

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, September 08, 2026 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. Approval of Minutes

[a.](#) August 11, 2026

V. Adoption of Agenda

VI. Correspondence

[a.](#) Letter from SHPO re CLG Review

VII. Committee Reports

VIII. Staff Report

[a.](#) C26-019-042(H) Cawthorne Spindel Replacement at Kingston Kitchen

[b.](#) R326-062-043(H) Grand Cottage Window Replacement

c. Education Segment: Overview of Paint History - Richard Neumann

IX. Old Business

[a.](#) C26-036-040(H) MITB Exterior Counter

[b.](#) CD26-028-035(H) Lumbrezer and Afridi New Home Hubbards Annex

X. New Business

a. Appoint HDC Chair

XI. Public Comment

XII. Adjournment

CITY OF MACKINAC ISLAND

Section IV, Itema.

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, August 11, 2026 at 1:00 PM

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

I. Call to Order

Acting Chair White called the meeting to order at 1:02 PM.

II. Roll Call

PRESENT

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn

ABSENT

Lee Finkel

Lorna Straus

Staff: Rick Neumann, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. June 9, 2026

Motion to approve as written.

Motion made by Olson, Seconded by Porter.

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

V. Adoption of Agenda

Motion to approve as presented.

Motion made by Olson, Seconded by Schueller.

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

VI. Correspondence

None.

VII. Committee Reports

None.

VIII. Staff Report

- a. CD26-002-034(H) Schueller Wood Repairs

Lipovsky stated there is siding and deck repairs due to rot.

- b. R326-013-039(H) Dunham New Roof

Lipovsky stated the applicant needed a new roof.

Motion to approve the Staff Report.

Motion made by Olson, Seconded by Porter.

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

IX. Old Business

- a. C26-044-003(H) Verizon Antenna Replacement on Chippewa Hotel

Lipovsky stated they are upgrading the antennas and were waiting on the Section 106 approval. That has been received. Motion to approve.

Motion made by Olson, Seconded by White.

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

- b. Ballot Box Placement

White stated the box was not placed in the approved location. White spoke to Ruddle and he stated there is a power line in the area and it is supposed to be in a well-lit area that can be on video. Lipovsky stated the 3' from the line would be back from the stairs. Lipovsky stated he believes the approved location would compound problems of locating. Motion to approve the location as it was placed.

Motion made by Porter, Seconded by Olson.

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

X. New Business

- a. CD26-028-035(H) Lumbrezer and Afridi New Home Hubbards Annex

Neumann stated he reviewed and it is an appropriate house to add to the district. He did want the commission to consider the slight differences from other homes in the district. He does not know if they are enough to deny it, but the commission might want to discuss. Most houses are higher grade, have a different shape and have larger porches. Neumann stated he does not think these differences disqualify the home from the district. Olson stated he appreciates the drawings, but would have liked a mockup to have a sense of the massing. He is less concerned about the shape. Schueller stated it is hard to envision on the paper. Schueller asked about the materials being used. Neumann stated all the exterior materials are wood. Lumbrezer produced samples. The materials are wood with a composite plywood

backing. Lumbrezer stated they would be willing to switch to all wood materials. Neumann stated he is not hung up on the composite materials for several reasons. The products look like natural products, are all quality materials, and the appearance is still wood. Schueller stated the roofing material does not depict any of the other houses in the Annex. The product is called Ecostar. They would be just as happy to use wood or asphalt shingles. Lipovsky recommended the asphalt material. Olson asked Schueller if she would be more comfortable tabling for more information. Schueller would like to see the materials he would change to. Porter stated the roof material should be asphalt to be in keeping with the other homes in the Annex. Schueller asked about the quit claim noted on the survey. Schueller also asked about the road. Lipovsky stated that will be discussed at the Planning Commission level. White stated it would be tabled for roof material, a 3d rendering, and some pictures of the surrounding area. Lumbrezer distributed a packet of pictures to the table. Lumbrezer stated he would be here the rest of the week if anyone would like a walking tour of the property. Olson confirmed with Lumbrezer the placement of the home on the lot. Motion to table for the needed information of asphalt roofing material and a 3d rendering. Schueller also asked for the 3d rendering showing the location and the materials he wants to use.

Motion made by Olson, Seconded by Schueller.
Voting Yea: Porter, Olson, Schueller, White, Linn

b. C26-036-040(H) MITB Exterior Alterations

Emily Kizer stated they would like 3 minor changes to the exterior of the building. They would like to add a small utility pedestal to the rear of the building for internet, hidden behind a lot of vegetation. Lipovsky stated the location is the best option. The second change is the display area. The applicant would like to remove one of the rack card sections and add an island map with two plastic holders for visitor guides and maps. The third change would be to replace the white painted wood counter with a composite Corian countertop. The painted surface doesn't hold up well. White stated the color is her concern. She would like to see a white or beige. Olson stated he does not like a Corian application for this instance. Olson wonders if there is a material that has the ease of maintenance but looks like wood. Lipovsky stated a solid color would be a better choice and not look so much like Corian. Neumann suggested a prefinished butcher block or a solid white or beige solid surface material. Porter stated there is a quartz material that looks like marble. White asked Lipovsky if it is possible to be wood with a resin cover. Kizer stated that does not necessarily hold up to UV. Schueller liked the suggestion of the quartz that looks like marble. Lipovsky stated quartz is more brittle than Corian. It was decided that a Corian material that looks like marble would be preferable. Motion to approve contingent on approval of the counter material. The applicant may proceed with the other two changes.

Motion made by White, Seconded by Olson.
Voting Yea: Porter, Olson, Schueller, White, Linn

XI. Public Comment

White stated Lucky Bean replaced their screen door without coming to the HDC. Lipovsky has told them they need to remove the door and bring in an application for a new door.

XII. Adjournment

With no further business there was a motion to adjourn at 1:50 PM.

Motion made by Olson, Seconded by Schueller.

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

Lindsey White, Acting Chair

Katie Pereny, Secretary



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

August 12, 2026

EMAILED ONLY

Katie Pereny
Secretary, Historic District Commission
7358 Market Street
PO Box 455
Mackinac Island, MI 49757

Dear Ms. Pereny:

Since 2022, Mackinac Island has participated in the Certified Local Government (CLG) program, a national historic preservation program administered by the State Historic Preservation Office (SHPO) in partnership with the National Park Service (NPS). The program is intended to assist communities in carrying out important historic preservation activities at the local level. As a CLG, the City has exclusive access to grant opportunities and specialized technical assistance from SHPO and NPS.

In accordance with NPS regulations and SHPO's *Certified Local Government Program: Program Requirements + Certification Handbook*, we are required to complete a review of each CLG's historic preservation program at least once every four (4) years. The purpose of the evaluation is to assess the CLG's compliance with the program, which ensures the community's ongoing access to program benefits, including grant funding. It also provides an opportunity to discuss opportunities and challenges in the local program and identify ways in which the CLG program can support the community in its efforts.

This letter serves as official notice that Mackinac Island is scheduled for review in 2026. The City does not need to prepare anything specifically for the review. Rather, SHPO's review will be based on previously provided annual reports and may also include discussion with local preservation program staff. Following, SHPO will provide the City with a report summarizing its findings, recommendations, and, if necessary, corrective actions needed to maintain compliance with CLG program standards. A copy of SHPO's report template is included with this letter.

We are proud to include Mackinac Island among Michigan's official partners in the national historic preservation program, and we look forward to continuing to work with the community in the future. If you have questions about this program or activity, please contact Haley Schriber at schriberh@michigan.gov or 517.855.8586.

Sincerely,

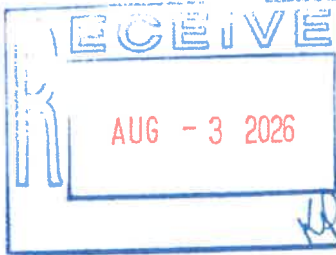
Ryan M. Schumaker
State Historic Preservation Officer



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

Section VIII, Itema.

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: 1384 Hoban 051-550-019-10
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Dennis Cawthorne Email Address: _____
 Address: PO Box 1189 Mackinac Island, MI 49757
 (Street) (City) (State) (Zip)
 Telephone: _____
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: 2x4 Construction Email Address: _____
 Address: 703 Steete St. St Ignace MI 49781
 (Street) (City) (State) (Zip)
 Telephone: 906-298-0149
 (Home) (Business) (Fax)

replace
spindles
like-for-like

- ☒ 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

Dennis Cawthorne

Signature

SIGNATURES

Signature

Dennis Cawthorne

Please Print Name

File No. C26-019-042(H)

Exhibit A

Date 8-3-26

Please Print Name

Initials KJ

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: C26-019-042(H) Date Received: 8-3-26 Fee: \$25
 Received By: KJ Permy Work Completed Date: _____

RECEIVED
AUG - 4 2026

File No. C26-019-042(H)
Exhibit C
Date 8-4-26
Initials KL

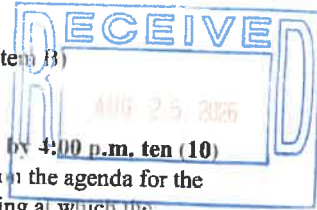




GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- ☒ 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

PROPERTY LOCATION: 1441 Cadotte Avenue 051-575-062-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: GHMI RESORT HOLDINGS LLC Email Address: _____
Address: 100 St. Paul St STE 800 Denver CO 80206
(Street) (City) (State) (Zip)
Telephone: _____ 908-747-3331 _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Tamara Burns Email Address: _____
Address: 113 S 4th Ave Ann Arbor MI 48104
(Street) (City) (State) (Zip)
Telephone: _____ 734-424-3344 _____
(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] SIGNATURES File No. R326-062-043(H)
Signature Exhibit A
Tamara Burns Tamara Burns
Please Print Name Date 8-25-26
Initials KP

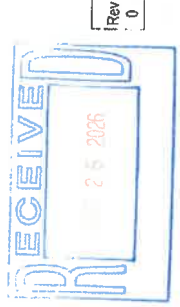
NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

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

File Number: R326-062-043(H) Date Received: 8-25-26 Fee: 825-
Received By: KPerary Work Completed Date: _____

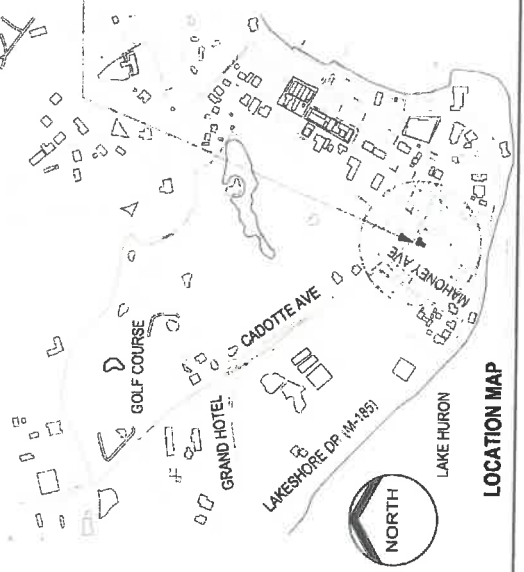
GRAND COTTAGE WINDOWS

HISTORIC DISTRICT SUBMISSION



Sheet List

- 1 COVER
- 2 SURVEY
- 3 FIRST FLOOR PLAN
- 4 SECOND FLOOR PLAN
- 5 THIRD FLOOR PLAN
- 6 ELEVATIONS
- 7 ELEVATIONS
- 8 CONTEXT



OWNER: GRAND HOTEL
CONTACT: RICHARD CHAMBERS
906.847.3331
PROPERTY ADDRESS: 1441 CADOTTE AVE
MACKINAC ISLAND, MI 49757
PARCEL #: 051-575-062-00
Project Description: Like-for-like replacement of existing wood windows.

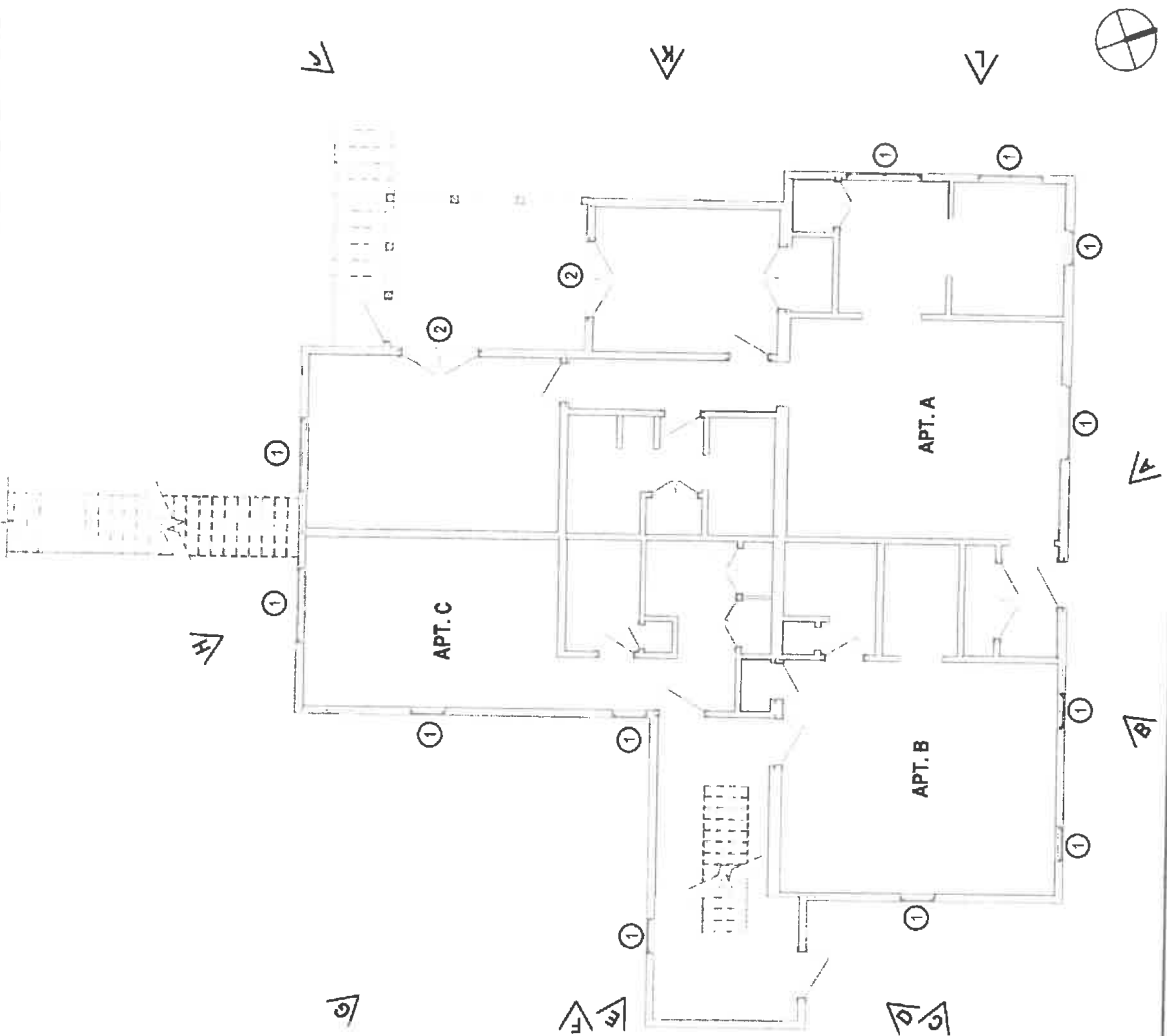
Zoning
ZONING DISTRICT: R3 - HIGH DENSITY RESIDENTIAL
HISTORIC DISTRICT: WEST END HISTORIC DISTRICT
Statement of Historic Significance
The project involves the restoration of a historic building listed as a contributing structure in the Mackinac Island National Historic Nomination. Utmost care, sensitivity and respect shall be shown to the building at all times. Carefully respect existing conditions and treat existing materials as irreplaceable. Do not remove, alter or disfigure any original materials, elements or finishes unless indicated on the drawings, or specifications, or directed by the Architect.

