

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, April 14, 2026 at 10:00 AM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) February 10, 2026

V. Adoption of Agenda

VI. Correspondence

[a.](#) Letter from Dept of Army re Line 5 Tunnel

VII. Committee Reports

VIII. Staff Report

[a.](#) C26-047-010(H) MIFC Dock Timber Repairs

[b.](#) R326-062-016(H) Grand Cottage Roof

[c.](#) MD26-017-017(H) Parker Apartments Roof

IX. Old Business

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

X. New Business

[a.](#) MD26-031-012(H) Patrick Doud Pub Garden

[b.](#) MD26-010-014(H) City Hall Ballot Box

[c.](#) C26-049-020(H) Benjamin Rear Exterior Alterations for 2 New Apartments

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, February 10, 2026 at 10:00 AM

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

I. Call to Order

Chairman Finkel called the meeting to order at 10:01 AM.

II. Roll Call

PRESENT

Lee Finkel
Nancy Porter
Peter Olson
Lindsey White
Rick Linn

ABSENT

Lorna Straus
Shannon Schueller

Staff: David Lipovsky, Erin Evashevski, Richard Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. January 13, 2026

Motion to approve as written.

Motion made by White, Seconded by Olson.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by White, Seconded by Olson.

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

VI. Correspondence

None.

VII. Committee Reports

None.

VIII. Staff Report

None.

IX. Old Business

a. CLG Report Review

Pereny asked the commission for their input on the report. Olson said he would like to continue the pattern to have the architect talk to applicants prior to approval. A goal is to continue with continuing education. Evashevski suggested we review policies and procedures; for example, statues being reviewed. Finkel brought up the subject of the review of colors. The HDC previously decided they did not want to review colors. Finkel asked if the commission still agrees with that? Porter stated color is historic. Finkel pointed out there are some colors prohibited by the City. Olson wondered if Neumann had some kind of historic color database. Neumann stated there is a database available, but that both the Planning Commission and Historic District Commission did not review, in the past, as long as the colors were not outlandish. If the HDC did review it would be subjective for sure. Neumann stated he could gather information as to what Mackinac Island colors were historic. Finkel stated that could be like stepping in to a left hook. Neumann spoke about the history of colors in the area. Neumann stated you could hold a public meeting of some sort to make the public more aware of colors. Pereny will pull some information from last year's goals and add the topics noted today.

X. New Business

a. C26-044-002(H) Chippewa Hotel Add 3 Windows

Roy Shryock stated they would like to install 3 windows in the rooms overlooking the hot tub. Those four rooms share a walkway so there is no privacy. The idea is to give them privacy with a window so the 6' doorwall could remain covered. Shryock stated they would like to give our customers something back by providing privacy. The windows are Anderson double hung windows. Shryock believes the new windows will disappear. He is aware it will change the look of an historic building. Finkel clarified it is to allow curtains in the room. Shryock stated there are curtains on the doorwall but the window would allow the customer to open the window and retain privacy. Neumann stated these are small insignificant windows but these windows would be at odds with the historic placement of existing windows. It would be a small erosion of the historic integrity of the building, which if repeated over time, could have a huge negative effect. Shryock stated they are not trying to modernize any trims. The building was completely remodeled in 1995 and has been changed 5 times since it was built. The proposed windows are modern but fit in.

Porter left the table at 10:25 am.

Neumann stated the doorwalls that are there now are certainly not original. Typically, the dormers and mansard roof, line up with the roof line. White pointed out if the windows were ever removed, it would be easy to revert to the current design. Linn

stated the windows are right next to the ones that already have a problem. Shryock stated the doorwalls go all the way to the floor. The windows would allow for more privacy. Neumann stated historically double hung windows were tall and narrow. The short proportion does not look appropriate. The proposed look like casement windows but historically were in- swinging. In this application it would not work. Evashevski clarified what Neumann means by his statement. Would the casement change the vertical and horizontal look. Neumann stated historically, smaller windows were typically in swinging casement type. The fact that they are short and double hung, and do not line up with anything above, make them look odd. Linn asked if they make some kind of dutch door curtain where half of the doorwall curtain could be opened and have the same result as a window. Shryock reiterated that he believes these windows would not be obvious. Lipovsky asked if he could get a bigger window but Shryock stated they already are large 36x32. Any taller would make a window that anyone can look in. Neumann thinks going narrower would help the proportionate look; maybe 24". Olson asked Neumann about the balance of which period we select that controls the architectural style. What point do we use to reference the history of the building. Neumann stated the greatest period of significance is what is used by the National Register. Neumann agrees the bayside of the building has had the most changes and maybe less historical integrity. Olson stated in the modern pictures taken from the water the thing that sticks out the most is the part that projects out. Neumann stated historic preservation is to maintain buildings and allow for changes that are the most in keeping with the original design and historical significance. Porter stated that it would be very difficult to do curtains like that. Olson clarified that the three rooms have lost square footage due to the Pony store expansion. White stated the doorwalls present a safety concern as well. White confirmed it is not an egress concern. Shryock stated he could go with a narrower window. Lipovsky stated the 2'x3' would be better and Neumann agreed that would be better as well. Motion to approve with the adjustment of the double hung window size to 2'x3' as discussed at the meeting.

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

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

Porter back to table at 10:54 am.

Amy Rodriguez was on Zoom representing Verizon. There are existing antennas and they want to add 3 antennas to improve service. This will minimally change the roof line, and there are no changes to historic building. The new antennas will be mounted on the roof. Evashevski asked if they have SHPO approval. Evashevski referred to the old approval from SHPO that noted that any changes would need new SHPO approval. Rodriguez stated that is another department that does the regulatory approvals. Rodriguez stated that Section 106 and 110f approval appears it will take too long to do the work before the season starts. So there is time to get the SHPO approval. Evashevski recommended tabling this until the required approvals come through. Evashevski asked for something in writing with the Chippewa owners

approval of this project. Evashevski would like to see a little more information on this. Shryock stated the proposed changes are of no concern to him or the owners. Evashevski stated she would just like that in writing. Shryock will provide that. Olson asked if Verizon pays a fee to Chippewa and Shryock confirmed they do. Rodriguez stated an amendment to the agreement is being worked on now. Motion to table for Section 106 and 110f, and any necessary SHPO approvals.

Evashevski asked how long she is expecting to wait for approvals. Rodriguez asked that we table until they get it, or in two meetings. White asked if this will disrupt service. Rodriguez stated no. Neumann asked about the added antennas. Rodriguez stated the additional are for the c-band. Evashevski confirmed the new antennas will be visible from the water side but not Main Street. Evashevski stated we have a timeline of 60 days to review. Evashevski asked the applicant to send an email agreeing to extending the timeline for the approval by the HDC. Rodriguez will send an email to Pereny after she double checks with Verizon.

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

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 11:04 AM.

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

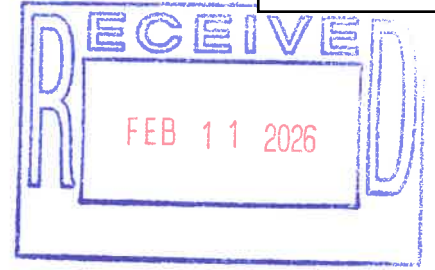
Lee Finkel, Chair

Katie Pereny, Secretary



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, DETROIT DISTRICT
477 MICHIGAN AVENUE
DETROIT MI 48226-2550

Section VI, Itema.



February 6, 2026

Regulatory Branch
Permit No. LRE-2010-00463-56-A19

Dear Interested Party:

The United States Army Corps of Engineers (USACE), Detroit District, has prepared a Final Environmental Impact Statement (EIS). The EIS analyzes the potential environmental impacts from the proposed Enbridge Line 5 Tunnel Project (the Project), in which Enbridge Energy, Limited Partnership (the Applicant) proposes to construct a 3.9-mile tunnel under the lakebed of the Straits of Mackinac in Lake Michigan. The proposed tunnel would house a replacement segment of the existing Line 5 pipeline (referred to as the Applicant's Preferred Alternative). The purpose of the Project is to provide safe transportation of light crude oil, light synthetic crude oil, light sweet crude oil, and natural gas liquids between Enbridge's existing North Straits Facility and Mackinaw Station, and to maintain the existing capacity of the Line 5 pipeline while minimizing environmental risks.

The proposed tunnel would cross under the lakebed of the Straits of Mackinac, connecting Point La Barbe in Michigan's Upper Peninsula to McGulpin Point in Michigan's Lower Peninsula, in Mackinac and Emmet counties, respectively. The primary federal involvement associated with the Applicant's proposed action is the discharge of dredged or fill material into waters of the United States, and the construction of structures and/or work that may affect navigable waters, which requires Department of the Army authorization. Federal authorizations for the proposed project would constitute a "major federal action."

In May 2025, USACE released a Draft EIS for public comment. USACE held two public meetings and solicited public comment during a 30-day comment period, which ended on June 30, 2025. In November 2025, a Supplemental Draft EIS focusing on a Horizontal Directional Drilling (HDD) Installation Alternative was released for public comment after USACE determined this previously dismissed alternative met the screening criteria established in its May 2025 Draft EIS and should be carried forward for detailed analysis. USACE held a public meeting and solicited public comment during a 22-day comment period which ended on December 5, 2025. Public feedback received during these comment periods was considered during the development of the Final EIS (refer to Appendix C2 and C3 of the Final EIS). The Final EIS was developed in accordance with the requirements of the National Environmental Policy Act of 1969 (NEPA), USACE's Procedures for Implementing NEPA, and other relevant laws, regulations, and Executive Orders. This letter serves as notification of the publication of the Final EIS and the commencement of the 30-day waiting period, which will end on

-2-

March 9, 2026, after which USACE will issue a Record of Decision (ROD), which will document its decision regarding the project.

The Final EIS addresses the potential environmental impacts of the Applicant's Preferred Alternative, the No Action Alternative, and two action alternatives to the Applicant's Preferred Alternative. One alternative involves placement of an engineered gravel/rock protective cover over the exposed portion of the Line 5 segment (Dual Pipelines) that currently consists of two 20-inch diameter pipes that are buried in sediment near shore and rest on, or are anchored to, the lakebed. The second action alternative involves the use of HDD to install a new 30-inch-diameter replacement pipeline segment below the lakebed; under this alternative and the Applicant's Preferred Alternative, the existing Dual Pipelines would be decommissioned. The Final EIS also considers four sub-alternatives for potential decommissioning of the existing Dual Pipelines, including decommissioning the existing Dual Pipelines in-place, removal of the exposed segment along the lakebed, removal of the segment between the ordinary high water marks of the Straits of Mackinac, or removal of the entire Dual Pipelines, including terrestrial portions.

The Final EIS includes evaluation of the impacts of these alternatives and sub-alternatives on environmental resources including geologic resources, water resources, biological resources, cultural resources, air quality, noise and vibration, transportation and navigation, land use and recreation, aesthetics, soils, socioeconomics, and reliability and safety. In addition to its consideration of cultural resources in the Draft EIS, USACE is separately evaluating impacts to historic properties, as well as impact avoidance, minimization, and mitigation measures, in accordance with Section 106 of the National Historic Preservation Act. USACE is also conducting a treaty rights analysis in consultation with federally recognized Tribes to determine if the proposed Project would impinge upon or abrogate treaty rights. Findings of the Section 106 process and treaty rights analysis will be presented in the ROD.

The No Action Alternative is considered to satisfy federal requirements for analyzing "no action" under NEPA. Under the "no action" alternative, there would be no construction activities in the Straits of Mackinac and operations of Line 5 could continue under current conditions. Analysis of this alternative provides a baseline for comparison with impacts from the other alternatives listed above.

The Final EIS can be downloaded from the Line 5 tunnel project website at www.line5tunneleis.com or can be viewed in person at the following locations: Cheboygan Public Library, Mackinac Island Public Library, Mackinaw Area Public Library, Petoskey District Library, and the St. Ignace Public Library.

-3-

Should you have any questions, please feel free to contact Katie Otanez, Regulatory Project Manager at Line 5 LRE@usace.army.mil.

Sincerely,



Rebecca M. Graser
for Shane M. McCoy
Chief, Regulatory Branch
Operations Division

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)

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: 7271 Main Street 051-550-047-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Mackinac Island Ferry Email Address: _____

Address: 587 N. State Street St. Ignace 49781
(Street) (City) (State) (Zip)

Telephone: 906-643-7635 ext 111
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: _____ Email Address: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____
(Home) (Business) (Fax)

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

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

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

Eileen Sovey SIGNATURES File No. C26-047-010(H)

Signature: Eileen Sovey Signature: A

Please Print Name: Eileen Sovey Please Print Name: 2326

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: C26-047-010(H) Date Received: 2-3-26 Fee: \$25-
 Received By: [Signature] Work Completed Date: _____

rotting
repairing
wood

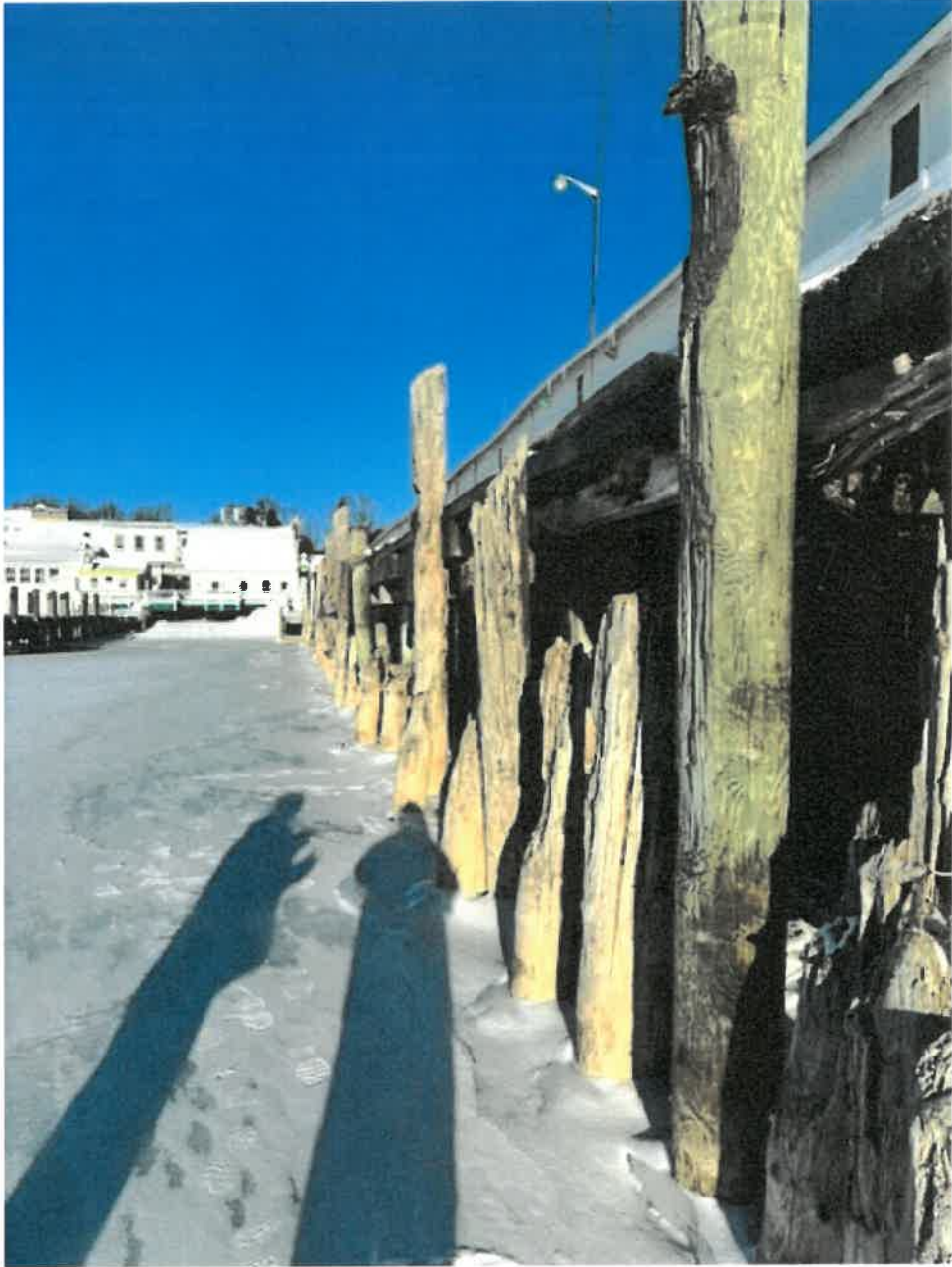
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FEB - 3 2026
KP

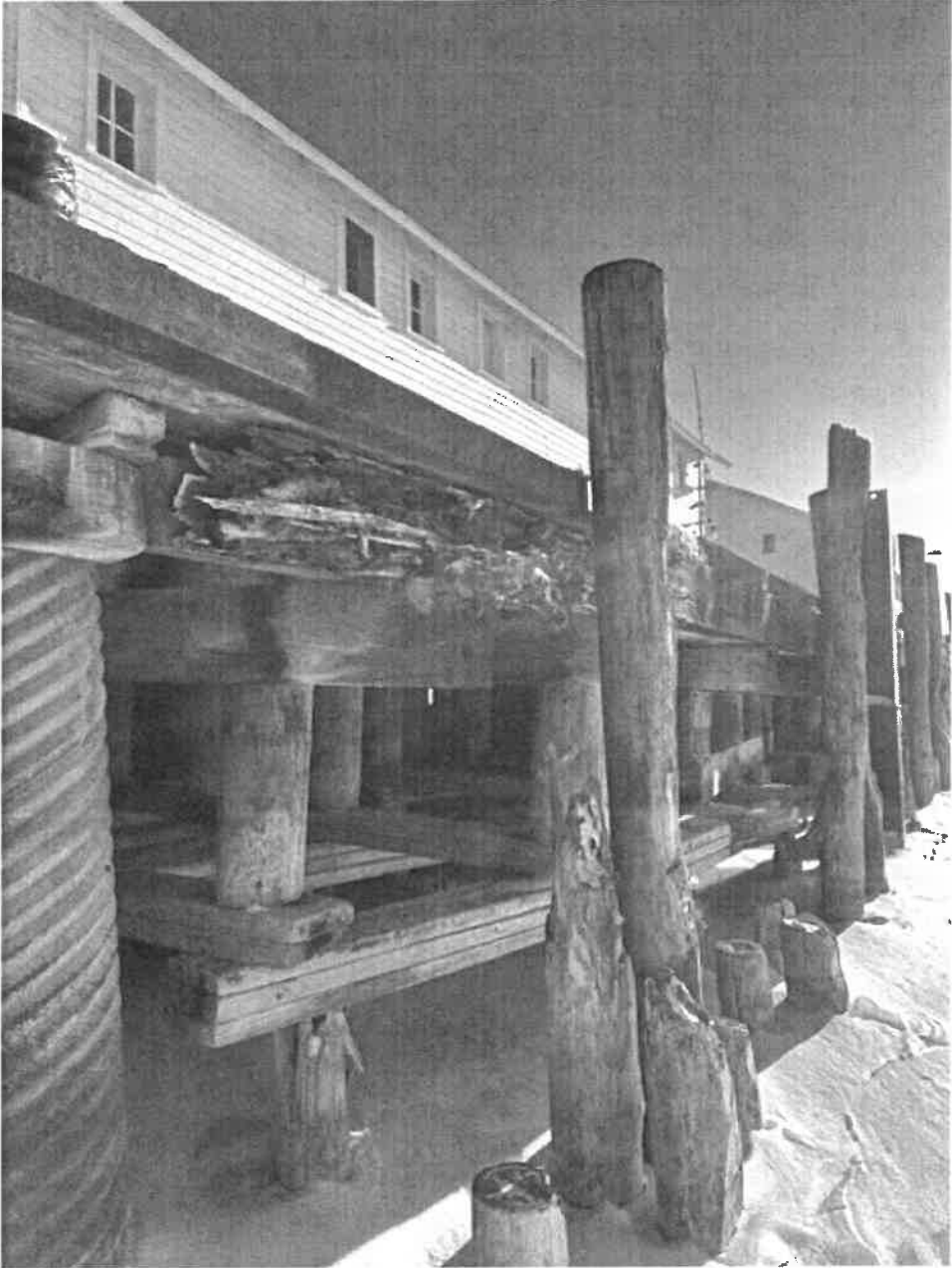
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Exhibit C
Date 2-3-26
Initials KP











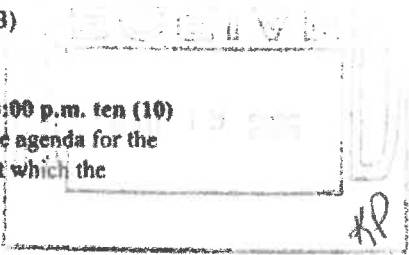


GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Item B.

- 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: Grand Cottage 1441 Cadotte 051-575-062-0
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: GHMI Resort Holdings LLC **Email Address** _____

Address: 100 St Paul St Ste Denver CO 80206
 (Street) (City) (State) (Zip)

Telephone: _____ 800-334-726 _____
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Woodworks Inc **Email Address** _____

Address: PO Box 156 Mackinac Island MI 49757
 (Street) (City) (State) (Zip)

Telephone: _____ 231-881-660 _____
 (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] Exhibit A
 Signature Signature

Richard Chambers 3.19.26
 Please Print Name Please Print Name

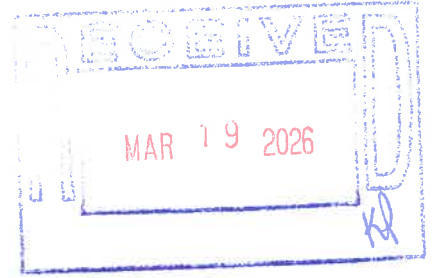
[Initials]
 Initials

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MACKINAC ISLAND BUILDING OFFICIAL
7358 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

File Number: R326-062-014(a) **Date Received:** 3.19.26 **Fee:** \$25-
Received By: KPerey **Work Completed Date:** _____

Mackinac Woodworks Inc
Matthew W Myers
P.O. Box 156, Mackinac Island, MI 49757
231-881-6600



File No. R326-062-016(H)
Exhibit B
Date 3-19-24
Initials KP

3/19/26

RE: Like for Like

Roofing of Grand Cottage and Parker Apartments

Tear off shingles, apply water & ice barrier to valleys and two courses ^{AT} of eaves.

Roof with Certainteed Landmark shingles in color that is the closest match to current shingles.

Job to be performed sometime in the last two weeks of April

Matthew W. Myers

Mackinac Woodworks, Inc

Grand Cottage
1441 CADOTTE

File No. B326-062-016(H)
Exhibit C
Date 3.19.26
Initials KP

RECEIVED
MAR 19 2026

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, 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)

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KP

A) MINOR WORK

PROPERTY LOCATION: Parker Apartments 7477 Market 051-550-017-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: GHMI Resort Holdings LLC Email Address: _____

Address: 100 St Paul St Ste Denver CO 80206
(Street) (City) (State) (Zip)

Telephone: _____ 800-334-726 _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Mackinac Woodworks Inc Email Address: _____

Address: PO Box 156 Mackinac Island MI 49757
(Street) (City) (State) (Zip)

Telephone: _____ 231-981-660 _____
(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

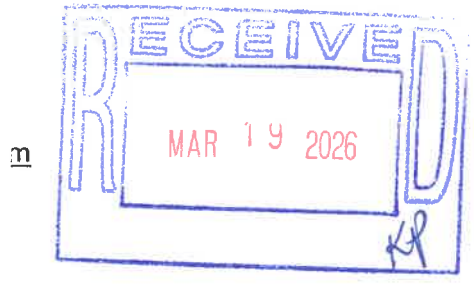
[Signature] SIGNATURES File No MD26-017-017(H)
Signature Exhibit A
Richard Chambers Date 3-19-26
Please Print Name Please Print Name
Richard Chambers Initials *KP*

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: *MD26-017-017(H)* Date Received: *3-19-26* Fee: *25-*
Received By: *[Signature]* Work Completed Date: _____

Mackinac Woodworks Inc
Matthew W Myers
P.O. Box 156, Mackinac Island, MI 49757
231-881-6600



3/19/26

File No. MD26-017-017(H)
Exhibit B
Date 3-19-26
Initials KP

RE: Like for Like

Roofing of Grand Cottage and Parker Apartments

Tear off shingles, apply water & ice barrier to valleys and two courses ^{AT} of eaves.
Roof with Certainteed Landmark shingles in color that is the closest match to current shingles.
Job to be performed sometime in the last two weeks of April

Matthew W. Myers
Mackinac Woodworks, Inc

RECEIVED
MAR 19 2018
18

PANKER Apartments
7477 Market st

File No HDA6: 017-017 (#)
Exhibit C
Date 3-19-26
In Charge KF



Landmark® available in most areas
NOTE: The colors of roofing granules, CertainTeed roofing products, can vary from those shown in color to the graphic representation throughout this publication.

are used on the roof, hip and ridge lines for a distinctive finishing touch to your new roof.
6. Ventilation
A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with intake vents, allow air to flow on the underside of the roof, keeping the attic cooler in the summer and drier in the winter.



Learn more at: certainteed.com/roofing

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Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.



Max Def Weather Blend



Max Def Burnt Sienna



Max Def Weathered Wood



Max Def Moore Black



Max Def Georgetown Gray

Traditional Color Palette

Landmark® light and dark colors blend for a very natural look, from classic shades of grays and beige to dimensional earthtones.



Weather Blend



Burnt Sienna



Weathered Wood



Moire Black



Resawn Shake



Georgetown Gray

From light, inviting earthtones to bolder, darker shades



Silver Birch



Deception Gray



Cottage Red



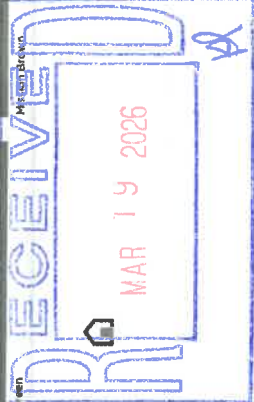
Cottage Red



Hunter Green



Hunter Green



Section VIII, Itemc.

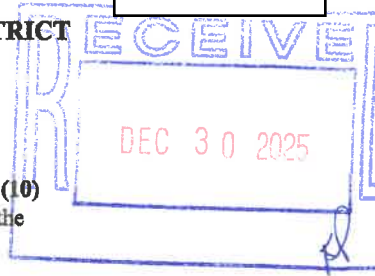
File No. ND26-017-017(A)
Exhibit D
Date 3-19-26
Initials KJ

People also view

CertainTeed Landmark Shingles All Colors - Shop Online

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~~ SEE NEXT PAGE

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

PROPERTY OWNER

Name: _____ Email Address: _____

Address: _____
 (Street) (City) (State) (Zip)

Telephone: _____
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: _____ Email Address: _____

Address: _____
 (Street) (City) (State) (Zip)

Telephone: _____
 (Home) (Business) (Fax)

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

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

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

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

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

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7347 Main St 48-051-550-053-00
(Number) (Street) (Property Tax ID #)

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

ESTIMATED PROJECT COST: \$2 million

APPLICANT/CONTRACTOR

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

Name: Anthony Trayser Email Address: _____

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

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

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

Signature: [Signature] Date Dec. 23, 2025

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

Name: Anthony Trayser Email Address: heymack@aol.com

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

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

The undersigned certify(ies) and represent(s)

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

Signature _____ SIGNATURES _____
Signature _____

Signature Anthony M. Trayser
Please Print Name _____ Please Print Name _____

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

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

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

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

DEC 30 2025

Historic District Application Checklist



































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

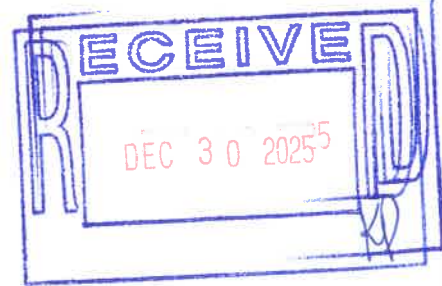
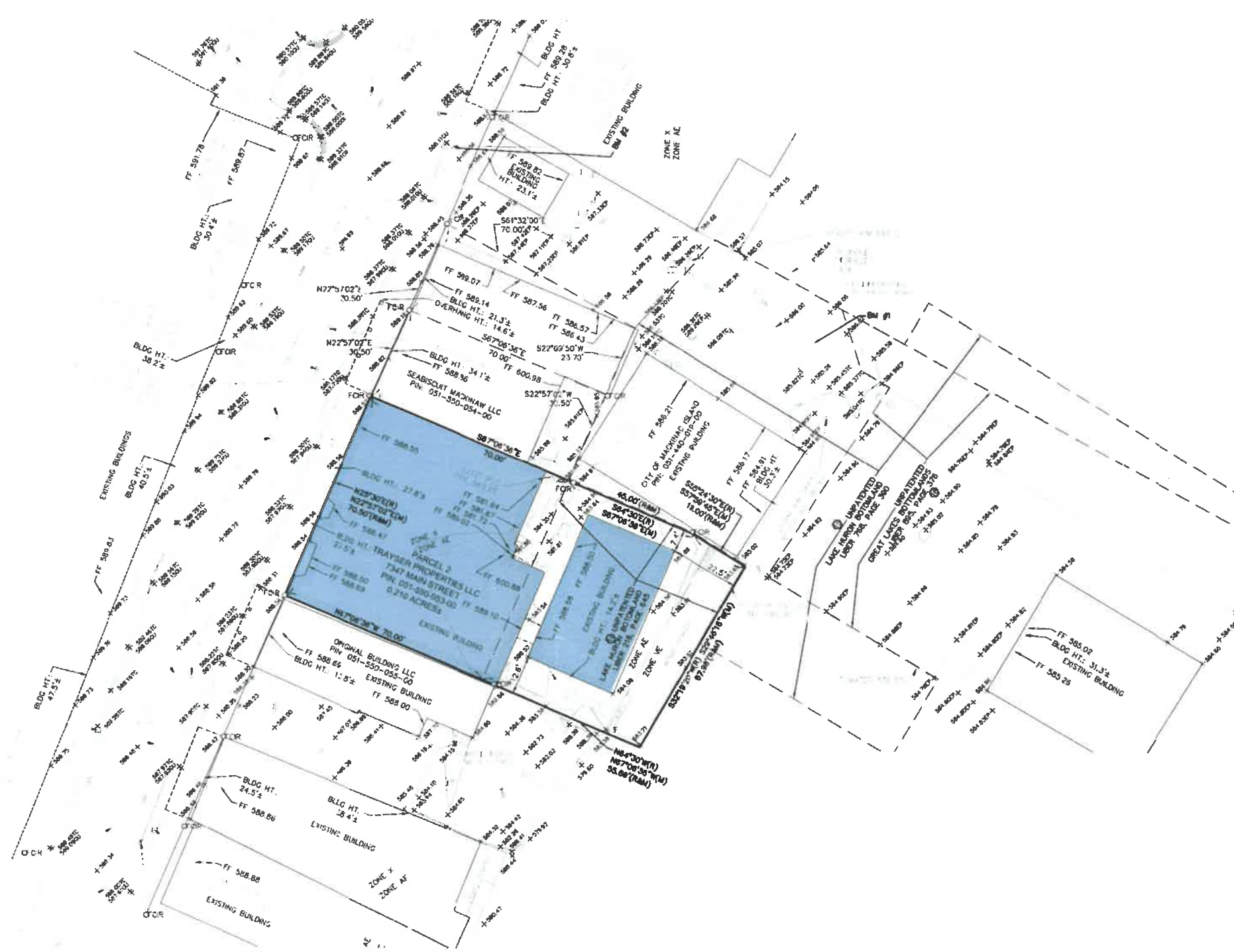
*** Only the first two items are required for Like for Like projects.**

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

EXISTING CIVIL SITE PLAN

SITE PLAN LEGEND

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





File No. C25-053-110(H)
 Exhibit D
 Date 12-30-25
 Initials KP

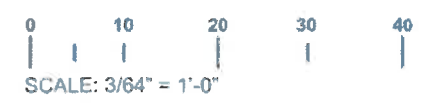
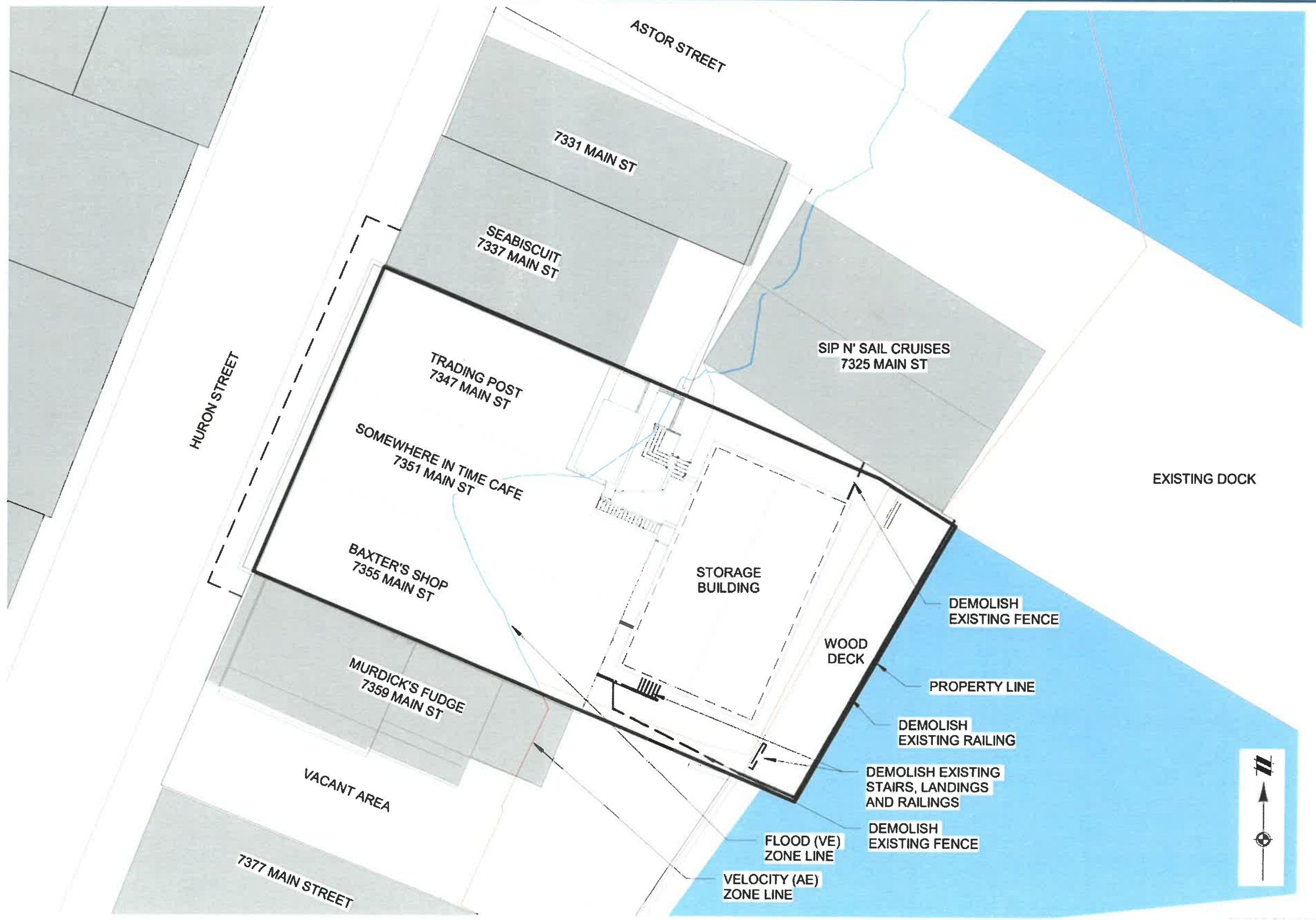


ATWELL
 866.850.4200 www.atwell.com
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 248.447.2600

