

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, November 10, 2026 at 1:00 PM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) October 13, 2026

V. Adoption of Agenda

VI. Correspondence

VII. Committee Reports

VIII. Staff Report

[a.](#) HDC2026-005 Straus ReRoof

[b.](#) HDC2026-006 Liquor Control Bldg Door Like for Like

[c.](#) HDC2026-007 Callewaert ReRoof

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

IX. Old Business

X. New Business

[a.](#) HDC2026-003 RCI Demolition of Existing Structure

[b.](#) HDC2026-004 Cathy Arbib Tile on Front Porch

[c.](#) Approval of 2027 Meeting Dates

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, October 13, 2026 at 1:00 PM

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

I. Call to Order

Chairman Olson called the meeting to order at 1:00 PM.

II. Roll Call

PRESENT

Lorna Straus

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn

Staff: David Lipovsky, Erin Evashevski, Rick Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. September 8, 2026

Motion to approve as amended. Change "difference" to "distance" on page 4.

Motion made by White, Seconded by Linn.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by White, Seconded by Linn.

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

VI. Correspondence

None.

VII. Committee Reports

None.

VIII. Staff Report

- a. MD26-021-047(H) BSI Holdings Arcade Exterior Door Replacement

Lipovsky stated the arcade door on bottom panel is completely rotted. The applicant is replacing with the same door and paint.

- b. ROS26-011-053(H) Little Stone Church Repairs

Lipovsky stated when the applicant previously painted, the vents were removed. The applicant wanted to put the vents back.

- c. HDC2026-001 Draught House Window Replacement

Lipovsky stated the bottom sashes were rotted and needed to be replaced.

Motion to approve the staff report.

Motion made by White, Seconded by Linn.

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

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

Neumann was not able to bring up his presentation so it will be pushed to November.

IX. Old Business

- a. HDC2026-002 Doud Hotel Walkway Amendment

Andrew Doud handed out Doug Darga's landscape plan. They would like to move the tree line east, toward Benjamin Hill to give Mrs. May a better view, and to do so he wants to create a walkway from the side door to the back yard and use that as the main entrance. The taxi area has a deck that you can park bikes underneath. The portion on the city ROW has been removed due to insurance reasons. The front entrance has not changed, as Neumann thought it had. Porter stated Neuman gave a favorable review. Motion to approve.

Motion made by Porter, Seconded by White.

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

X. New Business

- a. Discussion on alternate materials being used in Hubbard's Annex

Olson stated the information Neumann sent was very informative. Neumann stated the HDC over the years has used the guidance of the bulletin 16. Neumann does not have any comments specific to Hubbard's Annex. Porter stated she would not be in favor of using substitute materials on existing buildings. Neumann agrees with her comment on using materials on new builds as compared to existing. Linn stated you are supposed to preserve materials whenever you can. So that may be where substitute materials could be used. Neuman stated especially porch flooring

where the same wood is no longer available, substitute materials would be appropriate. Neumann commented on using substitute materials on new builds as compared to maintaining materials on existing historic structures. On an old house he believes a substitute material would be appropriate when the original material is no longer available. Olson thinks we will always be chasing the new materials that come on the market, but one of the strengths of the bulletin is pointing out at what point we not allow the substitute materials. Lipovsky stated it is a case-by-case basis for allowing these materials. Linn stated we may have to change our minds on certain products if they begin to fail long term. Olson stated if we start taking into consideration the viewer, that opens a whole new can of worms. Porter stated maintaining the historical integrity is what matters. Straus stated that when another individual sought approval for new construction, they indicated that they had included “as much gingerbread as possible.” She felt that including “as much as possible” might point the way to a larger number (of potential historic features) and that the HDC needs to be careful when considering numbers or measurements of materials. Porter stated that we do not want to create fake history. Neumann stated there are also regional differences.

b. MD26-030-054(H) Lucky Bean Screen Door

Porter stated Neumann gave a favorable review. Motion to approve.

Motion made by Porter, Seconded by White.

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

c. C26-051-058(H) VB Mackinac New Door 7331 Main

Neumann stated this was a similar situation as Lucky Bean. However, if they were requesting to replace a historical window, he would not have done a favorable review. However, these were not historical. Motion to approve.

Motion made by White, Seconded by Porter.

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

XI. Public Comment

Andrew Doud asked about the lilac tree and the pub garden. Doud wondered if trees are to be reviewed. Schueller stated trees are reviewed in the Annex. Neumann stated in the past it was more about street scape, not individual plants. Doud thinks there should be clarity on whether trees and paint are reviewed or not. Doud believes there is a history of not discussing trees.

Michael Straus stated when the Annex became a district, some areas were added to the manual as historic aspects. Those are the only areas being upheld. For Zoning, applicants have stated they would try to save trees but neither commission has ever held the applicant accountable for keeping the trees.

Olson thanked Linn, Lipovsky and Porter for their work at the GLIA meetings.

Olson passed out a draft letter to thank Lee Finkel for his service. He read the letter aloud. Motion to approve the draft letter. Motion by Porter, second by Linn. All in favor, motion carries.

XII. Adjournment

Motion to adjourn at 1:45 PM.

Motion made by Olson, Seconded by White.

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

Peter Olson, Chair

Katie Pereny, Secretary

- ☐ 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: 8209 Park Ave 051-650-033.00
Lorna Straus (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Lorna Straus Email Address: _____
 Address: Box 278 Lakeview Blva Mackinac Isl. MI 49757
 (Street) (City) (State) (Zip)
 Telephone: 906-847-6436
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Great Lakes Roofing Email Address: _____
 Address: _____ Pickford, Mich. 49774
 (Street) (City) (State) (Zip)
 Telephone: 906-203-6119
 (Home) (Business) (Fax)

*reroof.
like for like*

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

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

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

Clay Fuller SIGNATURES _____
 Signature _____
Clay Fuller Signature _____
 Please Print Name _____ 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: _____	Date Received: _____	Fee: _____
Received By: _____	Work Completed Date: _____	



October 9, 2025
2:31 PM



Section VIII, Item.

LIVE





October 9, 2025
2:33 PM



Section VIII, Itema.

LIVE





October 9, 2025
2:36 PM



Section VIII, Item.

LIVE ▾





October 14, 2025
3:13 PM



Section VIII, Itema.

LIVE





October 14, 2025
2:53 PM



LIVE ▾







GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemb.

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

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

A) MINOR WORK

PROPERTY LOCATION: 7429 Market Street 38-1818645
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Benser/Nephew Email Address: _____
Address: 7221-103 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 231-881-3343 231-881-4430
(Home) (Business) (Fax)

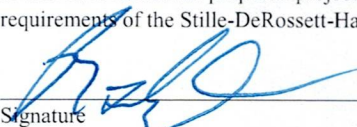
APPLICANT/CONTRACTOR

Name: Roy Shryock Email Address: _____
Address: 7221-103 Main Street Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: 231_881-6860
(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 _____
Signature Signature

Roy Shryock
Please Print Name Please Print Name

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

File Number: _____ Date Received: _____ Fee: _____
Received By: _____ Work Completed Date: _____

Mackinac Island HDC,

We are asking for approval on a like for like main entry door change located at 7429 Market Street (Liquor Building). This will be a pre-hung ADA approved entry door with like for like trim.

Thank you for your time!

Roy Shryock

- ☐ 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, Itemc.

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: 7822 Main St. 051-575-07700
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Callegwaert (Mary) Email Address: _____
Address: 7822 Main St., Mackinac Isl. MI 49685
(Street) (City) (State) (Zip)
Telephone: 313-220-3842 NA NA
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Reliable Roofing / Justin Schaffer Email Address: _____
Address: 351 W. Wexford Ave., Buckley MI 49620
(Street) (City) (State) (Zip)
Telephone: (231) 570-0389 (231) 570-2543 (231) 252-2111
(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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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

Reliable Roofing SIGNATURES Justin Schaffer
Signature Signature
F. Siding Please Print Name Please Print Name

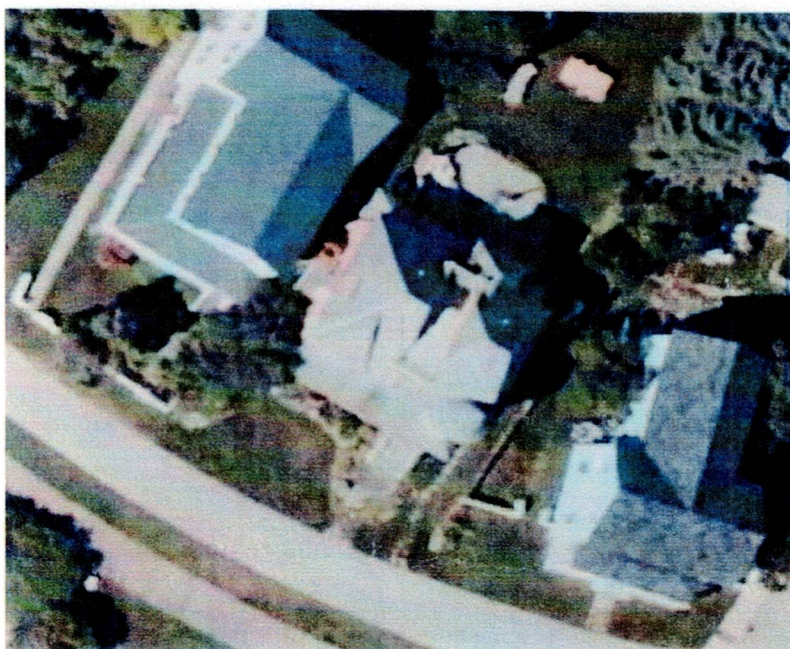
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PHONE: (906) 847-4035

File Number: _____	Date Received: _____	Fee: _____
Received By: _____	Work Completed Date: _____	

Precise Aerial Roof Measurement Report

Prepared for you by Schaffer Group LLC



7822 Main St, Mackinac Island, MI 49757



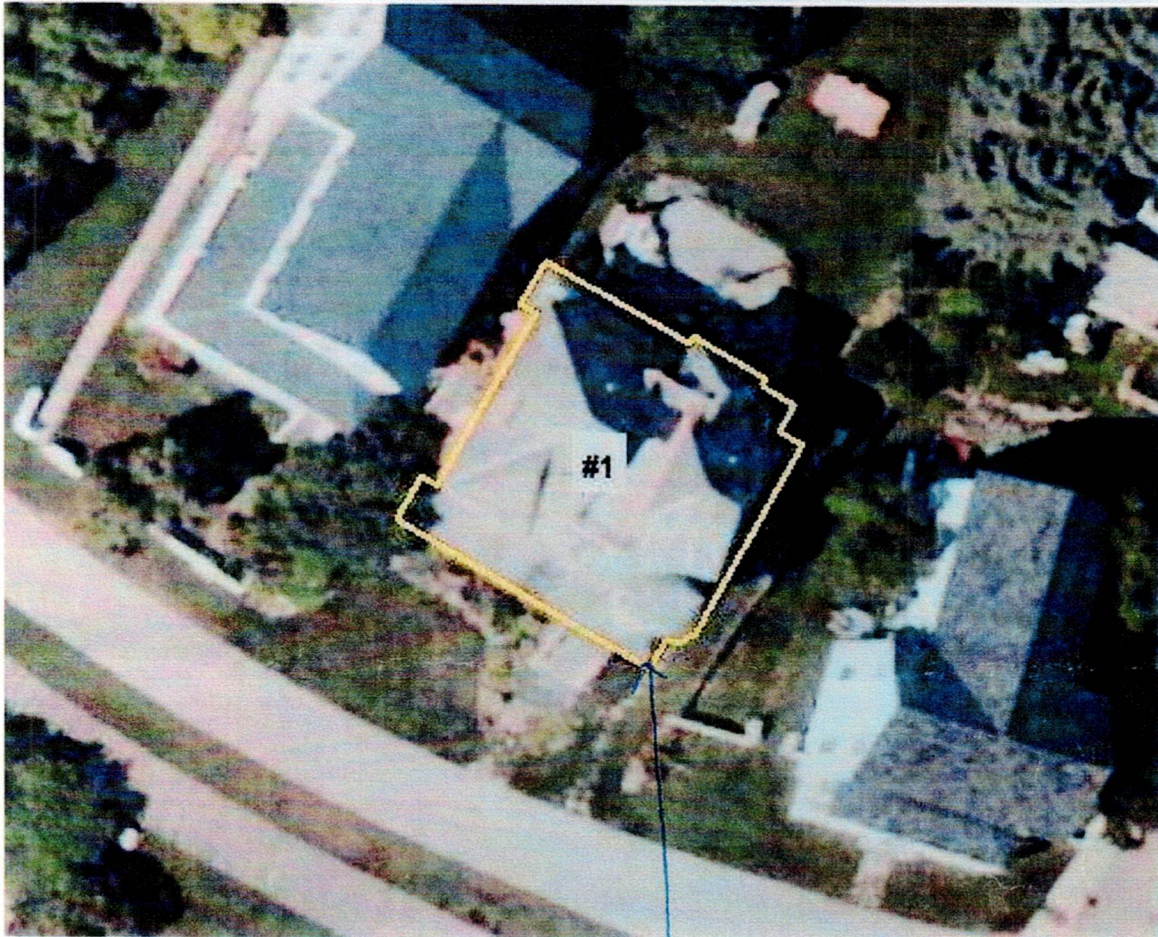
Reliable Roofing & Siding

Schaffer Group LLC
302 N Us Highway 31 S
Traverse City, MI 49685-7924

Justin Schaffer
tel. 231-570-0389

7822 Main St, Mackinac Island, MI 49757

Report: 71720096

REPORT DETAILS

Squares by Pitch
★ Proposed Like 4 Like Cedar reroofing

Pitch	0	2	4	6	8	10	12	14	16	18	20
Roof #1	19	19	20	21	23	25	27	29	32	34	37

This report was created using EagleView Extended Coverage Technology. Extended Coverage reports utilize multiple image sources to extend coverage to structures previously not available due to obstructions or limited visibility. The pitch must be manually determined and measurements field verified. The report includes up to two property structures.

Upgrade Your Report!

QuickSquares Extended Coverage is a report used to estimate the overall size of the roof. For material-ordering accuracy, [upgrade to an Extended Coverage 2D Report](#) and verify field measurements and pitch. The price of your QuickSquares Extended Coverage Report will be deducted from your upgrade.


An Extended Coverage 2D Report includes:

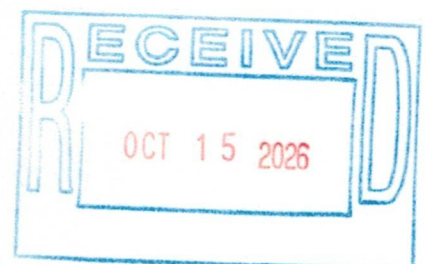
- 2D Roof Diagram and Top-down Photos
- Length, Area, Pitch and Notes Diagram
- Square Footage Pitch Table
- Waste Calculation Table
- Report Summary
- Customizable Cover



Satisfaction Guaranteed
www.eagleview.com/Guarantee

Schaffer Group, Inc. / Reliable Roofing & Siding.

- ☐ Purposed to remove all existing cedar Shake shingles & re-install new #1 cedar perfection's to match existing as was previously.
- ☐ Bringing a tool crib & can locate on side of Home.
- ☐ Services for debris removal through Mackinac Island Service company.



B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURESPROPERTY LOCATION: 7279 Main 051-440-016-00
7279 Main Street, Unit 3 051-830-033-00

(Number) (Street)

(Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: (see attached)

(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$2,000,000

APPLICANT/CONTRACTOR(Applicant's interest in the project if not the fee-simple owner): Architect/ConsultantName: Michael Pattullo, AIA

Email Address

Address: 8 Pennsylvania Plaza

Petoskey

MI

49770

(Street)

(City)

(State)

(Zip)

Telephone: 231-838-2811

231-348-3303

(Home)

(Business)

(Fax)

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

Signature: _____

Date _____

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: RCI Mackinac LLC

Email Address: _____

Address: 10 E. Main Street

Bridgeport

CT

06608-2717

(Street)

(City)

(State)

(Zip)

Telephone: 305-525-1026

203-330-8797

(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

Please Print Name

Please Print Name

Signed and sworn to before me on the 25 day of SEPTEMBER 20 26

ANDREA ORANE
Notary Public
Connecticut
My Commission Expires Aug 31, 2031

Notary Public

FAIRFIELD County, Michigan CTMy commission expires: August 31, 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)

Application for Demolition or Moving of Resources

City of Mackinac Island

Property Address: 7239 Main Street, Unit #3

Request: Applicant is requesting approval for the demolition of the existing, vacant, commercial building/space and surrounding deck attached to the back of the building at the address noted above.