Legal Description
M1° 19' 29" 292/166 669837-549 BEG AT THE NE COR OF LOT 11 BLK 5 TH N 46 DEG 30'W 50.0 FT ALONG GRAND AVE TH N 33 DEG 22'W 158.85 FT ALONG SLY LINE OF GRAND AVE TH S 36 DEG 30'W 377.22 FT TH S 59 DEG 40'E 92.9 FT TH N 39 DEG 35'E 82.9 FT TH S 61 DEG 27'E 100.5 FT TO ELY LINE OF LOT 11 TH N 36 DEG 23'E 168 FT ALONG ELY LINE TO THE POB. AKA GRAND COTTAGE PART OF N 23 OF LOT 11 BLOCK 5 ASSESSOR'S PLAT NO. 4

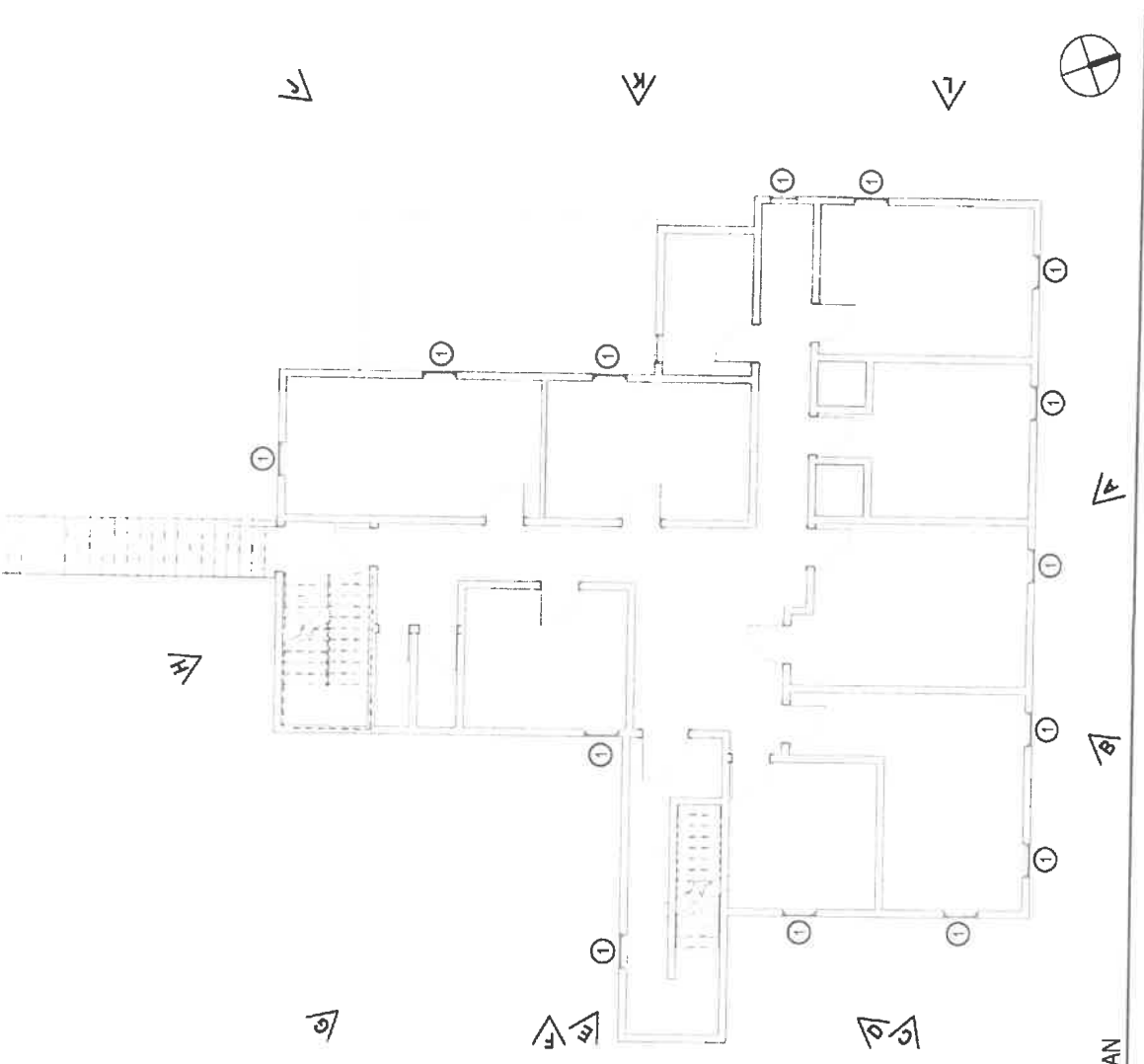
ARCHITECT
HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

LEGEND

- ① REPLACE WINDOW AND EXTERNAL TRIM, LIKE-FOR-LIKE (IN THE SAME OPENING WITH THE SAME WINDOW TYPE)
- ② TWO PAIR OF DOUBLE FRENCH DOORS TO BE REPLACED LIKE-FOR-LIKE
- X PHOTO LOCATION



FIRST FLOOR PLAN
1/8" = 1'-0" SCALE



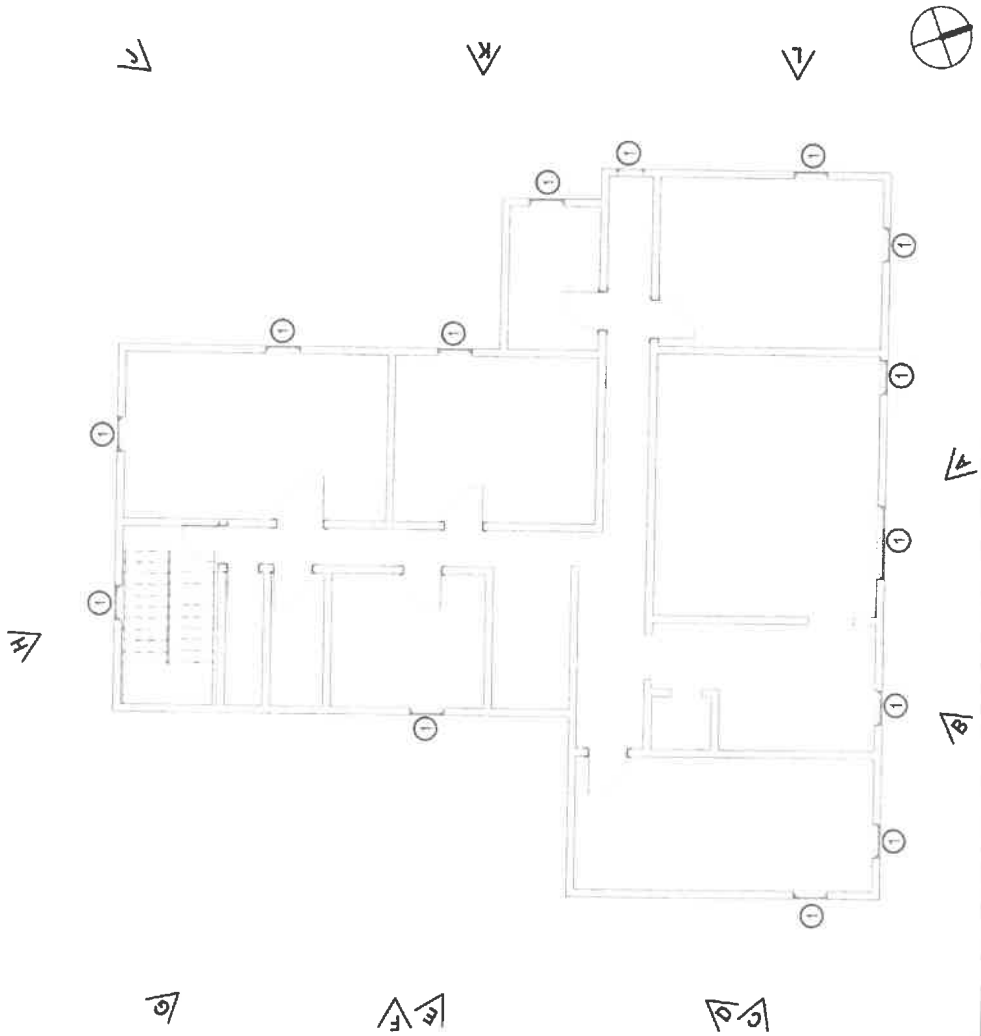
LEGEND

- ① REPLACE WINDOW AND EXTERNAL TRIM, LIKE-FOR-LIKE (IN THE SAME OPENING WITH THE SAME WINDOW TYPE)
- ② TWO PAIR OF DOUBLE FRENCH DOORS TO BE REPLACED LIKE-FOR-LIKE
- X PHOTO LOCATION

SECOND FLOOR PLAN
1/8" = 1'-0" SCALE

LEGEND

- ① REPLACE WINDOW AND EXTERNAL TRIM, LIKE-FOR-LIKE (IN THE SAME OPENING WITH THE SAME WINDOW TYPE)
- ② TWO PAIR OF DOUBLE FRENCH DOORS TO BE REPLACED LIKE-FOR-LIKE
- X PHOTO LOCATION



THIRD FLOOR PLAN
1/8" = 1'-0" SCALE

REPLACE WINDOW AND
EXTERNAL TRIM, LIKE-
FOR-LIKE (IN THE SAME
OPENING WITH THE
SAME WINDOW TYPE)



PHOTO B



NORTH ELEVATION - PHOTO A



PHOTO G



PHOTO F



PHOTO E



PHOTO D



EAST ELEVATION - PHOTO C



SOUTH ELEVATION - PHOTO H



WEST ELEVATION - PHOTO J



PHOTO K



PHOTO L



WEST ELEVATION - EXTERIOR DOORS AT PORCH



TWO PAIR OF DOUBLE
FRENCH DOOR TO BE
REPLACED LIKE-FOR-LIKE

REPLACE WINDOW AND
EXTERNAL TRIM, LIKE-FOR-
LIKE (IN THE SAME
OPENING WITH THE SAME
WINDOW TYPE)

08.25.2026

Historic District Commission

SCALE: 1 : 9000

Grand Cottage
Windows

CONTEXT
8

Section VIII, Itemb.



STREETVIEW - CADOTTE AVE TOWARDS MAHONEY AVE



STREETVIEW - CADOTTE AVE TOWARDS MARKET ST



STREETVIEW - CONTEXT WEST OF COTTAGE

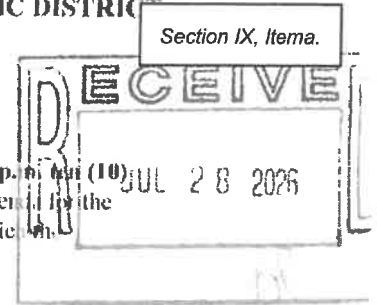


STREETVIEW - CONTEXT EAST OF COTTAGE

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)

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A) MINOR WORK

PROPERTY LOCATION: 7274 Main Street (Number) (Street) 051-550-036-00 (Property Tax ID #)

PROPERTY OWNER

Name: City of Mackinac Island (Incorporated by Mackinac Island Township) Email Address: _____
 Address: 7358 Market Street (Street) Mackinac Island (City) MI (State) 49757 (Zip)
 Telephone: 906-847-3702 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Emily Kizer Email Address: _____
 Address: PO Box 451 (Street) Mackinac Island (City) MI (State) 49757 (Zip)
 Telephone: 734-834-0136 (Home) 906-847-3783 (Business) (Fax)

- X Attach a brief description of the nature of the minor work proposed and the materials to be used.
- X 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.

