

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, June 10, 2025 at 1:00 PM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Adoption of Agenda

V. Approval of Minutes

[a.](#) May 13, 2025

VI. Correspondence

VII. Committee Reports

VIII. Staff Report

[a.](#) Job Status Report

[b.](#) MD25-030-038(H) Window Casing Replacement

IX. Old Business

[a.](#) MD23-011-072(H) Lenox Handrail Amendment

X. New Business

[a.](#) C25-027-039(H) Trayser Big Store Flat Roof

[b.](#) CD25-027-041(H) Trivisonno Barn Porch Board Replacement

[c.](#) R325-017-042(H) Mackinac Island Bible Church Porch and Steps

[d.](#) MD25-067-044(H) Schunk Fence and Railing Replacement

[e.](#) RS25-046-045(H) Gilmer Shed

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, May 13, 2025 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:00 PM.

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Lorna Straus

Nancy Porter

Peter Olson

Alan Sehoyan

ABSENT

Shannon Schueller

Staff: Dennis Dombroski, David Lipovsky, Richard Neumann, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 8, 2025

Motion to approve as written.

Motion made by Olson, Seconded by Doud.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

V. Adoption of Agenda

Motion to approve as amended. Amendments include Doud Fence, Doud Shed Roof, and Gutter Discussion.

Motion made by Doud, Seconded by Porter.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

- a. C25-035-025(H) Moskwa Moulding & Trim Repair

Dombroski stated these are all like for like. Motion to approve.

Motion made by Straus, Seconded by Finkel.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

- b. C25-050-027(H) Porter Column Replacement

Dombroski stated these are all like for like. Motion to approve.

Motion made by Straus, Seconded by Finkel.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

- c. HB25-072-028(H) LakeView Hotel Window Replacement

Dombroski stated these are all like for like. Motion to approve.

Motion made by Straus, Seconded by Finkel.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

IX. Old Business

- a. C23-044-017(H) Chippewa Hotel AT&T Permit Extension

Applicant would like to extend their permit. Motion to approve.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

R325-008-005(H) Doud Shed Roof

Neumann gave a favorable review. Motion to approve.

Motion made by Olson, Seconded by Straus

Voting Yea: Finkel, Straus, Porter, Olson

Abstain: Doud, Sehoyan

R325-008-010(H) Doud Fence

Neumann gave a favorable review. Motion to approve.

Motion made by Olson, Seconded by Porter

Voting Yea: Finkel, Straus, Porter, Olson

Abstain: Doud, Sehoyan

X. New Business

a. R125-021-019(H) Bennett Hall Gutters

Dombroski stated the applications did not show up on the agenda as it happened. It started with Shryock's buildings. HDC permits have been required for gutters. Then First National Bank jumped in due to water coming off the building. Then Pulte's and Murray's and Benser's all decided to do theirs since the gutter guy was on the island. Neumann stated gutters can be considered utilitarian items on buildings, with the half-round type being typical of older buildings, and the "K" style type the more modern profile. Since the buildings were newer, he approved the other style. Finkel stated he agreed with Neumann in that notable historic buildings should have a notable level of authenticity. Motion to approve.

Motion made by Straus, Seconded by Finkel.
Voting Yea: Doud, Finkel, Straus, Porter, Sehoyan

b. MD25-026-021(H) Benser/Nephew New Gutters

Motion to approve.

Motion made by Doud, Seconded by Olson.
Voting Yea: Doud, Finkel, Straus, Olson, Sehoyan
Voting Abstaining: Porter

c. MD25-026-022(H) First National Bank Gutters

Motion to approve.

Motion made by Straus, Seconded by Porter.
Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

d. MD25-026-023(H) Benser/Nephew New Gutters

Motion to approve.

Motion made by Olson, Seconded by Doud.
Voting Yea: Doud, Finkel, Straus, Olson, Sehoyan
Voting Abstaining: Porter

e. MD25-025-024(H) Benser/Nephew New Gutters

Motion to approve.

Motion made by Doud, Seconded by Olson.
Voting Yea: Doud, Finkel, Straus, Olson, Sehoyan
Voting Abstaining: Porter

f. R125-025-026(H) Murray New Gutters

Motion to approve.

Motion made by Olson, Seconded by Doud.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

g. HB25-000-029(H) Great Turtle Brewery A/C Unit

This is a Noncontributing building. Neumann stated there are two components on the ground. One would be an a/c condensing unit replacing an existing one along French Lane, and the other a new air compressor at the north end of the alley. Both would be at least partially screened. Neumann stated it is pretty much totally out of sight from Main Street and are appropriate additions. Straus asked why the company didn't know the size was going to change. Neumann didn't know but said it is a new piece of equipment. Melanie Libby stated it is narrower but taller. They picked the smallest unit they could. Libby stated Feb 1st in work meeting, her employees informed her there was no A/C or heat. Straus stated the manufacturer could have informed Libby that the equipment was going to change in a reasonable length of time. Motion to approve.

Motion made by Doud, Seconded by Finkel.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

h. C25-012-030(H) Mackinac Island Cookie Company Awning

Kate Conlon stated there is alot of water that comes off at the entryway. It settles in front of the window. They are hoping to block some of that with the awning. The current awning is wood and she would like to replace with canvas with a scalloped edge. Neumann gave a favorable review. The frame is metal. Motion to approve.

Motion made by Doud, Seconded by Porter.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

i. MD25-012-031(H) Lapine Gate

Neumann stated there were 5 projects he was not able to do a written review for. This is one of those. He stated the project would meet the standards for review. Motion to approve.

Motion made by Finkel, Seconded by Doud.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

j. RS25-046-032(H) Gilmer Deck and Windows

Neumann stated he wasn't able to do a written review. But he did speak with Tamara Burns. The changes are minimal and would meet all standards for review. The biggest change is that most of the windows wouldn't have muntins. Motion to approve.

Motion made by Olson, Seconded by Finkel.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

k. CD25-016-018-033(H) Connel Covered Porch and Window

Neumann stated this is the Caskey cottage. The new owner wants to add a full porch across the addition to the cottage. Neumann stated it will blend in well with the property and be a positive addition. This is the water side of the house. It meets all the standards for review. Motion to approve.

Motion made by Straus, Seconded by Doud.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

l. C25-036-034(H) MITB Display Case

This is for a display case on the side of the tourism bureau building. Allison Sehoyan stated it will be on the side of the building by Murray Hotel to provide information easily accessible and organized. Finkel asked when the building was built. Sehoyan stated around 2007. Neumann gave this a favorable review. Motion to approve.

Motion made by Doud, Seconded by Olson.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan abstain.

m. R325-021-035(H) Hribar New Fence

Application for a fence at the Hribar residence. Neumann did look at this but was not able to do a written review. The back gate is the same and the front gate is slightly wider at 4'. The fence will be cedar painted white. Neumann stated it does meet the standards for review. Motion to approve.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

n. R325-000-036(H) East Harbor Condo Fence

The fence will be cedar painted white. Neumann stated it does meet the standards for review. Motion to approve.

Motion made by Doud, Seconded by Olson.

Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

o. C25-014-037(H) Sheplers Dock Traffic Flow Equipment

Chris Shepler stated they are adding more chain to control traffic. It will all be on the back side of the dock. In conjunction to the complaints last year from business owners to take the lines off the street we would like to do this. Neumann didn't do a written review but has no issues. It is a non-structure request and has minimal visual

impact. The project meets all standards for review. The railings and chains will be bolted to the dock. Finkel confirmed it won't get in the way of outflow. Shepler described the flow of traffic. Motion to approve.

Motion made by Olson, Seconded by Doud.
Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

Gutter Discussion

Sehoyan stated he likes Neumann and Dombroski's thought that it is appropriate on certain historic building. Neumann can weigh in on any requests. Maybe if a structure is considered contributing a review would be required. Porter asked what era the appropriate styled gutter goes back to. Neumann stated the 1900's up until WWI or WWII. Dombroski thought the style had to do with what tools the tin smiths had. Olson stated he is sensitive to Doud wanting to streamline the process but also feels there should be comments on record. Olson believes there should still be a requirement of an application and review. Straus added to Neumann's comments saying that she believes the age of the building and the neighbors building as well should be taken into account. Porter asked if someone wanted to replace an existing gutter, would they need to replace with the more appropriate style. Straus stated her parents' home actually had wood gutters.

XI. Public Comment

Sehoyan thanked Doud for his service on HDC.

XII. Adjournment

Motion to adjourn at 1:53.

Motion made by Olson, Seconded by Doud.
Voting Yea: Doud, Finkel, Straus, Porter, Olson, Sehoyan