Grounds Upon Which Application is Based

The resource constitutes a hazard to the safety of the public or to the structure's occupants.

- a. Attached is report prepared by U.P. Engineers & Architects, Inc. stating the building is sitting on an irreparable, wood post & beam foundation system and poses a significant risk of failure.
- b. Description of Existing Conditions
 - The exterior shell of the building is wood framed with 2x studs and rafters.
 - The exterior envelope features a mix of vinyl and wood lap siding and trim, single-pane wood framed windows, decorative wood cornice & parapet, and an asphalt shingle roof. These elements, while weathered, are in fair condition.
 - The interior finishes include a mixture of wood and laminate wall surfaces, a tongue & groove wood ceiling, and a wood floor. These elements are in poor condition.
 - The building shows evidence of ongoing sinking
 - Exterior siding and roofing failures (and previous corrective measures) indicate the building is pulling away from the adjacent structure
 - The surrounding deck, which is attached to the building's rim board, pitches significantly toward the building. It appears the failure is accelerating as the deck has dropped at the building 3-4" in the time this project has been considered (approximately 4 years).
 - In an effort to assess the source and extent of the failure, portions of the interior floor surface have been removed to expose the supporting structure below. In doing so, multiple layers of sub-floors were exposed indicating that as the building has sunk, the previous occupants have raised the finish floor by adding another layer of subflooring. Of greater significance, it was discovered that the wood grade beams supporting the structure have failed due to decay and/or insufficient support from the existing wood pile system.
 - No obvious indicators of hazardous building materials were discovered.

c. Description of Proposed Changes

- Demolition of the existing, vacant, commercial building/space and surrounding deck attached to the back of the building at the address noted above.
- Construction of new two-story building and deck within the demolition area to include the following:
 - Commercial “storefront” on the southeast façade facing the public space in front of the Arnold Ferry dock. The storefront windows are to be used as advertising space by other local businesses.
 - New entry on the southeast façade to accommodate the existing second floor residences, providing an enclosed main level foyer/hall, storage space (including bicycles) and new stairs to the existing second level residences.
 - New two-story, three-bedroom, two-bath residence.
 - Restoration of the exterior of existing free-standing commercial building at the southwest corner of the parcel to be used as residential storage.
 - New deck between the southwest residence façade and the lake/harbor
 - New deck between the new second floor residential space and the exterior wall of the neighboring building on the northwest property line.
- All new construction is to be set on new structural piles and grade beams designed and built to accommodate the new design load criteria.

d. Site Plan - Demolition

- (see attached SP-1.0)

e. Site Plan – Proposed Construction

- (see attached SP-1.1)

f. Feasibility of Alternative Uses

- It has been determined that no alternative use of the existing building and deck is feasible given the considerable cost that would be incurred to install the piles and grade beams required to raise, level, and stabilize the structure. Given the small building footprint and current commercial rental rates, the subsequent income would not be sufficient to recapture the required investment.

g. Architectural Plans

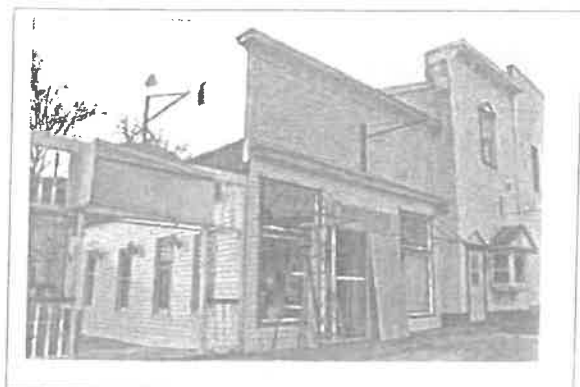
- (see attached A-1.1, A-1.2, A-2.0)

h. Photographs

- (see attached)

City of Mackinac Island

Downtown Intensive Level Historic Resource Survey

Address

Street: 7277 A Huron

City: Mackinac Island County: Mackinac

Zip: 49757

Parcel ID Number:

NHL ID Number: 257

GPS Number: 45.8469389, -84.6196634

Current Name: Island Shop

Historic Name:

Evaluation

District: Market/Main

Contributing/Non-Contributing to Potential Local
Historic District: Contributing

Individually Eligible for National Register:

Description

Description: One story false front commercial building. Shopfront windows and doors, cove cornice at top of façade. Large parapet false front over one story gable roof base.

Decorative Features: Cove cornice**Other Buildings/Features:****Landscape Features:**

History: Part of c. 1890 commercial block situated at corner of Huron and Arnold Line docks catering to active tourist trade at this busy spot both then and now. Shopfront modified in c. 1980-1990s incorporating new entry door and shop window for ice cream shop.

Area of Significance: Criteria A, C**Period of Significance:** Island Resort and Park (1870-1930)

Statement of Significance: Building is significant under Criterion A for its connection with rise of steam-age tourism to Mackinac Island, leading to the establishment of hotels, boarding houses, and cottages alongside commercial shopfronts catering to summer vacationers. It also derives significance under Criterion C as an example of Victorian shopfront vernacular architecture. Themes: Architecture; Commerce—Retail; Commerce—Steam Age Tourism

Property Information**Date Built:** c. 1900**Source of Date:** NHL Survey--David Armour
personal communication 7/99**Architect/Builder:****Style:** Commercial vernacular**Historic Use:** Shop**Current Use:** Shop**Current Owner:** Kathy ArbibMaterials**Foundation:****Walls:** Wood clapboard**Roof:** Asphalt shingle

Statement of Integrity: Good integrity to period c. 1900 in materials, scale, design, feeling, association. Shop front windows and door replaced. Main door and windows replaced, massing and scale remain, as well as brackets at cornice.

References: NHL Survey (1999)

Surveyor: Eric Gollanek **36 CFR61:** yes **Survey Date:** 11/22/2010

Credit: Eric Gollanek



7277 A Huron Mackinac Island 1.TIF



7277 A Huron Mackinac Island 2.tif



7277 A Huron Mackinac Island 3.tif



Southeast Façade



Southwest Façade



Northwest Façade



Parapet w/ Top & Intermediate Cornices



Back of Parapet



Evidence of Structure Pulling Apart



Foundation Obsolescence & Failure



Foundation Obsolescence & Failure



Foundation Obsolescence & Failure



Subfloor Build-up



Subfloor Build-up



Subfloor Build-up



Failing Deck



Failing Deck



REPORT OF
GEOTECHNICAL INVESTIGATION
FOR
THUNDERBIRD GIFTS - DECK SETTLEMENT

MACKINAC ISLAND
MACKINAC COUNTY
MICHIGAN

FEBRUARY 22, 2023



*Shoreline Architecture & Design, Inc.
8 Pennsylvania Plaza
Petoskey, Michigan 49770*

Project No. 2022.2381



February 22, 2023

Shoreline Architecture & Design, Inc.
8 Pennsylvania Plaza
Petoskey, Michigan 49770

Attention: Mr. Michael Pattullo

Regarding: Thunderbird Gifts – Deck Settlement
Mackinac Island, Mackinac County, Michigan
Project No. 2022.2381

Dear Mr. Pattullo:

Soils & Structures is pleased to present this geotechnical investigation report for the Thunderbird Gifts – Deck Settlement project in Mackinac Island, Mackinac County, Michigan.

The investigation included one (1) test boring drilled to a depth of 60.0 feet in accordance with ASTM D 1586 procedures.

The report, test boring location plan, and test boring logs are enclosed. The report provides recommendations for site preparation, foundations, and fill.

We appreciate the opportunity to provide you with engineering services. If you have any questions regarding this report, please contact our office.

Sincerely,
Soils & Structures, Inc.

A handwritten signature in black ink, reading "Malcolm P. Thompson".

Malcolm P. Thompson, P.E.
MPT/mt

Reviewed by:

A handwritten signature in black ink, reading "David W. Hohmeyer".

David W. Hohmeyer, P.E.



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Appendix

- Test Boring Location Plan
- Test Boring Log
- Laboratory Tests
- General Soil Information



Location of Soil Investigation

The soil investigation was located at 7293 Main Street, Mackinac Island, Mackinac County, Michigan. The parcel number is 051-440-016-00.

Purpose of Investigation

The purpose of this investigation is to provide geotechnical engineering recommendations for the proposed foundation improvements.

Design Information

The project consists of new foundations intended to stabilize an existing building and deck. The building is a one-and-two-story structure. The columns and walls are assumed to be supported on shallow foundations. The deck extends to the southeast from the building. The deck appears to be supported on timber posts bearing on concrete shafts. Information pertaining to the design and construction of the existing foundations has not been provided at the time of this report. Settlement analysis of the existing structures was not included as a part of this investigation.

The column and wall loads associated with the existing structures should be determined by a registered structural engineer. The maximum column load is anticipated to be less than 80,000 pounds. The maximum wall loads are anticipated to be less than 4,000 pounds per foot. After foundation improvements, allowable future settlements of 0.6 inches for total settlement and 0.4 inches for differential settlement are assumed. If the actual loads are significantly greater than the anticipated loads listed in this report, then Soils & Structures should be contacted so that the recommendations included in this report may be reviewed and revised if necessary.

The greatest depth of excavation is anticipated to be approximately 5.0 feet which will be required for the construction of new foundations. Temporary bracing, earth retention, and dewatering may be necessary to construct new foundations. Fill for this project will include backfill over foundations. The thickness of backfill over foundations is anticipated to be less than 5.0 feet.

Tests Performed

The investigation included one test boring drilled to a depth of 60.0 feet. The test boring was extended below the planned depth of 50.0 feet because a suitable bearing layer was not encountered. The test boring was terminated at 60.0 feet because a greater depth could not be achieved using the available equipment. The test boring is designated as Test Boring One. The location was determined jointly by Shoreline Architecture & Design, Inc. and Soils & Structures, Inc. The test boring was conducted in accordance with ASTM D 1586 procedures. The ASTM D 1586 standard describes the procedure for sampling and testing soil using the Standard Penetration Test. An automatic hammer was used to obtain the soil samples.



The surface elevation at the test boring location and additional points of reference were obtained with a Global Navigation Satellite System (GNSS) Receiver. The receiver was connected to the local MDOT CORS base station. Through this system, vertical measurements are obtained and referenced to the North American Vertical Datum (NAVD88). Horizontal measurements are also obtained at the test boring locations which are referenced to the Michigan State Plane Coordinate System. Both the vertical and horizontal measurements typically have an accuracy of approximately 0.5 inches. The measured test boring locations and surface elevations are represented in Table 1.

Table 1: Measured Test Boring and Points of Reference
Locations and Surface Elevations

Test Boring / Location	Elevation (feet)	Northing (feet)	Easting (feet)	Surface Cover
Test Boring One	586.6	397878.7	26853691.4	Gravel
Water Level of Lake Huron	578.6	397851.2	26853727.0	-
Concrete Dock at the Northeast Corner of the Existing Deck	586.2	397875.4	26853703.8	-
Northwest Corner of the Existing Building	589.4	397922.9	26853623.7	-
Base Setup VRS1	582.8	397874.7	26853689.4	-

Soil samples were classified according to the Unified Soil Classification System. This method is a standardized system for classifying soil according to its engineering properties. Please refer to the appendix of this report for the Unified Classification System Chart. The classification is shown in the "Material Description" column of the test boring logs.

The soil strength and the allowable soil bearing value were evaluated using the "N" value. The "N" value is the number of blows required to drive a soil sampler one foot with a standard 140 pound drop hammer. The sampler is driven a distance of 18.0 inches. The number of blows for each 6.0 inch increment is recorded. The sum of the second and third intervals is the "N" value. The number of blows for each 6.0 inch interval is shown on the test boring logs under the column labeled "Penetration." The "N" value for each sample is shown in the adjacent column.

Laboratory testing consisted of natural moisture content (ASTM D 2216) and sieve analysis (ASTM D 6913). The tests were performed on representative soil samples. The tests were performed in accordance with the ASTM standards listed above. The water content documents the presence of groundwater in the soil. The sieve test determines the particle distribution which is used to classify the soil and estimate its properties.



The U.S. Geological Survey Topographic map and the Quaternary Geology map of Michigan were reviewed. These maps provide general geological information about the region. Publicly available well logs were reviewed to determine the depth of bedrock.

Description of Soil

The general soil profile consists of a layer of gravel which extends to a depth of 8.5 feet over a layer of sand which extends to a depth of 17.5 feet. Below the sand layer, a layer of silt extends to a depth of 33.5 feet. A second layer of sand is present between depths of 33.5 and 43.5 feet. Below the second sand layer, a layer of clay extends to a depth of 55.5 feet. A third layer of sand is present between depths of 55.5 and at least 56.5 feet. The natural soil is part of a deposit of glacial till over bedrock. The till is deposited as a glacier melts and recedes. The depth to bedrock is anticipated to be in the range of 70.0 to 100.0 feet.

The upper 8.5 feet of the soil profile consists of brown to gray sandy gravel with lenses of cobble. The "N" values of the gravel layer range from 3 to 25, indicating the gravel is in a loose to very compact state. The "N" values correspond to an internal friction angle of 30 to 38 degrees.

The first sand layer is present between depths of 8.5 and 17.5 feet. The upper portion of the sand layer consists of gray gravelly sand. The "N" value of the upper portion of the sand layer is 22, indicating the sand is in a very compact state. The "N" value corresponds to an internal friction angle of 34 degrees. The lower portion of the sand layer consists of gray fine to medium sand. The "N" value of the lower portion of the sand layer is 2, indicating the sand is in a loose state. The "N" value corresponds to an internal friction angle of 26 degrees.

The portion of the soil profile between depths of 17.5 and 33.5 feet consists of gray silt with sand. The "N" value of the silt layer is 0, indicating the silt is in a loose state. The "N" value corresponds to an internal friction angle of less than 20 degrees. The silt layer will not provide suitable end bearing for deep foundations.

The second sand layer is present between depths of 33.5 and 43.5 feet. The "N" values of the second sand layer range from 13 to 14, indicating the sand is in a compact state. The "N" values correspond to an internal friction angle of 30 to 32 degrees. The second sand layer will not provide suitable end bearing for deep foundations due to the underlying layer of soft clay.

The portion of the soil profile between depths of 43.5 and 55.5 feet consist of brown clay. The "N" value of the clay layer is 0, indicating the clay is in a soft state. The clay layer will not provide suitable end bearing for deep foundations.

Below the clay layer, a third layer of sand extends to a depth of at least 56.5 feet. The "N" value of the third sand layer is 12, indicating the sand is in a compact state. The "N" value corresponds to an internal friction angle of 30 to 32 degrees.



Description of Groundwater Conditions

The water table is present at a depth of approximately 6.5 feet. This depth corresponds to an elevation of 580.1 feet which was near the water level of Lake Huron at the time the test boring was performed. The elevation of the water table is expected to change based on seasonal precipitation and will correspond to the water level of Lake Huron.

Description of Site

The site is located at 7293 Main Street in Mackinac Island, Mackinac County, Michigan. The site is a commercial building with a deck which extends to the southeast toward Lake Huron. The northeast portion of the site is bordered by a concrete dock and commercial buildings. The southeast portion of the site is bordered by Lake Huron. The southwest portion of the site is bordered by commercial buildings. The northwest portion of the site is bordered by Main Street. Photographs #1 and #2 show the site at the time the test borings were performed.