DEMOLITION SITE PLAN

DEMO SITE LEGEND

-  PROJECT SCOPE OF WORK
-  CONSTRUCTION TO BE DEMOLISHED



PROPOSED SITE PLAN

SITE LEGEND

 PROJECT SCOPE OF WORK



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



HISTORIC DISTRICT COMMISSION APPLICATION - REVISED
TRAYSER'S TRADING POST RENOVATION

FEBRUARY 20, 2026
MEETING DATE: MARCH 10, 2026

"Main Street" Mackinac Island

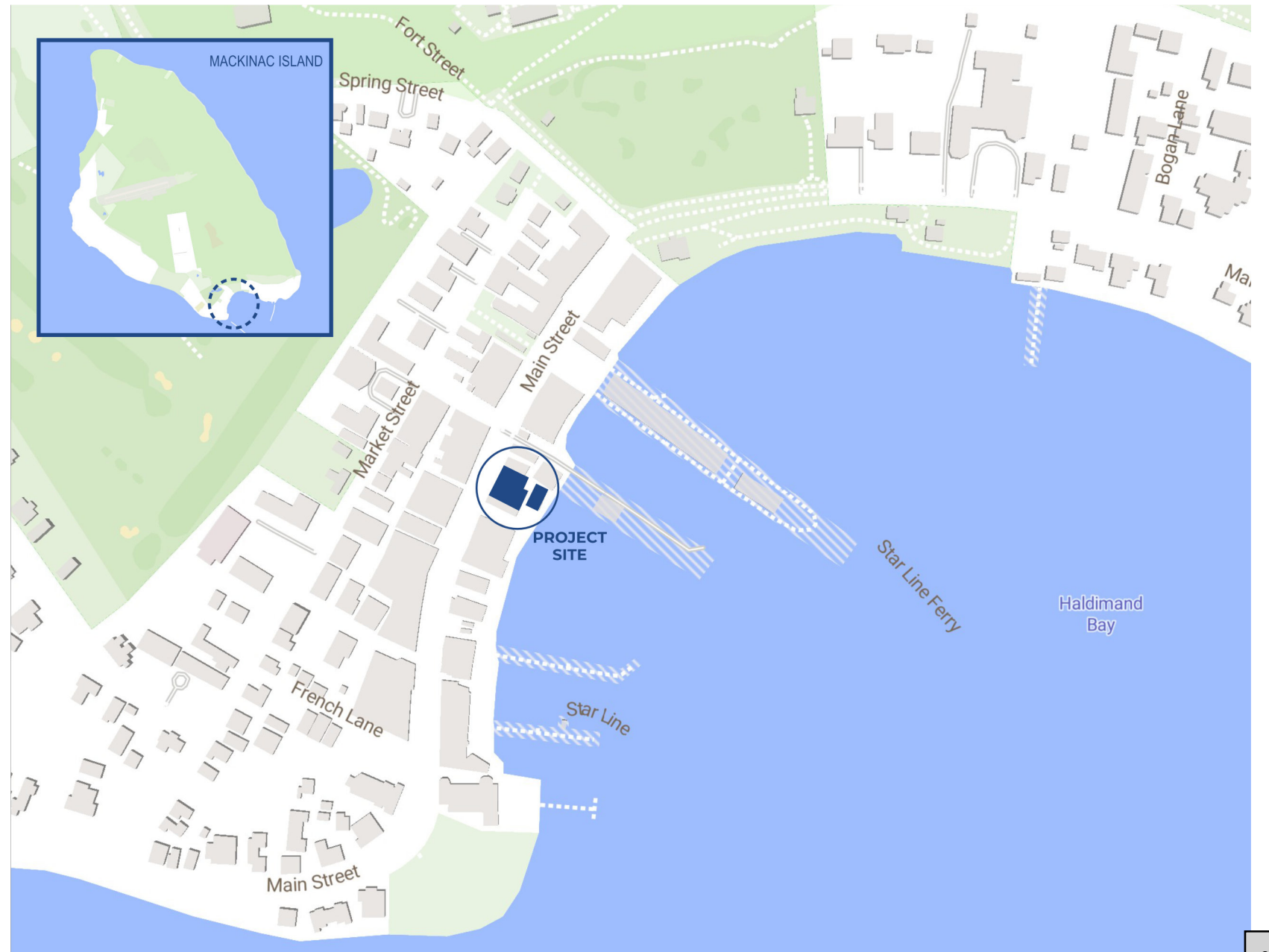


PROJECT SUMMARY

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

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

LOCATION PLAN



HISTORIC CONTEXT IMAGES



MACKINAC ISLAND FROM PIER LOOKING AT CHIPPEWA HOTEL



MACKINAC POST CARD - PROJECT BUILDING ON RIGHT SIDE



MACKINAC POST CARD - PROJECT BUILDING ON LEFT SIDE



MACKINAC ISLAND FROM PIER LOOKING AT HOTEL IROQUOIS

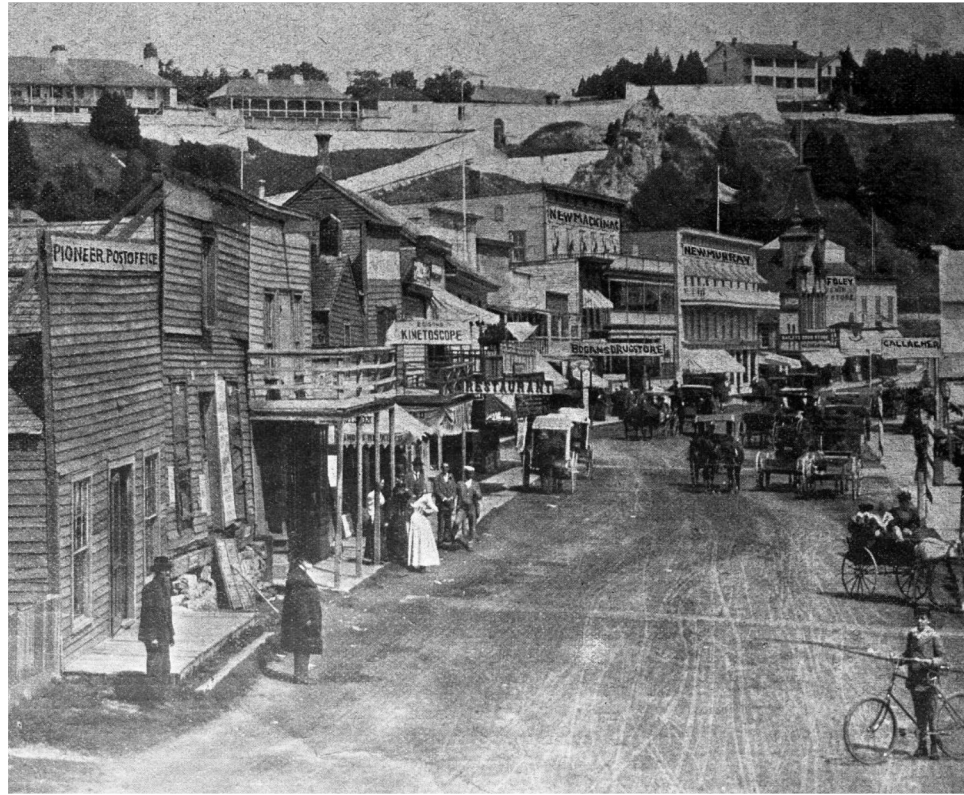


MACKINAC ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



MACKINAC ISLAND MAIN STREET LOOKING NORTH FROM ASTOR STREET

HISTORIC MAIN STREET AWNINGS & SIGNAGE



MAIN STREET - 1800s



MAIN STREET - 1900



MAIN STREET - 1960s



FENTON TOWER BUILDING MAIN STREET, 1946.



MAY'S CANDY SHOP - DATE UNKNOWN



MURDICK'S STORFRONT - 1887

HISTORIC BUILDING PHOTOS



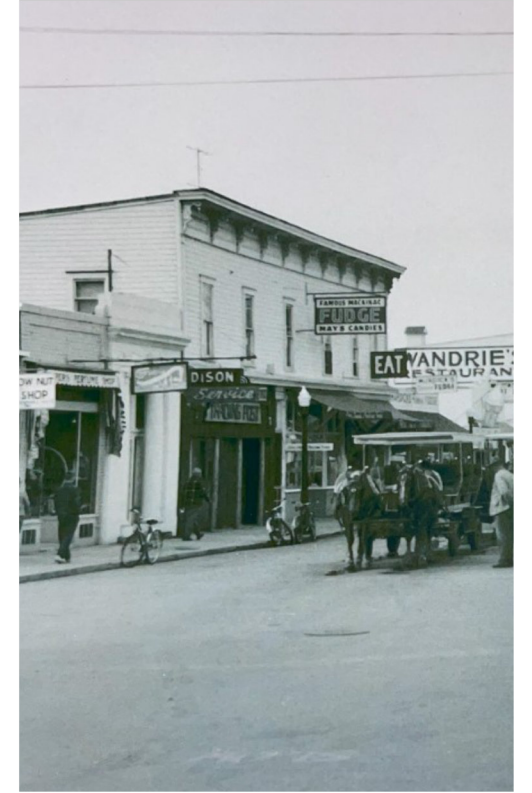
MAY'S CANDY SHOP ca. 1960



MAY'S CANDY SHOP (date unknown)



MAY'S CANDY SHOP ca. 1940



PROJECT BUILDING 1975



TRADING POST ca. 1950-60



PROJECT BUILDING ca. 1920



PROJECT BUILDING (date unknown)

EXISTING PHOTOS - FRONT FACADE

PHOTOS TAKEN SEPTEMBER 2023



EXISTING PHOTOS - REAR FACADE

PHOTOS TAKEN SEPTEMBER 2023



EXISTING SHED AND SEA WALL, LOOKING NORTH



EXISTING DECK SOUTH OF SEA WALL, LOOKING WEST



CORNER OF EXISTING SHED, LOOKING NORTHWEST



CORNER OF EXISTING SHED, LOOKING NORTHEAST



EXISTING UPPER PORCH AND EXISTING SOUTH EXTERIOR WALL, LOOKING NORTH



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

EXISTING PHOTOS - LAKE VIEW

PHOTOS TAKEN SEPTEMBER 2023



NEIGHBORING BUILDING, LOOKING SOUTHEAST FROM DECK



LAKE HURON, LOOKING SOUTH FROM DECK



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



MACKINAC ISLAND HARBOR LOOKING NORTHWEST



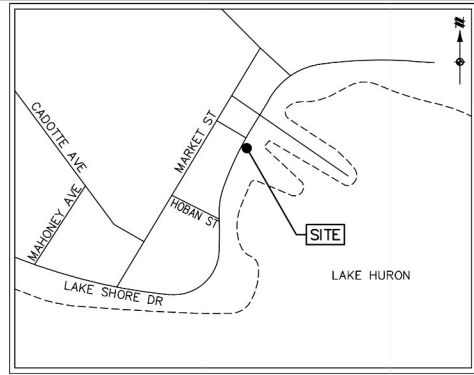
EXISTING BUILDING, SHED AND SEAWALL, LOOKING NORTHEAST



MACKINAC ISLAND HARBOR LOOKING NORTHEAST



EXISTING CIVIL SITE PLAN - DESCRIPTIONS & KEY



VICINITY MAP
NOT TO SCALE

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

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

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

PARCEL 1:
THE WEST 49.5 FEET OF LOT 112, ASSESSOR'S PLAT NO. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN.

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

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

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

- 14. OIL, GAS, MINERALS, WATERCOURSE OR STREAM ACCESS AND ABORIGINAL ANTIQUITIES RESERVED BY THE STATE OF MICHIGAN BY DEED RECORDED AT LIBER 216, PAGE 645, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON.
- 15. NOTICE OF CLAIM OF INTEREST IN REAL PROPERTY, AS RECORDED IN LIBER 768, PAGE 390, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON, COVERS LAND TO THE EAST OF THE SUBJECT PROPERTY.
- 16. TERMS, COVENANTS, AND CONDITIONS OF AGREEMENT TO USE AND OCCUPY UNPATENTED GREAT LAKES BOTTOMLANDS FOR PRIVATE PURPOSES SET FORTH AS RECORDED IN, LIBER 895, PAGE 376, AS TO PARCEL 2 BOTTOMLANDS.
RESPONSE: AS SHOWN HEREON, COVERS LAND TO THE EAST OF THE SUBJECT PROPERTY.
- 17. TERMS, COVENANTS, AND CONDITIONS OF MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 786, PAGE 423.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 18. TERMS, COVENANTS, AND CONDITIONS OF ORDINANCE NO. 520 MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 805, PAGE 349.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 19. TERMS, COVENANTS, AND CONDITIONS OF ORDINANCE NO. 553 MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 845, PAGE 36.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 20. TERMS, COVENANTS, AND CONDITIONS OF OPINION AND ORDER ON CROSS MOTIONS FOR SUMMARY DISPOSITION SET FORTH AS RECORDING IN, LIBER 852, PAGE 604.
RESPONSE: COVERS TO THE EAST OF SUBJECT PROPERTY.

LEGEND

○ FCIR	FOUND CAPPED IRON ROD
× F	FOUND MAG NAIL
□ O	EXISTING CATCH BASIN/MANHOLE
●	EXISTING DRAIN TILE
⊙	EXISTING LIGHT POLE
□ T	EXISTING TELEPHONE RISER
○ U.P.	EXISTING UTILITY POLE
⊕	EXISTING ELECTRIC METER
⊕	EXISTING GAS VALVE
⊕	EXISTING BOLLARD
○ C.O.	EXISTING SANITARY CLEAN OUT
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING FIRE DEPARTMENT CONNECTION
⊕	EXISTING WATER METER
⊕	EXISTING ELECTRIC TRANSFORMER
× 584.36	EXISTING GROUND ELEVATION
× 584.36TC	EXISTING CURB ELEVATION
× 584.36GU	EXISTING GUTTER ELEVATION
× 584.36EP	EXISTING PAVEMENT ELEVATION
---	BOUNDARY LINE
---	EASEMENT LINE
---	BOUNDARY ADJACENT LINE
---	EXISTING FENCE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND STORM LINE
---	EXISTING CURB AND GUTTER
---	EXISTING GROUND CONTOUR
(M)	MEASURED
(R)	RECORD
▨	EXISTING BUILDING
▨	APPROXIMATE FLOOD ZONE AE
▨	APPROXIMATE FLOOD ZONE VE

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

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



DATE: 10/20/2025

ZONING:

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

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

SITE BENCHMARKS:

BM #1: SET MAG NAIL IN WOOD RETAINING WALL
ELEVATION: 588.03 (NAVD88)

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

NOTES:

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

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

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

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



Know what's below.
Call before you dig.

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





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

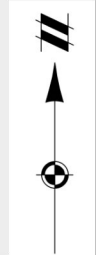
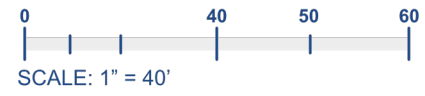
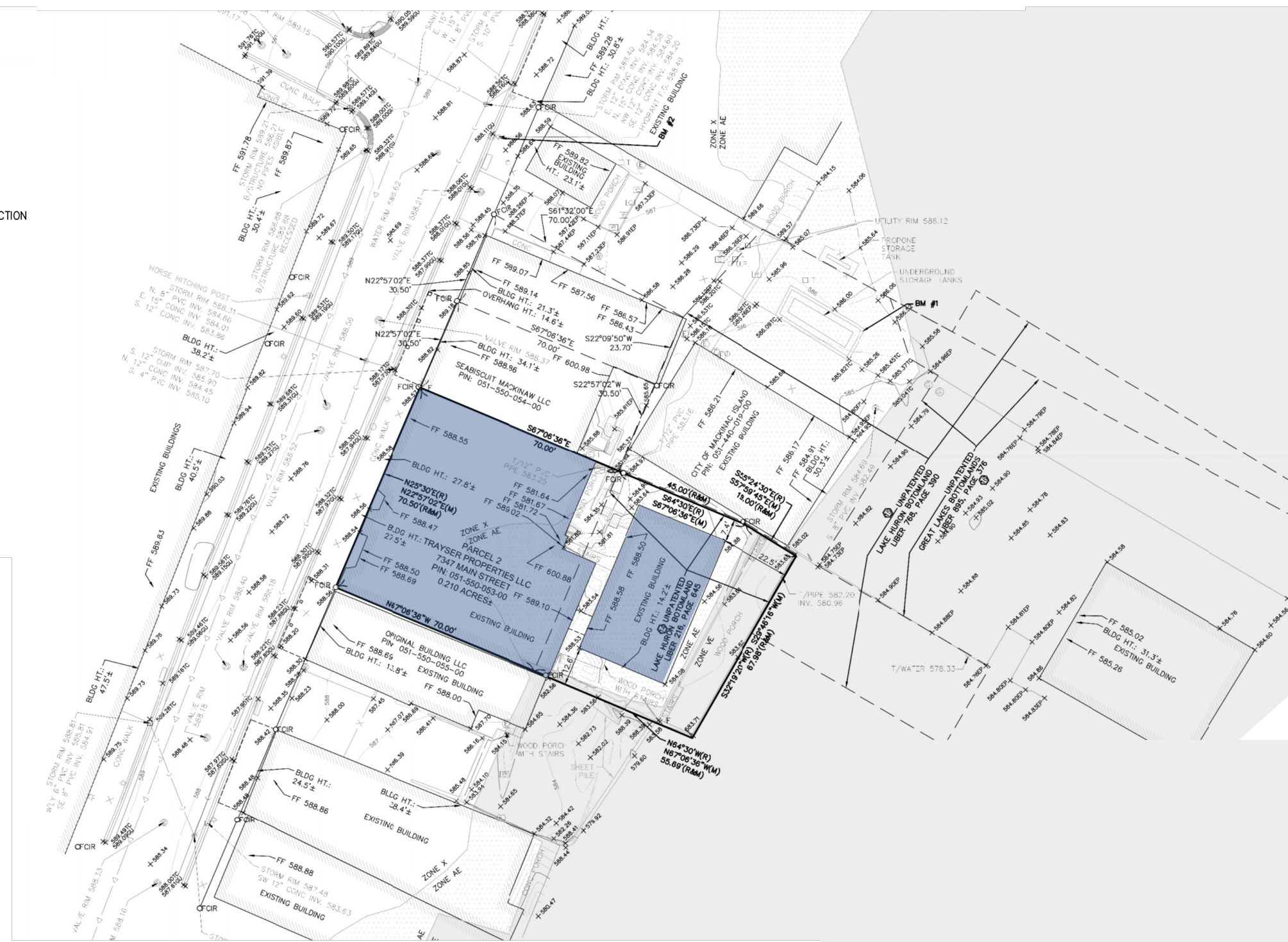
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EXISTING CIVIL SITE PLAN

SITE PLAN LEGEND

	PROJECT BUILDING
○FCIR	FOUND CAPPED IRON ROD
×F	FOUND MAG NAIL
○	EXISTING CATCH BASIN/MANHOLE
●	EXISTING DRAIN TILE
⊙	EXISTING LIGHT POLE
□T	EXISTING TELEPHONE RISER
○U.P.	EXISTING UTILITY POLE
⊕	EXISTING ELECTRIC METER
⊕	EXISTING GAS VALVE
⊕	EXISTING BOLLARD
⊕C.O.	EXISTING SANITARY CLEAN OUT
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING FIRE DEPARTMENT CONNECTION
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---	BOUNDARY LINE
- - -	EASEMENT LINE
- · - · -	BOUNDARY ADJACENT LINE
---X---	EXISTING FENCE
---▷---	UNDERGROUND SANITARY LINE
---◁---	UNDERGROUND STORM LINE
--- ---	EXISTING CURB AND GUTTER
---	EXISTING GROUND CONTOUR
(M)	MEASURED RECORD
(R)	RECORD
	EXISTING BUILDING
	APPROXIMATE FLOOD ZONE AE
	APPROXIMATE FLOOD ZONE VE



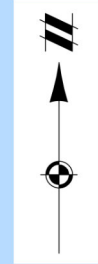
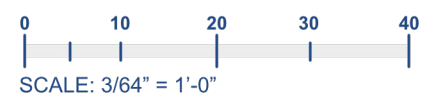
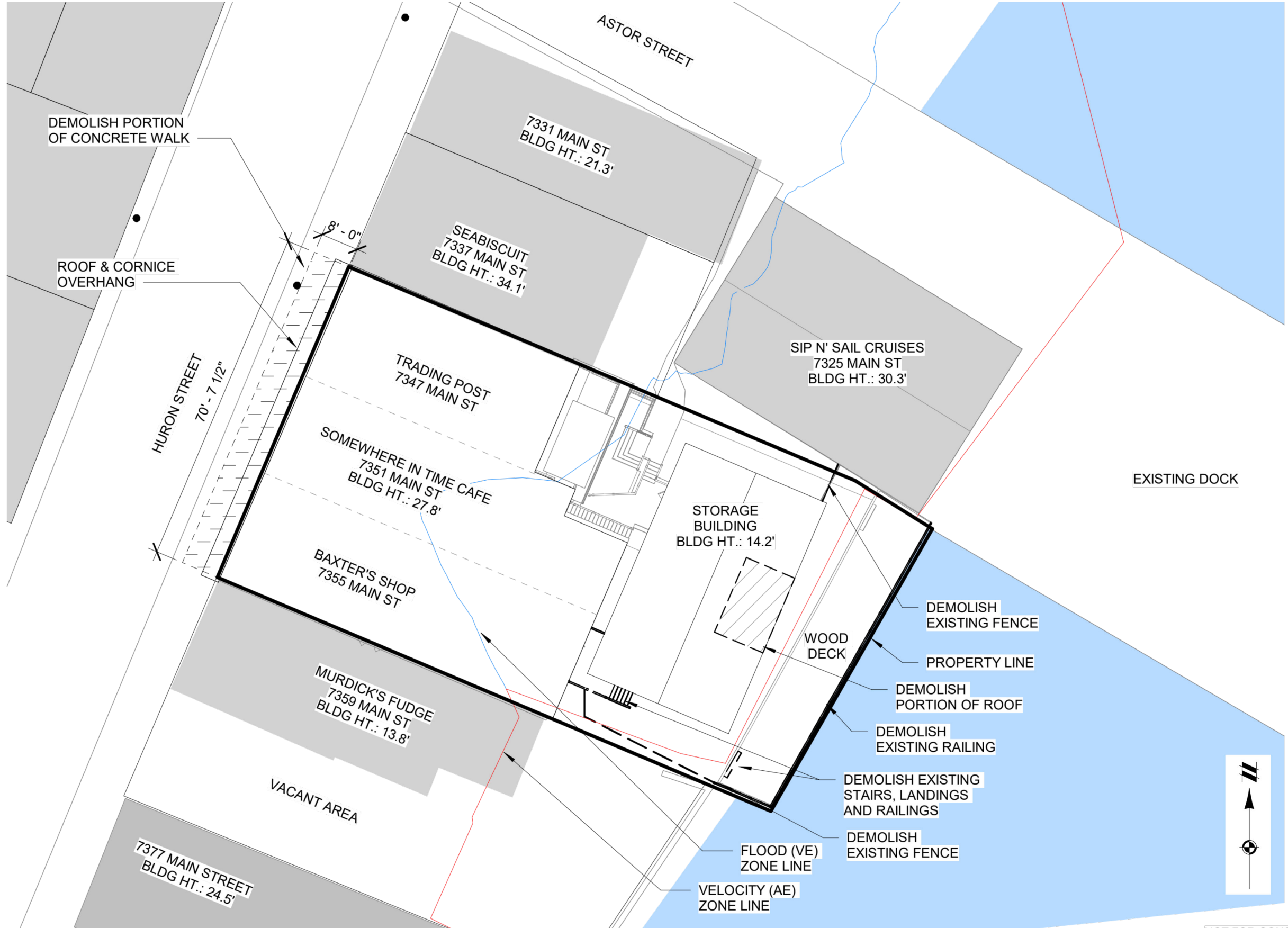
ATWELL
866.850.4200 www.atwell.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

DEMOLITION SITE PLAN

DEMO SITE LEGEND

- EXISTING LIGHT POLE
- ▭ PROJECT SCOPE OF WORK
- === CONSTRUCTION TO BE DEMOLISHED

PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
STORAGE BLDG	1515 SF
TOTAL	16035 SF



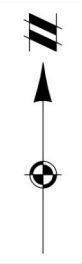
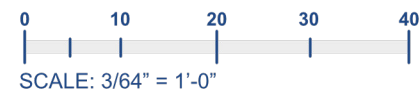
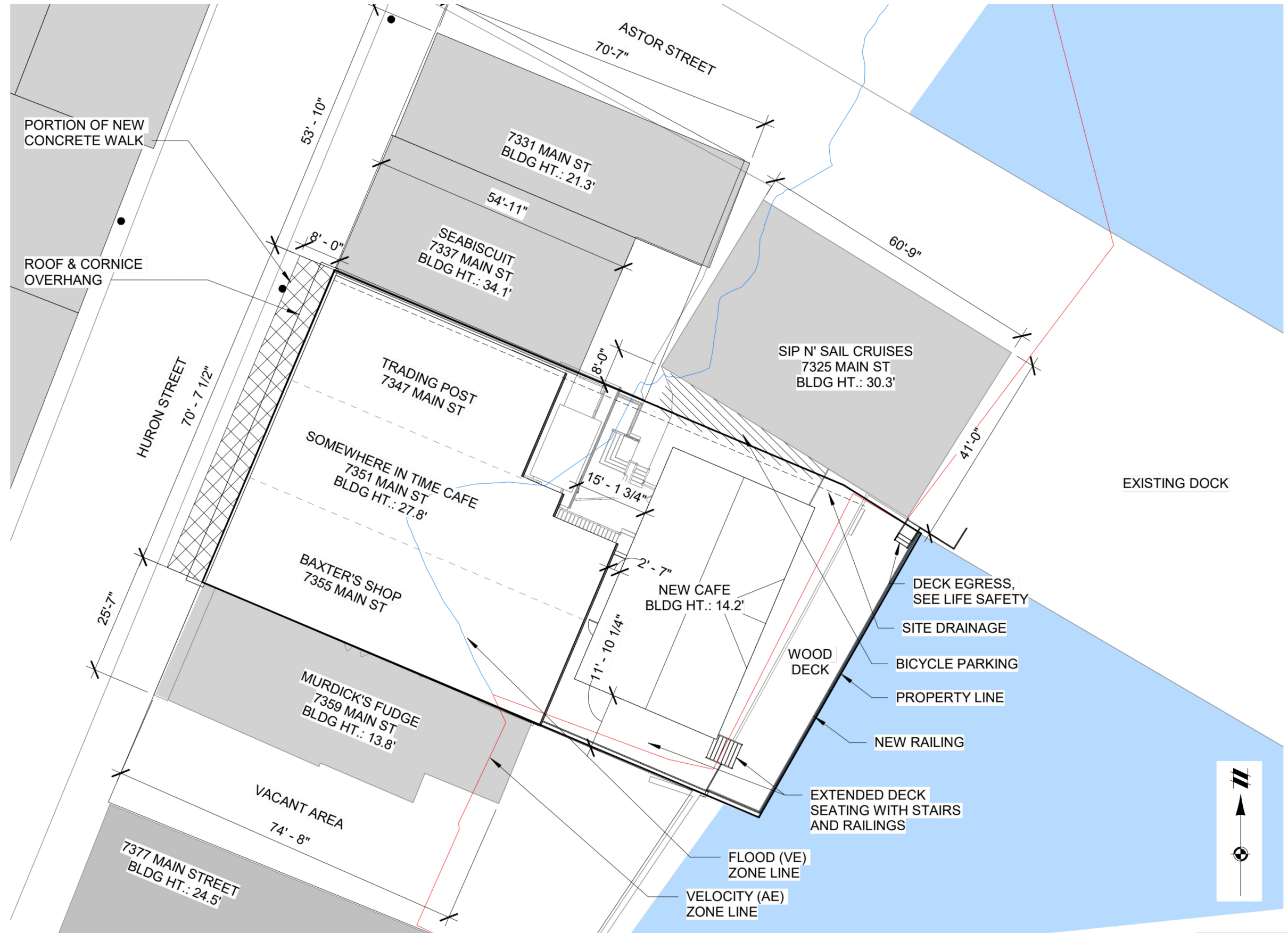
PROPOSED SITE PLAN

SITE LEGEND

- EXISTING LIGHT POLE
- ▭ PROJECT SCOPE OF WORK

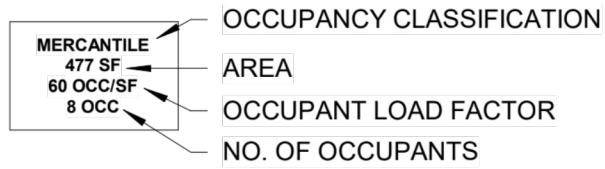
PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
NEW CAFE	1515 SF
TOTAL	16035 SF

DWELLING UNITS PER ACRE	
ACRES = 0.21	
UNITS = (3) R-2	



PROPOSED LIFE SAFETY PLAN

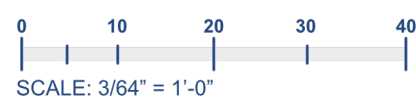
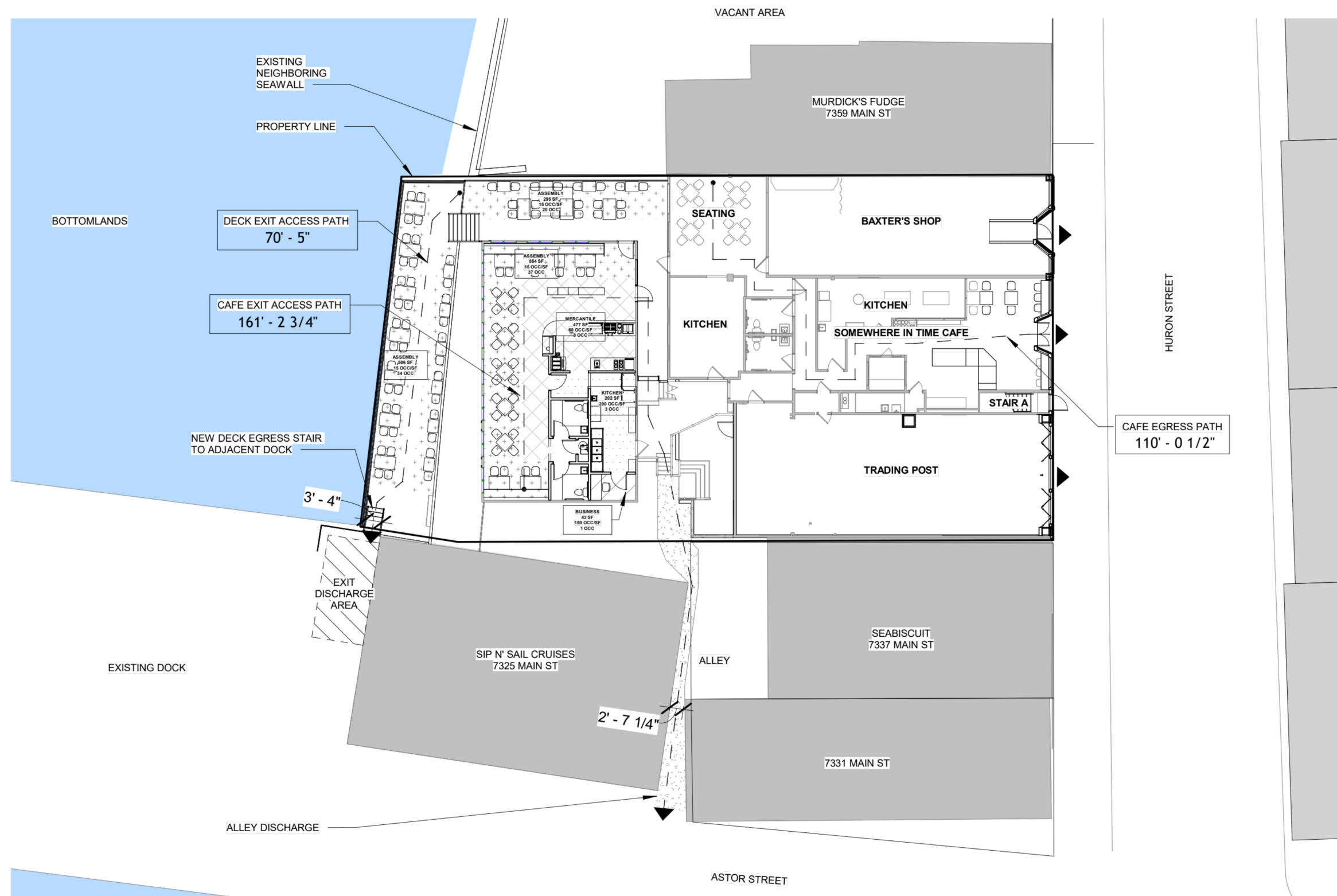
LIFE SAFETY PLAN LEGEND



OCCUPANCY	#
MERCANTILE	8
ASSEMBLY	91
KITCHEN	3
BUSINESS	1
TOTAL	103

CODE SUMMARY: MBC 2021

- MAXIMUM EXIT TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 250 FEET



DEMOLITION PLAN - BASEMENT

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

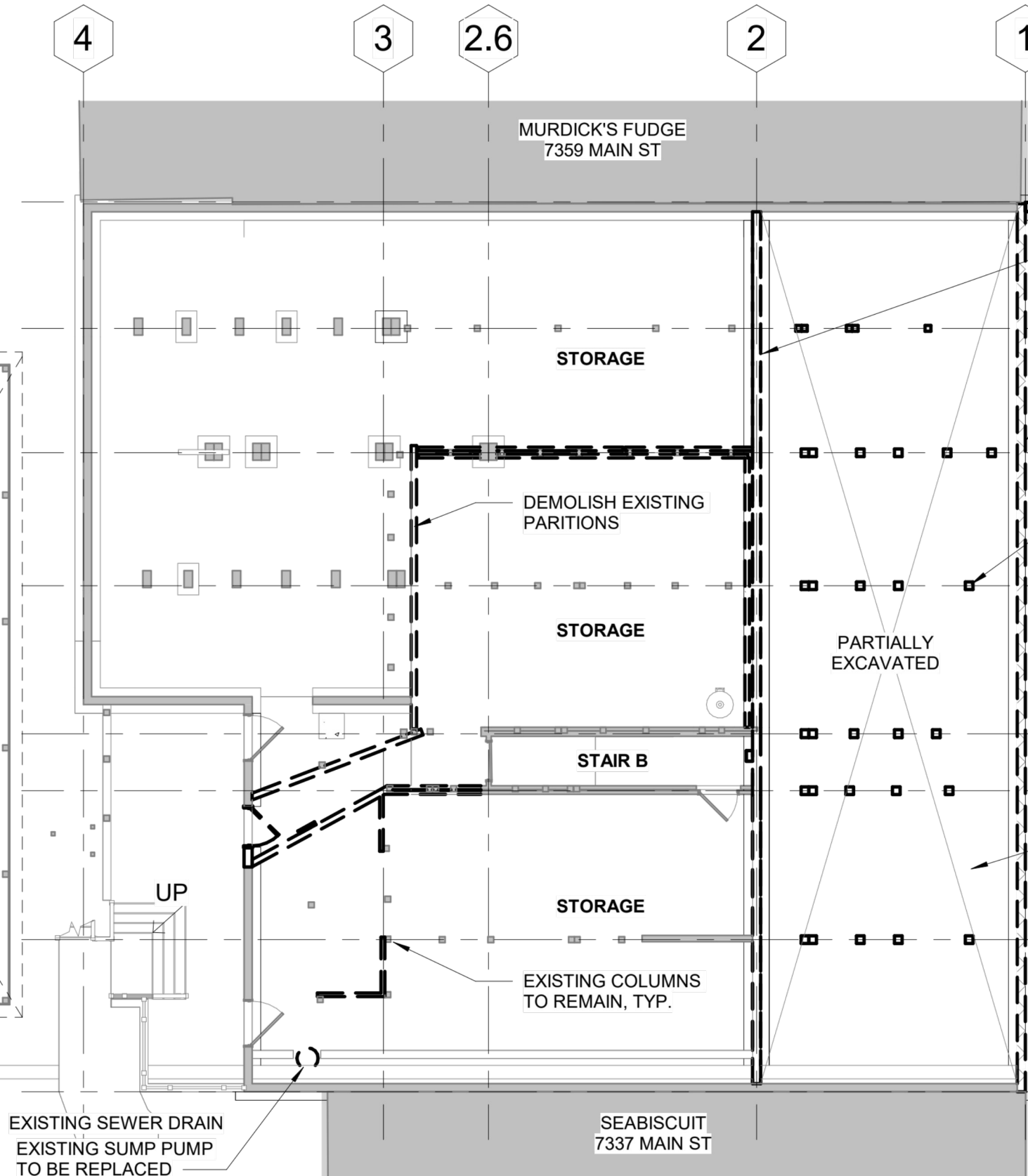
EXISTING DECK ABOVE

EXISTING BLOCK RETAINING WALL

LAKE HURON BOTTOMLANDS

EXISTING SEAWALL

STORAGE BUILDING ABOVE



A
DEMOLISH EXISTING PARTIAL HEIGHT CMU WALL AND FOOTING

B
DEMOLISH EXISTING FOUNDATION WALL AND FOOTING

C
DEMOLISH EXISTING COLUMNS AND FOOTINGS

D
PARTIALLY EXCAVATED

E
PARTIALLY EXCAVATED AREA TO BE FULLY EXCAVATED TO DEPTH OF EXISTING BASEMENT

F

G

H

EXISTING SEWER DRAIN
EXISTING SUMP PUMP TO BE REPLACED



MURDICK'S FUDGE
7359 MAIN ST

SEABISCUIT
7337 MAIN ST



DEMOLITION PLAN - FIRST FLOOR

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH EXISTING STAIRS AND PATIO

LAKE HURON BOTTOMLANDS

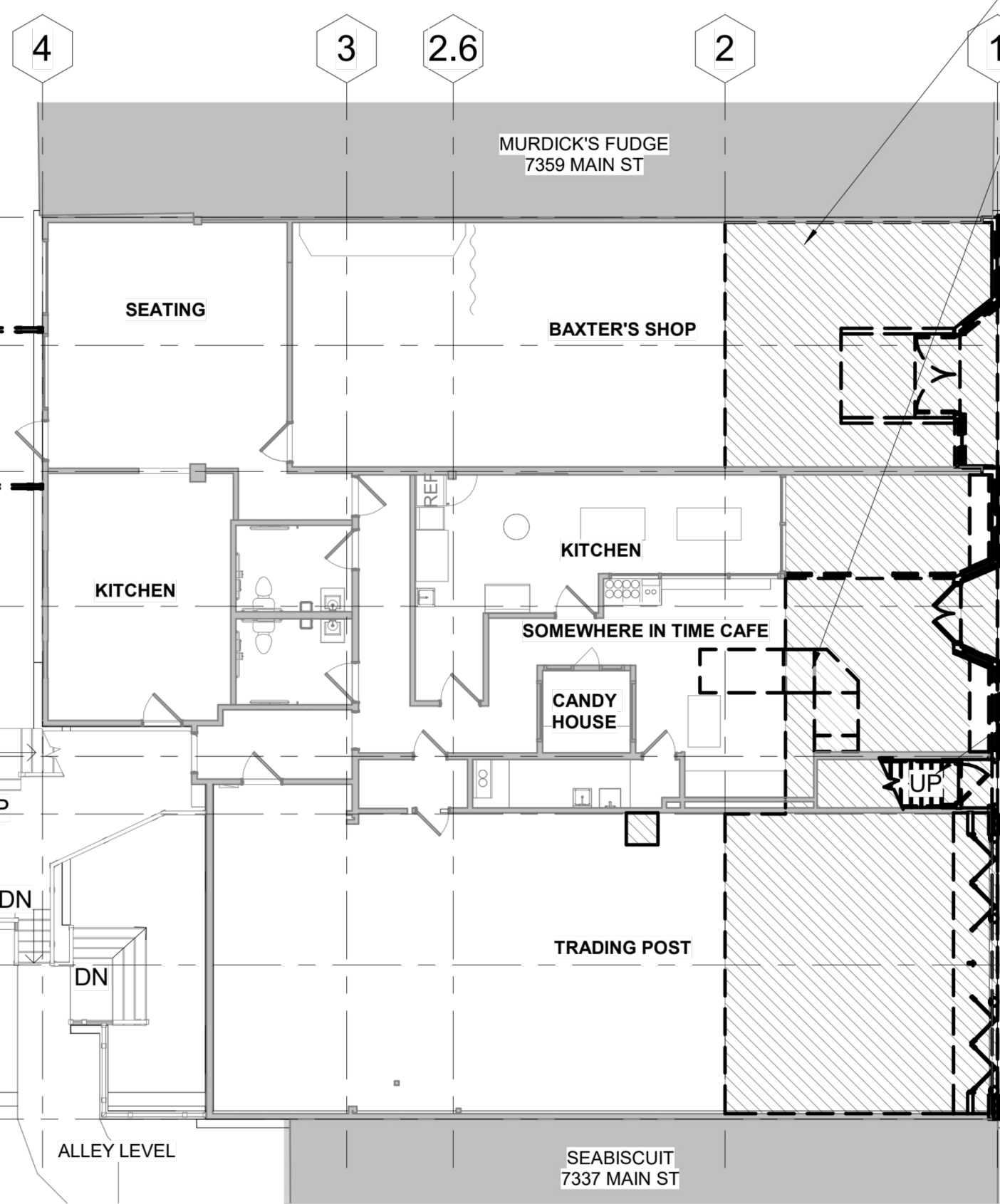
WOOD DECK

EXISTING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH PORTION OF EXISTING WALL FOR NEW OPENINGS, TYP.

