

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, January 13, 2026 at 10:00 AM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) December 9, 2025

V. Adoption of Agenda

VI. Staff Report

[a.](#) CLG Report Review

[b.](#) C25-046-109(H) Verdes Storm Windows, Awning, and Counter

VII. Old Business

[a.](#) RS25-046-045(H) Gilmer Condensers, Propane, and Doggy Door Amendment

VIII. New Business

[a.](#) C25-053-110(H) Trayser New Cafe

IX. Public Comment

X. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, December 09, 2025 at 11:00 AM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Chairman Finkel called the meeting to order at 11:02 AM.

II. Roll Call

PRESENT

Lee Finkel

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn

ABSENT

Lorna Straus

Staff: Erin Evashevski, Richard Neumann, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. November 11, 2025

Motion to approve as written.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Porter, Olson

V. Adoption of Agenda

Motion to approve as submitted.

Motion made by White, Seconded by Olson.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

a. R325-082-099(H) GHMI Window Replacement

Lipovsky stated GHMI would like to replace windows, like for like. The window sashes are rotted and some have broken glass.

b. MD25-002-100(H) Arbib Window Replacement

Lipovsky stated the glass is fogging and sashes are rotted. A large percentage of windows were damaged so they decided to replace them all.

c. HB25-050-102(H) Iroquois Hotel Repairs

Lipovsky stated they had posts and railings that were rotted, siding on one of the chimneys was rotted, line sets for a/c are being installed when the siding is off, and the air handler duct work trim is rotted and needs to be replaced.

d. C25-026-103(H) Lilac Tree Verizon Antenna Replacement

Lipovsky stated the components are pretty much identical to what is there, so he approved as like for like.

Motion to approve the Staff Report.

Motion made by White, Seconded by Linn.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

IX. Old Business

None

X. New Business

a. C25-040-099(H) Good Day Cafe New Gutters

Rick Neumann stated he gave a favorable review. It will be on the back of the building on the 3rd story addition with the downspout on the right side of the building. It is a modern style gutter but is on the back of the building and only visible from the alley. Motion to approve.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 11:11 AM.

Motion made by White, Seconded by Finkel.

Voting Yea: Finkel, Porter, Olson, Schueller, White, Linn

Lee Finkel, Chairman

Katie Pereny, Secretary



Michigan State Historic Preservation Office
Certified Local Government Program
CLG 2025 Annual Report

Section VI, Itema.

1. CLG BASIC INFORMATION

CERTIFIED LOCAL GOVERNMENT

City of Mackinac Island

CHIEF ELECTED OFFICIAL

Mayor Margaret Doud

CLG CONTACT PERSON (official person on file with National Park Service)

Katie Pereny

TITLE

Secretary

MAILING ADDRESS

PO Box 455, Mackinac Island, MI 49757

EMAIL

kep@cityofmi.org

TELEPHONE

906-847-6190

CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable)

www.cityofmi.org

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING

A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? ☒ YES ☐ NO (if no, briefly explain)

B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR?

(Provide a link or attach any documents for which you select yes)

HISTORIC DISTRICT ORDINANCE

☒ YES ☐ NO

Ord 622 deleted due to incorrect voting procedure

PRESERVATION PLAN (including master plan component)

☐ YES ☒ NO

HDC BYLAWS OR RULES OF PROCEDURE

☐ YES ☒ NO

DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO)

☐ YES ☒ NO

COA APPLICATION/REQUIREMENTS

☐ YES ☒ NO

SURVEY PLAN

☐ YES ☒ NO

OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.)

☐ YES ☒ NO

3. HISTORIC DISTRICT COMMISSION

A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC

Katie Pereny, Secretary, Historic District Commission

B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? ☒ YES ☐ NO (if yes, provide name/title)

Richard Neumann, Architect, Gary Rentrop, Attorney

C. IDENTIFY **CURRENT** HISTORIC DISTRICT COMMISSION MEMBERS.

(Submit a resume or Attachment A for each **NEW** commissioner appointed during the year)

NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
Andrew Lee Finkel	Chair	05/23	05/26
Lorna Straus	Member	05/22	05/28
Nancy Porter	Member	05/24	05/27
Shannon Schueller	Member	05/24	05/27
Peter Olson	Member	05/24	05/27
Rick Linn	Member	05/25	05/28
Lindsey White	Member	05/25	05/28

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL? ☐ YES ☒ NO

If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.

However, Architect Richard Neuann and Attorney Gary Rentrop are historic preservation specialists. Neumann attends monthly HDC meetings and Rentrop is consulted if needed. Mackinac Island has approximately 400 residents and the HDC is not aware of any residents meeting the qualification, so they rely on consultants for guidance.

E. ARE THERE CURRENTLY ANY HDC VACANCIES?

☐ YES ☒ NO If yes, how many?

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?

☒ YES ☐ NO ☐ NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?

☒ YES ☐ NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.

Quarterly
education
segments
attended by
entire
commission.

NAME OF TRAINING	PROVIDER	ATTENDEES

H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)

2nd Tuesday of every month

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	July 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
February 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	August 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
March 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	September 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
April 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	October 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
May 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	November 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
June 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	December 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

*if not available on your website, submit minutes for at least two meetings

J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED:	# OF CERTIFICATES OF APPROPRIATENESS ISSUED:
# OF APPLICATIONS REVIEWED BY STAFF ONLY:	# OF DENIALS ISSUED:
# OF APPLICATIONS REVIEWED BY THE HDC:	# OF NOTICES TO PROCEED ISSUED:

WERE ANY HDC DECISIONS APPEALED? ☐ YES ☒ NO (if yes, complete the information below)

OF HDC DECISIONS APPEALED: 0

OF DECISIONS OVERTURNED: 0

OF DECISIONS AFFIRMED: 0

4. INVENTORY AND DESIGNATION

A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.

N/A

B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS? ☐ YES ☒ NO

If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR? ☐ YES ☒ NO

If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR? ☐ YES ☒ NO

If yes, identify them below.

NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR? ☐ YES ☒ NOIf yes, identify them below. If associated reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary.

DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO

	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<div>Section VI, Itema.</div> <input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, briefly identify them below.		
NAME/ADDRESS OF PROPERTY	NAME OF DISTRICT (IF APPLICABLE)	

5. PUBLIC PARTICIPATION		
A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no, briefly explain)		
B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT’S WEBSITE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC? <input type="checkbox"/> Mailings <input type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Posting at Municipal Building <input type="checkbox"/> On-site Project Signs <input type="checkbox"/> Direct Email <input type="checkbox"/> Door Fliers <input type="checkbox"/> Email List/Listserv <input type="checkbox"/> Local Access Channels <input type="checkbox"/> Community Events <input type="checkbox"/> Other		
D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.		
ACTIVITY	SPONSORING ORGANIZATION	DATE

6. CLG/HISTORIC PRESERVATION GOALS		
A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.		
GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
Continue review of the City to identify possible additional districts	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	One new district was put in place. No new districts have been identified at this point.
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2026). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.		
GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
Regualr HDC Historic Preservation Education	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	

☐ YES ☐ NO

☐ YES ☐ NO

7. MISCELLANEOUS INFORMATION

A. SHPO HAS A NEW CLG COORDINATOR. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS?

The entire island is a National Historic Landmark District. The City did not create its first historic district until approximately 14 years ago. Some property owners have expressed concerns that the restrictions on a historic district places difficulty upon their effort to develop and update. The demand for change in resources comes principally from commercial development, and the need for employee housing. The Study Committee and HDC typically use 50 years of age for a strucure to be eligible to be a historic resource on the island, but believes the period should be older - a period relevant to the time period of existing historic resources of each district on the island.

B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2025 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? SHPO encourages sharing photos!

C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2025.

D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?

E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2025?
☐ YES ☒ NO (If yes, briefly identify them below.)

F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2025? ☐ YES ☒ NO (If yes, briefly identify them below.)

NAME OF PROGRAM

OF PROPERTIES BENEFITED

G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION? ☐ YES ☒ NO

H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVAION (BIENNIAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE, WOULD YOU BE INTERESTED? ☒ YES ☐ NO

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- ☒ Minor Work (Complete Section A and refer to General Directions) Like ~~Section VI, Item B~~
☐ New Construction (Complete Section B and refer to General Directions and Item B)
☐ Demolition (Complete Section B and refer to General Directions and Item C)

Section VI, Item B.

Application Deadline: Application and materials must be completed and **submitted by 4:00 p.m. ten (10) business days before each Commission Meeting.** Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

A) MINOR WORK

PROPERTY LOCATION: 7255 Main St. 051-550-046-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Main Dock 7271 Email Address: _____
 Address: 15210 Golfview Ct. Hillman MI 49746
 (Street) (City) (State) (Zip)
 Telephone: 989 657-6911
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: O'Boyle Construction Email Address: _____
 Address: 1 Arrowhead Dr. Marguette MI 49855
 (Street) (City) (State) (Zip)
 Telephone: 906-360-3625
 (Home) (Business) (Fax)

- ☒ Attach a brief description of the nature of the minor work proposed and the materials to be used.
☒ Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

Melanie Libby
 Signature
Melanie Libby
 Please Print Name

SIGNATURES

File No C25-046-109

Signature A

Date 12-18-25

Please Print Name

Initials AP

NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
7358 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

File Number: C25-046-109 Date Received: 12-18-25 Fee: 25
 Received By: AP Work Completed Date: _____

File No 025-046-109

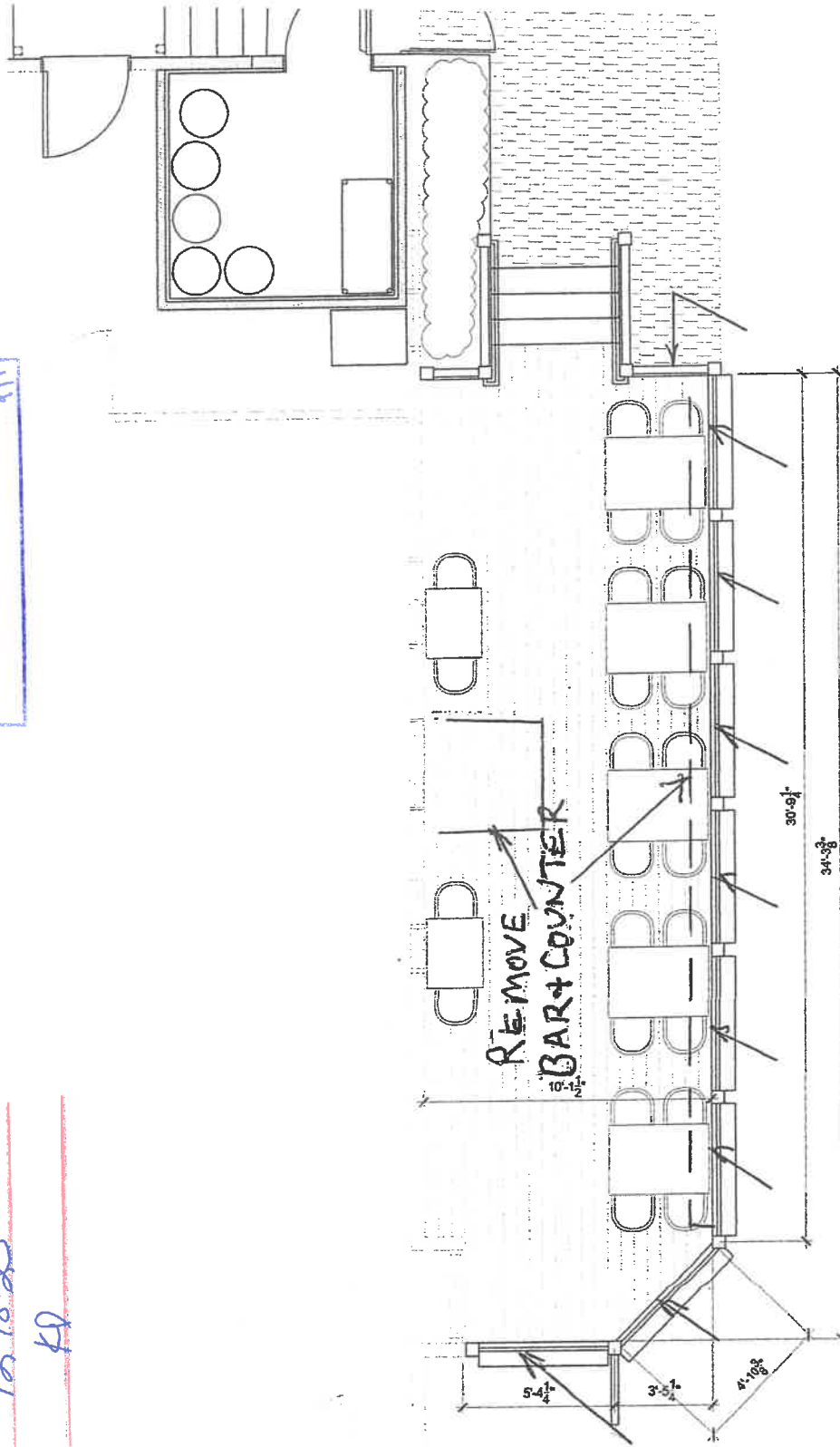
Exhibit B

Date 12-18-25

Initials 49



MAIN STREET PUB
MACKINAC ISLAND, MICHIGAN
MARCH 7, 2016



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

- Replace Storm Windows - Like for Like
- Replace Awning - Like for Like
- Remove Bar & counter



File No. Ca5.046.109

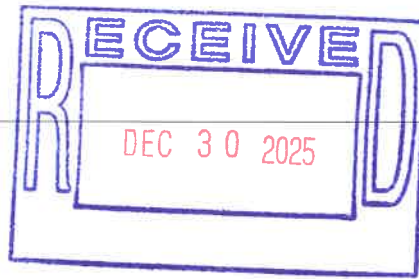
Exhibit C

Date 12.18.25

Initials XP



12/23/2025 12:30:19 PM S:\Projects\Gilmer Residence\Drawings\Sheet\Gilmer Residence Kitchen-Laundry-A24_Local.rvt



GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

Sheet List	File No.	Exhibit	Date
0 COVER	RS25-046-045	T	12.30.25
1 SURVEY			
2 EASEMENT SKETCH			
3 SITE PLAN			
4 PROPOSED PLAN			
5 NORTH ELEVATION			
6 WEST ELEVATION			
7 SOUTH ELEVATION			
8 EAST ELEVATION			
9 PHOTOGRAPHS			

Legal Description

LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4

Zoning

ZONING DISTRICT: SHORELINE RESIDENTIAL

Historic District

WEST END

Construction

PROPOSED CONSTRUCTION START DATE: NOVEMBER 01, 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

AREA OF WORK.
EXISTING RESIDENCE.
SEE SITE PLAN.
PARCEL: 051-575-046-00

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

OWNER: GILMER COTTAGE LLC
PROPERTY ADDRESS: 7575 MAIN STREET
MACKINAC ISLAND, MICHIGAN 49757
PARCEL #: 051-575-046-00

Project Description

This project entails alterations to a non-contributing residential structure located in the West End historic district. The property will continue to serve as a single-family residence. Interior modifications include updates to the Kitchen and Laundry Room. Exterior improvements include the expansion of the West Deck, relocating the door and modifying the window configuration, new exterior access stairs, relocation of the existing transformer and the addition of a shed on East side of the house. All windows will be replaced. This work has gotten Historic District Commission and Planning Commission approvals. **Scope added to the project and the subject of this submission is the addition of Air Conditioning to the house which necessitates locating Condensers on the site. In addition, propane tanks will be added on the site to convert two fireplaces from wood to propane, and a dog door will be added to the South side of the house in an existing niche.**

Requirements

	REQ'D	EXISTING	
MIN. LOT SIZE:	10,000 SF	12,500 SF	
SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	40'	19' - 11"	NO CHANGE
SIDE YARD	20'	11' - 3"	NO CHANGE
SIDE YARD	20'	6' - 1"	NO CHANGE
REAR YARD	60'	VARIES	NO CHANGE
		APPROX. 0' TO 10' - 0"	
HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	1	2	NO CHANGE
STORIES MAX.	1.5	2	NO CHANGE
FEET MIN.	12'	32'	NO CHANGE
FEET MAX.	20'	32'	NO CHANGE
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	3,750 SF	3,637 SF	3,665 SF
PERCENTAGE	30%	29.1%	29.3%

BOUNDARY SURVEY

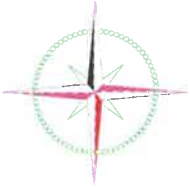
LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

ZONING REQUIREMENTS
VERIFY WITH MACKINAC ISLAND

ZONING DISTRICT = RS
MINIMUM LOT WIDTH = 100'
MINIMUM LOT AREA = 10,000 SQFT
SETBACKS: WATERFRONT = 60' FROM WATERS EDGE
STREET = 40'
SIDE = 20'

BENCH MARK
HYDRANT MAIN STEAMER
ELEV = 588.5' 1988 NAVD



SCALE 1"= 20'



LEGEND:

- FOUND SURVEY IRON
 - SET 5/8" REROD, CAPPED # 33983
 - ELECTRIC BOX / METER
 - TELEPHONE BOX
 - LAMP
 - BIRDHOUSE
 - WATER CURBSTOP
 - MANHOLE
 - IRRIGATION VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - SPOT ELEVATION
 - WOODEN FENCE
 - CHAIN LINK FENCE
- (M) MEASURED BEARING AND DISTANCE
 - (C) COMPUTED BEARING AND DISTANCE
 - (R) RECORD BEARING AND DISTANCE
 - PROPERTY LINE
 - EASEMENT AS NOTED
 - FEMA FLOOD PLAIN LINE (DEC. 2022)
 - PLATTED LOT LINE
 - CEDAR HEDGE
 - PAVED SURFACE
 - WOODEN BOARDWALK
 - CONCRETE SURFACE
 - PAVER STONES
 - LARGE STONES

NOTES:

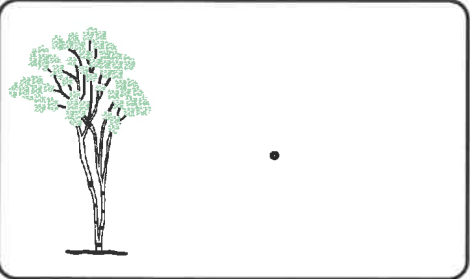
The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch.

Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, PS 24626, for City of Mackinac Island, dated 24 April 1984.

This is a professional opinion concerning the location of the property boundaries depicted hereon, based upon the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or set as indicated hereon. As a professional opinion, this survey carries with it no guarantees or warranties, expressed or implied.

The area lying between the Ordinary High Water Line and the Edge of water is subject to rights by others. The ordinary high water line was not mapped for purposes of this survey.