Photograph #1: View of the existing building and concrete dock. The view is to the southeast. [Project No. 2022.2381, Thunderbird Gifts – Deck Settlement, Mackinac Island, January, 2023]



Photograph #2: View of the existing deck foundation. (Project No. 2022.2381, Thunderbird Gifts – Deck Settlement, Mackinac Island, January, 2023)

Settlement

The maximum future settlement of the building and deck will be less than 0.5 inches if they are supported on new deep foundations. Differential settlement will be approximately one half of the maximum value. These levels of settlement are within the recommended acceptable limits of 0.6 inches of total settlement and 0.4 inches of differential settlement.

Discussion

The owner has indicated that the existing building and deck have experienced detrimental settlement. The original construction plans for the existing building and deck were not available at the time of this report. Settlement analysis of the existing structures was not performed as a part of this investigation. Based on the information obtained from the test boring, the observed settlement is probably caused by shallow foundation failure, the consolidation of deeper layers of soft soil, or both.



The upper 17.5 feet of the soil profile consists primarily of a gravel layer over a sand layer. The observed settlement may be caused by shallow foundation failure in this layer. Potential shallow failures include soil bearing failure caused by under designed footings, damage caused by frost action, and loss of soil due to drainage issues. If the observed settlement was caused entirely by a shallow foundation failure, then supporting the existing structures with new foundations bearing in the upper layers of gravel and sand should mitigate future settlement.

The portion of the soil profile between depths of 17.5 and 33.5 feet consists of soft silt. If the observed settlement was caused by the consolidation of the layer of soft silt, then new foundations bearing in the overlying sand and gravel layers will not mitigate future settlement. The overlying sand and gravel layers, and all foundations bearing in those layers, will continue to settle at the rate the layer of soft silt is consolidating. To mitigate future settlement, new deep foundations should bypass layers of compressible soil.

The portion of the soil profile between depths of 33.5 and 43.5 feet consists of compact sand. Consolidation of this layer is not anticipated to significantly contribute to the settlement of foundations in the overlying soil. However, this layer of sand is not suitable to support deep foundations due to the thickness of the sand layer and the underlying layer of soft clay.

The portion of the soil profile between depths of 43.5 and 55.5 feet consists of soft clay. The soft clay layer is compressible and consolidation of this layer may be contributing to the settlement of foundations in the overlying soil. The clay layer will not provide suitable support for deep foundations.

The portion of the soil profile between depths of 55.5 and at least 56.5 feet consists of compact sand. This layer is anticipated to extend to bedrock. This sand layer and bedrock will provide suitable support for deep foundations.

To reach bedrock, deep foundations must advance through a layer of gravel with cobble, compact sand layers, and layers of loose or soft soil. Also, the types of deep foundations which will be feasible to construct will be limited by accessibility. Helical piers and micropiles were considered because the equipment is relatively light allowing for installation in confined spaces.

Helical piers are round or square steel shafts with one or more steel helices. The helical piers are drilled into the subsurface and shaft extensions are added until a suitable bearing stratum has been reached. Helical piers are not recommended because the gravel and cobbles may damage the helices or the equipment may not achieve the torque required to advance the helices through the layers of compact soil. The helices may auger, turn without advancing in loose or soft soils so that the lead section can not develop enough thrust to force the tip into the bearing stratum.

Micropiles are a recommended deep foundation option. Micropiles are constructed using rock drilling equipment capable of penetrating soil layers with cobbles. Pressurized grout is pumped through the drilled shaft creating a slender column, typically less than 12.0 inches in diameter, and the column is internally reinforced.



Recommendations

Site & Subgrade Preparation

The existing foundations should be exposed and inspected as part of subgrade preparation. A registered structural engineer should design grade beams, pile caps or foundation brackets to transfer loads to the new deep foundations. Temporary supports and bracing should be installed as necessary.

Soil brought to the site for fill should be clean sand meeting MDOT Class II specifications. Fill should be placed in accordance with the "Fill" section of this report. The fill should be compacted to 95.0 percent of its maximum density. The soil which will be used for fill should be kept free of topsoil and other organic materials. Compaction tests are recommended to check the compaction of the new fill.

Foundations

Micropiles are recommended to support the existing building and deck. Micropiles should extend into bedrock which is anticipated to be present between depths of 70.0 and 100.0 feet. The micropiles should be installed with rock drilling equipment capable of advancing through compact soil layers containing cobble. A test micropile is recommended to determine the depth to bedrock. The grout strength should be 4000 pounds per square inch at twenty-eight days. Steel pipe or reinforcement should be included at every section of the micropile. Steel pipe should have a minimum wall thickness of 3/16" inch and a minimum yield strength of 45.0 kips per square inch. The micropiles should be installed with the generally accepted practices of micropile installation. Casing will probably be required.

The axial capacity of the micropiles will be developed by a bond zone in a combination of soil and bedrock. Bond zones present above layers of compressible soil will not contribute to the axial capacity of the micropile, and the design axial capacity should account for down drag. The construction technique used to build the micropiles will affect the grout-to-ground bond strength. The grout-to-ground nominal resistance in the compact sand layer is anticipated to be in the range of 1.5 to 5.0 kips per square foot. The grout-to-ground nominal resistance in bedrock is anticipated to be in the range of 5.0 to 20.0 kips per square foot. An appropriate factor of safety should be applied to the calculated nominal resistance. A load test is recommended to verify the micropile capacity.

If the micropiles are grouted inside temporary or permanent casing or a hole drilled into bedrock, the steel reinforcing should be designed to carry at least 40.0 percent of the design axial load. The steel reinforcing should be designed to carry the entire load for portions grouted in an open hole without suitable means of verifying the hole diameter during grouting.

Battered micropiles should be used to resist lateral loads.

The recommended minimum cover over the bottom of grade beams and pile caps is 42.0 inches for protection against frost heave.



Grade beams and pile caps should not be constructed on frozen soil. Grade beams and pile caps should be protected from freezing with insulated blankets. The blankets should be left in place under the backfill on both sides of the wall until the wall is placed. Grade beams and pile caps exposed to extended periods of freezing temperatures will heave which may damage the foundation and any overlying structures. Damaged grade beams or pile caps should be removed and replaced.

The site classification for seismic design is "E" based on the Michigan Building Code. The site has a peak ground acceleration of 0.053g with a 2.0 percent probability of exceedance in 50 years. The mapped spectral accelerations are 0.048 for the short-term response (S_s) and 0.025 for the one second response (S_1). The corresponding numeric seismic design values for the spectral response acceleration parameters above are 0.079g ($S_{0.5}$) and 0.059g ($S_{0.1}$) respectively.

Excavations

The in-situ sand is an OSHA type "C" soil. Excavations that will be entered by personnel should be based on OSHA requirements for a type "C" soil. Based on OSHA requirements, a maximum allowable side slope of 34 degrees (1.5H:1V) is recommended for excavations 4.0 to 20.0 feet deep. Excavations less than 4.0 feet deep may have vertical side slopes. For excavations adjacent to property lines, structures such as buildings or roads, or excavations over 10.0 feet deep retaining systems are recommended. The existing foundations must not be undermined. Temporary supports and bracing may be required for the installation of new foundations.

Fill

Fill should be compacted to a density of 95.0 percent of its maximum density to its full depth. The maximum density should be determined in accordance with the ASTM D 1557 standard. A maximum thickness per layer of 6.0 inches is recommended.

Soil brought to the site for structural fill should be sand meeting MDOT Class II requirements or ASTM requirements for a SP or SW which are the designations for clean sand.

Compaction tests are recommended to confirm that the fill is compacted to the required density.

Fill should not be placed over frozen ground, snow or ice. Soil which contains frozen material should not be used as fill. During winter construction, removal of frozen ground may be necessary prior to placing fill.

Groundwater Management

Groundwater controls and dewatering may be necessary to construct the new foundations. Groundwater is present at a depth of approximately 3.0 feet below the current grade in the area of the test boring. If excavations encounter groundwater, the excavation bottom may be stabilized by placing a 6.0-to-8.0-inch layer of porous stone over the bottom of the excavation. The stone will stabilize the bottom of the excavation.



Quality Control Testing

The subgrade should be examined and tested before fill is placed. A density gauge and probe rod should be used to verify that the subgrade possesses the required compaction.

Inspection of the micropile installation is recommended. For each micropile the following information should be recorded; surface elevation, depth drilled, casing type and depth, drilling time, grouting time, grout volume, grout ratio, reinforcing, obstructions and offsets. To verify the strength of the grout, one set of four 4.0 inch diameter cylinders is recommended for each half day of production.

Compaction tests, in accordance with ASTM D 6938 procedures, are recommended to confirm that fill in the construction area is compacted to the specified density. While fill is being placed, compaction tests should be performed at the rate of one test per 400 cubic yards of fill and throughout the depth of the fill with a minimum of five tests at each 1.0-foot elevation interval. Tests should also be performed in the backfill over foundations and utilities. The maximum density should be determined in accordance with ASTM D 1557 or ASTM D 4253 procedures.

A smooth 0.5-to-0.75-inch diameter rod should be used in conjunction with compaction tests to probe for loose areas in fill.

A dynamic cone should not be substituted for compaction tests for evaluating backfill.

Compaction Testing should be performed by technicians supervised by a registered geotechnical engineer.

General Conditions & Reliance

The report was prepared in accordance with generally accepted practices of the geotechnical engineering profession. The scope of work consisted of performing one test boring and providing soil related recommendations for the design and construction of the proposed foundation improvements. The scope of work did not include an environmental study or wetland determination.

The report and the associated test boring were prepared specifically for the previously described project and site. Soils & Structures should be consulted if a significant change in the scope of the project is made.

The test boring represents point information and may not have encountered all of the soil types and materials present on this site. This report does not constitute a guarantee of the soil or groundwater conditions or that the test boring is an exact representation of the soil or groundwater conditions at all points on this site.



The descriptions and recommendations contained in this report are based on an interpretation of the test boring and laboratory tests. The test boring should not be used independently of the report. If soil conditions are encountered which are significantly different from the test boring, Soils & Structures should be consulted for additional recommendations.

The report and test boring may be relied upon by Shoreline Architecture & Design, Inc. for the design, construction, permitting and financing associated with the construction of the Thunderbird Gifts – Deck Settlement project in Mackinac Island, Mackinac County, Michigan. The use of the report and test boring by third parties not associated with this project or for other sites has not been agreed upon by Soils & Structures. Soils & Structures does not recommend or consent to third party use or reliance of the report or test boring unless allowed to review the proposed use of these materials. Unless obtained in writing, consent to third party use should not be assumed. Third parties using the report or test boring logs do so at their own risk and are offered no guarantee or promise of indemnity.



Appendix

- Test Boring Location Plan
- Test Boring Log
- Laboratory Tests
- General Soil Infromation

SITE

Note: The background of the test boring plan is a portion of an aerial photograph from Google Earth dated 5/31/2015

Thunderbird Gifts - Deck Settlement

Mackinac Island, Mackinac County, Michigan

Soils & Structures, Inc.
6480 Grand Haven Road
Muskegon, Michigan 49441



SOILS & STRUCTURES

Bore Section X, Itema.

Sheet 1 of 2

Project Name: Thunderbird Gifts - Deck Settlement
Project Location: Mackinac Island, Michigan
Client: Shoreline Architecture & Design, Inc.
Date Started: Jan 04 2023 **Completed:** Jan 04 2023
Drilling Method: 3.25" Hollow Stem Auger
Equipment:
Hammer Type: Automatic Hammer
Notes: Boring Began 3.5' Below Deck Level

Project Number: 2022.2381
Logged By: R.Roda **Reviewed By:** H.Barton
Survey Datum: NAD 1983 StatePlane Michigan North
Northing: 397878.7 **Easting:** 26853691.4 **Elevation:** 586.60
Ground Water Levels
 At Time of Drilling: 8.00 on Jan 04 2023 - Groundwater Encountered
 After Drilling: 6.50 on Jan 04 2023 - Static Water Level

Depth	Graphic	Material Description	Sample Type	Number	Recovery % RQD	Blow Counts	N-Value	Pocket Pen (tsf)	Shear Strength (tsf)	Moisture Content (%)	Atterberg Limits			USCS
											Liquid Limit	Plastic Limit	Plasticity Index	
1		DECK												
2														
3														
4		GRAVEL - loose to compact dark brown to light brown fine to coarse sandy with a trace of silt with lenses of cobbles	▲	SPT-A	33	1-2-1	3			14.5				GP
5			▲											
6			▲	SPT-B	67	3-4-6	10			11.1				GP
7			▲											
8		GRAVEL - very compact light brown to gray fine to coarse sandy with lenses of silt	▲	SPT-C	67	10-10-15	25			9.6				GW-GM
9			▲											
10														
11														
12		SAND - very compact gray fine to medium gravelly												
13			▲	SPT-D	0	13-13-9	22							SP
14			▲											
15														
16														
17														
18		SAND - loose gray fine to medium	▲	SPT-E	13	3-1-1	2							SP
19			▲											
20														
21		SILT - soft gray with sand with a trace of clay												
22														
23			▲	SPT-F	100	0-0-0	0			36.0				ML
24			▲											
25														
26														
27														
28			▲	SPT-G	100	0-0-0	0			32.4				ML
29			▲											
30														



SOILS & STRUCTURES

Boring Section X, Itema.

Sheet 2 of 2

Project Name: Thunderbird Gifts - Deck Settlement
Project Location: Mackinac Island, Michigan
Client: Shoreline Architecture & Design, Inc.
Date Started: Jan 04 2023 **Completed:** Jan 04 2023
Drilling Method: 3.25" Hollow Stem Auger
Equipment:
Hammer Type: Automatic Hammer
Notes: Boring Began 3.5' Below Deck Level

Project Number: 2022.2381
Logged By: R.Roda **Reviewed By:** H.Barton
Survey Datum: NAD 1983 StatePlane Michigan North
Northing: 397878.7 **Easting:** 26853691.4
Hole Depth: 60.00
Elevation: 586.60

Ground Water Levels
 At Time of Drilling: 8.00 on Jan 04 2023 - Groundwater Encountered
 After Drilling: 6.50 on Jan 04 2023 - Static Water Level

Depth	Graphic	Material Description	Sample Type	Number	Recovery % RQD	Blow Counts	N-Value	Pocket Pen (tsf)	Shear Strength (tsf)	Moisture Content (%)	Atterberg Limits			USCS
											Liquid Limit	Plastic Limit	Plasticity Index	
31		SILT - soft gray with sand with a trace of clay		SPT-H	100	0-0-0	0			18.3				ML
32														
33														
34														
35		SAND - compact gray fine to medium with silt		SPT-I	27	4-5-8	13			22.5				SP-SM
36														
37														
38														
39		SAND - compact gray fine to medium with a trace of silt		SPT-J	87	6-5-9	14			22.4				SP
40														
41														
42														
43		CLAY - soft brown with a trace of sand		SPT-K	100	0-0-0	0	0.00		24.5				CL
44														
45														
46														
47		CLAY - soft brown with a trace of sand		SPT-L	100	0-0-0	0			33.3				CL
48														
49														
50														
51		SAND - compact brown fine to medium silty with a trace of clay		SPT-M	100	0-6-6	12			16.1				SM
52														
53														
54														
55		SAND - compact brown fine to medium silty with a trace of clay		SPT-M	100	0-6-6	12			16.1				SM
56														
57														
58														
59														
60														

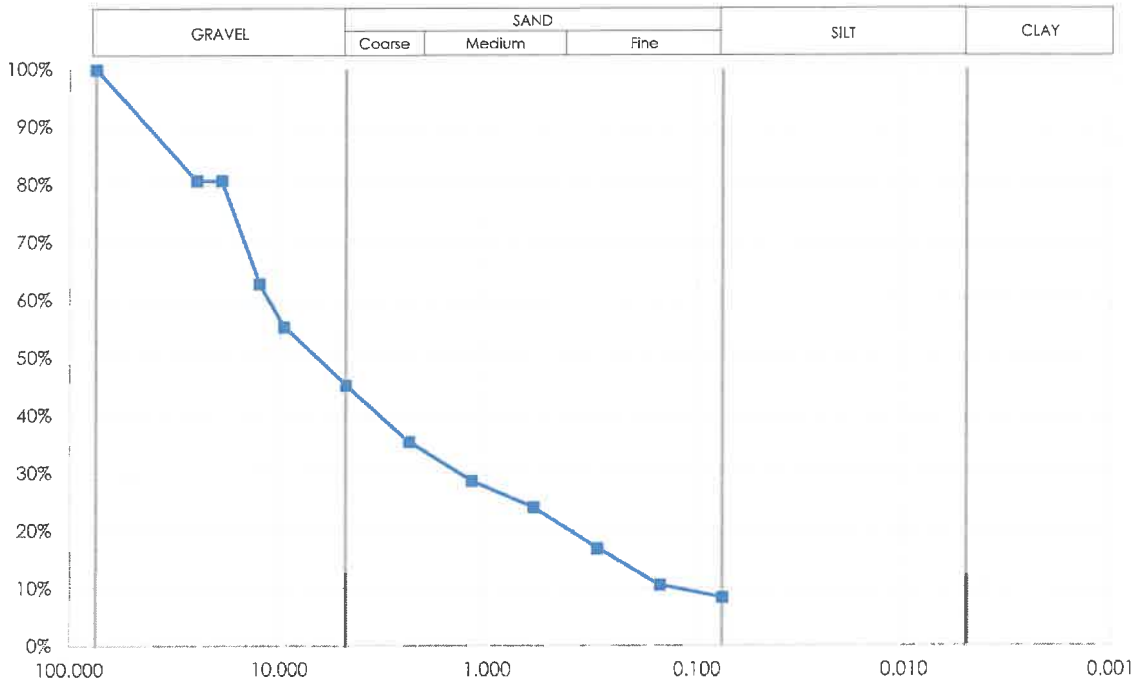


SOILS & STRUCTURES

Particle Size Distribution Report

Section X, Itema.