STORAGE BUILDING



DEMOLISH EXTENTS OF FLOORING AND STRUCTURE

REMOVE AND SALVAGE EXISTING COUNTERS

A

B

C

D

E

F

REMOVE AND REPLACE SECTION OF FACADE REFER TO ELEVATIONS

G

H

REMOVE SECTION OF FACADE SALVAGE FOR REINSTALLATION REFER TO ELEVATIONS



DEMOLITION PLAN - SECOND FLOOR

DEMO PLAN LEGEND

 EXISTING CONSTRUCTION TO REMAIN

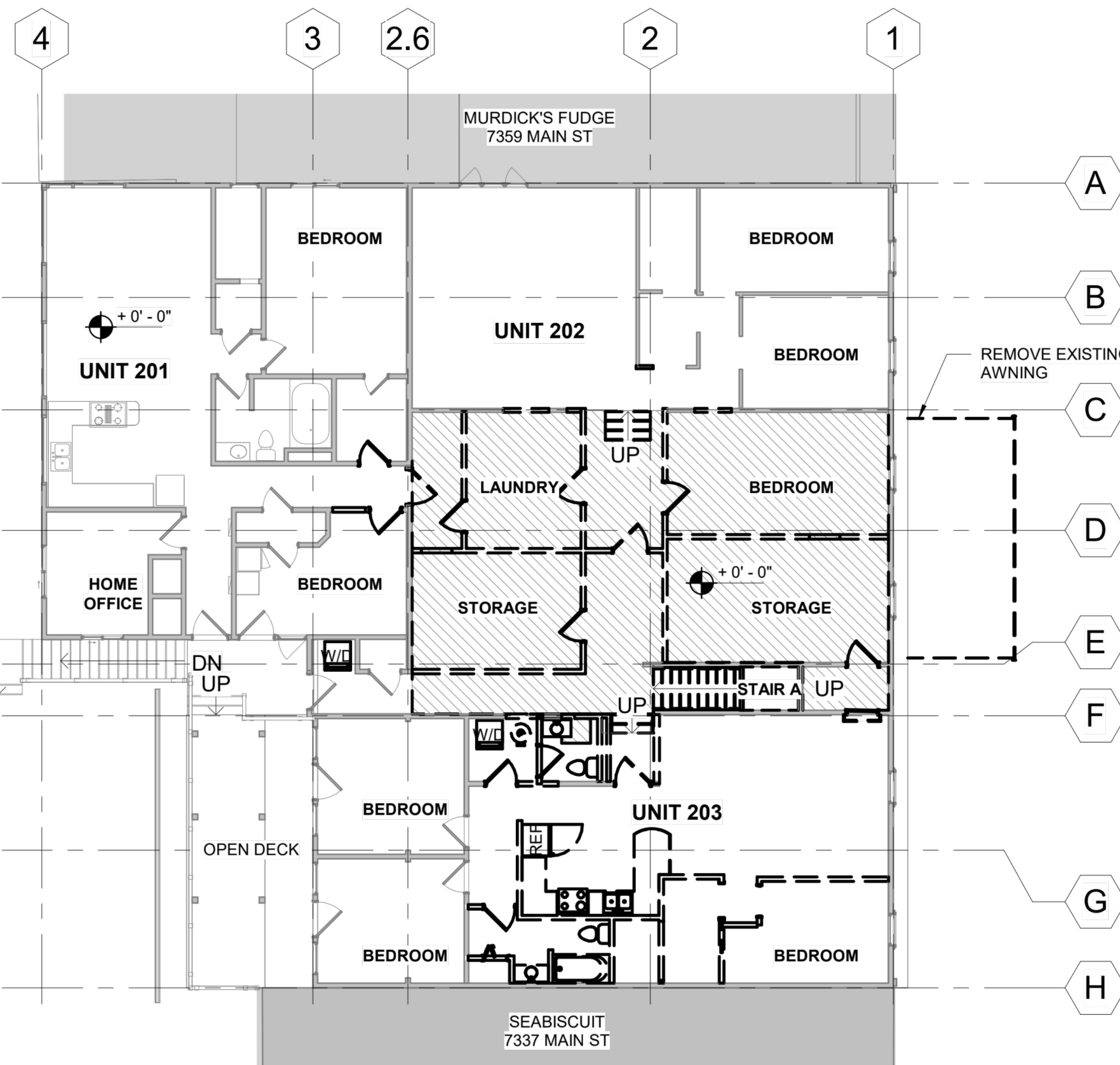
 CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.

STORAGE BUILDING BELOW

REMOVE EXISTING AWNING



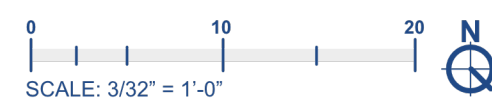
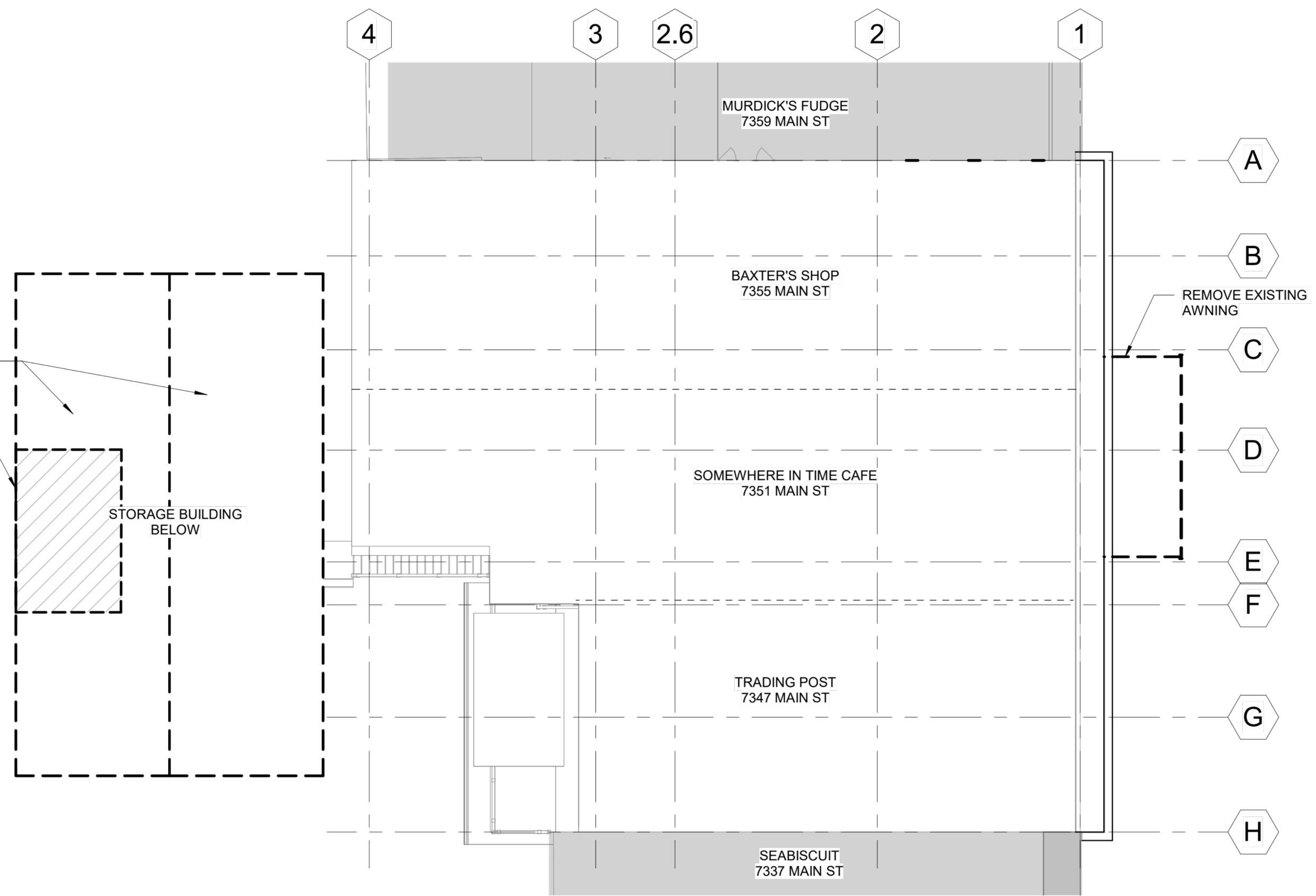
DEMOLITION PLAN - ROOF PLAN

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED





REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.



PROPOSED PLAN - BASEMENT

FLOOR PLAN LEGEND

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

EXISTING NEIGHBORING SEAWALL

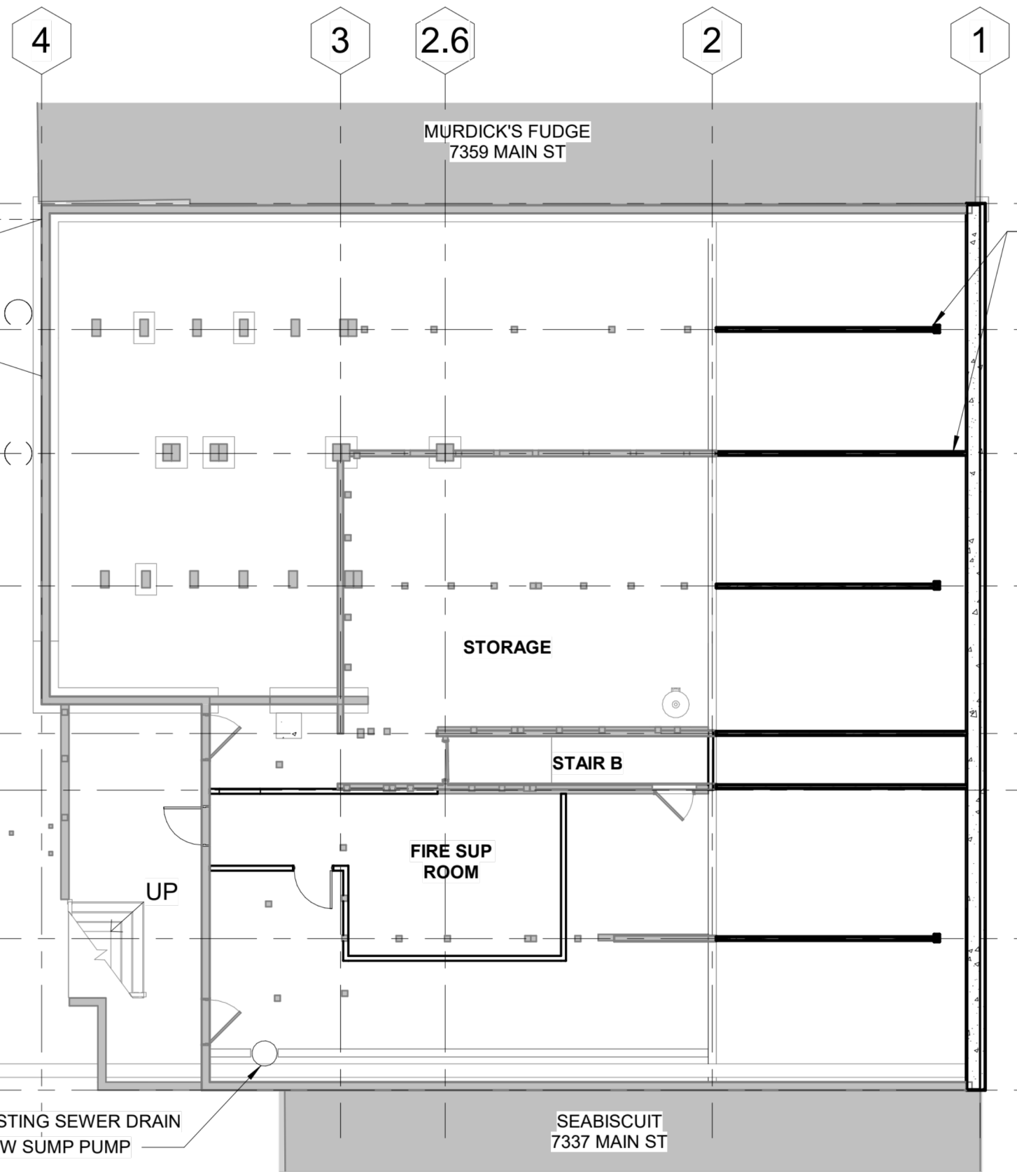
NEW DECK STRUCTURE

EXISTING SEAWALL

7325 MAIN ST





EXISTING SEWER DRAIN
NEW SUMP PUMP

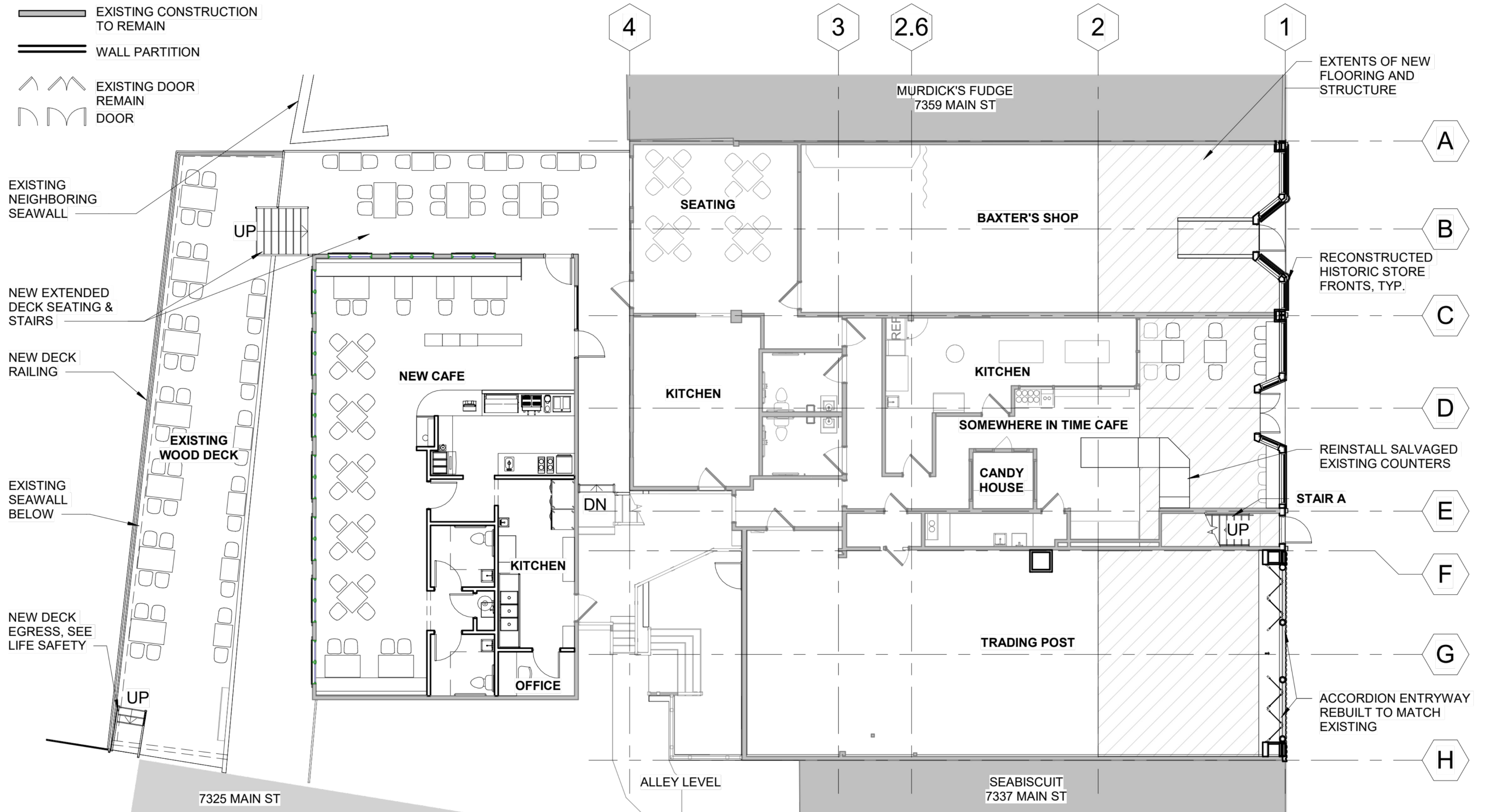
SEABISCUIT
7337 MAIN ST



PROPOSED PLAN - FIRST FLOOR






FLOOR PLAN LEGEND

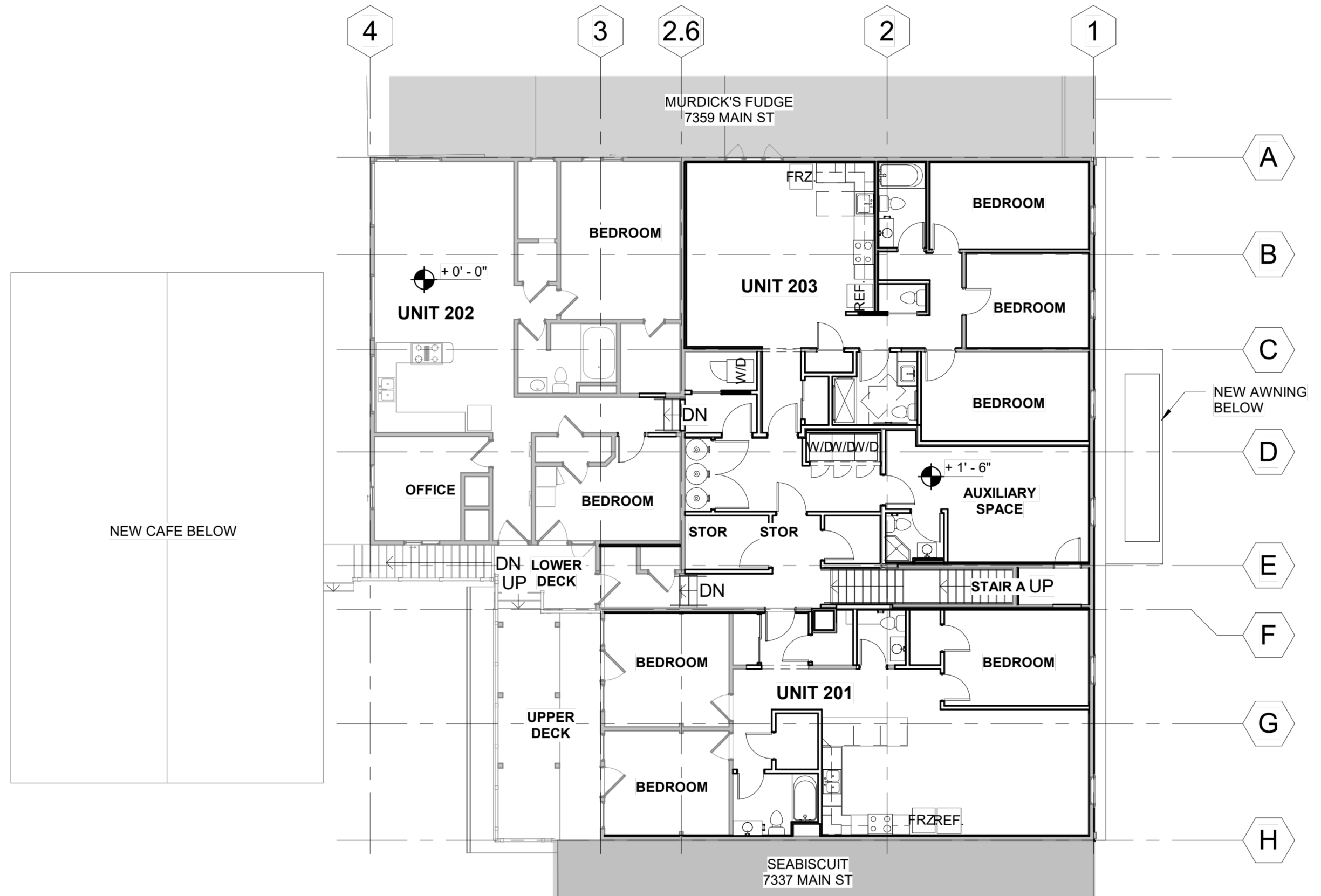
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



PROPOSED PLAN - SECOND FLOOR


FLOOR PLAN LEGEND

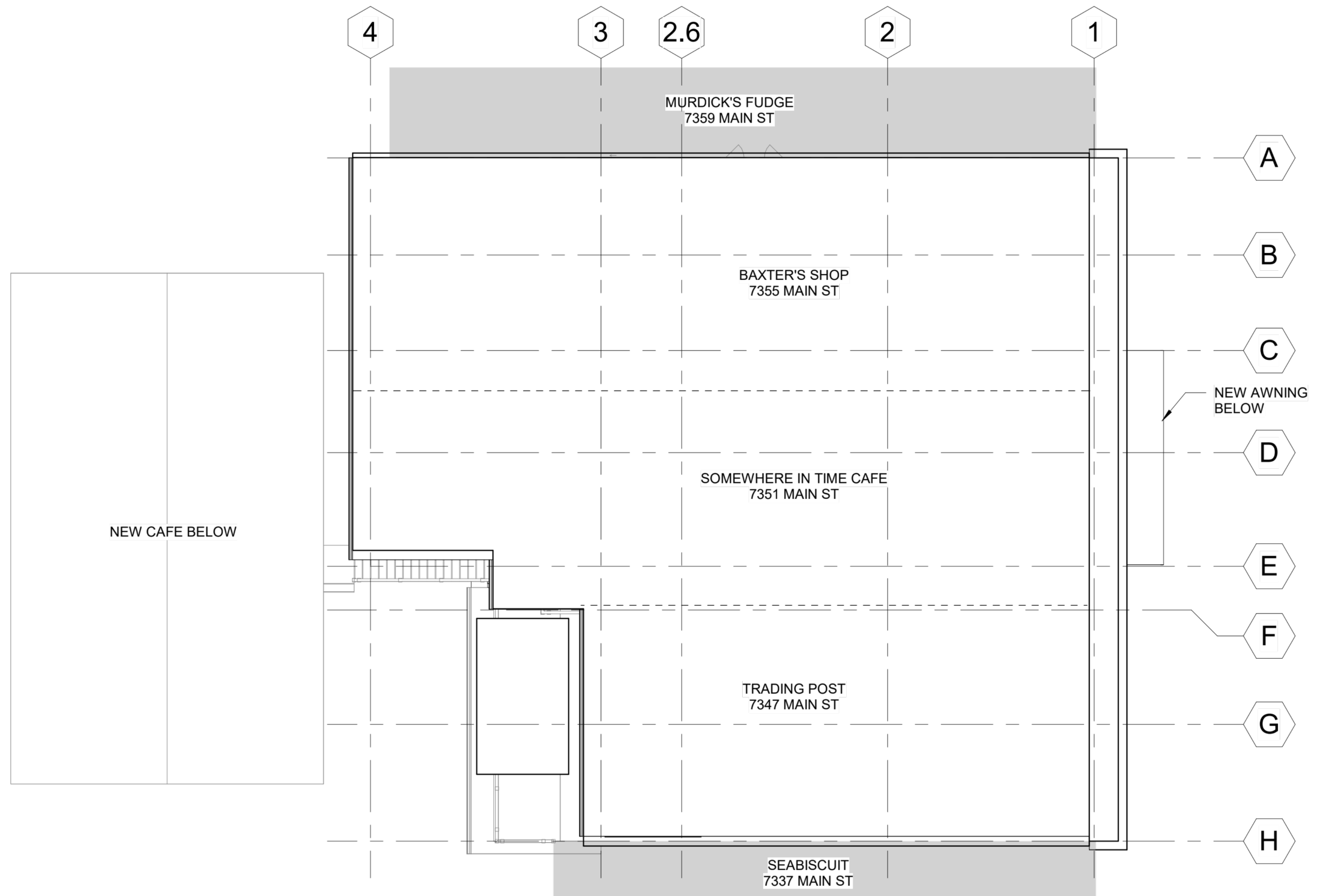
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR
-  REMAIN
-  DOOR



PROPOSED PLAN - ROOF PLAN

ROOF PLAN LEGEND

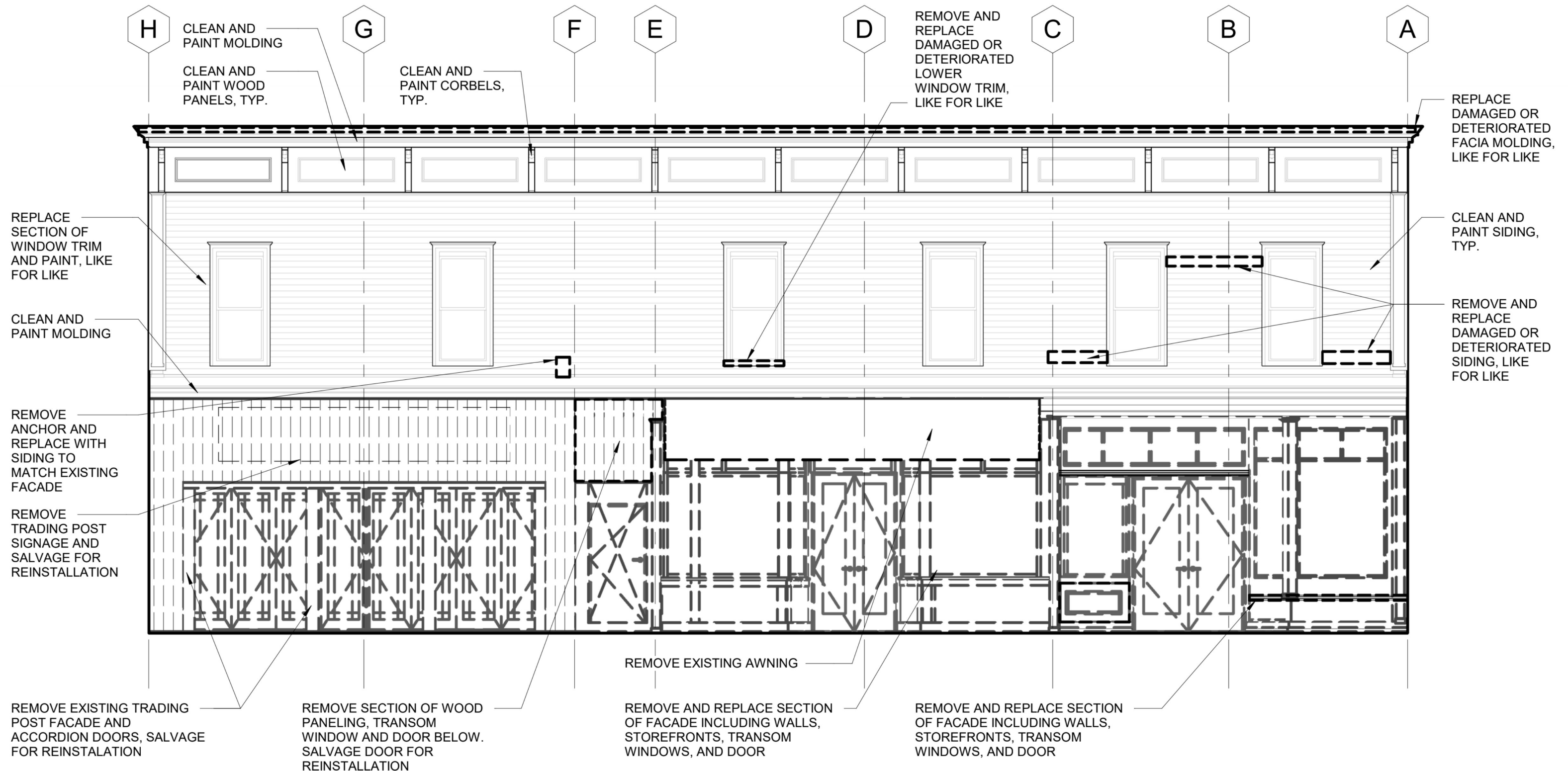
 EXISTING ROOF
CONSTRUCTION TO REMAIN





Section IX, Itema.

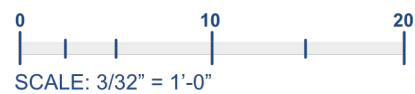
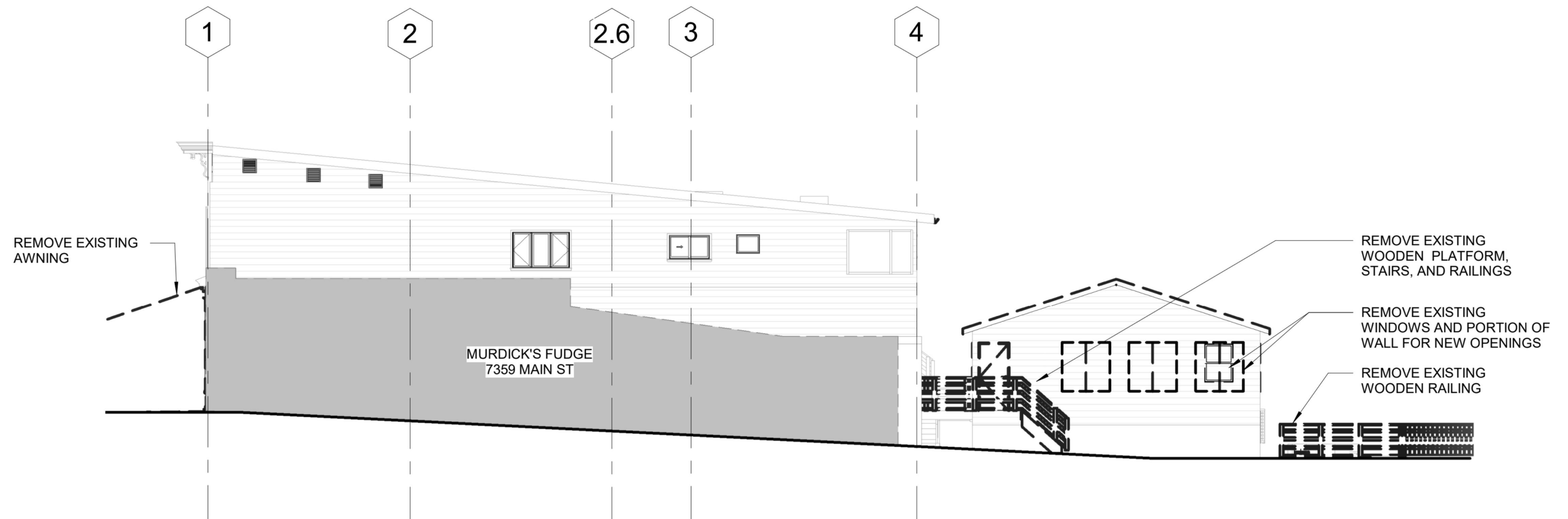
EXISTING ELEVATION - NORTH (MAIN STREET)





DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

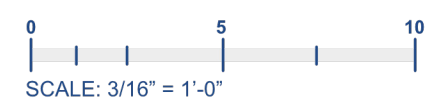
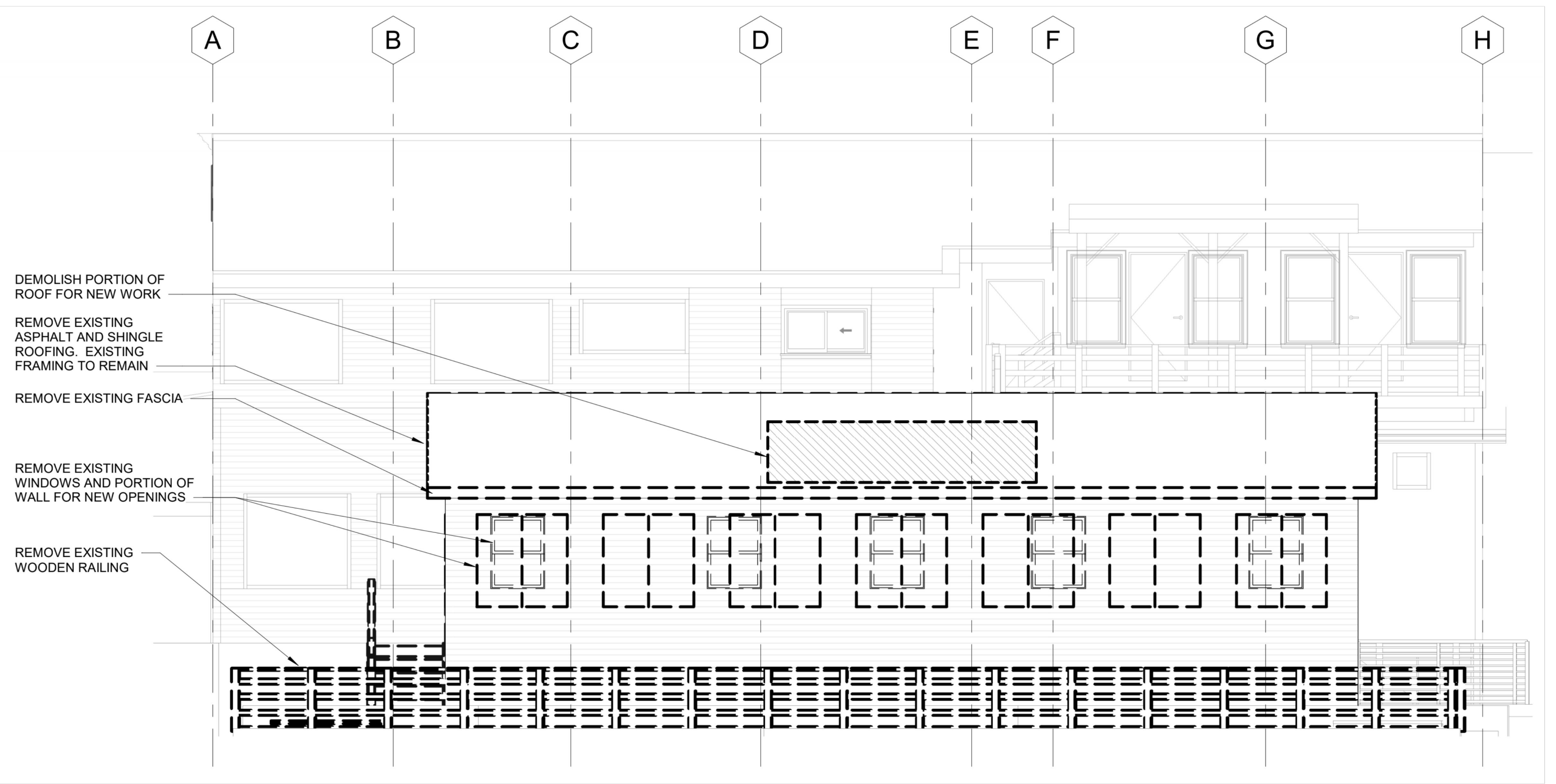
EXISTING ELEVATION - WEST





DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

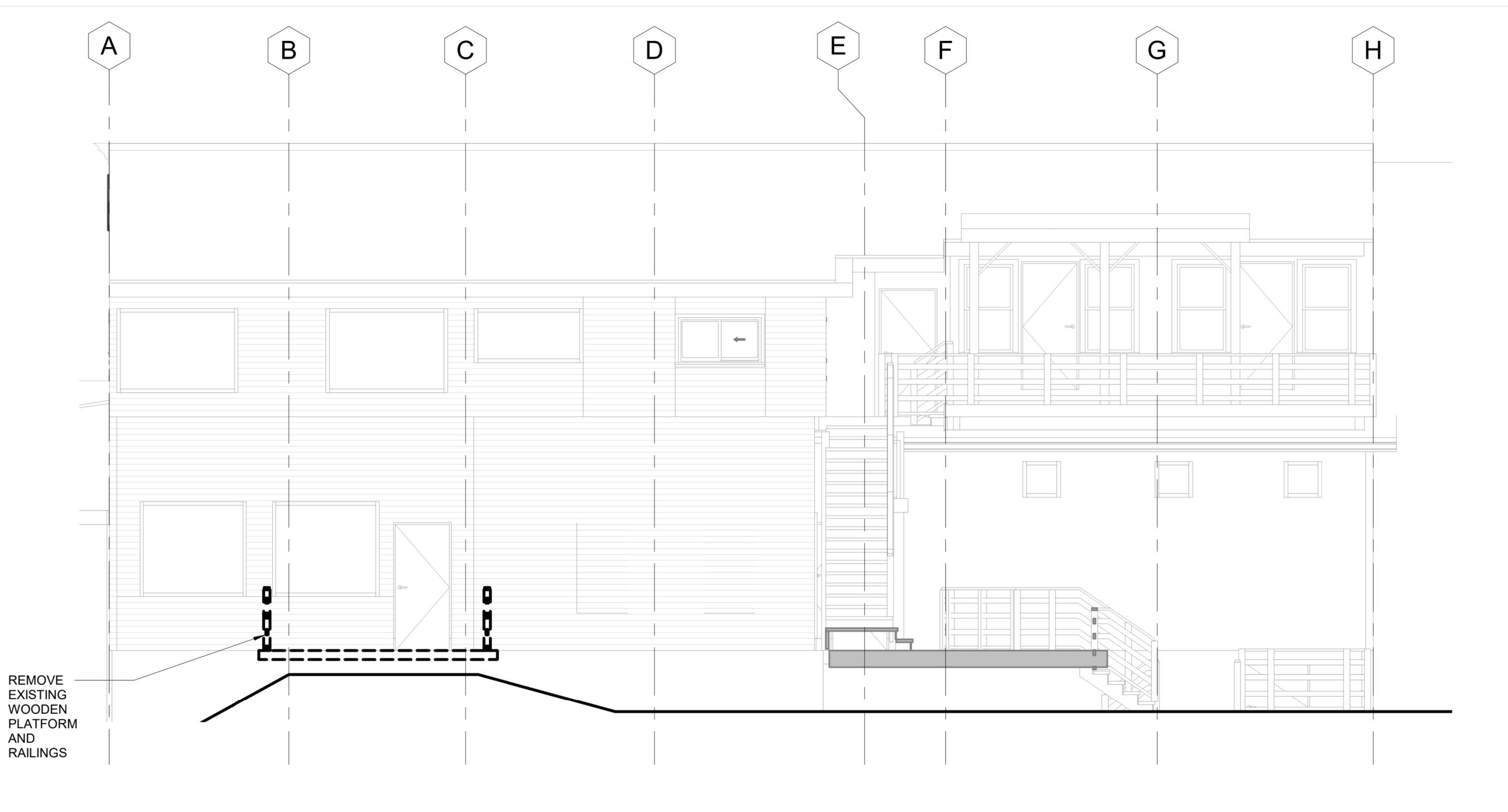
EXISTING ELEVATION - SOUTH (LAKE VIEW)



DEMO ELEVATION LEGEND



	EXISTING CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE DEMOLISHED

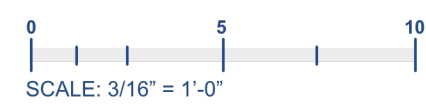
EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED



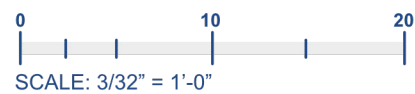
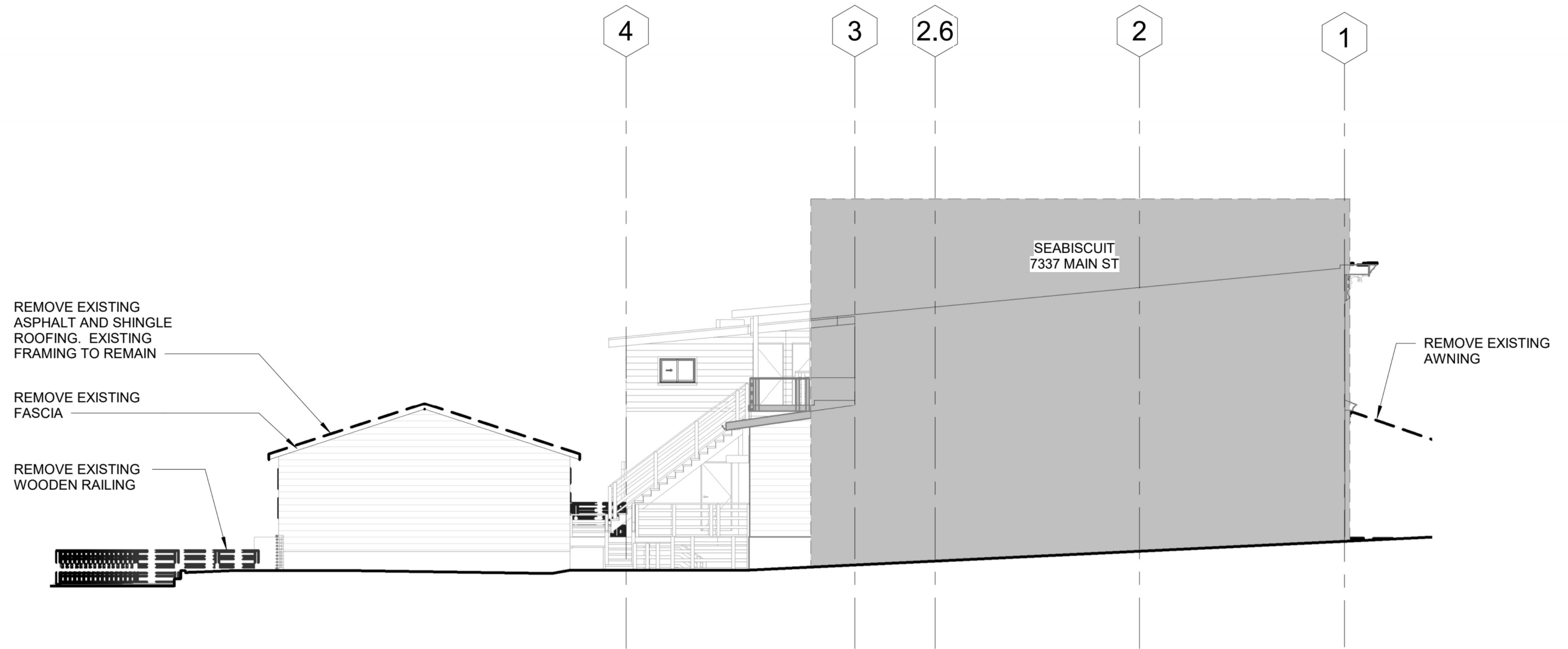
REMOVE EXISTING WOODEN PLATFORM AND RAILINGS

DEMO ELEVATION LEGEND



-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED



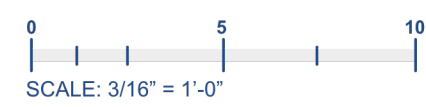
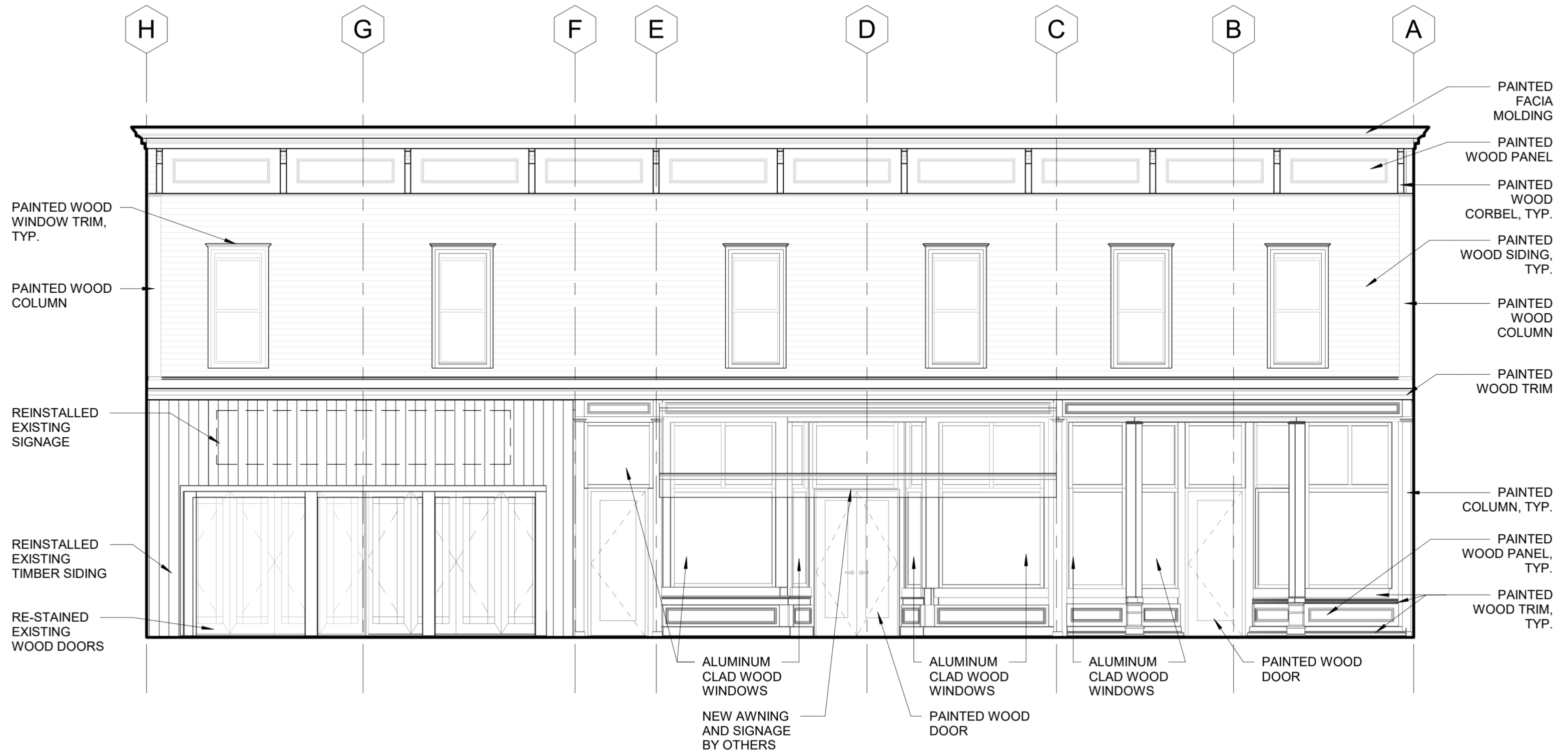
EXISTING ELEVATION - EAST



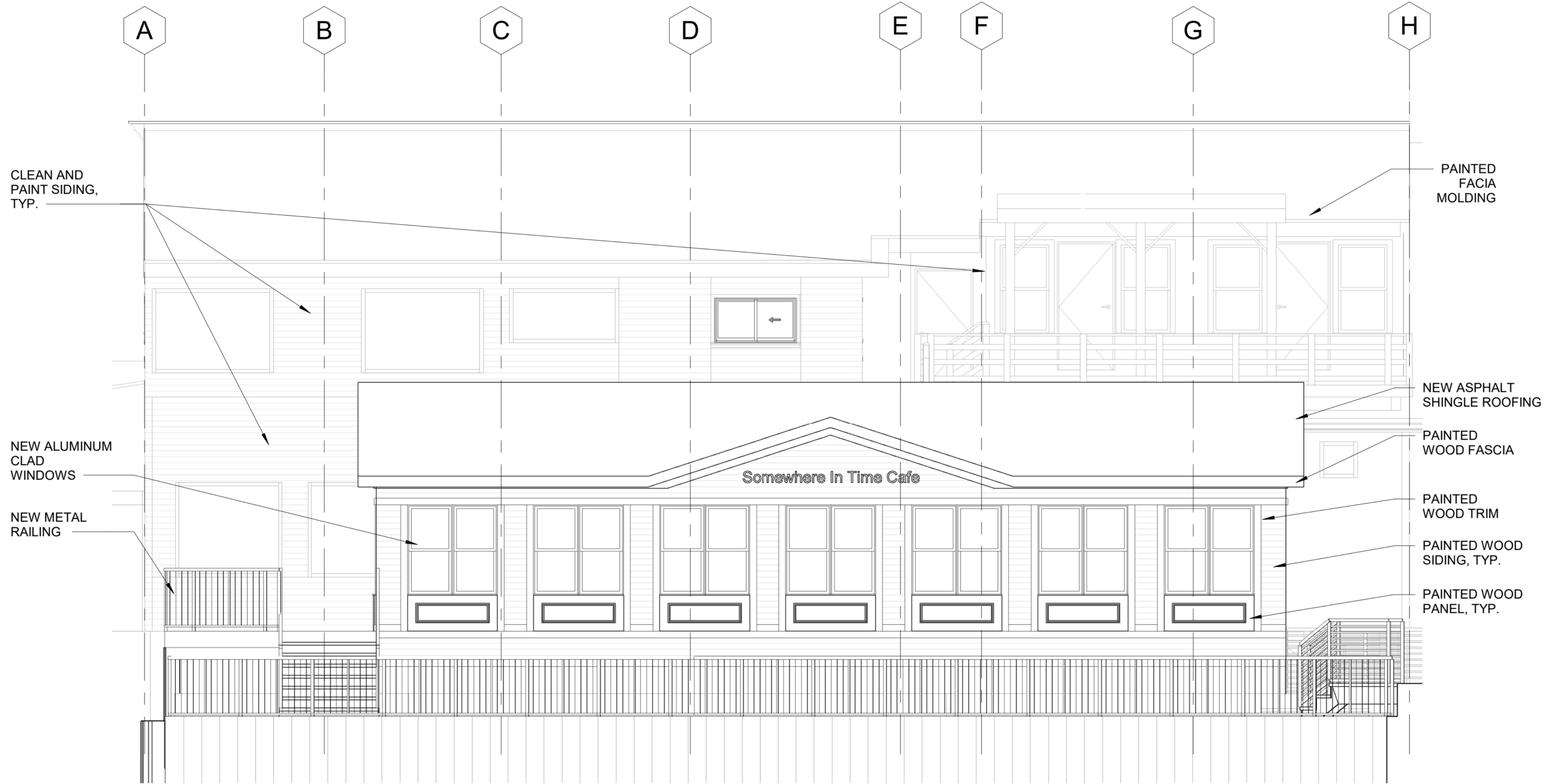
DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

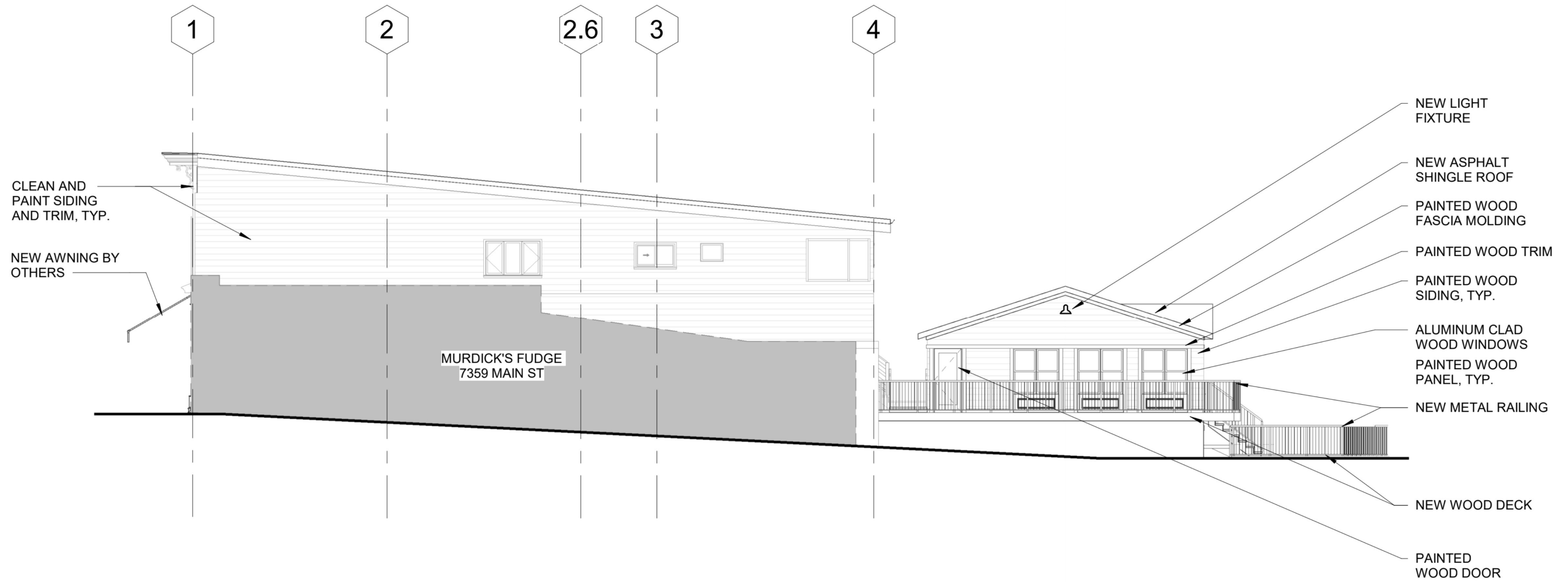
PROPOSED ELEVATION - NORTH



PROPOSED ELEVATION - SOUTH

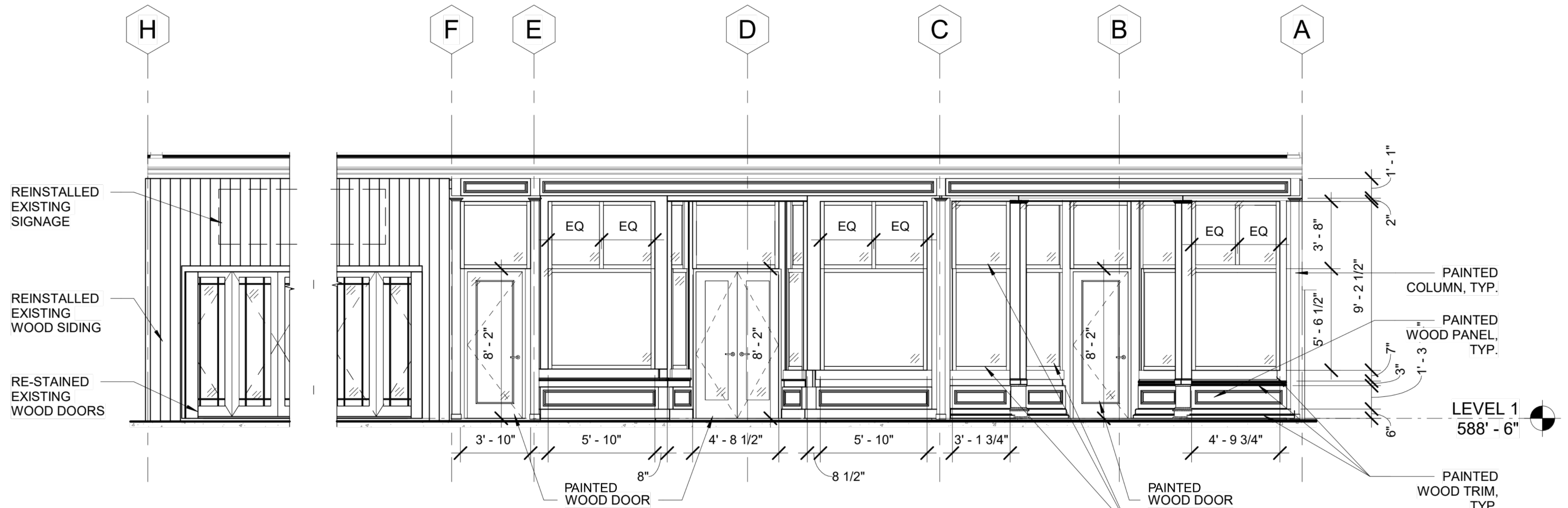


PROPOSED ELEVATION - WEST

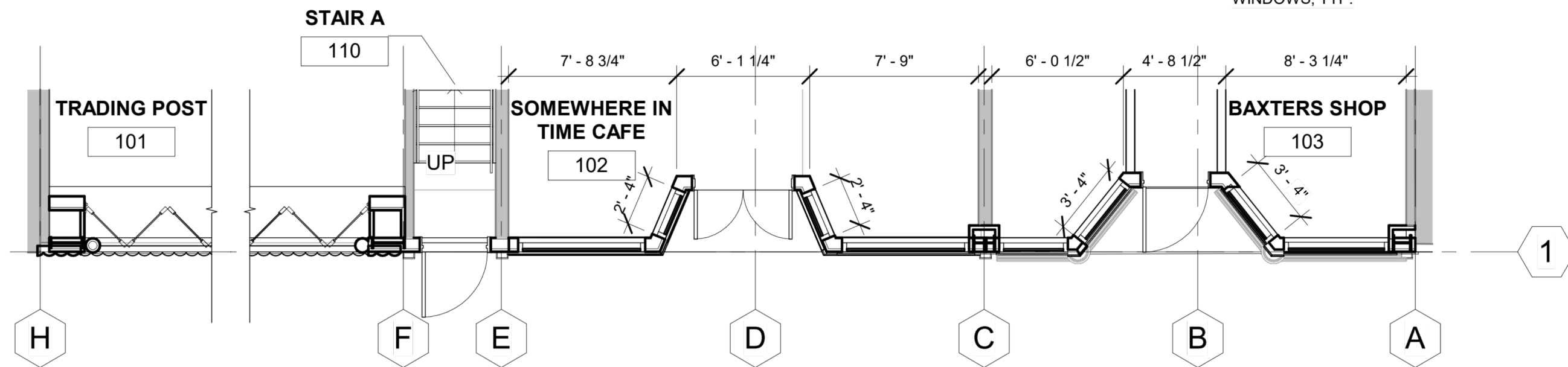


0 10 20
 SCALE: 3/32" = 1'-0"

PROPOSED ELEVATION & PLAN - ENLARGED NORTH



PROPOSED ELEVATION - ENLARGED

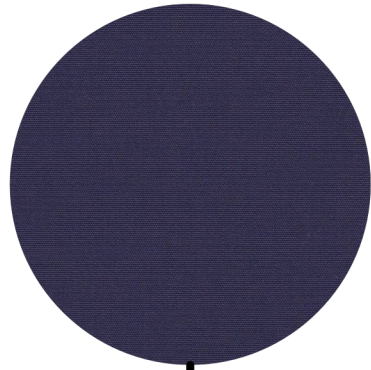


PROPOSED PLAN - ENLARGED

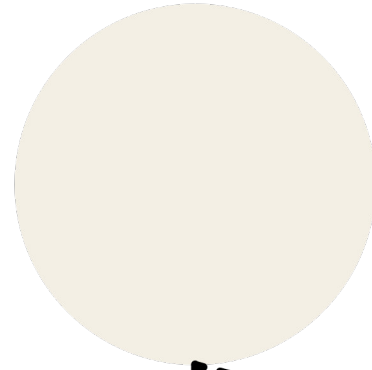


MATERIAL SHEET - SOUTH FACADE

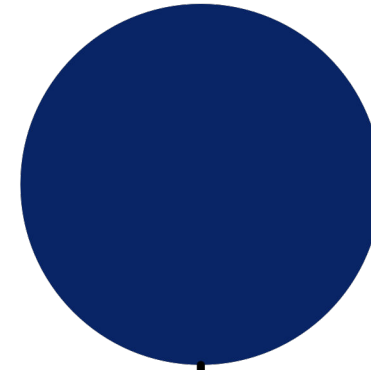
UMBRELLA FABRIC:
CANVAS NAVY



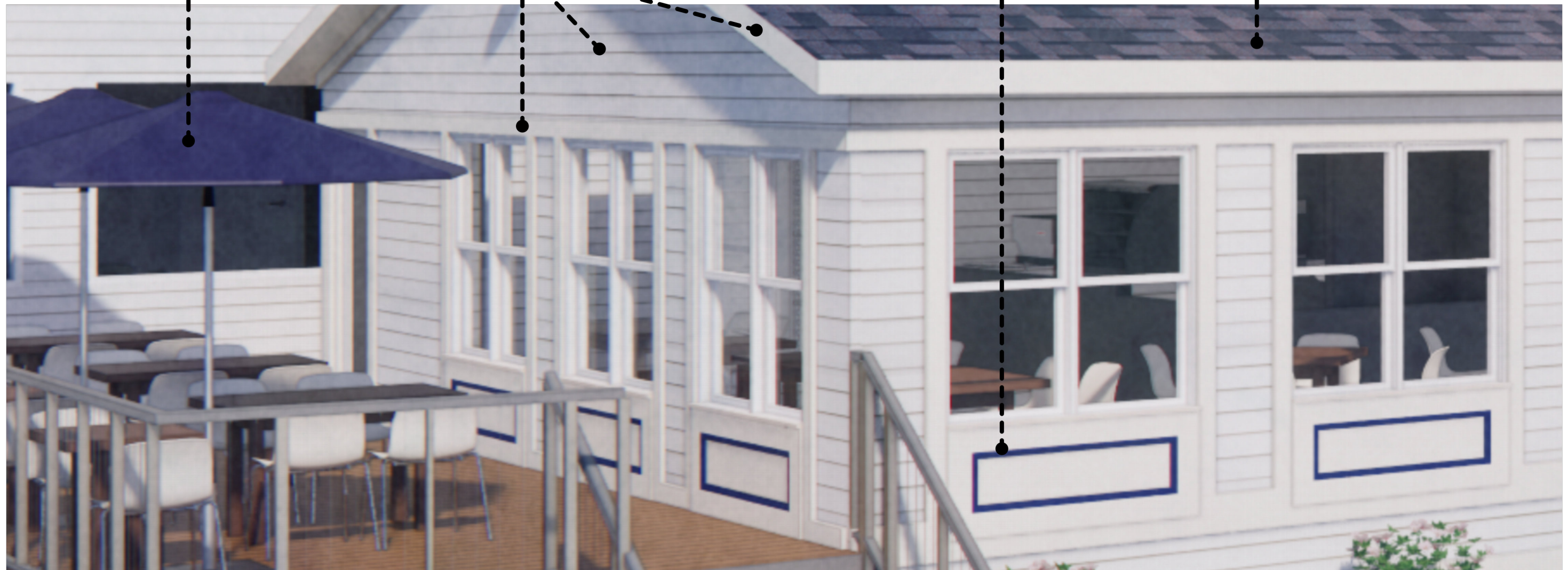
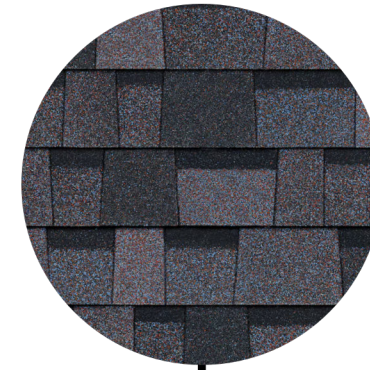
PAINT: SHERWIN WILLIAMS
WHITE FLOUR



PAINT: BENJAMIN MOORE
PATRIOT BLUE



ROOF: 3-TAB SHINGLES,
ASH





PROPOSED ELEVATION RENDER

PAINTED WINDOW TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED SIDING: SHERWIN WILLIAMS WHITE FLOUR

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



PAINTED DOORS & TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED PANELS: BENJAMIN MOORE PATRIOT BLUE

WINDOWS: MANUFACTURE WHITE



May's
FAMOUS MACKINAC FUDGE
"Somewhere in Time"
CAFE
DELI DELICIOUS / FAST SERVE
SINCE 1888

CAFE ON THE LAKE

May's
FAMOUS MACKINAC FUDGE
"Somewhere in Time"
CAFE

May's
FUDGE SHOP
CAFE ON THE LAKE
DELI DELICIOUS / FAST SERVE

May's FUDGE CAFE ON THE LAKE DELI DELICIOUS / FAST SERVE

TRAINING FEET

COMPLETE MA

JELD-WEN WOOD ENTRY DOORS

MATERIAL:

- Interior wood
- Factory primed and field painted white

FRAME:

- Wood, painted finish

GLASS:

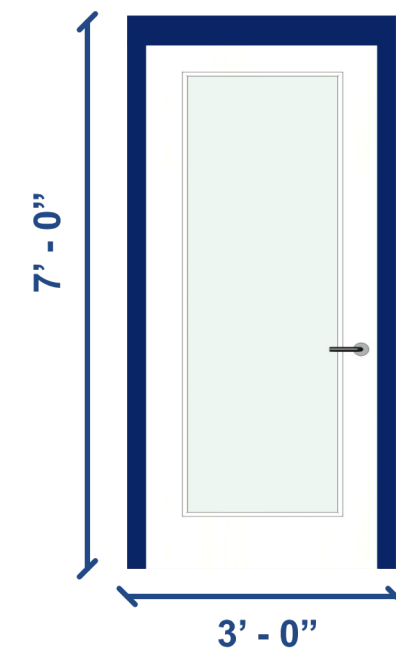
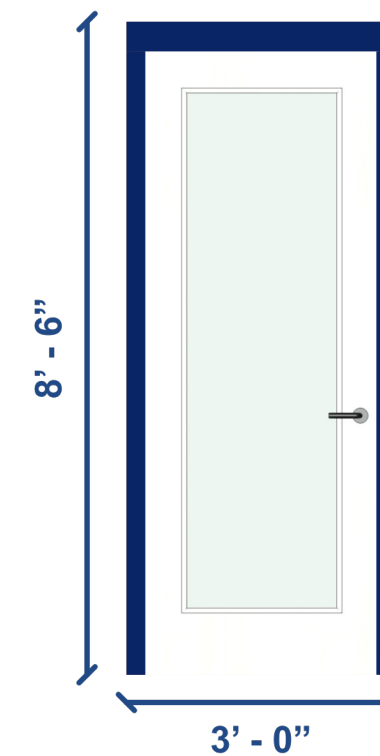
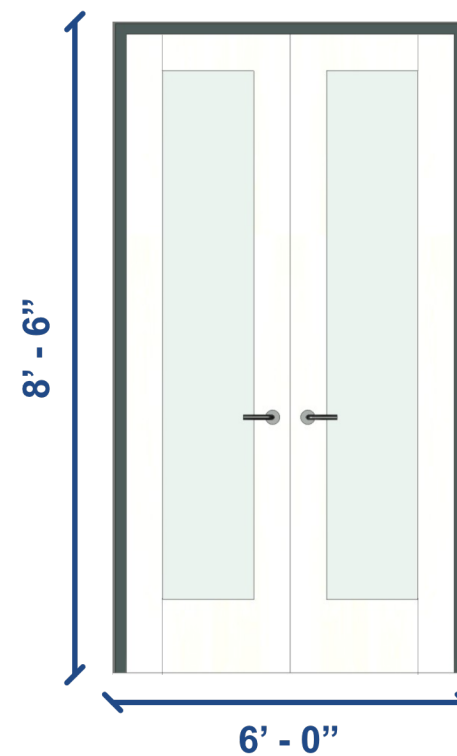
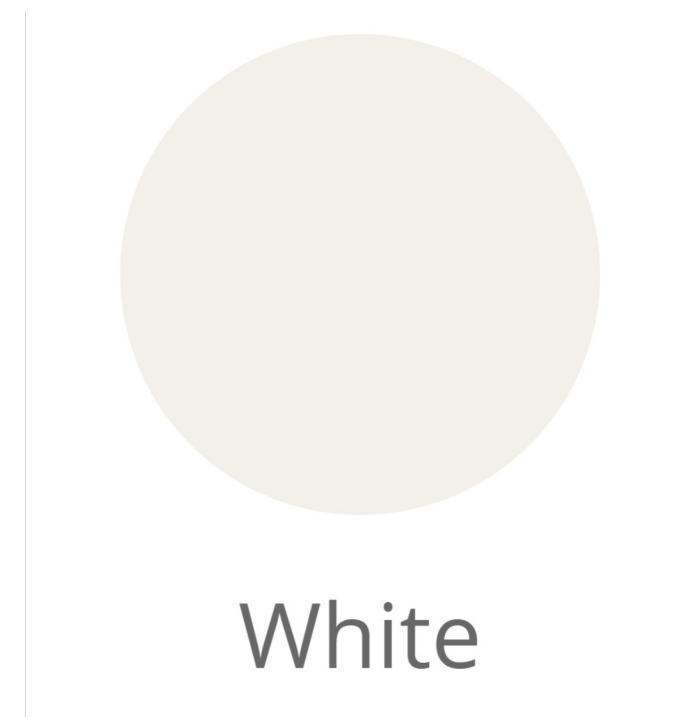
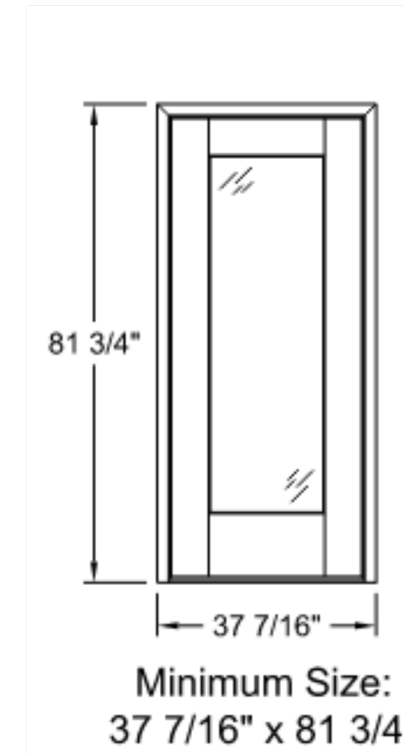
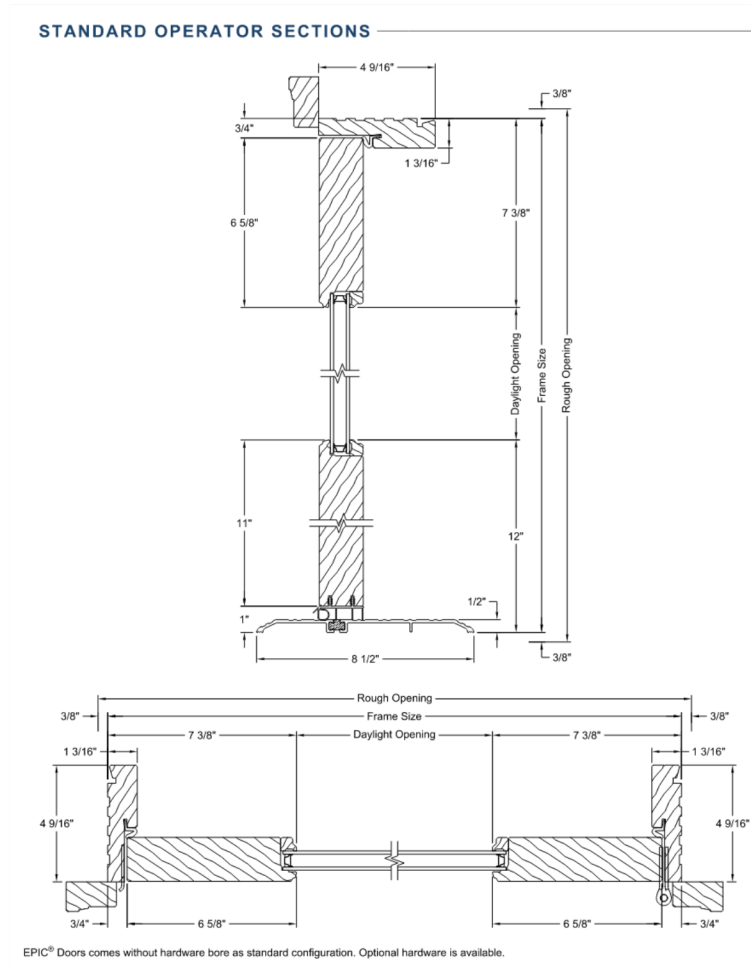
- Low-E4/Low-E Tempered Glass

PANEL:

- 11" bottom rail
- 6 5/8" top rail
- Commercial-grade ball-bearing hinges with a stainless steel look

SILL:

- Anodized bronze finish
- Dam design helps resist water infiltration



ANDERSEN E SERIES PICTURE WINDOW

MATERIAL:

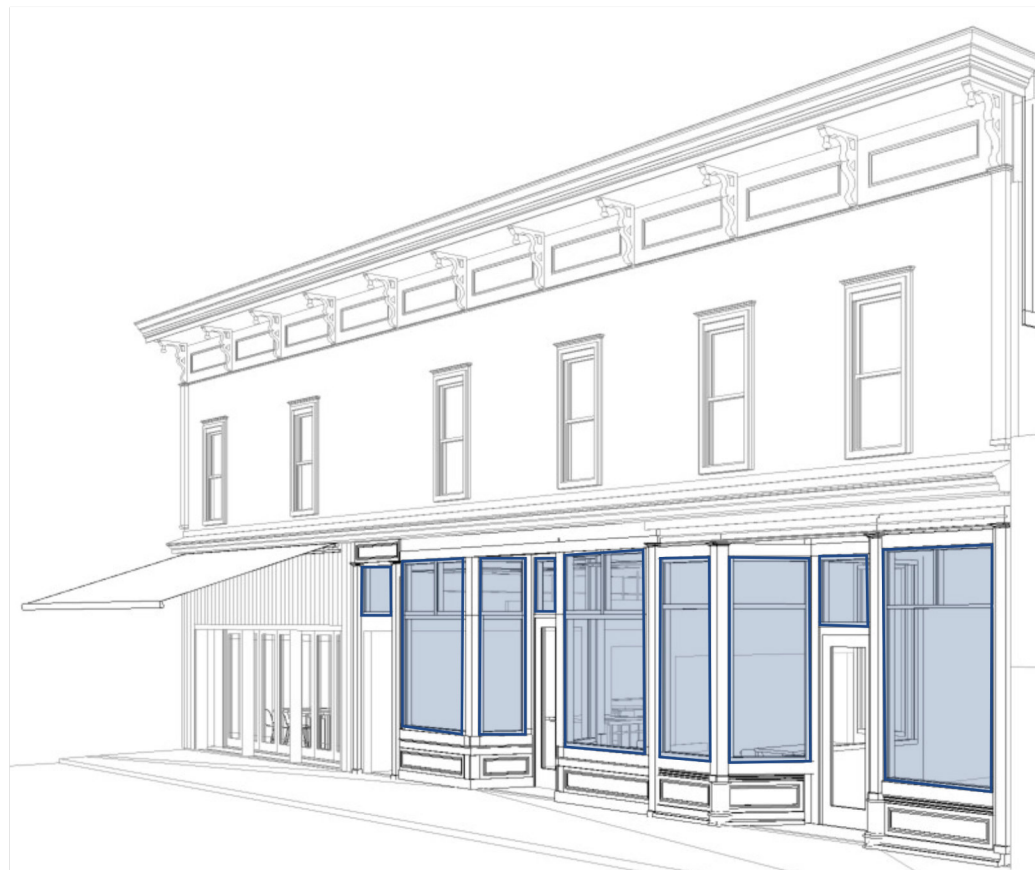
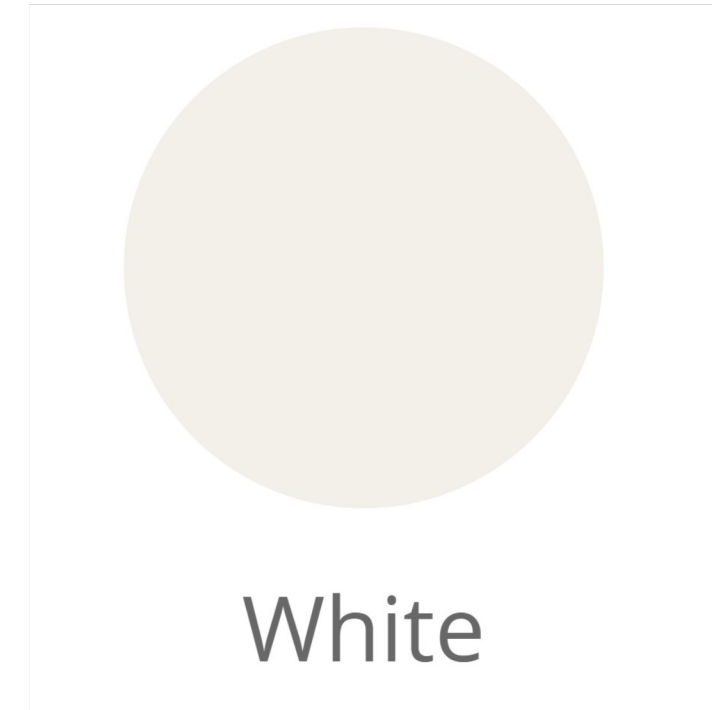
- Interior wood with thick aluminum cladding
- White finish color

FRAME:

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

GLASS:

- Low-E4/Low-E Tempered Glass



OWENS CORNING: TRUDEFINITION DURATION SHINGLES

ROOFING: OWENS CORNING
TRUDEFINITION DURATION
SHINGLES, MIDNIGHT PLUM

DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*† for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty‡
- Rated Class 3 for Impact Resistance⁶ and may qualify for a homeowner insurance discount⁷



Excellent Adhesive Power
Helps keep the shingle layers laminated.