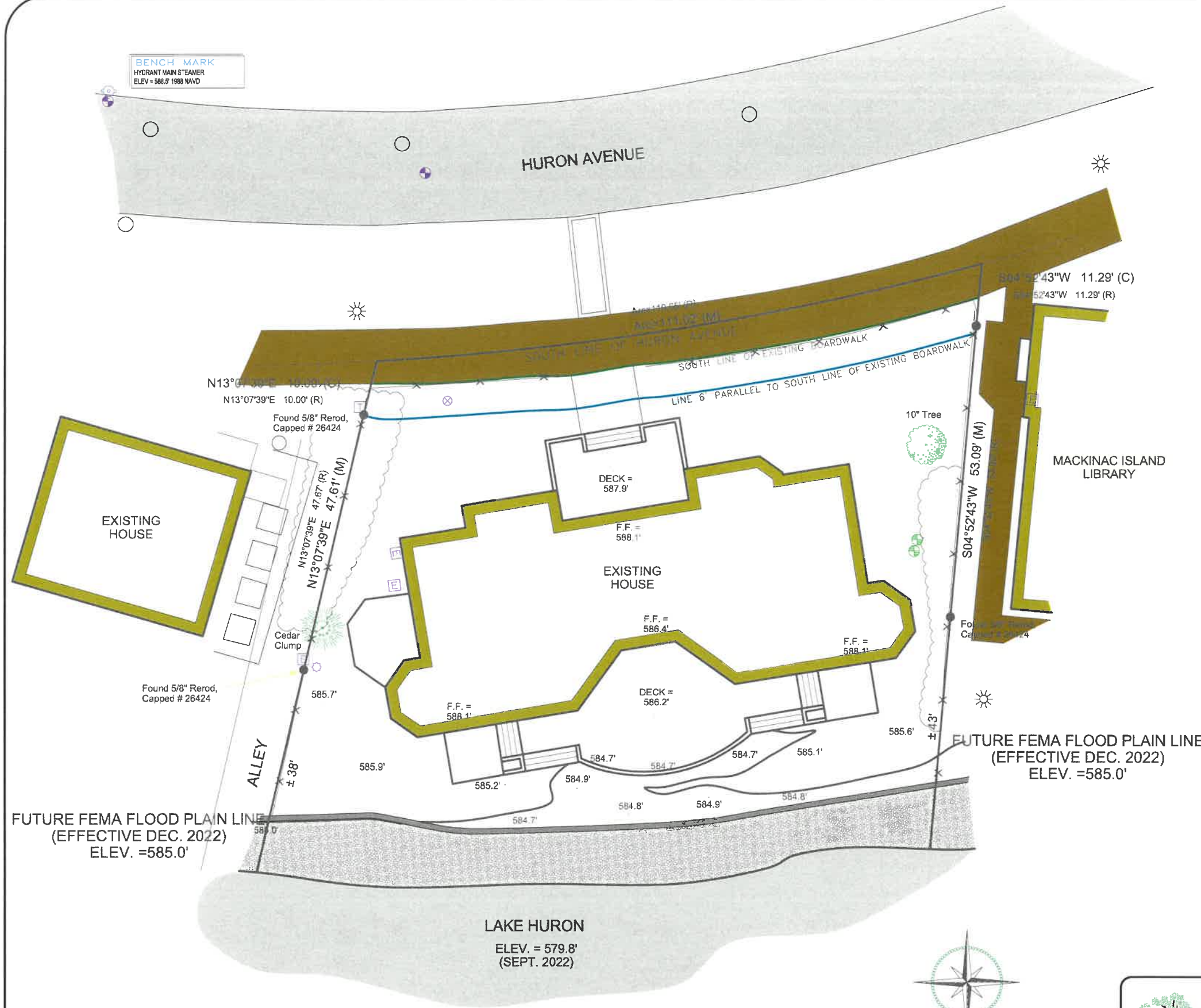
This survey is not intended to be used in place of an ALTA/NSPS Land Title Survey, or to be used to remove the survey exceptions of a title insurance policy.



FISHER * GILMER
R.E. OELKE
SLE
WINTER*GEARY
S22388.GXD
22-368
1 OF 1

26 September 2022	

BOUNDARY SURVEY
LOT 7, ASSESSOR'S PLAT NO. 4



EASEMENT SKETCH

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

NOTE: BOARDWALK EASEMENT ON THIS SHEET SUPERCEDES EASEMENT SHOWN ON BOUNDARY SURVEY

LEGEND:

- | | | | |
|-------|--------------------------------|-------|--|
| ● | FOUND SURVEY IRON | (M) | MEASURED BEARING AND DISTANCE |
| ● | SET 5/8" REROD, CAPPED # 33983 | (C) | COMPUTED BEARING AND DISTANCE |
| ⊠ | ELECTRIC BOX / METER | (R) | RECORD BEARING AND DISTANCE |
| ⊠ | TELEPHONE BOX | — | PROPERTY LINE |
| ☼ | LAMP | — | FEMA FLOOD PLAIN LINE (DEC. 2022) |
| ⊙ | BIRDHOUSE | — | PROPOSED BOARDWALK EASEMENT |
| ⊙ | WATER CURBSTOP | — | PROPOSED BOARDWALK CONSTRUCTION EASEMENT |
| ○ | MANHOLE | — | PLATTED LOT LINE |
| ⊕ | IRRIGATION VALVE | ~~~~~ | CEDAR HEDGE |
| ⊕ | WATER VALVE | ▬ | PAVED SURFACE |
| ⊕ | FIRE HYDRANT | ▬ | WOODEN BOARDWALK |
| 529.5 | SPOT ELEVATION | ▬ | CONCRETE SURFACE |
| —X—X— | WOODEN FENCE | ▬ | PAVER STONES |
| —X—X— | CHAIN LINK FENCE | ▬ | LARGE STONES |

OCTOBER 2022 NOTES:

***The only intent of this sketch is to reflect the proposed changes to the boardwalk easement along the northerly portion of Lot 7, which was originally depicted on a Boundary Survey, dated 26 September.

NOTES: (FROM ORIGINAL BOUNDARY SURVEY DATED 26 SEPT. 2022)

The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch.

Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, PS 24626, for City of Mackinac Island, dated 24 April 1984.

This is a professional opinion concerning the location of the property boundaries depicted hereon, based upon the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or set as indicated hereon. As a professional opinion, this survey carries with it no guarantees or warranties, expressed or implied.

The area lying between the Ordinary High Water Line and the Edge of water is subject to rights by others. The ordinary high water line was not mapped for purposes of this survey.

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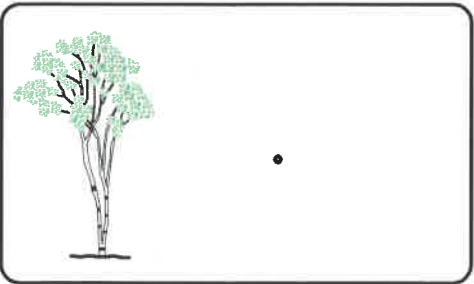
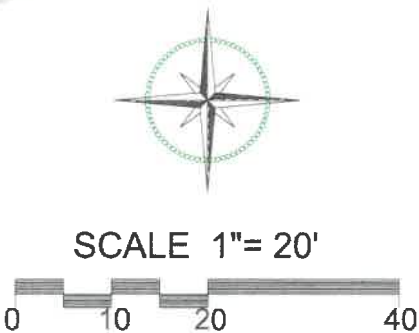
FUTURE FEMA FLOOD PLAIN LINE
(EFFECTIVE DEC. 2022)
ELEV. = 585.0'

FUTURE FEMA FLOOD PLAIN LINE
(EFFECTIVE DEC. 2022)
ELEV. = 585.0'

LAKE HURON
ELEV. = 579.8'
(SEPT. 2022)

ZONING REQUIREMENTS VERIFY WITH MACKINAC ISLAND

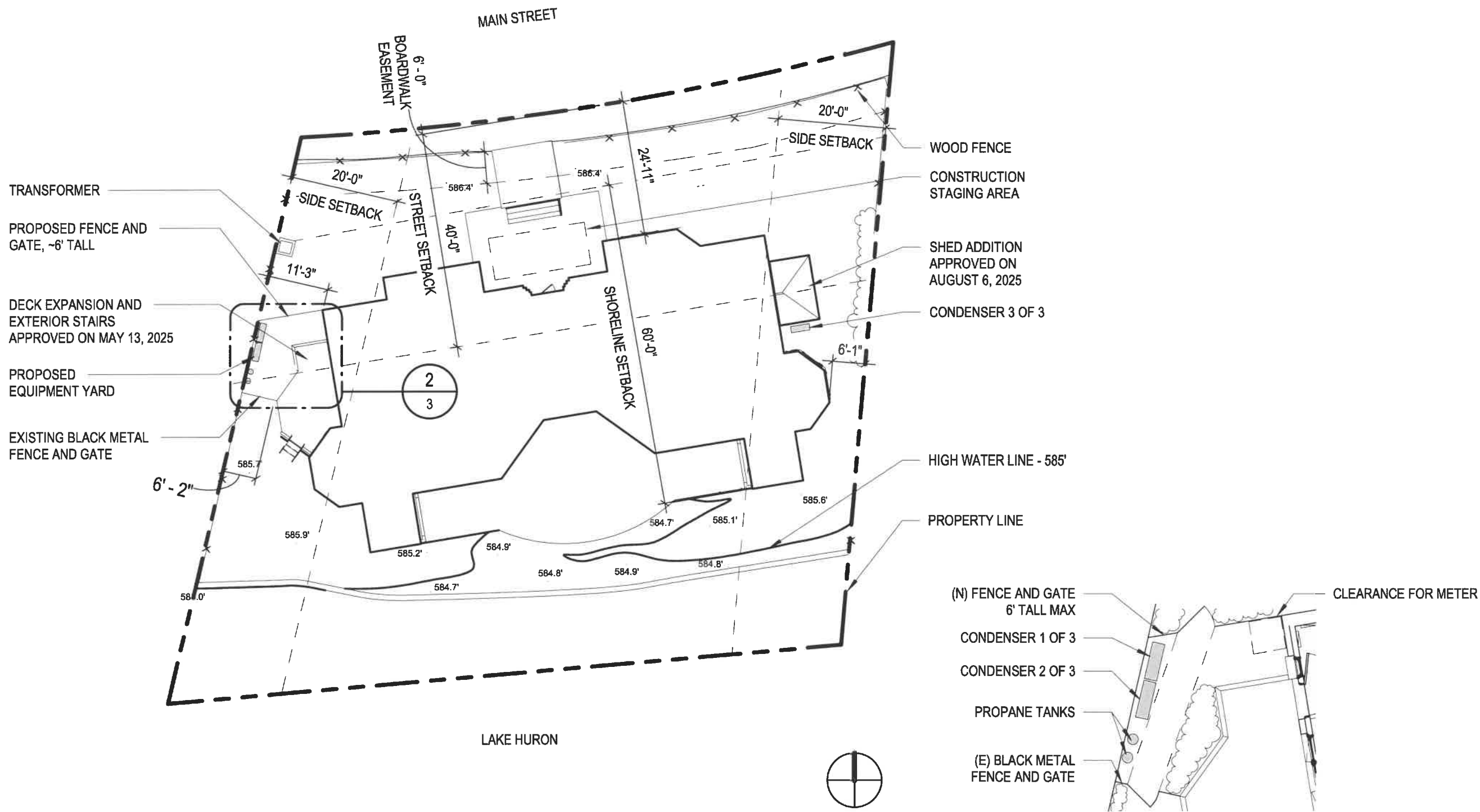
ZONING DISTRICT = RS
MINIMUM LOT WIDTH = 100'
MINIMUM LOT AREA = 10,000 SQFT
SETBACKS: WATERFRONT = 60' FROM WATERS EDGE
STREET = 40'
SIDE = 20'



FISHER * GILMER
R.E. OELKE
SLE
WINTER*GEARY
S22368 EASEMENTS.GXD
22-368
1 OF 1

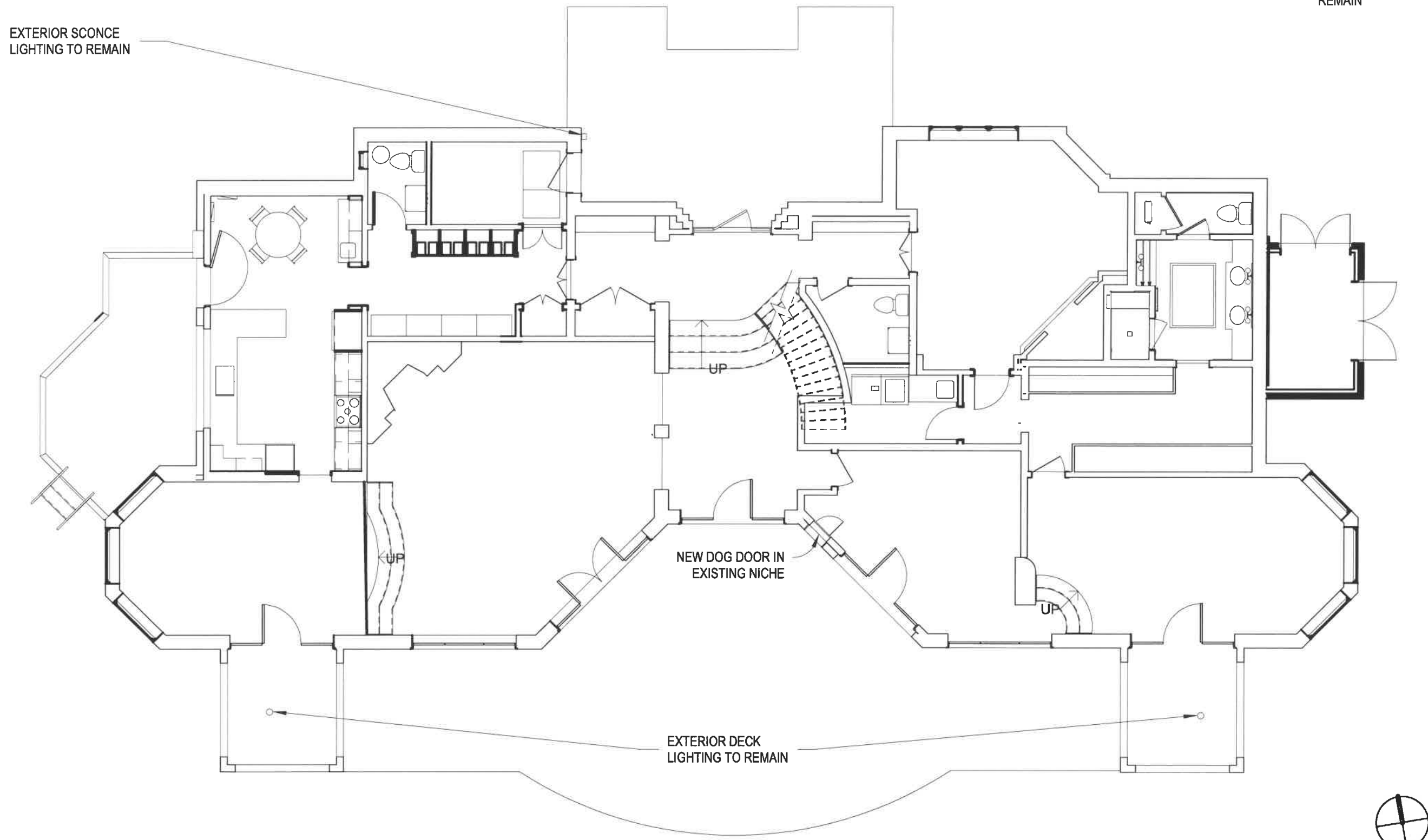
28 OCTOBER 2022	

EASEMENT SKETCH
LOT 7, ASSESSOR'S PLAT NO. 4



1 SITE PLAN
3 1" = 20'-0" SCALE

2 ENLARGED PLAN - EQUIPMENT YARD
3 1" = 10'-0" SCALE



FIRST FLOOR - PROPOSED

1/8" = 1'-0" SCALE

GILMER

GILMER RESIDENCE
RENOVATION
PC/HDC

HopkinsBurns
historic preservation
communities by design

4

PROPOSED

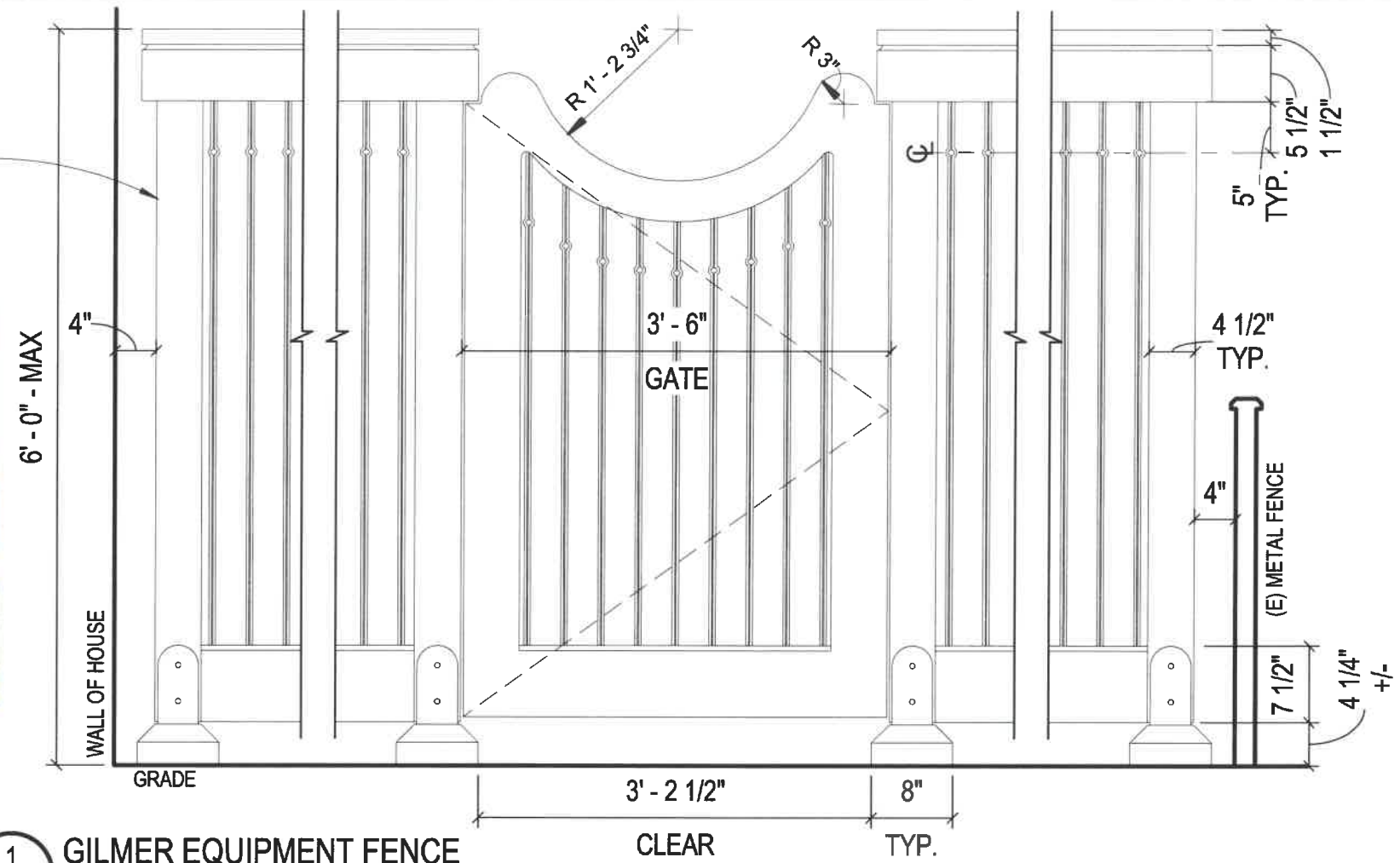
SCALE: 1/8" = 1'-0"

2025.12.23

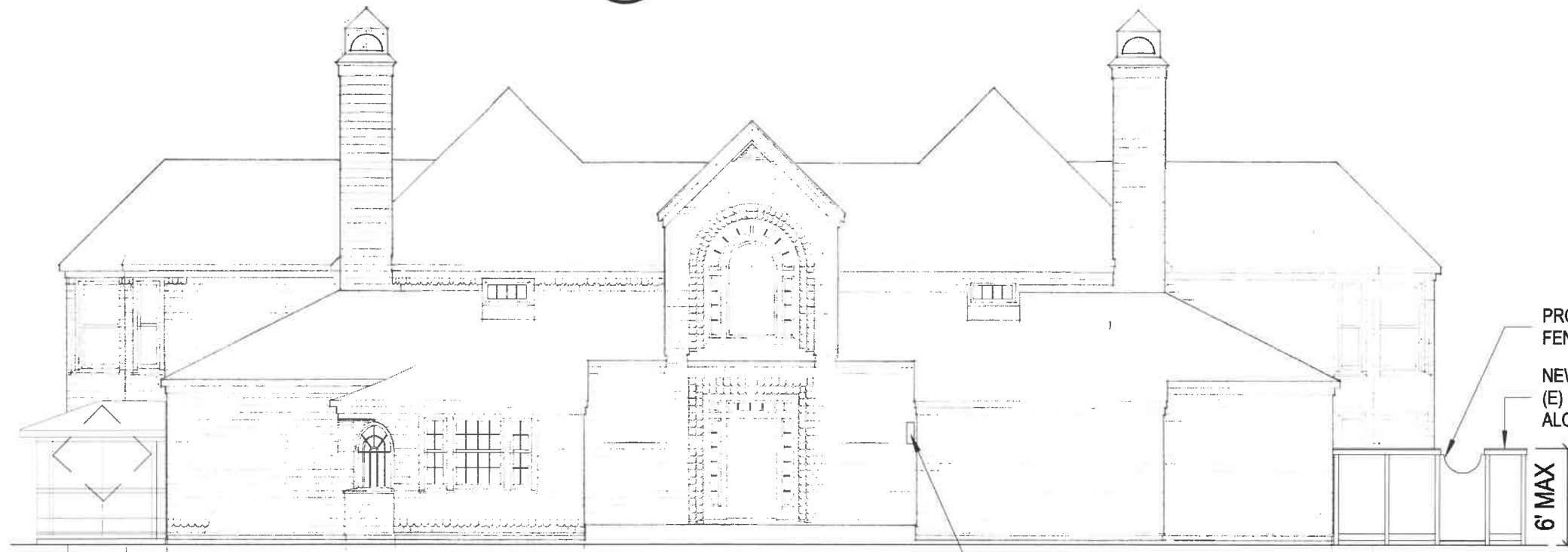


NORTH ELEVATION - PHOTOGRAPH

DESIGN TO BE TALLER VERSION OF
FENCE DESIGN ALONG BOARDWALK



1 GILMER EQUIPMENT FENCE
5 3/4" = 1'-0" SCALE



PROPOSED
FENCE AND GATE
NEW FENCE TO EXTEND TO
(E) BLACK METAL FENCE
ALONG PROPERTY LINE

NORTH ELEVATION - PROPOSED

EXTERIOR SCONCE
LIGHTING TO REMAIN

Section VII, Itema.