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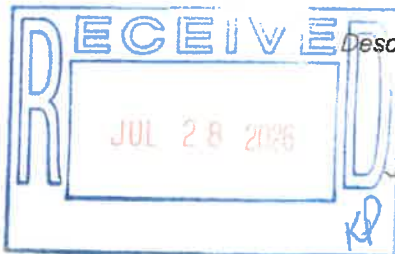
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system 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: [Signature] SIGNATURE: [Signature] File No. C26-036-0040(4)
 Emily Kizer Tim Hygh Exhibit A
 Please Print Name Please Print Name Date 7-28-26

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

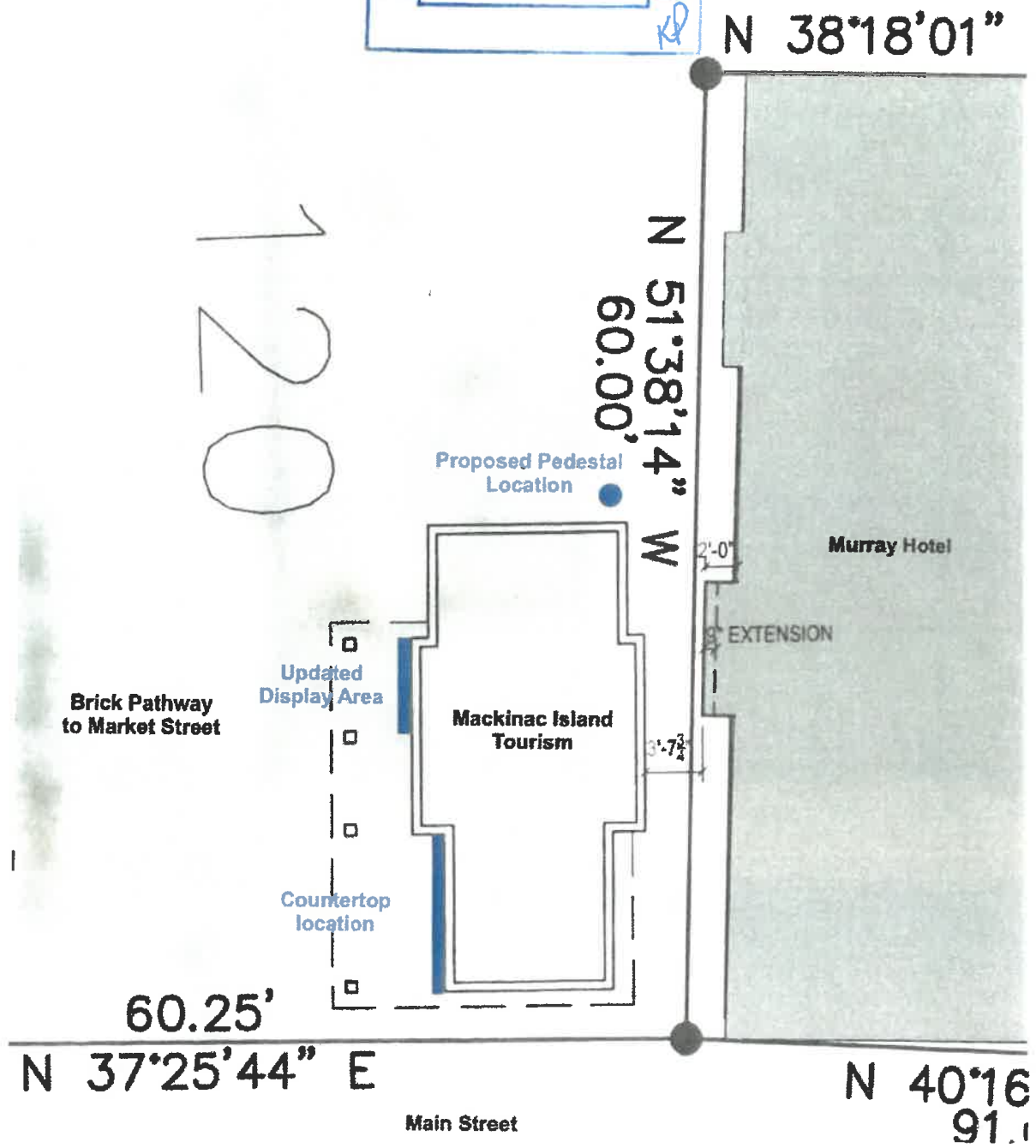
RETURN THIS FORM AND SUPPORTING MATERIALS TO:
 MACKINAC ISLAND BUILDING OFFICIAL
 7358 MARKET STREET, MACKINAC ISLAND, MI 49757
 PHONE: (906) 847-4035

File Number: C26-036-0040(4) Date Received: 7-28-26 Fee: \$100
 Received By: [Signature] Work Completed Date: _____



Description and Photos: 7274 Main Street
Submitted: July 28, 2026

SITE PLAN



File No. C26-036-040(H)
Exhibit B
Date 7-28-26
initials KP

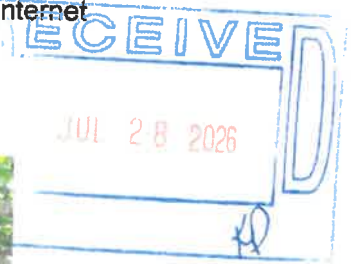
We propose the following changes to the building located at 7274 Main Street:

Add an utility pedestal at the rear of the building for internet service.

The work will be done by a contractor for Spectrum after applying and receiving all appropriate permits and permissions. Approximate pedestal dimensions: 9" x 20"

This installation would allow the Mackinac Island Tourism office to improve their internet reliability with a dedicated service line.

EXISTING: Northeast corner of the MITB office



PROPOSED: NE corner of the building with proposed location of pedestal



File No. C26-036-040(H)
Exhibit C
Date 7.28.24
Initials KP

EXISTING: North side view of MITB office from brick pathway



Update display area on west side of building.

We propose removing one of the existing rack card holders (approximately 43" by 42") on the exterior of the building. In its place, we propose mounting a map of Mackinac Island and two brochure holders for the island visitor guide and map.

Island businesses are utilizing fewer racks cards for advertising purposes compared to years ago. We find we need less space and can improve the overall look of the area if we have fewer empty spaces by removing one of the card display boards.

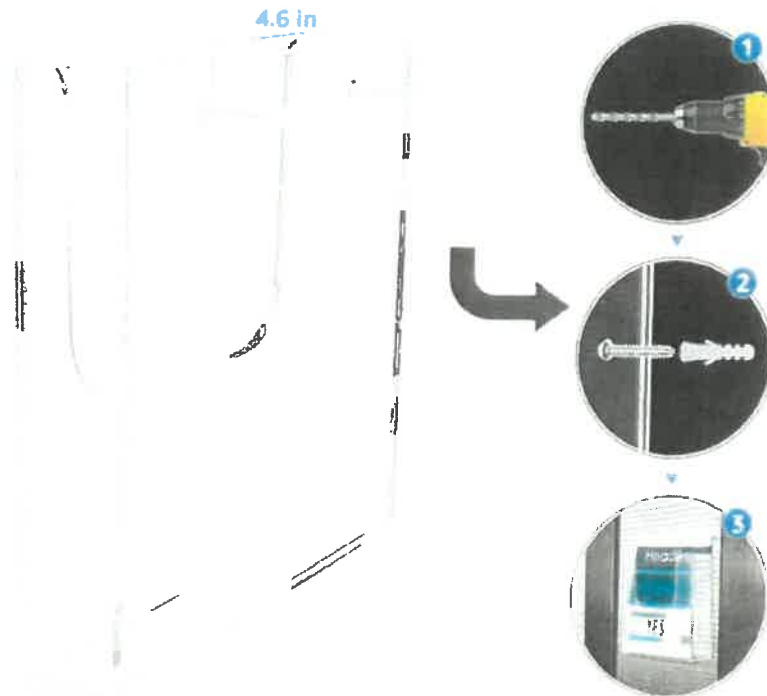
If approved, the map that will be installed will help guests understand the island better while still providing space for Mackinac Island Tourism members to display their advertising materials.

Installation work to be done by MITB Staff and Matt Myers of Mackinac Woodworks.

EXISTING: Two rack card holders



PROPOSED: Mock-up of map/publication holder location.



Example brochure holder, mounted with screws

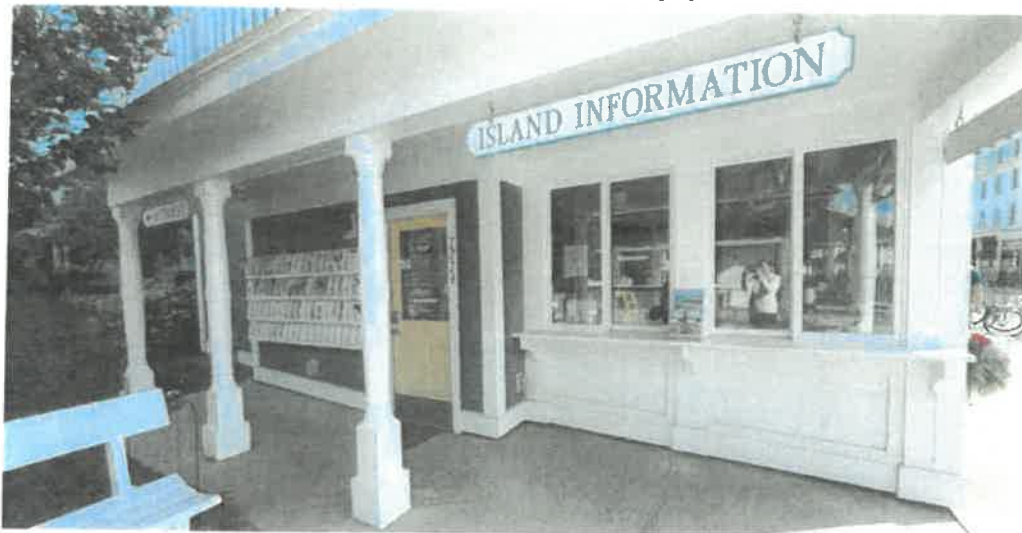
Submitted: July 28, 2026

Replace white painted wood countertop with composite countertop.

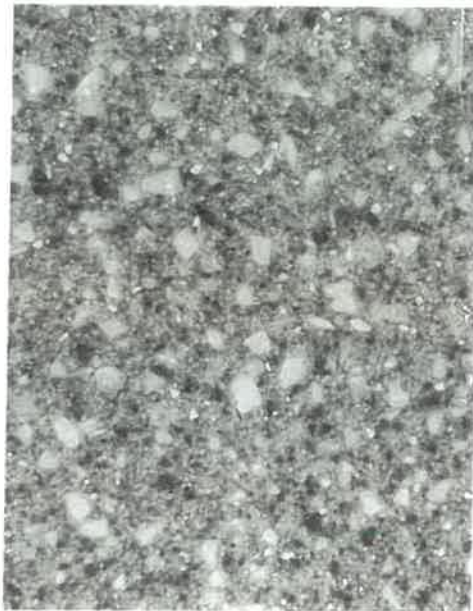
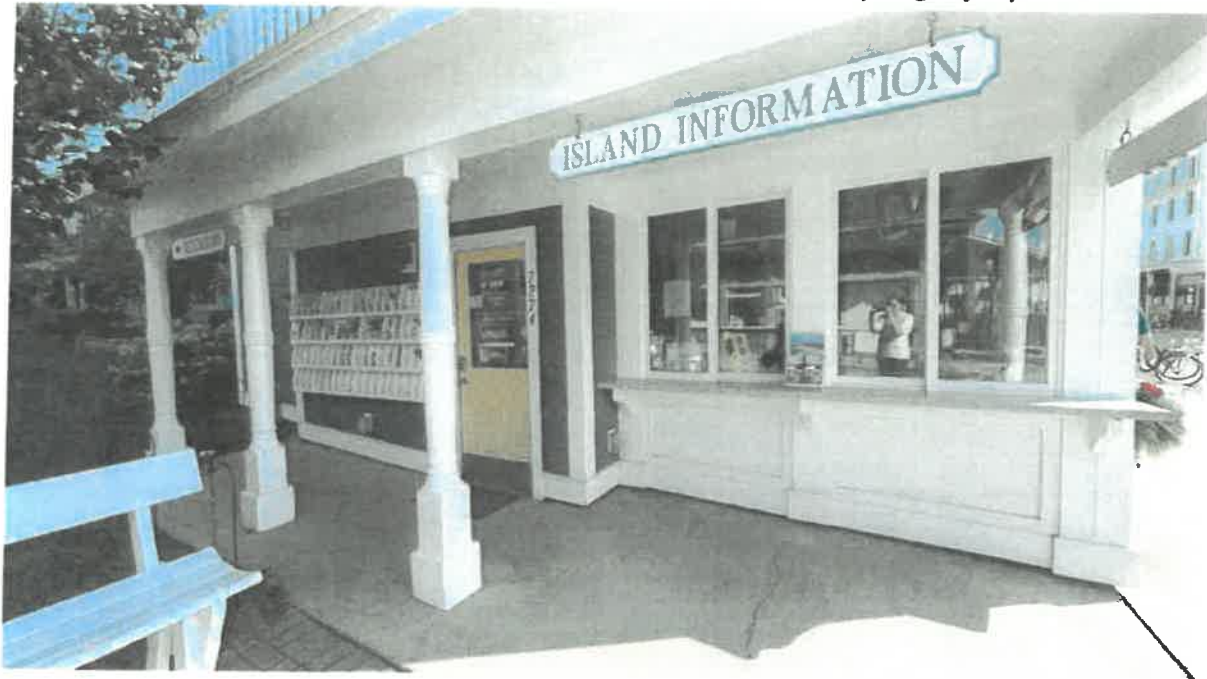
We propose replacement of the existing white painted wood exterior countertop at the Mackinac Island Tourism office's information booth. With the foot traffic we see every year at the window, the painted surface wears quickly, requiring regular painting in the off season.

We would like to install a durable composite corian countertop with the same footprint as the existing exterior countertop.

Work to be done by Matt Myers.

EXISTING: Wood countertop painted white

PROPOSED: Corian composite countertop - grey speckle



Sample of proposed corian countertop - speckled grey



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

31 July 2026

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

Re: **MACKINAC ISLAND TOURISM BUREAU UPDATES**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed changes at the Mackinac Island Tourism Bureau in the Market and Main Historic District.