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



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

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

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

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

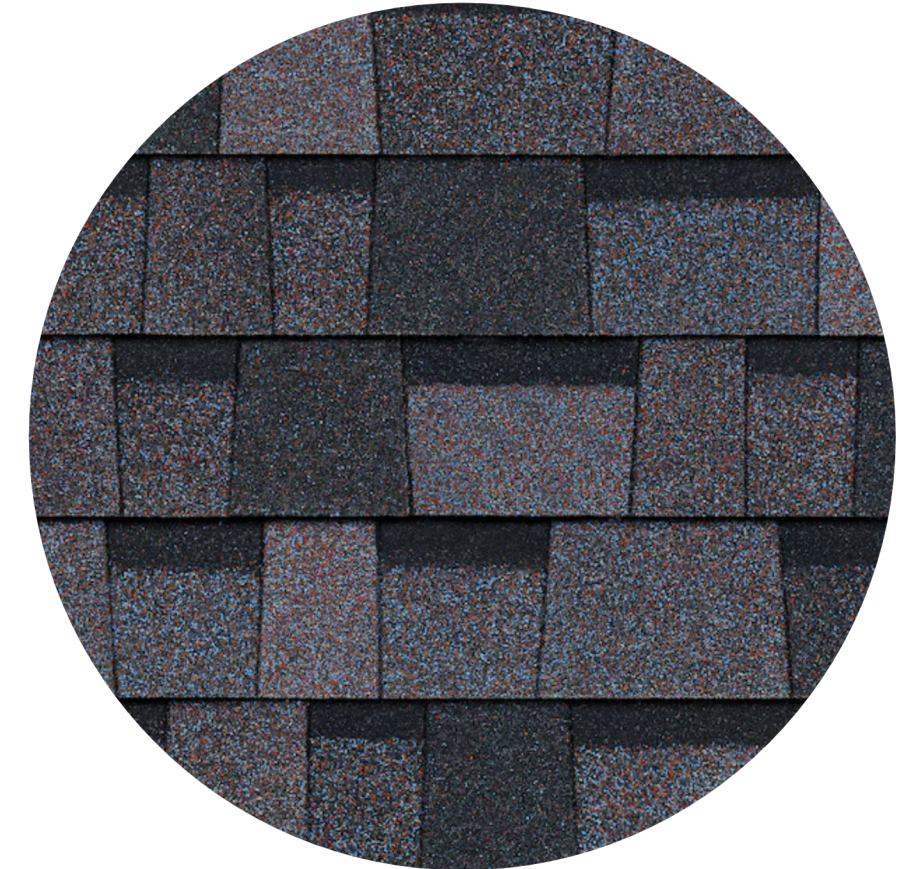
"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

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

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

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

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

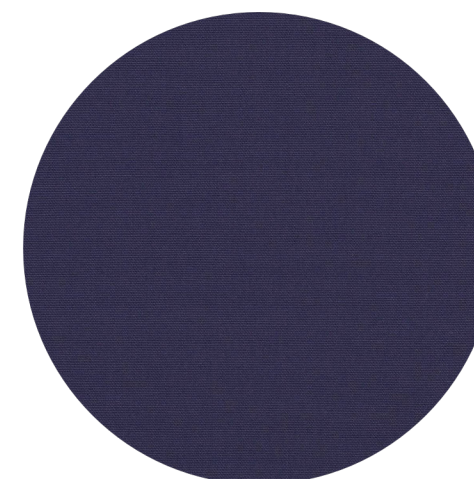


SUNBRELLA A PATIO UMBRELLA

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

MATERIAL: SUNBRELLA CANVAS NAVY

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



FABRIC: SUNBRELLA -
CANVAS NAVY



FRAME: SUNBRELLA -
MATTE WHITE

MATTEO LIGHTING EXTERIOR LIGHT FIXTURE

S10302MB

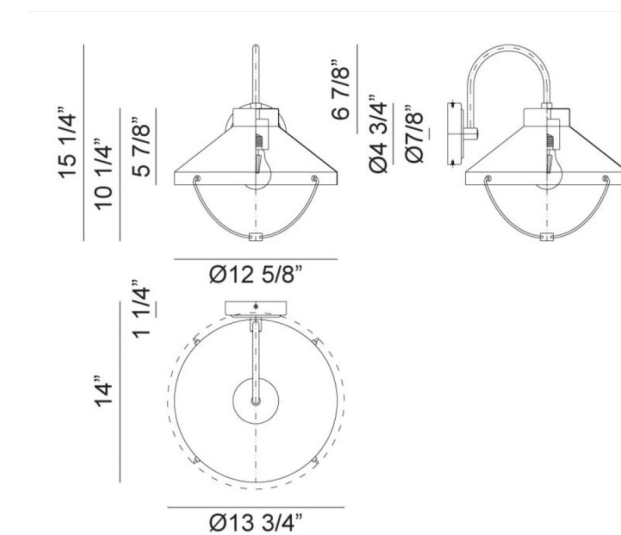
Dimensions: Ø13 3/4" x 15 1/4"H x 14"E

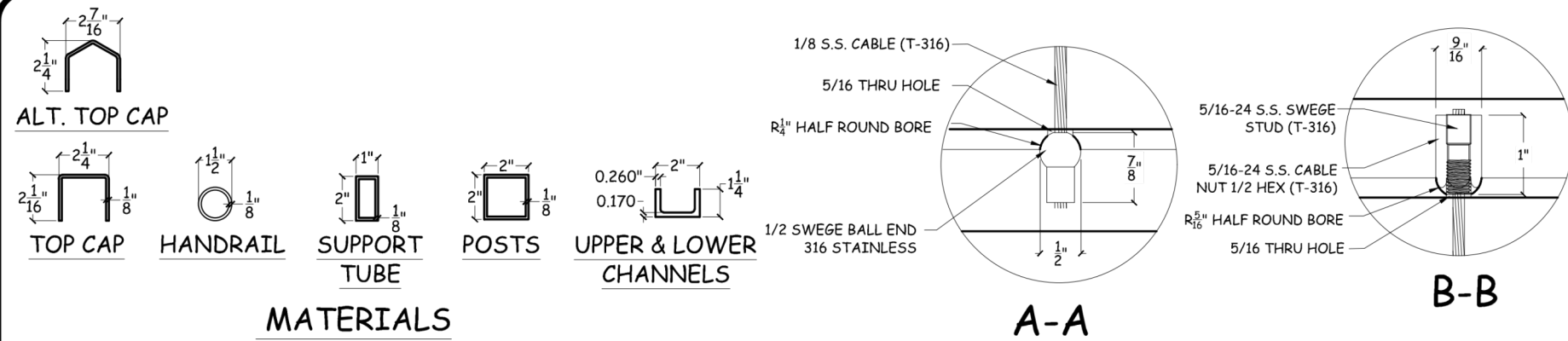
Lamping: 1 x 60W Medium Base-E26 120V (Bulb not included)

Finish: Matte Black

Canopy: Ø4 3/4" x 1 1/4"E

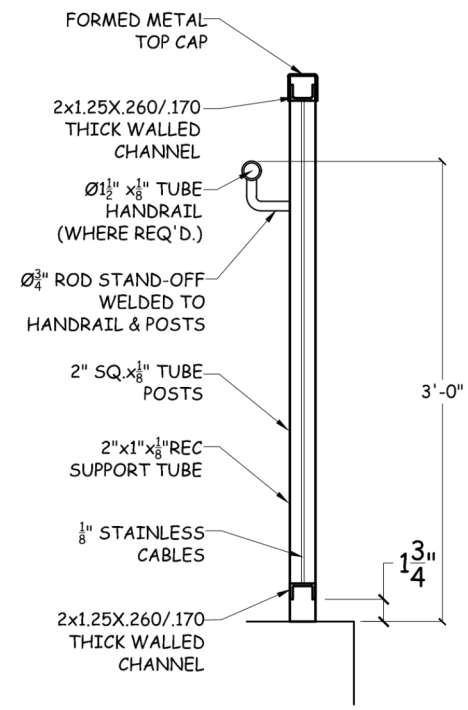
Canopy Color: Matte Black



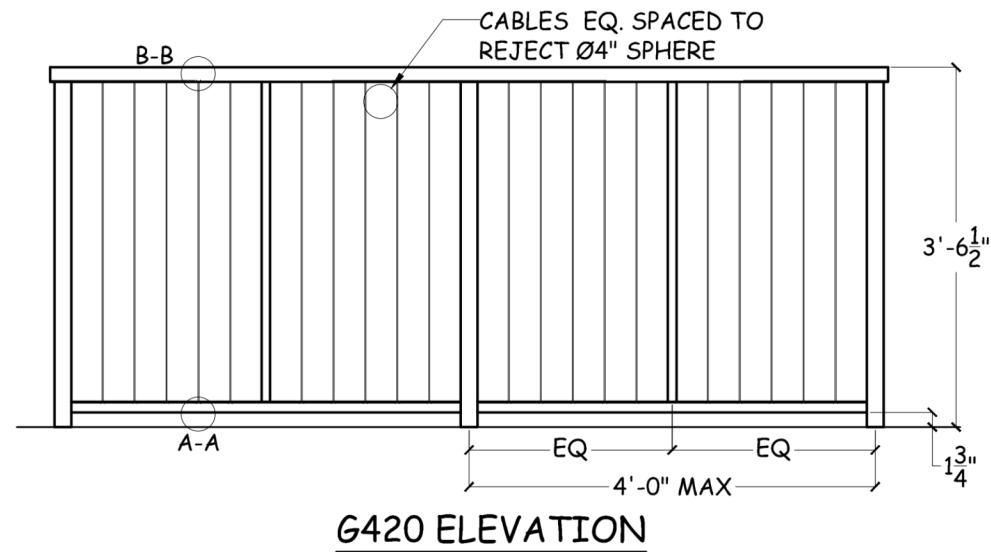


MATERIALS

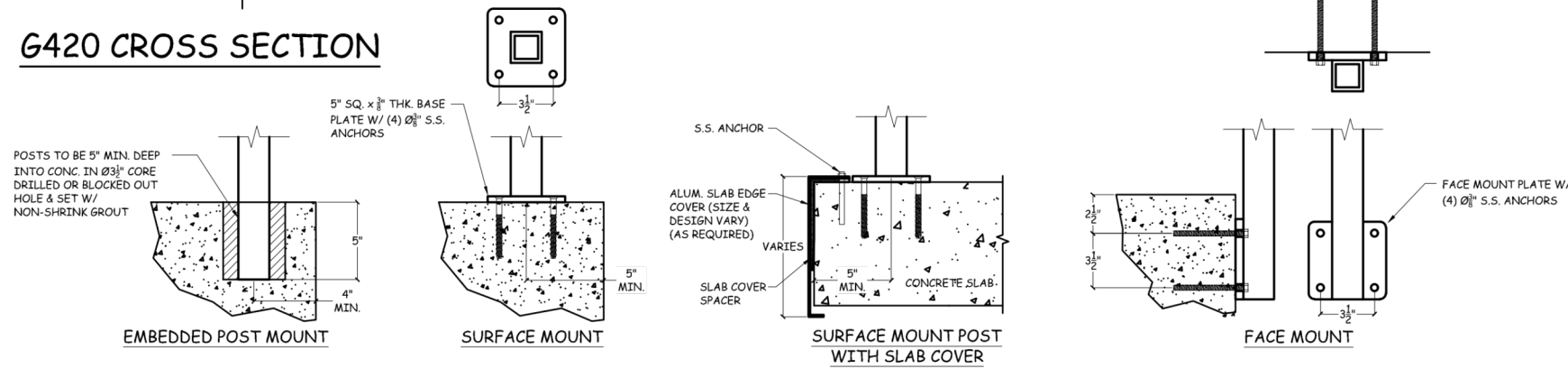
AVAILABLE IN ALUMINUM AND STAINLESS STEEL



G420 CROSS SECTION



G420 ELEVATION



MOUNTING OPTIONS

General Notes

No.	Revision/Issue	Date
-----	----------------	------

GRECO
A CSW Industrials Company

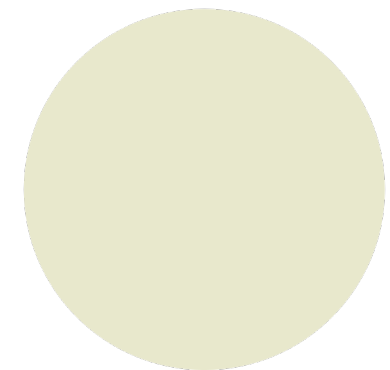
9410 EDEN AVE. HUDSON, FL 34667
Phone 727-372-1100 Fax 727-863-2724
www.GrecoRailings.com

Project Name and Address

GRECO RAIL STANDARD
STYLE G420

STANDARDS	Sheet 1 OF 1
Date	8/17/21
Scale	N.T.S.

FACIA: ALUMINUM - MATTE
IVORY





EAT

RESTAURANT

FRANK SHAMA
GIFTS
Poetry in China
Souvenirs

AAA

LAKE VIEW

COCKTAIL BAR

VILLAGE INN
COCKTAILS
GIANT SANDWICHES

LEATH
GIFTS CO



HISTORIC DISTRICT COMMISSION APPLICATION - REVISED
TRAYSER'S TRADING POST RENOVATION

THANK YOU



31 March 2026

TRAYSER’S TRADING POST RENOVATION

Trayser’s Incorporated
7347 Main Street
Mackinac Island, MI 49757

Mackinac Island Historic District Commission – Scope & Summary

Architectural Historians Report

A professional (e.g. 36 CFR 61 certified) architectural historian investigated the history of the property before we started our work. Their findings can be found in the attached report on the Trading Post Building - “7347, 7315, and 7355 Main Street Research Summary” dated 11/07/2023.

Pre-1948 photos located in the Mackinac State Park Archives were included in the historian’s report. After our historian’s report was issued, we were able to locate additional pre-1948 photos showing portions of the front of the building. A selection from among these photos was included in our most recent submission to the Mackinac Island Planning Commission and Historic District Commission (dated 2/20/2026).

Building Modification Timeline

- 1900 - approximate date of the building's original construction (per Sanborn Fire Insurance Maps).
- 1948 - addition of log cladding at Trayser's Trading Post.
- 1960 - replacement of the bulkhead below the May’s Fudge Storefront with Cinder Blocks.
And the reconfiguration of storefronts, doors and transoms.
- 1965 - (estimated) installation of the corrugated steel seawall.
- 1969 - construction of a rear addition and "Owner's Suite" on 2nd floor.
- 1980 - adjustments to the Baxter's Shop storefronts for the filming of "Somewhere in Time".
- 1987 - construction of the Rear Storage Building
- 1995 - rear porch and deck added. Basement and second floor structural shoring and repair
- 1998 - log cladding was extended to surround the residential access stair.

Comprehensive Written Scope of Work

Note that all page numbers (below) reference the 44-page PDF Set submitted to the City for Planning Commission and Historic Commission review. Dated Feb 20, 2026.

Generally, the work falls into (4) Categories.

- Like for Like Replacement
- Historic Restoration
- Building Upgrades
- Storage Building conversion into a new Café

Like for Like Replacement

- Refer to the demolition elevations on sheets 25, 26, 28, 29 and the new work elevations on sheets 30, 31, 32.
- Remove and replace any damaged or deteriorated wood siding, wood fascia, or wood trim.
- Exterior cleaning and re-painting of all existing wood elements.
- Removal of existing asphalt roofing on the rear storage building. Install new asphalt roofing.
- Remove, salvage, and reinstall the existing Trading Post timber facing, signage and



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accordion doors.

Historic Restoration

- Refer to the demolition elevation on sheet 25 and the new work elevations on sheets 30, 33, 36, 37.
- Refer to the historic photos on sheets 4, 5, 6, 7, 24.
 - Post 1960 configuration is illustrated on pages 4, 5, 6, 7, 24
 - On page 4 in the upper left corner photo.
 - On page 5 in the lower middle photo.
 - On page 6 in the (4) corner photos - upper left, lower left, upper right, lower right.
 - Pre 1960 configuration is illustrated on page 6: the (3) middle photos - upper middle-left and upper middle-right. Lower middle.
- Remove the existing non-historic store front windows and framing at the May's Fudge and Baxter's Shop elevations.
 - Note that these materials are all dated from after 1960. Please refer to the **Building Modification Timeline** (above).
- Install new aluminum-clad wood storefronts and painted wood trim to recreate the historic (pre-1940) storefront detailing and configuration in these locations.

Building Upgrades

- Refer to pages 16,17, 18 for demolition and 20, 21, 22 for new construction.
 - Please note that none of the work described in this section will be visible from outside the building once it has been completed.
- Basement:
 - Demolition of selected interior basement walls.
 - Removal of existing rubble foundation along the front property line (column line 1).
 - Removal of the existing partial height CMU retaining wall (column line 2).
 - Excavation of the existing 20x70 foot unexcavated (partial height) basement area (between column lines 1 & 2). Removal of existing columns in this region.
 - Install new foundation wall along the front property line (column line 1).
 - Install new concrete slab and new basement structure in the newly excavated area (between column lines 1 & 2).
- First Floor:
 - Removal of the existing first floor (hard wood flooring and wood floor framing) above the newly excavated basement area.
 - Re-install floor joists and flooring above the newly excavated basement area (between column lines 1 & 2).
- Second Floor:
 - Reconfigure (demolish existing walls, kitchens, and bathrooms and construct new ones) Unit 203.
 - Reconfigure (demolish existing walls and construct new ones) the middle of the second floor for new office/auxiliary space and tenant amenities (storage, washers & dryers, and water heaters).
 - We will also be installing new floor joists in this area (between column lines C & E at the second floor).
 - Note that new floor joists were installed in the 90's between column lines A &



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- C and between column lines F &H, because the existing floor joists (2x10's spanning 20 feet), were woefully undersized and in danger of failure.
- Completion of the build out of Unit 202 as an apartment - this area is currently not drywalled and is being used for storage.

Storage Building conversion into a new Cafe

- Demolition Scope indicated on the following pages: 17, 19, 26, 27, 29.
- New Work Scope indicated on the following pages: 20, 21, 31, 32, 35.
- Removal of all existing doors and windows. Removal of the existing exterior siding on SW and SE Elevations.
- Removal of the existing SW rear deck, including railing and wooden stairs. Removal of selected railings, fencing, and wooden stairs.
 - Please refer to the **Building Modification Timeline** (above). Most of the materials impacted by this work were initially installed between 1987 - 1995.
- Addition of a new, larger rear deck, new railings, and new wooden stairs.
- Structural reconfiguration the building framing for new window openings on the exterior (SW and SE Elevations). Installation of new light fixture, (2) wood doors, (20) aluminum-clad wood windows, wood trim, wood paneling, wood siding, and new cafe signage.
- Addition of a new roof gable (SE Elevation).
- Construction of new interior walls partitions, counters, equipment and fixtures for a new cafe.

7347, 7315, AND 7355 MAIN STREET RESEARCH SUMMARY

EXECUTIVE SUMMARY

The scope of services as outlined for this project includes a brief historic context for the subject building and research into historic photographs. The building was built ca. 1900. It appears on maps and in a number of photographs, but no source clearly and conclusively shows the storefront facade before the current Trading Post application, which dates to ca. 1948.

BRIEF BUILDING DESCRIPTION

The subject building is located at 7347-7355 Main Street on Mackinac Island, Michigan (Figure 1-1). The building is sited on a rectangular lot south of the junction of Main Street and Astor Street. The rear (southeast) of the site abuts Lake Huron. The subject building is a ca. 1900, two-story wood-frame building with a rectangular footprint and three commercial storefronts. It is clad in wood and has a stone foundation with a flat, sloping roof. The cornice has decorative brackets. Windows are one-over-one, double-hung, aluminum-clad wood units. The building currently houses the Trading Post in the northernmost storefront, May's Fudge in the center, and Baxter's in the southernmost storefront.



Figure 1-1. Aerial view of the subject building within the red circle (Google Maps, 2023).

The Trading Post has rustic log cladding and a wide entrance with log supports. The door is a large-scale wood accordion door. The southern two storefronts have more traditional, early twentieth-century storefronts with wood or concrete bulkheads and large fixed-pane windows with transoms.

Known alterations include the log storefront, which dates to ca. 1948. The log cladding was extended to cover the stairway entrance to the south ca. 1998. Continuing to the south, the bulkhead of May's Fudge was replaced with cinderblock and other changes to the windows were made due to damage that occurred ca. 1960. The facade of Baxter's was altered for the filming of "Somewhere in Time" ca. 1980.

A storage building was constructed on the rear of the site in 1987. Other known changes to the building include an addition dating to ca. 1969 on the rear (southeastern) elevation, which was changed again with the wood porch and deck added in 1995. The interiors of the first-floor commercial spaces and the second-floor living spaces have been modified several times since the original construction.

METHODOLOGY

Research into the building was completed between September and October 2023. Historic plat maps and city directories, which may have informed the business history more completely, were unavailable. Many of the commercial buildings along Main Street on Mackinac Island have had significant alterations over time as tenants changed. Several fires have also affected the buildings along the street, many of which are wood-frame construction and located in close proximity to one another.

Additional research limitations included errors in the deed abstract and incomplete county records. An e-mail requesting further information from newspaper columnists Frank Straus and Karen Gould, both of whom have previously referenced the building history in various columns in the *Town Crier*, was sent October 23, 2023. At the time of writing there has been no response to the inquiry. An e-mail requesting information on historic building permits was sent October 24, 2023, to Katie Pereny, the Secretary of Building, Zoning, Planning and Historic District Commission at the City of Mackinac Island. The required Freedom of Information Request Form was submitted to the City Clerk, who provided known building permit records dating back to the 1990s. There are no known older records at the City pertaining to the building.

 Repositories:

- Mackinac State Historic Parks Archives
- Mackinac Island Public Library
- Michilimackinac Historical Society
- City of Mackinac Island
- Mackinac County

Primary Sources:

- Deed abstract for subject property
- Mackinac County Assessor tax records
- Sanborn Fire Insurance Maps (1890, 1900, 1923)
- Historic aerials
- Historic photographs
- *Mackinac Island Town Crier* archives
- Interviews with Anthony Trayser

Secondary Sources:

- Brisson, Steve. *Downtown Mackinac Island: An Album of Historic Photos*. Mackinac Island, Mich.: Mackinac State Historical Parks, 2015.
- Brisson, Steve. *Wish You Were Here: An Album of Vintage Mackinac Island Postcards*. Mackinac Island, Mich.: Mackinac State Historical Parks, 2002.
- Petersen, Eugene T. *Mackinac Island, Its History in Pictures*. Mackinac Island State Park Commission, 1976.
- North, Tom. *Images of America: Mackinac Island*. Arcadia Publishing, 2011.
- *Preliminary Historic District Study Committee Report for the Market and Main (Huron) Historic District*. 2011.

DEVELOPMENTAL HISTORY

In the early twentieth century, the business district on Mackinac Island began to develop along Main (Huron) Street. The 2011 Preliminary Historic District Study Committee Report for the Market and Main (Huron) Historic District describes the area during this time period using the subject building as a typical example:

The business district is composed predominantly of attached frame buildings one- to three-stories tall, often with false fronts, dating from the late nineteenth to early twentieth centuries. Most of the buildings are relatively plain, with decoration limited to a

Figure 1-2. 1895 Sanborn Fire Insurance Map indicating the building has not yet been constructed. The location of the future building is noted in red (Mackinac State Historic Parks Archives).

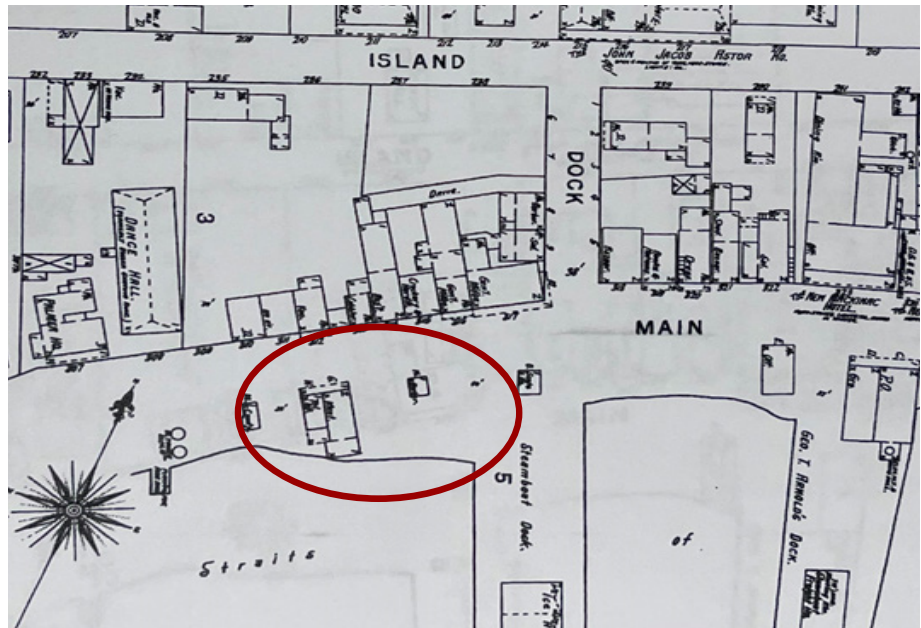


Figure 1-3. 1900 Sanborn Map showing what appears to be the buildings noted in red (Mackinac State Historic Parks Archives).

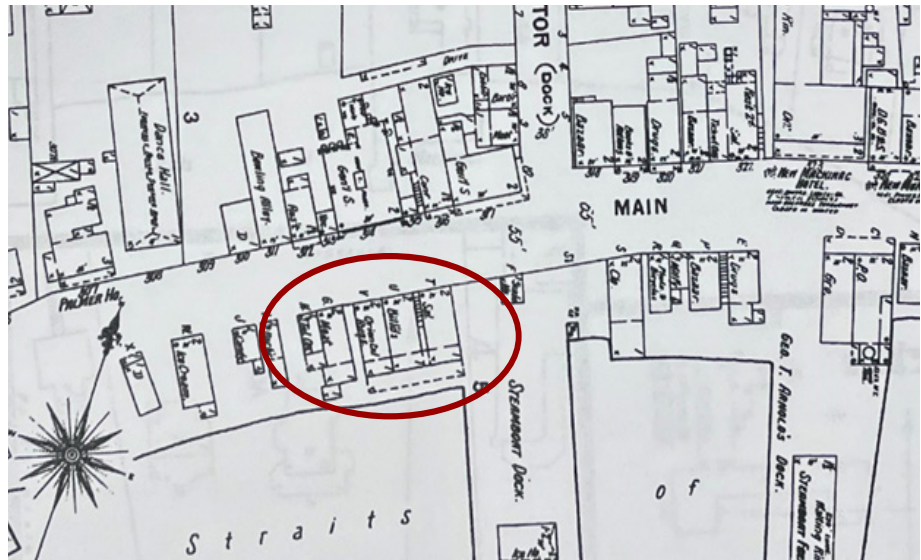


Figure 1-4. Sanborn Fire Insurance Map of Mackinac Island, 1923, with what appears to be the building noted in red (Mackinac State Historic Parks Archives).



bracketed or dentillated cornice. The commercial block at 7347–55 Huron Street (ca. 1900..) is typical...¹

The earliest known detailed map of the location of the subject building is an 1895 Sanborn Fire Insurance Map.² The map depicts several small-scale low-rise (one-to-two-story) wood-frame buildings with wood shingled roofs in the approximate location of the subject building (Figure 1-2).

The 1900 Sanborn Fire Insurance Map indicates that the subject building was constructed by this time.³ The three storefronts are labeled from northeast to southwest as “saloon”, “billiards” and “oriental rugs.” The roof is composite, as denoted by the black dot. There appears to be single-story back-of-house space in all three stores, and a covered porch or balcony on the rear (Figure 1-3).

The building is depicted on the Sanborn Fire Insurance Map in 1923 with three storefronts separated by a wood frame wall, similar to today’s configuration.⁴ The storefront at 7355 Main Street (Baxter’s) is noted as a Western Union Telegraph location. The other two businesses are not named but are noted as stores (labeled with the “S”) (Figure 1-4).

An undated property tax map provided by Anthony Trayser shows the building location as the “Bogan Block”. An article published in 2011 in the *Mackinac Island Town Crier*, written by Karen Gould, indicates that the subject building was constructed by the Bogan family in 1926 and known as “The Majestic”.⁵ While it seems likely the building was constructed by the Bogan family, the additional information in the newspaper article could not be verified by any other source and conversations with several long-time local residents and Anthony Trayser did not indicate any knowledge of this. An October 23, 2023, e-mail requesting more information from Karen Gould about the source for this information has not received a response by the time of this document. The Sanborn Fire Insurance Maps and historic images from the 1920s indicate that the building was in all likelihood constructed ca. 1900 rather than the 1926 date.

¹ Preliminary Historic District Study Committee Report, Market and Main (Huron) Historic District, 2011, <https://www.mackinacislandnews.com/wp-content/uploads/styles/MarketMain%20District%20Study%20Report.pdf>
² Sanborn Fire Insurance Map, Mackinac Island City, 1895, Mackinac State Historic Parks Archives.
³ Sanborn Fire Insurance Map, Mackinac Island City, 1900, Mackinac State Historic Parks Archives.
⁴ Sanborn Fire Insurance Map, Mackinac Island City, 1923, Mackinac State Historic Parks Archives.
⁵ Nancy Gould, “New Design Guidelines Provide Blueprint for Island Buildings”, *Mackinac Island Town Crier*, May 28, 2011.

Figure 1-5. Looking northeast at Main Street from closer to Hoban Street, with the subject building on the right. The Western Union sign is visible. Ca. 1920 (Mackinac State Park Archives).



Figure 1-6. Similar view looking northeast at Main Street from closer to Hoban Street, with the subject building on the right. Again the Western Union sign is visible, but the building to the south has changed. Ca. 1920 (Mackinac State Park Archives).



Figure 1-7. Sutton's linen store in the subject building on the left side of the image. Ca. 1945 (Mackinac State Park Archives).





Figure 1-8. Looking east at the Trading Post facade. Ca. 1950 (Mackinac State Park Archives).



Figure 1-9. The Trading Post facade ca. 1990 (Mackinac State Park Archives).

There is a newspaper reference to a Western Union located on the island in 1930, though it does not indicate the exact address.⁶ Both ca. 1920 photos of the building depict the Western Union in the southeastern storefront (Baxter's) (Figure 1-5 and Figure 1-6). In one of these photos (Figure 1-6), longtime tenant Murdick's candy store is clearly visible in the current May's Candy Shop storefront.

Based on the historic images and interviews with Anthony Trayser, Sutton's linen shop was located in the Trading Post storefront in the mid-to-late 1940s (Figure

⁶ "Looking Back", Mackinac Island Town Crier, May 29, 2010, <https://www.mackinacislandnews.com/articles/looking-back-74/>.

1-7).⁷ According to the deed abstract, the Bogan family sold the property to Henry Sutton in 1944. The Traysers purchased the building from Sutton ca. 1947 and changed the Trading Post facade to its current appearance ca. 1948.

In the ca. 1950 photograph in Figure 1-8, the door to the stairway south of the Trading Post did not have the current log cladding application. The stairway appears on the 1900 Sanborn (Figure 1-3) and was likely simply excluded from the 1923 Sanborn drawing (Figure 1-4). Based on this, the stairway door is likely what is visible on the right side of Figure 1-7. In 1998, the log cladding was extended to incorporate the stair entry (Figure 1-9).

CONCLUSION

Research indicates the building was constructed ca. 1900, likely by the Bogan family. It has always had three distinct commercial storefronts, likely with residential or office space on the second floor. The earliest businesses included a saloon, billiards room, and oriental rug shop. Other known businesses in addition to the current businesses include the Western Union, Murdick's candy store, and Sutton's linen store. While the building appears on maps and in historic photographs, a clear image of the building as it was originally constructed has not been found. However, due to the style and use of the subject building and block, a series of alterations over time is expected because of frequent ownership and tenant changes.