Alan Sehoyan, Acting Chair

Katie Pereny, Secretary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTI ON X=Comple t e	HDC portion complete	HDC?	STARTED	Cert of App Expires	Plans In Inventory
475	02/25/20	C20-044-016(H)	Benser	Bob	Zoning, HDC & building permit apps for Verizon equipment on top of Chippewa Hotel. Tilson Technology Management is installing. Expecting Sec 106 approval May 1		7221 Main Street	051-550-044-00	\$1,341.00			HDC	X	4/14/2022	
476	01/12/21	MD21-010-004(H)	City of Mackinac Island		HDC app for siding and window repairs on the police department building. Work by city maintenance staff		7374 Market Street	051-550-010-10	waived			HDC	X	1/12/2022	
477	03/03/22	MD22-012-013(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like shingle replacement. March 15 2023 applicant requested extension because tree damaged new work. Since work had started prior to expiration, no extension is needed.		7557 Market Street	051-575-012-00	\$25.00			HDC	X	4/12/2023	
478	05/31/22	C22-048-035(H)	Schunk	Steve	Zoning (400) and HDC (600) for change of use and new windows and balconies. June 14th change of use was approved. Thunderbird building. Work by Points North Construction	\$ 250,000	7293 Main street	051-550-048-00	\$3,195.00	X		HDC	X	7/12/2023	
479	07/26/22	RS22-048-043(H)	City of Mackinac Island		HDC app for like-for-like window replacement on library. Work by city maintenance staff (WINDOWS ARRIVING LATE SEPT 2023)		7549 Main Street	051-575-048-00	waived			HDC	X	8/9/2023	
480	12/27/22	CD22-027-094(H)	Trivisonno	James	HDC and PC & Bldg Permit apps for renovation to carriage house. Redo deck and stairs and replace some siding. Work by Lee Sauvageau	\$ 90,000	8246 Grand Ave	051-650-001-00	\$1,004.85			HDC	X	1/10/2024	
481	03/30/23	C23-083-019(H)	Grand Hotel	Gatehouse	HDC and PC for alteration to Gatehouse restaurant. Extension approved in Feb 13 24 meeting		1547 Cadotte Avenue	051-575-083-00	\$11,445.00			HDC		2/13/2025	
482	08/29/23	MD23-011-072(H)	MICT		Zoning and HDC for variance for new front porch on Lenox building. Permit extended on Aug 13 24 for another year.		7396 Market Street	051-550-011-00	\$2,100.00			HDC	X	8/13/2025	
483	12/15/23	R123-053-106(H)	McCarty	Matthew & Barbara	HDC app to replace windows on house		7745 Mahoney Avenue	051-575-053-00	\$100.00			HDC	X	1/9/2025	
484	01/29/24	C24-019-007(H)	City of Mackinac Island	MITA	HDC and PC & Bldg apps for improvements at coal dock. Being done in two phases. Interior reno of hardware and rebuild of ice house. Work by O'Boyle Const.	\$ 275,000	7325 Main Street	051-440-019-00	waived			HDC	X	2/13/2025	
485	03/26/24	HB24-041-016	Jaquiss	Cheryl	HDC application for demolition of home and plans for new replacement structure		6948 Main St	051-525-041-00	\$1,500.00			HDC	X	5/14/2025	
486	04/29/24	R124-042-021(H)	Yoder	Doug	HDC app for new egress window in Bayview Inn. Converting office space to a bedroom and bathroom for employee		6947 Main Street	051-525-042-00	\$100.00			HDC		5/14/2025	
487	05/28/24	C24-019-031(H)	City of Mackinac Island	MITA	HDC and PC apps for fencing on the coal dock around the under ground fuel tanks and the ramp		7325 Main Street	051-440-019-00	waived			HDC	X	6/11/2025	
488	05/31/24	C24-066-033(H)	Callewaert	Todd	HDC app to replace rotted window stops and paint trim, like for like at Mary's Bistro.		7463 Main Street	051-550-066-00	\$25.00			HDC		7/9/2025	
489	06/07/24	MD24-078-035(H)	Chambers	James	HDC app to replace rotted trim boards. Work by Chad Ruddle		7526 Market Street	051-550-078-00	\$25.00			HDC		7/9/2025	
490	06/17/24	R324-030-037(H)	Rearick	Carol & Doug	HDC & Bldg permit for rebuild of chimney. Work by Apha & Omega. 8/21 per contractor delaying project until spring of 2025.	\$ 70,000	7614 Main Street	051-575-030-00				HDC	X	7/9/2025	
491	06/18/24	R124-080-038(H)	Lounsbury	Rosemary	HDC app to repair logs on home WONT BE ABLE TO DO BEFORE PERMIT EXPIRES		7736 Mahoney Avenue	051-575-080-00	\$25.00			HDC		7/9/2025	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTI ON X=Comple te	HDC portion complete	HDC?	STARTED	Cert of App Expires	Plans In Inventory
492	07/03/24	CD24-039-043(H)	Shea	Diane	HDC app for gate post replacement and repair to the stone wall behind the barn and corner of the foundation on the barn. Work by Aaron Winberg		8268 Grand Avenue	051-650-039-00	\$85.00			HDC		8/13/2025	
493	07/30/24	HB24-026-046(H)	Jon Cotton	CCHVI LLC	PC and HDC & bldg permits for enclosed fire escape, fire suppression, a/c updates and rot repairs and roofing repairs like for like. Harbour View Inn		6860 Main Street	051-525-026-00	\$12,012.00			HDC	X	9/10/2025	
494	07/30/24	R324-008-047(H)	Doud	Andrew	PC and HDC and Bldg permit apps for relocation of one bldg on new foundation Work by Ray Halberg		1264 Mission Street	051-500-008-00	\$900.00			HDC	X	9/10/2025	
495	08/27/24	R124-076-052(H)	Musser	Dan	HDC app for like for like repairs to porch decking, railings, spindles and columns. Window sills replaced		7810 Main Street	051-575-076-00	\$25.00			HDC		9/10/2025	
496	08/27/24	C24-057-055(H)	Jurcak	David GHMI	Zoning and HDC & Bldg apps for renovations to Merchants of Mackinac building. GHMI buying from Trayser. Amendment approved Feb 11 2025	\$ 650,886	7377 Main Street	051-550-057-00	\$1,000.00			HDC	X	2/11/2026	
497	08/27/24	R324-008-057(H)	Benser	Bob	Zoning and HDC for new single family residence		1274 Mission Street	051-500-008-00	\$900.00			HDC		1/14/2026 3/11/26	
498	09/24/24	C24-042-065(H)	Doud	Andrew	HDC and Zoning for remodel to Doud's Market retail and housing areas, to 15 room hotel.		7200 Main Street	051-550-042-00	\$1,000.00			HDC		10/8/2025	
499	10/09/24	MD24-010-070(H)	City of Mackinac Island		HDC app for new historical marker sign in front of City Hall		7358 Market Street	051-550-010-00	waived			HDC		11/12/2025	
500	10/18/24	R124-065-072(H)	Cusack	Anna Mary	HDC app to replace lattice on front of house, like for like. Work by Bam Bazinau		7752 Main Street	051-575-065-00	\$25.00			HDC		11/12/2025	
501	10/29/24	R124-001-004-078(H)	Mackinac Place Condos		HDC app to replace the wood trim with Azek trim. Work by UpNorth Construction Steve Rilenge		6743 Main Street 6753 Main Street	051-745-001-00 002-004	\$100.00			HDC		11/12/2025	
502	11/05/24	C24-012-079(H)	Main Dock	Hoffman Arnold Ferry	Plans for main dock ramp repair		7271 Main Street	051-440-012-00				HDC			
503	11/15/24	C24-024-081(H)	Porter	Nancy	HDC app for window replacement at Main Street Inn like for like. Work by Steve Kidder		7408 Main Street	051-550-024-00	\$25.00			HDC		12/11/2025	
504	11/19/24	R124-005-082(H)	Price	Andrea	HDC app to replace rotted trim and rails. Work by Chad Ruddle		6687 Main Street	051-730-005-00	\$25.00			HDC		12/11/2025	
505	11/21/24	C24-032-083(H)	Callewaert	Todd	HDC app to replace rotted siding and add metal coil stock and ice and water shield. Work by Ryan Green		1482 Astor	051-550-032-00				HDC		12/11/2025	
506	11/21/24	C24-032-084(H)	Callewaert	Todd	HDC app to install gutter on side of building. Work by Ryan Green		1482 Astor	051-550-032-00				HDC		12/11/2025	
507	11/26/24	C24-012-088(H)	MIFC	Arnold Transit	Zoning and HDC for pier repairs on main dock		7271 Main Street	051-440-012-00	\$1,000.00			HDC		12/11/2025	
508	12/12/24	CD24-043-090(H)	Straus	Lorna	HDC app for reroof like for like		8204 Park Avenue	051-650-043-00	\$25.00			HDC		2/11/2026	
509	01/28/25	R325-016-002(H)	Gale	Bob	HDC app for front door replacement, like for like		6732 Main Street	051-500-016-00	\$25.00			HDC		2/11/2026	
510	01/28/25	C25-066-004(H)	Callewaert	Todd	HDC and PC apps for retractable awnings on Marys Bistro and conversion of a storage room to a lounge and change of use from storage to lounge		7463 Main Street	051-550-066-00	\$1,000.00			HDC		3/11/26 windows only	
511	01/28/25	R325-008-005(H)	Doud	Andrew	HDC and PC for shed roof over new retaining wall. Work by Bam Bazinau		1274 Mission Street	051-500-008-00	\$750.00			HDC		5/13/2026	
512	01/29/25	R325-011-006(H)	Porter	Nancy	HDC app to rebuild deck on house. Work by Roy Shryock		1396 Church Street	051-525-011-00	\$100.00			HDC		4/8/2026	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTI ON X=Comple t e	HDC portion complete	HDC?	STARTED	Cert of App Expires	Plans In Inventory
513	02/25/25	R325-008-010(H)	Doud	Andrew	Zoning and HDC for new fence around house		1264 Mission Street	051-575-008-00	\$250.00			HDC		5/13/2026	
514	02/28/25	HB25-050-012(H)	Iroquois Hotel		HDC to replace front stair rails from wood to metal, replace rotted floor boards, stair treads and newel post pieces like for like.		7485 Main Street	051-575-050-00	\$100.00			HDC		4/8/2026	
515	02/28/25	MD25-038-013(H)	Benser	Bob	HDC app for new roof like for like on Cottage Inn. Work by Schwab Contracting		7267 Market Street	051-550-038-10	\$25.00			HDC		4/8/2026	
516	03/10/25	MD25-026-015(H)	Benjamin	Mike	HDC app for like for like repairs to siding and trim, windows and floor boards. Work by Matt Myers		7664 Main Street	051-575-026-00	\$25.00			HDC		4/8/2026	
517	03/25/25	MD25-041-017(H)	Gale	Bob	HDC and PC apps for upgrade of A/C units. Work by Steve Paquin Belonga Plumbing and Heating. \$250 fee for starting work without permit		7237 Market Street	051-550-041-00	\$750.00			HDC		4/8/2026	
518	03/25/25	MD25-069-018(H)	Doud	Andrew	HDC and PC apps for demo of porch lattice, basement hatch, and shed		1395 Cadotte Avenue	051-575-069-00	\$900.00			HDC			
519	04/10/25	HB25-072-028(H)	Lakeview Hotel	Terry Spengler	HDC app for like for like window replacement		1358 French Lane	051-550-072-00	\$25.00			HDC		5/13/2026	
520	04/17/25	C25-050-027(H)	NCDI Investments	Nancy Porter	HDC app to replace rotted columns. Work by Roy Shryock		7315 Main Street	051-550-050-00	\$25.00			HDC		5/13/2026	
521	04/21/25	R125-021-019(H)	Pulte	Marcella	HDC app for new gutters on Bennett Hall. Work done without a permit so \$250 fee assessed. Work by Eric Danielson		6781 Main Street	051-525-021-00	\$350.00			HDC		5/13/2026	
522	04/24/25	MD25-026-021(H)	Benser/Nephew	Bob	HDC app for new gutters. Work done without permit so fee was assessed.		7419 Market Street	051-550-026-00	\$350.00			HDC		5/13/2026	
523	04/24/25	MD25-026-022(H)	First Natl Bank		HDC app for new gutters. Job done without a permit so fee assessed. Part of 7407 Market st. Work by Roy Shryock		7399 Market Street	051-550-026-10	\$175.00			HDC		5/13/2026	
524	04/24/25	MD25-026-023(H)	Benser/Nephew		HDC app for new gutters. Job done without a permit so fee assessed. Part of 7399 Market st. Work by Roy Shryock		7407 Market Street	051-550-026-00	\$175.00			HDC		5/13/2026	
525	04/24/25	MD25-025-024(H)	Benser/Nephew		HDC app for new gutters. Job done without a permit so fee assessed. Work by Roy Shryock		7429 Market Street	051-550-025-00	\$350.00			HDC		5/13/2026	
526	04/24/25	R125-025-026(H)	Murray	James	HDC app for new gutters. Job done without a permit so fee assessed.		6859 Main Street	051-525-025-10	\$350.00			HDC		5/13/2026	
527	04/24/25	HB25-000-029(H)	Great Turtle Brewery	Melanie Libby	HDC app for A/C Unit replacement. Work done without permit so fee assessed. Work by Straits Heating and Plumbing		7452 Main Street	051-800-000-00	\$350.00			HDC		5/13/2026	
528	04/25/25	C25-035-025(H)	Moskwa	Patti Ann	HDC app for moulding and trim replacement around canopy, like for like. Work by Ray Halberg		7300 Main Street	051-550-035-20	\$25.00			HDC		5/13/2026	
529	04/28/25	C25-012-030(H)	Conlon	Kate	HDC app to reinstall awning over window at cookie company		7271 Main Street	051-440-012-00	\$100.00			HDC		5/13/2026	
530	04/28/25	MD25-012-031(H)	Lapine	Dwight	HDC app to add a gate to existing fence. Work by Nathan St Onge		7557 Market Street	051-575-012-00	\$100.00			HDC		5/13/2026	
531	04/28/25	RS25-046-032(H)	Gilmer		HDC and PC apps for deck alteration and new windows		7575 Main Street	051-575-046-00	\$250.00			HDC		5/13/2026	
532	04/28/25	CD25-016-018-033(H)	Connel	Jill Cooper Trust	HDC and PC apps for covered porch addition and new window		8476 Stockbridge St	051-650-017-00 051- 650-017-00 051-650- 018-00	\$400.00			HDC		5/13/2026	
533	04/29/25	C25-036-034(H)	MITB	Tim Hygh	HDC app for new display case on outside of building. Work by Matt Myers		7274 Main Street. Address on parcel record says 7276 but plat map says 7274	051-550-036-00	\$100.00			HDC		5/13/2026	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTI ON X=Comple t e	HDC portion complete	HDC?	STARTED	Cert of App Expires	Plans In Inventory
534	04/29/25	R325-021-035(H)	Hribar	David	HDC and Zoning for new fence. Work by James Reitman Northern Waters Construction		6634 Main Street	051-500-021-00	\$250.00			HDC		5/13/2026	
535	04/29/25	R325-000-036(H)	East Harbor condo		HDC and Zoning for new fence. Work by James Reitman Northern Waters Construction		6624 Main Street	051-720-000-00	\$250.00			HDC		5/13/2026	
536	04/29/25	C25-014-037(H)	Sheplers Dock	Jason wiley	HDC and Zoning for Traffic Flow Equipment on Sheplers dock		7431 Main Street	051-440-014-00	\$500.00			HDC		5/13/2026	
537	05/07/25	MD25-030-038(H)	MICT	Andy McGreevy	HDC app for like for like replacement of window casing on yankee rebel building		1493 Astor Street	051-550-030-00	\$25.00			HDC			
538	05/07/25	C25-027-039(H)	Trayser	Anthony	HDC and Bldg permits for flat roof replacement. Metal to rubber. Work by Great Lakes Roofing		7354 Main Street	051-550-027-00	\$991.00			HDC			
539	05/20/25	CD25-027-041(H)	Trivisonno		HDC app to replace rotted porch board with Timbertech composite boards. Work by Lee Noah Builders		8125 Grand Ave	051-650-027-00	\$100.00			HDC			
540	05/21/25	R325-017-042(H)	Mackinac Island Bible Church	Ken Straight	HDC app to replace existing wood porch and steps with Azek composite material. Work by Bill Nicholas, Wolverine		6688 Main Street	051-500-017-00	\$100.00			HDC			
541	05/27/25	MD25-067-044(H)	Schunk	Steve & Lindsey	HDC app for fence replacement and railing replacement on second floor balcony		7714 Main Street	051-575-067-00	\$100.00			HDC			
542	05/27/25	RS25-046-045(H)	Gilmer		HDC and PC for variance for a shed		7575 Main Street	051-575-046-00	\$1,750.00			HDC			
543	01/28/25	R125-076-003(H)	Dorcey	Josh	HDC and PC for new dormer to make room for toilet and sink. Work by Ray Halberg		7778 Mahoney Avenue	051-575-076-10	\$750.00			HDC		2/11/2026	

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemb.

- ☒ 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

PROPERTY LOCATION: 1493 Astor St 051-550-030-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: MICT Email Address: andy@mict.com
Address: PO Box 400, Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-430-8175
(Home) (Business) (Fax)

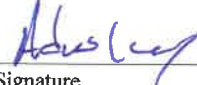
APPLICANT/CONTRACTOR

Name: Same as above 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


Signature SIGNATURES
Signature File No. MD25-030-038(4)
Please Print Name Andrew McGarvey Exhibit A
Date 5-7-25

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: MD25-030-038(4) Date Received: 5-7-25 Fee: \$25
Received By: KPereny Work Completed Date:

MAY - 7 2025

File No. MD25-037-0351
Exhibit P
Date 5-7-25
Initials KD

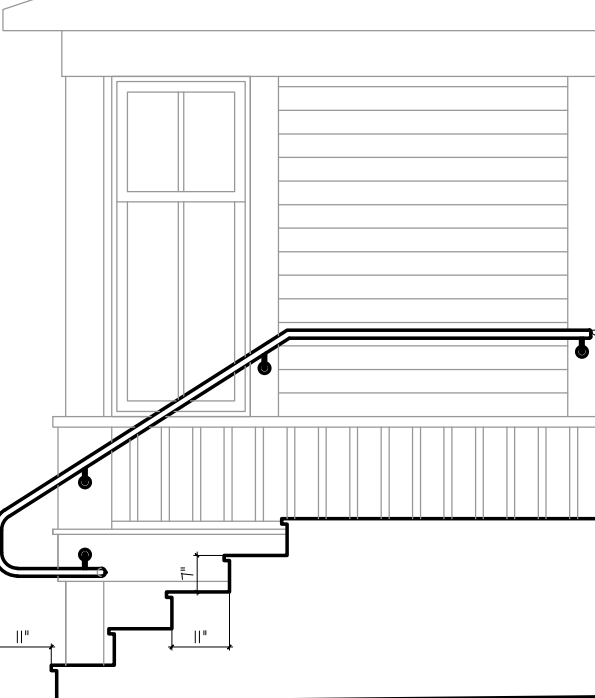
REPLACE ROTTEN
WINDOW CASING
LIKE FOR LIKE
WHERE NEEDED



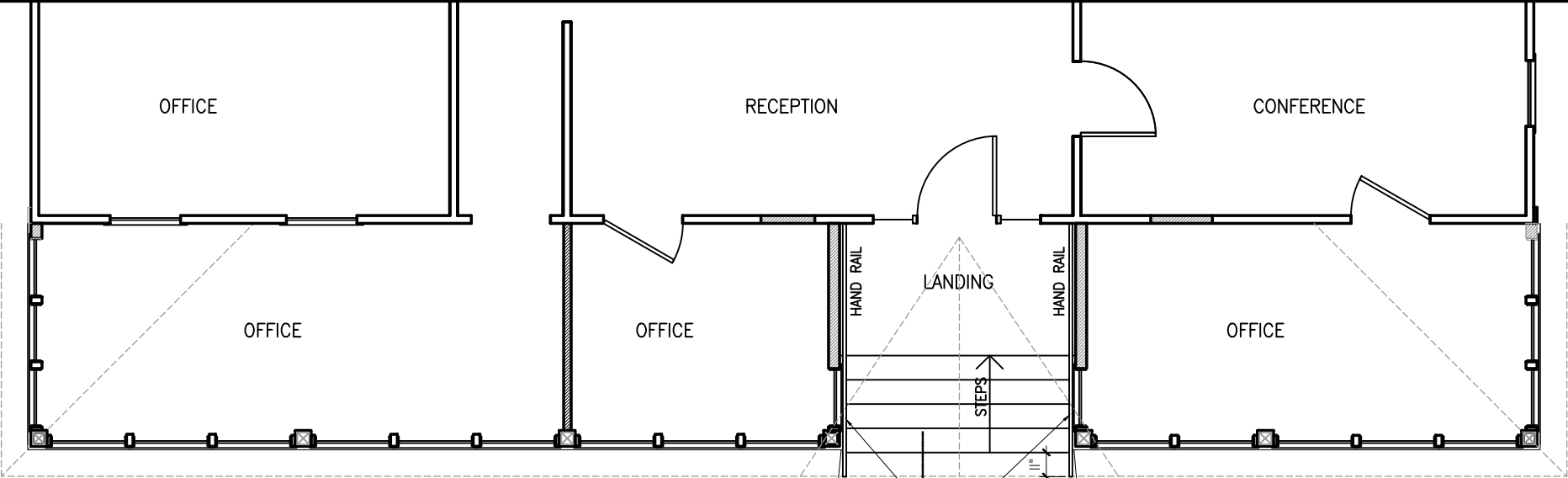
PARTIAL FRONT ELEV.