Project Name Thunderbird Gifts - Deck Settlement
 Project Number 2022.2381
 Client Shoreline Architecture & Design, Inc.
 Date 1/31/2023
 Sample Location TB-01 Sample ID C Depth (ft) 8.5



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0%	19.3%	35.5%	11.9%	13.6%	11.5%	0.0%	0.0%
D85	D60	D50	D30	D15	D10	Loss By Wash	
36.0923	11.3803	7.0132	1.4242	0.2578	0.1346	8.3%	

Particle Size		Hydrometer		Material Description
Sieve	% Passing	Particle Size (mm)	% Passing	
3 in.	100%			GRAVEL - very compact light brown to gray fine to coarse sandy and lenses of silt (GW-GM)
1 in.	81%			
3/4 in.	81%			
1/2 in.	63%			
3/8 in.	55%			
No. 4	45%			
No. 8	35%			
No. 16	29%			
No. 30	24%			
No. 50	17%			
No. 100	10%			Remarks
No. 200	8.3%			

Technician
Hanna

Checked
Hanna

Approved
Hanna

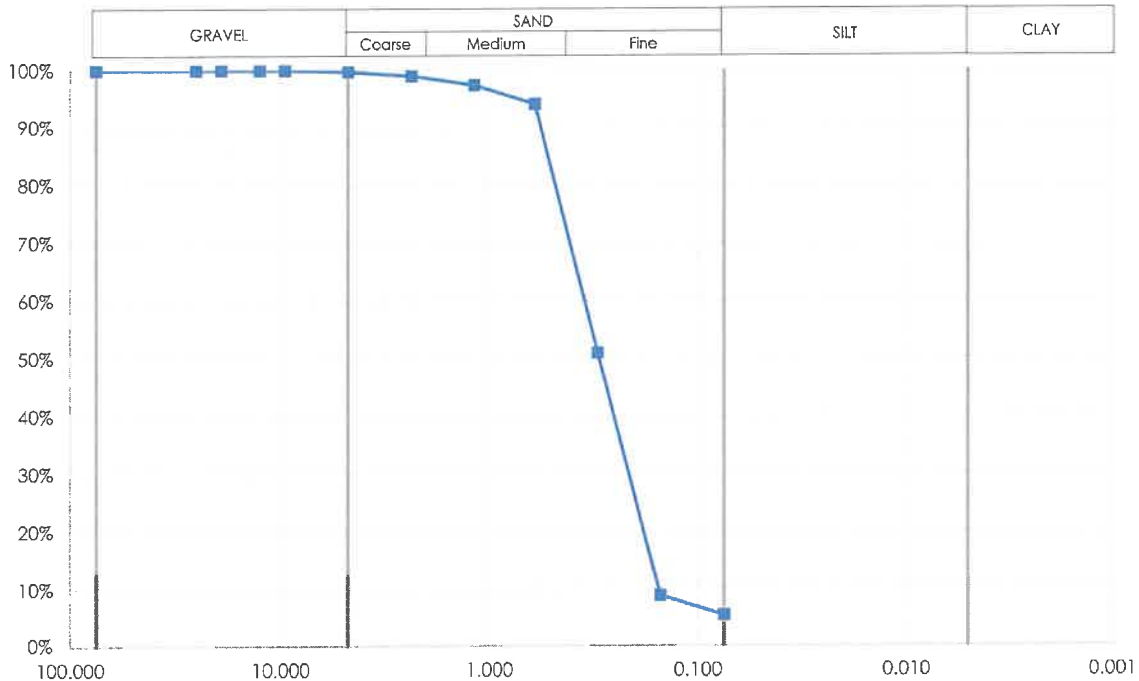


SOILS & STRUCTURES

Particle Size Distribution Report

Section X, Item.

Project Name Thunderbird Gifts - Deck Settlement
 Project Number 2022.2381
 Client Shoreline Architecture & Design, Inc.
 Date 1/31/2023
 Sample Location TB-01 Sample ID J Depth (ft) 43.5



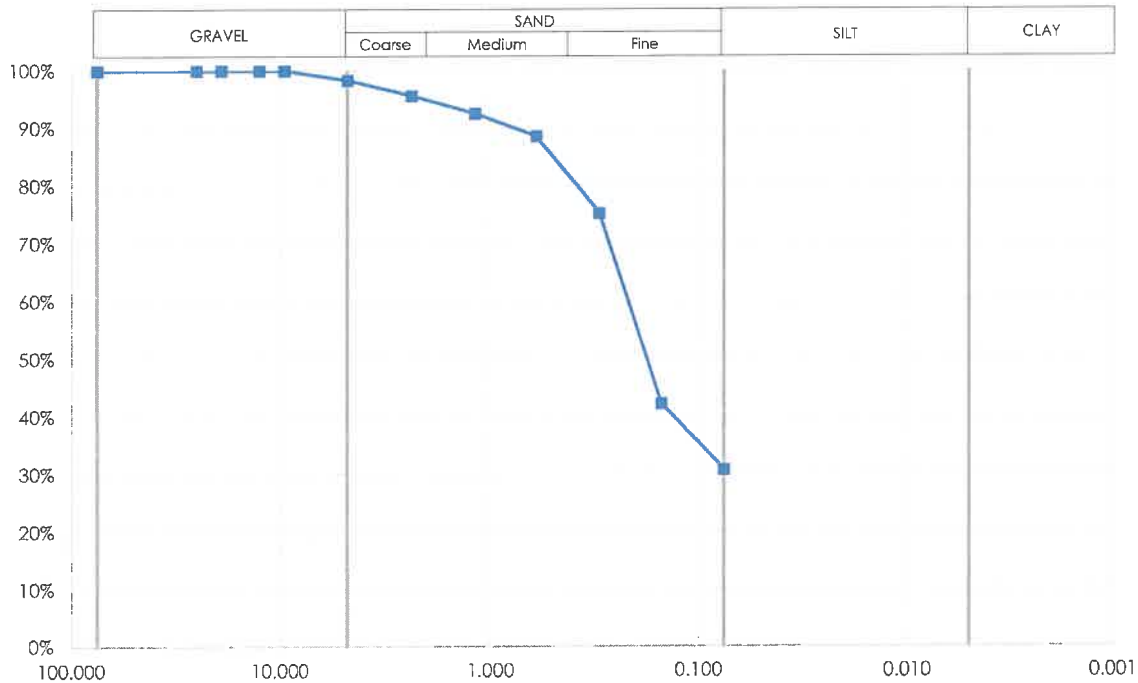


SOILS & STRUCTURES

Particle Size Distribution Report

Section X, Itema.

Project Name Thunderbird Gifts - Deck Settlement
 Project Number 2022.2381
 Client Shoreline Architecture & Design, Inc.
 Date 1/31/2023
 Sample Location TB-01 Sample ID M Depth (ft) 58.5



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0%	0.0%	1.7%	3.6%	13.9%	50.1%	0.0%	0.0%
D85	D60	D50	D30	D15	D10	Loss By Wash	
0.5197	0.2311	0.1858	0.0733	0.0367	0.0244	30.7%	

Particle Size		Hydrometer		Material Description
Sieve	% Passing	Particle Size (mm)	% Passing	SAND - compact brown fine to medium silty with a trace of clay (SM)
3 in.	100%			
1 in.	100%			
3/4 in.	100%			
1/2 in.	100%			
3/8 in.	100%			
No. 4	98%			
No. 8	96%			
No. 16	93%			
No. 30	89%			
No. 50	75%			
No. 100	42%			Remarks
No. 200	30.7%			

Technician
Hanna

Checked
Hanna

Approved
Hanna



General Information for Method of Field Investigation

The soil investigation was performed in accordance with the American Society of Testing and Materials method ASTM D 1586, which is the "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils". Samples of compressible clays or organic soils are obtained in accordance with ASTM D 1587, which is the "Standard Practice for Thin-Walled Tube Sampling of Soils for Geotechnical Purposes." Rock may be cored in conjunction with the above methods as specified in ASTM D 2113 which is the "Standard Practice for Rock Core Drilling and Sampling of Rock for Site Investigation."

Field Testing

Standard Penetration Tests (SPT) in accordance with ASTM D 1586 were generally performed at depths of 2.0', 4.5', 7.0', 9.5' and 5.0' intervals thereafter.

Laboratory Testing

Samples obtained from the Standard Penetration Test, ASTM D 1586 or thin walled tube method, ASTM D 1587, were tested in the laboratory for the moisture content and density and/or particle size, where applicable. When soils sampled possessed sufficient cohesive properties, it was tested for its compressive strength in the unconfined state.

Natural Percent Moisture content (N.P.M.) of the soil is the percentage by weight of water contained in the soil sample compared to the dry weight of the solids of which the soil is composed. The NPM of select samples is determined in accordance with ASTM D 2216.

Natural Density (N.D.) of soil as reported on the appended boring logs is the natural wet density of the soils expressed in pounds per cubic foot.

The unconfined compressive strength of cohesive soils is determined in the laboratory on "undisturbed" select samples in accordance with ASTM D 2166. This test determines the maximum load required at a specified rate to deform the cohesive soil specimen length twenty (20%) percent. The primary purpose of the unconfined compression test is to obtain approximate quantitative values of the compressive strength of soils possessing sufficient coherence to permit testing in the unconfined state. The shear strength of the cohesive soil can be calculated from the results of the unconfined compressive strength test.

Color

When the color of the soils is uniform throughout, the color recorded will be such as brown, gray, and black and may be modified by adjectives such as light and dark. If the soils predominant color is shaded by secondary color, the secondary color precedes the primary color, such as gray-brown, or yellow-brown. If two major and distinct colors are swirled throughout the soil, the colors will be modified by the term mottled; such as mottled brown and gray.

Water Observations

Depth of water recorded in the test boring is measured from the ground surface to the water surface. Initial depth indicates water level during boring, completing depth indicates water level immediately after boring, and depth after "X" number of hours indicates water level after allowing the groundwater rise or fall over a period of time. Water observations in pervious soils are considered reliable groundwater levels for accurate groundwater measurements at the time the test borings were performed unless records are made over several days' time. Factors such as weather, soils porosity, etc., will cause the groundwater level to fluctuate for both pervious and impervious soils.



Sample Type

If not otherwise indicated, the sample is a split-barrel liner sample ASTM D 1586.

"S.T." – Shelby tube sample, ASTM D 1587
"A" – disturbed augered sample
"C" – rock core sampled ASTM D 2113
N.P.M. – Natural Percent Moisture of in-situ soils sample
N.D. – Natural Density of in-situ soils sample in pcf.
S.S. – Shear Strength of cohesive soils samples as determined by the Unconfined Compression tests in ksf.

Classification Data – Laboratory data to assist in classification of soils and classification of soils characteristics; i.e., plastic limit or liquid limit

Test Boring Logs

Particle Size	Visual
Boulders	Larger than 12" (300 mm)
Cobbles	12" to 3" (300 to 75 mm)
Gravel - Coarse	3" to ¾" (75 to 19 mm)
Gravel - Fine	19.0 to 4.75 mm
Sand - Coarse	4.75 to 2.0 mm
Sand - Medium	2.0 to 0.425 mm
Sand - Fine	0.425 to 0.075 mm
Silt	0.075 to 0.002 mm
Clay	0.002 mm and smaller

Soils Components

Major Component	Minor Component
Gravel	Trace [1 - 10%]
Sand	Some [11 - 35%]
Silt/Clay	And [36 - 50%]

Condition of Soil Relative to Compactness

Granular Material	"N" Value
Loose	0 - 4
Slightly Compact	5 - 7
Compact	8 - 20
Very Compact	21 - 50
Extremely Compact	51 and above

Cohesive Material	"N" Value
Soft	0 - 4
Firm	5 - 7
Stiff	8 - 20
Very Stiff	21 - 50
Extremely Stiff	51 and above

"N" values in clay soils are not to be used as a measure of shear strength. However, they may be used as a general indication of strength.

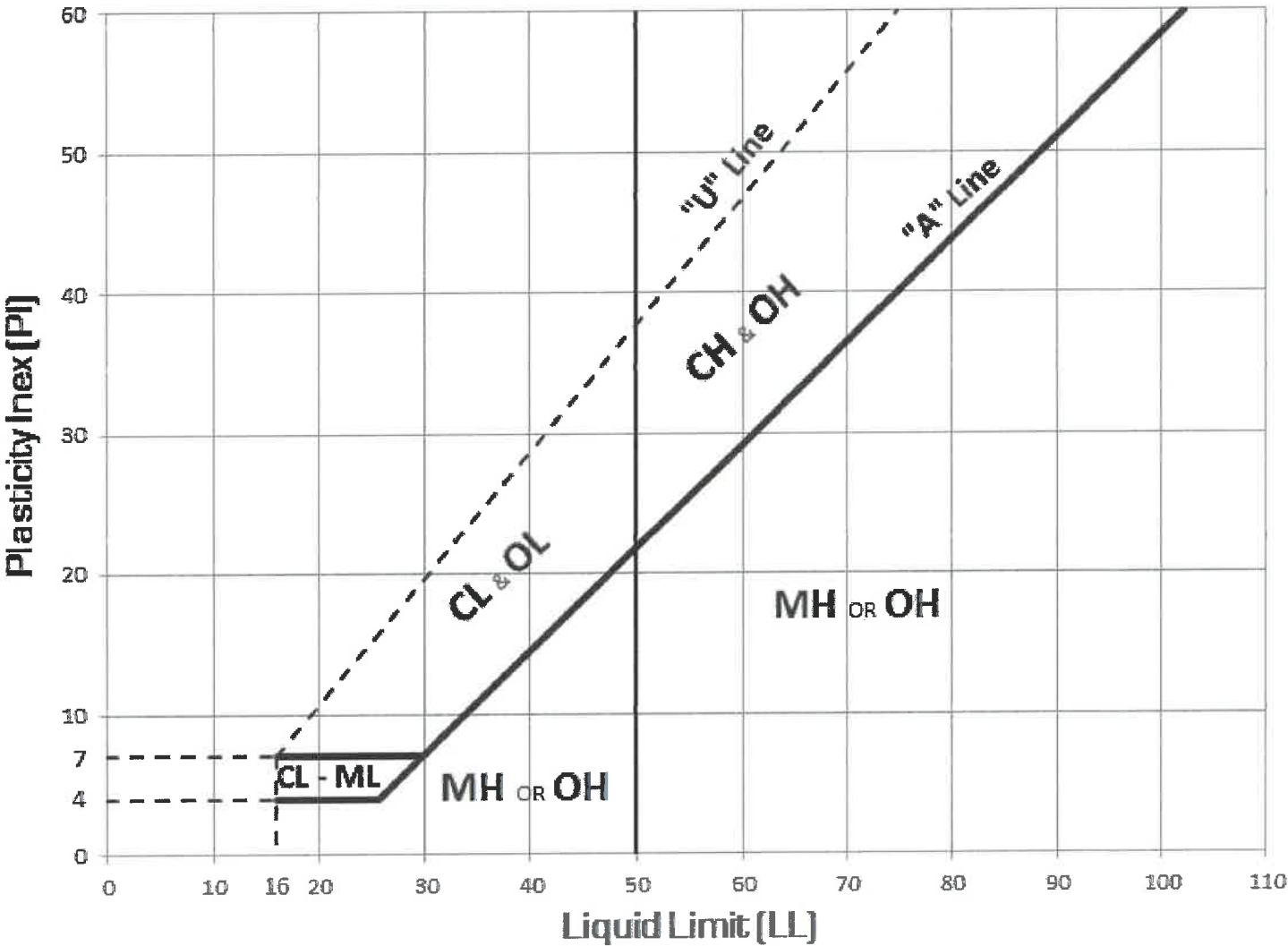


Unified Soil Classification System Chart

Major Divisions			Letter Symbol	Typical Descriptions
Coarse Grained Soils	Gravel – Gravelly Soils	Clean gravels (little or no fines)	GW	Well-Graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly-Graded gravels, gravel-sand mixtures, little or no fines
		Gravel with Fines (appreciable amount of fines)	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sand and Sandy Soils	Clean Sand (little or no fines)	SW	Well-Graded sands, gravelly sands, little or no fines
			SP	Poorly-Graded sands, gravelly sands, little or no fines
		Sand with Fines (appreciable amount of fines)	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
Fine Grained Soils	Silts and Clays Liquid limit less than 50	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	
		CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
		OL	Organic silts and organic silty clays or low plasticity	
	Silts and Clays Liquid limit greater than 50	MH	Inorganic silts, micaceous or diatomaceous fine sand or silty soils	
		CH	Inorganic clays of high plasticity, fat clays	
		OH	Organic clays or medium to high plasticity, organic silts	
		Highly organic soils	PT	Peat, humus, swamp soils with high organic contents



