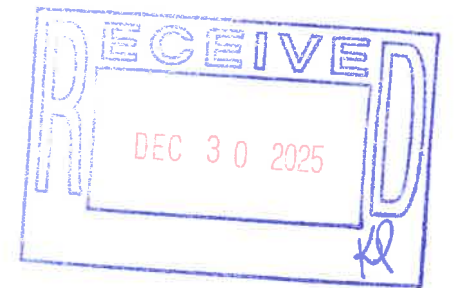




HISTORIC DISTRICT COMMISSION APPLICATION
RENDEZVOUS CENTRE RENOVATION

DECEMBER 29, 2025
MEETING DATE: JANUARY 13, 2025

File No. C25-053-110(H)
Exhibit E
Date 12.30.25
Initials KP



QUINN
EVANS

"Main Street"
Mackinac Island



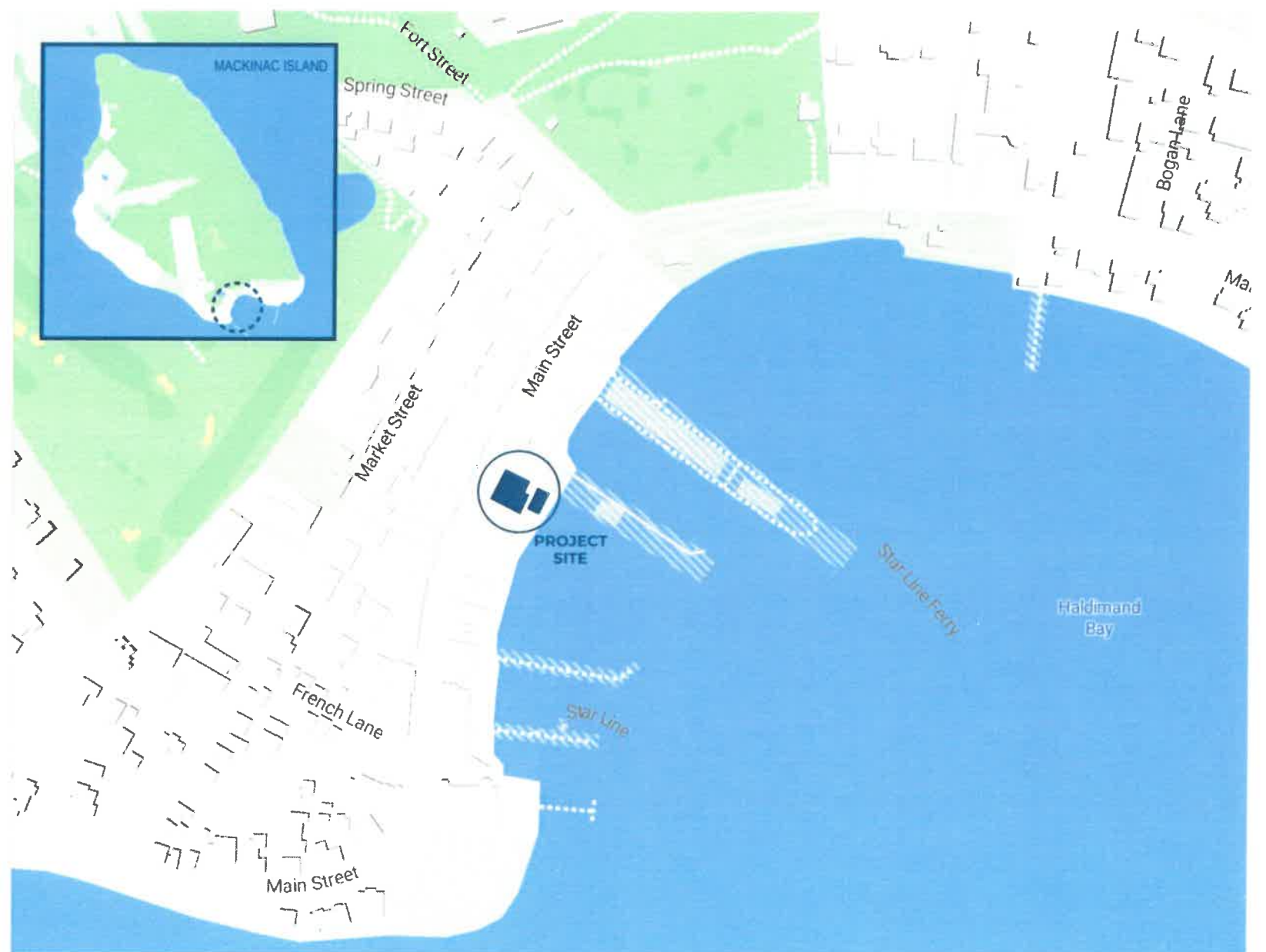


PROJECT SUMMARY

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.