STEEL HANDRAILS PAINTED WHITE,
1½" DIAMETER w/ 1½" MINIMUM CLEARANCE TO WALL
OBSTRUCTION, AND SHALL RETURN TO WALL.



SIDE ELEV. AT ENTRY RECESS



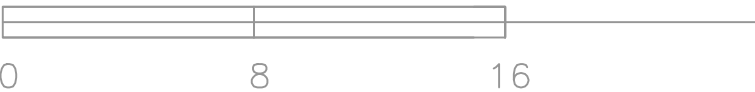
STEEL HANDRAILS PAINTED WHITE,
1½" DIAMETER w/ 1½" MINIMUM CLEARANCE TO WALL
OBSTRUCTION, AND SHALL RETURN TO WALL.

CONC. WALK

EXIST. BRICK WALK

STREET CURB

PARTIAL FLOOR PLAN



STEEL HANDRAILS PAINTED WHITE,
1½" DIAMETER w/ 1½" MINIMUM CLEARANCE TO WALL
OBSTRUCTION, AND SHALL RETURN TO WALL.

PAINTED 2x TOP & BOTTOM RAILS w/ 2x2
PICKETS AT 6" c/c ON SOLID PAINTED BACKING
MATCHING FRONT ELEVATION

Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com 989-370-3681	
FOR HDC APPROVAL	
CARRAIGE TOURS LENOX PORCH	
7396 MARKET STREET MACKINAC ISLAND, MICHIGAN	
date: Apr. 7, 2025 project: 2247	sheet: A2.5
ENTRY HANDRAIL	COPYRIGHT © 2025



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

1 May 2025

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757

Re: **LENOX BUILDING PORCH HAND-RAILINGS**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed front porch railing additions to the Lenox Building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Richard Clements, Richard Clements Architect
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

1 May 2025

DESIGN REVIEW

LENOX BUILDING PORCH HAND-RAILINGS

7396 Market Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is a follow-up to the porch renovation project approved at the November 2024 Historic District Commission meeting, for work on the front porch of the historic Lenox Hotel building, at 7396 Market Street, in the Market and Main Historic District. The building is a Contributing structure to the historic district. The Applicant proposes to add hand-railings on the sides of the front entry porch. Hand-railings are building code required on both sides due to the width of the stair. The new railings would be 1-1/2 inch diameter steel pipe railings, painted white, and bracket-mounted on the two recessed entry side walls.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of drawings of proposed floor plan and elevations, from Richard Clements Architect, dated 7 April 2025.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

Standard 9 - *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment."*

The proposed painted steel hand-railings would not destroy materials that characterize the property, and would be compatible with the massing, size and architectural features of the

Lenox Building Porch Hand-railings Design Review
1 May 2025
Page 2

property. The plain, unadorned railings would be differentiated from the historic building details due to their simple, clean appearance.

Standard 10 - *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The proposed hand-railings could be removed in the future, preserving the essential form and integrity of the historic property.

Standards Under Code Sec. 10-161(b)

In reviewing applications, the Commission shall also consider all of the following:

(1) - *"The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area."*

The historic and architectural value of the building, and its relationship to the historic value of the surrounding historic district would be maintained.

(2) - *"The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area."*

The proposed use of a simple, modern style railing design would distinguish the railings as new additions to the historic building.

(3) - *"The general compatibility of the design, arrangement, texture and materials proposed to be used."*

The proposed hand-railings would be compatible with the design, arrangement, and materials of the historic building.

(4) - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

The simplicity of design and white color would blend well with the aesthetic value of the building.

CONCLUSION

The proposed hand-railing additions on the recessed front porch of the Lenox Building would meet the Standards for review.

END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itema.

- ☒ 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)

MAY - 7 2025

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:

7354 Main Street 051.550.027-00
 (Number) (Street) (Property Tax ID #)

File No. C25.027.039(4)

Exhibit A

Date 5.7.25

Initials KP

PROPERTY OWNER

Name: Anthony Trayser Email Address: hexmack@aol.com
 Address: 7347 Main St. Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 906 430 5155 906 847 3544
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Great Lakes Roofing Email Address:
 Address: 7151 South M129 Suctionville MI 49783
 (Street) (City) (State) (Zip)
 Telephone: 906-647-2916
 (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 Smith-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

Signature: Erik Ammerman
 Signature: Anthony M. Trayser
 Please Print Name: Erik Ammerman
 Please Print Name: Anthony M. Trayser

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.

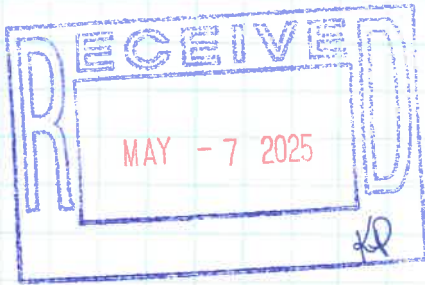
RETURN THIS FORM AND SUPPORTING MATERIALS TO:
 MACKINAC ISLAND BUILDING OFFICIAL
 7358 MARKET STREET, MACKINAC ISLAND, MI 49757
 PHONE: (906) 847-4035

File Number: C25.027.039(4) Date Received: 5.7.25 Fee: \$100 -
 Received By: K. Perry Work Completed Date:

Tare of old metal From Roof
OF Big Store and Replace
WITH Rubber Roof. Put in new gutters

5-7-25

Section X, Item.



[Handwritten signature]

File No. C25-027-039(4)

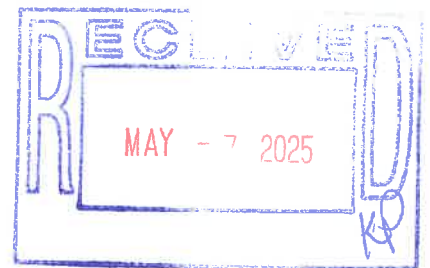
Exhibit B

Date 5-7-25

Initials AP



Big SToRe



File No. C25-027-039(H)

Exhibit C

Date 5-7-25

Initials KP





Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

12 May 2025

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757

Re: **TRAYSER BIG STORE ROOF REPLACEMENT**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed roof replacement and gutter addition at the Big Store building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Anthony Trayser, Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

12 May 2025

DESIGN REVIEW

TRAYSER BIG STORE ROOF REPLACEMENT

7354 Main Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is for a proposed roof replacement, at 7354 Main Street, in the Market and Main Historic District. The Applicant proposes to remove the existing metal roof and install a single-ply membrane roof, as well as a gutter and downspouts at the rear. The building is a Non-contributing structure in the historic district.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of a written description and two photographs, dated 7 May 2025.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

Standard 9 - *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment."*

The removal of the existing metal roof and the installation of new single-ply membrane roofing, along with new gutter and downspouts would not destroy significant materials that characterize the property, and would be compatible with the architectural character of the building, and be appropriate to the property and the environment.

Trayser Big Store Roof Replacement Design Review
9 May 2025
Page 2

Standard 10 - *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The proposed new gutter and downspouts could be removed in the future, preserving the essential form and integrity of the property.

Standards Under Code Sec. 10-161(b)

In reviewing applications, the Commission shall also consider all of the following:

(1) - *"The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area."*

The Trayser Big Store is not historic; the proposed roof replacement and gutter addition would be appropriate to the building and to the historic value of the surrounding historic district.

(2) - *"The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area."*

The Big Store roof is flat, and is not visible from street views, although it may be visible from a distance in views from higher elevations. Even if visible, as a single-ply membrane roof, it would have an appropriate relationship with the rest of the building and the surrounding area.

(3) - *"The general compatibility of the design, arrangement, texture and materials proposed to be used."*

A new membrane roof would be compatible with the design, arrangement, and materials of the larger Big Store building.

(4) - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

Being essentially invisible, the new roof would not add to or detract from the aesthetic value of the building.

CONCLUSION

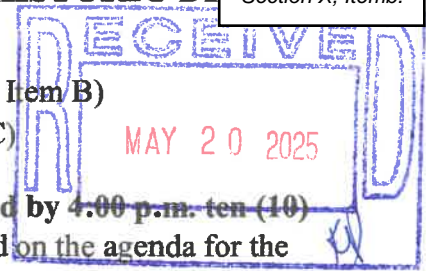
The proposed roof replacement and gutter addition to the Big Store building at 7354 MainStreet would meet the Standards for review.

END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemb.

- ☒ 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.

File No. CD25-027-04(H)

Exhibit A

Date 5-20-25

A) MINOR WORK

PROPERTY LOCATION: 8125 Grand Ave OS165002700
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: James Trivisonno Email Address: Jtrivisonno@iriconsultants.com
Address: 1362 Harbor Dr Sarasota Fla 34239
(Street) (City) (State) (Zip)
Telephone: 313-701-1585
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Noah Builders LLC Email Address: weesauv@yahoo.com
Address: 6340 N. Mackinac St Rudyard MI 49780
(Street) (City) (State) (Zip)
Telephone: 906-430-8079
(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.

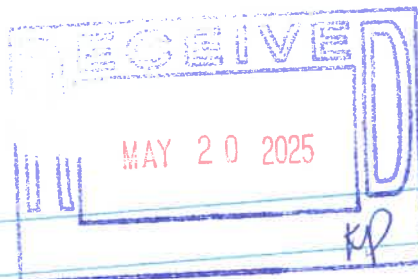
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system 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
CD25-027-04(H)
K Perera

Signature
5-20-25
8/00 -

HDC



Porch boards on both upper porches need to be replaced due to rotten porch boards. New porch boards preferred to be installed is TimberTech Composite +3g Porch Collection.

File No. CD25-027-041(4)Exhibit CDate 5-20-25Initials KP









PORCH COLLECTION

Hardwood & Stained Wood Looks

The Porch Collection features looks ranging from premium hardwoods to simple stained or painted wood options. Tongue-and-groove installation allows for smaller gaps between boards, which delivers a traditional porch flooring look.

- Standard (3.13") available in all colors.
- Wide-width (5.5") porch boards available in Coastline, Mahogany, Weathered Teak, and Dark Hickory.

PROFILE OPTIONS

STANDARD



Illustration does not represent capping

WIDE



DARK HICKORY



SLATE GRAY



OYSTER



COASTLINE



MAHOGANY



WEATHERED TEAK



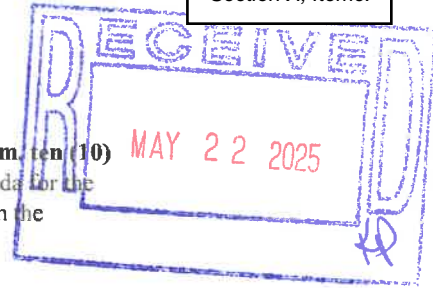
File Coastline
 Exhibit 1
 Date 5-20-25
 Initials KP
 Porch Collection, Coastline

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemc.

- ☒ 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

PROPERTY LOCATION: 6688 Main St. 38-3288196
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: M.I. Bible Church Email Address: info@mibc.org
 Address: 6688 Main St., Mackinac Island, MI 49757
 (Street) (City) (State) (Zip)
 Telephone: (231) 373-9750 (cell) (906) 847-0217
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Ken Straight Email Address: kenstraight@mibc.org
 Address: 6688 Main St., Mackinac Island, MI 49757
 (Street) (City) (State) (Zip)
 Telephone: (231) 373-9750 (cell) (906) 847-0217
 (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.

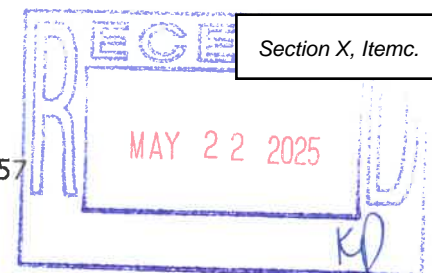
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system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

Kenneth Straight SIGNATURES File No. B325.017.042(H)
 Signature Exhibit A
Kenneth Straight Date 5.22.25
 Please Print Name Please Print Name
 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: B325.017.042(H) Date Received: 5.22.25 Fee: \$100
 Received By: KPereny Work Completed Date: _____



Porch Board, Steps and Facia Replacement

M.I. Bible Church Parsonage – 6688 Main St.

6688 Main St., (corner of Main & Mission Streets), Mackinac Island, MI 49757

Submitted by Ken Straight – (231) 373-9750 – info@mibc.org

Description of Minor Work

Front porch wood boards are rotted and need replacing. Material used will be a Trex "Foggy Wharf" composite board over 2X6 Joists (16" apart), with moisture barrier joist tape between the wood and composite boards. The pattern of the porch boards will be with the rounded edge facing the street and sides (picture=frame) with the remainder of the boards running perpendicular to the house within the picture-frame edge boards. All boards will use a hidden "trapease" hideaway screws that will blend with the matching gray floor boards. Porch roof will need to be jacked-up a few inches, one section at a time, in order to replace old boards and insert and attach the new composite boards. Plan was to keep porch support posts and railings. We would really like to keep railings and porch posts as is for this repair. In the future we will replace these per current building requirements.

Steps will also be replaced with treated stringers no more than 16" apart (6). Steps will be closed in with white Azek textured composite boards (no picture available), and gray Trax composite boards (same as above paragraph) will be used to cover horizontal steps with rounded edges facing street. New treated posts will be installed at base of stringers and covered with the white Azek material.

