

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



GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

Sheet List

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

PC/HDC

Legal Description

LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4

Zoning

ZONING DISTRICT: SHORELINE RESIDENTIAL

Historic District

WEST END

Construction

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

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

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

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

Project Description

This project entails alterations to a non-contributing residential structure located in the West End historic district. The property will continue to serve as a single-family residence. Interior modifications include updates to the Kitchen and Laundry Room. Exterior improvements include the expansion of the West Deck, relocating the door and modifying the window configuration, new exterior access stairs and relocation of the existing transformer. All windows will be replaced. This work has gotten Historic District Commission and Planning Commission approvals. **Scope added to the project and the subject of this submission is the addition of a shed on the east side of the house.**

Requirements

MIN. LOT SIZE:	REQ'D 10,000 SF	EXISTING 12,500 SF	
SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	40'	19' - 11"	NO CHANGE
SIDE YARD	20'	11' - 3"	NO CHANGE
SIDE YARD	20'	6' - 1"	NO CHANGE
REAR YARD	60'	VARIES	NO CHANGE
		APPROX. 0' TO 10' - 0"	
HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	1	2	NO CHANGE
STORIES MAX.	1.5	2	NO CHANGE
FEET MIN.	12'	32'	NO CHANGE
FEET MAX.	20'	32'	NO CHANGE
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	3,750 SF	3,550 SF	3,637 SF
PERCENTAGE	30%	28.4%	29.1%

GILMER

GILMER RESIDENCE
RENOVATION

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D
historic preservation & communities by design

SCALE: As Noted

2025.05.22

0 COVER

ZONING REQUIREMENTS
VERIFY WITH MACKINAC ISLAND

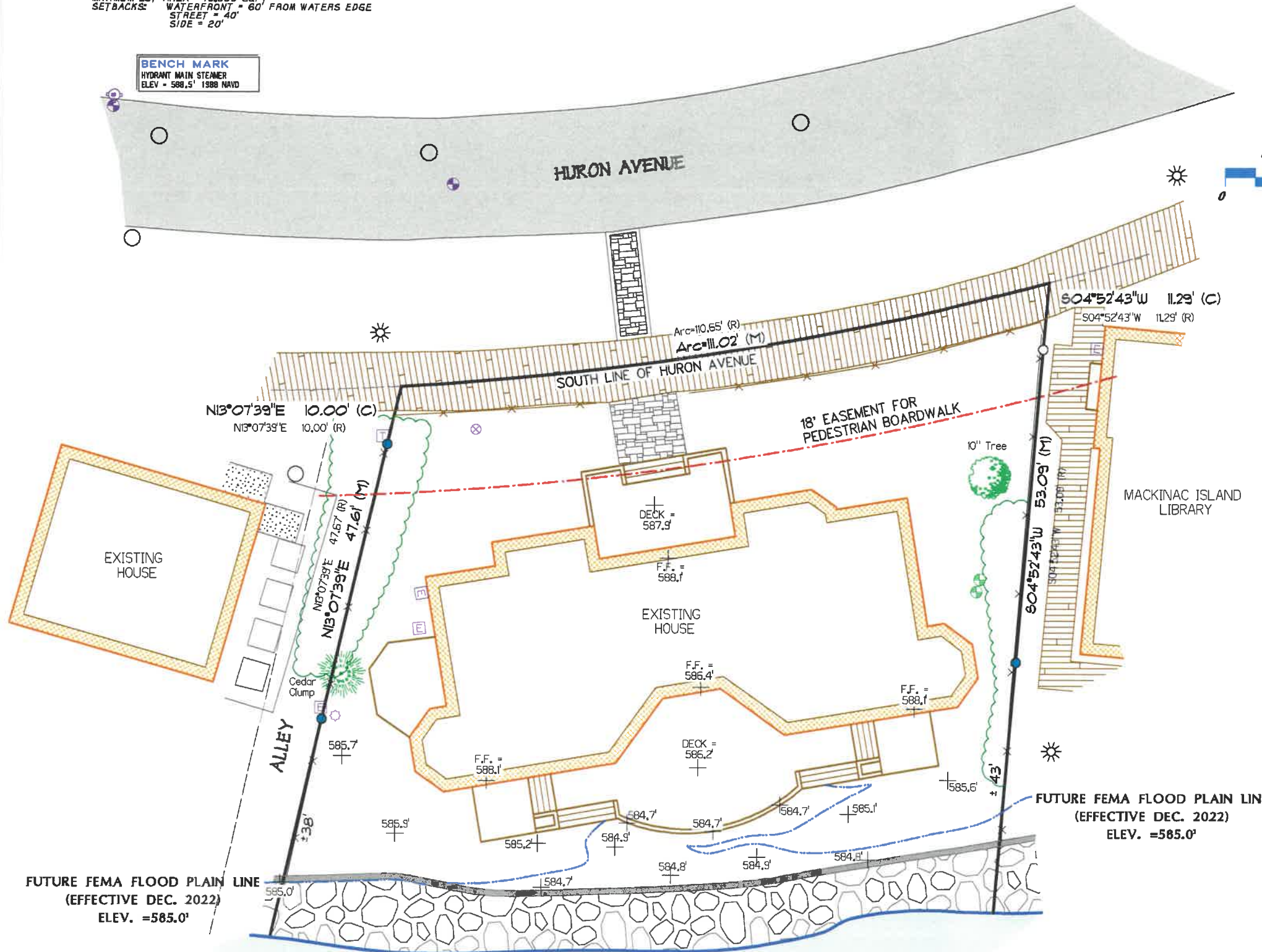
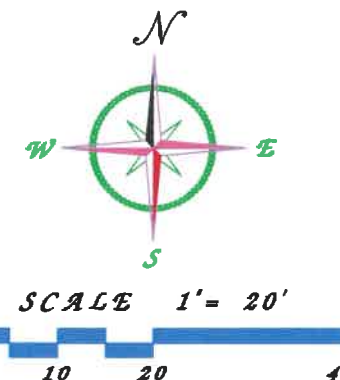
ZONING DISTRICT = RS
MINIMUM LOT WIDTH = 100'
MINIMUM LOT AREA = 10,000 SQFT
SETBACKS: WATERFRONT = 60' FROM WATERS EDGE
STREET = 40'
SIDE = 20'