⁷ Anthony Trayser's conversations with the author and Devan Anderson of Quinn Evans, September–October 2023.



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

2 April 2026

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

Re: **RENDEZVOUS CENTRE RENOVATION**
Design Review

Dear Ms. Pereny:

I have completed a revised design review of the proposed Rendezvous Centre Renovation on Huron Street in the Market and Main 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. Anthony Trayser, Owner
Devan Anderson, Quinn Evans Architects
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

2 April 2026

DESIGN REVIEW

RENDEZVOUS CENTRE RENOVATION

7347, 7351, & 7355 Huron Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the renovation of four buildings known as the Trading Post, May's Fudge, Baxter's, and a rear storage building, owned by the Trayser family, at 7347, 7351, and 7355 Huron Street in the Market and Main Historic District. The historic building facing Huron is a Contributing structure in the district. Proposed work on these three storefronts would be to first remove them in order to access and rebuild the front foundation wall underneath them, as well as other basement structural renovations. The three storefronts would then be rebuilt, largely with new materials and retaining the western-most pier. The Trading Post storefront would be rebuilt maintaining its historic 1948 appearance (not its original Victorian design), while the May's Fudge and Baxter's storefronts would be rebuilt to a more original c. 1900's appearance, including rebuilt lower bulkheads, and new storefront windows and doors. Upper floor surfaces would be retained and restored. Major renovation of the rear storage building would repurpose it as a cafe venue, with indoor and outdoor patio seating overlooking Haldimand Bay.

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 historic and existing photos, drawings including existing demolition floor plans, proposed floor plans, and exterior elevations, by Quinn Evans Architects, dated 20 February 2026.

REVIEW

The Standards for review are the following:

Rendezvous Centre Renovation Design Review
2 April 2026
Page 2

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 Huron Street storefronts would continue to be used for commercial retail, and the rear existing storage building would change to become a commercial restaurant use. The change of use of the storage building would involve change to the defining character of the building in that more and larger windows, and outdoor seating, would better portray the water-oriented cafe use than the current storage use. So as a result of the proposed use change, the building's and site's appearance would become less utilitarian and more architecturally developed.

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."*

The historic character of the properties on Huron Street would be retained and preserved, and actually enhanced by restoring elements of two of the storefronts to a more original appearance. This would include replacing the inappropriate concrete block bulkheads under the display windows on May's Fudge, and narrowing the non-original double-door opening on Baxter's down to a single door, centered, with display windows on both sides.

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."*

No changes that would create a false sense of historic development would occur.

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

One could argue the non-original Trading Post log storefront treatment, completely at odds with the late nineteenth century Victorian Italianate design of the original structure, is now historic in its own right, as it dates from 1948, and is now well over 50 years old (a major criterion for being listed on the National Register of Historic Places). One could also argue the log treatment is totally at odds with the building's period of greatest significance - its original construction and initial commercial usage. And as such, it is not historically significant as a change that has acquired significance in its own right, because it is so glaringly different. As proposed, the renovation work would remove and reinstall it, preserving its existing appearance.

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

The distinctive features of the historic Victorian Italianate building would be preserved, and certainly enhanced, by the proposed restoration of the May's and Baxter's storefronts.

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."*

Deteriorated historical features on the second floor such as siding, window sills, and trim are proposed to be preserved and restored. First floor storefront work would replace all existing materials, reconstructing them to match more original detailing. Overall, proposed work would maintain the building's distinctive features and architectural integrity.

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."*

Surface cleaning would take place as part of proposed repainting, and should be done in an appropriate manner that preserves the integrity of the underlying wood substrate.

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

This standard does not apply.

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 rehabilitation of the exterior of the Main Street building (the three storefronts) would destroy some historic materials that characterize the building, but not much original materials remain. The renovation of the rear storage building would not destroy historic materials, as this building is not historic. And this work would be differentiated from the old by its physical separation and location behind the historic storefronts, and by the use of new decks and railings of non-historic but plain / neutral 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."*

No additions or new construction would be undertaken relative to the three historic storefronts. Since the rear storage building is not historic, and it is physically separated to the rear, its renovation and deck additions would not harm the essential form and integrity of the historic street-front property.

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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 and significance of the Main Street buildings are very important to the historic value of the surrounding historic district, and these would be maintained, and even enhanced, by the proposed project.

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

The proposed scope of work would restore significant architectural elements of two of the storefronts, which would enhance their historicity, as well as that of the district. The rear storage building renovation would enhance the bay side of the property, and reinforce the current desire / trend for greater people use of downtown's water frontage.

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

If not so much the Trading Post storefront, the proposed design, arrangement, and materials of the May's and Baxter's portions of the building would be compatible with other historic storefronts on Huron Street, if all ground floor street-facing siding and trim are of wood, as noted in the City "Design Guidelines". Second floor historic materials are proposed to be largely retained, and selectively replaced to match, where now deteriorated. And the renovated rear storage building, proposed to be a new cafe on the waterfront, would be very compatible with character of the historic district and downtown.

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

The aesthetic value of renovated and restored storefronts on Main Street, and a new cafe along Haldimand Bay would be positive improvements to the historic district.

CONCLUSION

If the HDC concludes the proposed renovation, including restored storefronts on Huron Street and a new cafe along Haldimand Bay, is compatible with the historic environment of the Market and Main Historic District based on consideration of the above review, then the Project would meet the Standards for review, and should be approved. If it is determined the Project is not compatible, then the application would not meet the Standards for review, and should not be approved.

END OF REVIEW

February 23, 2026

Planning and Historic District Commissioners

Historic District and Planning Commission Members:

I am presenting the following project located at 1500 Astor Street. The property is a contributing property and part of the Lilac House Property owned by Ken and Lori Ann Thompson.

I would be creating a small restaurant that we are calling Patrick Doud Pub Garden. We would be leaving the building the same, while extending the building lower into the ground. By removing the ground, thus lowering the building, we will make the building more accessible. The building is in dire need of leveling on the inside.

We will be adding a patio on the outside. This has been done in other projects in the downtown district.

I have attached a picture of current owner Ken in front of the building when it was "buggy drive Inn" in the early 1960's.

Planning Commission

We are hoping to start the project in June. We will use the Mackinac Island Service Company to remove dirt.

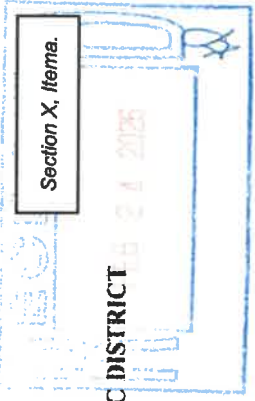
We will restore the ground to the similar pitch of the sidewalk, and use crushed gravel to cover the patio area. Flower boxes will be built to create a barrier between the sidewalk and garden area.

We do not think there will be any street closures.

I will be available for any questions.

Thank you for your time.

Andrew Doud



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: 1500 Aster Street (Number) (Street) 051-550-031-00 (Property Tax ID #)

PROPERTY OWNER

Name: Kenneth Thompson Email Address: KI

Address: 7337 Market St Box 1267 (Street) (City) M.I. (State) 49757 (Zip)

Telephone: 906-430-5616 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Andrew Dowd Email Address: _____

Address: 7507 Market Street (Street) (City) Mackinac (State) (Zip)

Telephone: 231-392-6456 (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 facade 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 of a smoke alarm complying with the requirements of the Stille-DeRosier-Hale single state construction code act, 1977 PA 230, and 311, 1901 to 125, 1531

MD26-031-0126#

A Andrew Dowd SIGNATURES: _____ Date: 2-24-06

S. Andrew Dowd SIGNATURES: _____ Initials: KD

Please Print Name

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: MD26-031-0126# Date Received: 2-24-06 Fee: 600-
Received By: KD Dowd Work Completed Date: _____

Historic District Application Checklist

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

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

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

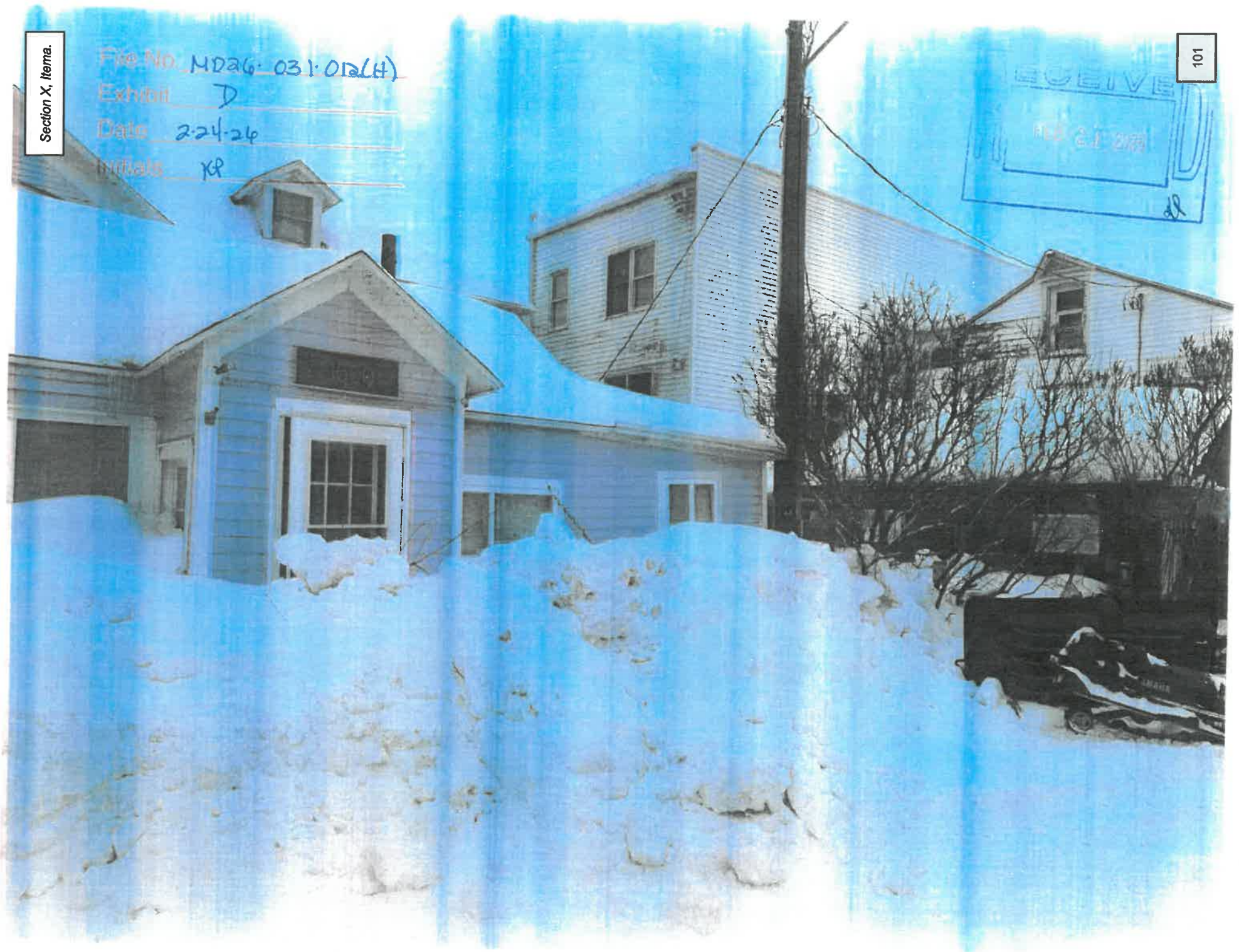
Revised March 2017

Section X, Item.

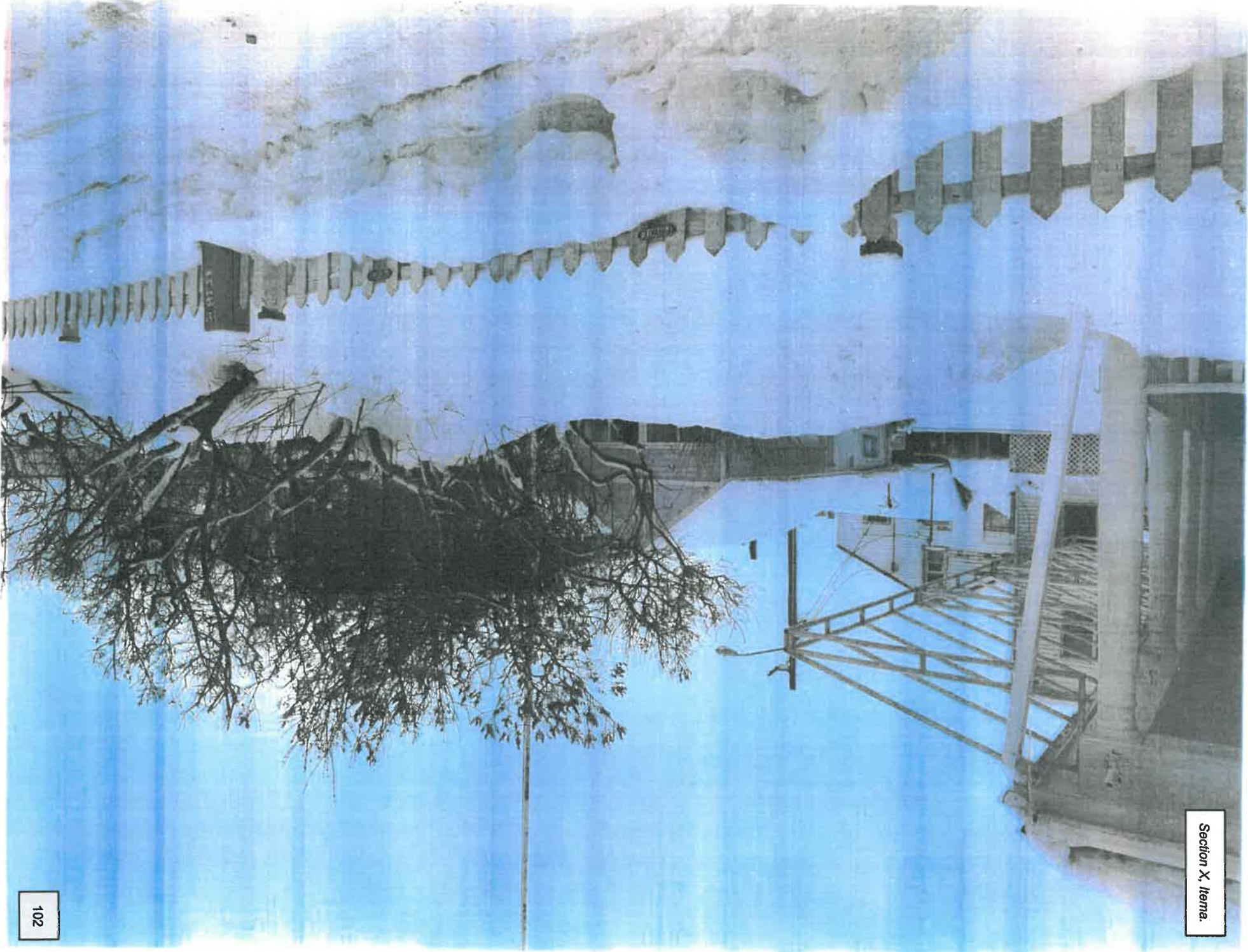
File No. MDAG-031-012(H)
Exhibit D
Date 2-24-24
Initials XP

101

RECEIVED
FEB 21 2024
XP



Section X, Item.



102

Section X, Itema.

Section X, Item.

103

Section X, Item.



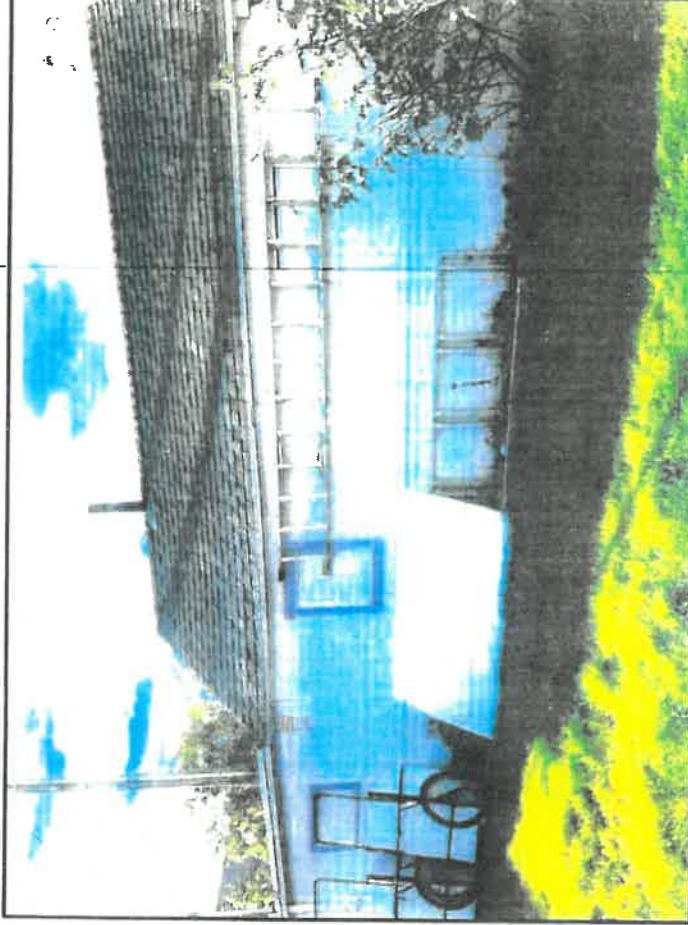


Section X, Itema.



ASTOR STREET PHOTO

REAR YARD PHOTO



Richard Clements Architect, PLLC
 15215 Merry Lane
 Oshtemo, MI 48859
 richardcl@live.com 989-370-3681

PATRICK DOUD PUB
 BEER GARDEN
 1500 ASTOR STREET
 MACKINAC ISLAND, MI

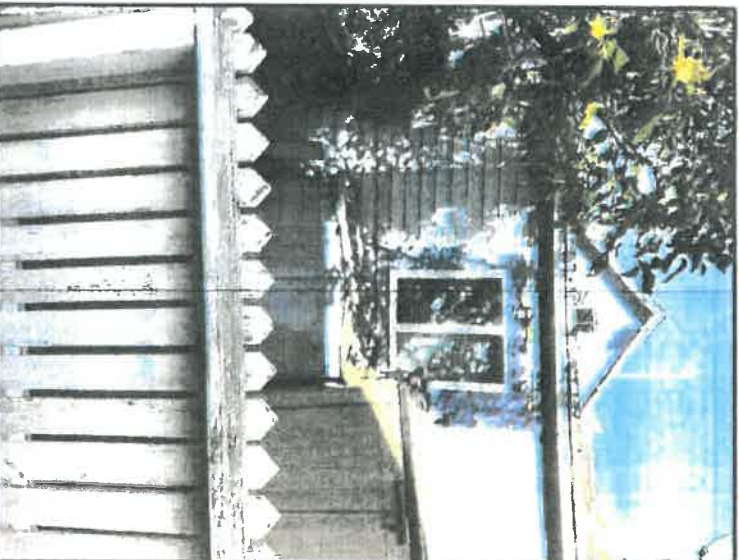
FOR REVIEW ONLY
 EXISTING PHOTOS
 date: Feb. 24, 2025
 project: 2606

sheet:
A0.0
 copyright © 2025

Section X, Itema.



MARKET STREET PHOTO



ALLEY SIDE YARD PHOTO

Richard Clements Architect, PLLC
 15215 Merry Lane
 Oshtemo, MI 49729
 richard@rcad1923.com | rvcumt 989-370-3681

PATRICK DOUD PUB
 BEER GARDEN
 1500 ASTOR STREET
 MACKINAC ISLAND, MI

FOR REVIEW ONLY
 EXISTING PHOTOS

date: Feb. 24, 2025

project: 2606

sheet:

A0.1

COPYRIGHT © 2025

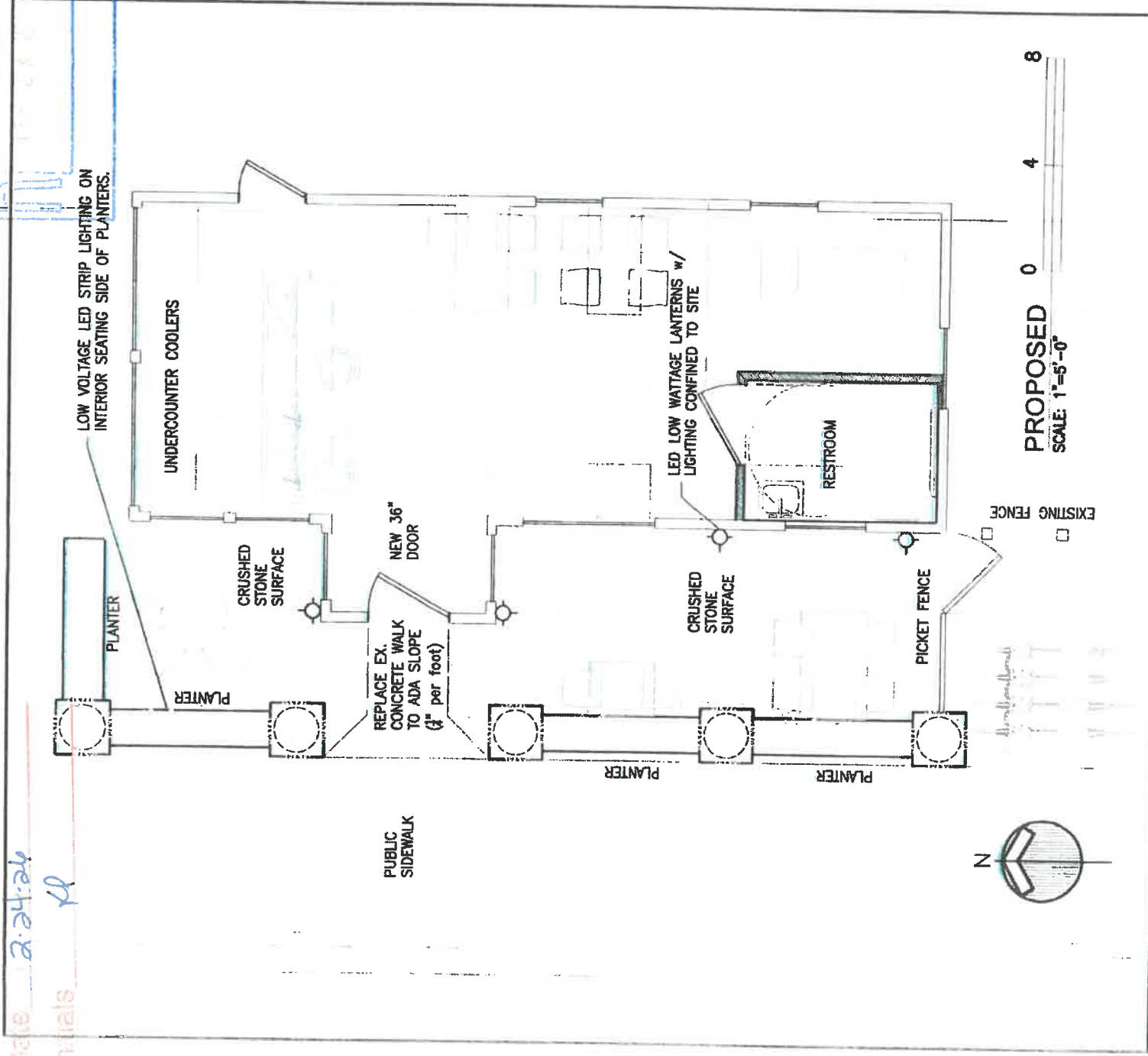
File No. MDA6-031-012(4)

Exhibit F

Date 2.24.24

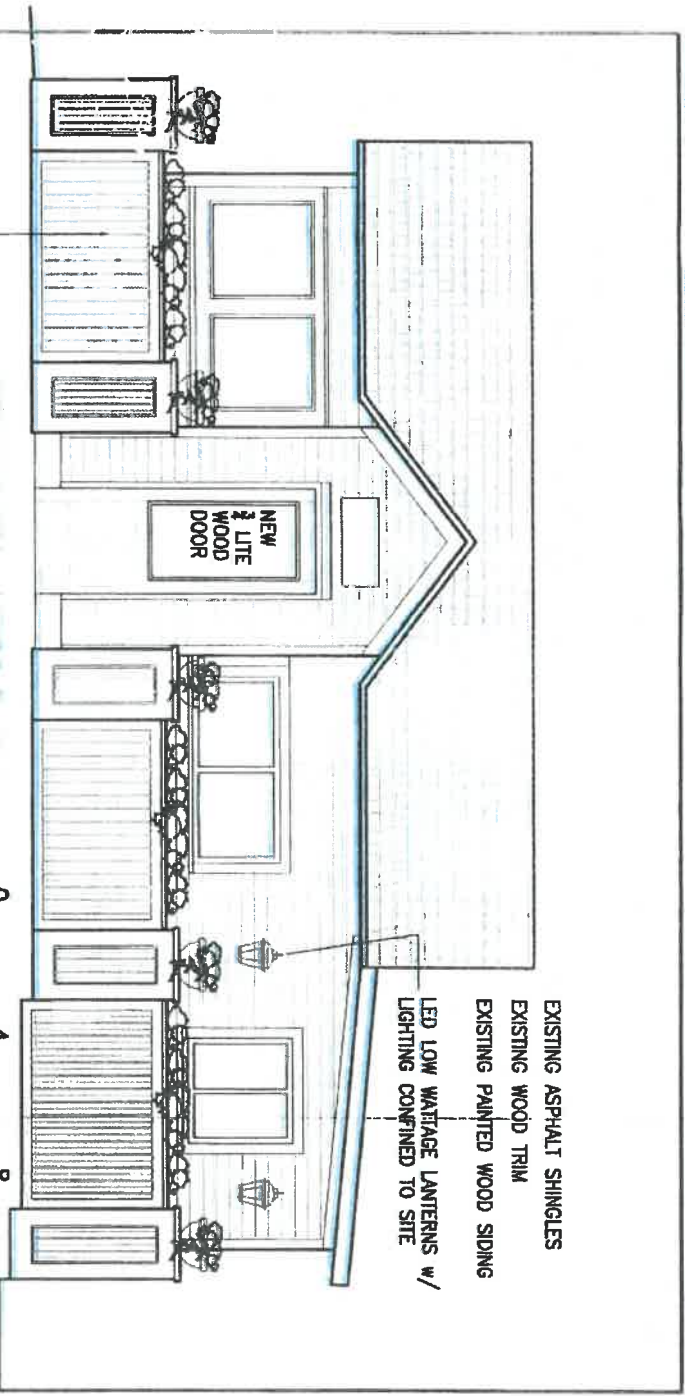
Initials KL

Section X, Itema.



PROPOSED
SCALE 1"=5'-0"

Richard Clements Architect, PLLC 15215 Merril Lane Okemos, MI 48759 richardclee@ccjve.com 989-370-3681	PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI	FOR REVIEW ONLY NOT FOR CONSTR. date Feb. 24, 2025 project: 2606	sheet: A1.1 <small>copyright © 2025</small>



PROPOSED WEST ELEV.

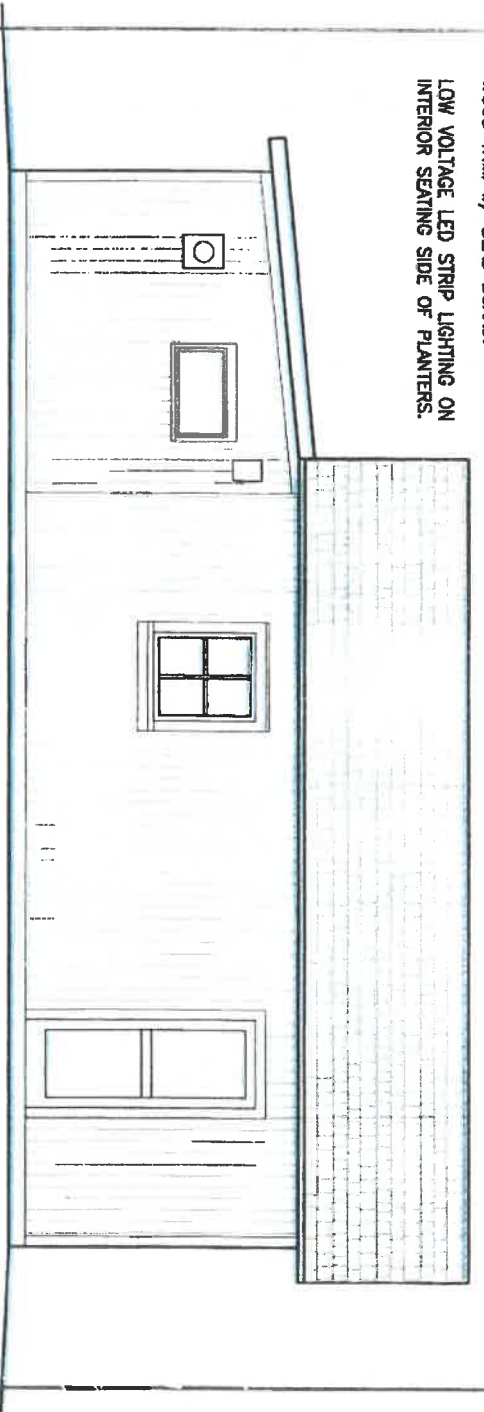
SCALE: 1"=5'-0"

PROPOSED WOOD PLANTER BOXES
 24"x24" WOOD TRIM PIERS &
 4'-0" HEIGHT x16" WIDE PLANTERS
 WOOD TRIM w/ BEAD BOARD.

LOW VOLTAGE LED STRIP LIGHTING ON
 INTERIOR SEATING SIDE OF PLANTERS.

REDUCE SLOPE OF PRIVATE SIDEWALK TO ENTRY DOOR TO
 MEET ADA COMPLIANCE. REDUCE FRONT GRADE BEHIND
 PLANTERS BY AVERAGE OF 9" ALONG WEST SIDE OF
 BUILDING. UNDERPIN FOUNDATION, APPLY 9" SKIRT BOARD.

EXISTING ASPHALT SHINGLES
 EXISTING WOOD TRIM
 EXISTING PAINTED WOOD SIDING
 LED LOW VOLTAGE LANTERNS w/
 LIGHTING CONFINED TO SITE



EXISTING EAST ELEV.

SCALE: 1"=5'-0"

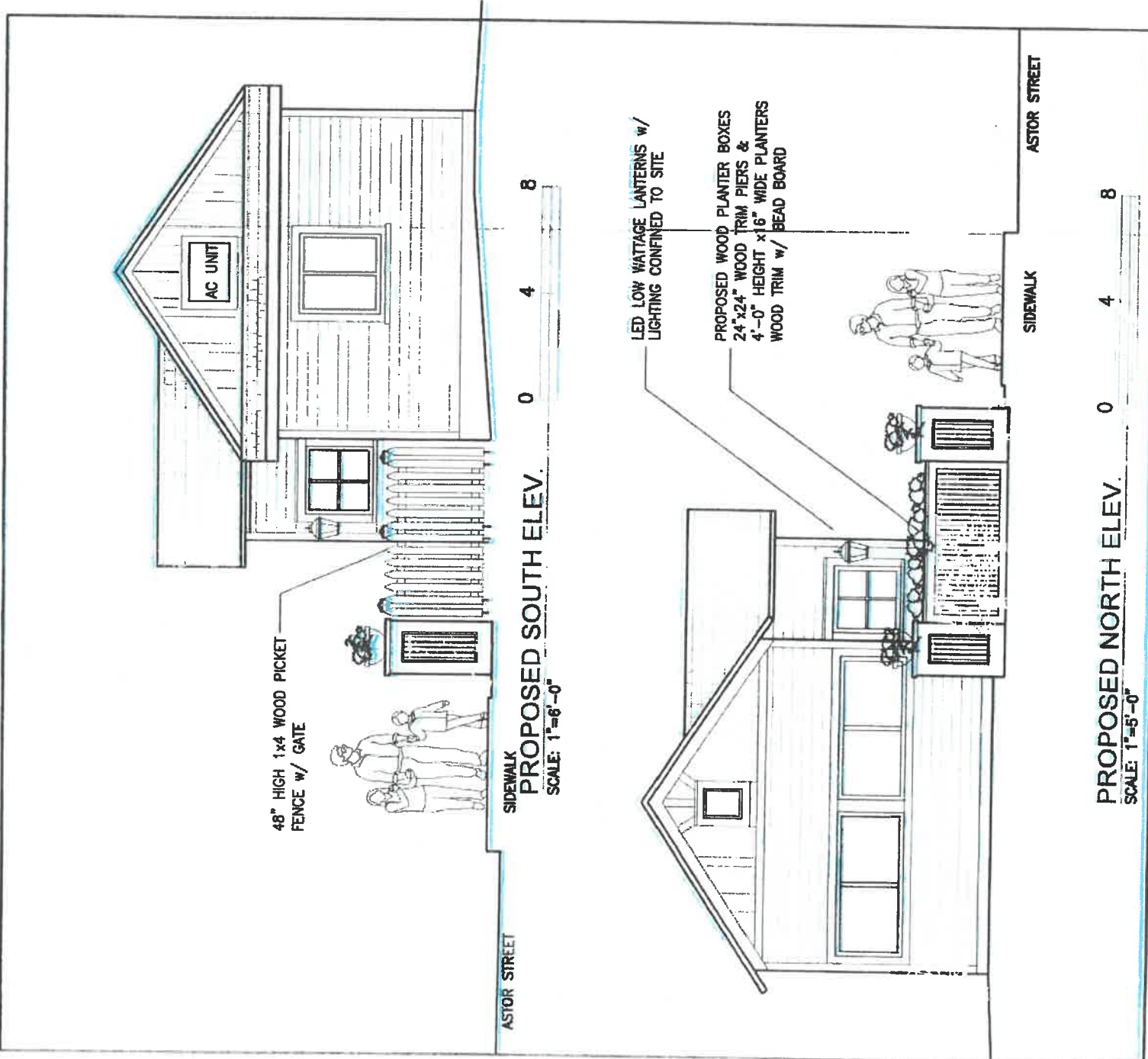
NO CHANGES TO BUILDING ELEVATION

Richard Clements Architect, PLLC
 15215 Merril Lane
 Okemos, MI 49759
 richardcl@1525@live.com 999-570-3681

**PATRICK DOUD PUB
 BEER GARDEN**
 1500 ASTOR STREET
 MACKINAC ISLAND, MI

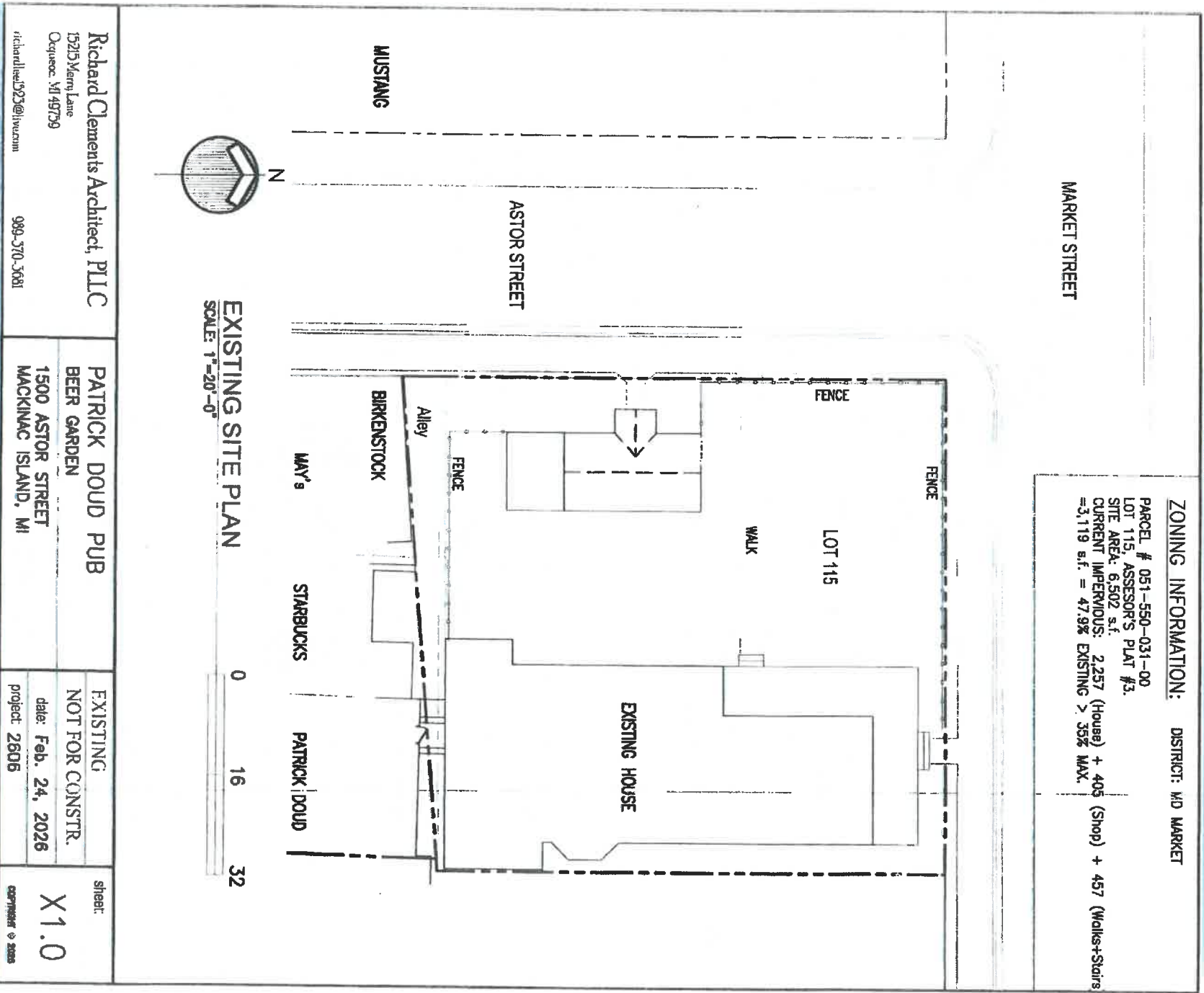
FOR REVIEW ONLY
 NOT FOR CONSTR.
 date: Feb. 24, 2025
 project: 2606

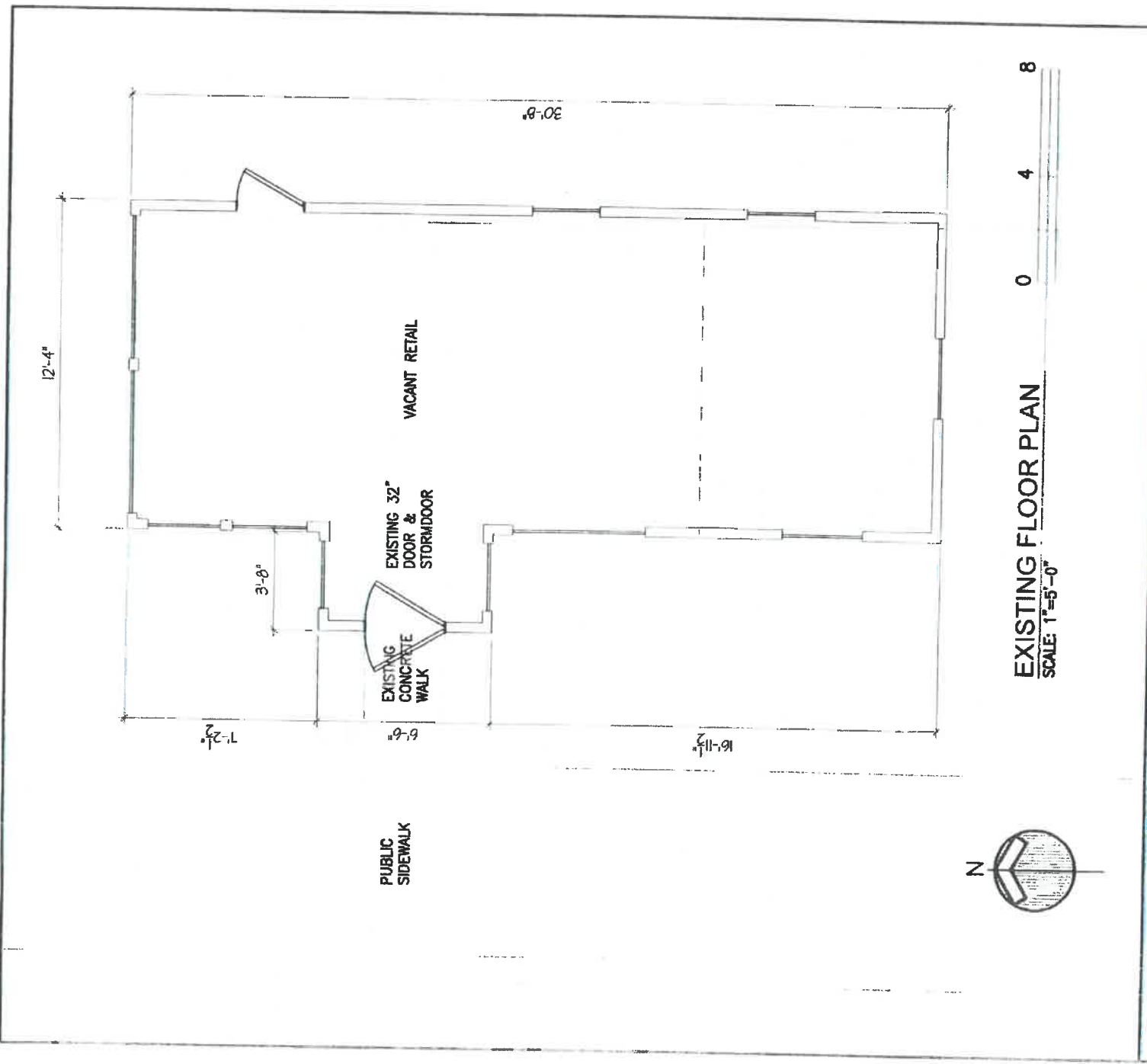
sheet:
A2.1
 COPYRIGHT © 2025



Richard Clements Architect, PLLC 15215 Merry Lane Okemos, MI 48739 richardcl@live.com 989-370-3681	PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI	FOR REVIEW ONLY NOT FOR CONSTR. date: Feb. 24, 2025 project: 2606	sheet: A2.2 copyright © 2025
	PROPOSED NORTH ELEV. SCALE: 1"=5'-0" 0 4 8		

Section X, Itema.