5

NORTH
ELEVATION

GILMER

2025.12.23

SCALE: As Noted

GILMER RESIDENCE
RENOVATION

PC/HDC

HopkinsBurns
D

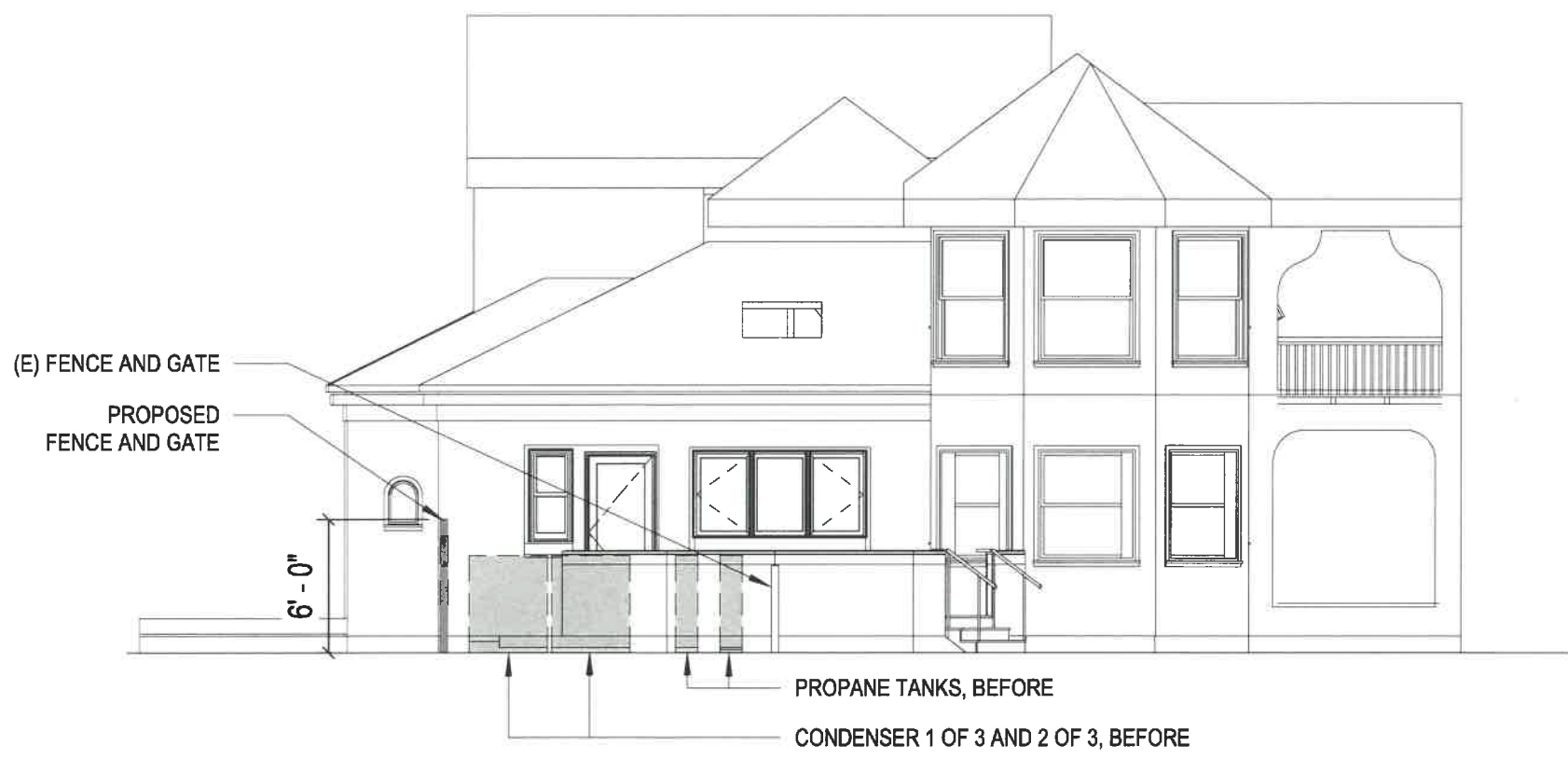
historic preservation &
community design



NOTES:

1. ALL NEW WINDOWS AND DOORS REPLACING THE EXISTING UNITS ON THIS ELEVATION SHALL MATCH THE ORIGINAL SIZE, MATERIAL, AND PROFILE.
2. ALL NEW WINDOWS AND DOORS ON THIS ELEVATION TO BE REPLACED WITHOUT MUNTINS UNLESS OTHERWISE NOTED.

WEST ELEVATION - PHOTOGRAPHS



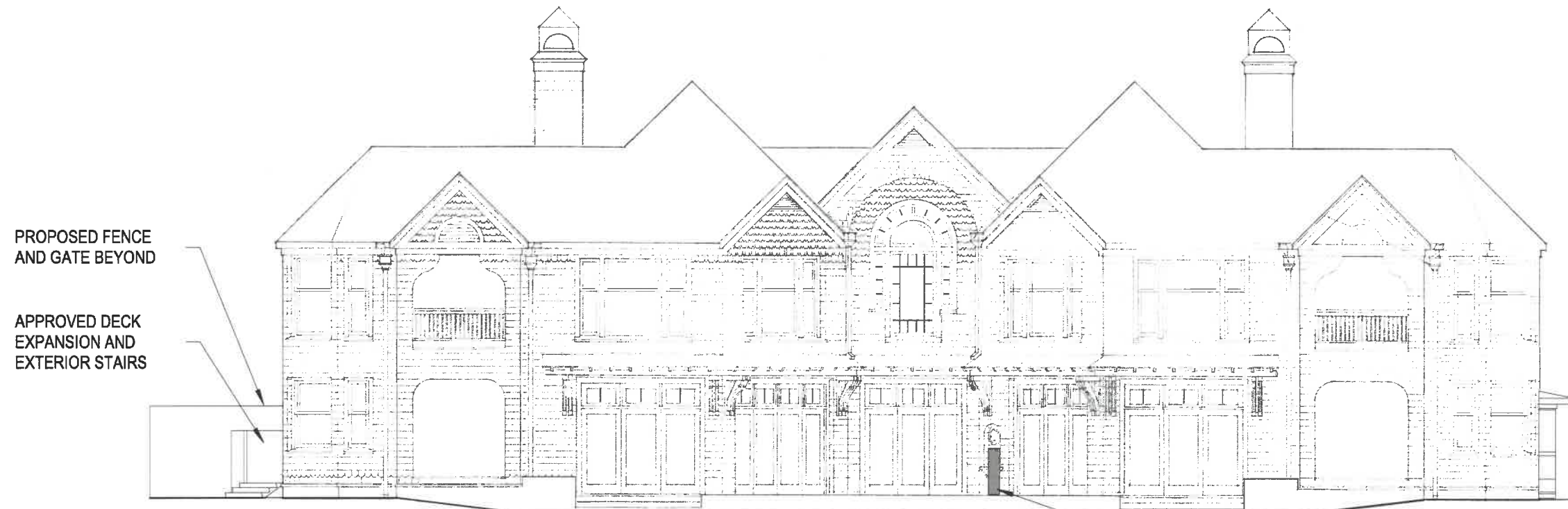
WEST ELEVATION - PROPOSED



SECTION AT DECK



SOUTH ELEVATION - PHOTOGRAPHS



SOUTH ELEVATION - PROPOSED



PROFILE OF SHED ROOF
TO MATCH EXISTING

EAST ELEVATION - PHOTOGRAPHS



NEW CONDENSER 3 OF 3

EAST ELEVATION - PROPOSED





STREET CONTEXT VIEWS

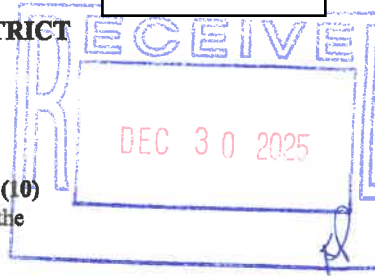


VIEWS OF HOUSE

Section VII, Itema.	
GILMER	9 PHOTOGRAPH
	SCALE: 2025.12.23
GILMER RESIDENCE RENOVATION PC/HDC	
HopkinsBurns D historic preservation communities by design	
23	

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- ☐ Minor Work (Complete Section A and refer to General Directions)
- ☒ New Construction (Complete Section B and refer to General Directions and Item B)
- ☐ Demolition (Complete Section B and refer to General Directions and Item C)



Application Deadline: Application and materials must be completed and submitted by 4:00 p.m. ten (10) business days before each Commission Meeting. Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

~~A) MINOR WORK~~ SEE NEXT PAGE

PROPERTY LOCATION: _____
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: _____ Email Address: _____
Address: _____
(Street) (City) (State) (Zip)
Telephone: _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: _____ Email Address: _____
Address: _____
(Street) (City) (State) (Zip)
Telephone: _____
(Home) (Business) (Fax)

____ Attach a brief description of the nature of the minor work proposed and the materials to be used.
____ Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

SIGNATURES
Signature _____ Signature _____
Please Print Name _____ Please Print Name _____
File No. C25-053-110(H)
Exhibit B
Date 12-30-25
Initials KP

NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
7358 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

File Number: C25-053-110(H) Date Received: 12-30-25 Fee: 600 -
Received By: [Signature] Work Completed Date: _____

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7347 Main St 49-051-550-053-00
(Number) (Street) (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: Refer to Civil drawings
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$2 million

APPLICANT/CONTRACTOR
(Applicant's interest in the project if not the fee-simple owner):

Name: Anthony Trayser Email Address:

Address: 944 West State St Cheboygan MI 49721
(Street) (City) (State) (Zip)

Telephone: 231-633-6093
(Home) (Business) (Fax)

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief.

Signature: Date Dec. 23, 2025

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY¹ This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: Anthony Trayser Email Address: heyman@aoi.com

Address: 944 West State St Cheboygan MI 49721
(Street) (City) (State) (Zip)

Telephone: 231-633-6093
(Home) (Business) (Fax)

The undersigned certify(ies) and represent(s)
1. That he/she, it or they is (are) all of the fee title owner(s) of all of the property involved in the application; and
2. That he/she, it or they has (have) attached a list which identifies all parties with a legal interest in the property at issue other than the undersigned owner(s) and has (have) identified the nature of each legal interest; and
3. That the answers and statements herein attached and materials provided are in all respects true and correct to the best of his, her, its or their information, knowledge and belief. The undersigned hereby further certify(ies) and represent(s) that he/she, it or they has (have) read the foregoing and understand(s) the same.
4. That the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531.

Signature SIGNATURES
Signature

Anthony M. Trayser
Please Print Name Please Print Name

Signed and sworn to before me on the 23 day of December, 2025

JORDAN HOGG
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CHEBOYGAN
My Commission Expires February 20, 2031
Acting in the County of Cheboygan

Notary Public
Cheboygan County, Michigan
My commission expires: 02/20/2031

¹ The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree. (revised 04/17)

DEC 30 2025

Historic District Application Checklist

- ☒ Brief Description of the nature of the work proposed and the materials to be used.*
- ☒ Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s). Property address should be identified on all photographs.*
- ☒ Site Survey/Plan (to scale) – with the following information: Lot dimensions, **existing & proposed** structures, **existing & proposed** setback and yard lines, fences, walls, easements, public rights of way, utilities, driveways, and other relevant information.
- ☒ Floor Plans & Elevations – Floor plans, building elevations and where relevant to the proposed work, sections, must include dimensions, material notes, window and door details, topography, foundation height, porch details and other relevant information as requested. For additions, the existing structure and proposed addition must be clearly shown.
- ☒ Include detail on drawings of all materials proposed to be used and their dimensional and property characteristics.
- ☒ Provide drawings, product literature, specifications, product photographs, or similar, for all new elements. Items include, but are not limited to, windows, doors, siding, trim, columns, railings, louvers, shutters, and roofing.
- ☒ Identify on drawings where any existing materials and architectural features will be removed or replaced.

*** Only the first two items are required for Like for Like projects.**

Note: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

EXISTING CIVIL SITE PLAN

SITE PLAN LEGEND

PROJECT BUILDING

○FCIR

×F

□O

●

□

⊕

⊙

× 584.36

× 584.36TC

× 584.36GU

× 584.36EP

FOUND CAPPED IRON ROD

FOUND MAG NAIL

EXISTING CATCH BASIN/MANHOLE

EXISTING DRAIN TILE

EXISTING LIGHT POLE

EXISTING TELEPHONE RISER

EXISTING UTILITY POLE

EXISTING ELECTRIC METER

EXISTING GAS VALVE

EXISTING BOLLARD

EXISTING SANITARY CLEAN OUT

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

EXISTING FIRE DEPARTMENT CONNECTION

EXISTING WATER METER

EXISTING ELECTRIC TRANSFORMER

EXISTING GROUND ELEVATION

EXISTING CURB ELEVATION

EXISTING GUTTER ELEVATION

EXISTING PAVEMENT ELEVATION

BOUNDARY LINE

EASEMENT LINE

BOUNDARY ADJACENT LINE

EXISTING FENCE

UNDERGROUND SANITARY LINE

UNDERGROUND STORM LINE

EXISTING CURB AND GUTTER

EXISTING GROUND CONTOUR

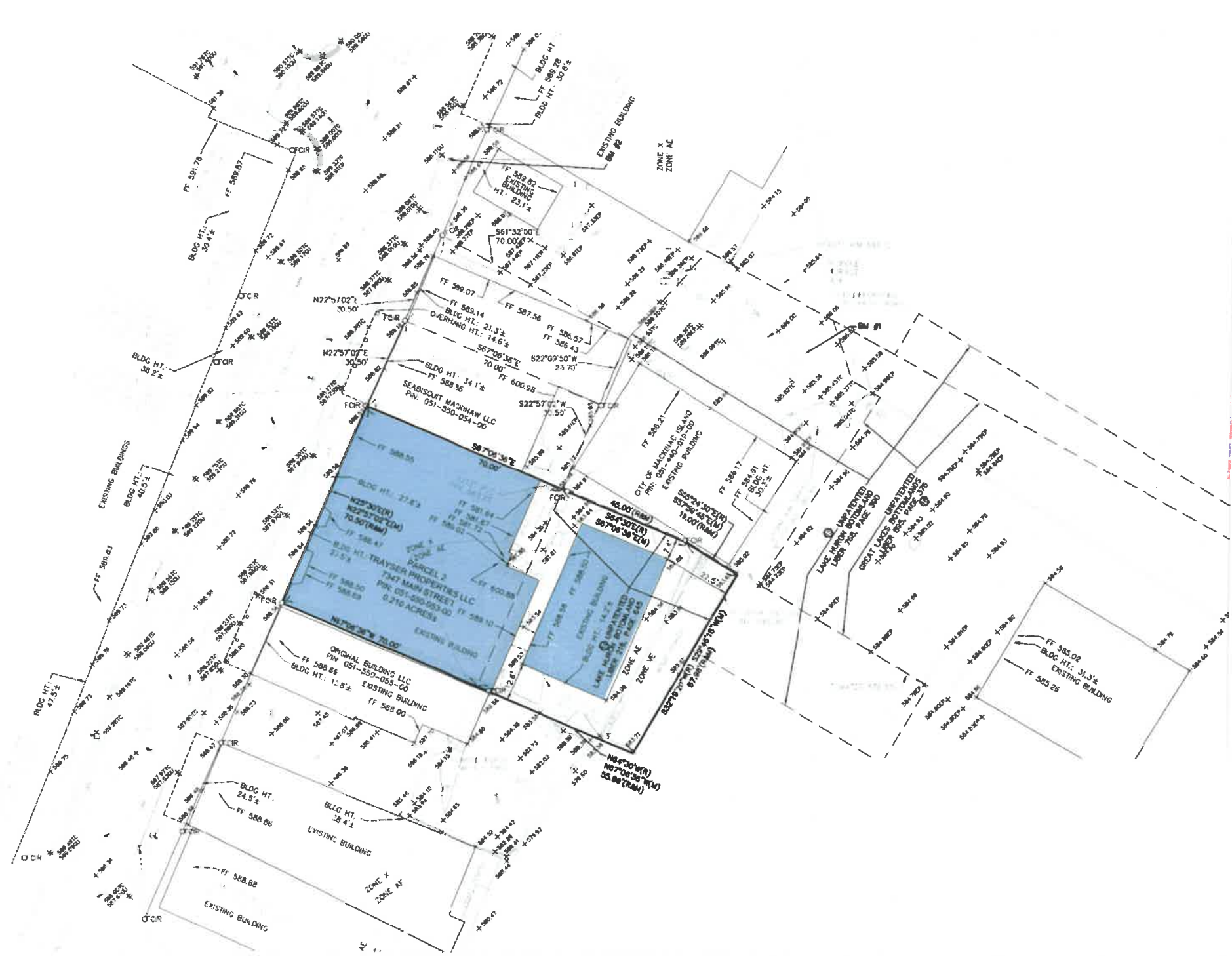
MEASURED

RECORD

EXISTING BUILDING

APPROXIMATE FLOOD ZONE AE

APPROXIMATE FLOOD ZONE VE



File No. C25.053.110(H)
Exhibit D
Date 12.30.25
Initials KP



ATWELL

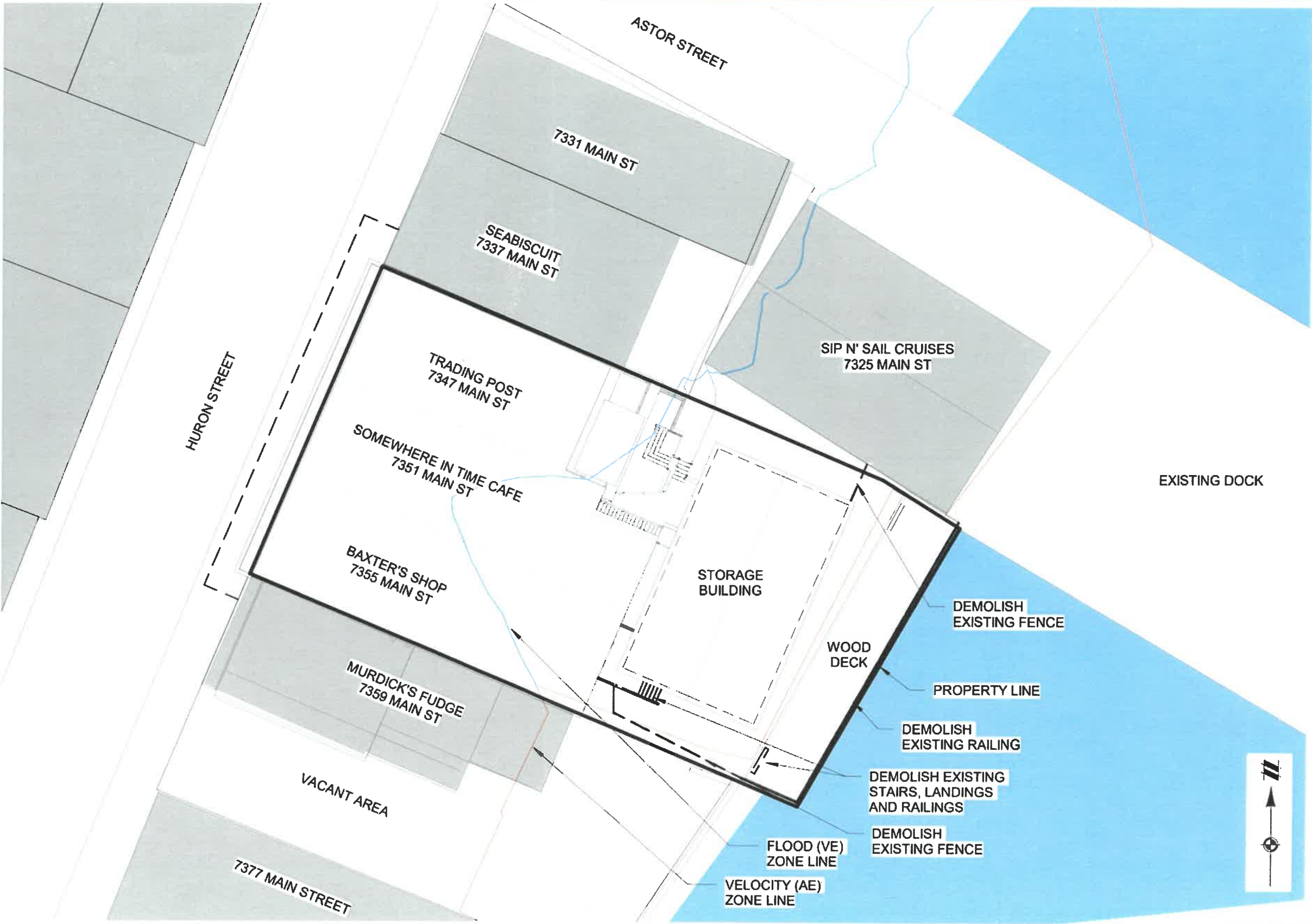
866.850.4200 www.atwell.com

TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

DEMOLITION SITE PLAN

DEMO SITE LEGEND

- PROJECT SCOPE OF WORK
- CONSTRUCTION TO BE DEMOLISHED



0 10 20 30 40
SCALE: 3/64" = 1'-0"