For Laboratory Classification of Fine Grained Soil
Plasticity Chart





[R178-06284]

June 24, 2026

RCI Mackinac LLC
Attn: Robert Christoph

**RE: BUILDING FOUNDATION SYSTEM INSPECTION FOR UNIT 3 AT THE
ARROWHEAD BUILDING ON MACKINAC ISLAND, MI**

Dear Mr. Christoph:

Our inspection for the above referenced building yielded the following **OBSERVATIONS, CONCLUSIONS AND RECOMMENDATIONS:**

A. OBSERVATIONS

1. UPEA was retained to perform an inspection of the foundation system for the building known as unit 3 at the Arrowhead Building on Mackinac Island. UPEA visited the site on April 22, 2026, to inspect the building and deck structure.
2. This building is a wood framed 22' x 29' addition to the main building. The addition is located on the south east side of the main building. There is also a 20' x 40' wood framed deck connected to the buildings. The foundation system for the building is constructed of a variety of wood beams and columns and the foundation system for the deck is constructed of wood beams and concrete piers.
3. The foundation system for the building consists different sized floor joists bearing on several different sized beams and columns. There are no concrete footings for the columns to bear on. There are also numerous broken beams and columns and portions of floor joists that do not bear on anything and are free floating.
4. The foundation system for the deck consists of 2x10 joists at 18" on center bearing on double 2x10 beams. The beams are supported by 6x6 columns which bear on 18" diameter concrete piers of unknown depth. The deck foundation is tied into the building foundation at the south east side. The deck appears to be in fair condition.

B. CONCLUSIONS

1. The wood framed foundation system for the building is in irreparable condition and poses a significant risk of failure.

2. The wood framed foundation system for the deck appears to be in fair condition, however it is tied into the building foundation system which causes some concern for its' integrity.

C. RECOMMENDATIONS

1. It is our opinion that the building and deck should be deconstructed and reconstructed with the proper construction methods and materials to meet all State and Local building codes (see the attached proposed conceptual plans for reconstruction).

If you have any questions, please call me at our Sault Ste. Marie office.

U.P. ENGINEERS & ARCHITECTS, INC.

Jeremy K. Gagnon

Jeremy K. Gagnon
Project Manager/Civil Engineer

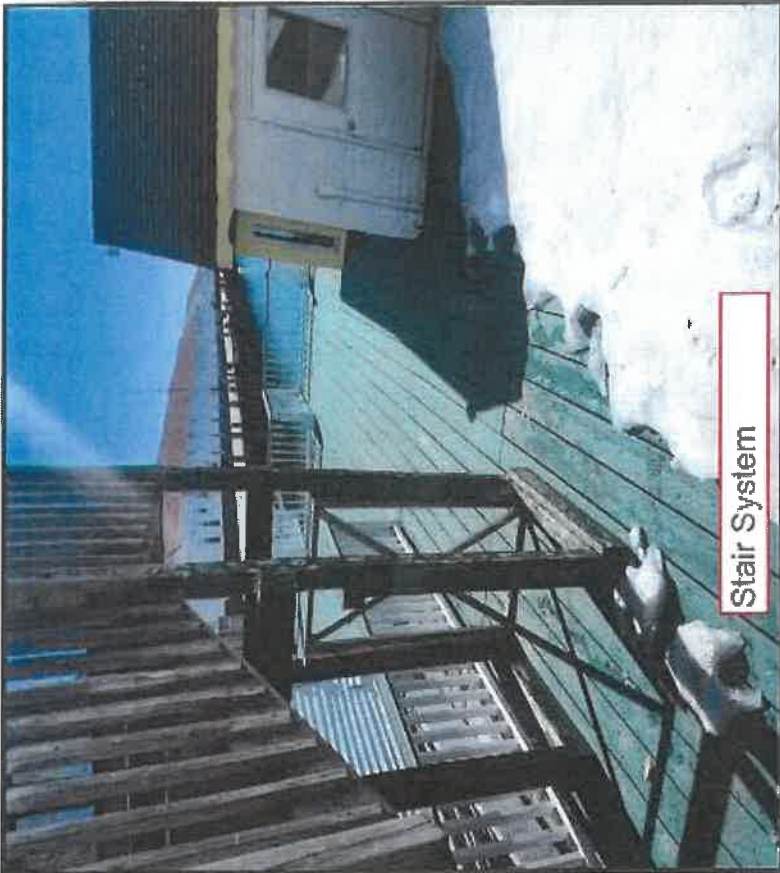
Section X, Itema.