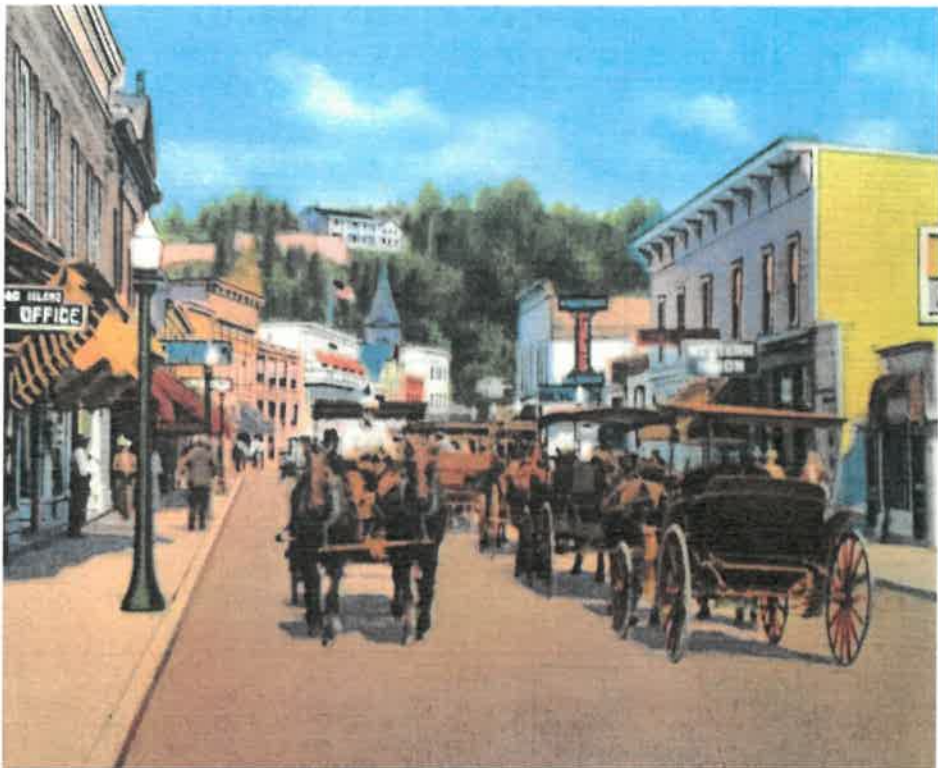
LOCATION PLAN



HISTORIC CONTEXT IMAGES



MACKINAW ISLAND FROM PIER LOOKING AT CHIPPEWA HOTEL



MACKINAW POST CARD - PROJECT BUILDING ON RIGHT SIDE



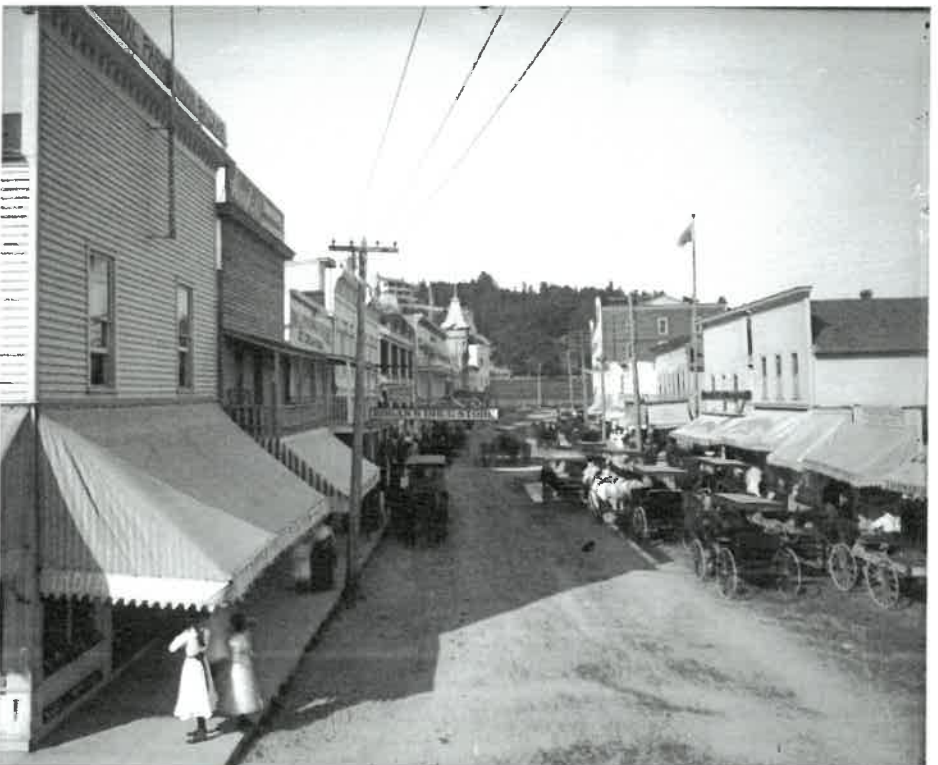
MACKINAW POST CARD - PROJECT BUILDING ON LEFT SIDE



MACKINAW ISLAND FROM PIER LOOKING AT HOTEL IROQUOIS



MACKINAW ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



MACKINAW 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

December 29, 2025
HDC APPLICATION



EXISTING PHOTOS - REAR FACADE

PHOTOS TAKEN SEPTEMBER 2023

December 29, 2025
HDC APPLICATION



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

December 29, 2025
HDC APPLICATION



NEIGHBORING BUILDING, LOOKING SOUTHEAST FROM DECK



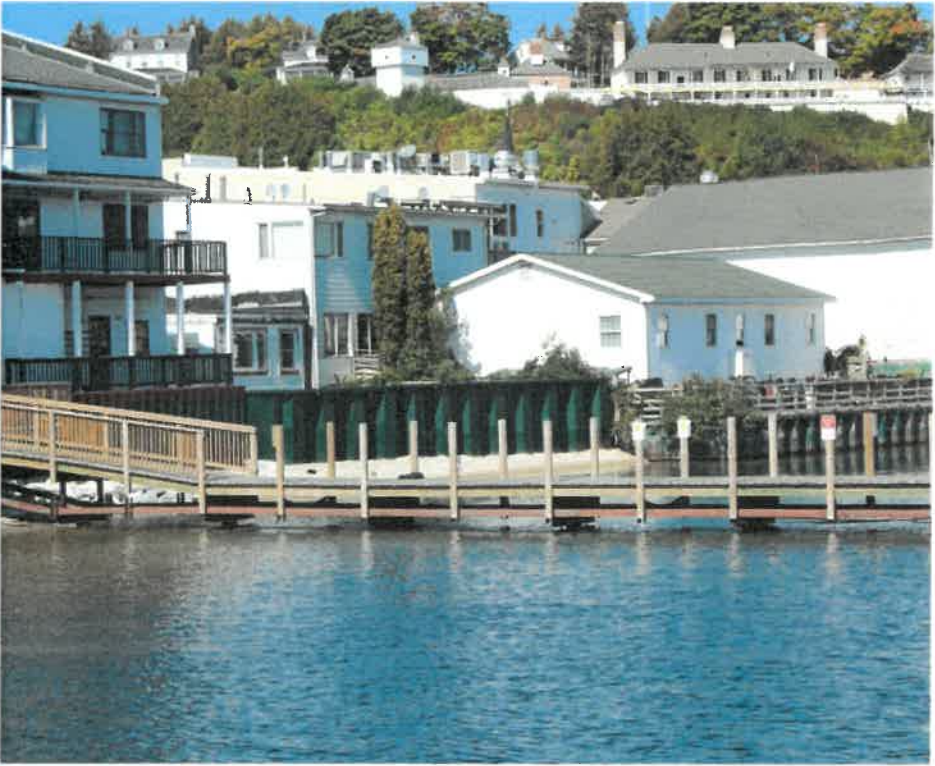
LAKE HURON, LOOKING SOUTH FROM DECK



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