Find attached the Design Review. Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Emily Kizer, Mackinac Island Tourism Bureau
Dave Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

31 July 2026 610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

DESIGN REVIEW

MACKINAC ISLAND TOURISM BUREAU UPDATES

7274 Main Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is for proposed updates at the Mackinac Island Tourism Bureau, 7274 Main Street, in the Market and Main Historic District. The Bureau proposes changes to the advertising card display rack on the side of the building, consisting of removing one-half of the display rack and installing a map of Mackinac Island in its place. The service window counter-top is also proposed to be replaced - composite faux stone in place of painted wood. As well, internet cable service is proposed to be added requiring installation of a service pedestal. This 20 inch tall pedestal would be installed at the rear of the building, largely hidden by foliage.

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, existing conditions photos, proposed mock-up photos, and a site plan drawing dated 28 July 2026.

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 work would not affect historic materials as the building is relatively new. As such, proposed work would not need to be differentiated from the existing design. And the proposed work would be compatible with the existing building and its environment.

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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 alterations could be removed in the future, returning to the current 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."*

While the Tourist Bureau building is not historic, the proposed changes would be appropriate to the existing building and to the historic value of the surrounding district.

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

The reduced display case and new map would fit well in the existing wall area on the side of the building. The map installation should not overlap the adjacent door trim.

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

The changes would generally be compatible with the design, arrangement, and materials of the Tourist Bureau building. However, a long implemented downtown standard has been to use painted wood on storefronts directly in front of passersby. While the existing painted wood counter requires ongoing maintenance, it is a point of contact for many visitors and residents alike, which if changed to a synthetic stone material would lose its distinctly period feeling, and have a more contemporary appearance and feel.

In a historic district, a peeling painted wood storefront presents a more authentic historic character than a "like new" substitute wood material considered maintenance-free. And such could be said for the countertop as well.

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

The clean design and white color of the proposed cases would blend with the aesthetic value of the building.

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CONCLUSION

The proposed upgrades and changes at the Mackinac Island Tourism Bureau at 7274 Main Street would meet the Standards for review, with the exception of the countertop replacement. The proposed synthetic stone countertop replacement of painted wood, would not meet the compatibility of materials standard, (3) above.

If the Historic District Commission concludes that the countertop change is appropriate to the Market and Main Historic District, then the proposal would meet the Standards for review, including the Standards Under Code Sec. 10-161 (b), and should be approved. If the HDC determines the change is not compatible, then the countertop replacement should not be approved.

END OF REVIEW

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURESPROPERTY LOCATION: 0 Lakeview Blvd
(Number) (Street)051-650-028-00
(Property Tax ID #)

Section IX, Itemb.

JUL - 2 2026

LEGAL DESCRIPTION OF PROPERTY:

(Attach supplement pages as needed)

ESTIMATED PROJECT COST: ~\$500,000

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

Email Address: _____

Address: 508 W. Front St.
(Street)Perrysburg
(City)OH
(State)43551
(Zip)Telephone: 513 407-0794
(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

6/26/2026

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: Daniel Lumbrezer and Sophia Afridi

Email Address: _____

Address: 508 W. Front St.
(Street)Perrysburg
(City)OH
(State)43551
(Zip)Telephone: 513 407-0794
(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-DeBorja-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531.

Signature: _____

SIGNATURES

Signature

Daniel Lumbrezer

Please Print Name

Sophia Afridi

Please Print Name

Signed and sworn to before me on the 26 day of June, 2026ZACKERY ROYAL
Notary Public
State of Ohio
My Comm. Expires
September 7, 2030

Notary Public:

WardCounty, Michigan OhioMy commission expires: 09-07-30File No. C026-028-035(H)Exhibit B¹ The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree.

Date

6-2-26

(revised 04/17)

Initials

KD

32

Daniel Lumbrezer
 508 W. Front St.
 Perrysburg, OH 43551
 513 407-0794

June 25, 2026

City of Mackinac Island
 Historic District Commission
 7358 Market St.
 PO Box 455
 Mackinac Island, MI 49757

Please find the additional supplemental information pertaining to the General Application for Work Located within a Historic District Checklist:

- Brief Description of the nature of the work proposed and the materials to be used: Application proposes construction of a new, wood-framed, two-storey, single-family dwelling to be located on Lots 1 + 2 of Block 9 of Hubbard's Annex to the National Park. Materials to be used for the exterior finishes are as follows, where indicated on elevations:
 - 1) LP SmartSide lap siding 6", brushed smooth texture, prefinished 4" exposure, pan-flashed butt joints
<https://lpcorp.com/products/siding-trim/products/lap-siding>, fig 1, product sheet
 - 2) Cedar Valley standard shingle panels, pre-primed/painted 6-sides, even line <https://cedar-valley.com/products/standard-shingle-panels/>, fig 2, product sheet
 - 3) LP smartside vertical, brushed smooth texture, board and batten pattern, pre-finished
<https://lpcorp.com/products/siding-trim/products/panel-vertical-siding>, fig 3, product sheet
 - 4) Cedar Valley standard shingle panels, pre-primed/painted 6-sides, half-round/diagonal/diamond pattern
<https://cedar-valley.com/products/specialty-products/>
 - 5) EcoStar Traditional Cedar Shake, Standard shadow line
<https://ecostarllc.com/products/standard-shadow-line-shake-tiles/>, fig 4

- 6) Soffits: ACRE Edge- and Center-bead
<https://modern-mill.com/siding/edge-and-center-bead/>
 - 7) Rafter tails: pre-finished cedar, Timber Build rafter tail 84T1
<https://www.timberbuild.com/rafter-tail-84t1/> fig 5
 - 8) Windows: Traditional double-hung, pre-finished wood frame, 1 over 1 or
"Victorian" muntins, ie fig 6
 - 9) Doors: All single, hinged, wood framed ie fig 7
- Photographs; enclosed
 - Site and Survey plans; enclosed
 - Floor plans and elevations; enclosed

3/8" Nominal Thickness
Primed Lap: 6" | 8" | 12"

LAP SIDING

Brushed Smooth

Products:

LP® SmartSide® 38 Series Lap Siding

LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

APA-Certified Lap Siding



Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



Application Instructions:

LPCorp.com/Literature



Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Primed Specifications and PIDs:

38 SERIES BRUSHED SMOOTH LAP



Brushed Smooth

Primed

PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Brushed Smooth Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45989
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45990
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45991

3/8" Nominal Thickness
ExpertFinish® Core Collection Lap: 6" | 8"
NATURALS COLLECTION™ Lap: 8"

Brushed
Smooth

ExpertFinish®
Colors

ExpertFinish® Color Specifications and PIDs:

38 SERIES EXPERTFINISH® BRUSHED SMOOTH LAP JOINT SIDING



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45683
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45667
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45682
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45666
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45674
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45658
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45679
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45663
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45678
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45662
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45685
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45669
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45676
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45660
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45686
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45670
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45675
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45659
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45681
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45665
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45687
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45671
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45684
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45668
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45680
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45664
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45673
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45657
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45677
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45661
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45672
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45656
Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46725
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46724
Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46723
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46722
Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46721
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46720
Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46721
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46720
Aged Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46721
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46720
Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46720
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46720

NEW NATURALS
COLLECTION™ LAP

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot
Contact your LP Sales Rep for product availability.
All colors shown are representative and may not be an exact match.

For more information, contact your LP Sales Rep or visit LPCorp.com

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TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®

Section IX, Itemb.



Driftwood



DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty^{6/7} 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^{3/5}
- Rated Class 3 for Impact Resistance⁶ and may qualify for a homeowner insurance discount⁷

UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida^{6/7} mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas^{3/5}
- Clasificación nominal 3 para resistencia a los impactos⁶ y puede ser aplicable a descuento por seguro del propietario⁷



Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con un acabado único.

⁶ Duration® Shingles are tested in a laboratory setting and classified as a UL 2218 and FM 4473 Class 3 Impact-Resistant shingle. The results of this test do not guarantee that the shingle will resist all weather conditions. Hail damage is specifically excluded from coverage under the terms of its warranty.

⁶ Duration® Shingles se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que la teja resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura conforme a los términos de su garantía.

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®

**Brownwood¹****Chateau Green¹****Colonial Slate¹****Desert Rose¹****Driftwood¹****Estate Gray¹****Midnight Plum^{1/4}****Onyx Black¹****Peppercorn¹****Sand Castle¹****Sierra Gray¹****Slatestone Gray¹****Teak¹****Terra Cotta¹****Williamsburg Gray¹****COLOR DISCLAIMER**

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail®, una exclusividad de Owens Corning.



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**

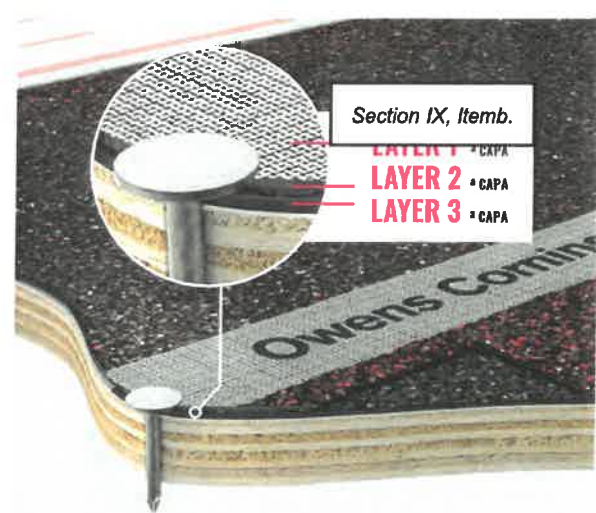
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond

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

Duplica la adherencia común

En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to
2.5X
BETTER
NAIL PULL-THROUGH RESISTANCE

Hasta
2.5X
MEJOR
RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to
9X
BETTER
NAIL BLOW-THROUGH RESISTANCE

Hasta
9X
MEJOR
RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to
2X
BETTER
DELAMINATION RESISTANCE

Hasta
2X
MEJOR
RESISTENCIA A LA DELAMINACIÓN



TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.

SEAL. SELLAR.

Helps create a waterproof barrier

Ayuda a crear una barrera impermeable

DEFEND. DEFENDER.

Helps protect against nature's elements

Protege contra los elementos climáticos

BREATHE. RESPIRAR.

For balanced attic ventilation

Para una ventilación equilibrada del ático

Hip & Ridge shingles
Tejas de limatesa y cumbrera

Laminate shingles
Tejas laminadas

Starter shingles
Tejas de arranque

Exhaust vents
Salidas de aire

Intake vents⁸⁸
Entradas de aire⁸⁸

Self-adhered ice & water barrier
Barrera autoadhesiva contra el hielo y el agua

Synthetic underlayment
Membrana impermeabilizante sintética

+ COMFORT. CONFORT.

Add comfort and energy performance
Más confort y desempeño energético

PINK® Fiberglas™ blown-in attic insulation
Aislamiento para áticos PINK® Fiberglas™ aplicado por impulsión

⁸⁸ For intake ventilation, use approved Owens Corning® Vent Sure® InFlow ventilation or soffit ventilation. Do not use both intake ventilation options in one roofing application. See install instructions for more details.
⁸⁹ Para la ventilación de entrada, utilice la ventilación aprobada por Owens Corning® Vent Sure® InFlow o ventilación de alero. No utilice ambas opciones de ventilación de entrada en una misma aplicación para techos. Consulte las instrucciones de instalación para obtener más detalles.

REGISTER YOUR WARRANTY

Registering your Owens Corning® limited warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



**SCAN TO REGISTER
YOUR WARRANTY**

Escanee para registrar
su garantía

REGISTRE SU GARANTÍA

El registro de su garantía limitada de Owens Corning® le garantiza que la pueda consultar fácilmente en caso de que necesite tener acceso a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.



Product Attributes

Warranty Length*†

Limited Lifetime

(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty**§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39¾"
Application Exposure	5%*
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438*

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

UL 2218 (Class 3 Impact Resistance)*

FM 4473 (Class 3 Impact Resistance)*

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval‡

* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

‡ Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection* may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

4 Owens Corning® shingles include a patented design.

5 Duration® Shingles are tested in a laboratory setting and classified as a UL 2218 and FM 4473 Class 3 Impact-Resistant shingle. The results of this test do not guarantee that the shingle will resist all weather conditions. Hail damage is specifically excluded from coverage under the terms of its warranty.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail® Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit owenscorning.com/patents.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

Pub. No. 10024200-C. Printed in U.S.A. June 2026.
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All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
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(Brookville, Medina, Minneapolis, Summit)

Características del producto

Período de garantía*†

Garantía limitada de por vida

(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas**§

25 años

Período no prorrateado de garantía limitada TRU PROtection®**

10 años

Section IX, Itemb.



Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 x 100 cm (13¼ x 39¾ pulg)
Exposición de aplicación	14.3 cm (5% pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438*

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

ASTM E108/UL 790 (Resistencia al fuego Clase A)

UL 2218 (Resistencia a impactos de clase 3)*

FM 4473 (Resistencia a impactos de clase 3)*

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade²

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

† Garantía limitada de 40 años para proyectos comerciales.

‡ Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tejapintas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami-Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para limpiesa y cumbre de Owens Corning.