Subject: Mackinac Island Arrowhead Section X, I

Job No.: 06284

Date: 4-22-26

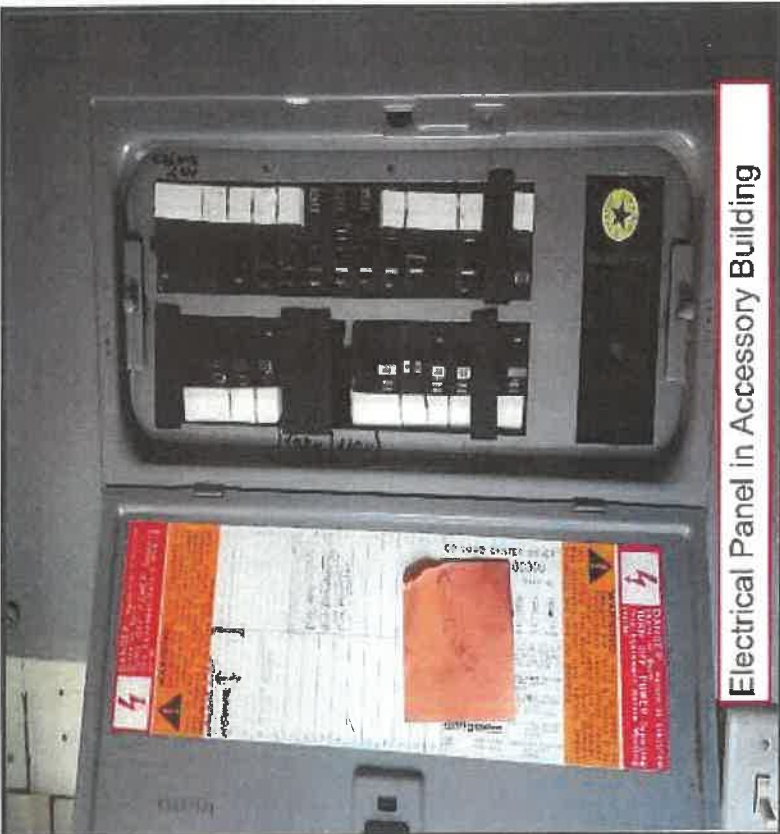




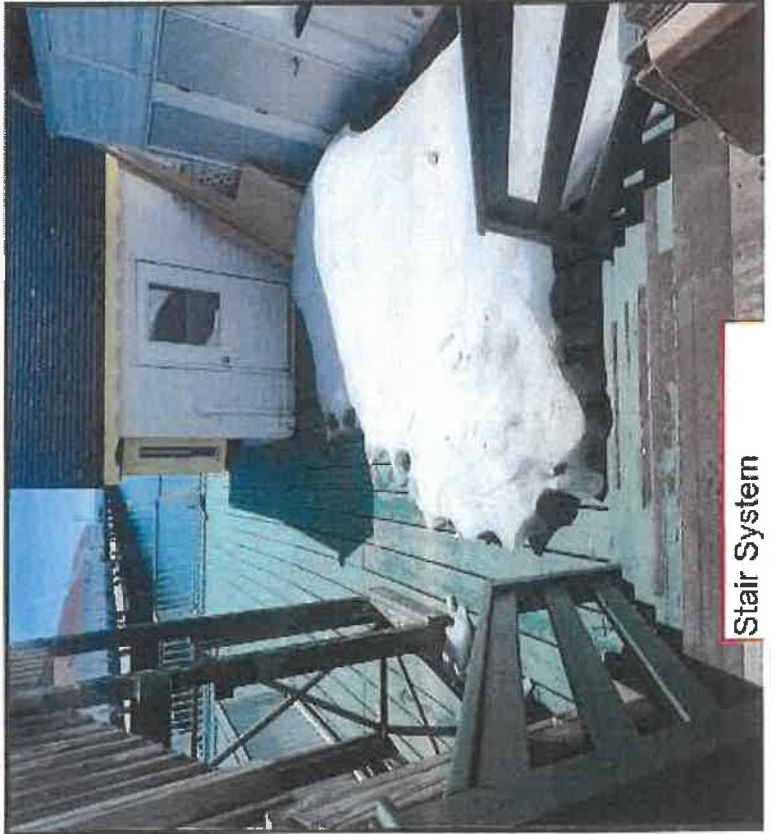
Stair System



Stair System



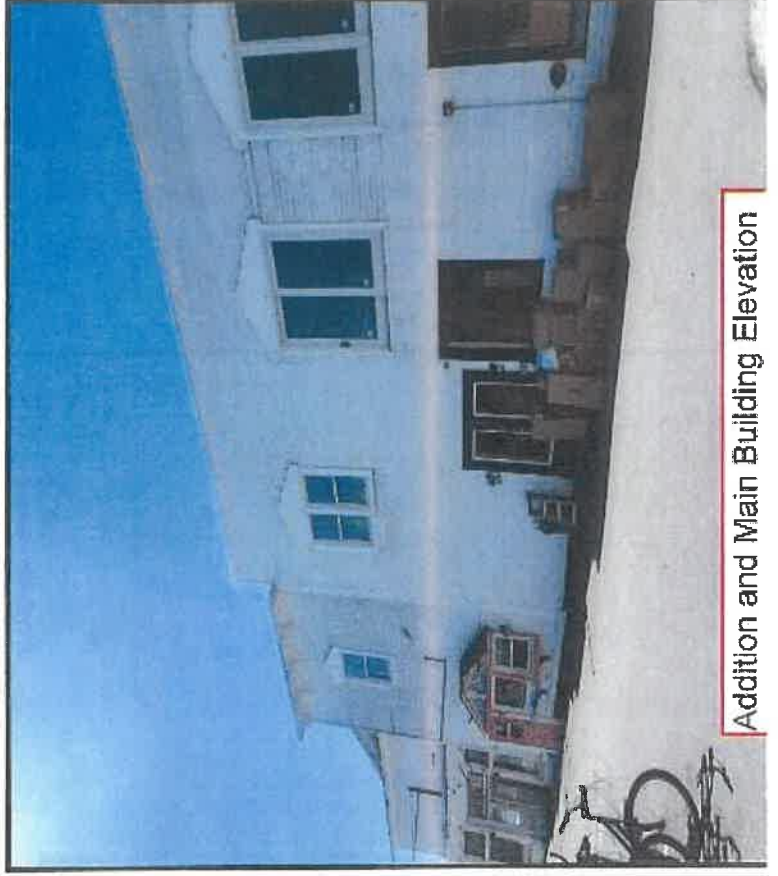
Electrical Panel in Accessory Building



Stair System



Stair System



Addition and Main Building Elevation



Stair System



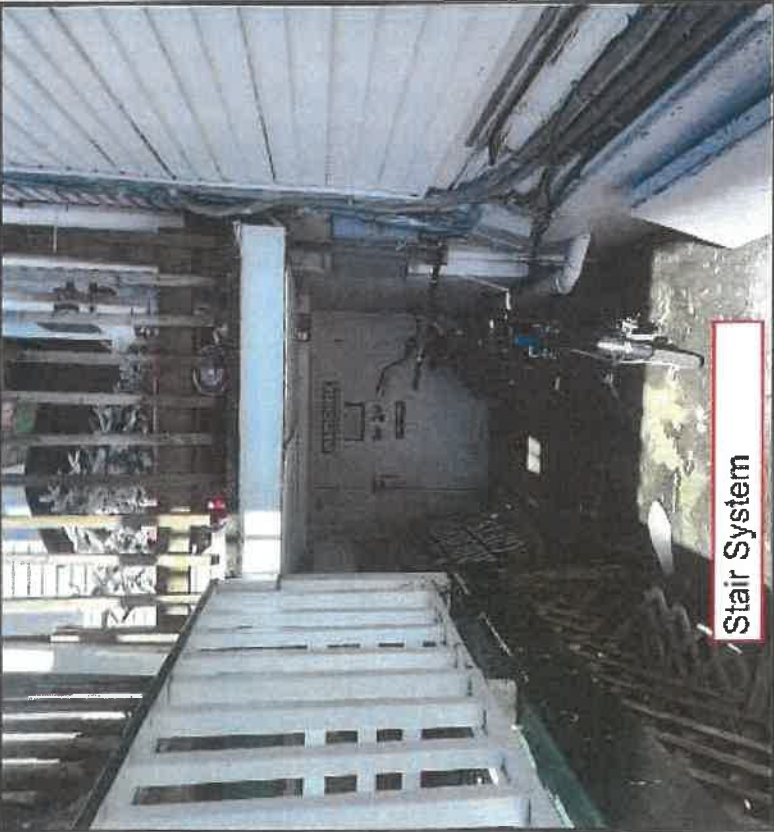
Main Building East Elevation



Stair System



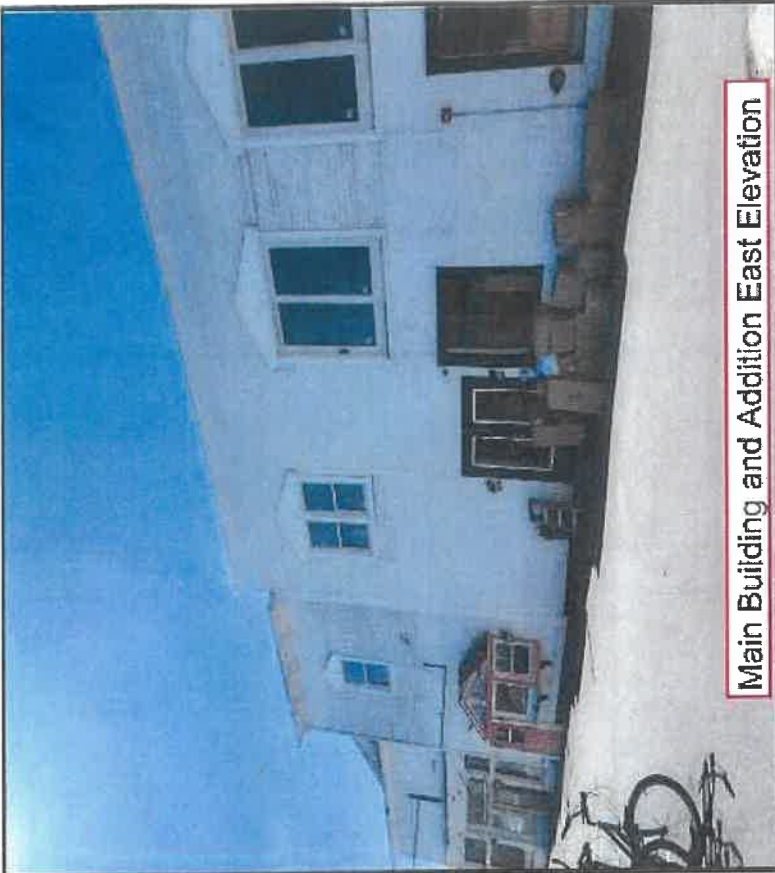
Stair System



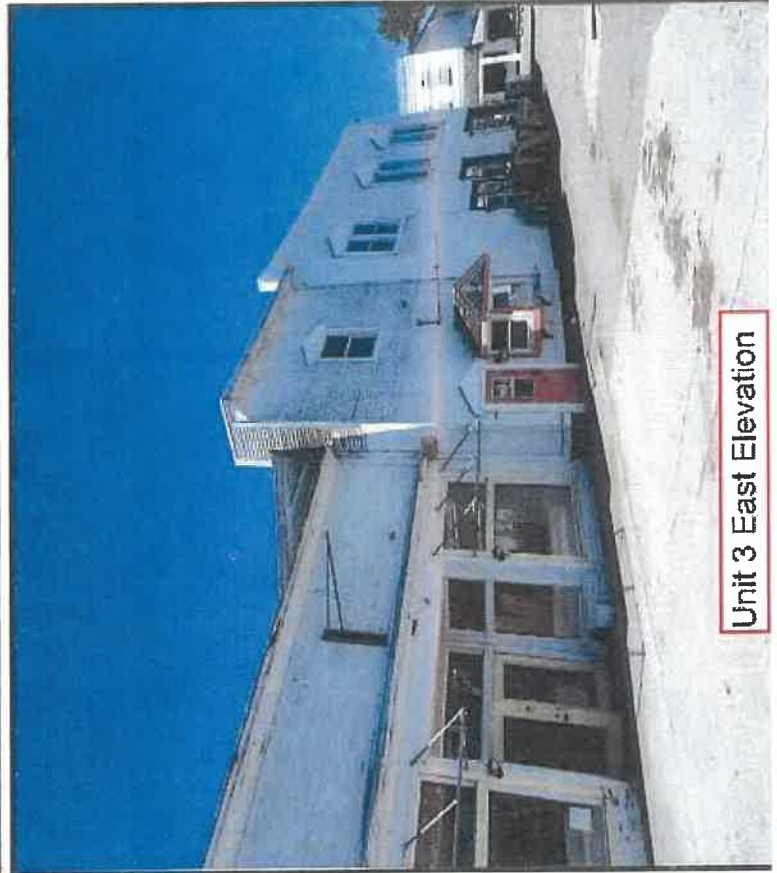
Stair System



Stair System



Main Building and Addition East Elevation



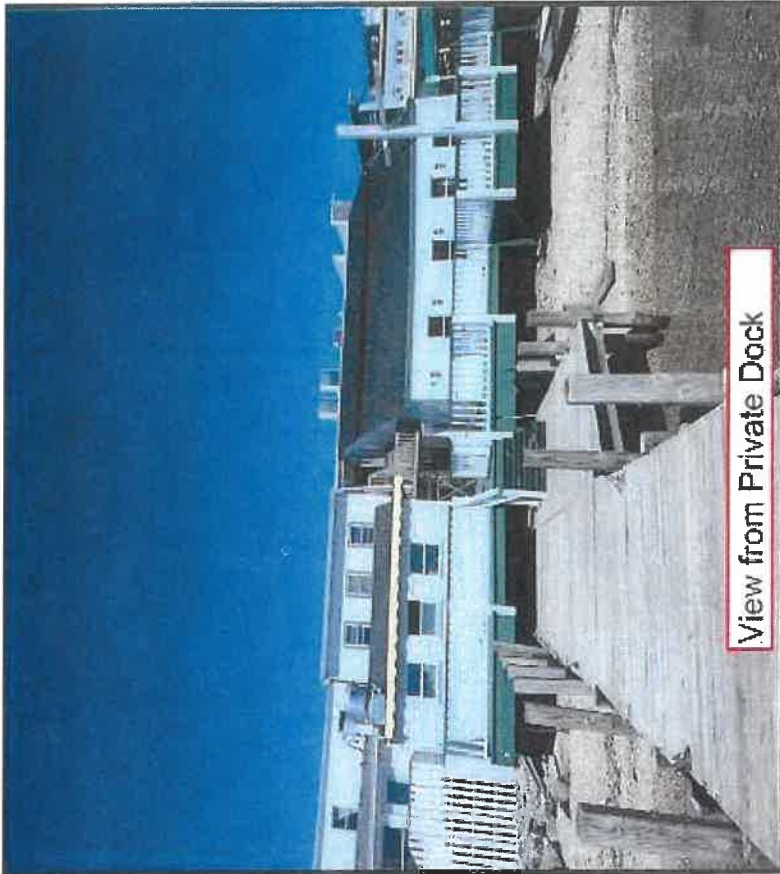
Unit 3 East Elevation



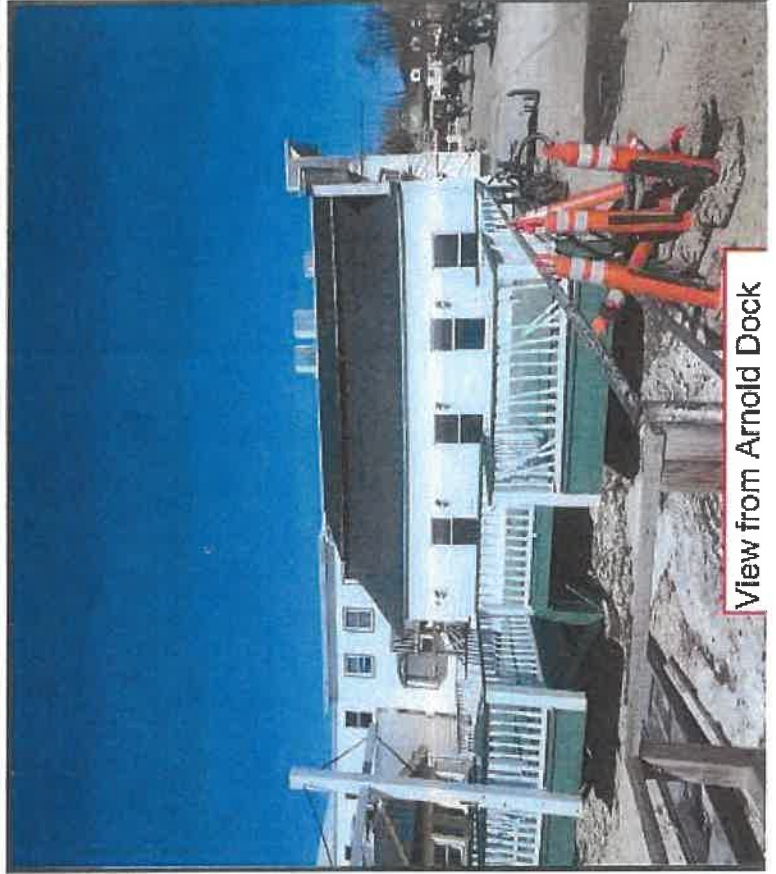
Main Building North Elevation



Unit 3 South Elevation



View from Private Dock



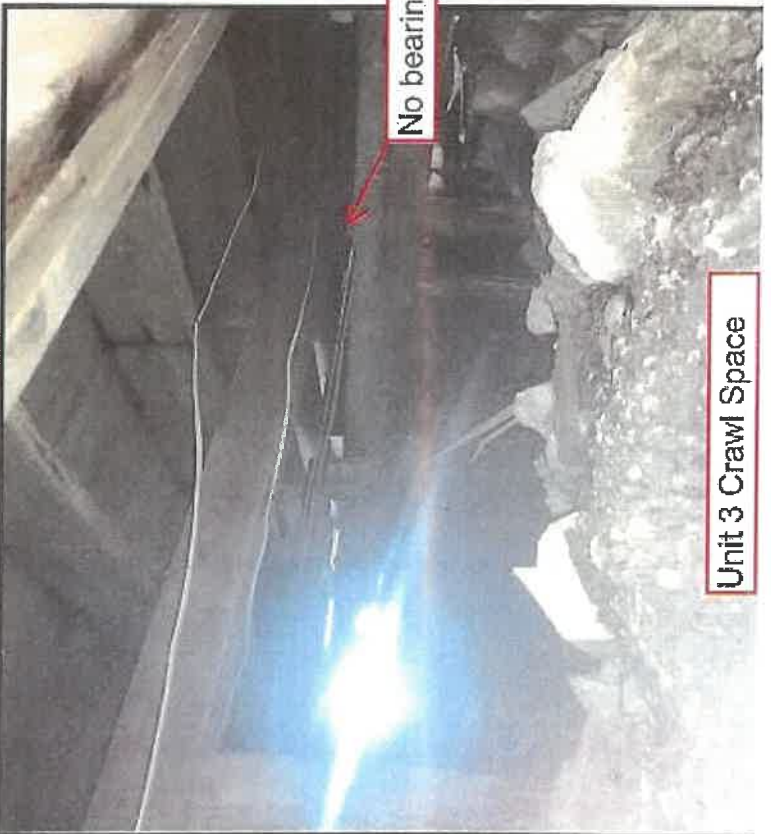
View from Arnold Dock



Unit 3 East Elevation



View From Arnold Dock







Deck Structure



Deck Structure



Deck Concrete Piers



Deck Structure



Deck Structure



Deck Structure



Deck Structure



Deck Structure



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

10 October 2026

SIGNIFICANCE SUMMARY

Harborside Condominium Unit #3
7277 A Main Dock / Main Street
Market & Main Historic District

At this time in the review process for the proposed demolition and replacement of the building at 7277 A Main Dock, and before a formal design review is completed, the significance of the property is identified for understanding and discussion purposes.

Significance

Based on the 2010 historic resource survey of the City, the building at 7277 A is significant based on National Register of Historic Places criteria "A" and "C".

Criterion A - Event

This significance stems from the building's role in the commerce of the community during the Market and Main Historic District's Period of Significance determined to be: Island Resort and Park 1870 - 1930, in connection with the rise steam-age tourism and associated commerce.

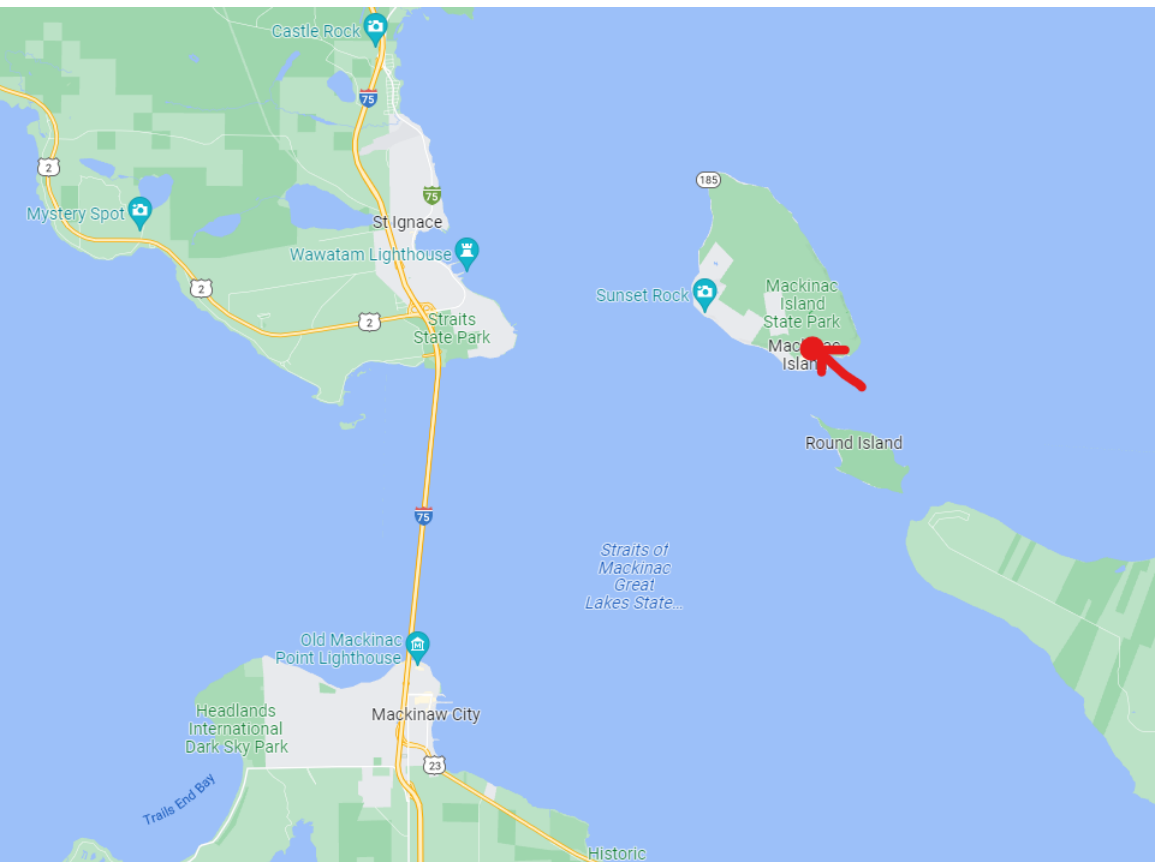
Criterion C - Design / Construction

This significance is as an example of Victorian shopfront vernacular architecture. Historic photos of downtown Mackinac Island show many one and two story wood frame storefronts; this is one of few remaining examples of this type and scale of storefront. All the typical architectural features of this type remain at 7277 A: large display windows with transom windows above, recessed center entry with diagonal sides and large entry door, lower cornice with entablature, upper clapboard-sided storefront, and projecting upper cornice.

For these reasons, the building was identified as a Contributing structure when the Market and Main Historic District was created.