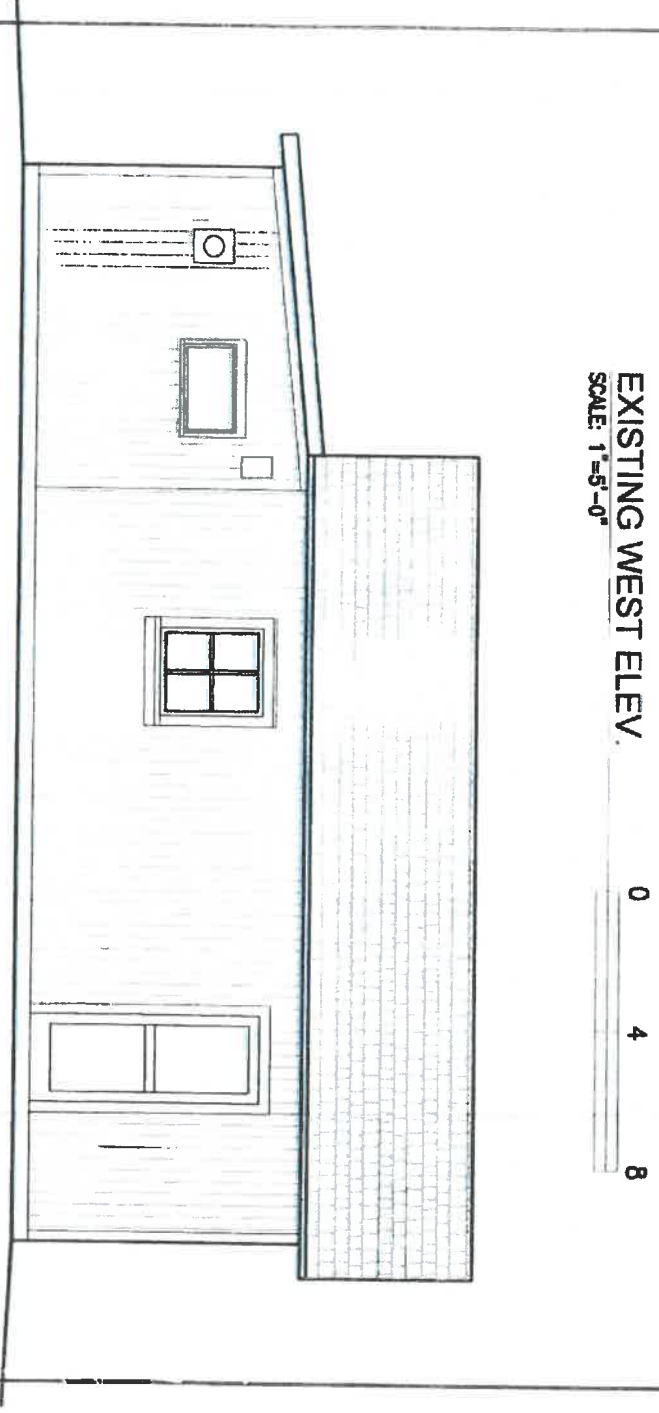
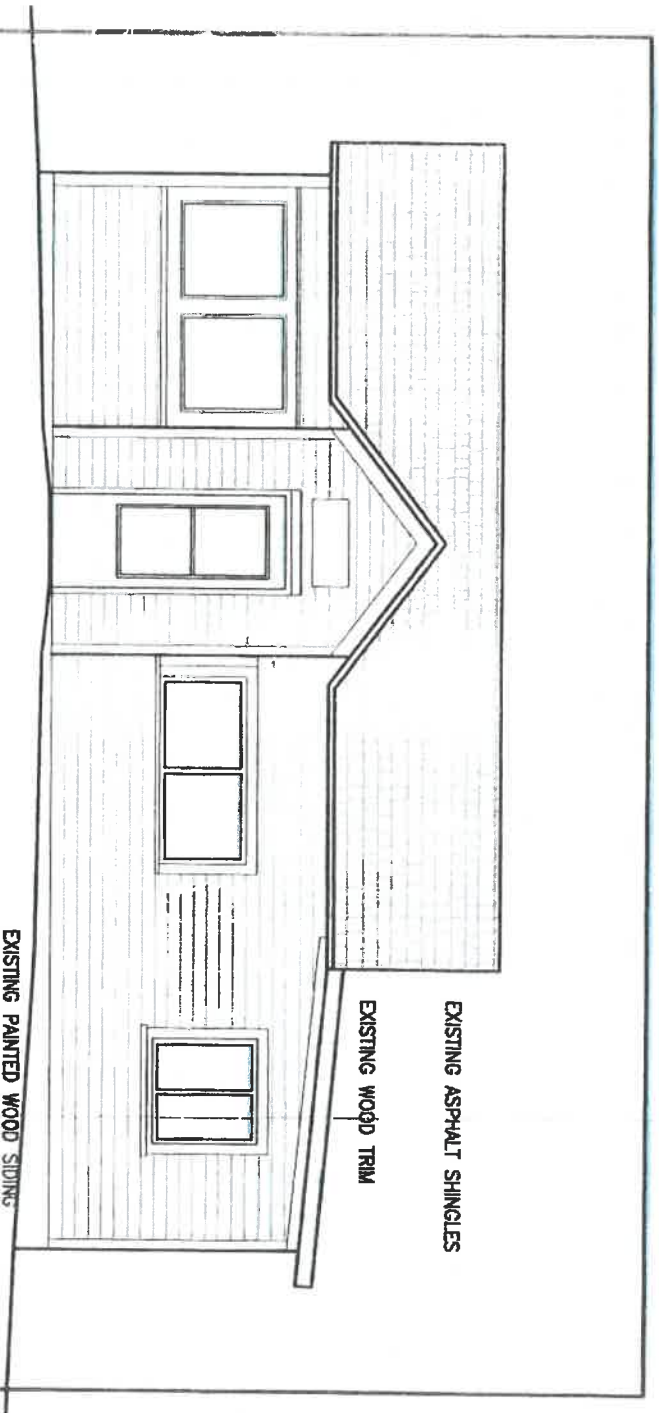




EXISTING FLOOR PLAN
SCALE: 1"=5'-0"

Richard Clements Architect, PLLC 15215 Merry Lane Okemos, MI 48869 richard@rca1.com 989-370-3681	PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTR. date: Feb. 24, 2025 project: 2606	sheet: X1.1 <small>copyright © 2025</small>
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Section X, Itema.



Richard Clements Architect, PLLC 15215 Merrill Lane Ocequanac, MI 49729 richardcl@a152323@live.com	989-370-5681	PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTR. date: Feb. 24, 2025 project: 2806	sheet: X2.1 continued on next
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ASTOR STREET
 SIDEWALK
EXISTING SOUTH ELEV.
 SCALE: 1"=5'-0"

ASTOR STREET
 SIDEWALK
EXISTING NORTH ELEV.
 SCALE: 1"=5'-0"

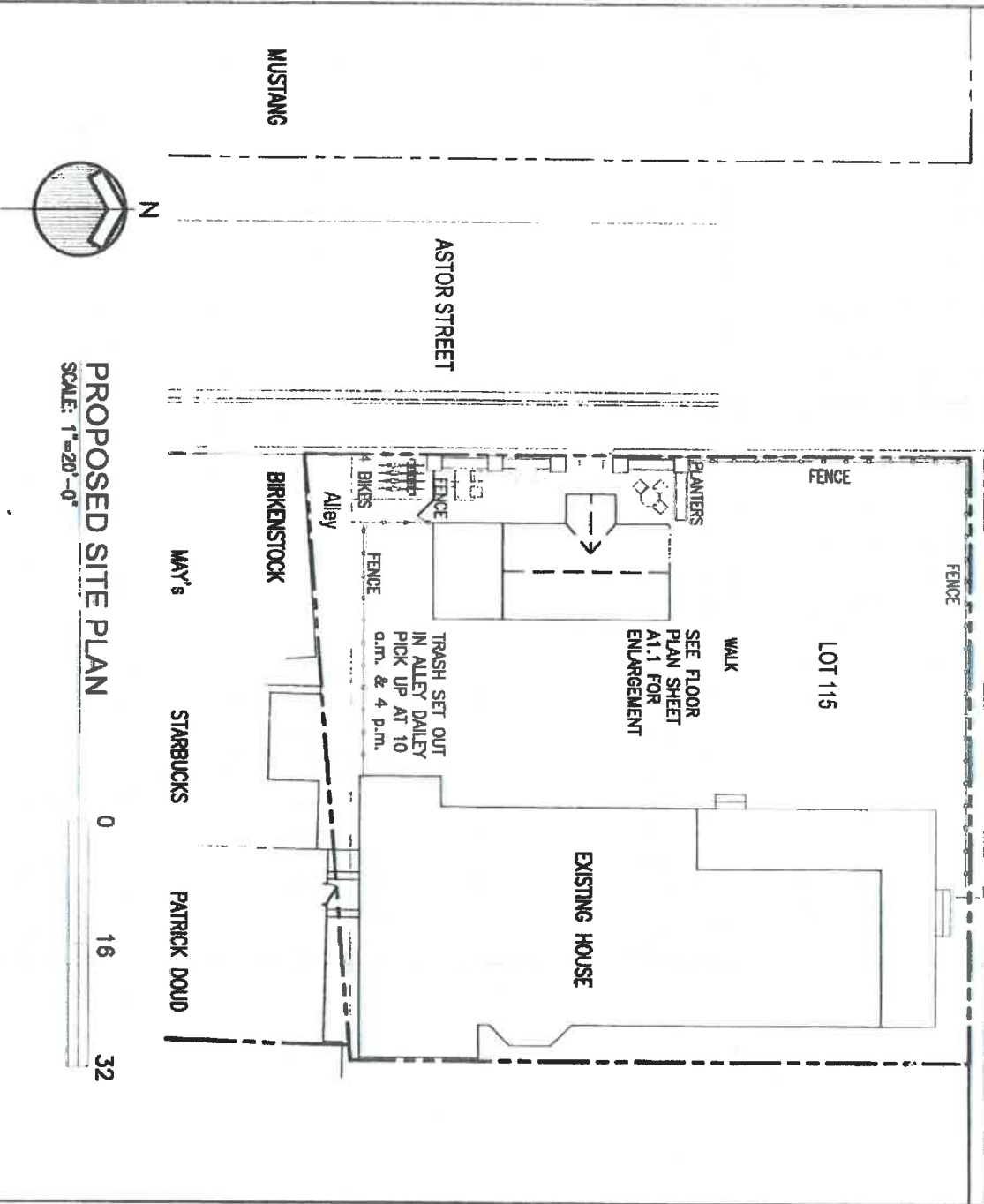
Richard Clements Architect, PLLC 15215 Merry Lane Cozueco, MI 49759 richardcl@aia.com 989-370-5681	PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTR.	sheet: X2.2 <small>COPYRIGHT © 2025</small>
		date: Feb. 24, 2025 project: 2606	

File No HD26-031-012(LH)

Section X, Itema.

Exhibit E
 Date 2-24-26
 Initials RP
 MARKET STREET

ZONING INFORMATION: DISTRICT: MD MARKET
 PARCEL # 051-550-031-00
 LOT 115, ASSESSOR'S PLAT #3.
 SITE AREA: 6,602 s.f.
 CURRENT IMPERVIOUS: 2,257 (House) + 405 (Shop) + 457 (Walks+Stairs) = 3,119 s.f. = 47.9% EXISTING > 35% MAX.
 NO INCREASE TO IMPERVIOUS SURFACES ARE PROPOSED



Richard Clements Architect PLLC 15213 Henry Lane Oshtemo, MI 49729 richardc@1523@live.com 989-370-3681	PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI	FOR REVIEW ONLY NOT FOR CONSTR. date: Feb. 24, 2026 project: 2606	sheet: A1.0 copyright © 2026
	SCALE: 1"=20'-0"		



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

31 March 2026

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

Re: **PATRICK DOUD PUB GARDEN**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed exterior renovations for the Patrick Doud Pub Garden in the Market and Main 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. Andrew Doud, Applicant
Richard Clements, Richard Clements Architect
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

31 March 2026

DESIGN REVIEW

PATRICK DOUD PUB GARDEN 1500 Astor Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the renovation of the existing building at 1500 Astor Street, now to be Patrick Doud Pub Garden, in the Market and Main Historic District. The building is listed as a Contributing structure to the historic district, and is part of the Lilac House property. The applicant proposes to renovate the building as a small restaurant/bar, and develop the front yard as outdoor seating serving this hospitality use. Virtually no exterior building changes are proposed other than a new wood entry door and sign. The interior would get a new accessible restroom. The immediate area of the yard along Astor is proposed to be fenced with planters, paved with gravel, and tables with chairs added for garden seating. Site work would also include removing earth around the structure lowering the exterior grade, to facilitate floor framing repairs.

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 three current photographs and two historic photos of the building and design drawings including proposed front elevation, angle views, and details, by Richard Clements Architect, dated 24 February 2025, sic 2026.

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."*

Patrick Doud Pub Garden DR
 31 March 2026
 Page 2

The building apparently was constructed and first used as a dwelling. However, it is empty now, and having served several commercial uses over the years, including as the "Buggy Drive Inn" in the 1960's, and most recently as a retail T-Shirt shop. Certainly the biggest impact on the property of the new use would be conversion of the unoccupied front yard to an outdoor seating area. The new use would require little alteration to the defining characteristics of the building, but would significantly alter the defining characteristics of the site. The outdoor seating would give the property a more intensive commercial use, but which seems appropriate given its location in the heart of downtown, and not adjoining a residential neighborhood.

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."*

The existing character of the building would remain largely as is, but the character of the yard would change to be more intensively used, including perimeter planters, gravel paving, and outdoor furniture, sometimes filled with people.

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 proposed changes to the building and site would not create a false sense of historic development, as it would be evident that a small house had become a hospitality establishment. And no conjectural features or architectural elements from other buildings are proposed to be added to appear historical.

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

Likely some of the architectural changes to the small house in being converted to commercial uses over time, have become historic in their own right, but the proposed project would retain and preserve such features.

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

The building's most distinctive feature of small-scale vernacular character would remain.

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

Patrick Doud Pub Garden DR
 31 March 2026
 Page 3

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.”*

This standard does not apply to the proposed project.

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 minor renovation would not destroy historic materials that characterize the property. The proposed new work would be compatible with the historic integrity of the property and the surrounding environment.

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 additions of planters, gravel paving, and furniture could be removed in the future, preserving the essential form and integrity of the property and its environment.

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 proposed renovation and new outdoor use would be appropriate and compatible with the historic resource, and with the building’s value as part of the surrounding historic area.

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

The relationship of the building to its site would be significantly altered, but still be appropriate as a historic resource, in its surrounding area.

Patrick Doud Pub Garden DR
31 March 2026
Page 4

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

The proposed site design would be compatible with the design, arrangement, texture and materials of the building and of neighboring district buildings.

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

The aesthetic value of the resource (building and site) would be a positive component of the historic district and downtown Mackinac Island.

CONCLUSION

Based on the findings above, the changes proposed for the new Patrick Doud Pub Garden at 1500 Astor Street would meet the Standards for review, including the Standards Under Code Sec. 10-161(b).

END OF REVIEW

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item B.

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: 7358 Market St. 051-550-010-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

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

APPLICANT/CONTRACTOR

Name: Daniella Leach Email Address: _____
Address: 7358 Market St. Mackinac Island, MI 49757
(Street) (City) (State) (Zip)
Telephone: (906) 436-7036
(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: Daniella Leach SIGNATURES: _____
Signature: _____
Please Print Name: Daniella Leach Please Print Name: _____
Date: 3/9/2024 Date: 3/11/24

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

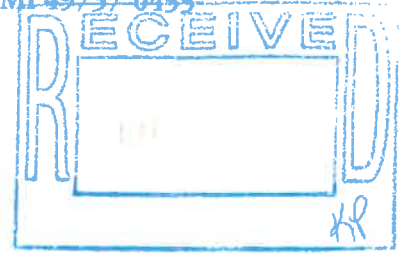
File Number: MD26-010-014(H) Date Received: 3-10-24 Fee: waived
Received By: _____ Work Completed Date: _____

City of Mackinac Island

City Hall, 7358 Market Street, P.O. Box 455, Mackinac Island, MI 49757-0455

March 10, 2026

File No: MD26-010-014(H)
Exhibit: A
Date: 3.11.26
Initials: RP



Dear Planning Commission Members,

Please let this memorandum serve as an attachment to my General Application for Work Located Within a Historic District, to give further explanation to my request presented to you today.

The State of Michigan per MCL Section 168.761d, now requires that each jurisdiction have at least one (1) absentee ballot drop box that meets the following requirements:

- Be clearly labeled as an absent voter ballot drop box that can be used to return completed absent voter ballot applications and voted absent voter ballots.
- Be securely locked, be affixed to the ground or to another stationary object.
- Be accessible 24 hours each day during the 40 days before election day, and be accessible until 8 p.m. on election day.
- Be located in a publicly accessible, well-lit area with good visibility.
- Video monitoring of the absent voter ballot drop box is required

A photo of the ballot box is attached to this letter.

I have arranged for City Foreman Mike Ruddle to perform the installation of the drop box. At this time, we would like to place the drop box on the north side of the stairs leading in to the side entrance of City Hall. By attaching the box here, it is out of the way, but still in a well lit and accessible area. This also provides the use of a post already secured in the ground.

The box will need to be installed in the near future as it will need to be in use for the May 5, 2026 election.

Sincerely,

Danielle Leach

City Clerk & Election Coordinator

City Clerk: (906) 847-3702
City Treasurer/Assessor: (906) 847-6002

Mayor's Assistant: (906) 847-6556
Building & Zoning: (906) 847-4035
Fax: (906) 847-6430

Police Administration: (906) 847-3345
Fire Administration: (906) 847-8159

City of Mackinac Island - Elections Ballot Drop Box

Section X, Itemb.



Placement

- To the right of the stairs at the side entrance to City Hall
- Consider having Maintenance build a "cover" that can completely block access to the box when not in use for an election
 - o Prevent tampering & weather damage

Security Camera

- Monitoring when in use for an election is now required by the State of Michigan
- Camera will need to be installed on the side of the building, out of reach of general tampering

Wall Mounted Ballot Box - Item # BA-400

- The "traditional" ballot box style
- Holds 270 ballots at a time
- Cost of \$1,312.50 (lowest cost option)
- Dimensions: 11" L x 8" W x 22" H
- Made from low-maintenance, brushed stainless steel
- Features an anti-tamper slot for added protection
- Storage Capacity - approximately 270 ballots



File No MD26-010-014(H)
Exhibit C
Date 3-11-26
Initials MP



Sales Number: **SO63844**

Business Name: Election Source

Model/Cabinet: 400

Date of Proof: 4/01/2026

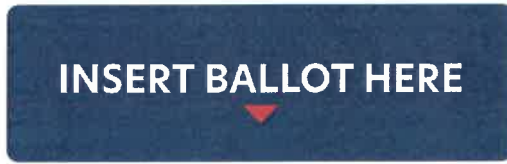
Quantity: 1

Date Shipped: _____

Special Instructions:



Left
7.25" x 20"



Front Top
11" x 3.25"



Door
7" x 12"



Right
7.25" x 20"



Sales Number: **SO63844**

Business Name: Election Source

Model/Cabinet: 400

Date of Proof: 4/01/2026

Quantity: 1

Date Shipped: _____

Special Instructions:



Left
7.25" x 20"



Front Top
11" x 3.25"



Door
7" x 12"



Right
7.25" x 20"

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7301 MAIN STREET (Number) (Street) 051-560-049-00 (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: LOT 120, ASSESSOR'S PLAT No. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY (Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$2,000,000.00

APPLICANT/CONTRACTOR

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

Name: SEAN O'BOYLE Email Address:

Address: 1 Arrowhead Drive Marquette MI 49855 (Street) (City) (State) (Zip)

Telephone: 906-360-3625 906-249-8390 906-249-8406 (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: Sean O'Boyle Date: 3-25-26

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: 7301 MAIN STREET LLC Email Address: MICHAEL.H.BENJAMIN@GMAIL.COM

Address: 10 GRANT PL. LEXINGTON MASSACHUSETTS 02420-3719 (Street) (City) (State) (Zip)

Telephone: 617-319-8521 (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: Michael Benjamin Please Print Name

SIGNATURES

Signature: Date: 3-27-26 Please Print Name: KP

Signed and sworn to before me on the 25 day of March, 2026.

THERESA ANDREWS Notary Public, Marquette County, Michigan My commission expires June 5, 2029. Acting in the County of Marquette

Signature: Notary Public Marquette County, Michigan My commission expires: 6/5/2009

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)

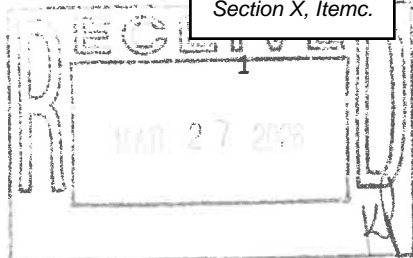
Handwritten notes: C26-049-020(H), 3-27-26, \$600 -

Historic District Application Checklist

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

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

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



CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island,
MI 49757

**APPLICANT NAME & CONTACT
INFORMATION:**

Please complete both sides of application.
The Fee and five (5) copies of the application, plans
and all required documents must be submitted to
the Zoning Administrator fourteen (14) days prior to
the scheduled Planning Commission Meeting.

SEAN O'BOYLE-O'BOYLE & COMPANY

Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)
7301 MAIN STREET LLC
MICHAEL BENJAMIN
10 GRANT PL., LEXINGTON MA., 02420-3719

File No. C26-049-020(41)
Exhibit B
Date 3-27-26
Initials KP

Is The Proposed Project Part of a Condominium Association?
NO

Is The Proposed Project Within a Historic Preservation District?
YES

Applicant's Interest in the Project (If not the Fee-Simple Owner):
CONTRACTOR

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?
NO

Is a Variance Required?
Yes. To permit kitchen in boardinghouse

Are REU's Required? How Many?
YES / 2

Type of Action Requested:

- | | |
|---|--|
| <input type="checkbox"/> Standard Zoning Permit Decision | <input type="checkbox"/> Appeal of Planning Commission |
| <input type="checkbox"/> Special Land Use | <input type="checkbox"/> Ordinance Amendment/Rezoning |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Ordinance Interpretation |
| <input checked="" type="checkbox"/> Other <u>Variance, Kitchen in boardinghouse</u> | |

Property Information:

- A. Property Number (From Tax Statement): 051-550-049-00
- B. Legal Description of Property: LOT 130, ASSESSOR'S PLAT No. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY
- C. Address of Property: 7301 MAIN STREET
- D. Zoning District: C- COMMERCIAL
- E. Site Plan Checklist Completed & Attached: YES
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES
- G. Sketch Plan Attached: NO
- H. Architectural Plan Attached: YES
- I. Association Documents Attached (Approval of project, etc.): NOT APPLICABLE
- J. FAA Approval Documents Attached: NOT APPLICABLE
- K. Photographs of Existing and Adjacent Structures Attached: YES

Proposed Construction/Use:

- A. Proposed Construction:
 - New Building
 - Alteration/Addition to Existing Building
 - Other, Specify _____
- B. Use of Existing and Proposed Structures and Land:
 - Existing Use (If Non-conforming, explain nature of use and non-conformity):

EXISTING (2) RETAIL SHOPS AND EMPLOYEE HOUSING

Proposed Use: EXISTING (2) RETAIL SHOPS AND EMPLOYEE HOUSING AND (2) FAMILY RESIDENTIAL UNITS

C. If Vacant:
Previous

Use: _____
Proposed

Use: _____

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the _____ (specify owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. **If the applicant is other than the owner, then a**

notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

[Signature]
Signature

MICHAEL BENJAMIN
Please Print Name

SIGNATURES [Signature]
Signature

SEAN L. O'BOYLE
Please Print Name

Signed and sworn to before me on the 25 day of March, 2026.

Theresa Andrews
Notary Public, Marquette County, Michigan
My commission expires June 5, 2029.
Acting in the County of Marquette

[Signature]
Notary Public
Marquette County, Michigan
My commission expires: 6/5/2029

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

OFFICE USE ONLY		Variance Zoning
FILE NUMBER: <u>C26-049-020 (+1)</u>		FEE: <u>1500 + 400 = 1900</u>
DATE: <u>3.27.26</u>	CHECK NO: <u>4581</u>	INITIALS: <u>[Signature]</u>
		Revised October 2023

October 2023

Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. David Lipovsky, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review Informational Requirements (Section 20.03)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris,	<input checked="" type="checkbox"/>	<input type="checkbox"/>

trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

- 13. Proposed construction start date and estimated duration of construction.
- 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Topography of the site with at least two- to five-foot contour intervals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Proposed alterations to topography or other natural features	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Earth-change plans, if any, as required by state law	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
19. Location of existing manmade features on the site and within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | |
|--|-------------------------------------|--------------------------|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

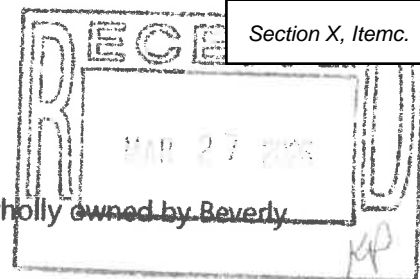
	<u>Provided</u>	<u>Not Provided or Applicable</u>
<u>Utility Information</u>		
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Architectural Review
Informational Requirements (Section 18.05)**

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Item 1.

Applicant/Developer is **7301 Main Street LLC** which is a Michigan-based LLC wholly owned by Beverly Benjamin and managed by Michael Benjamin.

Address:

7301 Main Street LLC,
7301 Main Street
PO Box 497
Mackinac Island, MI 49757

Michael Benjamin
617 319 6521

Winter address

10 Grant Place
Lexington, MA 02420

Summer address

7664 Main Street
PO Box 497
Mackinac Island, MI 49757

Michael Benjamin is the Power of Attorney for Beverly Benjamin under terms of a Durable Power of Attorney agreement dated Oct 30, 2017.

File No. C26-049-020(41)
Exhibit C
Date 3-27-26
Initials KP

Item 9

The building at 7301 Main street was built prior to 1905 using techniques and materials of the day. Proposed modifications will accomplish the following goals:

- Provide a fire suppression/sprinkler system for the building.
 - Upgrade the structure to meet fire codes
 - Upgrade the basement to include a pump room for the sprinkler system, secure dry storage areas for the gift shops, a sump system, and bicycle storage area. Install a wall on the beach side of the basement similar to the wall behind JoAnn's
 - Upgrade the existing employee housing area
 - Install two apartments facing the water that have balconies.
 - Remove exterior stairway on the back of the building and install an interior back stairway serving the beach facing apartments, the stores, the basement, and providing exit to the beach.
 - Minimal changes will be made to the two gift shops which occupy the first floor. Two small bathrooms used by the staff will be replaced by one accessible bathroom for staff of the two stores.
 - No changes will be made to the main street facing facade

RECEIVED
MAR 27 2026
KP



REAR FROM HARBOR



STREETScape



REAR YARD



REAR

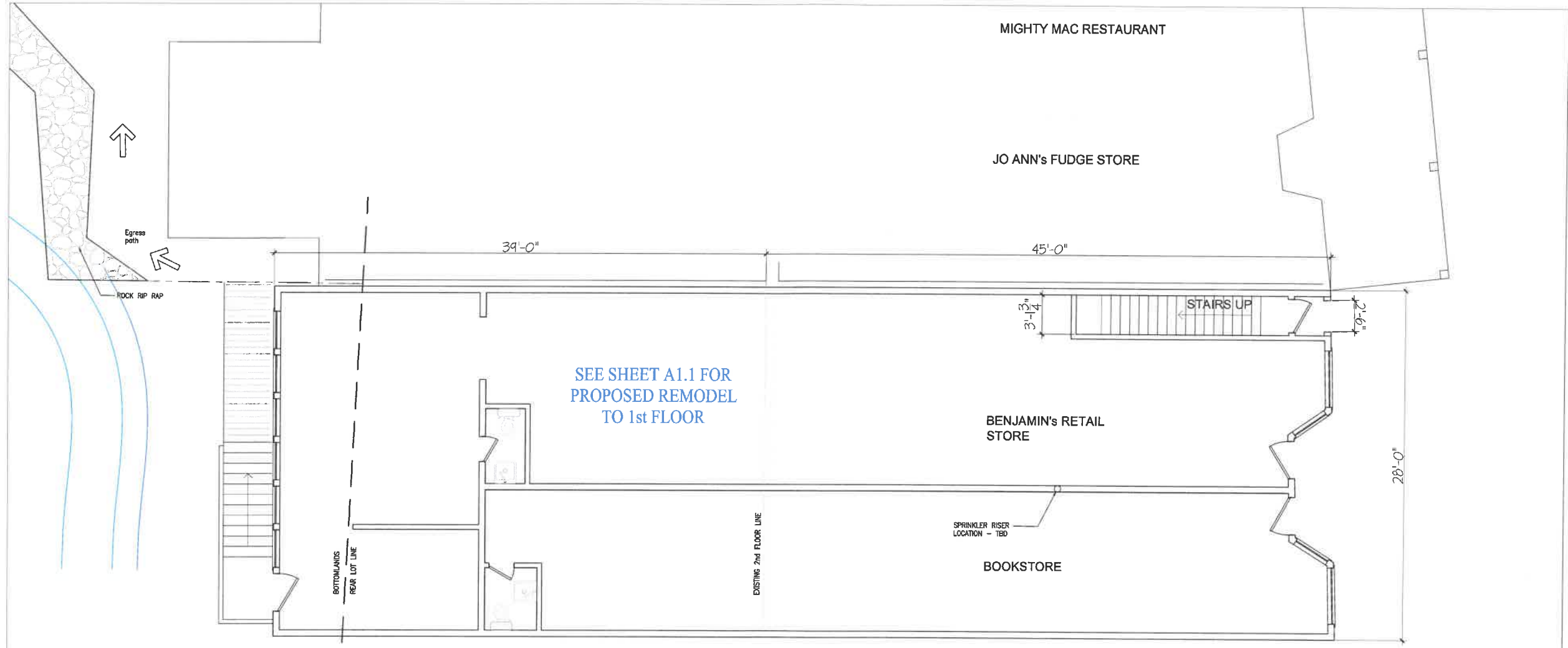
File No. C26-049-020(H)
Exhibit D
Date 3.27.26
Initials KP