Porch facias will be replaced with white Azek composite boards (1X12) on fronts and sides (picture of material attached).

Porch Dimensions: 31'8" x 8'

Porch Steps: 46"H x 68"D x 9'3"W

Porch/Step Materials Used:

- Sub-porch: 2x6 treated joists (existing parallel to house) + 2" Joist Tape (moisture barrier)
- Trex Foggy Wharf (gray textured) boards for porch & steps (16' & 20')
- Azek textured facias (white textured) boards for step facias & porch facia (1"x12"; 1"x8")
- 6 Step Stringers
- 2"x12"x 8' for vertical step sections
- Hideaway Screws (hidden for porch)
- Trapease color screws
- White Trim screws for composite facias

Materials Cost: \$4,167.06

File No. R325-017-042(H)

Exhibit D

Date 5-22-25

Initials KP

File No. R325.017.042(H)

Exhibit

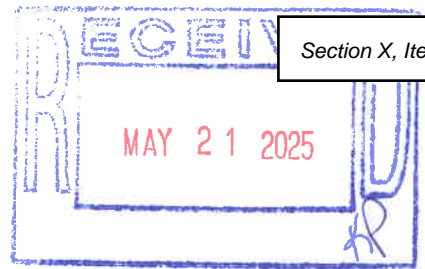
B

Date

5-21-25

Initials

KP



Section X, Itemc.



Mackinac Island
Bible Church

6688 Main St.
Ken Straight
(231) 373-9750

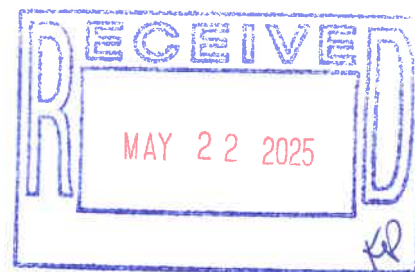
File No. R325-017-042(H)

Exhibit F

Date 5-22-25

Initials KP

Azek Composite material
for step and porch facias.

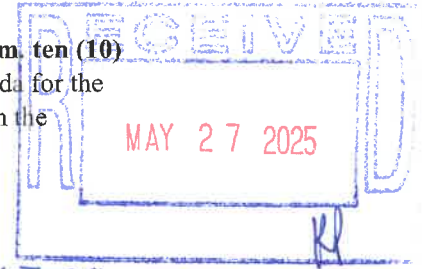


GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itemd.

- ☒ 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

PROPERTY LOCATION: 7714 Main St. 051-575-067-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Lindsey Schunk Email Address: schunk.lindsey@gmail.com

Address: 7714 main st Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: 989-621-6401
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Unknown 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

Lindsey Schunk SIGNATURES _____
Signature Signature

Lindsey Schunk
Please Print Name

Please Print Name

File No. MD25-067-044(A)

Exhibit A

Date 5.27.25

Initials KP

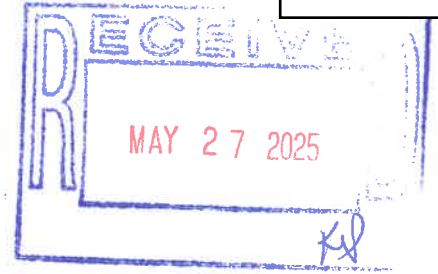
NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

RETURN THIS FORM AND SUPPORTING MATERIALS TO:

MACKINAC ISLAND BUILDING OFFICIAL

7358 MARKET STREET, MACKINAC ISLAND, MI 49757

PHONE: (906) 847-4025



File No. MD25-067-044(4) **Corner Cottage**
Exhibit B **7714 LakeShore Blvd**
Date 5.27.25 **Picket Fence Replacement**
Initials KP **Steve and Lindsey Schunk**

Request to replace existing picket fencing around house and to install fencing around grassy area at the water side to provide privacy.

Removal of: All current picket fencing around side and front of house including 2 trellis walk-through gates in front

NEW FENCING:

Dog ear, wood picket fence

Painted white

Dimensions:

10 ft wide premade panels

3.5"x3.5" wooden posts

36" high boards

4"-5" clearance under for weed whipping

Gates/Entrances:

- 1. One centered opening at front of house, two 5' gates opening into the yard to create a 10' gate opening centered with the front porch steps leading to house**
- 2. 20ft of removable fencing at Market Street side for dray clearance**
- 3. One centered gate on water side, 5' swinging inward to water**

Please see attachments for exact measurement, scope of work, and new fencing style/design

8

File No. MDAS-067-044(A)
Exhibit C
Date 5-27-25

Date 5.27.25

NOTE: THIS DRAWING IS
PRINTED AT HALF-SIZE

1.861. 1.870. 1.879. 1.888. 1.897. 1.906. 1.915. 1.924. 1.933. 1.942. 1.951. 1.960. 1.969. 1.978. 1.987. 1.996. 2.005. 2.014. 2.023. 2.032. 2.041. 2.050. 2.059. 2.068. 2.077. 2.086. 2.095. 2.104. 2.113. 2.122. 2.131. 2.140. 2.149. 2.158. 2.167. 2.176. 2.185. 2.194. 2.203. 2.212. 2.221. 2.230. 2.239. 2.248. 2.257. 2.266. 2.275. 2.284. 2.293. 2.302. 2.311. 2.320. 2.329. 2.338. 2.347. 2.356. 2.365. 2.374. 2.383. 2.392. 2.401. 2.410. 2.419. 2.428. 2.437. 2.446. 2.455. 2.464. 2.473. 2.482. 2.491. 2.500. 2.509. 2.518. 2.527. 2.536. 2.545. 2.554. 2.563. 2.572. 2.581. 2.590. 2.599. 2.608. 2.617. 2.626. 2.635. 2.644. 2.653. 2.662. 2.671. 2.680. 2.689. 2.698. 2.707. 2.716. 2.725. 2.734. 2.743. 2.752. 2.761. 2.770. 2.779. 2.788. 2.797. 2.806. 2.815. 2.824. 2.833. 2.842. 2.851. 2.860. 2.869. 2.878. 2.887. 2.896. 2.905. 2.914. 2.923. 2.932. 2.941. 2.950. 2.959. 2.968. 2.977. 2.986. 2.995. 3.004. 3.013. 3.022. 3.031. 3.040. 3.049. 3.058. 3.067. 3.076. 3.085. 3.094. 3.103. 3.112. 3.121. 3.130. 3.139. 3.148. 3.157. 3.166. 3.175. 3.184. 3.193. 3.202. 3.211. 3.220. 3.229. 3.238. 3.247. 3.256. 3.265. 3.274. 3.283. 3.292. 3.301. 3.310. 3.319. 3.328. 3.337. 3.346. 3.355. 3.364. 3.373. 3.382. 3.391. 3.400. 3.409. 3.418. 3.427. 3.436. 3.445. 3.454. 3.463. 3.472. 3.481. 3.490. 3.499. 3.508. 3.517. 3.526. 3.535. 3.544. 3.553. 3.562. 3.571. 3.580. 3.589. 3.598. 3.607. 3.616. 3.625. 3.634. 3.643. 3.652. 3.661. 3.670. 3.679. 3.688. 3.697. 3.706. 3.715. 3.724. 3.733. 3.742. 3.751. 3.760. 3.769. 3.778. 3.787. 3.796. 3.805. 3.814. 3.823. 3.832. 3.841. 3.850. 3.859. 3.868. 3.877. 3.886. 3.895. 3.904. 3.913. 3.922. 3.931. 3.940. 3.949. 3.958. 3.967. 3.976. 3.985. 3.994. 4.003. 4.012. 4.021. 4.030. 4.039. 4.048. 4.057. 4.066. 4.075. 4.084. 4.093. 4.102. 4.111. 4.120. 4.129. 4.138. 4.147. 4.156. 4.165. 4.174. 4.183. 4.192. 4.201. 4.210. 4.219. 4.228. 4.237. 4.246. 4.255. 4.264. 4.273. 4.282. 4.291. 4.300. 4.309. 4.318. 4.327. 4.336. 4.345. 4.354. 4.363. 4.372. 4.381. 4.390. 4.399. 4.408. 4.417. 4.426. 4.435. 4.444. 4.453. 4.462. 4.471. 4.480. 4.489. 4.498. 4.507. 4.516. 4.525. 4.534. 4.543. 4.552. 4.561. 4.570. 4.579. 4.588. 4.597. 4.606. 4.615. 4.624. 4.633. 4.642. 4.651. 4.660. 4.669. 4.678. 4.687. 4.696. 4.705. 4.714. 4.723. 4.732. 4.741. 4.750. 4.759. 4.768. 4.777. 4.786. 4.795. 4.804. 4.813. 4.822. 4.831. 4.840. 4.849. 4.858. 4.867. 4.876. 4.885. 4.894. 4.903. 4.912. 4.921. 4.930. 4.939. 4.948. 4.957. 4.966. 4.975. 4.984. 4.993. 5.002. 5.011. 5.020. 5.029. 5.038. 5.047. 5.056. 5.065. 5.074. 5.083. 5.092. 5.101. 5.110. 5.119. 5.128. 5.137. 5.146. 5.155. 5.164. 5.173. 5.182. 5.191. 5.200. 5.209. 5.218. 5.227. 5.236. 5.245. 5.254. 5.263. 5.272. 5.281. 5.290. 5.299. 5.308. 5.317. 5.326. 5.335. 5.344. 5.353. 5.362. 5.371. 5.380. 5.389. 5.398. 5.407. 5.416. 5.425. 5.434. 5.443. 5.452. 5.461. 5.470. 5.479. 5.488. 5.497. 5.506. 5.515. 5.524. 5.533. 5.542. 5.551. 5.560. 5.569. 5.578. 5.587. 5.596. 5.605. 5.614. 5.623. 5.632. 5.641. 5.650. 5.659. 5.668. 5.677. 5.686. 5.695. 5.704. 5.713. 5.722. 5.731. 5.740. 5.749. 5.758. 5.767. 5.776. 5.785. 5.794. 5.803. 5.812. 5.821. 5.830. 5.839. 5.848. 5.857. 5.866. 5.875. 5.884. 5.893. 5.902. 5.911. 5.920. 5.929. 5.938. 5.947. 5.956. 5.965. 5.974. 5.983. 5.992. 6.001. 6.010. 6.019. 6.028. 6.037. 6.046. 6.055. 6.064. 6.073. 6.082. 6.091. 6.100. 6.109. 6.118. 6.127. 6.136. 6.145. 6.154. 6.163. 6.172. 6.181. 6.190. 6.199. 6.208. 6.217. 6.226. 6.235. 6.244. 6.253. 6.262. 6.271. 6.280. 6.289. 6.298. 6.307. 6.316. 6.325. 6.334. 6.343. 6.352. 6.361. 6.370. 6.379. 6.388. 6.397. 6.406. 6.415. 6.424. 6.433. 6.442. 6.451. 6.460. 6.469. 6.478. 6.487. 6.496. 6.505. 6.514. 6.523. 6.532. 6.541. 6.550. 6.559. 6.568. 6.577. 6.586. 6.595. 6.604. 6.613. 6.622. 6.631. 6.640. 6.649. 6.658. 6.667. 6.676. 6.685. 6.694. 6.703. 6.712. 6.721. 6.730. 6.739. 6.748. 6.757. 6.766. 6.775. 6.784. 6.793. 6.802. 6.811. 6.820. 6.829. 6.838. 6.847. 6.856. 6.865. 6.874. 6.883. 6.892. 6.901. 6.910. 6.919. 6.928. 6.937. 6.946. 6.955. 6.964. 6.973. 6.982. 6.991. 7.000. 7.009. 7.018. 7.027. 7.036. 7.045. 7.054. 7.063. 7.072. 7.081. 7.090. 7.099. 7.108. 7.1

(Per Motor North Tires Group Commitment No. M22204686, with Commitment Date of May 10, 2012)

Let 14, *Book 8 of Assessors' Polls*, according to the recorder's plat referred, recorded in Liber 2 of *Polls*, page 51, *McIntosh County, Arizona*; *Book 4 of Assessors' Polls*, said plat recorded in Liber 2 of *Polls*, page 51, in the office of the Registrar of Deeds for *McIntosh County*.

PARCEL 2

Let 15 of *Book 8 of Assessors' Polls*, according to the recorder's plat referred, recorded in Liber 2 of *Polls*, page 51, *McIntosh County, Arizona*; *Book 4 of Assessors' Polls*, said plat recorded in Liber 2 of *Polls*, page 51, in the office of the Registrar of Deeds for *McIntosh County*.