4 Las tejas de Owens Corning® incluyen un diseño patentado.

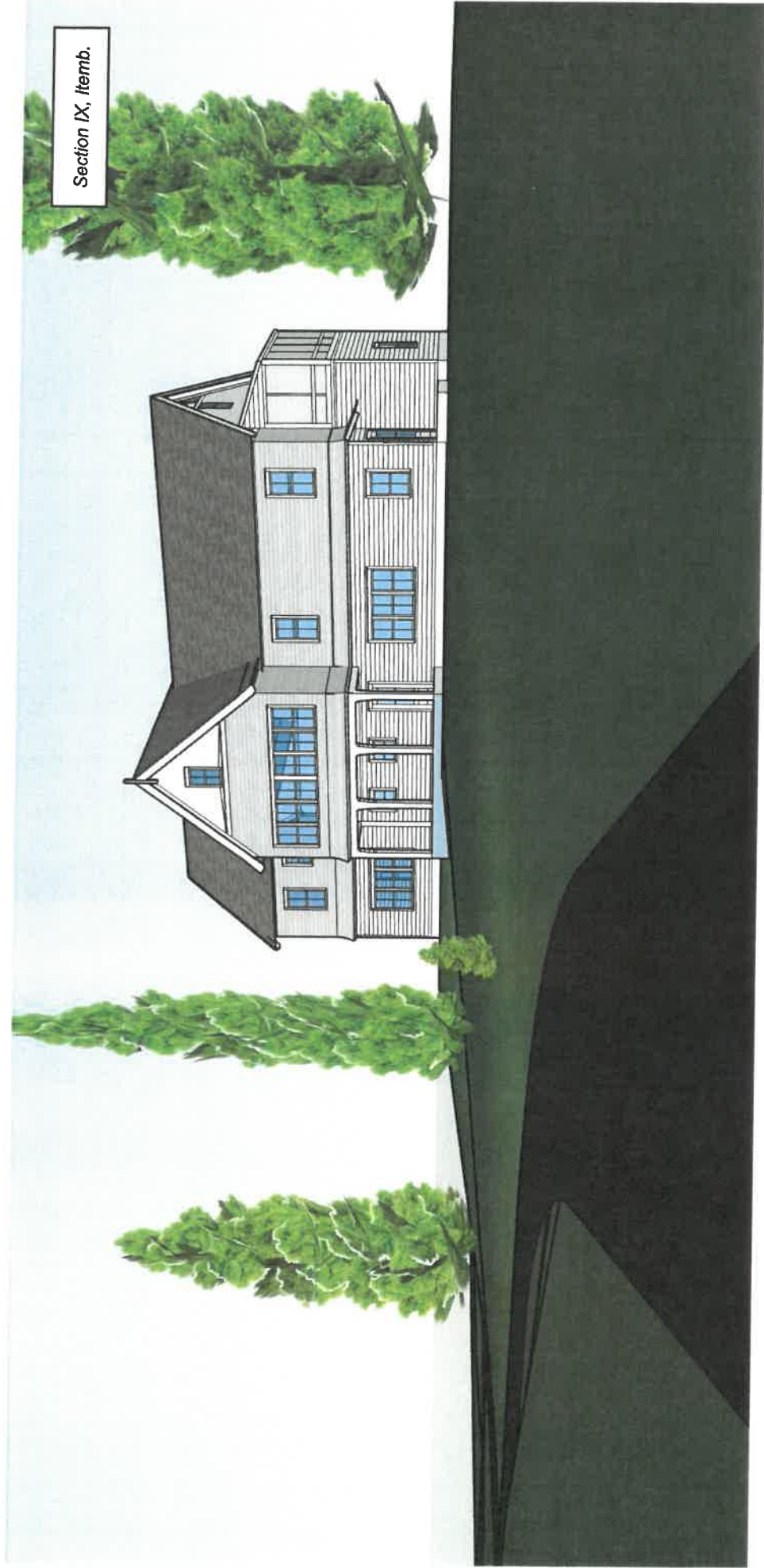
5 Duration® Shingles se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que la teja resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura conforme a los términos de su garantía.

7 Los propietarios deben verificar con su aseguradora para saber si califican.

La tecnología SureNail® no es una garantía de desempeño en todas las tipos de condiciones climáticas.

Para información sobre la patente, visite www.owenscorning.com/patents.

Pub. N° 10024200-C. Impreso en EE.UU. Junio de 2026.
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On Grand Ave., looking

43

1

Application for New Construction 8132 Grand Ave

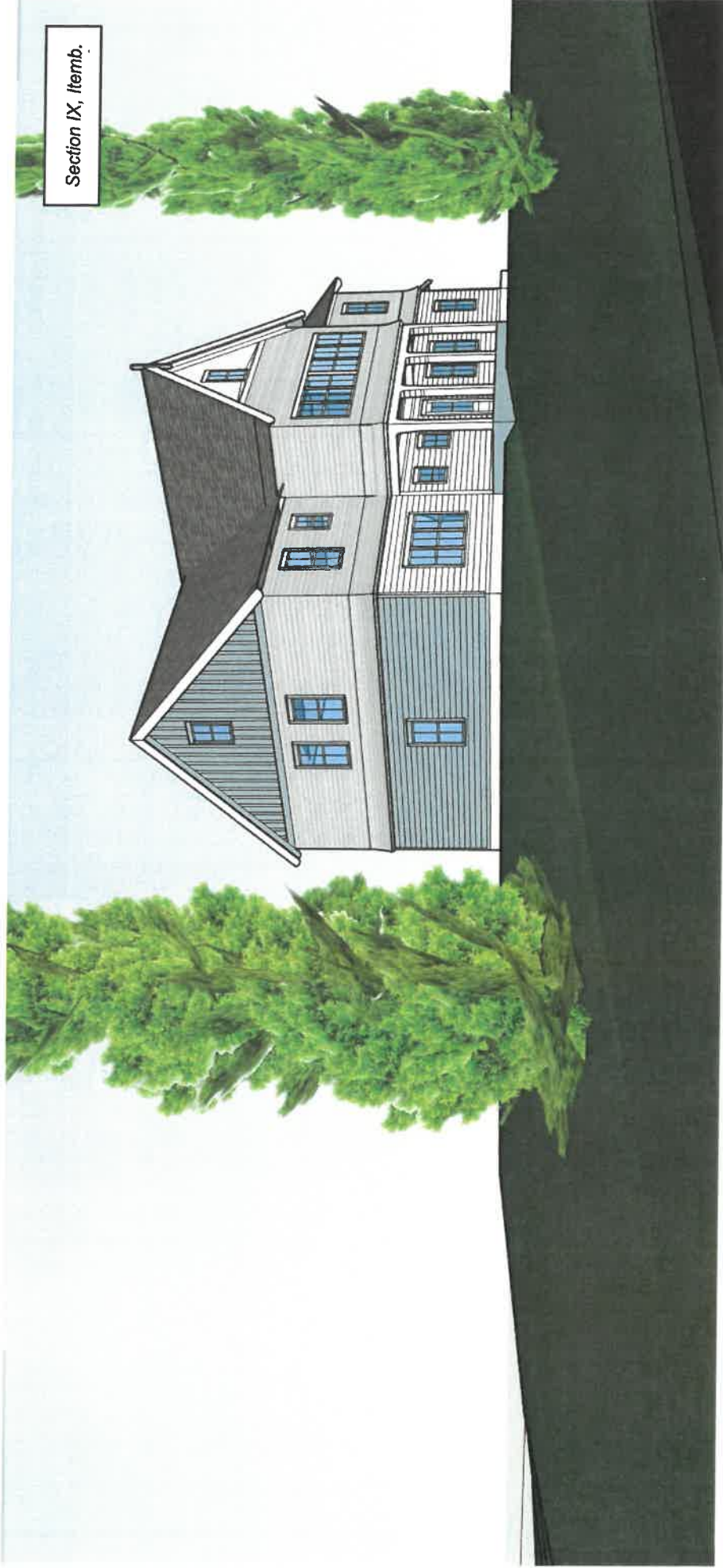


Section IX, Itemb.

On Grand Ave., looking north

44

2



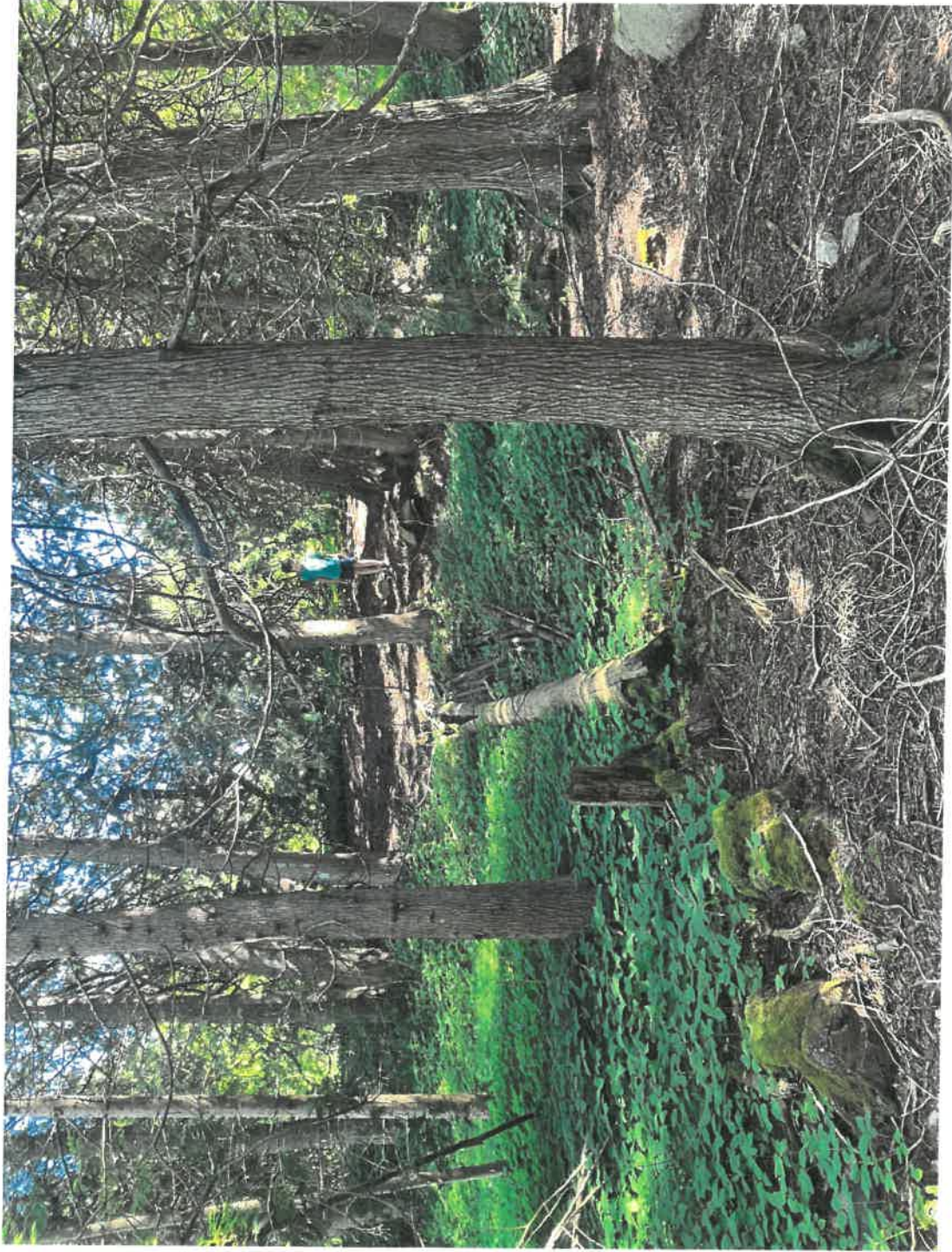
Section IX, Itemb.

From Grand Ave. at Valley, looking east

Application for New Construction 8132 Grand Ave

45

3



Section IX: Itemb.

From Grand Ave. at Valley
looking east

46

4



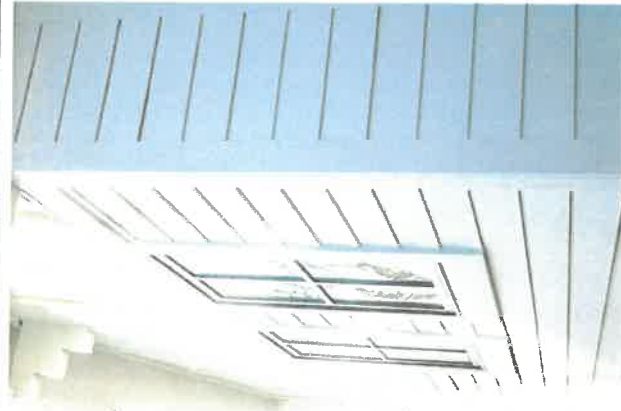
Section IX, Item b.

Application for New Construction 8132 Grand Ave

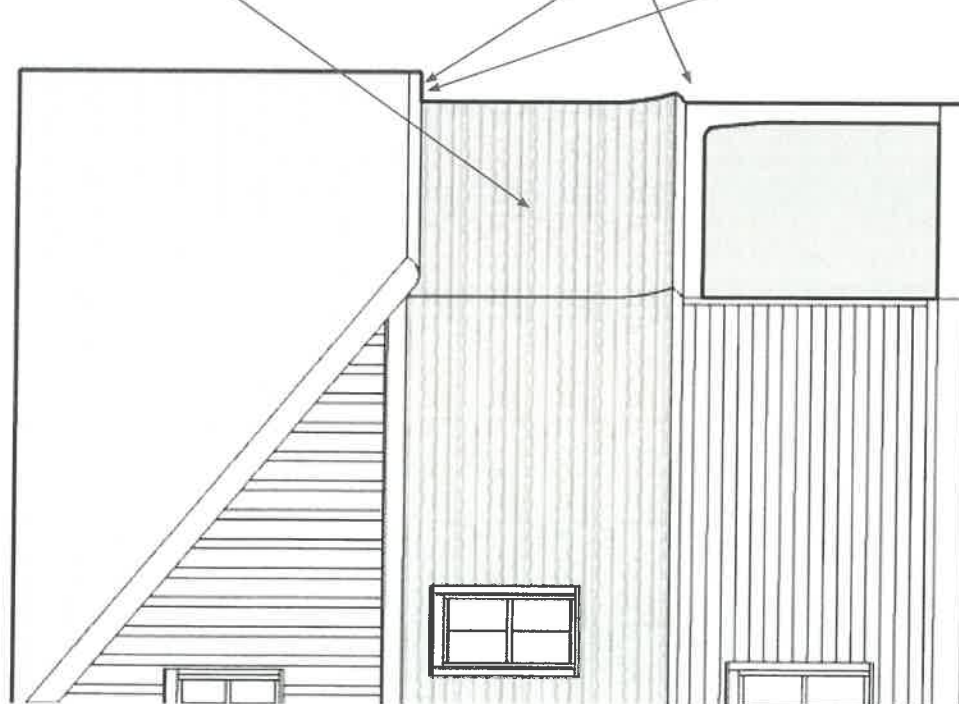


Section IX, Itemb.