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

BOUNDARY SURVEY

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN



LEGEND:

- | | | | |
|-------|--------------------------------|-------|-----------------------------------|
| ● | FOUND SURVEY IRON | (M) | MEASURED BEARING AND DISTANCE |
| ○ | SET 5/8" REROD, CAPPED = 33983 | (C) | COMPUTED BEARING AND DISTANCE |
| □ | ELECTRIC BOX / METER | (R) | RECORD BEARING AND DISTANCE |
| □ | TELEPHONE BOX | — | PROPERTY LINE |
| ☼ | LAMP | - - - | EASEMENT AS NOTED |
| ○ | BIRDHOUSE | - - - | FEMA FLOOD PLAIN LINE (DEC. 2022) |
| ⊗ | WATER CURBSTOP | --- | PLATTED LOT LINE |
| ○ | MANHOLE | ~~~~~ | CEDAR HEDGE |
| ⊕ | IRRIGATION VALVE | ▭ | PAVED SURFACE |
| ⊕ | WATER VALVE | ▭ | WOODEN BOARDWALK |
| ⊕ | FIRE HYDRANT | ▭ | CONCRETE SURFACE |
| 629.5 | SPOT ELEVATION | ▭ | PAVER STONES |
| — x — | WOODEN FENCE | ▭ | LARGE STONES |
| — x — | CHAIN LINK FENCE | | |

NOTES:

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

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

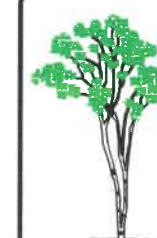
This is a professional opinion concerning the location of the property boundaries depicted hereon, based upon the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the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