PROPOSED SITE PLAN

SITE LEGEND

PROJECT SCOPE OF WORK

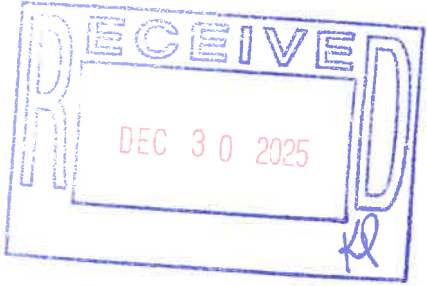




HISTORIC DISTRICT COMMISSION APPLICATION
RENDEZVOUS CENTRE RENOVATION

DECEMBER 29, 2025
MEETING DATE: JANUARY 13, 2025

File No. C25-053-110(H)
Exhibit E
Date 12.30.25
Initials KP



"Main Street"
Mackinac Island



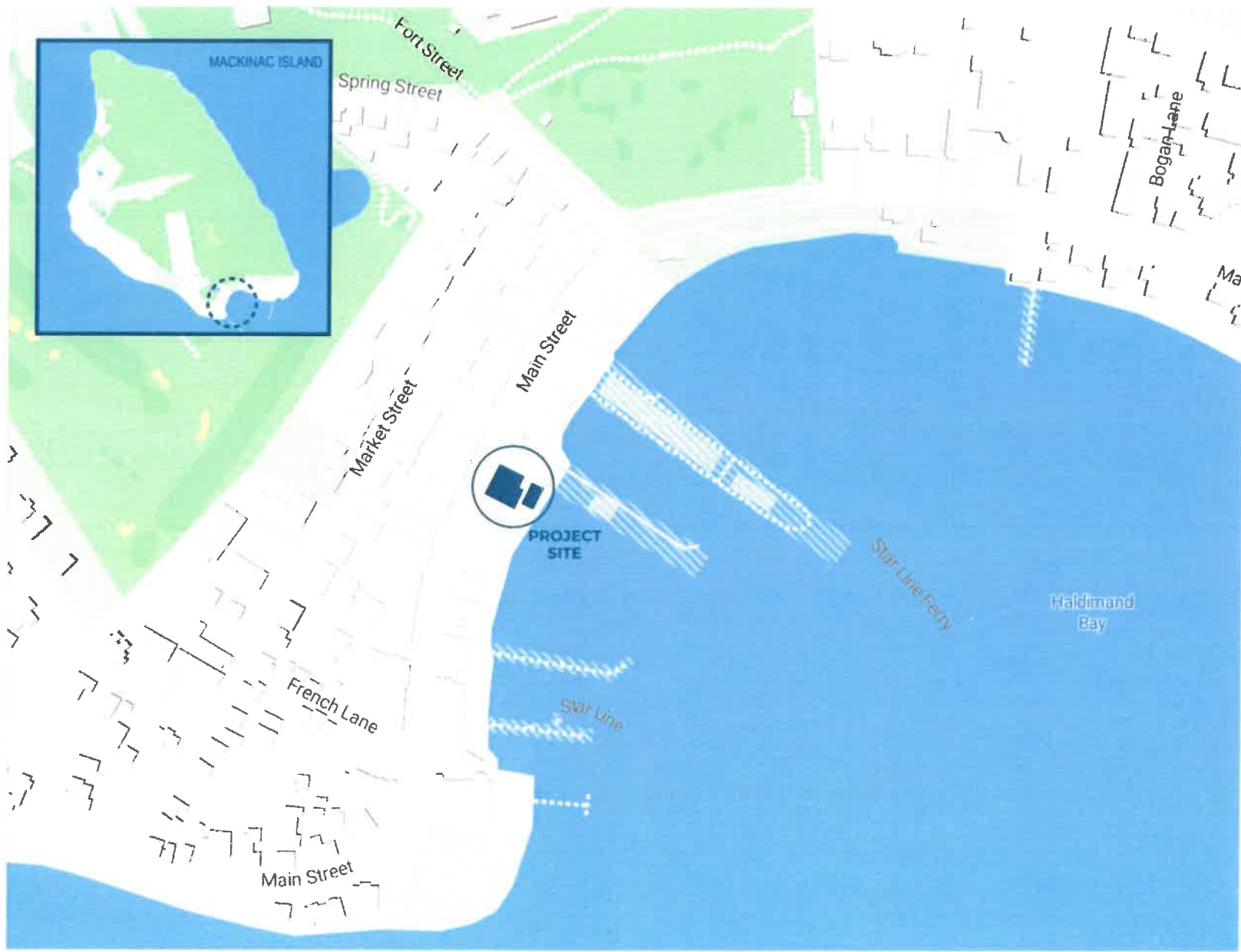


PROJECT SUMMARY

Situated along the main street of Mackinac Island, Trayser's Trading Post building has a strong historic presence. The building dates to ca. 1900, designed as a two-story wood frame building with three commercial storefronts. Today the businesses within those storefronts include Trading Post in the northernmost storefront, May's Fudge in the center, and Baxter's Shop in the southernmost storefront. Historic characteristics include decorative cornice with brackets, rustic log cladding, wood accordion door and traditional, early twentieth-century wood storefronts with large, fixed-pane, windows with transoms.

Many visitors come to relish Baxter's Shop since it appeared in the famous 1980 film "Somewhere in Time" and May's Candy Shop, one of the oldest fudge shops on the island. The historic building will feature a full-service café, including a waterfront deck for patrons. Baxter's Shop & Trading Post will remain as a tourist attraction for local gifts and goods. Construction start date will be November 1st 2026.

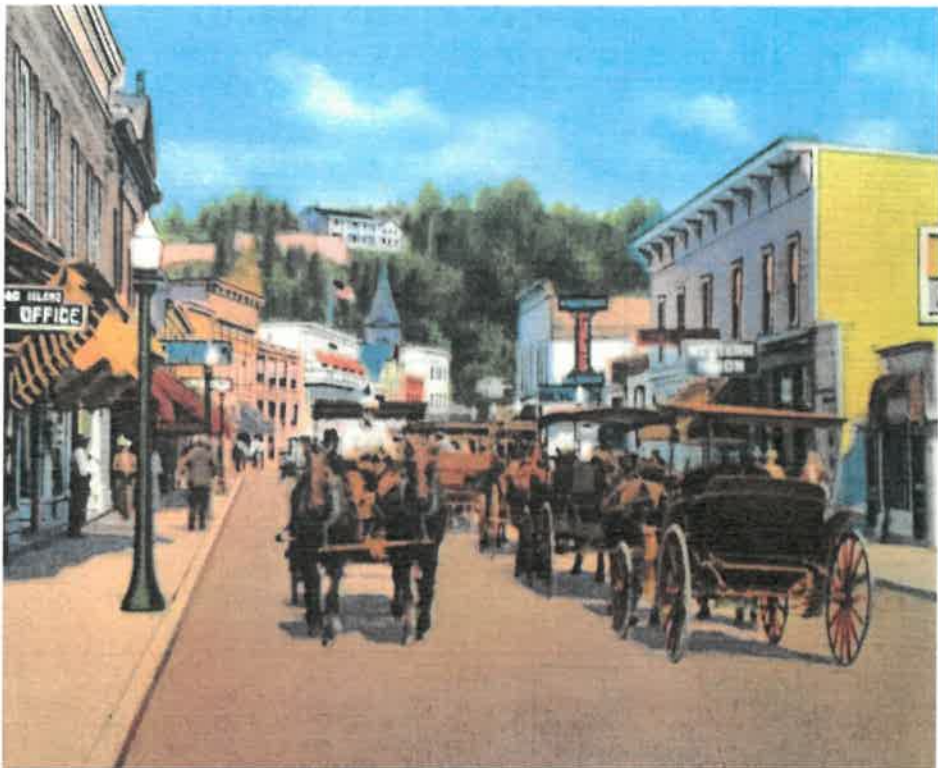
LOCATION PLAN



HISTORIC CONTEXT IMAGES



MACKINAW ISLAND FROM PIER LOOKING AT CHIPPEWA HOTEL



MACKINAW POST CARD - PROJECT BUILDING ON RIGHT SIDE



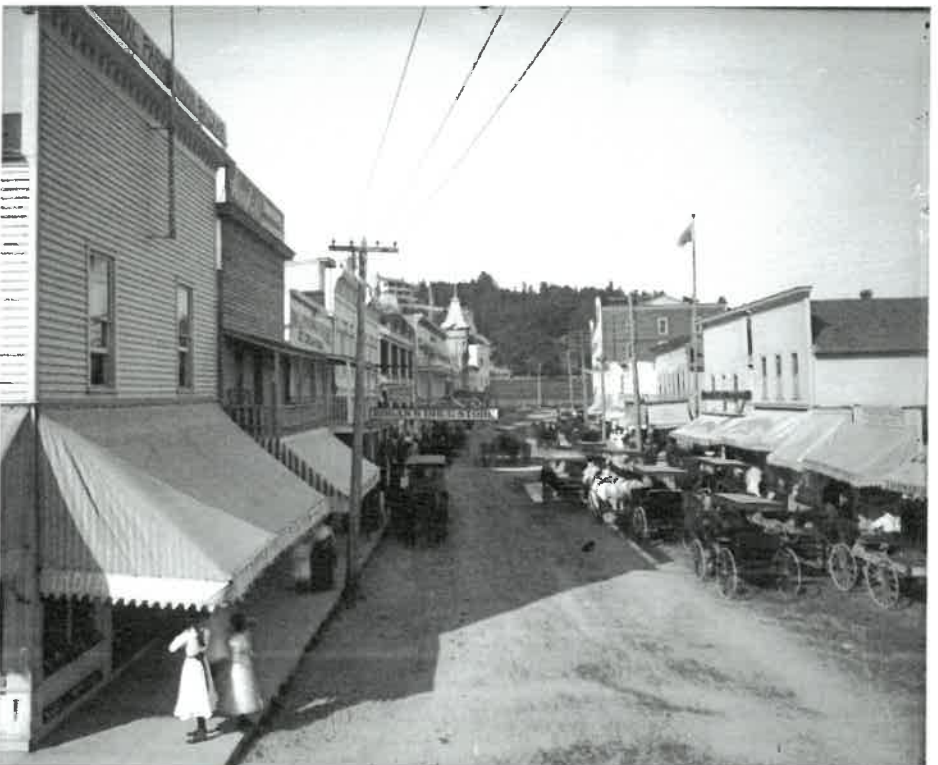
MACKINAW POST CARD - PROJECT BUILDING ON LEFT SIDE



MACKINAW ISLAND FROM PIER LOOKING AT HOTEL IROQUOIS



MACKINAW ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



MACKINAW ISLAND MAIN STREET LOOKING NORTH FROM ASTOR STREET

HISTORIC BUILDING PHOTOS



MAY'S CANDY SHOP ca. 1960



MAY'S CANDY SHOP (date unknown)



MAY'S CANDY SHOP ca. 1940



PROJECT BUILDING 1975



TRADING POST ca. 1950-60



PROJECT BUILDING ca. 1920



PROJECT BUILDING (date unknown)

EXISTING PHOTOS - FRONT FACADE

PHOTOS TAKEN SEPTEMBER 2023



EXISTING PHOTOS - REAR FACADE

PHOTOS TAKEN SEPTEMBER 2023



EXISTING SHED AND SEA WALL, LOOKING NORTH



EXISTING DECK SOUTH OF SEA WALL, LOOKING WEST



CORNER OF EXISTING SHED, LOOKING NORTHWEST



CORNER OF EXISTING SHED, LOOKING NORTHEAST



EXISTING UPPER PORCH AND EXISTING SOUTH EXTERIOR WALL, LOOKING NORTH



EXISTING WOODEN STRUCTURE, PORCH AND STAIR CONNECTING EXISTING SHED AND BUILDING, LOOKING WEST

EXISTING PHOTOS - LAKE VIEW

PHOTOS TAKEN SEPTEMBER 2023

Section VIII, Itema.
December 29, 2023
HDC APPLICATION



NEIGHBORING BUILDING, LOOKING SOUTHEAST FROM DECK



LAKE HURON, LOOKING SOUTH FROM DECK



BUILDINGS ON HARBOR INCLUDING OWNER'S EXISTING BUILDING, LOOKING NORTHEAST



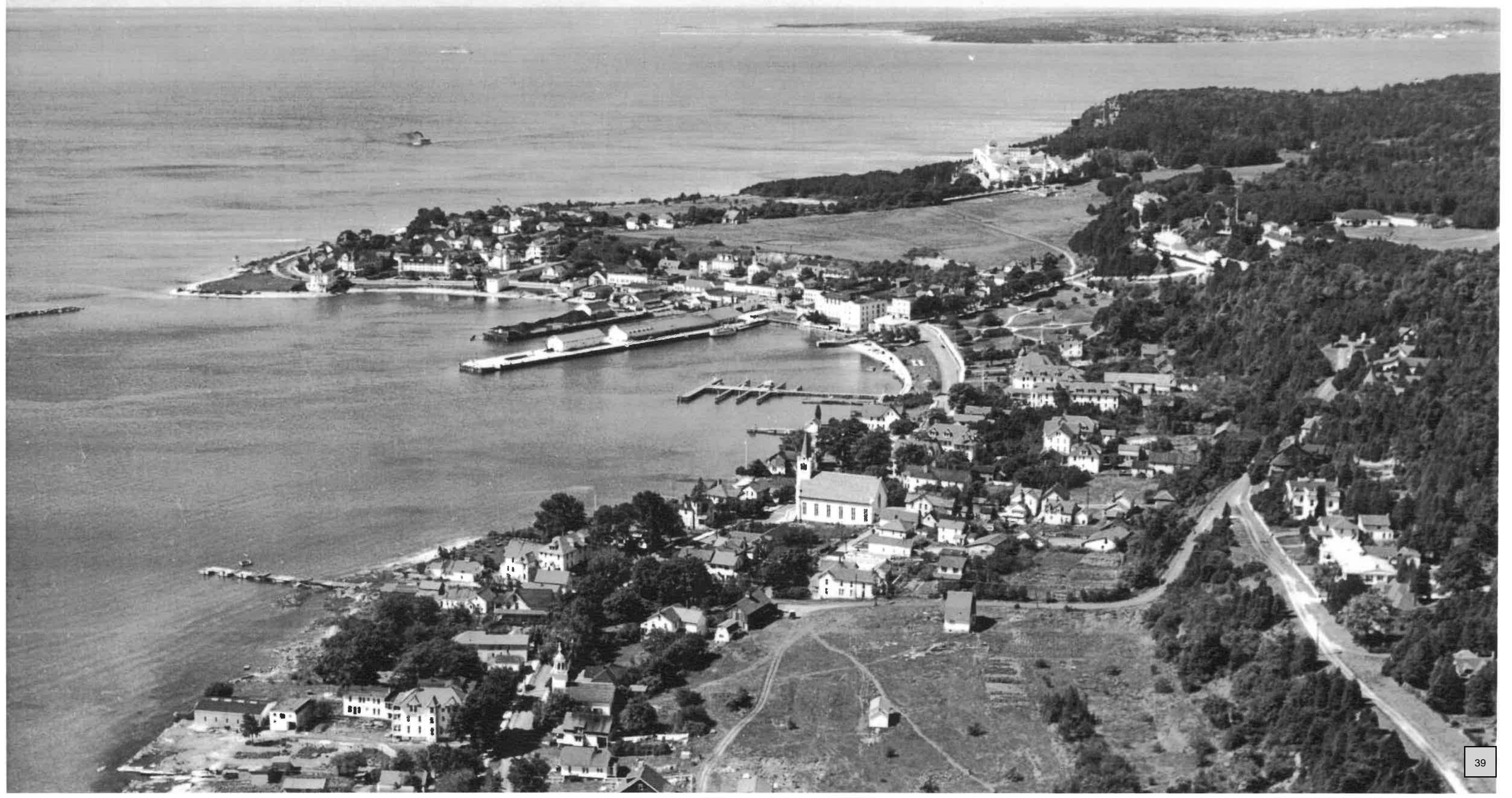
MACKINAC ISLAND HARBOR LOOKING NORTHWEST



EXISTING BUILDING, SHED AND SEAWALL, LOOKING NORTHEAST



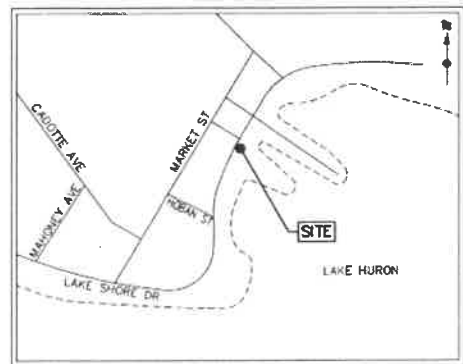
MACKINAC ISLAND HARBOR LOOKING NORTHEAST



EXISTING CIVIL SITE PLAN - DESCRIPTIONS & KEY

Section VIII, Itema.

December 29, 2025
HDC APPLICATION



VICINITY MAP
NOT TO SCALE

EXHIBIT "A" LEGAL DESCRIPTION PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025:

FOR APN/PARCEL ID(S): 49-051-550-053-00 AND 49-051-550-027-00

THE FOLLOWING DESCRIBED PARCELS LOCATED IN THE CITY OF MACKINAC ISLAND, COUNTY OF MACKINAC, STATE OF MICHIGAN:

PARCEL 2:
LOT 133 OF ASSESSOR'S PLAT NO. 3, EXCEPT THE NORTHEASTERLY 30.5 FEET THEREOF, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN (SAID PROPERTY BEING KNOWN AS THE SUTTON BUILDING ON MACKINAC ISLAND, MICHIGAN).

ALSO:

A PARCEL OF UNPATENTED LAKE HURON BOTTOMLAND ADJACENT, OPPOSITE AND CONTIGUOUS TO LOT 133, ASSESSOR'S PLAT NO 3 (RECORDED IN LIBER 2 OF PLATS, PAGE 47, MACKINAC COUNTY RECORDS), DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 133, THENCE NORTH 25°30' EAST ALONG THE EASTERLY LINE OF SAID LOT, 70.5 FEET; THENCE SOUTH 64°30' EAST, 45 FEET; THENCE SOUTH 55°24'30" EAST, 19 FEET; THENCE SOUTH 32°19'20" WEST, 67.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 133 EXTENDED; THENCE NORTH 64°30' WEST ALONG SAID LINE EXTENDED 55.69 FEET TO THE POINT OF BEGINNING, TOGETHER WITH SUCH SIMILAR BOTTOMLAND, IF ANY, LYING BETWEEN AND OPPOSITE THE ABOVE DESCRIBED PARCEL AND HURON STREET.