BENCHMARK #2
TOP ARROW ON HYDRANT IN NW INTERSECTION OF MANNET ST. AND N-81
(MAIN ST.)
ELEVATION=597.53 (NAVD83)

- CEDAR
- COTTONWOOD
- CRABAPPLE
- MAPLE
- MULBERRY
- PEAR
- PINE

File No. HD33-067-023(H)

Exhibit 32

Date 4.24.23

1700

JOB No. **22152**

7714 MAIN STREET
TOPOGRAPHIC SURVEY OF PARCELS OF LAND
LOCATED IN THE CITY OF MACKINAC ISLAND
MACKINAC COUNTY, MICHIGAN

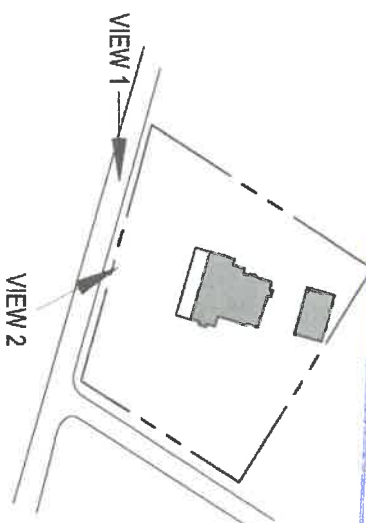
CLIENT
DAVIDSON HOSPITALITY
One Marina Drive, Suite 1060
Atlanta, GA 30346
Attn: Tamara Burns (HopkinsBurns
Design Studio) 734-424-3344

M I D W E S T E R N

Current fence



SITE CONTEXT - VIEW 1



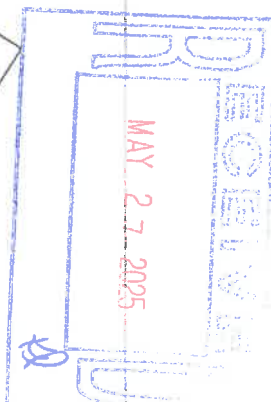
KEY PLAN



SITE CONTEXT - VIEW 2

File No. HD25-067.044(A)
 Exhibit D
 Date 5-27-25
 Initials KR

PHOTOGRAPHIC SITE CONTEXT
 NO SCALE

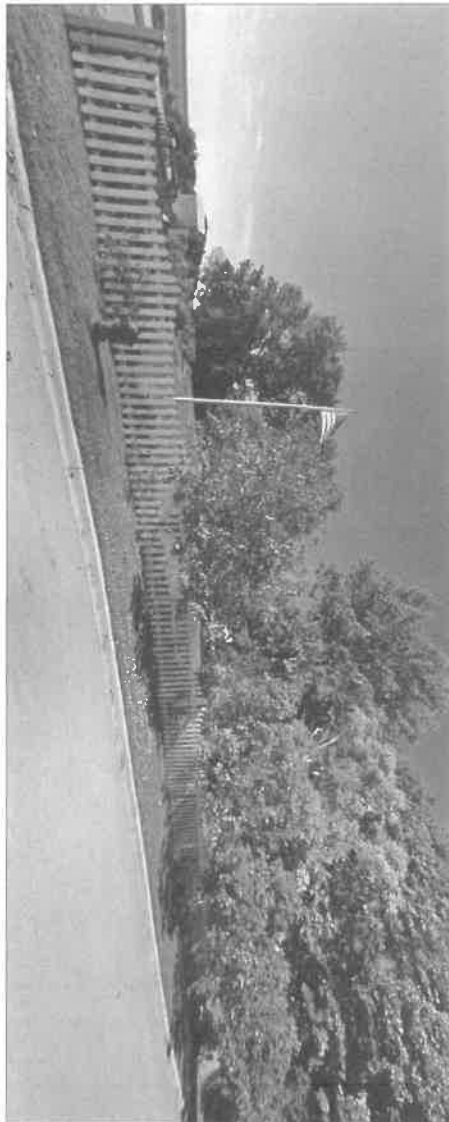
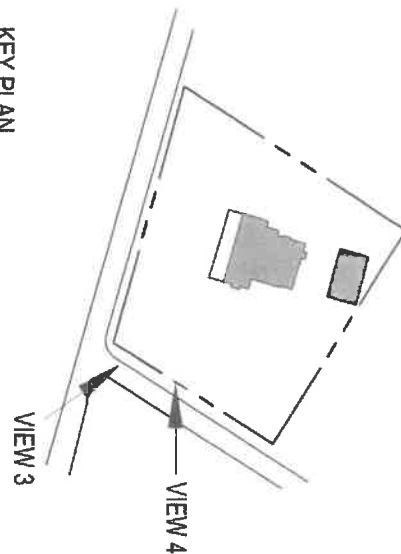


Current fence



SITE CONTEXT - VIEW 3

KEY PLAN



SITE CONTEXT - VIEW 4

PHOTOGRAPHIC SITE CONTEXT
NO SCALE

* Proposed New *
Style



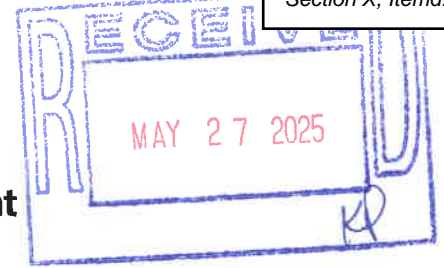
The Corner Cottage - Proposed Side Fence





The Corner Cottage - Proposed Front Fence



File No. MD25-067-044(H)Exhibit EDate 5.27.25Initials KP**Corner Cottage
7714 LakeShore Blvd****Second Story Railing Replacement****Steve and Lindsey Schunk**

Request to replace existing balcony railing on second story porch due to rot, deterioration, and safety concerns. We would like something safer and more closed in for our children.

Removal of: All current second story balcony railing as pictured in attachments

NEW Railing:

Basic wood railing

Painted white

Dimensions:

40" high (as current) including small gap at bottom

4-6x6 posts

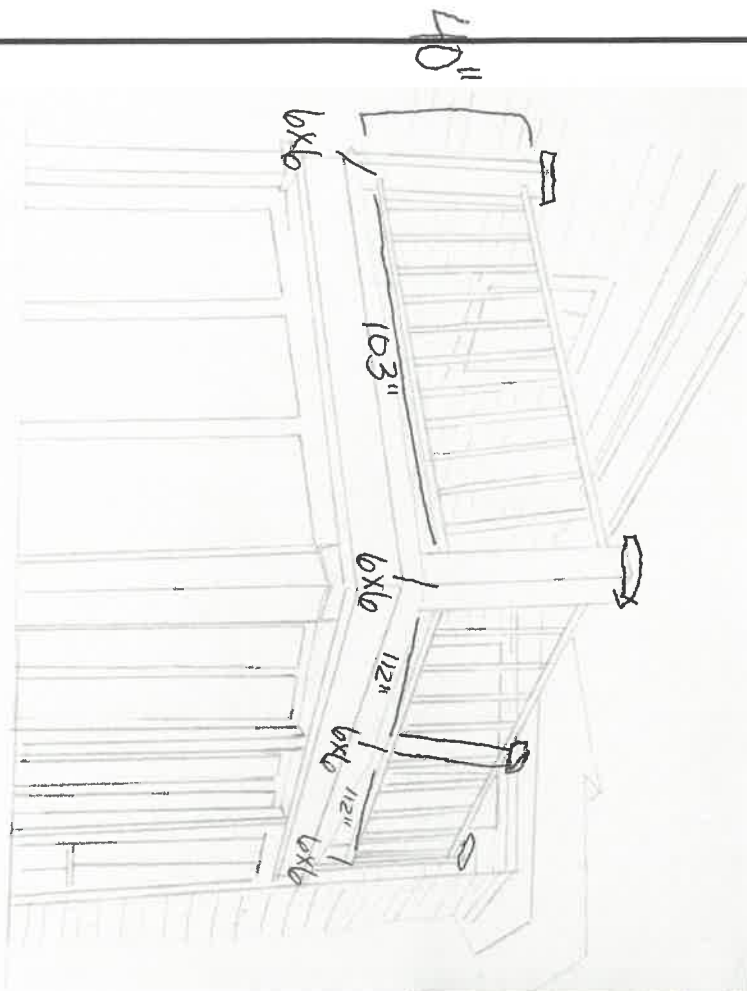
103" of rail width, 2-112" sections of rail length wise

Please see attachments for exact measurements and new fencing style/design.



Existing Second Floor Porch

File No. 4D35.067.044(A)
Exhibit F
Date 5.27.25
Initials KR



Proposed NEW Second Floor Porch Railing



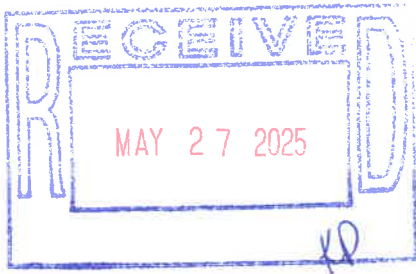
The Corner Cottage - Proposed Second Floor Porch Railing

DR
KL

An Oregon
Cottage

how & why to
Repaint
Porch Railings
in the fall





File No. MD25-067-044(H)
Exhibit G
Date 5-27-25
Initials KP

Current
Deterioration / Rot



Current
Deterioration / Rot



B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

Section X, Iteme.

PROPERTY LOCATION: 7575 Main Street 051-575-046-00
(Number) (Street) (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: _____

APPLICANT/CONTRACTOR

(Applicant's interest in the project if not the fee-simple owner): HopkinsBurns Design Studio

Name: Tamara Burns

Email Address: tamara.burns@hopkinsburns.com

Address: 113 S 4th Ave
(Street)

Ann Arbor
(City)

MI
(State)

48104
(Zip)

Telephone: 734-604-9312
(Home)

734-424-3344
(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. Date 5-27-25

Signature: _____

Date 22 MAY 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: Gilmer Cottage LLC

Email Address: gary@swtexas.com

Address: 320 Hummingbird LN
(Street)

Kerrville
(City)

TX
(State)

78028
(Zip)

Telephone: 830-683-7175
(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 _____

Tamara Burns
Please Print Name

Luis Escudero-Flores
Please Print Name

Signed and sworn to before me on the 22 day of May, 2025.

LUIS ESCUDERO-FLORES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 10/23/2026
Acting in the County of Washtenaw

Notary Public

Washtenaw County, Michigan

My commission expires: 10/23/2026

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)

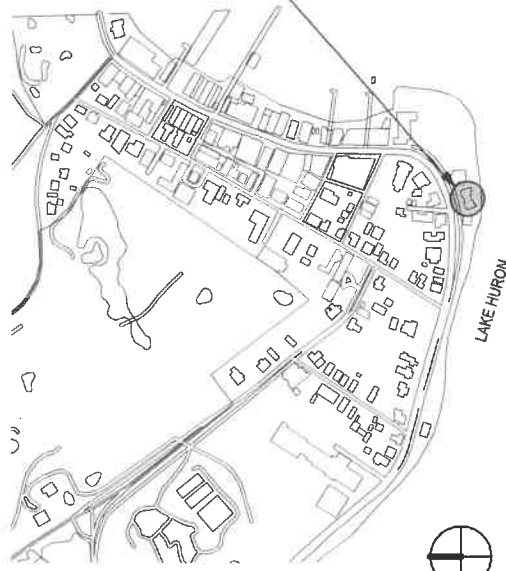
File No. BS25-046-045(H)
Exhibit D
Date 5.27.25

MAY 27 2025

Initials KL

GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION



Sheet List

- GENERAL
- 0 COVER
- 1 SURVEY
- 2 SITE PLAN
- 3 EXISTING PLAN
- 4 PROPOSED PLAN
- 5 NORTH ELEVATION
- 6 SOUTH ELEVATION
- 7 EAST ELEVATION
- 8 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

PC/HDC

--	--	--	--	--	--	--	--	--	--

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 and relocation of the existing transformer. 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 a shed on the east side of the house.**

Requirements

MIN. LOT SIZE:	REQD 10,000 SF	EXISTING 12,500 SF
SETBACKS	REQD 40'	EXISTING 19' - 11"
FRONT YARD	20'	11' - 3"
SIDE YARD	20'	6' - 1"
REAR YARD	60'	VARIES
		APPROX. 0' TO 10' - 0"
HEIGHT	ALLOWED 1	EXISTING 2
STORIES MIN.	1.5	2
STORIES MAX.	12'	32'
FEET MIN.	20'	32'
FEET MAX.		
LOT COVERAGE	ALLOWED 30%	EXISTING 28.4%
SQ. FT. (INCLUDING PORCHES AND DECKS)	3,750 SF	3,637 SF
PERCENTAGE		29.1%

COVER
0

2025.05.22

SCALE: As Noted

GILMER RESIDENCE
RENOVATION
PC/HDC

Historic preservation by design

HopkinsBurns

Section X, Iteme.

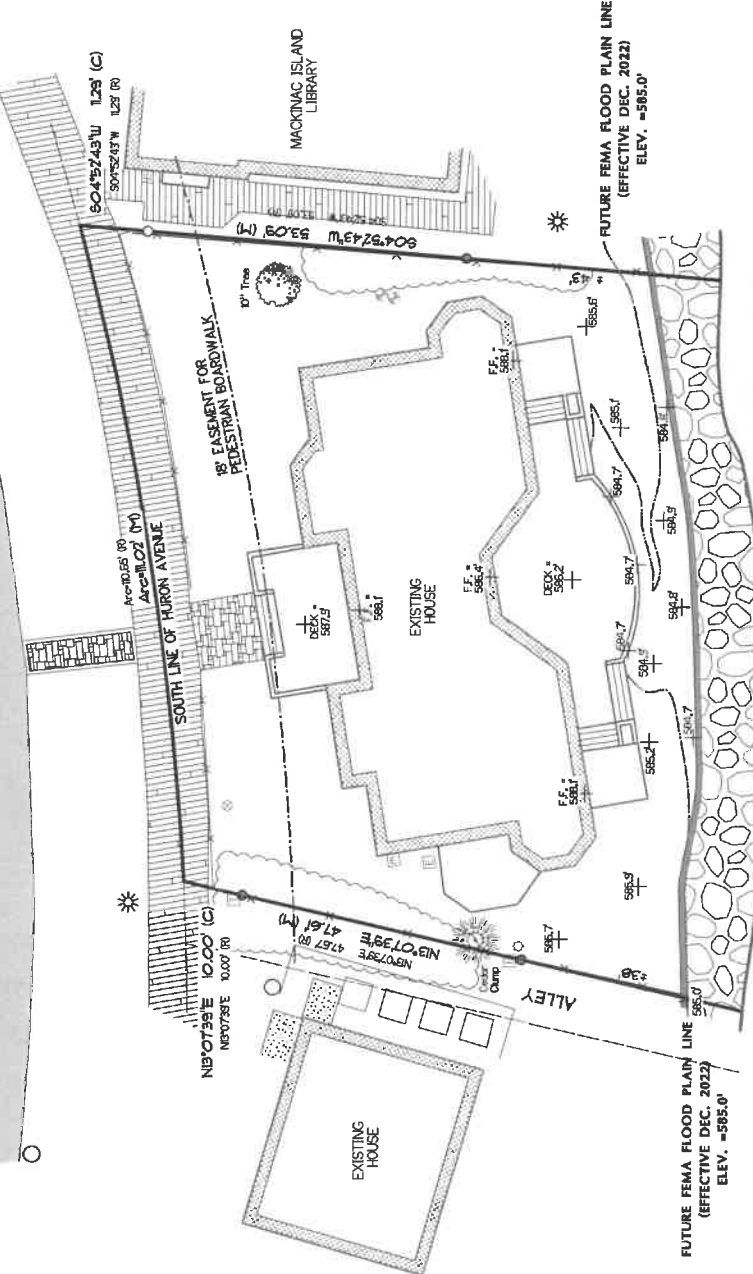
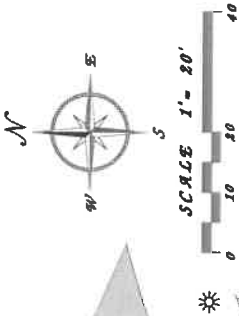
BOUNDARY SURVEY

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

ZONING REQUIREMENTS
 VERIFY WITH MACKINAC ISLAND
 ZONING DISTRICT # 14
 MINIMUM LOT AREA = 10,000 SQ FT
 MINIMUM LOT WIDTH = 100 FT
 MINIMUM SETBACK FROM WATERS EDGE
 STREET = 40'
 SIDE = 20'

BENCHMARK
 1987 E LAKES ST
 ELEV. = 578.0'
 (SET 11. 2022)



LEGEND:

- | | |
|----------------------------------|-------------------------------------|
| ● FOUND SURVEY IRON | (M) MEASURED BEARING AND DISTANCE |
| ○ SET 5/8" REBAR, CHAPED • 33589 | (C) COMPUTED BEARING AND DISTANCE |
| □ ELECTRIC BOX / METER | (E) RECORD BEARING AND DISTANCE |
| □ TELEPHONE BOX | — PROPERTY LINE |
| ✱ LAMP | — EASEMENT AS NOTED |
| ○ BIRNHOUSE | — FIRM FLOOD PLAIN LINE (DEC. 2022) |
| ○ WATER CURBSTOP | — PLATED LOT LINE |
| ○ MANHOLE | — CEDAR HEDGE |
| ○ IRRIGATION VALVE | — PAVED SURFACE |
| ○ WATER VALVE | — WOODEN BOARDWALK |
| ○ FIRE HYDRANT | — CONCRETE SURFACE |
| ○ SPOT ELEVATION | — PAVED STONES |
| ○ WOODEN FENCE | — LARGE STONES |
| ○ CM IN LIME FENCE | |

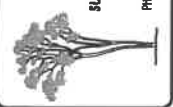
NOTES:

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.