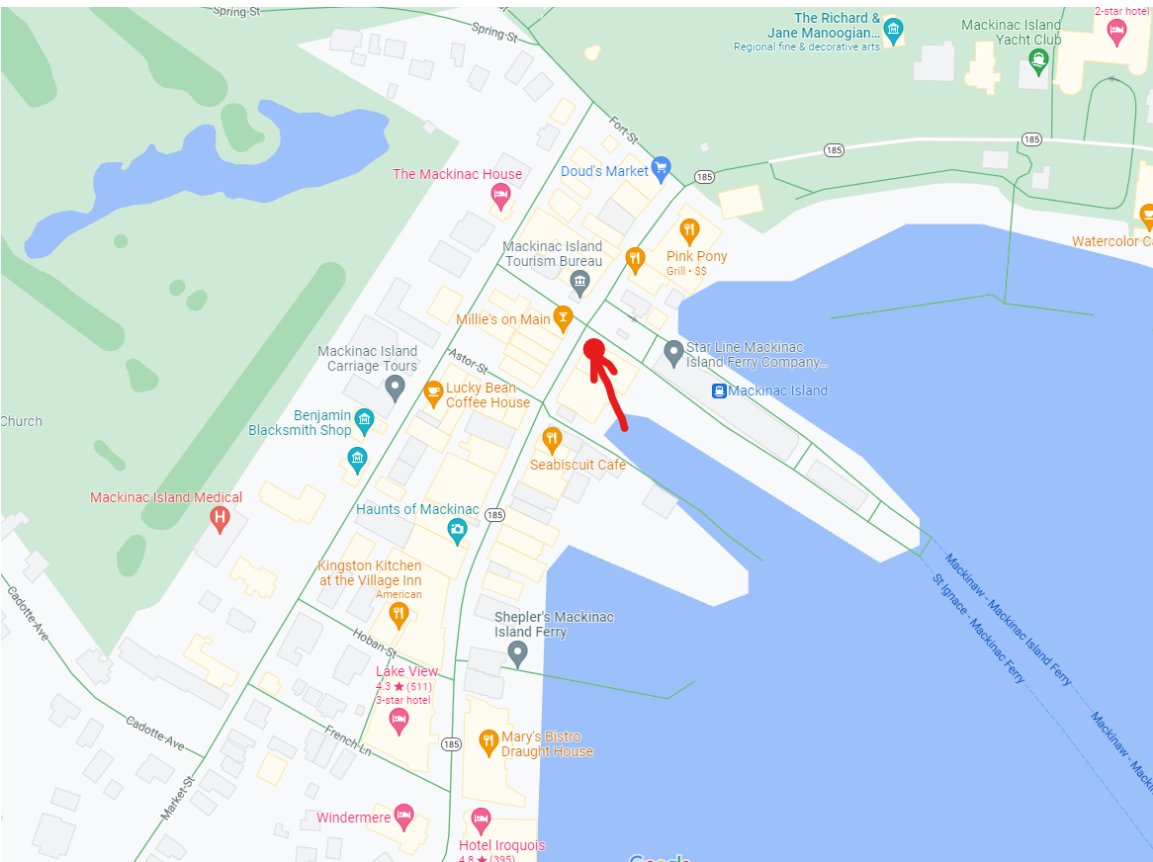
Urban Design

In addition to its significance historically and architecturally, 7277 A is significant for its urban design character - it is a crucial component enclosing the open space at the head of the Main Dock, which itself is extremely important as a character-giving and functional element of the district, for the role it plays in the passage of folks coming and going on the ferries, and as a central gathering space, both historically and present day.



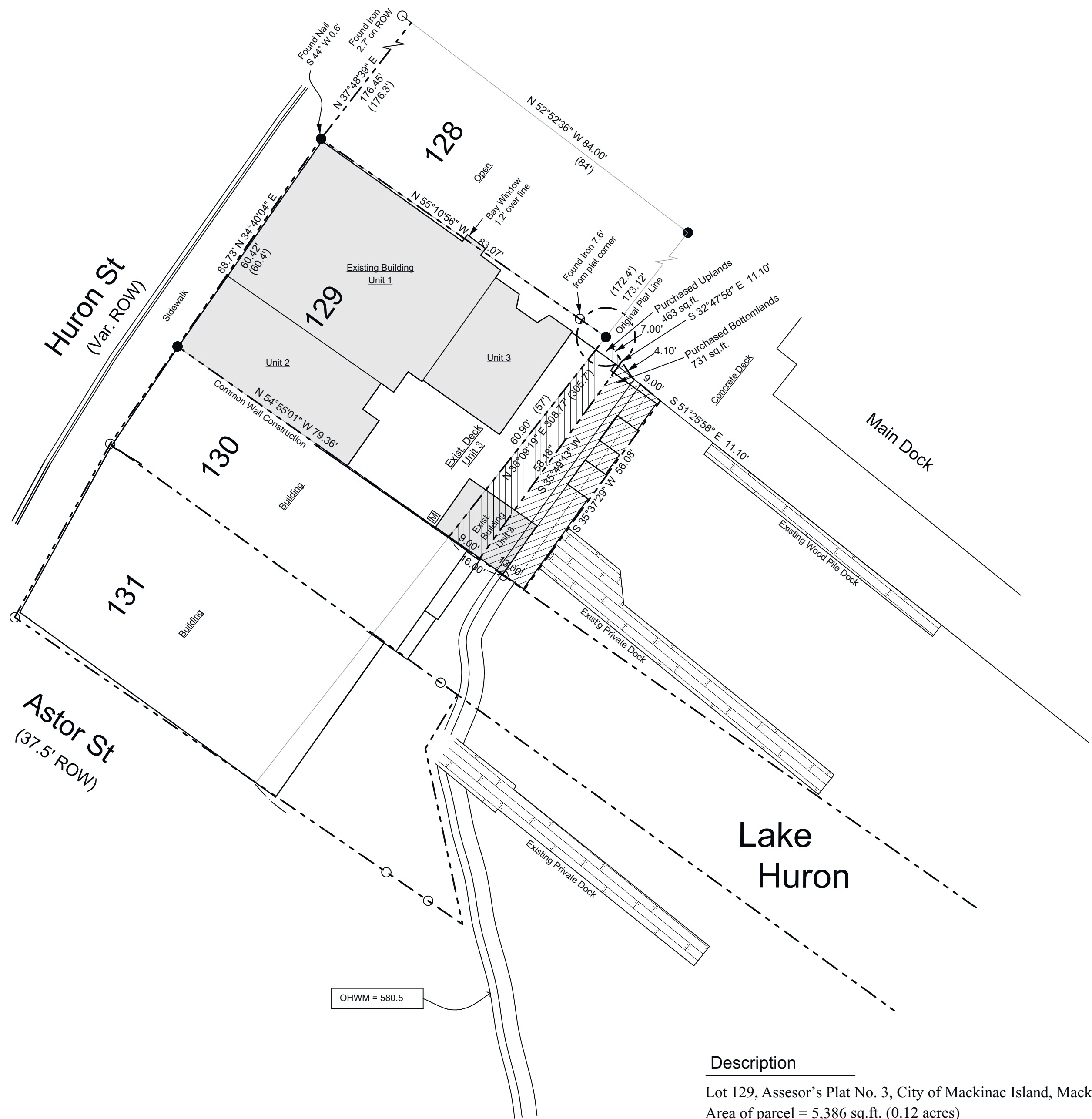
AREA MAP

N.T.S.



PROXIMITY MAP

N.T.S.



SITE PLAN - EXISTING

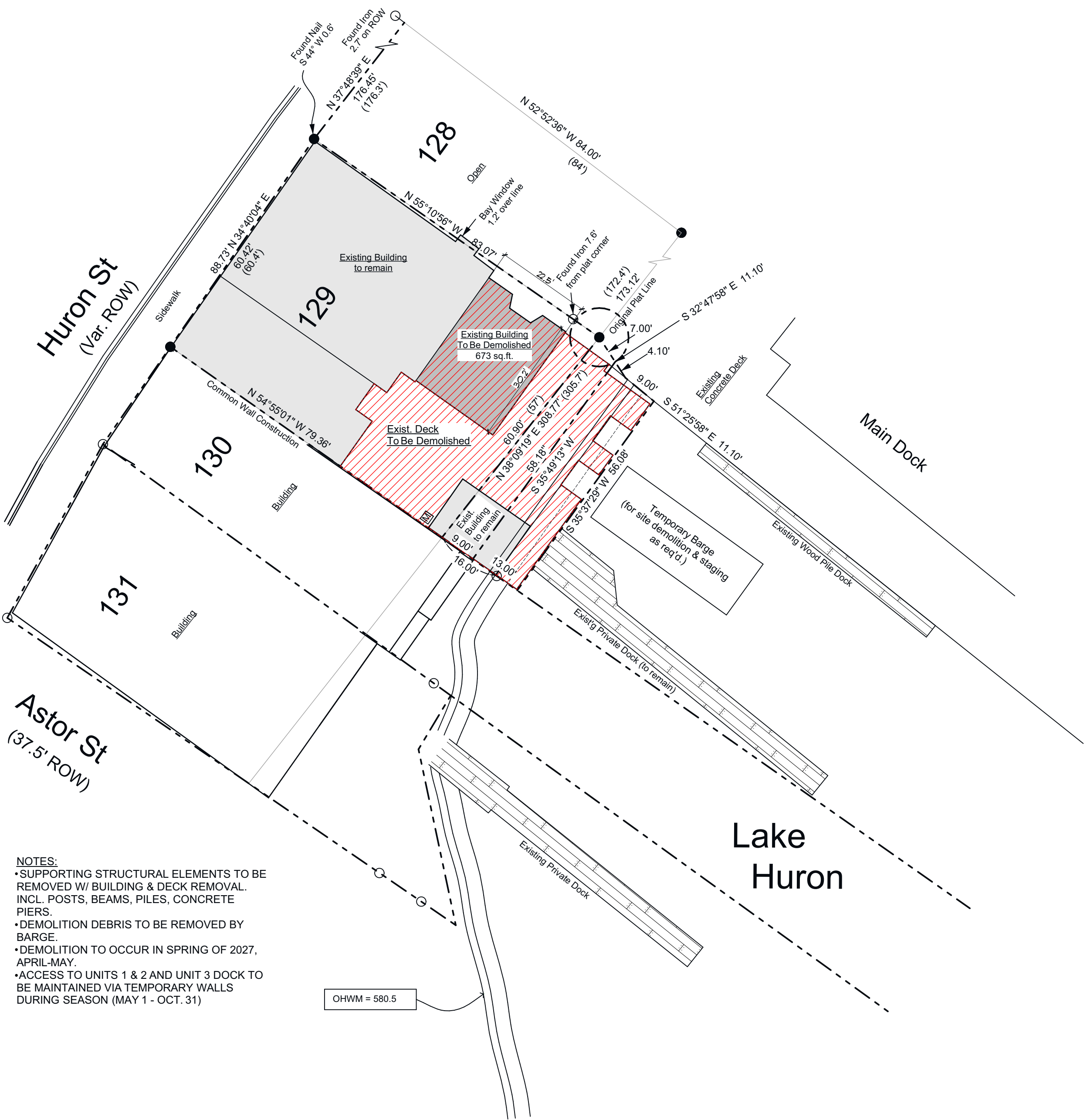
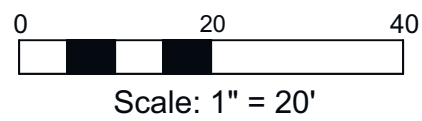
1" = 20'

Description

Lot 129, Assessor's Plat No. 3, City of Mackinac Island, Mackinac County, Michigan.
Area of parcel = 5,386 sq.ft. (0.12 acres)
Zoning District: C - Commercial

Legend

- Electrical Meter Location
- Found Concrete Monument
- Found Property Iron
- Found Property Iron #27447
- Measured dimension
- Recorded or previous survey dimension
- Bearings based on Platted SE ROW Market St, Lots 105-114



SITE PLAN - DEMO

1" = 20'

- NOTES:
- SUPPORTING STRUCTURAL ELEMENTS TO BE REMOVED W/ BUILDING & DECK REMOVAL. INCL. POSTS, BEAMS, PILES, CONCRETE PIERS.
 - DEMOLITION DEBRIS TO BE REMOVED BY BARGE.
 - DEMOLITION TO OCCUR IN SPRING OF 2027, APRIL-MAY.
 - ACCESS TO UNITS 1 & 2 AND UNIT 3 DOCK TO BE MAINTAINED VIA TEMPORARY WALLS DURING SEASON (MAY 1 - OCT.31)

OHWM = 580.5

shoreline
ARCHITECTURE
& DESIGN

#8 Pennsylvania Plaza
PITTSBURGH, PA 15203
(412) 348-3303

PROJECT	THUNDERBIRD BUILDING - UNIT 3		
LOCATION	7239 MAIN STREET, MACKINAC ISLAND, MICHIGAN 49757		
SCALE			
REVISION HISTORY	DATE	DESCRIPTION	BY
01	10/27/2026	CONCEPTUAL SUBMITTALS	CRH

TITLE

SITE PLAN - EXISTING & DEMO

SP-1.0

PRINTED: 10/27/2026

Project Description

Demolition of portion of building & deck located @ back of existing structure. Construct new addition on back of existing structure to accomodate additional 2-story residential unit and storage areas for all occupants. Project to include installation of new structural piles and grade beams to support proposed addition.

Site Address:

7239 Main St., Unit #3
Mackinac Island, MI 49757

Owner:

RCI Mackinac LLC
10 E. Main St., Suite 301
Bridgeport, CT 06608-2717

Zoning Information:

District: C Commercial

Site Area: Uplands = 4,923 sq.ft.
Bottomlands = 463 sq.ft.
Total Site Area = 5,386 sq.ft. (.12 acres)

Residential Density

Units permitted (Units/Acre): 0.12 acres x 30 units/acre = 3.6 Units

Units proposed: 2 units (existing) + 1 unit (proposed) = 3 units proposed

Building Area:**Existing**

Association	Level 1 Area	Use	Level 2 Area	Use	Unit Total
Unit 1	1,975	M	1,962	R-2	3,937
Unit 2	1,040	M	1,079	R-2	2,119
Unit 3	948	M	--	--	948
Totals	3,963sq.ft.		3,041sq.ft.		7,004sq.ft._

Proposed Modifications:

Unit	Level 1 Area	Use	Level 2 Area	Use	Total Modification
Unit 3 Demolition	(673)	M	--	--	(673)
Unit 3	54	M	--	--	54
Unit 1/2	442	R-2	183	R-2	625
Unit 3	1,181	R-2	1,074	R-2	2,255
Totals	1,004sq.ft.		1,257sq.ft.		2,261sq.ft.

Proposed Total: 9,265sq.ft.

Site Notes:

- Garbage and recyclables to be stored in first floor storage Areas and set curbside at arranged pick-up times.
- No sight lighting beyond coach lights adjacent to doors w/10 watt LED wall-mount fixtures shielded to confines of site.
- Bicycle parking to be provided in first floor storage areas & on private deck.
- No ROW disruption is anticipated.
- Proposed addition will connect to existing sanitary & fire suppression currently serving building.
- Existing domestic water service will remain for Unit #3 use.
- Roof to drain to internal roof drains to underground PVC pipe w/ overflow to lake. Impervious area increase = 1,233sq.ft.
- Aproximately 4-5 feet of soil to be removed from site prior to placement of grade beamsand then backfilled w/ clean fill. Should any historical or archeological remains be found, work shall cease and the city shall be notified for proper recovery or remedial actions.
- Proposed project will have minimal impact on community service. Demand shall consist of electrical, water, sanitary, and trash removal typical of a tree-bedroom residence.

Legal Description:

Lot 129, Assessor's Plat No. 3, City of Mackinac Island, Mackinac County, Michigan

Purchased Bottomlands

A portion of Filled Lake Huron bottomlands described as:

Commencing at the corner between Lot 131 and Astor Street on the East ROW of Huron Street, Assesor's Plat #3, City of Mackinac Island, Mackinac County, Michigan;

Thence N 28°50'40" E 47.42 feet, along Huron Street;
thence N 34°40'04" E 28.31 feet, along Huron Street;
thence S 54°55'01" W 79.36 feet, along the line between Lots 129 & 130, to the Point of Beginning;

Thence N 38°09'19" E 60.90 feet, (57' Rec.) along the lakeward Plat Line,
to a point S 55°10'56" E (S 52°45' E Rec.)
83.07' from the Northern corner of Lot 129;

thence S 32°47'58" E 7.00 feet;
thence S 35°49'13" W 58.18 feet;
thence N 54°55'01" W 9.00 feet, along an extensionof the line between
Lots 129 & 130, to the Point of Beginning;

Containing 463 SqFt of Lake Huron bottomlands adjacent to Lot 129, AP#3.

Subject to any Easements, Restrictions, or Reservations of Record.