INSTRUMENTS PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025:

14. OIL, GAS, MINERALS, WATERCOURSE OR STREAM ACCESS AND ABORIGINAL ANTIQUITIES RESERVED BY THE STATE OF MICHIGAN BY DEED RECORDED AT LIBER 216, PAGE 645, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON.
15. NOTICE OF CLAIM OF INTEREST IN REAL PROPERTY, AS RECORDED IN LIBER 768, PAGE 390, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON, COVERS LAND TO THE EAST OF THE SUBJECT PROPERTY.
16. TERMS, COVENANTS, AND CONDITIONS OF AGREEMENT TO USE AND OCCUPY UNPATENTED GREAT LAKES BOTTOMLANDS FOR PRIVATE PURPOSES SET FORTH AS RECORDED IN, LIBER 895, PAGE 376, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON, COVERS LAND TO THE EAST OF THE SUBJECT PROPERTY.
17. TERMS, COVENANTS, AND CONDITIONS OF MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 786, PAGE 473.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTTOMLAND LIBER 216, PAGE 645.
18. TERMS, COVENANTS, AND CONDITIONS OF ORDINANCE NO. 520 MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 805, PAGE 349.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTTOMLAND LIBER 216, PAGE 645.
19. TERMS, COVENANTS, AND CONDITIONS OF ORDINANCE NO. 553 MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 845, PAGE 36.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTTOMLAND LIBER 216, PAGE 645.
20. TERMS, COVENANTS, AND CONDITIONS OF OPINION AND ORDER ON CROSS MOTIONS FOR SUMMARY DISPOSITION SET FORTH AS RECORDED IN, LIBER 852, PAGE 604.
RESPONSE: COVERS TO THE EAST OF SUBJECT PROPERTY.

LEGEND

○ FCIR	FOUND CAPPED IRON ROD
× F	FOUND MAG NAIL
○	EXISTING CATCH BASIN/MANHOLE
●	EXISTING DRAIN TILE
○	EXISTING LIGHT POLE
○	EXISTING TELEPHONE RISER
○	EXISTING UTILITY POLE
○	EXISTING ELECTRIC METER
○	EXISTING GAS VALVE
○	EXISTING BOLLARD
○	EXISTING SANITARY CLEAN OUT
○	EXISTING WATER VALVE
○	EXISTING FIRE HYDRANT
○	EXISTING FIRE DEPARTMENT CONNECTION
○	EXISTING WATER METER
○	EXISTING ELECTRIC TRANSFORMER
○	EXISTING GROUND ELEVATION
○	EXISTING CURB ELEVATION
○	EXISTING GUTTER ELEVATION
○	EXISTING PAVEMENT ELEVATION
○	BOUNDARY LINE
○	EASEMENT LINE
○	BOUNDARY ADJACENT LINE
○	EXISTING FENCE
○	UNDERGROUND SANITARY LINE
○	UNDERGROUND STORM LINE
○	EXISTING CURB AND GUTTER
○	EXISTING GROUND CONTOUR
○	MEASURED RECORD
○	EXISTING BUILDING
○	APPROXIMATE FLOOD ZONE AE
○	APPROXIMATE FLOOD ZONE VE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON SEPTEMBER 29, 2025, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1/5000.



ARBEN TAHIRAJ
PROFESSIONAL SURVEYOR NO. 4001071258
ATAHIRAJ@ATWELL.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

DATE: 10/20/2025

ZONING:

THE SUBJECT PROPERTY IS CURRENTLY ZONED C COMMERCIAL ACCORDING TO MACKINAC ISLAND ZONING MAP DATED MAY 2017

ZONING LETTER OR REPORT WAS NOT PROVIDED AT THE DATE OF THE SURVEY.

SITE BENCHMARKS:

BM #1: SET MAG NAIL IN WOOD RETAINING WALL
ELEVATION: 586.03 (NAVD88)

BM #2: TOP FIRE HYDRANT FLANGE BOLT UNDER "W"
ELEVATION: 589.98 (NAVD88)

NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM TITLE. VERTICAL DATUM IS BASED ON NAVD88.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD), ZONE AE (WITH BFE 585), AND ZONE VE (WITHOUT BFE 585) ACCORDING TO MAP NUMBER 26097C1001C OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE: DECEMBER 15, 2022.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

- THERE WERE NO CLEARLY IDENTIFIABLE PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE LICENSED PROFESSIONAL SHALL NOT BE HELD LIABLE FOR ANY THIRD PARTY'S USE OR INTERPRETATION OF THE DRAWINGS OR REVISIONS TO SAME WITHOUT THE APPROVAL OF THE LICENSED PROFESSIONAL.
- IF THE DATE OF SURVEY IS MORE THAN 90 DAYS FROM THE LAST DATE OF FIELD WORK, IT IS CONSIDERED TO BE OUT OF DATE (SEE DATE OF FIELD WORK HEREIN)



Know what's below.

Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

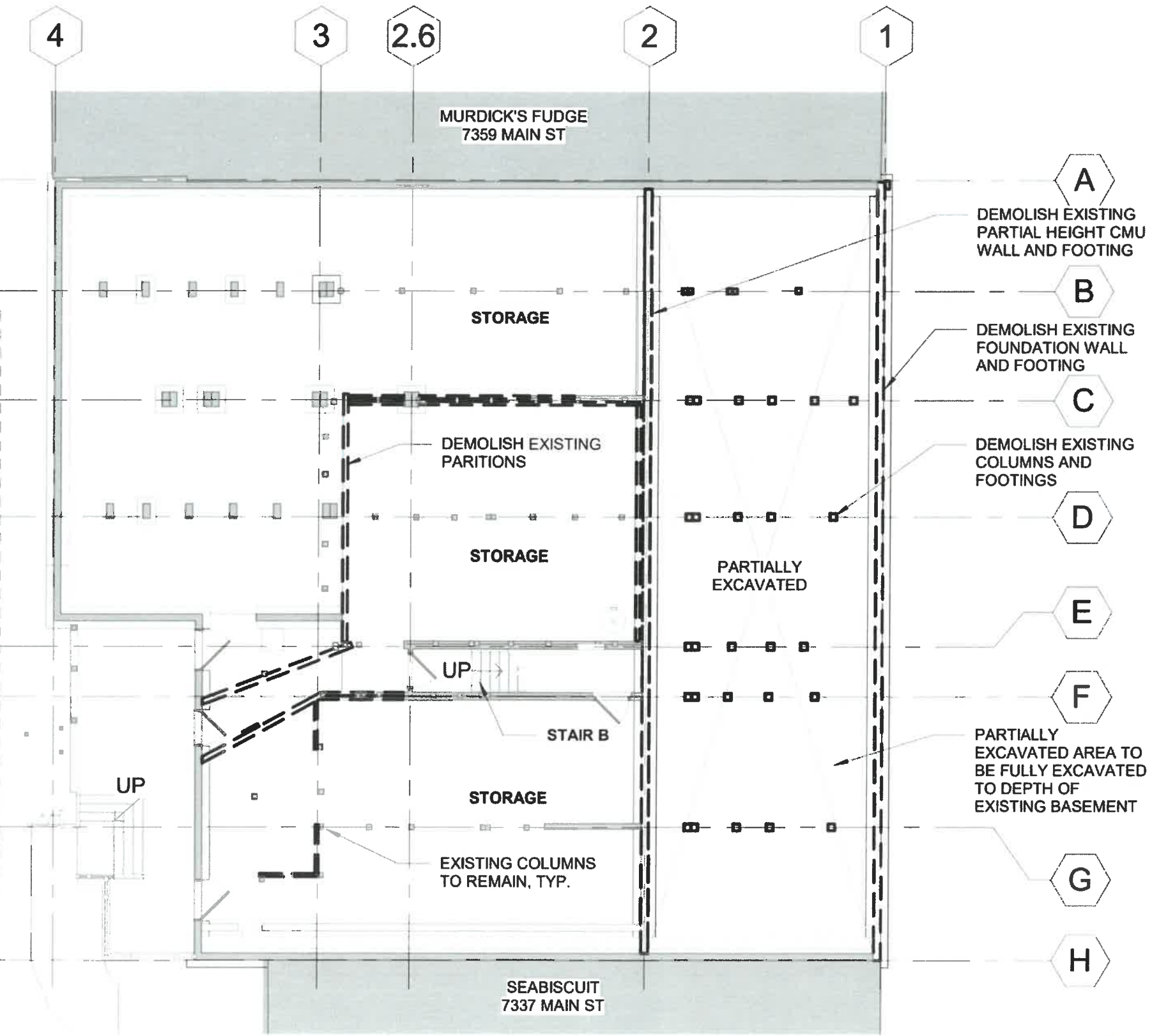
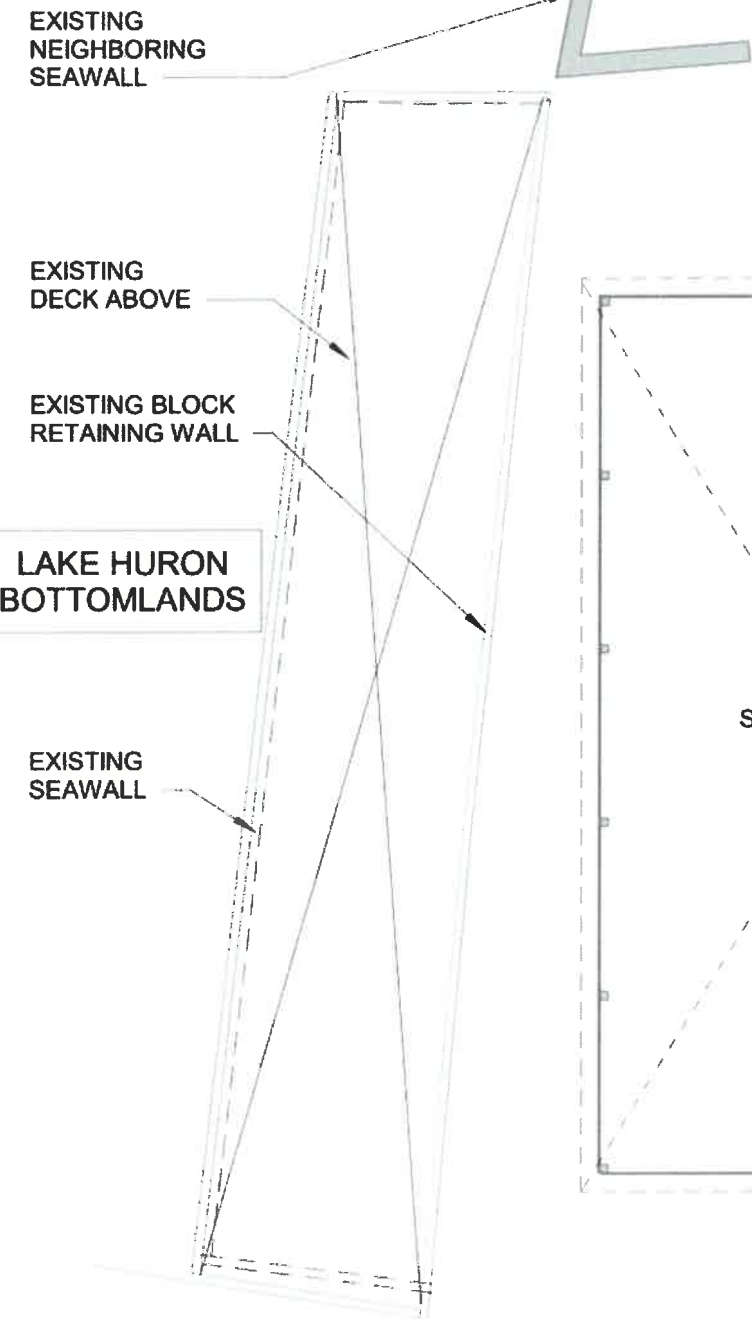
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DEMOLITION PLAN - BASEMENT

DEMO PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED



DEMOLITION PLAN - FIRST FLOOR

DEMO PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH EXISTING STAIRS AND PATIO

LAKE HURON BOTTOMLANDS

WOOD DECK

EXISTING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH PORTION OF EXISTING WALL FOR NEW OPENINGS, TYP.

STORAGE BUILDING

ALLEY LEVEL

MURDICK'S FUDGE
7359 MAIN ST

SEATING

KITCHEN

BAXTER'S SHOP

KITCHEN

STORAGE

KITCHEN

SOMEWHERE IN TIME CAFE

CANDY HOUSE

STAIR A

STAIR B

TRADING POST

SEABISCUIT
7337 MAIN ST

DEMOLISH EXTENTS OF FLOORING AND STRUCTURE

REMOVE AND SALVAGE EXISTING COUNTERS

REMOVE AND REPLACE SECTION OF FACADE
REFER TO ELEVATIONS

REMOVE SECTION OF FACADE
SALVAGE FOR REINSTALLATION
REFER TO ELEVATIONS



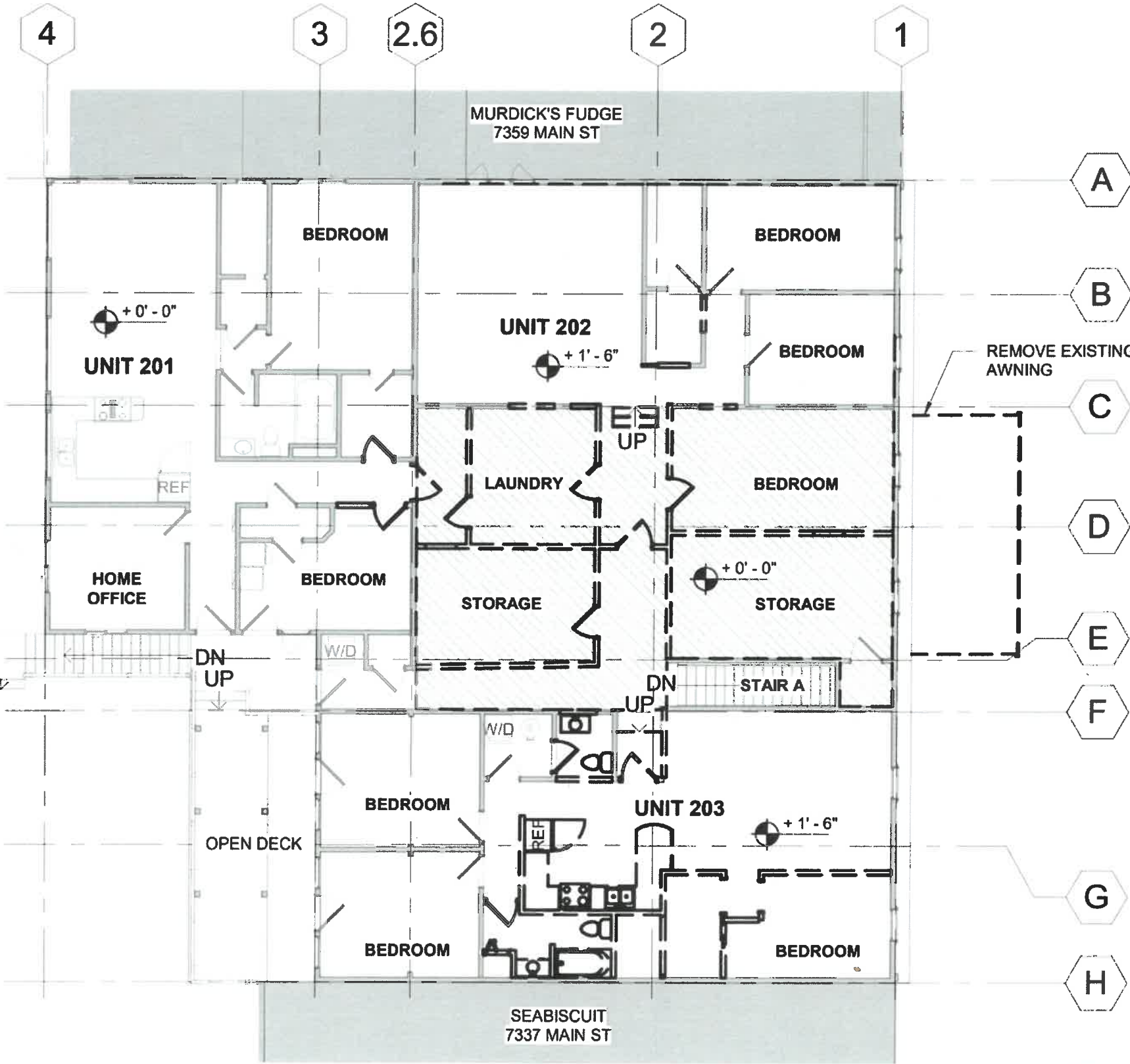
DEMOLITION PLAN - SECOND FLOOR

DEMO PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

STORAGE BUILDING BELOW





DEMOLITION PLAN - ROOF PLAN

Section VIII, Itema.