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

This is a professional opinion concerning the location of the property boundaries depicted hereon. The surveyor has not conducted a title search and has not reviewed the records of the County Clerk's Office to determine if there are any recorded interests or claims that may affect the property. The surveyor has not conducted a title search and has not reviewed the records of the County Clerk's Office to determine if there are any recorded interests or claims that may affect the property. The surveyor has not conducted a title search and has not reviewed the records of the County Clerk's Office to determine if there are any recorded interests or claims that may affect the property.

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.



BENCHMARK ENGINEERING
 INC.
 SURVEYORS • CIVIL ENGINEERS
 807 E LAKES ST
 HANCOCK SPINGS, MICHIGAN 49740
 PHONE (231) 526-7200 FAX (231) 526-7207
 benchmark807@gmail.com

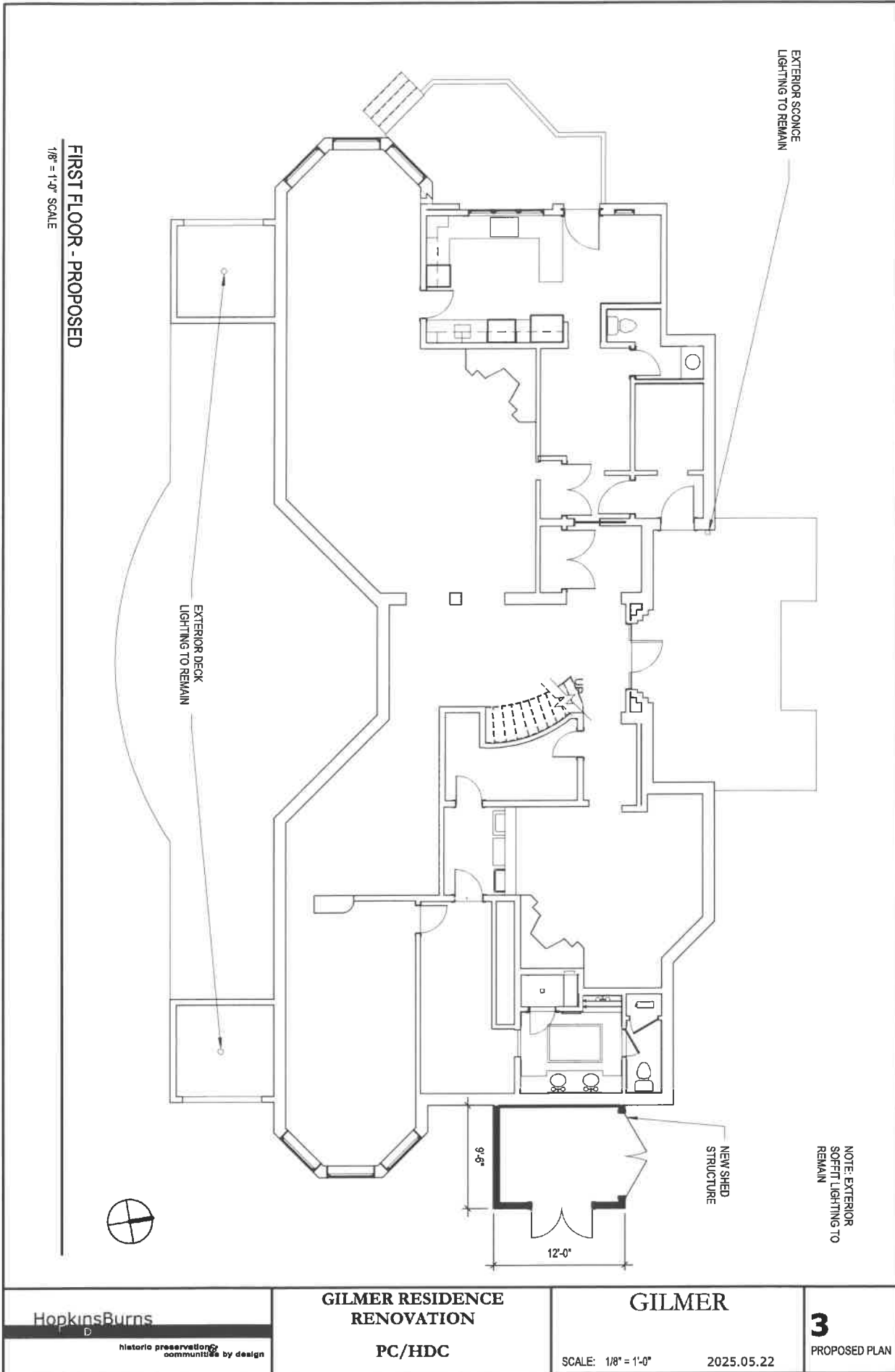
Client: FISHER • TILMER
 Project Mgr: M.E. OELKE
 Drawn By: M.E. OELKE
 Field By: J. J. J. J. J.
 File: 2022-0000
 Job #: 2022-0000
 Sheet #: 1 of 1

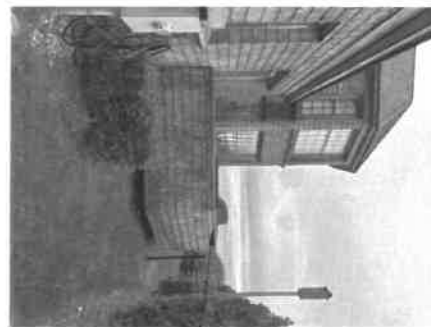
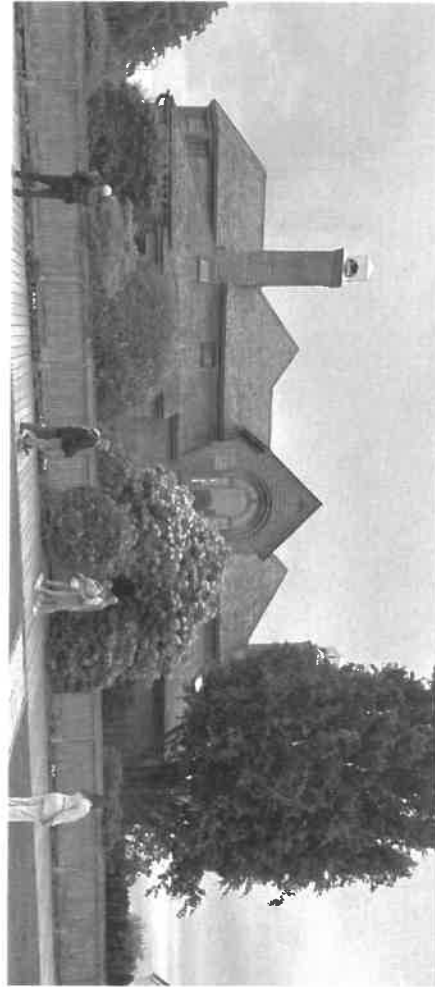
Date: (revised) by
 28 September 2022

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

Section X, Iteme.