Roofing:
Owens Corning Duration
 Estate Gray OR Midnight Plum



Cladding:
LP SmartSide, "Brushed Smooth" finish
 Trim: 4", 10"
 Corner boards
 Rake
 Water Table
 Vertical siding: 16"
 Lap siding: 6" (4" reveal)



Cladding:
Cedar Valley Shingle Panels



Soffit undersides and porch ceiling:
Modern Mill ACRE Edge- and Center-bead siding



Rafter Tails:
Custom Mill
Western Red Cedar

Paint colors

Section IX, Item b.

All Cladding

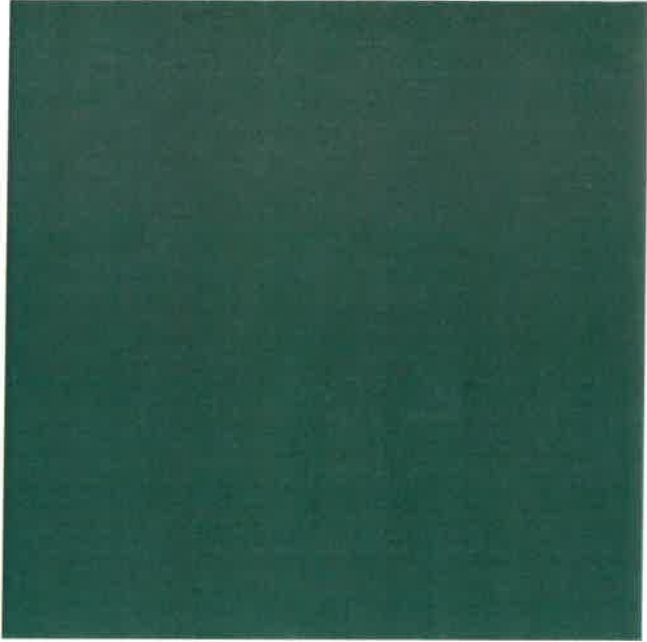
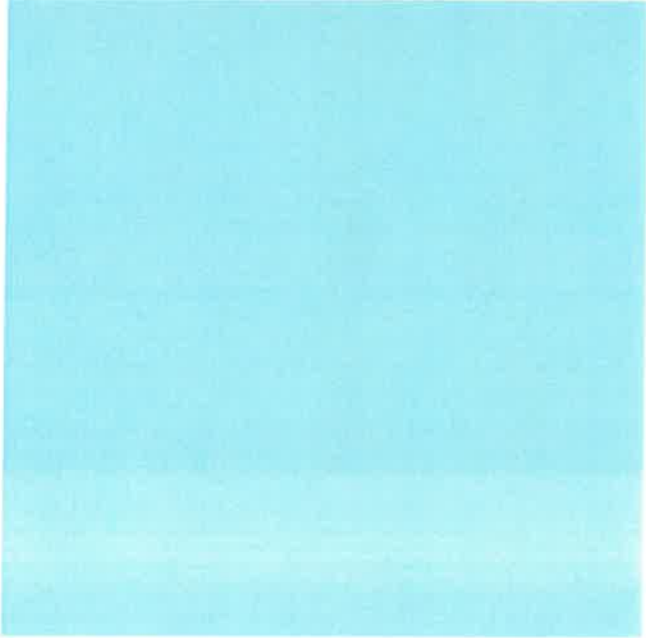
Benjamin Moore Floral White OC-24

Porch Ceilings

Benjamin Moore Antiguan Sky 2040-60

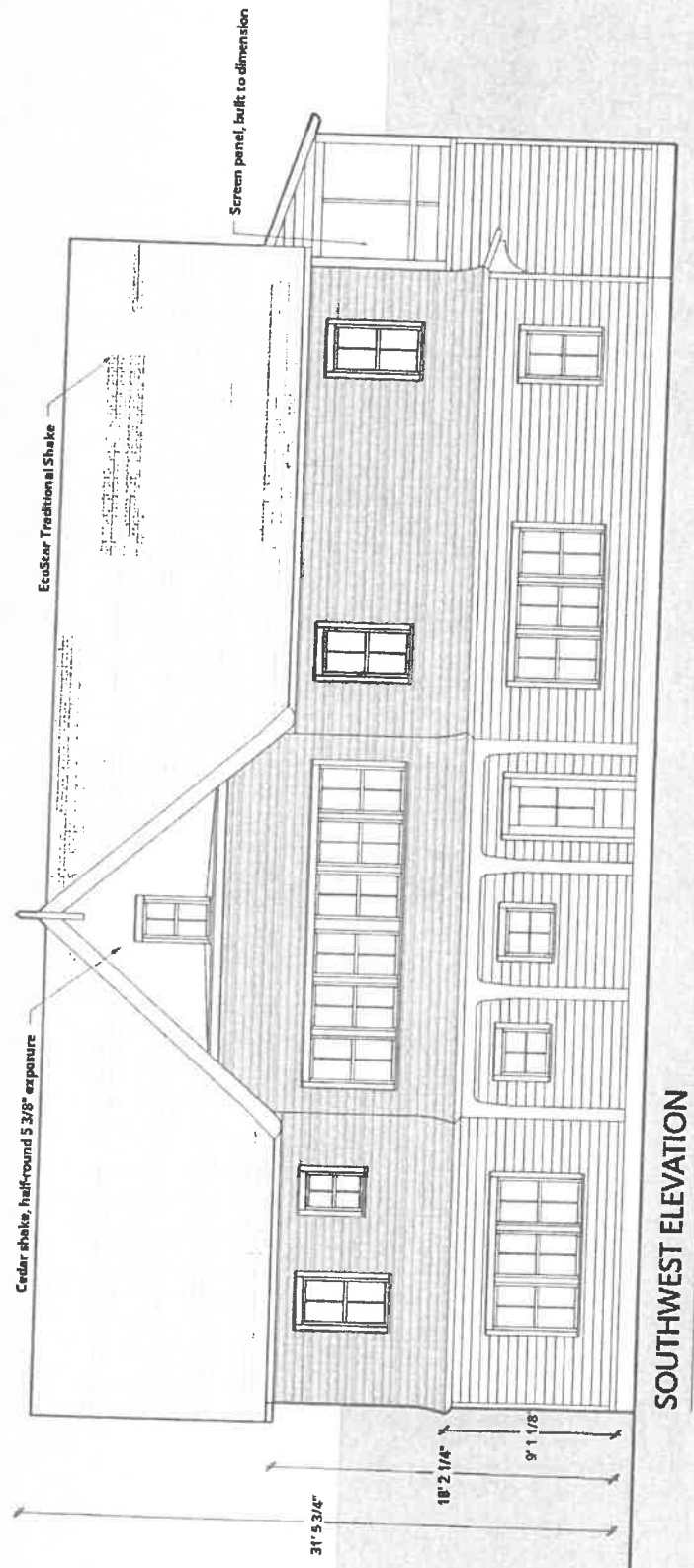
Window Frames

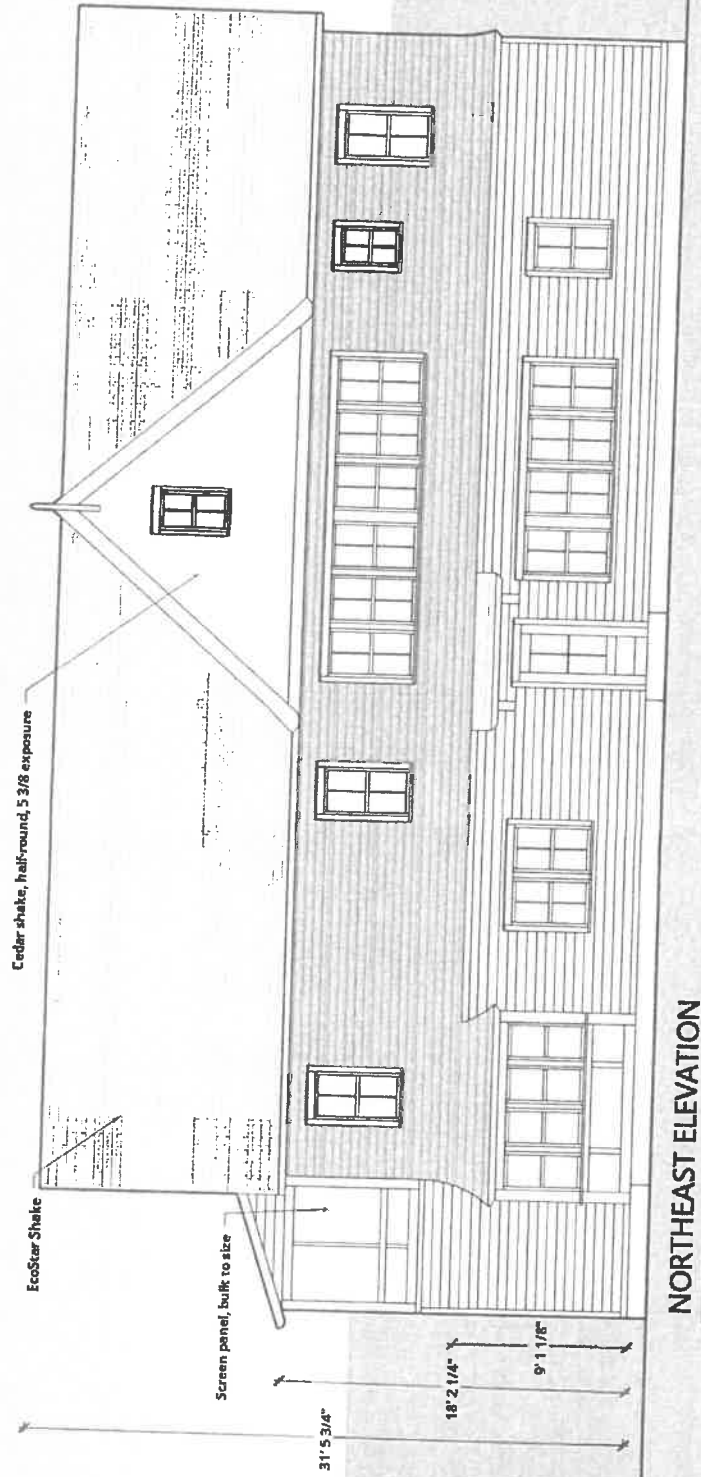
Benjamin Moore Rainforest Foliage 2040-10



50

Application for New Construction 8132 Grand Ave





Sheet No.
A.4



Mackinac County Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com



Page # 1 of 1
Date : October 8, 2020
Client : Dan Lumbrezer
Order No. : 20123-L17-B9-HA
Drawn By : Neil W. Hill P.S.



Neil W. Hill P.S.
Professional Surveyor #50439

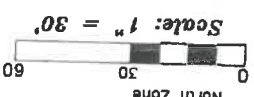
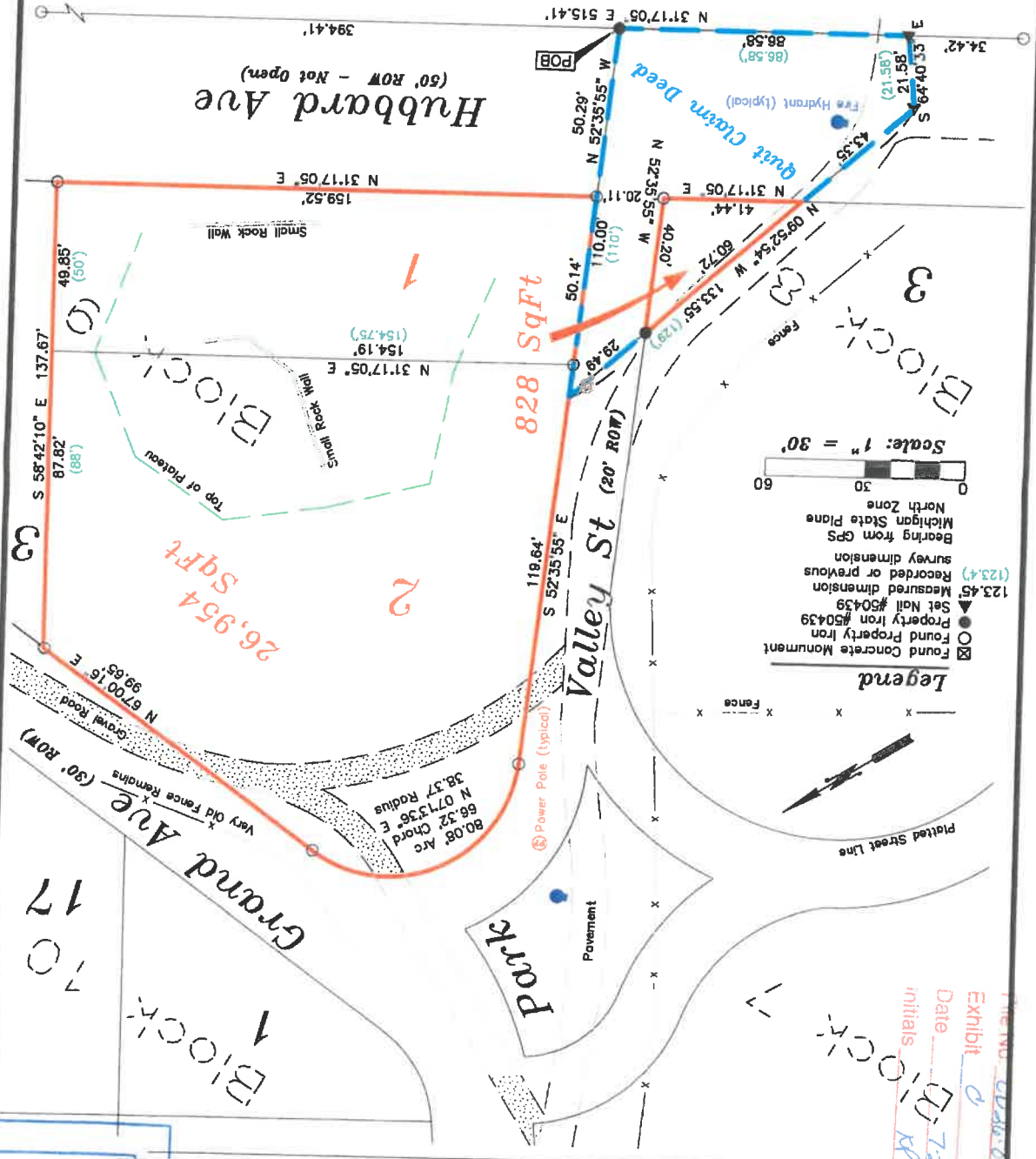
Subject to easements, and building and use restrictions of record, if any.