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

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

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

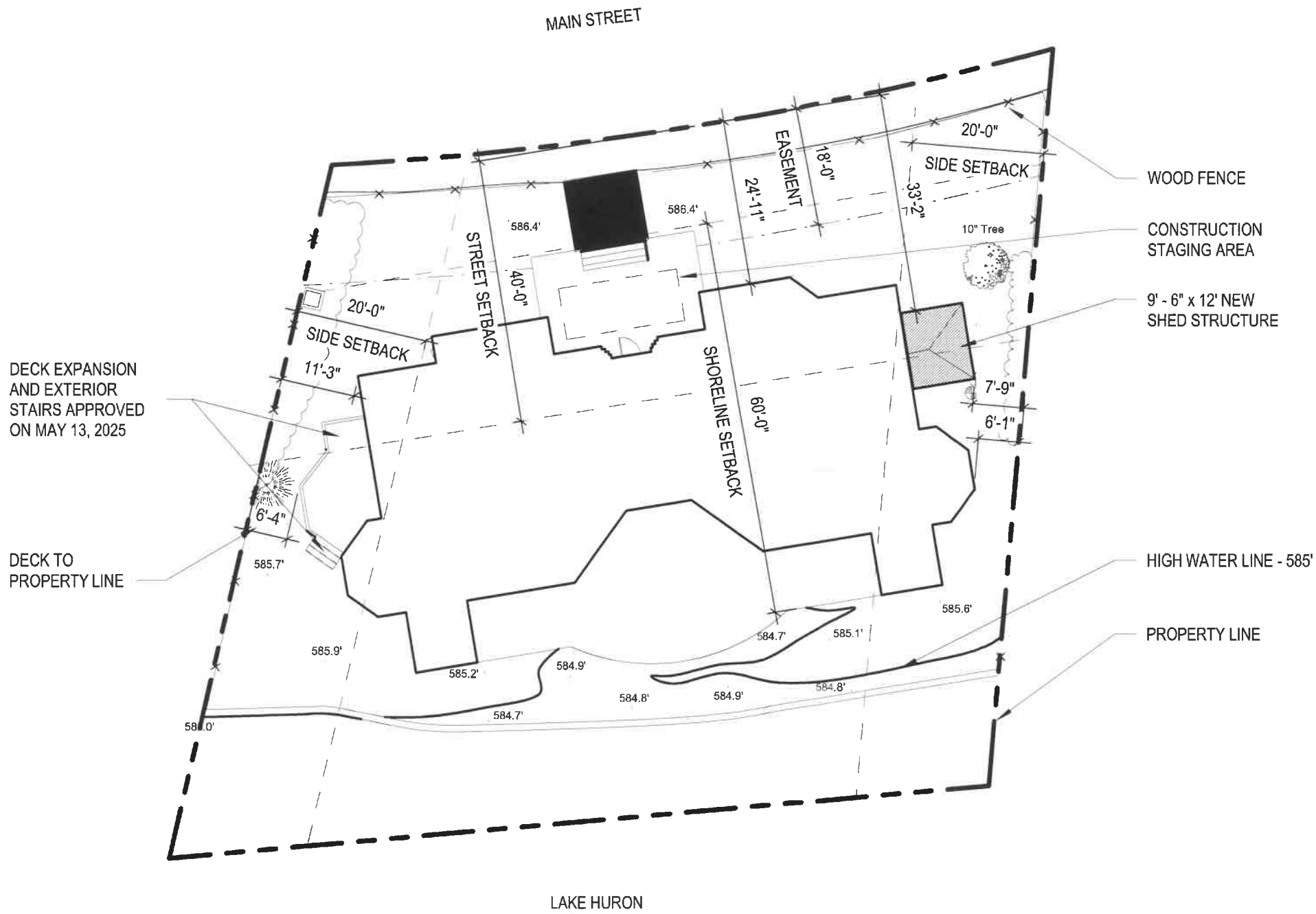


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Drawn By : SLE
Field By : WINTER-GEARY
File : S22368.GXD
Job # : 22-368
Sheet # : 1 OF 1