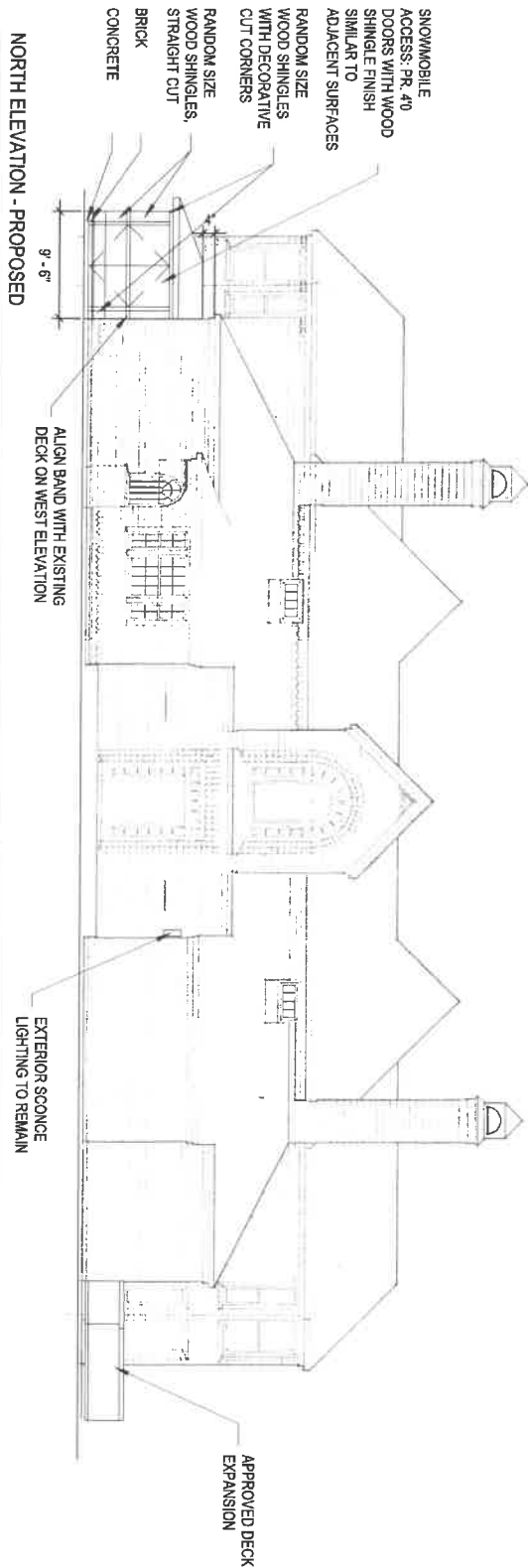




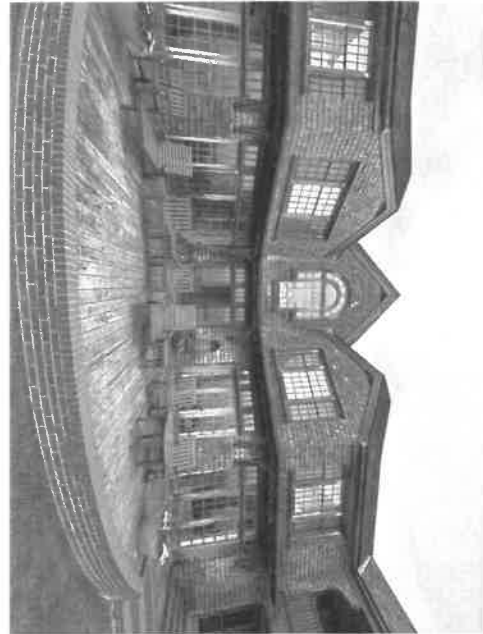


EXISTING BAND AT
WEST ELEVATION

NORTH ELEVATION - PHOTOGRAPHS

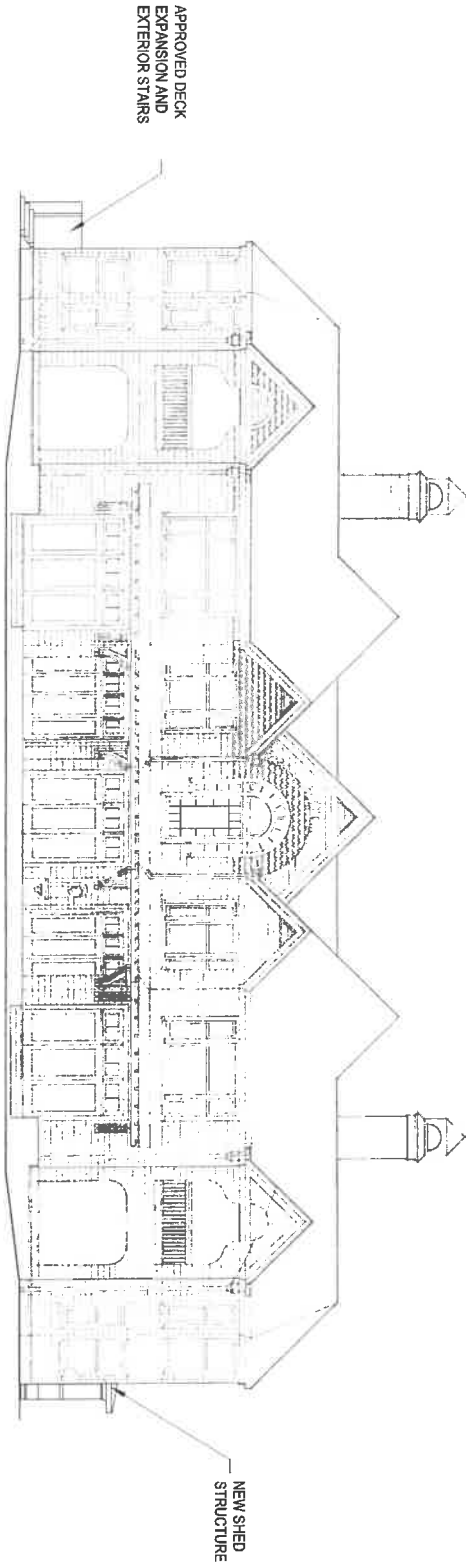


NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PHOTOGRAPHS

SOUTH ELEVATION - PROPOSED



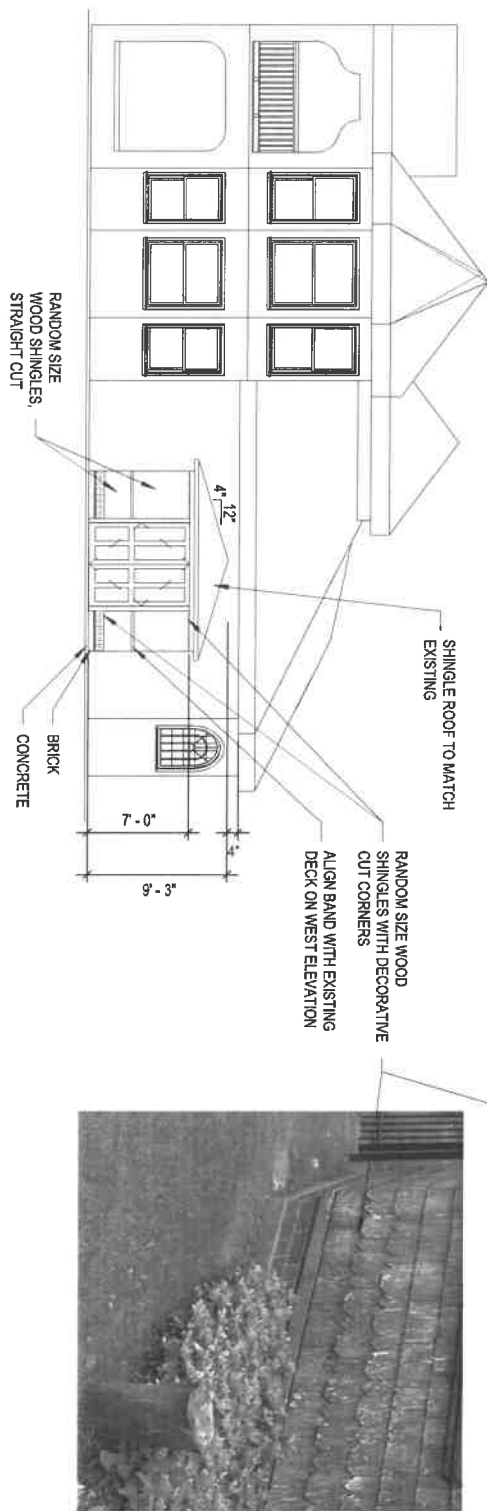
EAST ELEVATION - PHOTOGRAPHS



PROFILE OF SHED ROOF
TO MATCH EXISTING

NEW SHED STRUCTURE
LOCATION

EAST ELEVATION - PROPOSED



HopkinsBurns
D

historic preservation
communities by design

GILMER RESIDENCE
RENOVATION

PC/HDC

GILMER

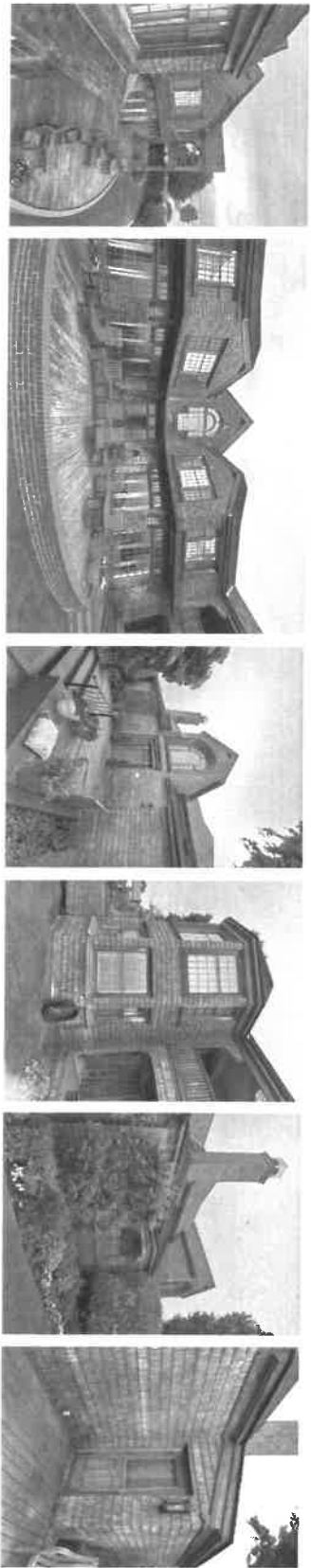
SCALE: 1/8" = 1'-0"

2025.05.22

6

EAST ELEVATION

VIEWS OF HOUSE



STREET CONTEXT VIEWS



5/22/2025 4:17:01 PM S:\Projects\Gilmer Residence\Drawings\Sheet\Gilmer Residence Kitchen-Laundry-A24_Local.rvt



Sheet List

- GENERAL
- 0 COVER
 - 1 SURVEY
 - 2 SITE PLAN
 - 3 EXISTING PLAN
 - 4 PROPOSED PLAN
 - 5 NORTH ELEVATION
 - 6 SOUTH ELEVATION
 - 7 EAST ELEVATION
 - 8 PHOTOGRAPHS

PC/HDC

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

GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

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 and relocation of the existing transformer. 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 a shed on the east side of the house.**

Requirements

MIN. LOT SIZE:	<u>REQ'D</u>	<u>EXISTING</u>	
	10,000 SF	12,500 SF	
<u>SETBACKS</u>	<u>REQ'D</u>	<u>EXISTING</u>	<u>PROPOSED</u>
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"			
<u>HEIGHT</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
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
<u>LOT COVERAGE</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
SQ. FT. (INCLUDING PORCHES AND DECKS)	3,750 SF	3,550 SF	3,637 SF
PERCENTAGE	30%	28.4%	29.1%

Section X, Iteme.

0 COVER

GILMER

2025.05.22

SCALE: As Noted

GILMER RESIDENCE RENOVATION

PC/HDC

HopkinsBurns

historic preservation & communities by design

58

ZONING REQUIREMENTS
VERIFY WITH MACKINAC ISLAND

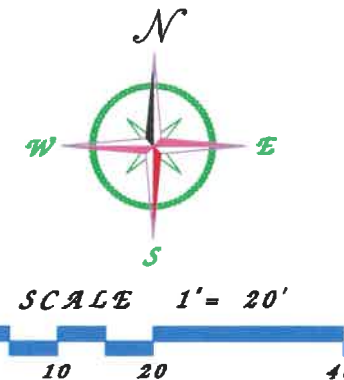
ZONING DISTRICT = RS
MINIMUM LOT WIDTH = 100'
MINIMUM LOT AREA = 10,000 SQFT
SETBACKS: WATERFRONT = 60' FROM WATERS EDGE
STREET = 40'
SIDE = 20'

BENCH MARK
HYDRANT MAIN STEAMER
ELEV. = 588.5' 1988 NAVD

BOUNDARY SURVEY

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN



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 | - - - | EASEMENT AS NOTED |
| ○ | BIRDHOUSE | - - - | FEMA FLOOD PLAIN LINE (DEC. 2022) |
| ⊕ | WATER CURBSTOP | --- | PLATTED LOT LINE |
| ○ | MANHOLE | ~~~~~ | CEDAR HEDGE |
| ⊕ | IRRIGATION VALVE | ▭ | PAVED SURFACE |
| ⊕ | WATER VALVE | ▭ | WOODEN BOARDWALK |
| ⊕ | FIRE HYDRANT | ▭ | CONCRETE SURFACE |
| 629.5 | SPOT ELEVATION | ▭ | PAVER STONES |
| — x — | WOODEN FENCE | ▭ | LARGE STONES |
| — x — | CHAIN LINK FENCE | | |

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.

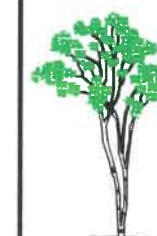
Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, PS 24626, for City of Mackinac Island, dated 24 April 1984.

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.

© COPYRIGHT 2017. ALL RIGHTS RESERVED BY BENCHMARK ENGINEERING, INC.



**BENCHMARK
ENGINEERING
INC.**

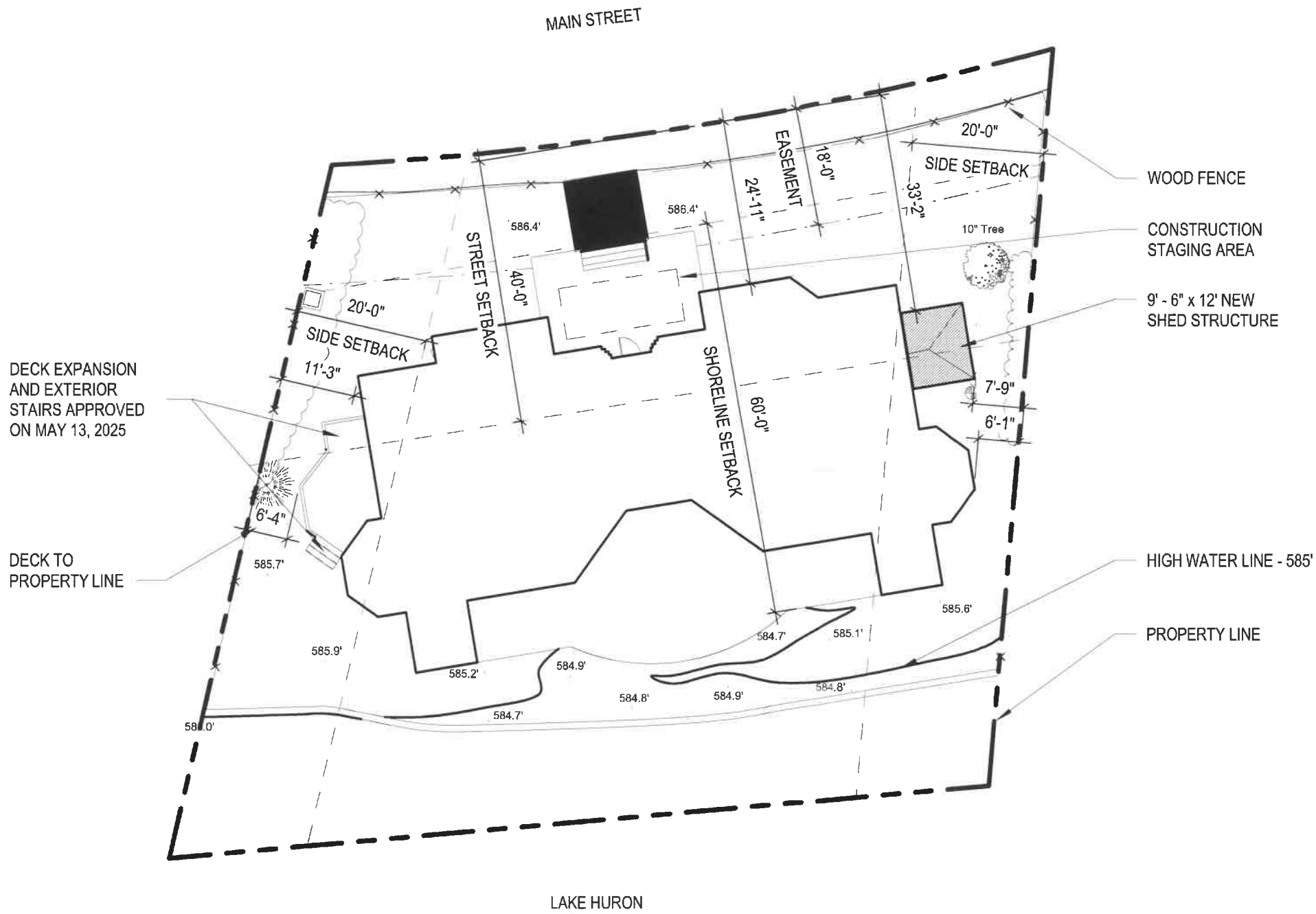
SURVEYORS • CIVIL ENGINEERS

607 E. LAKE ST.
HARBOR SPRINGS, MICHIGAN 49740
PHONE (231) 526-2119 FAX (231) 526-7257
benchmark607@gmail.com

Client : **FISHER • GILMER**
Project Mgr : R.E. GELKE
Drawn By : SLE
Field By : WINTER•GEARY
File : S22368.GXD
Job # : 22-368
Sheet # : 1 OF 1

Date: (revisions) by
26 September 2022

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



SITE PLAN

1" = 20'-0" SCALE

EXTERIOR SCONCE
LIGHTING TO REMAIN

NOTE: EXTERIOR
SOFFIT LIGHTING TO
REMAIN

NEW SHED
STRUCTURE

9'-6"

12'-0"