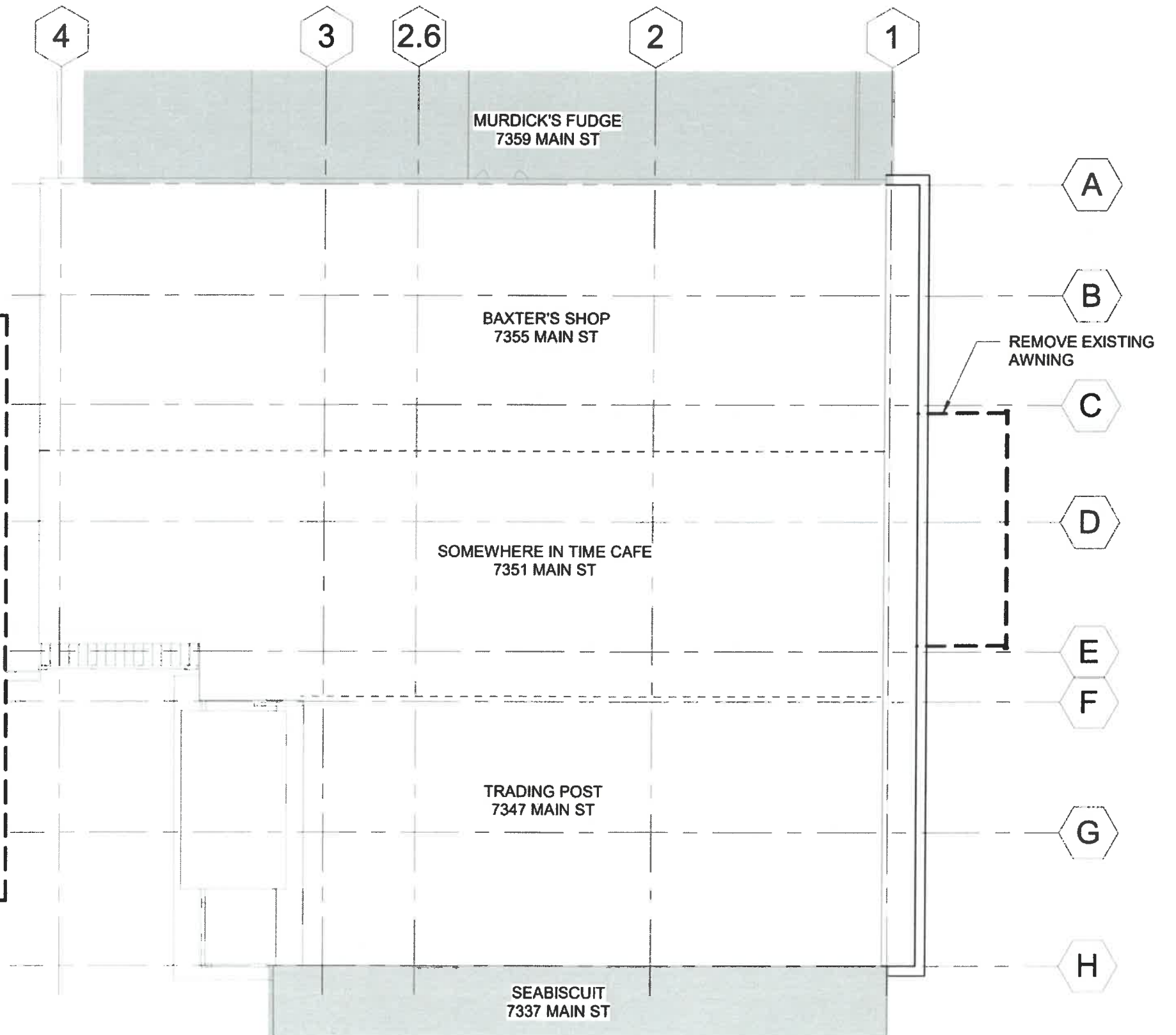
December 29, 2025
HDC APPLICATION

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING
ASPHALT AND SHINGLE
ROOFING. EXISTING
FRAMING TO REMAIN

STORAGE BUILDING
BELOW

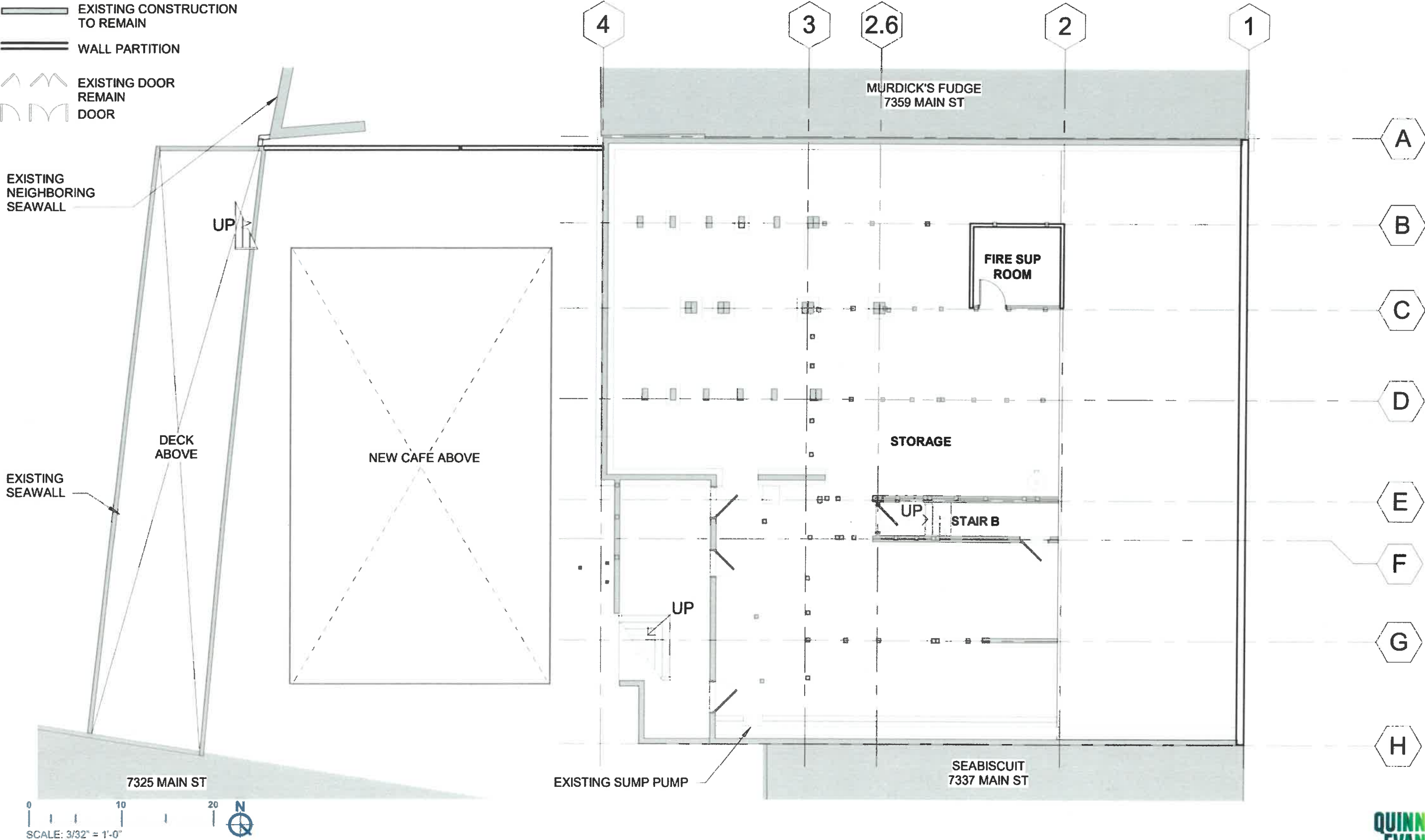


0 10 20
SCALE: 3/32" = 1'-0" 

PROPOSED PLAN - BASEMENT

FLOOR PLAN LEGEND

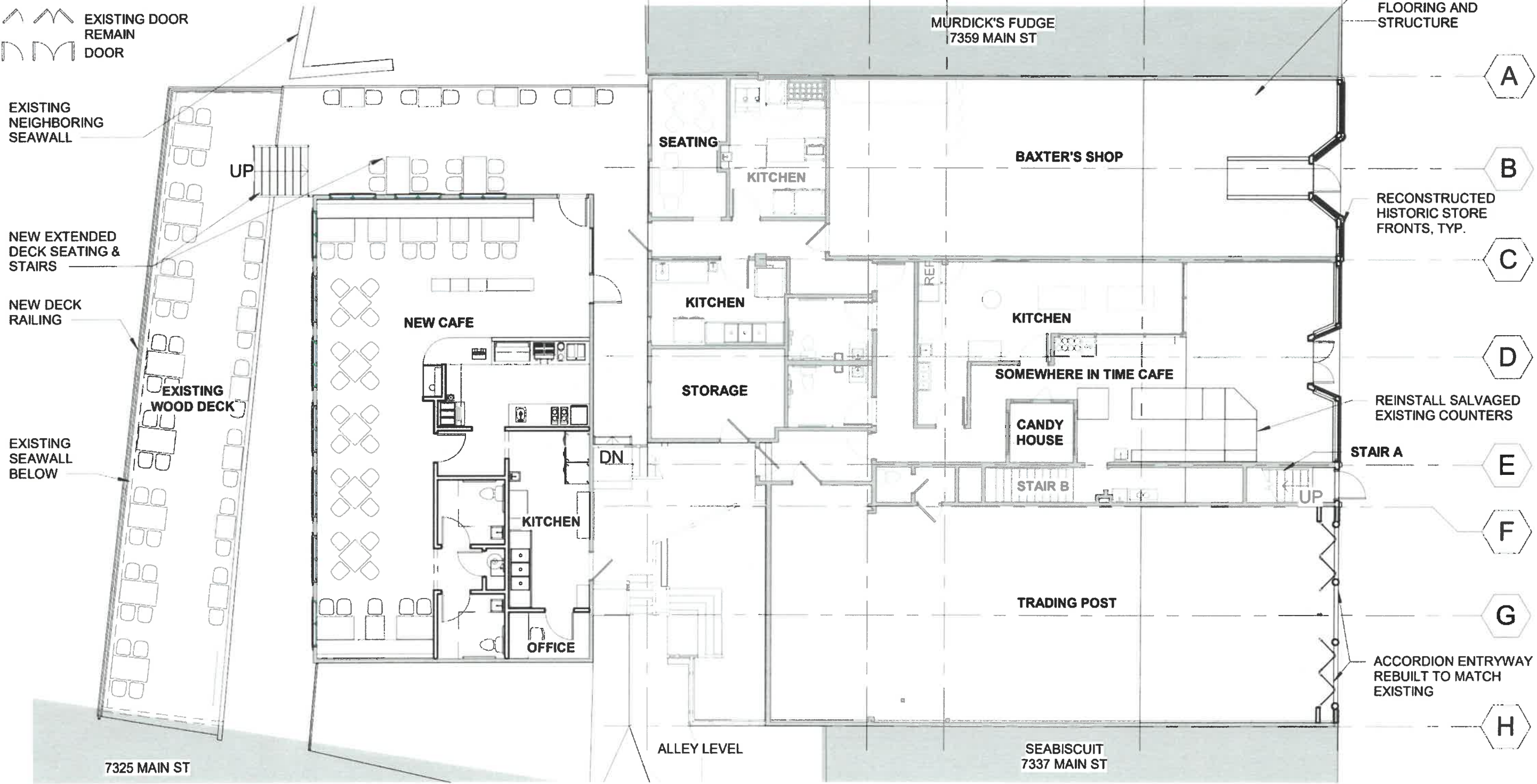
- EXISTING CONSTRUCTION TO REMAIN
- WALL PARTITION
- EXISTING DOOR REMAIN
- DOOR



PROPOSED PLAN - FIRST FLOOR

FLOOR PLAN LEGEND

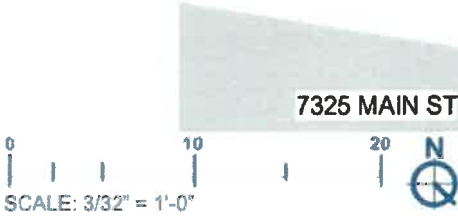
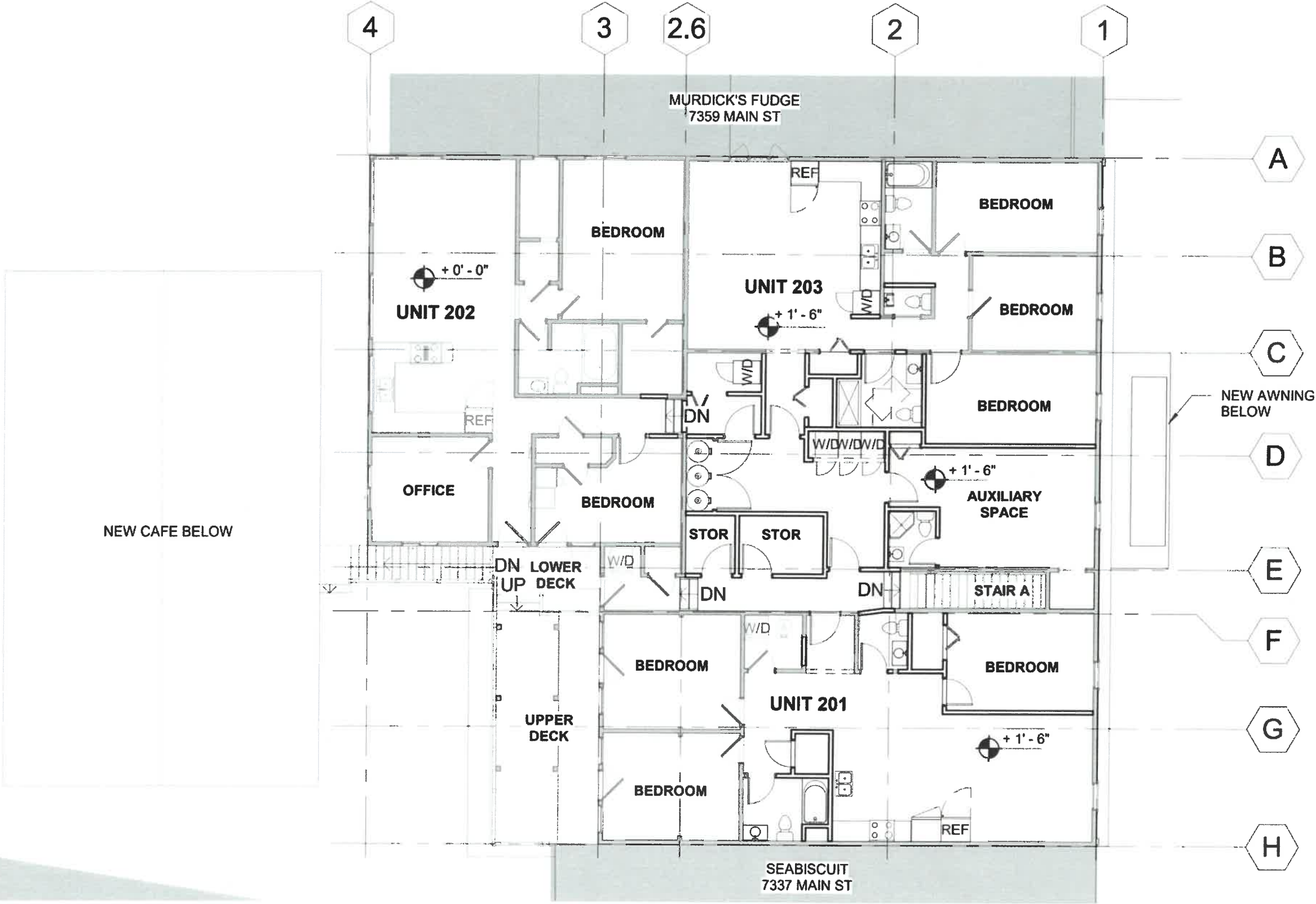
- EXISTING CONSTRUCTION TO REMAIN
- WALL PARTITION
- EXISTING DOOR REMAIN
- DOOR



PROPOSED PLAN - SECOND FLOOR

FLOOR PLAN LEGEND

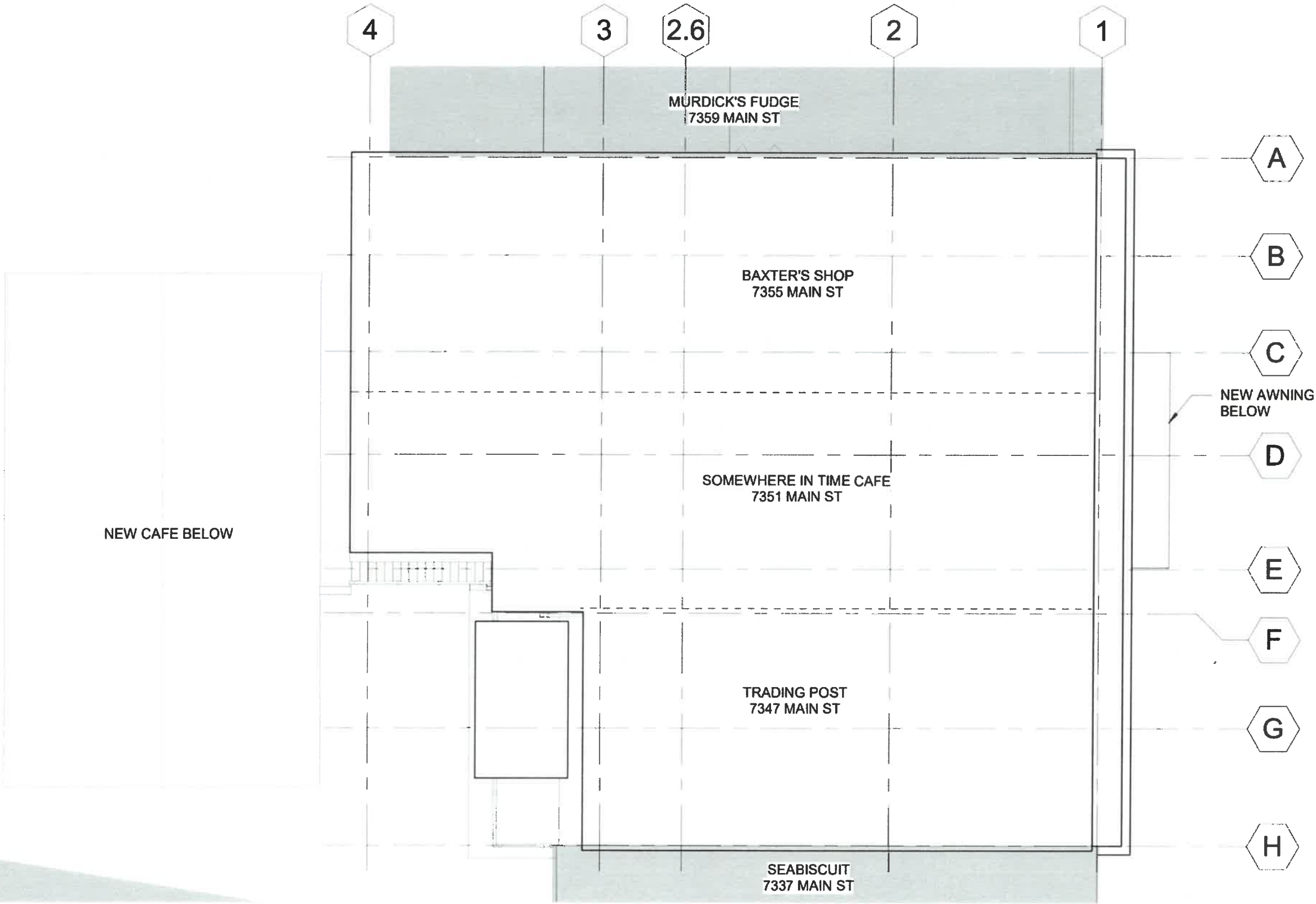
- EXISTING CONSTRUCTION TO REMAIN
- WALL PARTITION
- EXISTING DOOR REMAIN
- DOOR



PROPOSED PLAN - ROOF PLAN

ROOF PLAN LEGEND

 EXISTING ROOF
 CONSTRUCTION TO REMAIN



0 10 20
SCALE: 3/32" = 1'-0" 

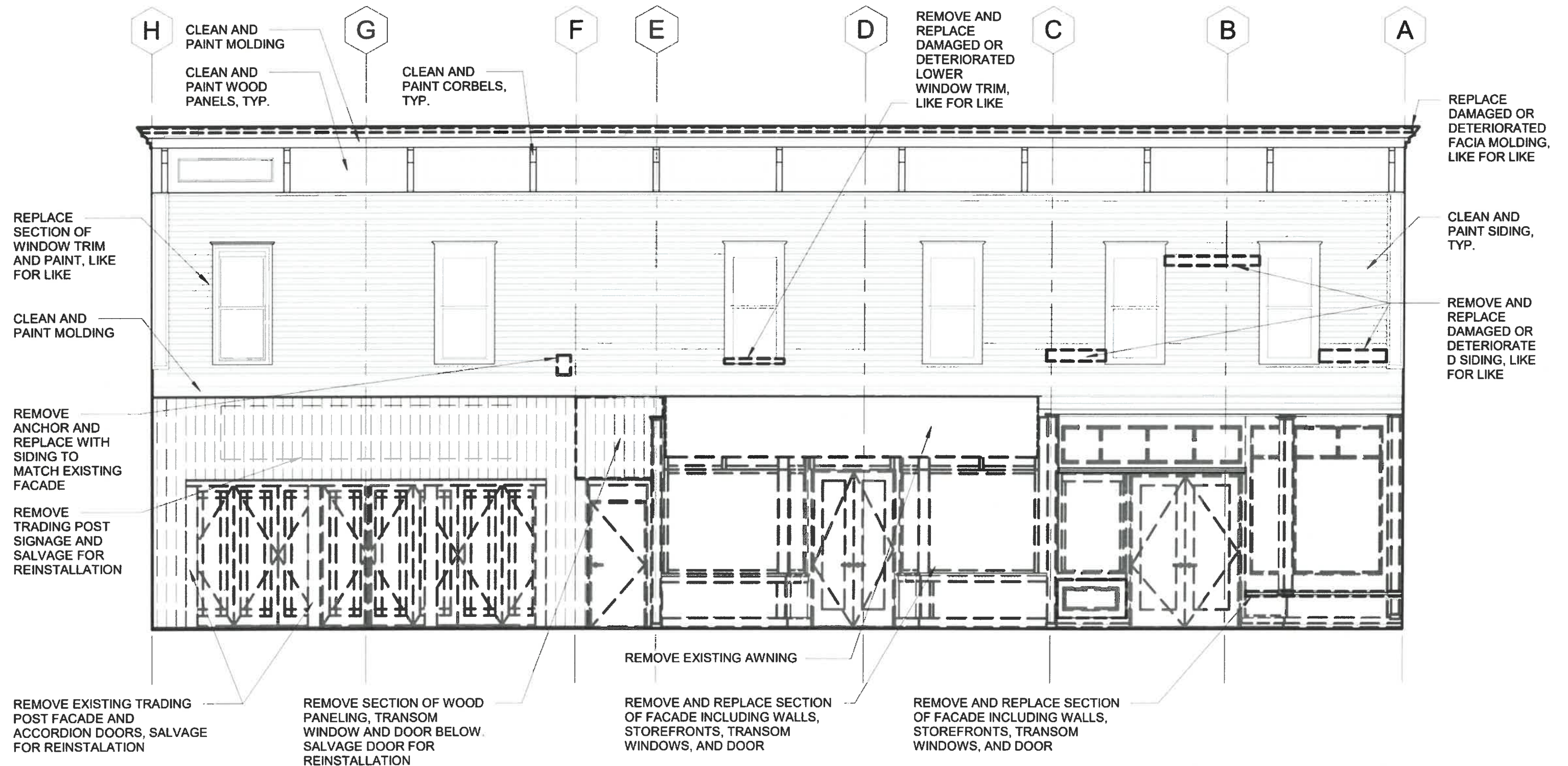


Section VIII, Itema.