Date: (revisions)	by
26 September 2022	

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



SITE PLAN

1" = 20'-0" SCALE



EXTERIOR SCONCE
LIGHTING TO REMAIN

NOTE: EXTERIOR
SOFFIT LIGHTING TO
REMAIN

NEW SHED
STRUCTURE

9'-6"

12'-0"

EXTERIOR DECK
LIGHTING TO REMAIN

FIRST FLOOR - PROPOSED

1/8" = 1'-0" SCALE



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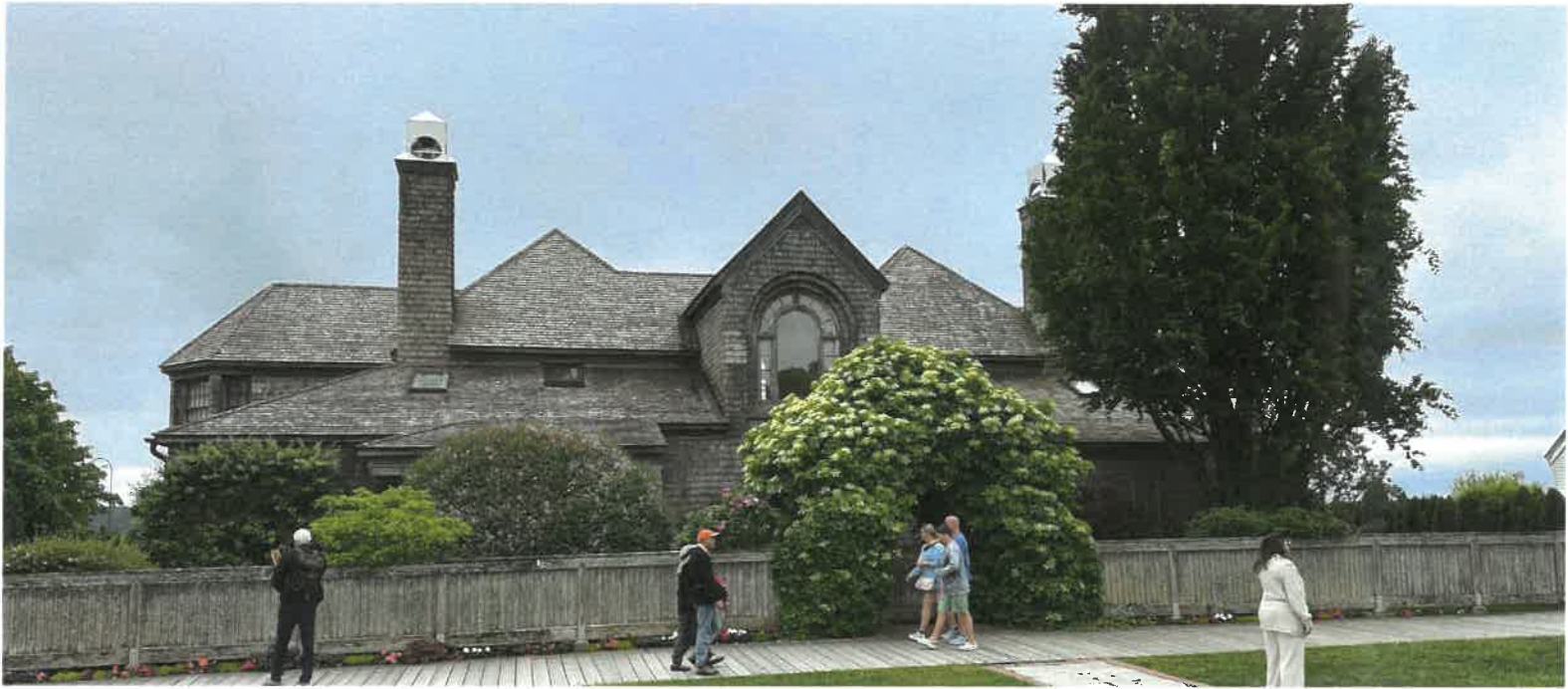
GILMER RESIDENCE
RENOVATION
PC/HDC