Richard Clements Architect, PLLC
1520 Merry Lane
Oshtemo, MI 49759
989-370-3681

BENJAMIN of MACKINAC
BUILDING REHAB
7301 MAIN STREET
MACKINAC ISLAND, MI

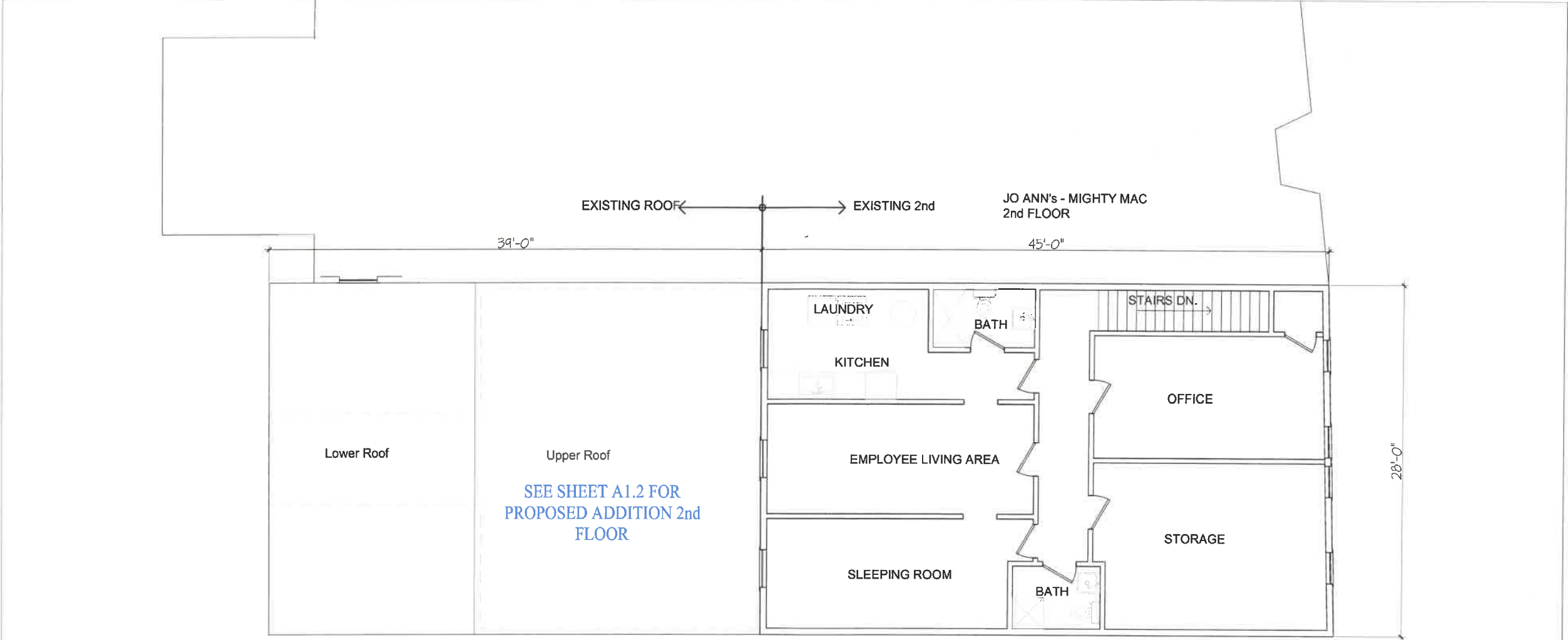
EXISTING
NOT FOR CONSTRUCTION

revised:
date: MAR. 25, 2026 sheet:
project: 2440 X1.0
AREA PHOTOS



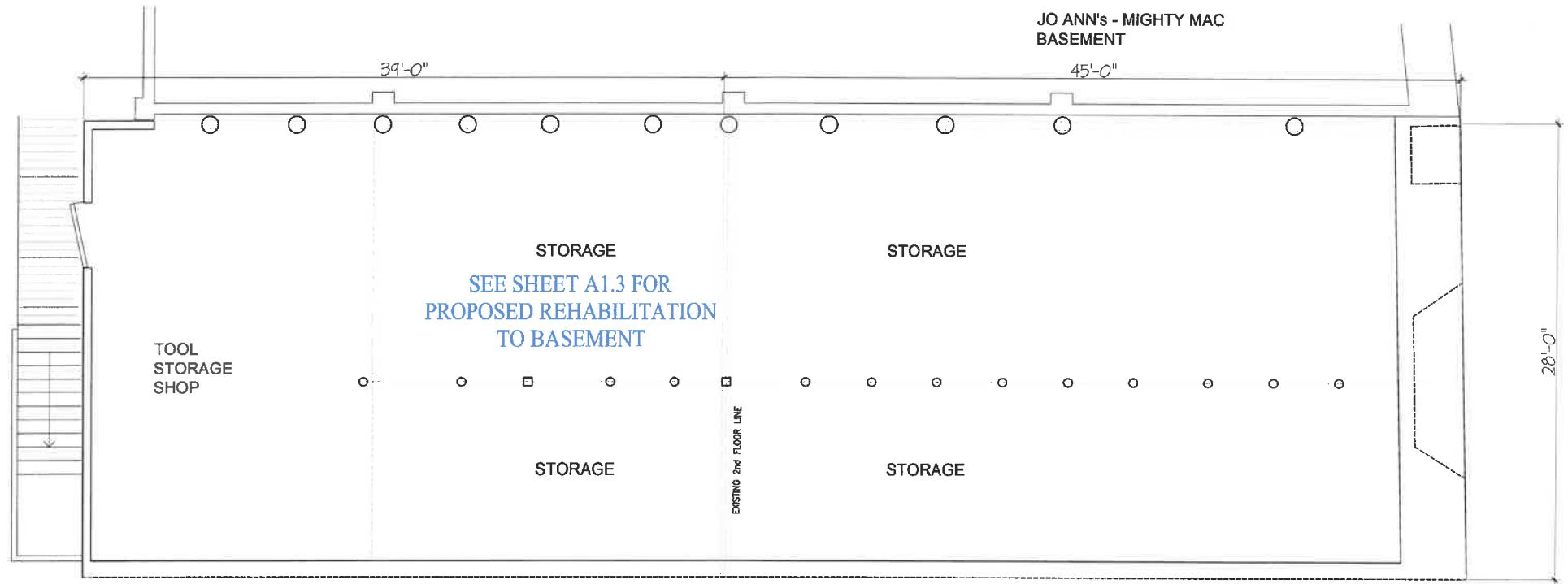

 Exist. 1st FLOOR PLAN
 SCALE: 1/4"=1'-0"
 

Richard Clements Architect, PLLC 1920 Merry Lane Okemos, MI 48869 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.1
			EX. 1st FLOOR PLAN	copyright © 2026



Exist. 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

Richard Clements Architect, PLLC 12201 Merry Lane Oshtemo, MI 49759 989-370-3561	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026	sheet:
			project: 2440	X1.2
			EX. 2nd FLOOR PLAN	copyright © 2025



Exist. BASEMENT PLAN 0 4 8
SCALE: 1/8"=1'-0"

Richard Clements Architect, PLLC 1225 Merry Lane Okemos, MI 48869 989-570-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440 EX. BASEMENT PLAN	sheet: X1.3 copyright © 2026
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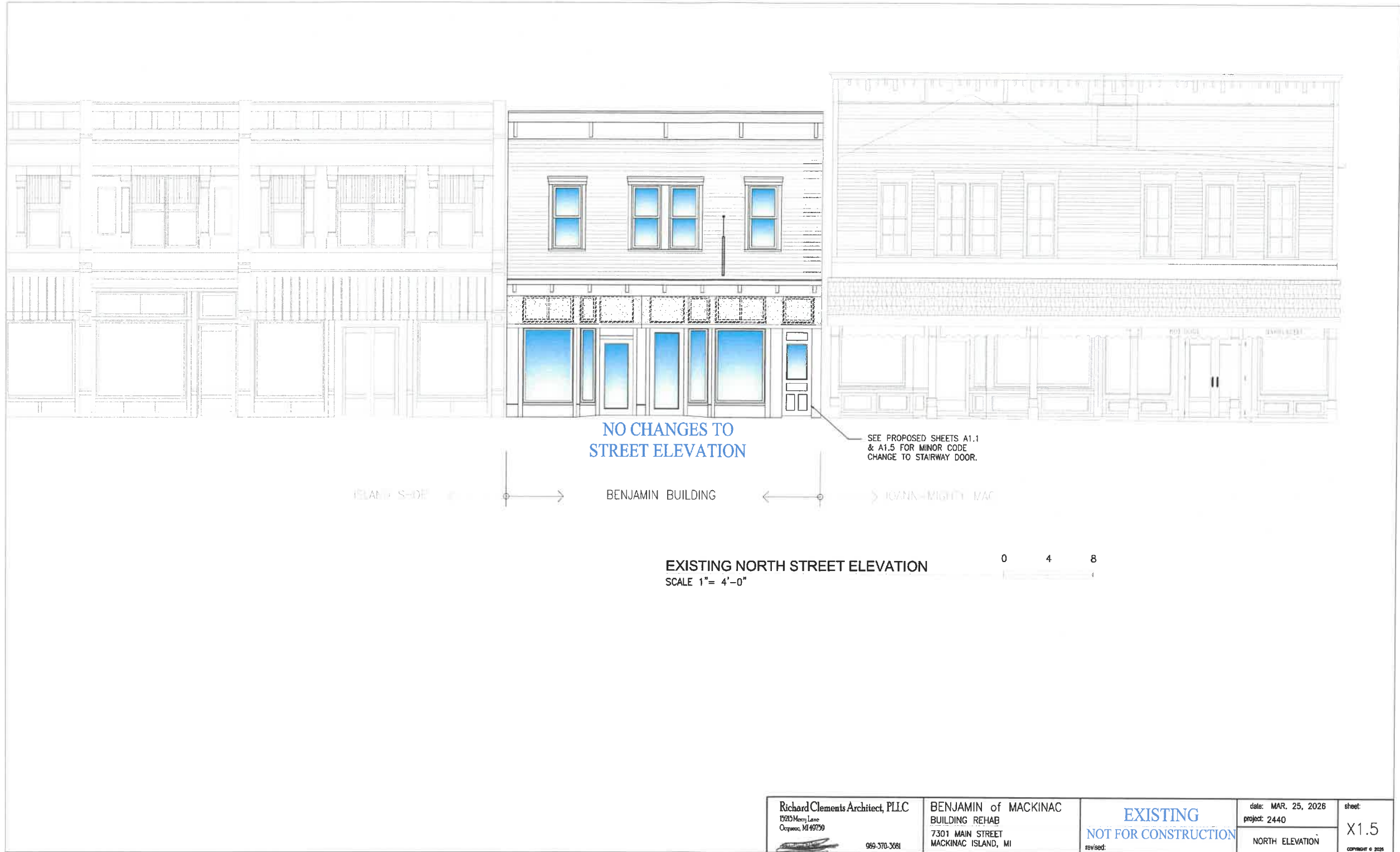
SEE SHEET A2.4 FOR PROPOSED CHANGE TO SOUTH ELEVATION

CANN-MIGHTY MAC ← BENJAMIN BUILDING ← ISLAND SHOP

EXISTING SOUTH HARBOR ELEVATION
SCALE 1"= 4'-0"



Richard Clements Architect, PLLC 19213 Merry Lane Oshtemo, MI 48879 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.4 compare e 2025
			SOUTH ELEVATION	



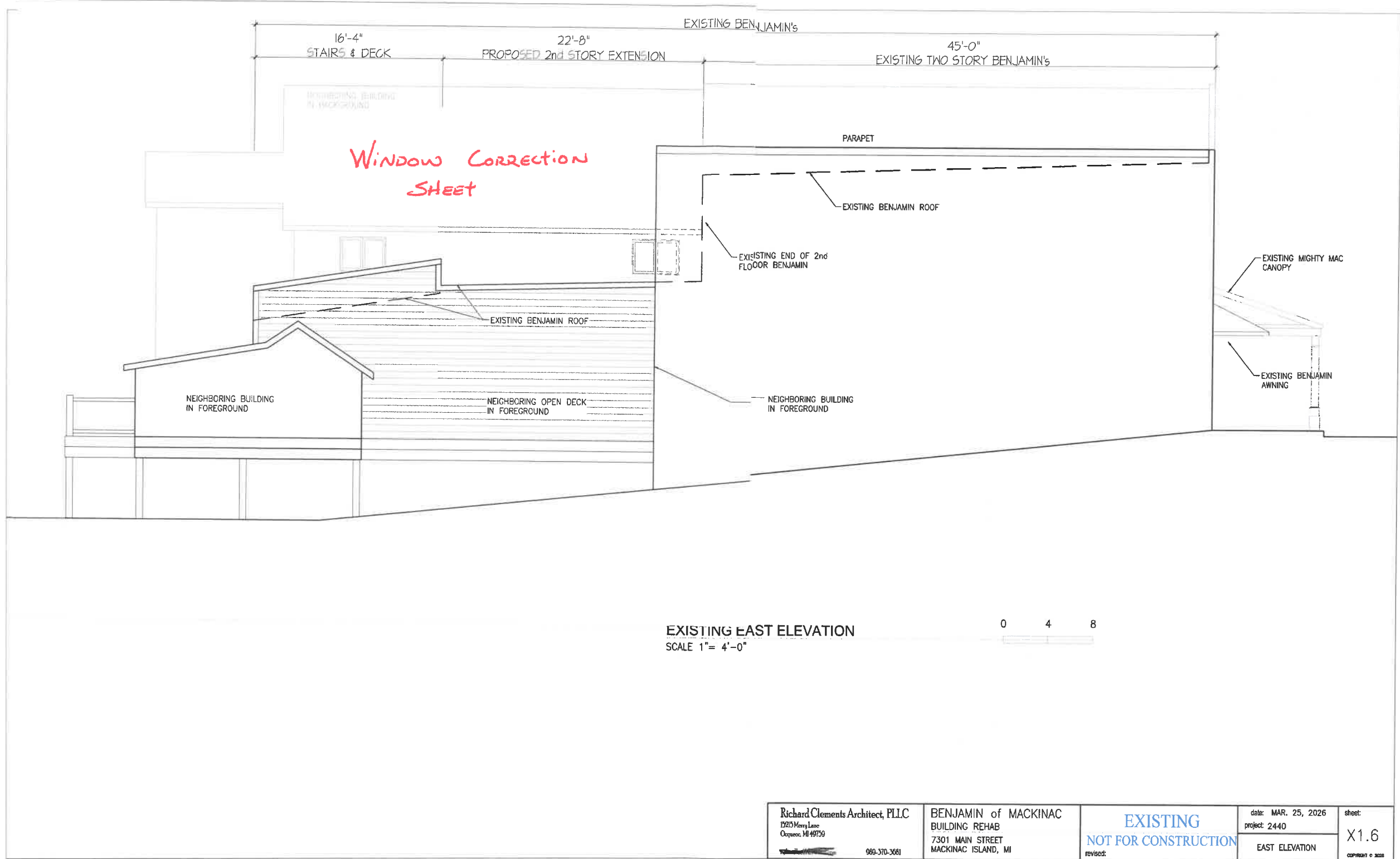
Richard Clements Architect, PLLC
 15215 Merry Lane
 Okemos, MI 48870
 989-370-3681

BENJAMIN of MACKINAC
 BUILDING REHAB
 7301 MAIN STREET
 MACKINAC ISLAND, MI

EXISTING
 NOT FOR CONSTRUCTION
 revised:

date: MAR. 25, 2026
 project: 2440
 NORTH ELEVATION

sheet:
 X1.5
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EXISTING EAST ELEVATION
SCALE 1" = 4'-0"

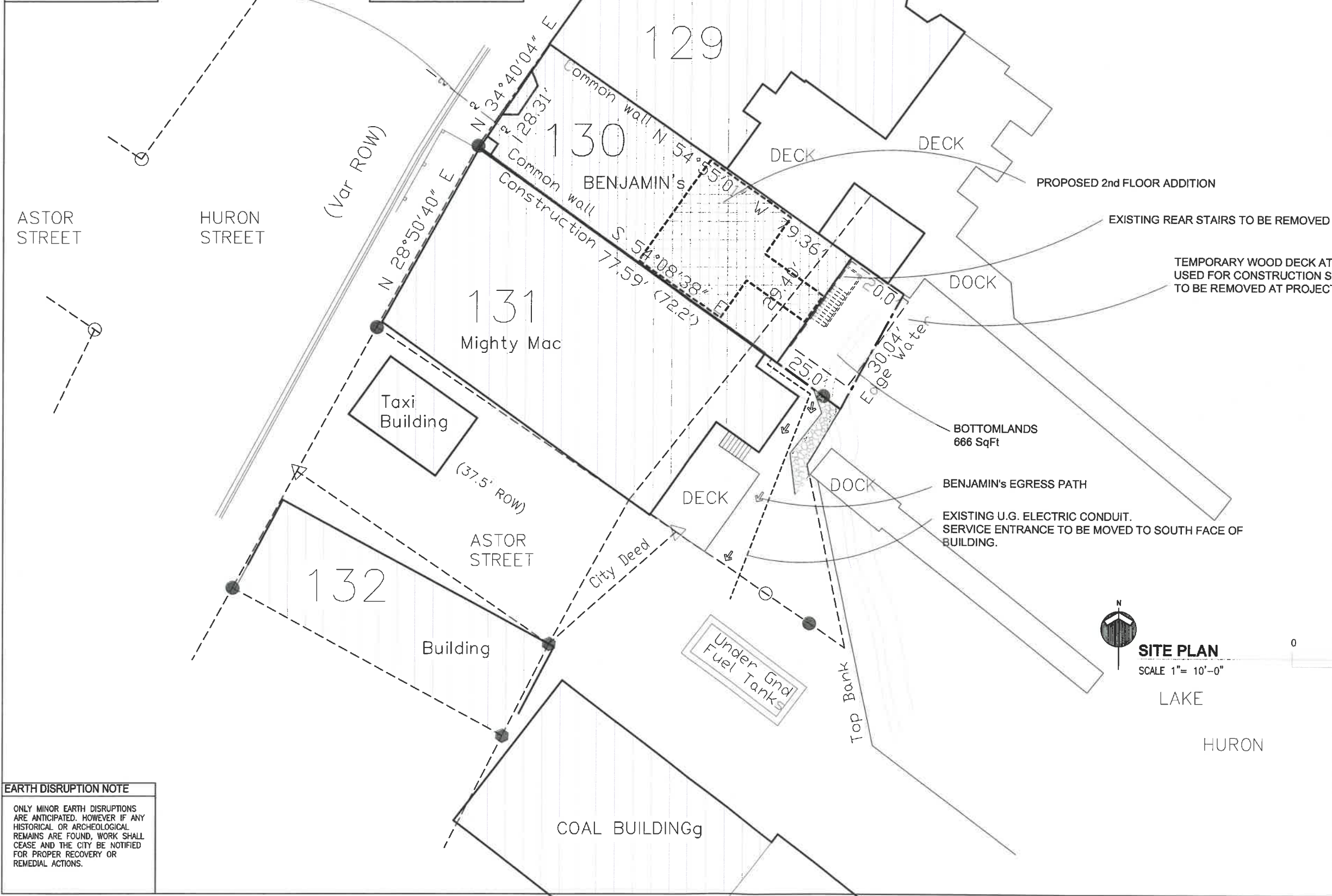
Richard Clements Architect, PLLC 19215 Henry Lane Okemos, MI 48869 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.6 <small>COPYRIGHT © 2025</small>
			EAST ELEVATION	

R.O.W. DISRUPTION NOTE
 PROPOSED WATER TAP FOR NEW FIRE SUPPRESSION. SIDEWALK, CURB & STREET TO BE RESTORED TO CITY SPECIFICATIONS.

SEWER
 EXISTING SEWER LINE TO BE UTILIZED.

LOT 130 = BENJAMIN'S & ISLAND BOOKS
 See sheets A2.1 thru A2.4 for proposed project detail.

ZONING INFORMATION	
DISTRICT:	C COMMERCIAL
SITE AREA:	
UPLANDS:	= 2,263 S.F.
BOTTOMLANDS:	= 666 S.F.
TOTAL SITE AREA:	= 2,929 S.F.
BLDG. AREA:	
EXISTING:	2,360 S.F.
ADDED TO FOOTPRINT:	0 S.F.
TOTAL:	2,360 S.F.
2nd FLOOR ADDITION:	755 S.F.
LOT 130, ASSESSOR'S PLAT NO.3 CITY OF MACKINAC ISLAND MACKINAC COUNTY, MI TAX ID: 051-550-049-00	



EARTH DISRUPTION NOTE
 ONLY MINOR EARTH DISRUPTIONS ARE ANTICIPATED. HOWEVER IF ANY HISTORICAL OR ARCHEOLOGICAL REMAINS ARE FOUND, WORK SHALL CEASE AND THE CITY BE NOTIFIED FOR PROPER RECOVERY OR REMEDIAL ACTIONS.

CONSTRUCTION SCHEDULE
 START DATE: NOVEMBER 1 2026
 COMPLETION: MAY 15, 2027

SITE NOTES
 GARBAGE-RECYCLES TO BE STORED IN BASEMENT AND SET CURBSIDE TWICE WEEKLY AT ARRANGED PICK UP TIMES.
 NO SITE LIGHTING BEYOND COACH LITES ADJACENT TO DOORS w/ 10 WATT LED WALL MOUNT FIXTURES SHIELDED TO CONFINES OF THE SITE.
 BICYCLE PARKING PROVIDED IN BASEMENT AT THE RATE OF 1 BIKE PER BEDROOM.

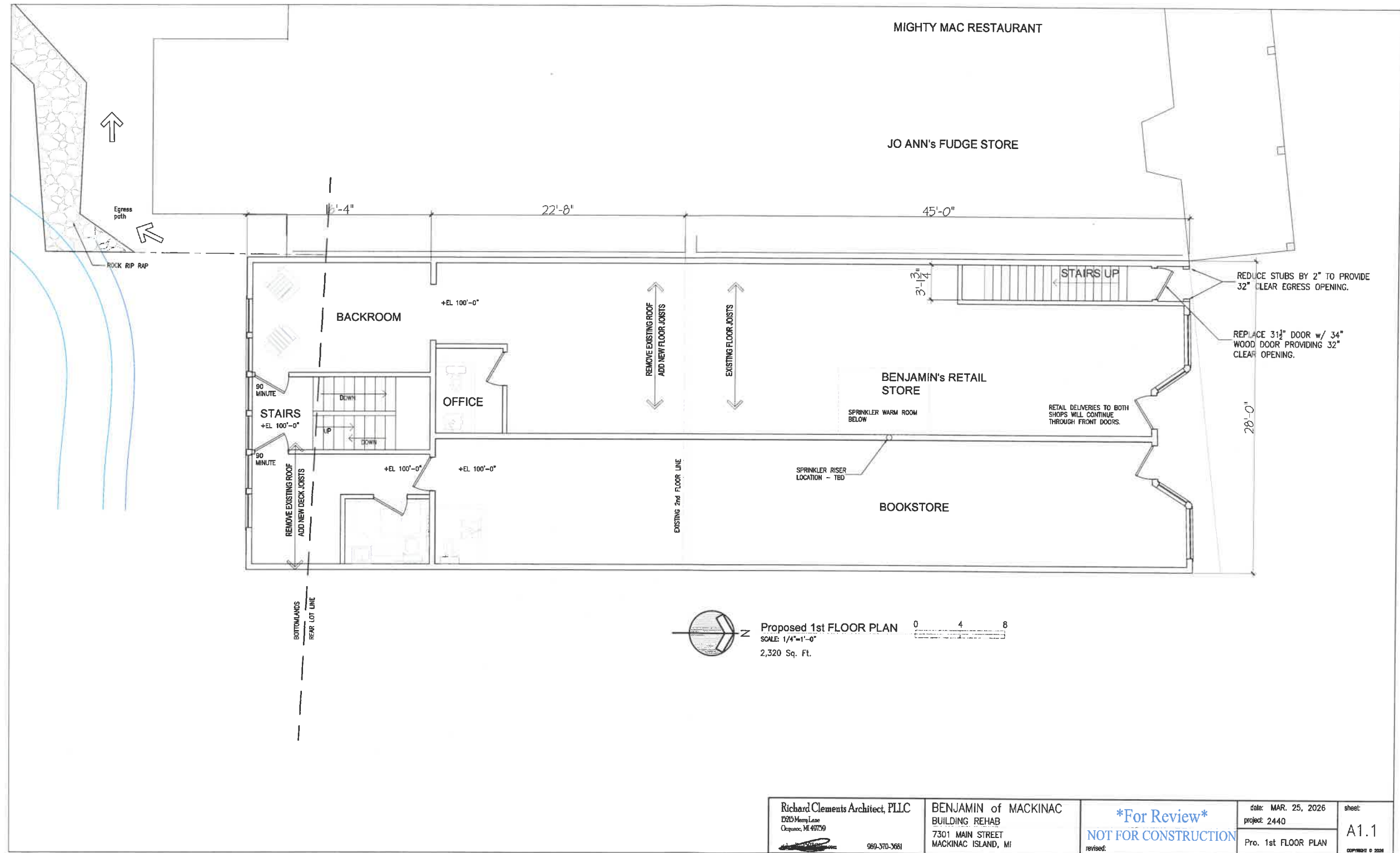
STORM WATER NOTE
 ROOF TO DRAIN TO RAIN GUTTER & DOWNSPOUTS TO UNDERGROUND PVC PIPE WITH OVERFLOW TO LAKE. NO INCREASE TO EXISTING IMPERVIOUS AREA.

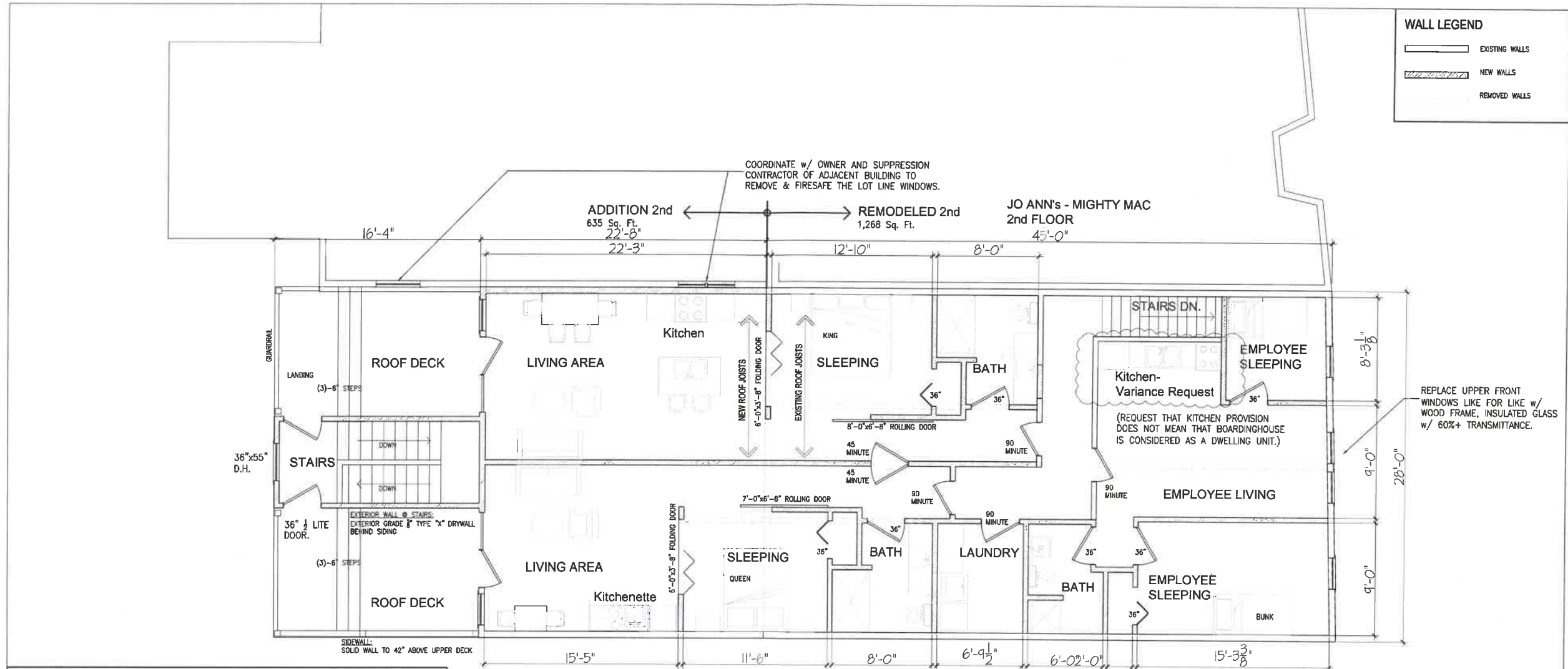
SITE PLAN
 SCALE 1" = 10'-0"

Richard Clements Architect, PLLC
 15215 Merry Lane
 Okemos, MI 49729
 989-370-3681

BENJAMIN of MACKINAC BUILDING REHAB
 7301 MAIN STREET
 MACKINAC ISLAND, MI

For Review
NOT FOR CONSTRUCTION
 revised:
 date: MAR. 25, 2026 sheet:
 project: 2440
 SITE PLAN A1.0
 copyright © 2024





WALL LEGEND

	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

COORDINATE w/ OWNER AND SUPPRESSION CONTRACTOR OF ADJACENT BUILDING TO REMOVE & FIRESAFE THE LOT LINE WINDOWS.

REPLACE UPPER FRONT WINDOWS LIKE FOR LIKE w/ WOOD FRAME, INSULATED GLASS w/ 60%+ TRANSMITTANCE.

Kitchen-Variance Request
(REQUEST THAT KITCHEN PROVISION DOES NOT MEAN THAT BOARDINGHOUSE IS CONSIDERED AS A DWELLING UNIT.)

Proposed 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

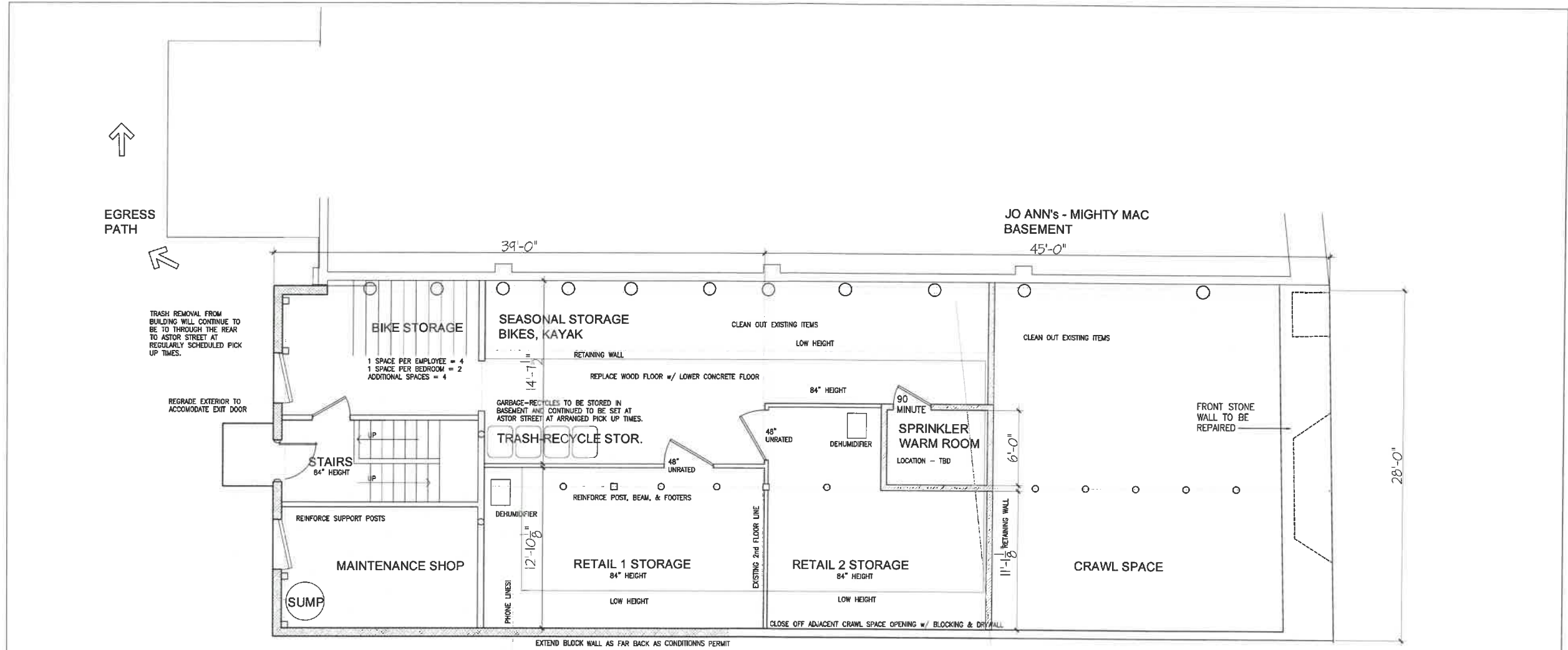
BUILDING AREAS

SITE AREA:	CURRENT LOT 130	= 2263 SQ. FT.
	BOTTOMLANDS APP. IN PROGRESS:	= 666 SQ. FT.
	TOTAL BENJAMIN'S SITE AREA:	= 2929 SQ. FT.
FIRST FLOOR:	REMAINS ENTIRELY AS RETAIL - 2320 SQ. FT.	
BASEMENT:	REMAINS ENTIRELY AS RETAIL STORAGE - 1626 SQ. FT.	
SECOND FLOOR:	HOUSING FOR 3 TO 4 EMPLOYEES IN NORTH UNIT - 545 SQ. FT.	
	APARTMENT UNIT 1	- 626 SQ. FT.
	APARTMENT UNIT 2	- 518 SQ. FT.
	(COMMON SPACE: NORTH & SOUTH STAIRS & HALL & LAUNDRY - 335 SQ. FT.)	

BUILDING DENSITY

ALLOWABLE FAMILY RESIDENTIAL	= SITE AREA: 2929 S.F. = 0.0672 ACRES x 30/ ACRE	= 2 UNITS ALLOWED, 2 ACTUAL.
ALLOWABLE EMPLOYEE BOARDING	= SITE AREA MINUS APARTMENTS/Common FLOOR AREA = 2929 S.F. - 1479 S.F. = 1450 S.F. REMAINING DIVIDED BY ONE EMPLOYEE PER 250 S.F. = 5 EMPLOYEE BOARDERS ALLOWED, 4 ACTUAL.	

Richard Clements Architect, PLLC 19215 Merry Lane Okemos, MI 49739 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: A1.2
			Pro. 2nd FLOOR PLAN	



Proposed BASEMENT PLAN
SCALE: 1/8"=1'-0"

Richard Clements Architect, PLLC 12810 Merry Lane Okemos, MI 48869	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026	sheet:
			project: 2440	A1.3
			Pro BASEMENT PLAN	copyright © 2026

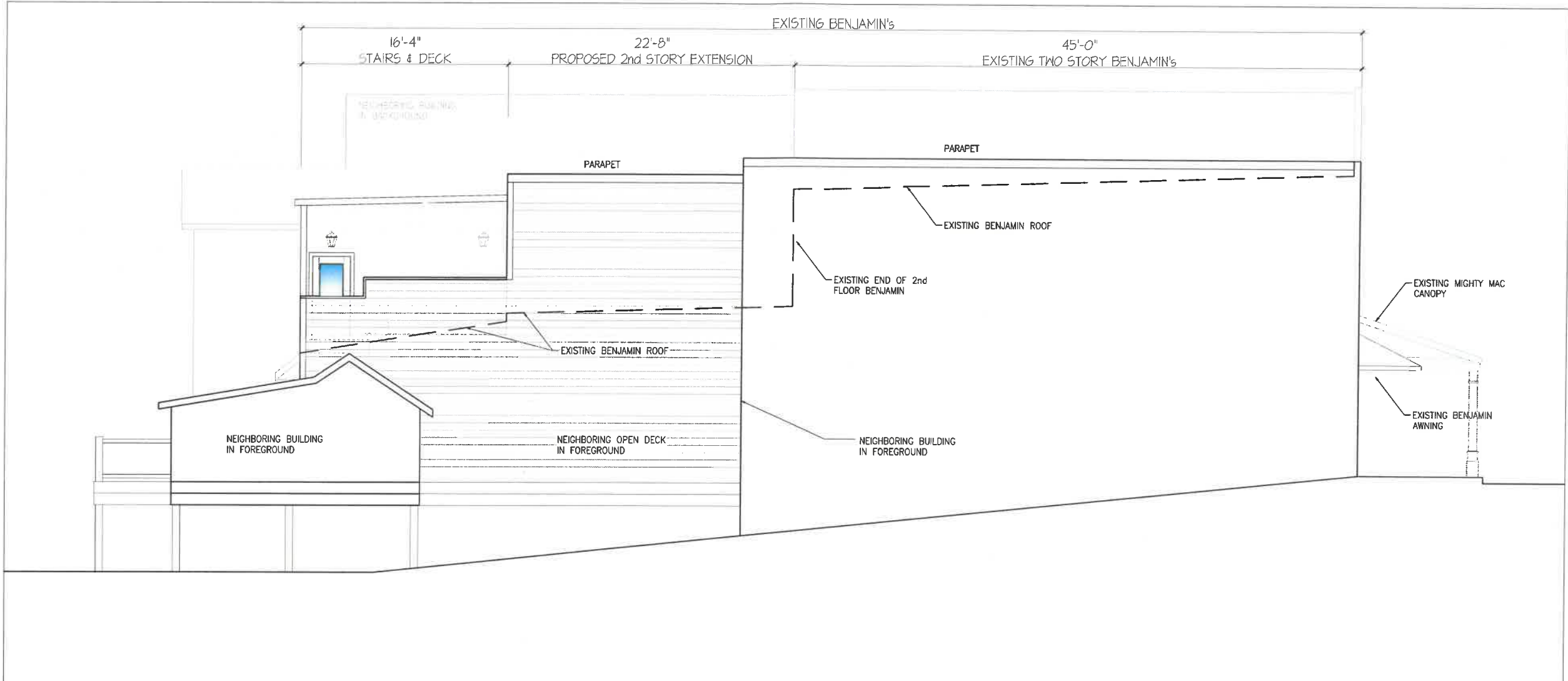


PROPOSED SOUTH HARBOR ELEVATION
SCALE 1" = 4'-0"



Richard Clements Architect, PLLC 1220 Mary Lane Okemos, MI 48869 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: A1.4
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PROPOSED EAST ELEVATION
SCALE 1" = 4'-0"

Richard Clements Architect, PLLC 1520 Merry Lane Oshtemo, MI 49729 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026	sheet:
			project: 2440	A1.6
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