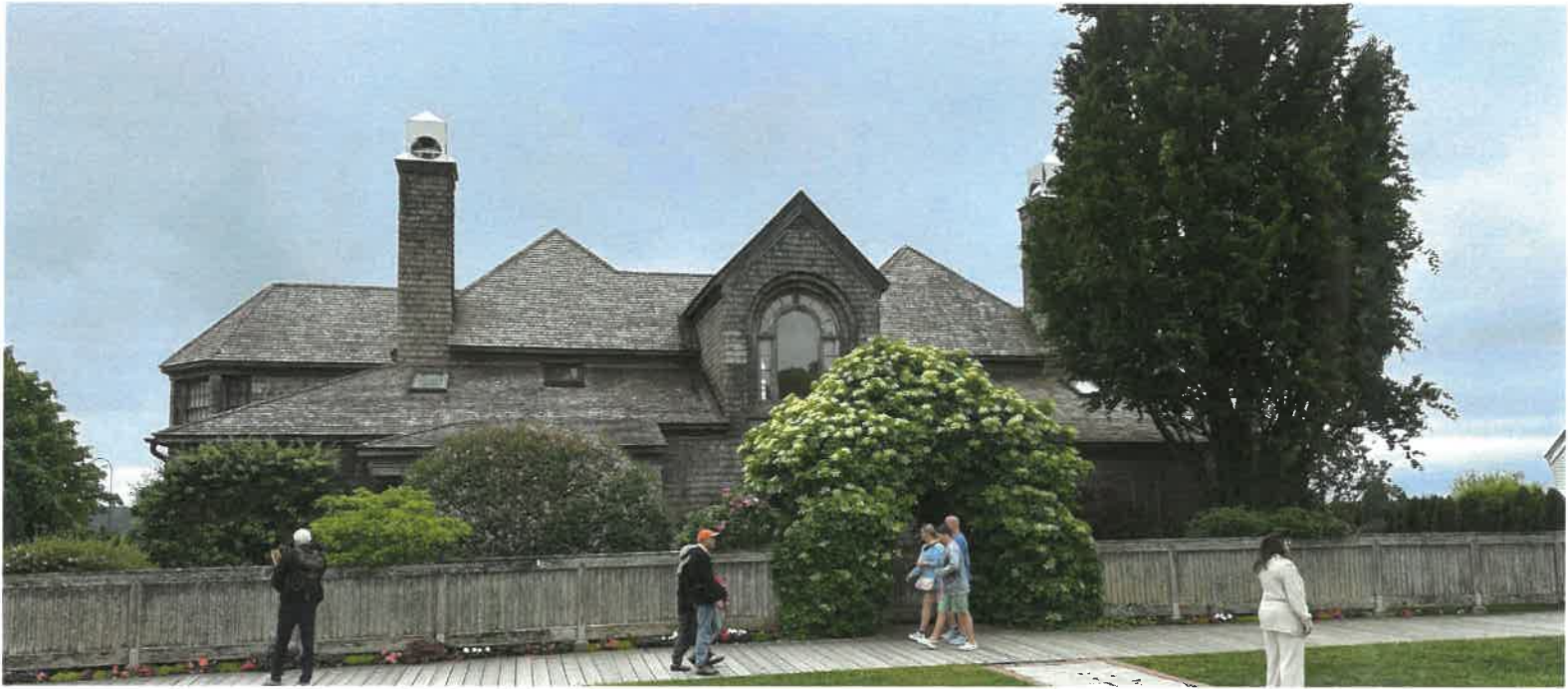
EXTERIOR DECK
LIGHTING TO REMAIN

FIRST FLOOR - PROPOSED

1/8" = 1'-0" SCALE

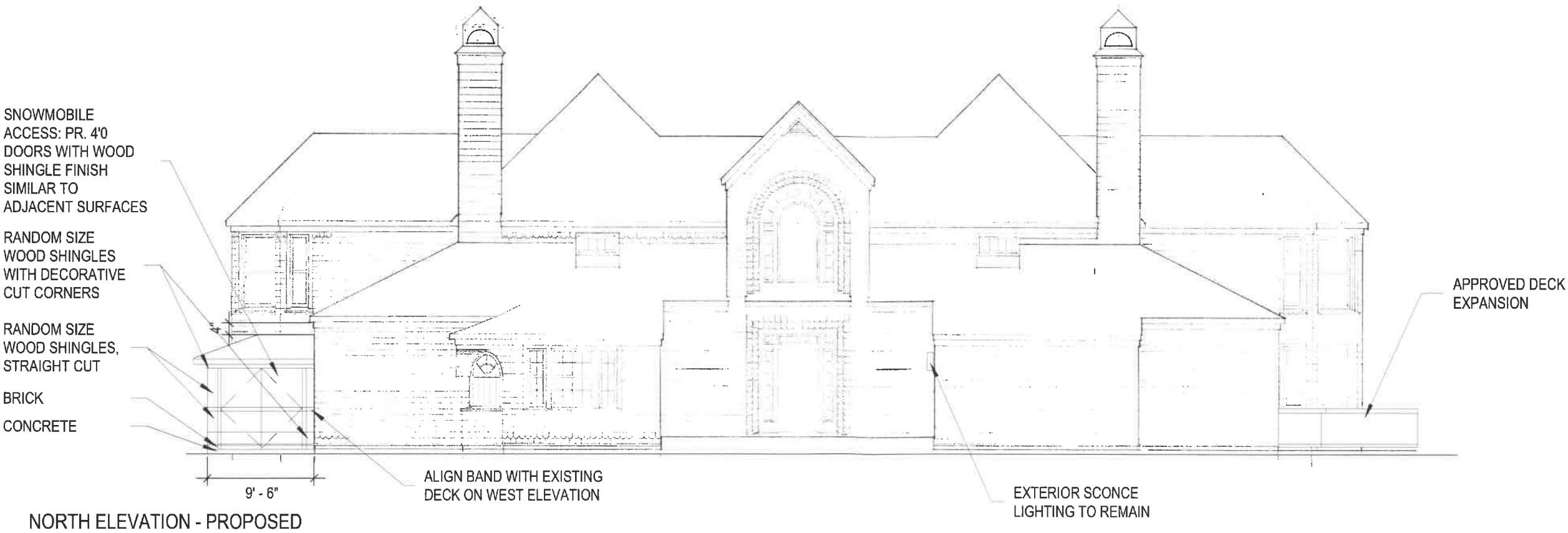


Section X, Item.	
GILMER	3
	PROPOSED P
	2025.05.22
SCALE: 1/8" = 1'-0"	
GILMER RESIDENCE RENOVATION PC/HDC	
HopkinsBurns historic preservation & communities by design	
61	



EXISTING BAND AT WEST ELEVATION

NORTH ELEVATION - PHOTOGRAPHS



NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PHOTOGRAPHS



SOUTH ELEVATION - PROPOSED

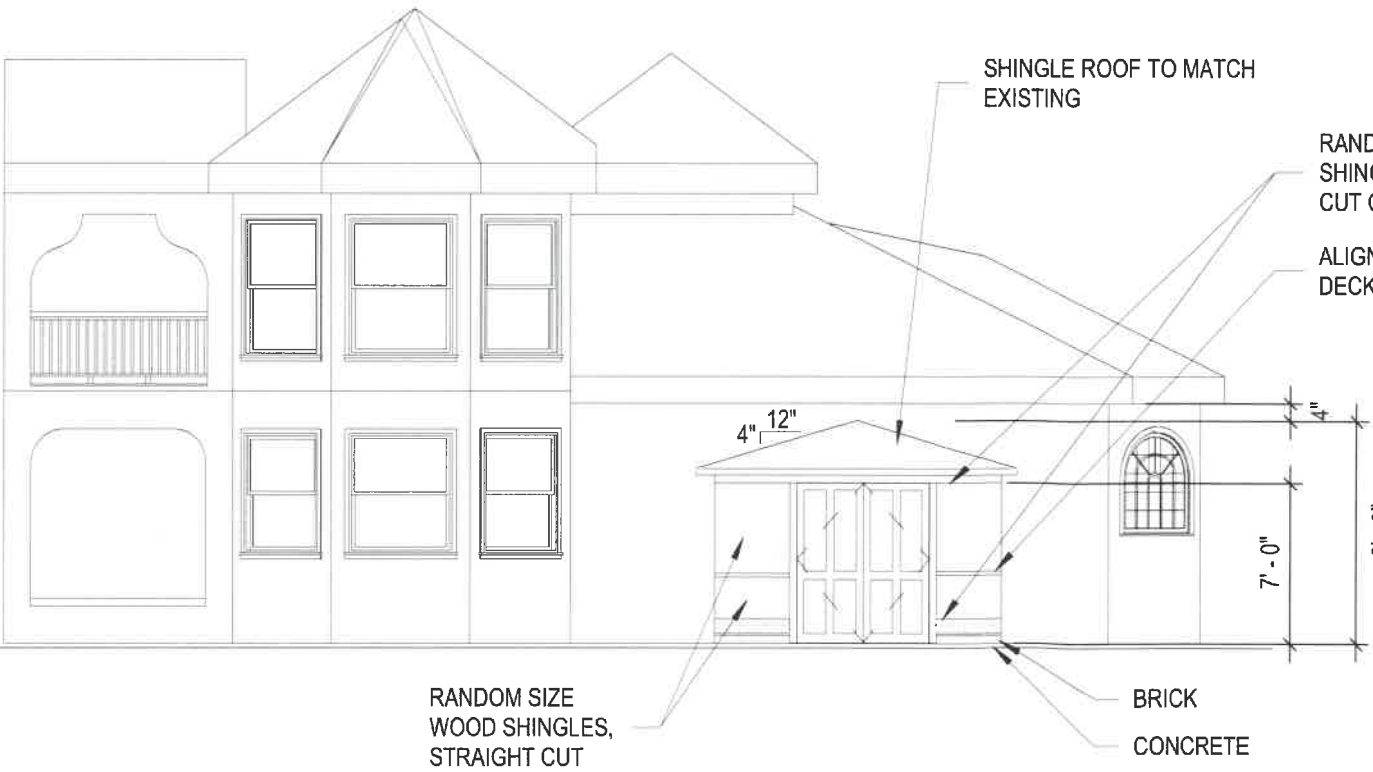
EAST ELEVATION - PHOTOGRAPHS



NEW SHED STRUCTURE LOCATION



PROFILE OF SHED ROOF TO MATCH EXISTING



EAST ELEVATION - PROPOSED



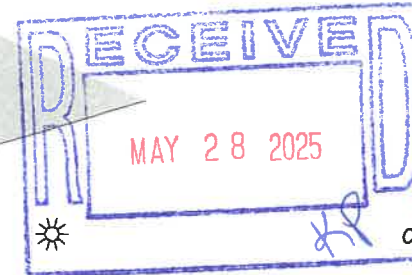


STREET CONTEXT VIEWS



VIEWS OF HOUSE

BENCH MARK
HYDRANT MAIN STEAMER
ELEV. = 588.5' 1988 NAVD



EASEMENT SKETCH

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

File No. RS 25-046-045(14)
Exhibit F
Date 5-28-25

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 |
| 629.5 | SPOT ELEVATION | — | CONCRETE SURFACE |
| — | WOODEN FENCE | — | PAVER STONES |
| — | 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.

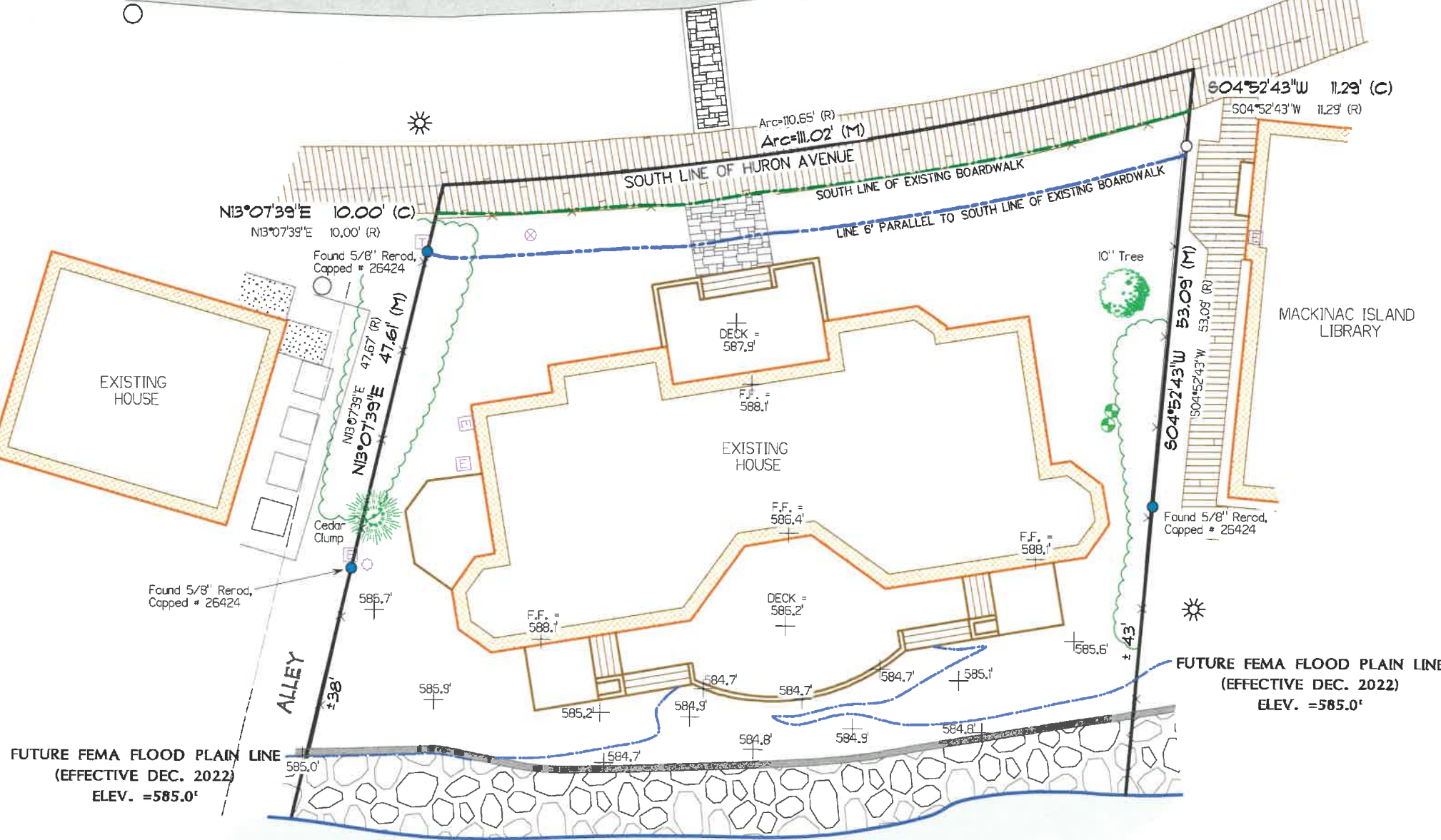
Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, PS 24626, for City of Mackinac Island, dated 24 April 1984.

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.

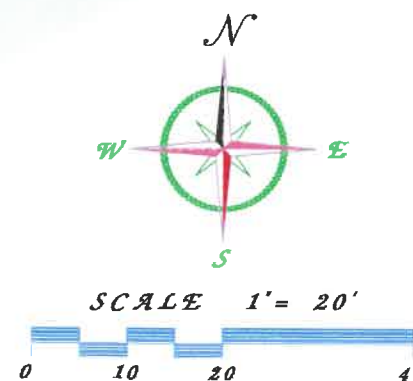
This survey is not intended to be used in place of an ALTA/NSPS Land Title Survey, or to be used to remove the survey exceptions of a title insurance policy.

© COPYRIGHT 2022. ALL RIGHTS RESERVED BY BENCHMARK ENGINEERING, INC.



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'



BENCHMARK ENGINEERING INC.
SURVEYORS • CIVIL ENGINEERS
607 E. LAKE ST.
HARBOR SPRINGS, MICHIGAN 49740
PHONE (231) 526-2119 FAX (231) 526-7257
benchmark607@gmail.com

Client : FISHER • GILMER
Project Mgr : R.E. OELKE
Drawn By : SLE
Field By : WINTER • GEARY
File : S22368 EASEMENTS.GXD
Job # : 22-368
Sheet # : 1 OF 1

Date: (revisions)	by
28 OCTOBER 2022	

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