Leased Bottomlands

A portion of Filled Lake Huron bottomlands described as:

Commencing at the corner between Lot 131 and Astor Street on the East ROW of Huron Street, Assesor's Plat #3, City of Mackinac Island, Mackinac County, Michigan;

Thence N 28°50'40" E 47.42 feet, along Huron Street;
thence N 34°40'04" E 28.31 feet, along Huron Street;
thence S 54°55'01" W 79.36 feet, along the line between Lots 129 & 130,
to the lakeward Plat Line;
thence N 54°55'01" W 9.00 feet, to the Point of Beginning;

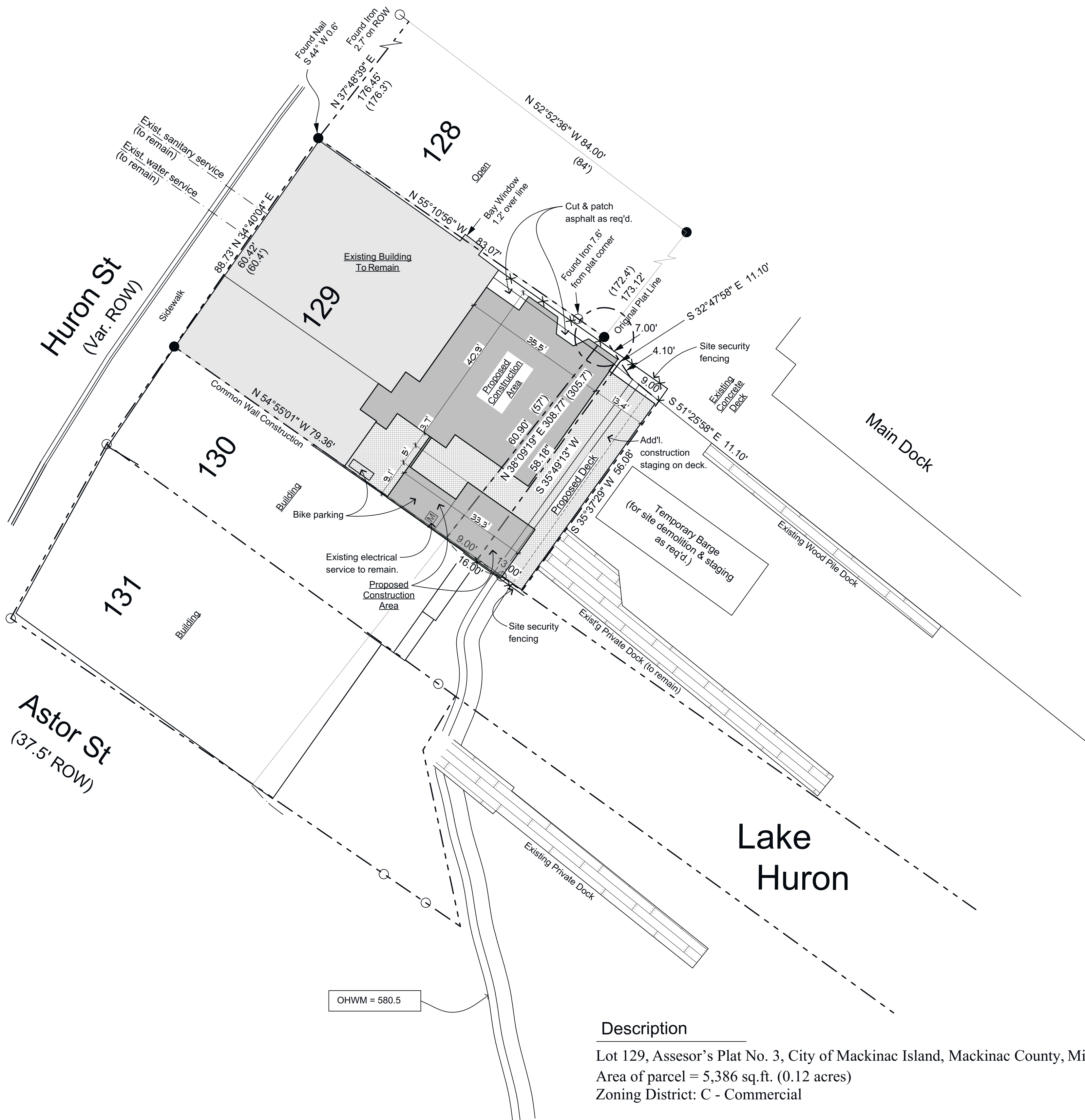
Thence S 35°49'13" W 58.18 feet;
thence S 32°47'58" E 4.10 feet;
thence S 51°25'58" E 9.00 feet;
thence S 35°37'29" E 56.08 feet;
thence N 54°55'01" E 13.00 feet, along an extension of the line between
Lots 129 & 130, to the Point of Beginning;

Containing 731 SqFt of land adjacent to Lot 129, AP#3.

Subject to any Easements, Restrictions, or Reservations of Record.

Tax ID:

Association: 051-830-000-00
Unit 1: 051-830-001-00
Unit 2: 051-830-002-00
Unit 3: 051-830-003-00 (Applicant)
Unit 3 Deck/Dock: 051-440-016-60 (Applicant)

**Description**

Lot 129, Assessor's Plat No. 3, City of Mackinac Island, Mackinac County, Michig
Area of parcel = 5,386 sq.ft. (0.12 acres)
Zoning District: C - Commercial

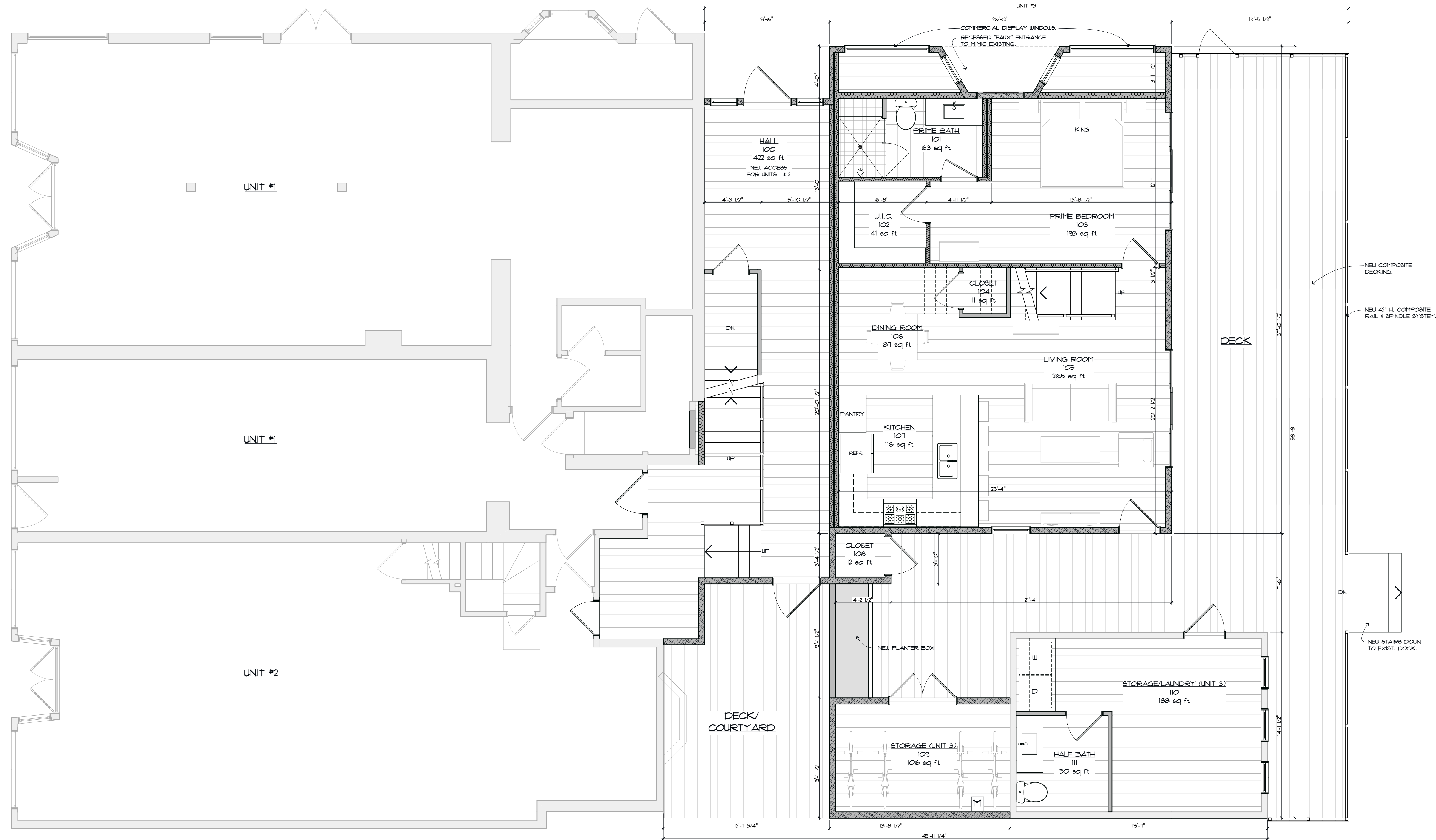
Legend

- Electrical Meter Location
- Found Concrete Monument
- Found Property Iron
- Found Property Iron #27447
- Measured dimension
- Recorded or previous survey dimension
- Bearings based on Platted SE ROW Market St, Lots 105-114

0 20 40
Scale: 1" = 20'

NOTES:

- Demolition will occur in Spring 2027
 - April - May
- Construction to begin Summer 2027
 - June - July
 - Site grading, piles, & grade beams
 - August - September
 - Underground utilities/services
 - October - May 2028
 - Vertical construction
- Construction complete Summer 2028.



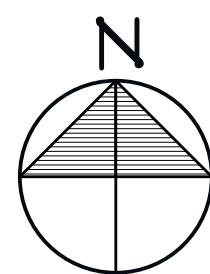
MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

NOTE:
ALL LIFE SAFETY CODE REQUIREMENTS TO BE
MET PER MICHIGAN BUILDING CODE 2021.

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS



shoreline
ARCHITECTURE
& DESIGN
#18 Pennsylvania Plaza
PETERSBURG, AL 36770 (251) 348-3303

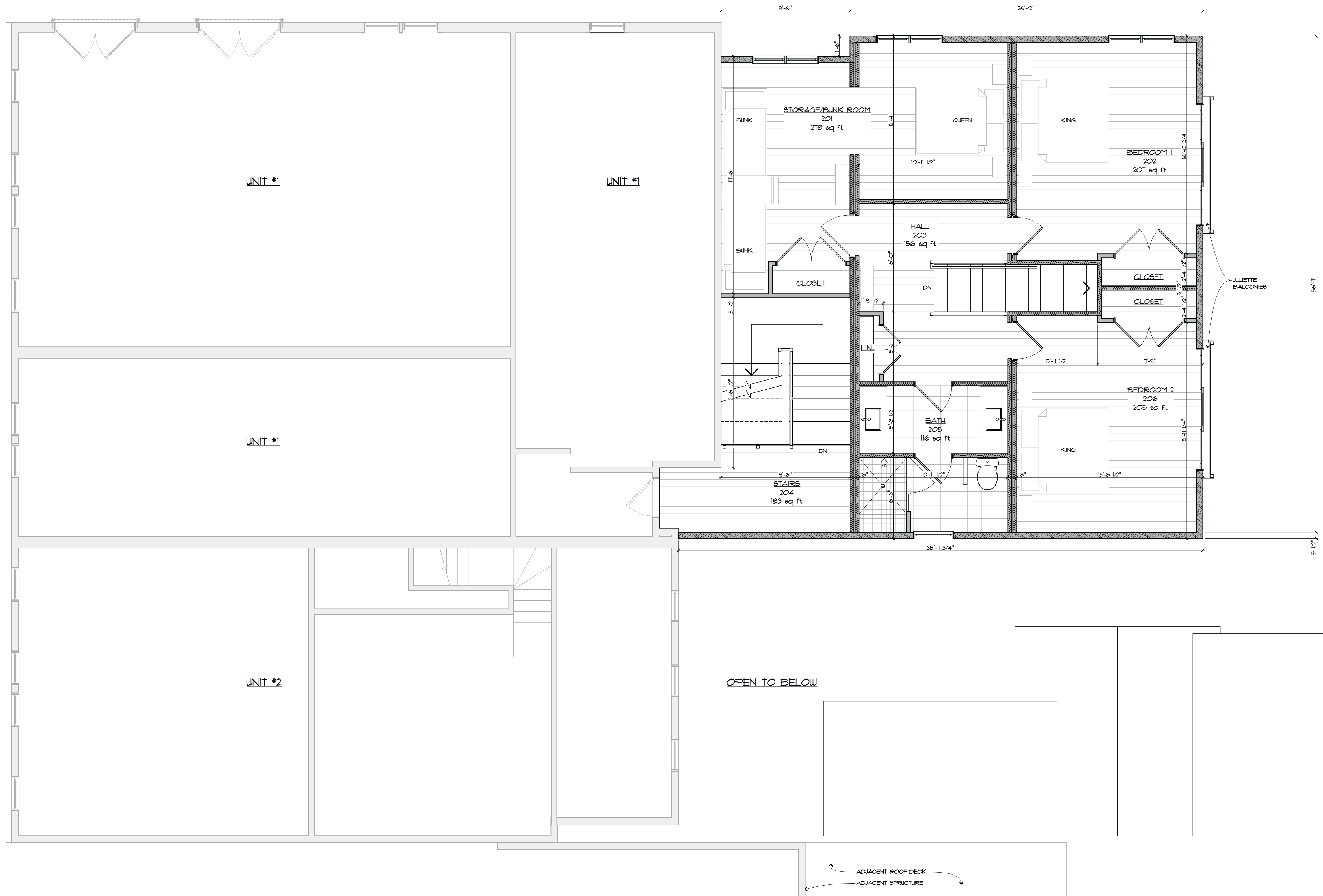
PROJECT
THUNDERBIRD
BUILDING - UNIT
3
LOCATION
7239 MAIN STREET,
MACKINAC ISLAND,
MICHIGAN
49757

SEAL

ID	DATE	DESCRIPTION	REVISION HISTORY	
			DRAWN	CHECKED
01	10/27/2026	CONCEPT SUBMITTALS	CRH	MHP

TITLE
MAIN LEVEL
FLOOR PLAN

A-1.1



SECOND LEVEL FLOOR PLAN

1/4" = 1'-0"

NOTE:
ALL LIFE SAFETY CODE REQUIREMENTS TO BE
MET PER MICHIGAN BUILDING CODE 2021.

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALLS

REVISION HISTORY	
ID	DATE
01	10/27/2026



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

shoreline
ARCHITECTURE
& DESIGN

#18 Pennsylvania Plaza
POTOSKY, MI 49770 (231) 348-3303

REVISION HISTORY	DATE	DESCRIPTION	DRAWN	CHECKED	DATE	DESCRIPTION
01	10/27/2026	CONCEPT SUBMITTALS	CRH	MHP		

TITLE: NORTH & EAST ELEVATIONS

A-2.0

PRINTED: 10/27/2026

72



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

Section X, Itemb.

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: 7323 Market street 051-810-001-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Christine Arbilo Email Address: [Redacted]
Address: 7323 Market street Mackinac Island, MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-430-7400
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: AARON Winberg Email Address: [Redacted]
Address: 2nd St. Ignace MI 49781 a.i.c.com
(Street) (City) (State) (Zip)
Telephone: 906-430-7326
(Home) (Business) (Fax)

Tiled front porch

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

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

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

SIGNATURES
Signature [Signature] Signature AARON Winberg
Please Print Name _____ 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: _____ Date Received: 10.7.26 Fee: 100 + 250
Received By: [Signature] Work Completed Date: _____

Below is a schedule of meetings for the Mackinac Island **Historic District Commission** for the year 2027. All meetings will be held on the second (2nd) Tuesday at 1:00 p.m., at the above listed address, **unless otherwise noticed**.

<u>Meeting Date</u>	<u>Submittal Deadline</u>
January 12, 10:00 a.m.	December 29
February 9, 10:00 a.m.	January 26
March 9, 10:00 a.m.	February 23
April 13, 10:00 a.m. (Katie will not be here)	March 30
May 11, 1:00 p.m.	April 27
June 8, 1:00 p.m.	May 25
July 13, 1:00 p.m.	June 29
August 10, 1:00 p.m.	July 27
September 14, 1:00 p.m.	August 31
October 12, 1:00 p.m.	September 28
November 9, 1:00 p.m.	October 26
December 14, 1:00 p.m.	November 30

All applications, site plans, architectural reviews, plan revisions and any other required documents must be submitted to the undersigned ten (10) business days prior to the meeting for proper review. Anything received after the ten (10) day requirement will automatically be placed on the agenda for the next regular meeting.

Katie Pereny
Secretary, Historic District Commission
Posted this day of November, 2026