Street as shown on the recorded Plan of Hubbard's Annex, recorded in Liber 1 of Plans, Page 14, Mackinac County Records.

EXCEPTING AND EXCLUDING THEREFROM any portion which may lie within a public street as shown on the recorded Plan of Hubbard's Annex, recorded in Liber 1 of Plans, Page 14, Mackinac County Records.

A portion of Lot 3, Block 8 of Hubbard's Annex according to the recorded plat thereof, recorded in Liber 1 of Plans, Page 14, Mackinac County Records, described as: Commencing at a point on the Eastern line of Hubbard's Avenue where the Southern line of Block 9, produced, will intersect same; also described as: Commencing at the point on the Eastern line of Hubbard's Avenue where the Southern line of Block 9, produced, will intersect same; thence S 9° E 129 feet; thence S 61° E 21 7/12 feet; thence N 35° E 86 7/12 feet to the Point of Beginning; also described as: along said Southern line of said Block 9; thence S 12° 16' E 129 feet; thence S 66° 12' 45" E 21.58 feet; thence S 66° 12' 45" E 21.58 feet to the Place of Beginning.

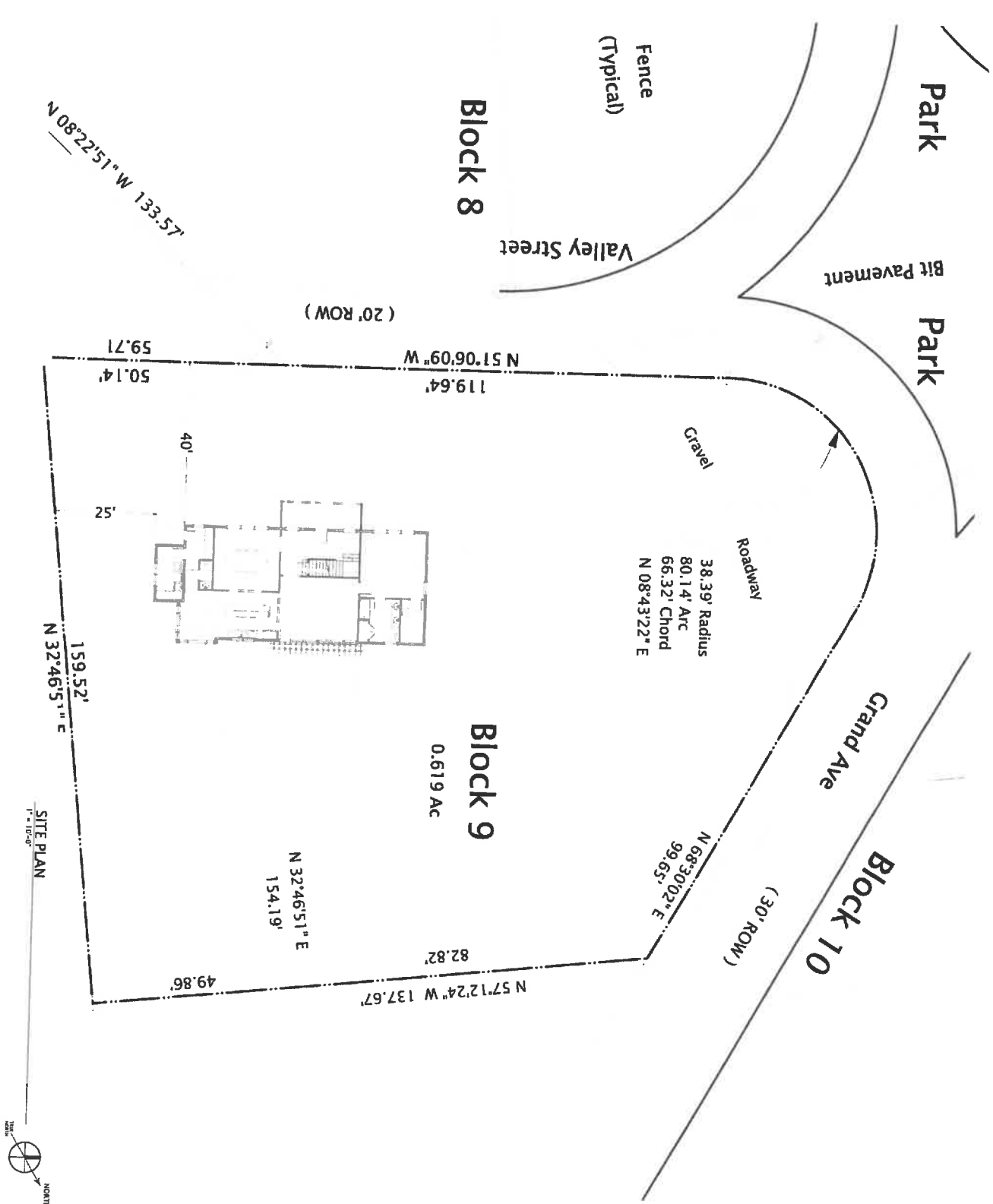
Record Description Liber 502 Page 594



- Legend**
- Found Concrete Monument
 - Found Property Iron #50439
 - Set Nail #50439
 - Measured dimension
 - Recorded or previous survey dimension
 - Bearing from GPS Michigan State Plane
 - North Zone

Boundary Survey

Exhibit 0
Date 7/20/20
initials
Block 1, 2, 3



1080 Farview Rd
Warrenton, OR 97146
413.450.0636 ext
arch@signt1designllc.com
www.signt1designllc.com

ARCH
DESIGN, LLC

Designing
Planning
Remodeling

PROJECT TITLE:
**New Residence for
Lumbrezer**

GRAND CONTRACTOR:

REVISION:
12/29/13 FNA APPROVAL

DESIGNED: ALC
APPROVED:
ADJDB NO. 0982-24

SHEET TITLE:
SITE PLAN

SHEET NO.
A0.1



Fig 1

File No. CD26-028-03501
Exhibit E
Date 7-2-26
Initials KP

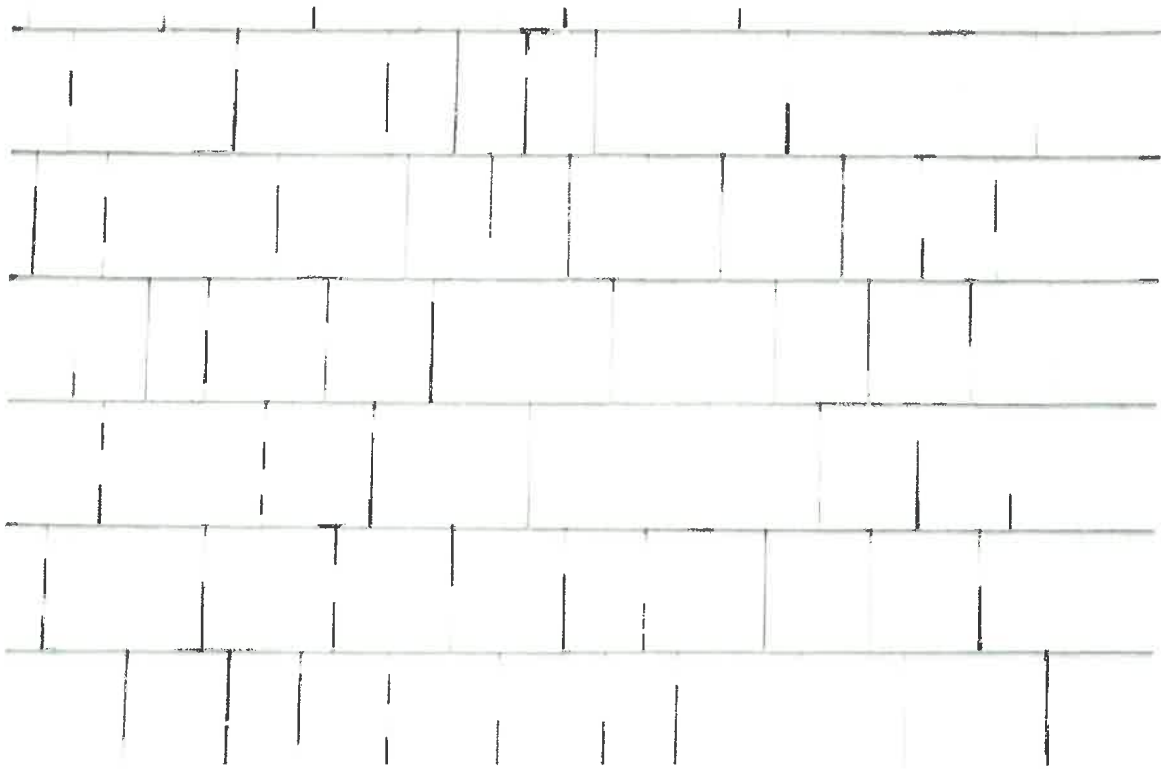


Fig 2



Fig 3



Fig 4



Fig 5



Fig 6



Fig 7

540 Series Trim - Brushed Smooth

1" Nominal Thickness

Primed: 2" | 3" | 4" | 6" | 8" | 10" | 12"

TRIM

Brushed Smooth

Products:

LP® SmartSide® 540 Series Trim

LP® SmartSide® ExpertFinish® 540 Series Trim

DESIGNED & RATED FOR EXTERIOR USE

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



Application Instructions:

LPCorp.com/Literature



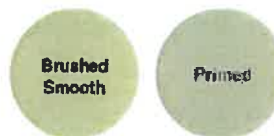
Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Primed Specifications and PIDs:

540 SERIES BRUSHED SMOOTH TRIM



PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
540 Series Brushed Smooth Trim	16 ft. (192 in.) (4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	3 PSF	46011
	16 ft. (192 in.) (4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	3 PSF	46010
	16 ft. (192 in.) (4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	3 PSF	45992
	16 ft. (192 in.) (4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	3 PSF	45993
	16 ft. (192 in.) (4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	3 PSF	45996
	16 ft. (192 in.) (4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	3 PSF	45997
	16 ft. (192 in.) (4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	3 PSF	45998

Vertical Siding - Brushed Smooth

3/8" Nominal Thickness
Primed: 16' x 16"

VERTICAL SIDING

Brushed Smooth

Products:

LP® SmartSide® 38 Series Vertical Siding

LP® SmartSide® ExpertFinish® 38 Series Vertical Siding

DESIGNED & RATED FOR EXTERIOR USE

Not rated for structural use. Sheathing-only attachment;
see installation instructions for details

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



Pair with LP® SmartSide® trim for
board & batten style applications

**Application
Instructions:**
LPCorp.com/Literature



Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Primed Specifications and PIDs:

38 SERIES BRUSHED SMOOTH VERTICAL SIDING

PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
38 Series Brushed Smooth Vertical Siding	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46007

Cedar Valley Shingle Siding

Handcrafted Cedar Valley products are perfect for your distinctive home.



A Custom Look For Your Custom Home.

Cedar is a timeless compliment to any architectural style, from traditional to contemporary.

The Cedar Valley system-shingle panels, corners, column wraps and more-comes in a variety of styles and shingle patterns to help you create the exact look you want for your home.

In addition, Cedar Valley provides custom-designed products for special needs and applications.

There's No Substitute For Real Cedar.

Cedar Valley products are made from 100 percent kiln-dried Western Red Cedar for a beautiful, warm look.

Synthetic siding can't come close to the natural performance and appearance of real cedar. Cedar provides unsurpassed resistance to moisture, decay and damage. There's an additional bonus to natural cedar siding-energy savings. Cedar's unique cell structure traps tiny pockets of air to boost insulation and reduce home energy costs. Cedar is naturally low maintenance.

Properly finished and installed, it could be the last siding your home ever needs.



Color and Factory Finished Choices.

Cedar Valley products are available in a "Rainbow of Colors" and range of factory finished options. Whether you're looking for the rustic warmth and beauty of natural cedar or the impact of color, you'll have many options to choose from. All applied by our nationwide network of machine stainers for a tough durable coating that adds protection and value to your home.

Backed By An Outstanding Warranty.

Cedar Valley has been the leader in the shingle panel industry for more than 25 years. We've built our reputation on an ongoing commitment to quality, innovation and performance. With warranties up to 50 years, our panel system is backed by one of the best warranties in the business.

