly along the west border of tax parcel No. 49-051-575-047-00 and east border of tax parcel No. 49-051-575-048-00 on a direct line to the north side of Main Street (Huron) road right-of-way; thence continuing along the north side of said road right-of-way to the southwest corner of Lot 8, Block 2, Assessor’s Plat No. 4 (Tax Parcel No. 49-051-575-018-00 Windermere Hotel); thence continuing northwesterly on a line along the west boundaries of said Lot 8 and adjacent Lots 6, 5, 4, 3, Block 2, Assessor’s Plat No. 4 (Tax Parcel ID Nos. 49-051-575-016-00, 49-051-575-014-00, 49-051-575-013-00, and 49-051-575-010-00) to the northwest corner of said Lot 1, Block 2, Assessor’s Plat No. 4; thence continuing on a line intersecting Market Street road right-of-way to the southwest corner of Lot 7, Block 1, Assessor’s Plat No. 4 (Tax Parcel No. 49-051-575-007-00 Chambers Properties LLC); thence continuing northwesterly along a line to the southwest corner of Lot 5, excepting the south 25 feet, Block 1, Assessor’s Plat No. 4 (Tax Parcel No. 49-051-575-005-00); thence continuing northeasterly to the southeast corner of said Lot 5, excepting the south 25 feet, Block 1, Assessor’s Plat No. 4; thence continuing northwesterly on a line with Mackinac Island State Park Land (Grand Hotel Golf Course) lying to the north and the City of Mackinac Island Assessor’s Plat No. 4 lying to the south to the northeast corner of private area of the Stone Church (including a 100’ x 125’ leased area); thence continuing southwesterly on a direct line and parallel with the south border of Assessor’s Plat No. 5 (Borough Lot) to the shore of Lake Huron; thence continuing southeasterly to the Point of Beginning, containing Mackinac Island City lots described as follows:

Assessor’s Plat No. 4, Mackinac County Records Liber 2 of Plats, Page 51, Block 3, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19; and Block 4, Lots 1, 2, 3, 4, 5, 6, 7, and westerly 70 feet of Lot 8; and Block 5, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16; and Block 6, Lots 1, 2, 3, 4, 5; and Block 7, Lots 1, 2, 3, 4, 5, 6, 7, 8; and Block 8, Lots 1, 2.

Assessor’s Plat No. 5, Mackinac County Records Liber 2 of Plats, Page 52, Southerly Part of Out-Lot 3, Block 9; and Southerly Part of Out-Lot 3, Block 10.

NOW THEREFORE BE IT RESOLVED that this Council reappoints the prior members of the Historic District Study Committee to serve on the Committee, with new members appointed as necessary, and refers this matter back to the Historic District Study Committee to clarify and if necessary amend or modify its recommendations, or proposed ordinance descriptions of the boundaries of the historic districts known as Market and Main (Huron) District and West End District ("existing, proposed or amended Historic Districts") and to follow such requirements and procedures as set forth in the Historic District Ordinance of the City of Mackinac Island, Michigan, Ordinance No. 443, and to again make its recommendations to Council on the establishment of the two existing, proposed or amended Historic Districts and provide to Council proposed ordinances with descriptions of the two existing, proposed or amended Historic Districts.
The question on the resolution was called and the result of the voting is as follows:

Ayes: Redman, Bradley, Myers, Meadwa, St. Ange, Heppenstedt

Nays: John

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Mackinac Island, County of Mackinac, Michigan at a meeting held on June 10, 2015, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, Act No. 267 of the Michigan Public Acts of 1976, as amended, including in the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.

Dated: June 16, 2015

City Clerk
Market and Main (Huron) and West End Historic Districts

The Market and Main (Huron) Historic District located within the City of Mackinac Island, County of Mackinac and State of Michigan is bounded on the south by Haldimand Bay of Lake Huron, including the structures in the bay; and described as beginning at the Southeast corner of Lot 126, Assessor's Plat No. 3 (Tax Parcel ID No. 49-051-550-044-00 Chippewa Hotel) and Fort Street; thence continuing southwesterly to the southwest corner of Lot 8, excepting the westerly 70 feet, Block 4, Assessor's Plat No. 4 (Tax Parcel ID No. 49-051-575-047-00 Windermere Point); thence continuing northerly along the west border of tax parcel No. 49-051-575-047-00 on a direct line to the north side of Main Street (Huron) road right-of-way; thence continuing along the north side of said road right-of-way to the southwest corner of Lot 8, Block 2, Assessor's Plat No. 4 (Tax Parcel ID No. 49-051-575-018-00 Windermere Hotel); thence continuing northwesterly on a line along the west boundaries of said Lot 8 and adjacent Lots 6, 5, 4, 1, Block 2, Assessor's Plat No. 4 (Tax Parcel ID Nos. 49-051-575-016-00, 49-051-575-014-00, 49-051-575-013-00, and 49-051-575-010-00) to the northwest corner of said Lot 1, Block 2, Assessor's Plat No. 4; thence continuing on a line intersecting Market Street road right-of-way to the southwest corner of Lot 7, Block 1, Assessor's Plat No. 4 (Tax Parcel No. 49-051-575-007-00 Chambers Properties LLC); thence continuing northwesterly along a line to the southwest corner of Lot 5, excepting the south 25 feet, Block 1, Assessor's Plat No. 4 (Tax Parcel ID No. 49-051-575-005-00); thence continuing northeasterly on a line with Mackinac Island State Park Land (Grand Hotel Golf Course) lying to the north and City of Mackinac Island Assessor's Plats No. 4 and No. 3 lying to the south to northeast corner of Lot 94, Assessor's Plat No. 3 (Tax Parcel ID No. 49-051-550-005-00 Episcopal Church); thence continuing northeasterly on a direct line to the east side of Fort Street road right-of-way; thence continuing southeasterly along the east side of Fort Street road right-of-way to the shore of Lake Huron; thence continuing westerly along the shore of Lake Huron to the Point of Beginning, containing Mackinac Island City lots described as follows:


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