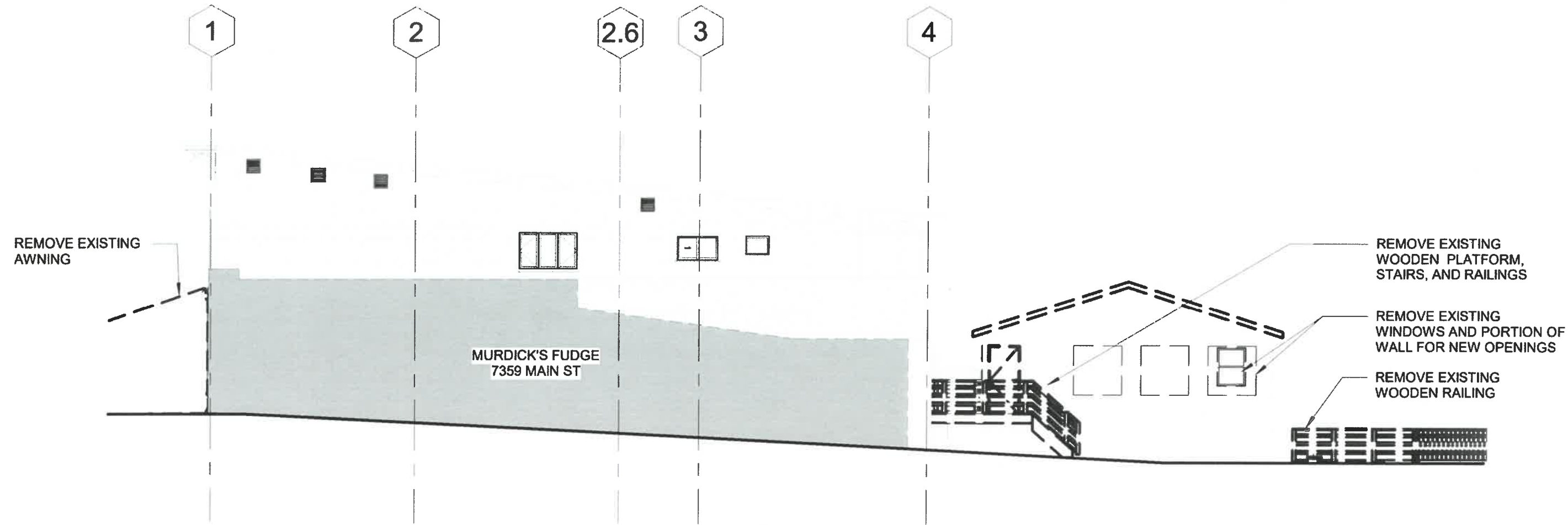
EXISTING ELEVATION - NORTH (MAIN STREET)

Section VIII, Itema.

December 29, 2023
HDC APPLICATION



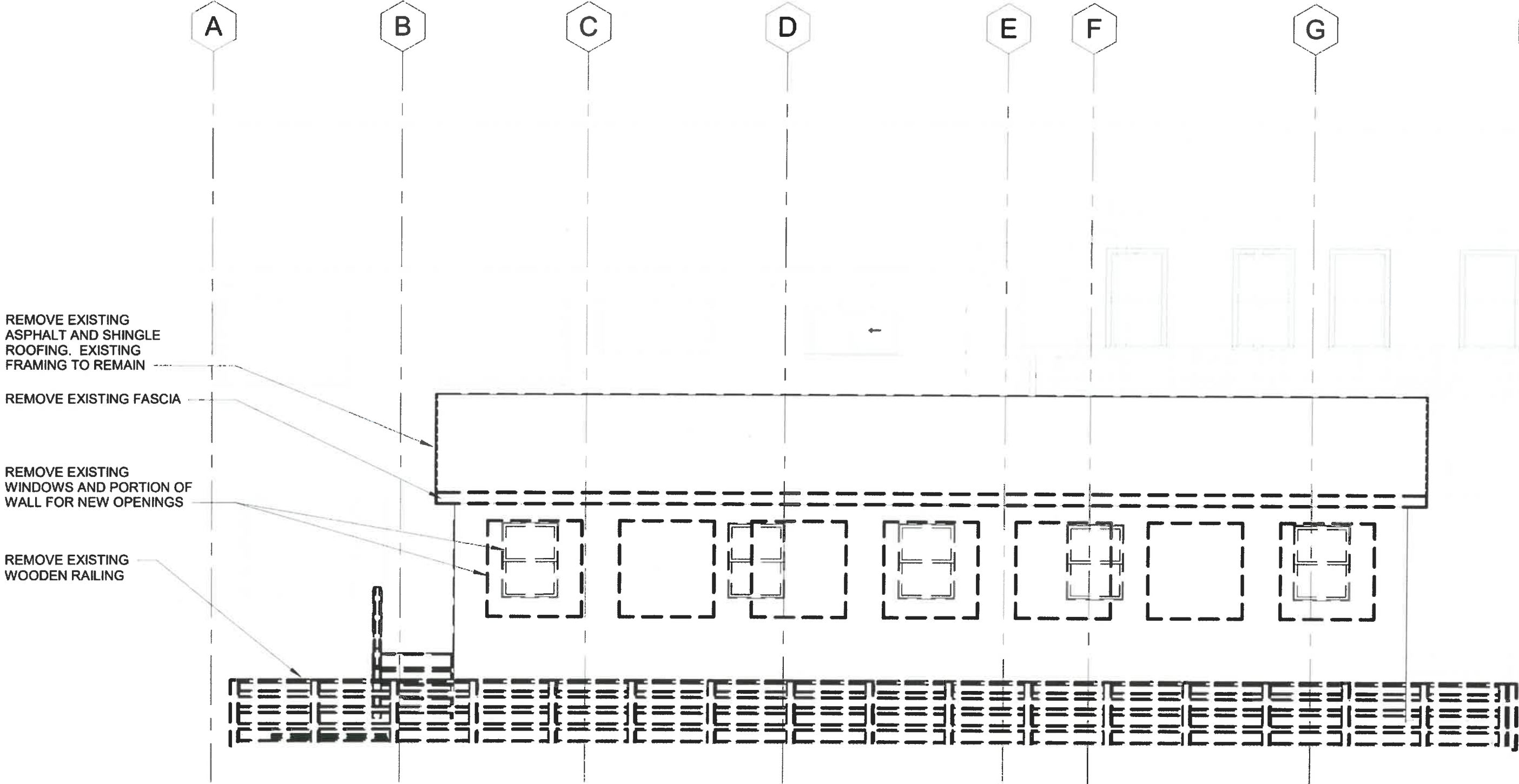
EXISTING ELEVATION - WEST



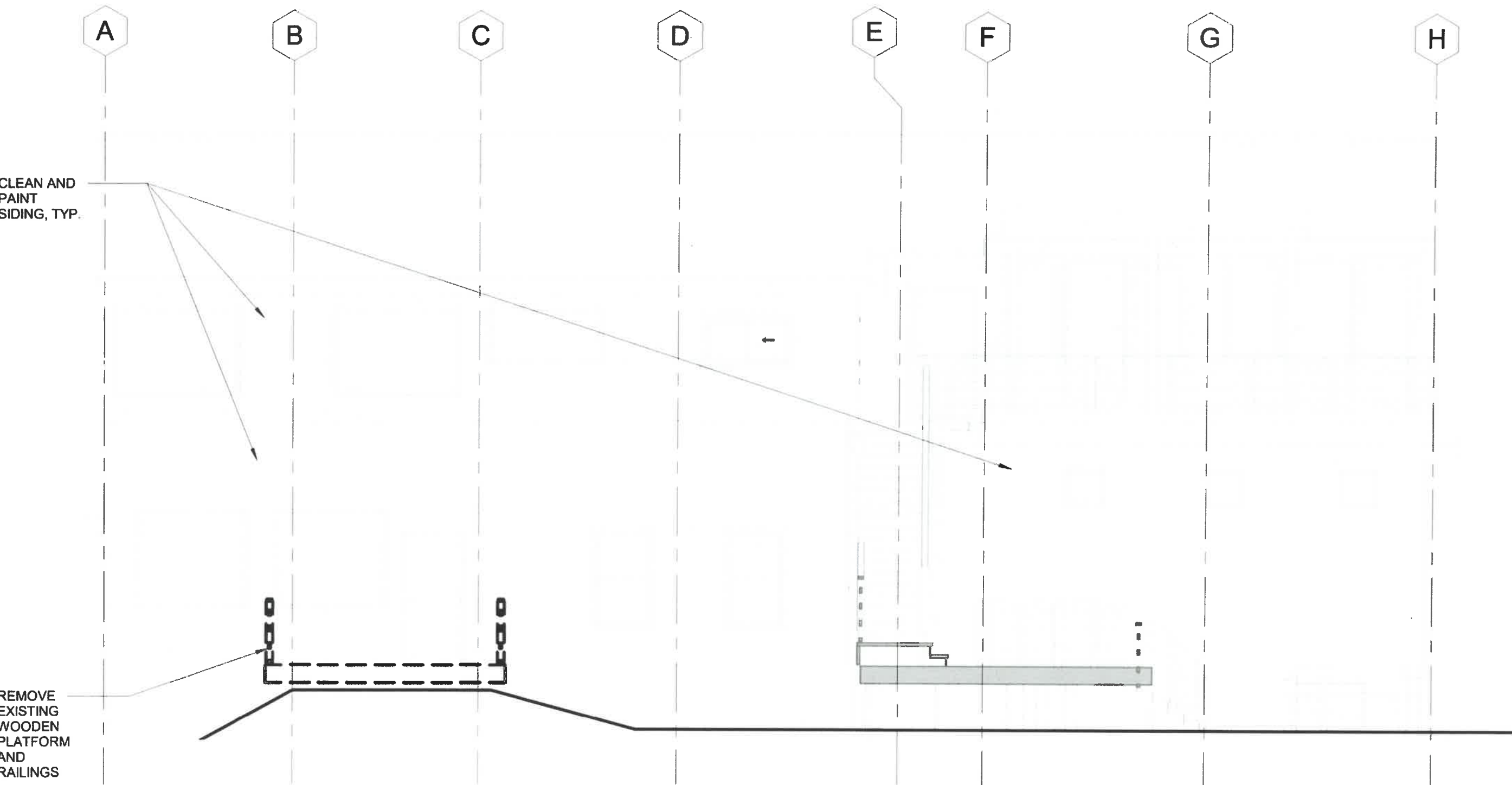
DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

EXISTING ELEVATION - SOUTH (LAKE VIEW)



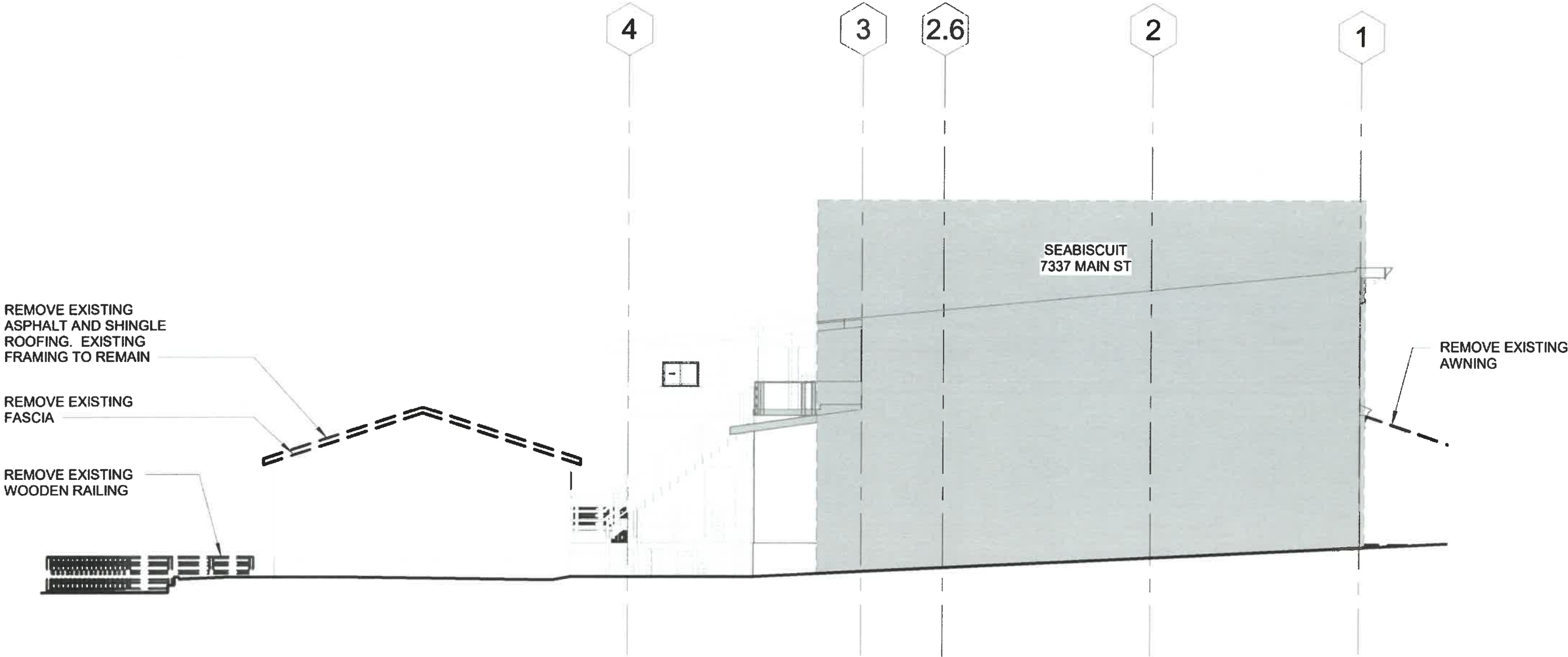
EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED



DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING ELEVATION - EAST

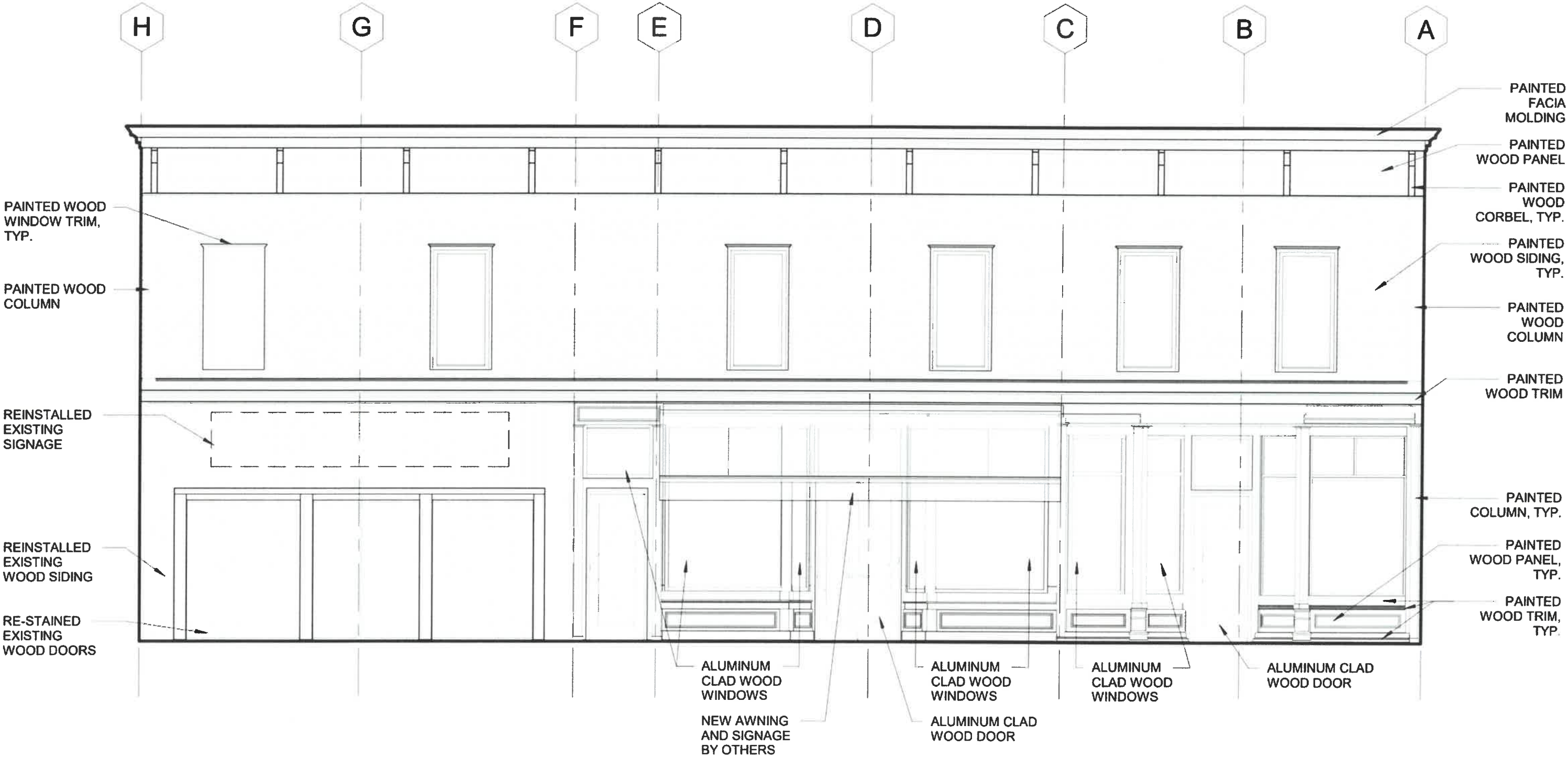


0 10 20
SCALE: 3/32" = 1'-0"

DEMO ELEVATION LEGEND

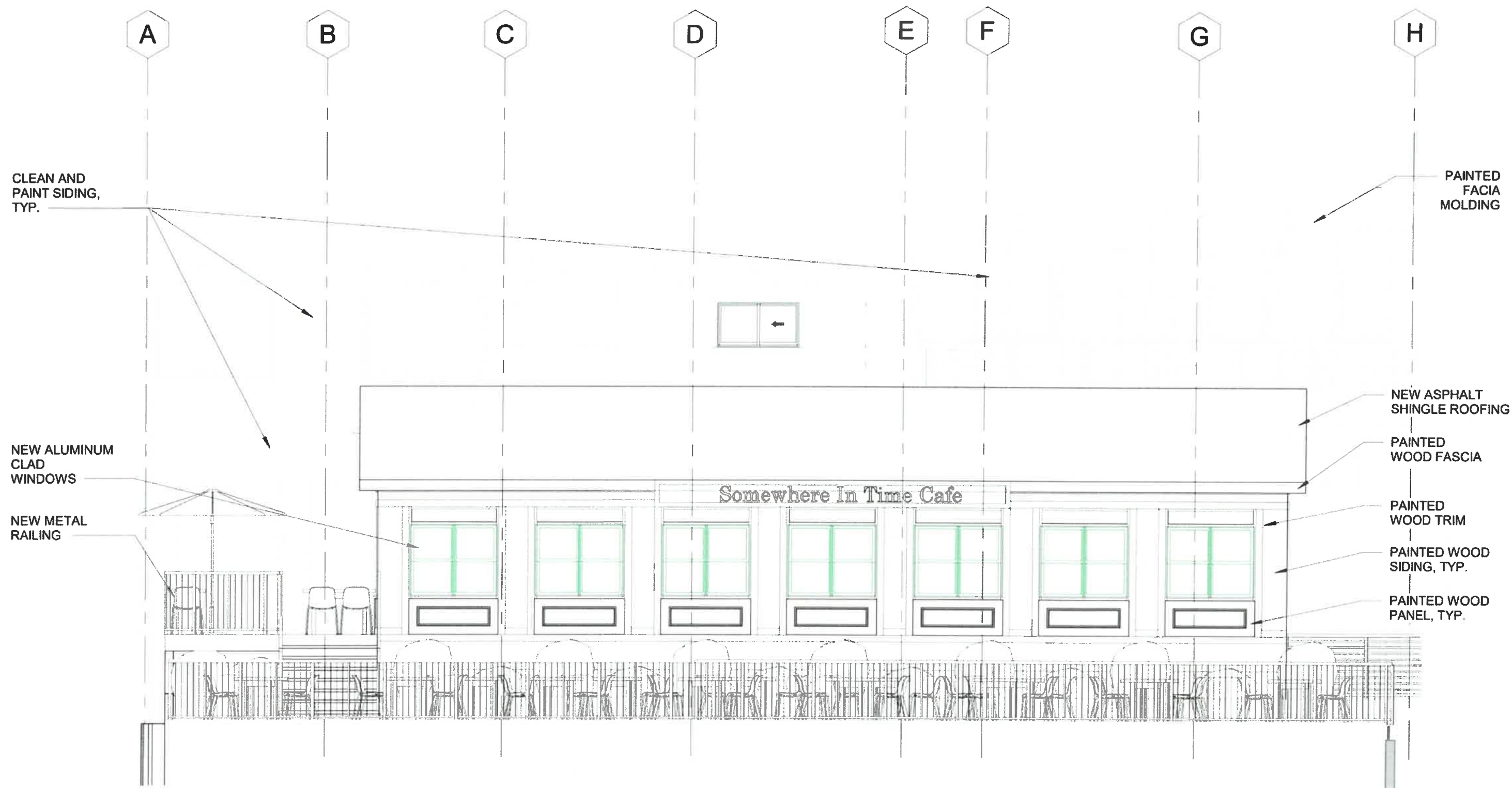
- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