GILMER

3
PROPOSED PLAN

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

2025.05.22



EXISTING BAND AT WEST ELEVATION

NORTH ELEVATION - PHOTOGRAPHS



NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PHOTOGRAPHS



SOUTH ELEVATION - PROPOSED

GILMER RESIDENCE
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5
SOUTH
ELEVATION

SCALE: As Noted 2025.05.22

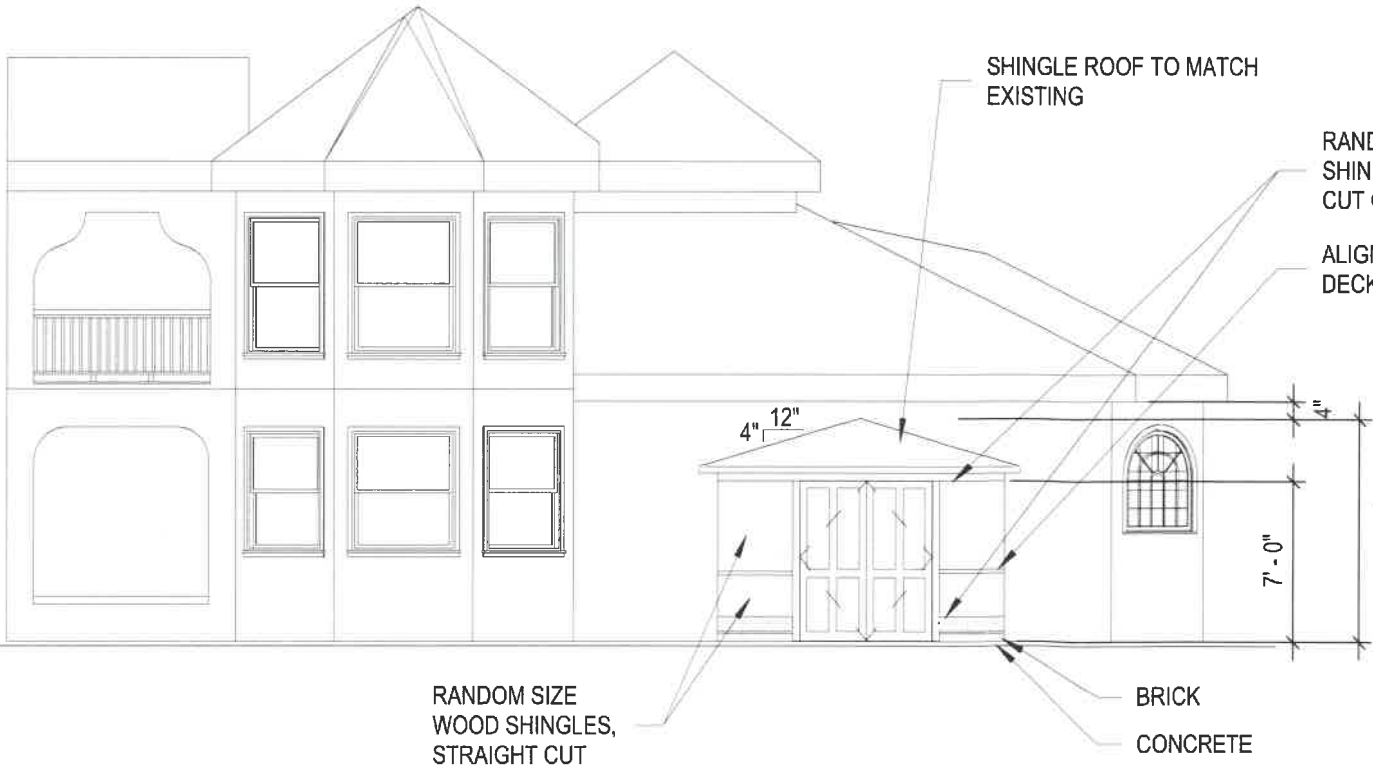
EAST ELEVATION - PHOTOGRAPHS



NEW SHED STRUCTURE LOCATION



PROFILE OF SHED ROOF TO MATCH EXISTING



EAST ELEVATION - PROPOSED





STREET CONTEXT VIEWS



VIEWS OF HOUSE