Even Buttlane Panels



Staggered Buttlane Panels



Open Keyway Panels



CVPS-103 Rev. 7/14

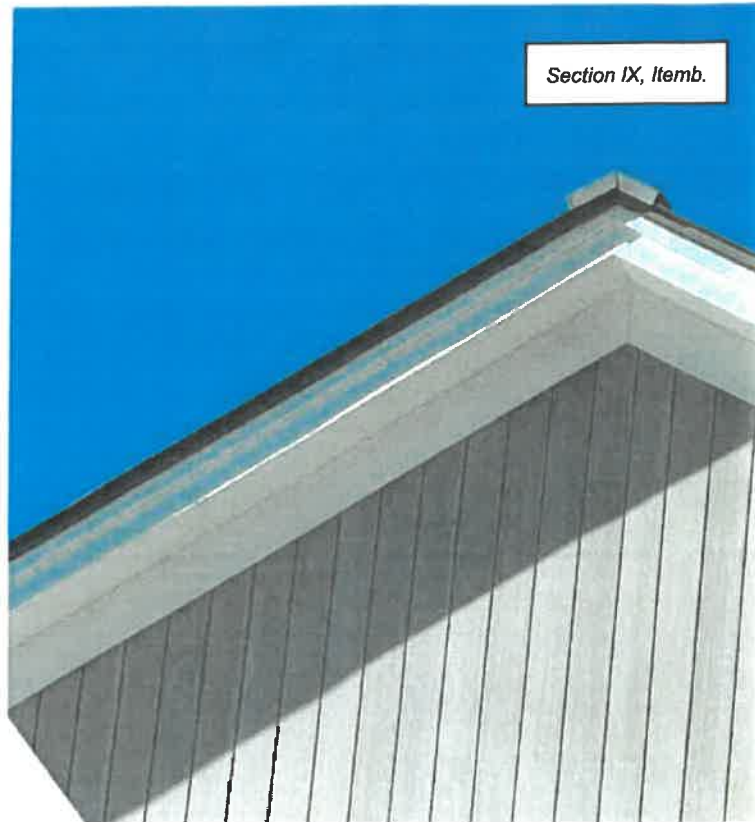
943 San Felipe Road Hollister, Ca 95023 T.800-521-9523 F.831-636-8109 www.cedar-valley.com

ACRE

EDGE & CENTER BEAD/V-GROOVE REVERSIBLE SIDING

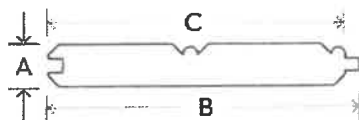
Suited for a wide range of applications, **ACRE** is the perfect medium for executing your ideas. This revolutionary material can be cut, curved, shaped and molded to fit countless applications, both exterior and interior.

Section IX, Itemb.

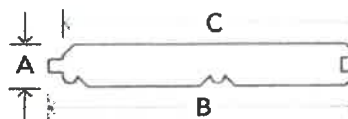


PROFILE DETAILS

Edge & Center Bead Side

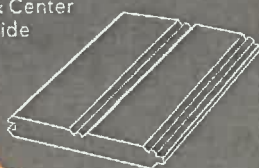


V-Groove Side

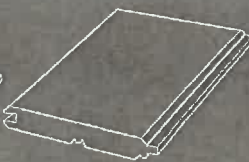


NOMINAL SIZE	ACTUAL THICKNESS (A)	ACTUAL WIDTH (B)	REVEAL (C)	LENGTHS
1"x6"	3/4", 5/8"	5-7/16"	5-3/16"	16'

Edge & Center Bead Side



V-Groove Side



Available in:



ACRE Grain

MODERN·MILL
BUILDING REVOLUTIONS

Traditional Shake

EcoStar Shake roof tiles are custom crafted using real cedar shakes as a template to create an intricate texture that truly appears natural. These synthetic shake tiles are manufactured from up to 80% post-industrial recycled materials. Unlike real wood, EcoStar Shake provides superior protection from the most extreme elements such as rain, wind, hail, snow, fire, extreme temperature change and the sun's UV rays. Little-to-no maintenance combined with a 50-year warranty means a trouble-free roofing solution with lasting performance.

EcoStar Shake combines modern performance with the classic architectural detail of wood. This shake alternative offers endless possibilities for residential and commercial buildings. Our extensive color palette enhances the architectural detail of both historic and new construction projects.

Advantages

- The look of traditional cedar shake without extensive maintenance
- Easy application keeps installation costs down
- Factory pre-blended for color & width
- Designed with up to 6" headlap for installation integrity
- Significant property insurance discounts may be available when upgrading or building a roof to protect against the elements

Architectural Flexibility

- Packaged in a blend of 6", 9" and 12" widths
- Staggered and offset installations accentuate roof texture and depth

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include fire, wind, hail and wind driven rain
- 19" length provides 3" of headlap protection (Class C) and 20" length provides 2" of headlap protection (Class A) against wind-driven rain and ponding snow melt (at maximum reveal)
- Significant life cycle savings

Environmental Sustainability

- Manufactured with post-industrial recycled plastics and/or rubber (not tires)

Technical Information

- Miami-Dade County, Florida NOA No. 17-1227.10 11/07/23
 - Miami-Dade Wind TAS100 & TAS125
 - UL listed Class C or Class A fire resistance (UL 790)
 - Prolonged UV Exposure (ASTM G155)
- Division 7 Building Codes per UL ER18920-01 / -02
- State of Florida Evaluation Report FL 30713-R1
- Texas Dept. of Insurance Evaluation (RC-135)
- Canadian Code Compliance Evaluation (CCMC-14174-R)
- UL Class 4 (highest rating) hail impact resistance (UL 2218)
- Resistant to algae, fungus or mold growth
- Job lot control produces uniform roof tile weathering
- ISO 9001:2015 Quality Management Standards

Warranty Options

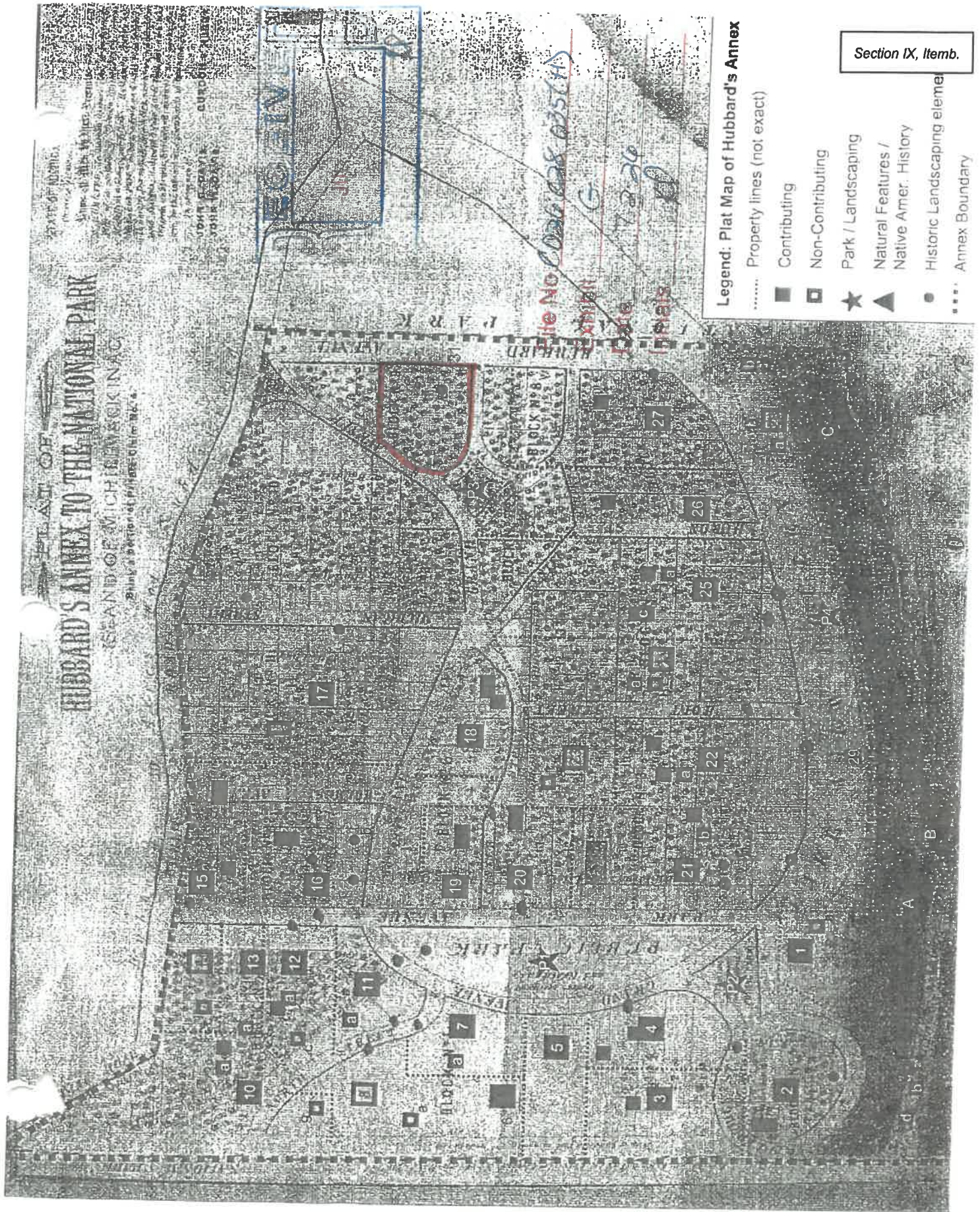
- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available

Traditional Shake Profiles:



12", 9", 6" Blend

Fire Rating	Class C	Class A
Recycled Material	80%	25%
Tile Width	12", 9", 6"	
Profile	Solid	
Tile Thickness	3/8"	
Maximum Reveal	8" (7")	9" (8", 7")
Weight/Sq at Max. Reveal	261 lbs.	277 lbs.
Impact Rating	Class 4	
Miami-Dade	No	Yes
Standard Colors	14 (12 available as Cool Colors)	
Factory Blends	Yes	



Section IX, Itemb.

MACKINAC ISLAND

Section IX, Itemb.

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

September 9, 2020

Bruce Goodwin
Lydia Pennock
328 Urie Road
Craftsbury Common, VT 05827



Dear Mr. Goodwin and Ms. Pennock,

At the regular meeting of the Historic District Commission, held September 8, 2020, a Motion was made stating that the Blodgett garden, located on lots 1 & 2, block 9 in the Hubbard's Annex, has not been maintained for many years and per Attorney, Gary Rentrop, proposed Motion: the historic characteristics of the garden do not justify the historic designation of a historic landscape element. The lot is buildable and any construction would be subject to the historic district guidelines. All Commission members were in favor and the Motion passed. The lot will continue to hold the historic designation of Historic Landscaping Element, assigned in 2000, and as shown on the Hubbard's Annex resource survey map.

Sincerely,

Lee Finkel

Lee Finkel
Chairman, City of Mackinac Island Historic District Commission

File No. C026-028-035(14)
Exhibit F
Date 7-2-24
Initials KP

CC: File
Daniel Lumbrezer
Bill Borst, Mackinac Island Realty

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent carriage house, 8247 Lakeview Blvd, from Grand Ave, looking North

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent carriage house, 8200 Lakeview Blvd, from Grand Ave. looking West

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of
Hubbard's Annex, Existing streetscapes and adjacent buildings



View from Grand Ave, looking East

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



View from Grand Ave, looking Northwest

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



View from Valley Road, looking West

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



Adjacent home, 2467 Annex Road, from Valley Road looking East



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

30 July 2026

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

Re: **LUMBREZER HOUSE**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed new Lumbezer cottage in the Hubbard's Annex Historic District.

Find attached the Design Review for the above referenced proposed project.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

c. Daniel Lumbezer, Applicant
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

30 July 2026

DESIGN REVIEW

LUMBREZER HOUSE & CARRIAGE BARN

8200 Lakeview Road

Hubbard's Annex Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the construction of a new residence at the intersection of Grand Avenue and Valley Road, Block 9, Lots 1 & 2, in the Hubbard's Annex 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 survey, site plan, floor plans and exterior elevations drawings, and photos of surrounding conditions, dated 30 October 2025, by Arch Design, LLC.

REVIEW

The Standards for review are the following:

Standard 1 - *"A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."*

The existing vacant property would become a residential use. Certainly the defining characteristics of the site (unbuilt with a couple of old low stone walls) would change, but would remain in keeping with the surrounding Hubbard's Annex Historic District.

Standard 2 - *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."*

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As a vacant property, there is no historic character to be retained and preserved. Existing open space would be altered by the addition of a new structure, but due to the distances and spatial relationship of site elements to surrounding properties, it would be altered in an appropriate way that would fit into the ambiance of the district.

Standard 3 - *"Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

The design of the proposed house is different enough from actual historic cottages that the new house would not create a false sense of historic development. It would appear as later construction, differentiated from others. New construction in the context of an historic district should not create a false sense of appearing historic, but rather have its own presence, while still fitting in, and the proposed new house does this.

Standard 4 - *"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."*

This standard does not apply to the proposed project.

Standard 5 - *"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."*

This standard does not apply to the proposed project.

Standard 6 - *"Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, or structures."*

This standard does not apply to the proposed project.

Standard 7 - *"Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."*

This standard does not apply to the proposed project.

Standard 8 - *"Significant archaeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."*

At this time it is not known if archaeological resources exist on the site that might be disturbed by construction of a new foundation. Historically, any location on Mackinac Island could contain significant archaeological resources. As such, care should be taken during excavation.

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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."*

Being new, the proposed house will not destroy historic materials. As an addition to a historic district, a new house should appear background to the historic houses, so as not to upstage them. This proposed design is a strong architectural statement, but would be a background structure. And as a new addition to the district, the proposed new house would be compatible with the massing and size of the those in the district.

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 house could be removed in the future without impairing the essential form and integrity of the historic district, but certainly never would be.

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 architectural character of the proposed new house would be an appropriate addition to 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."*

As is recommended for new construction in a historic context, the proposed new house would distinguish itself from neighboring old houses with some architectural character and features that set it apart from old houses of the Hubbard's Annex period. The proposed first floor height in relation to surrounding grade would be considerably less than typical historic houses, which were usually elevated several steps above ground. Another differing architectural feature is that most historic cottages in the district have larger front porches than that proposed for this new house. Also, the long rectangular footprint of the proposed house plan is a more modern one, with most of the historic houses having "T" or "L" shaped floor plans. These differences help distinguish the new from the old, but may also result in the new not blending enough with the those in the district.

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

In its massing arrangement, its use of texture and materials, and its details, the proposed design would be generally compatible with neighboring properties and the surrounding district.

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

The aesthetic value of the proposed structure would be an appropriate addition to the property and to the district.

CONCLUSION

The Historic District Commission should consider whether the differences of the proposed new house relative to others in the district would be extensive enough to make the new seem out of place, and not blend enough with its neighbors. If the HDC concludes that the differences do not disqualify the proposed design, and are appropriate to the Hubbards Annex Historic District, then the design would meet the Standards for review, including the Standards Under Code Sec. 10-161(b), and should be approved. If the HDC determines the project is not compatible, then the application would not meet the Standards for review and should not be approved.

END OF REVIEW