PROPOSED ELEVATION - NORTH



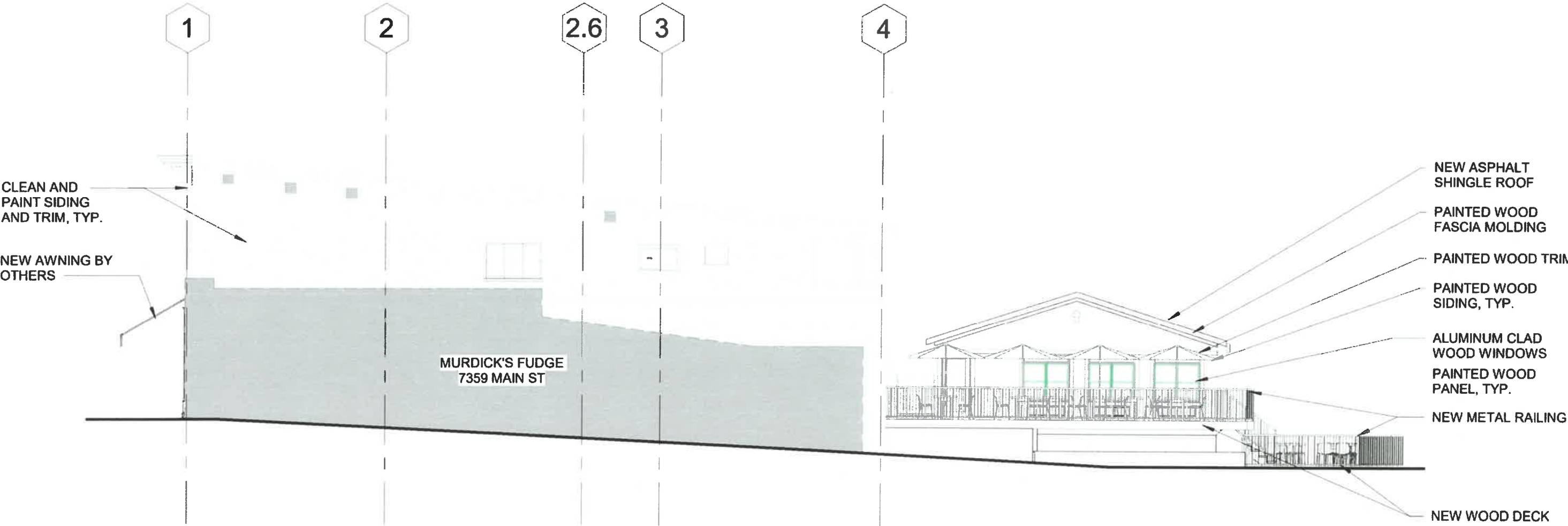
0 5 10
SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION - SOUTH



0 5 10
SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION - WEST



0 10 20
SCALE: 3/32" = 1'-0"

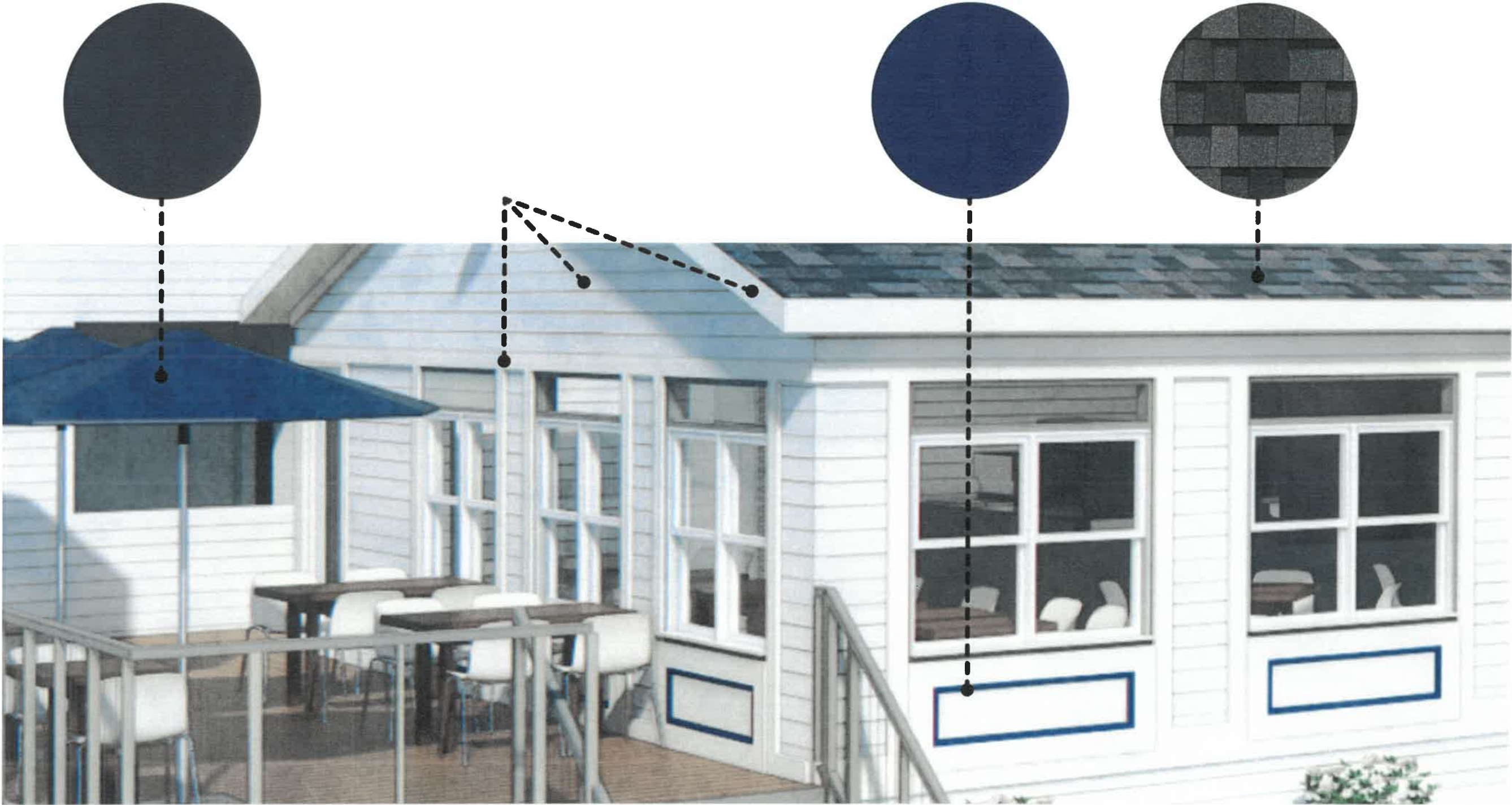
MATERIAL SHEET - SOUTH FACADE

UMBRELLA FABRIC:
CANVAS NAVY

PAINT: SHERWIN WILLIAMS
WHITE FLOUR

PAINT: BENJAMIN MOORE
PATRIOT BLUE

ROOF: 3-TAB SHINGLES,
ASH



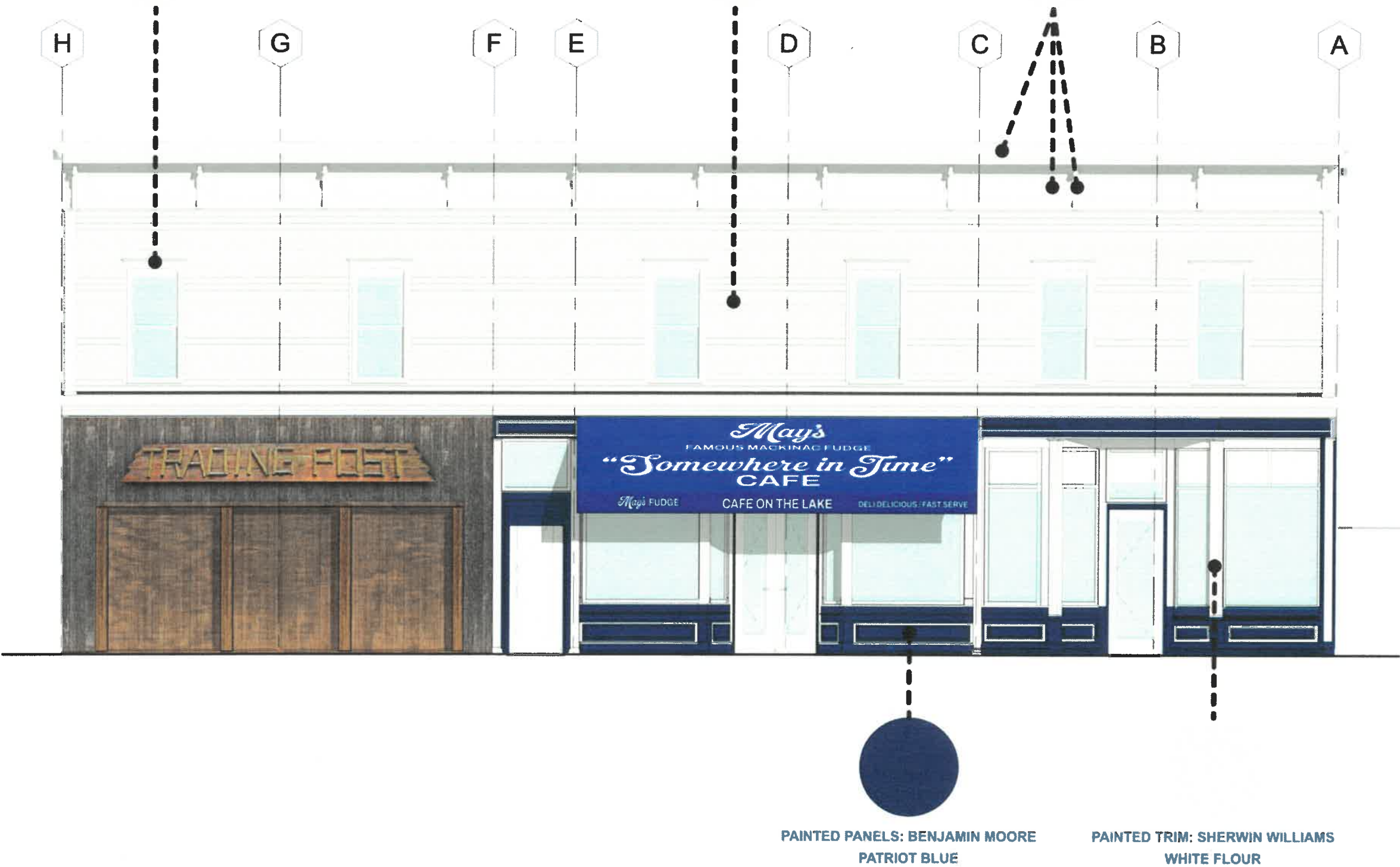


PROPOSED ELEVATION RENDER

PAINTED WINDOW TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED SIDING: SHERWIN WILLIAMS WHITE FLOUR

PAINTED CORBELS, PANELS, AND TRIM: SHERWIN WILLIAMS WHITE FLOUR





MATERIAL SHEET - DOORS

Section VIII, Itema.

December 29, 2025
HDC APPLICATION

ANDERSEN COMMERCIAL ENTRY DOORS

MATERIAL:

- Interior wood with thick aluminum cladding
- White finish color

FRAME:

- Thick aluminum cladding finish which meets AAMA 2604

GLASS:

- Low-E4/Low-E Tempered Glass

PANEL:

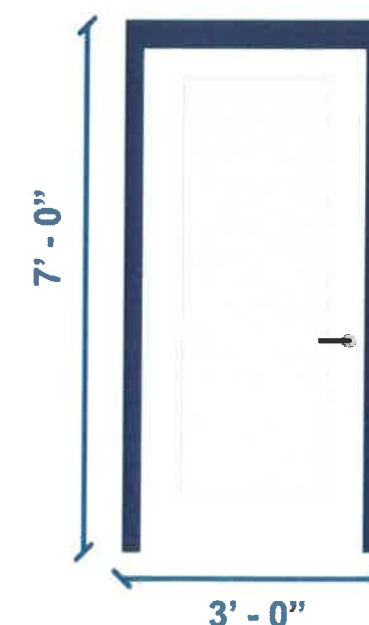
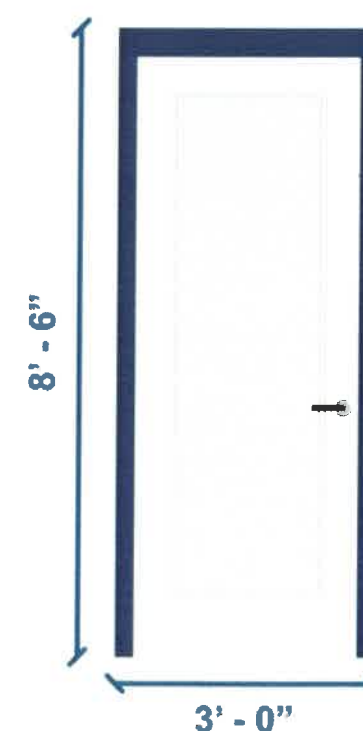
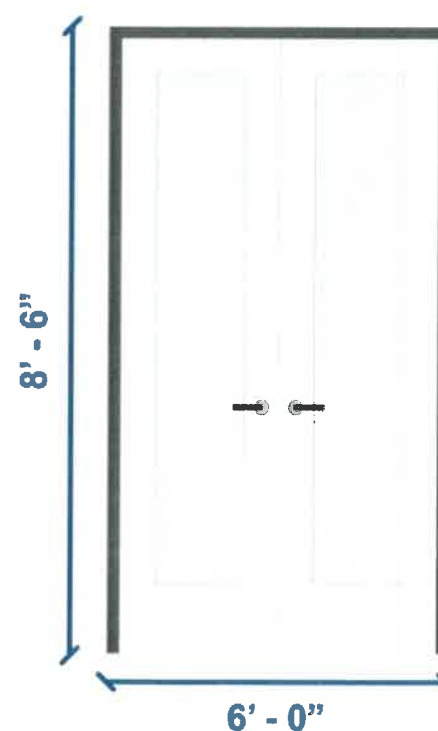
- 10" bottom rail
- 7 1/2" top rail
- Commercial-grade ball-bearing hinges with a stainless steel look

SILL:

- Anodized bronze finish
- Dam design helps resist water infiltration



White



MATERIAL SHEET - WINDOWS

Section VIII, Itema.

December 29, 2023
HDC APPLICATION

ANDERSEN E SERIES PICTURE WINDOW

MATERIAL:

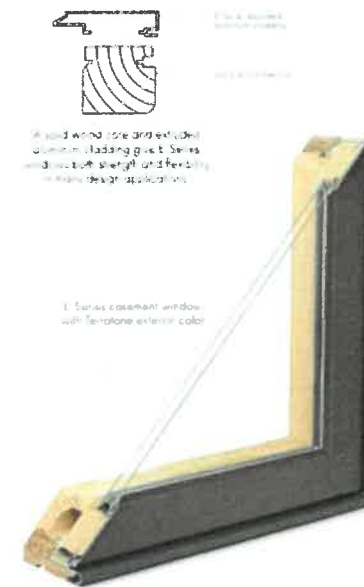
- Interior wood with thick aluminum cladding
- White finish color

FRAME:

- Thick aluminum cladding finish which meets AAMA 2604
- 1 1/8" thick simulated divided lights on windows where called for

GLASS:

- Low-E4/Low-E Tempered Glass



White



OWENS CORNING: TRUDEFINITION DURATION SHINGLES

DEEP DIMENSION
OUTSTANDING PERFORMANCE

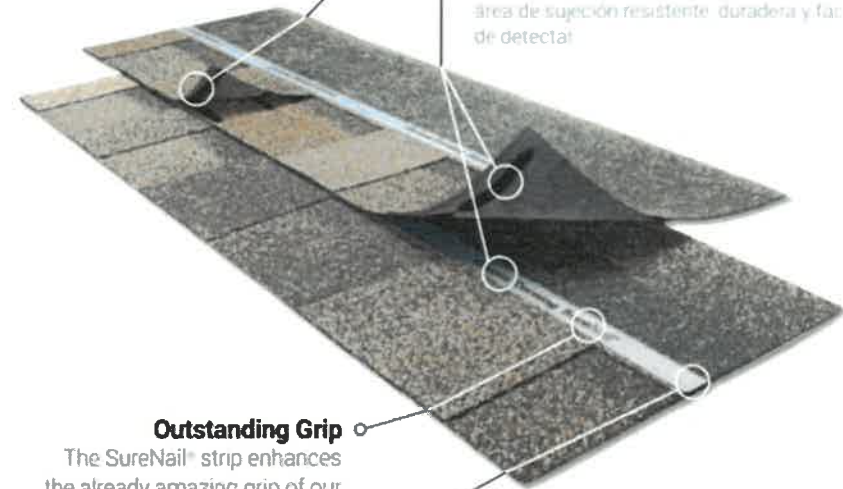
Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*† for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty‡
- Rated Class 3 for Impact Resistance⁴ and may qualify for a homeowner insurance discount⁷



Excellent Adhesive Power
Helps keep the shingle layers laminated

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas



Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty

Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph)

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone

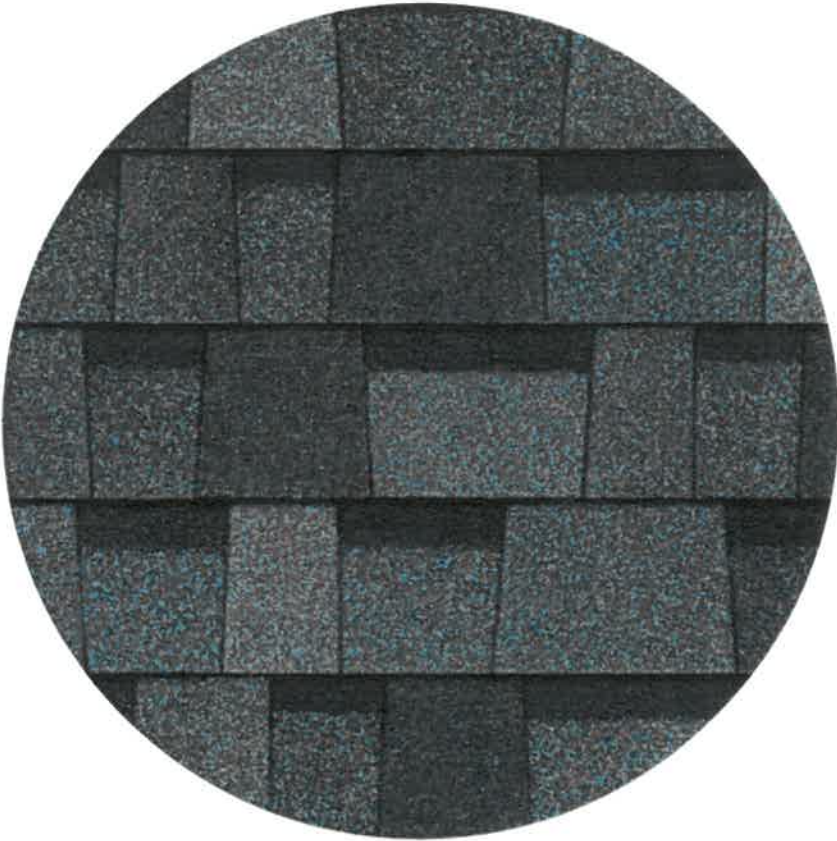
Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar

Triple Layer Protection**
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection**
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

ROOFING: OWENS CORNING
TRUDEFINITION DURATION
SHINGLES, MIDNIGHT PLUM



MATERIAL SHEET - UMBRELLAS

SUNBRELLA A PATIO UMBRELLA

- 9 Feet tall
- Crank lift
- Collar Tilt
- Fiberglass Ribs

MATERIAL: SUNBRELLA CANVAS NAVY

- 100% Polyester material engineered specifically for awnings.
- Integrated color throughout the yarn
- Teflon coated to resist mold and mildew



FABRIC: SUNBRELLA -
CANVAS NAVY



FRAME: SUNBRELLA -
MATTE WHITE





HISTORIC DISTRICT COMMISSION APPLICATION
RENDEZVOUS CENTRE RENOVATION

THANK YOU