December 29, 2025
HDC APPLICATION



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 815, PAGE 36.
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.

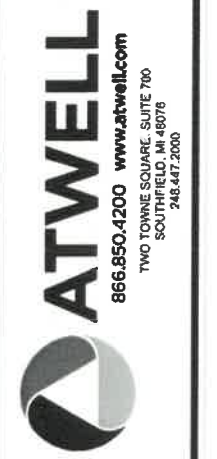
20. TERMS, COVENANTS, AND CONDITIONS OF OPINION AND ORDER ON CROSS MOTIONS FOR SUMMARY DISPOSITION SET FORTH AS RECORDING IN, LIBER 852, PAGE 604.
RESPONSE: COVERS TO THE EAST OF SUBJECT PROPERTY.

○ FCIR
× F
EXISTING CATCH BASIN/MANHOLE
EXISTING DRAIN TILE
EXISTING LIGHT POLE
EXISTING TELEPHONE RISER
EXISTING UTILITY POLE
E
G
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
x 584.36
x 584.36TC
x 584.36GU
x 584.36EP
BOUNDARY LINE
EASEMENT LINE
BOUNDARY ADJACENT LINE
EXISTING FENCE
UNDERGROUND SANITARY LINE
UNDERGROUND STORM LINE
EXISTING CURB AND GUTTER
EXISTING GROUND CONTOUR
(M)
(R)
MEASURED
RECORD
EXISTING BUILDING
APPROXIMATE FLOOD ZONE AE
APPROXIMATE FLOOD ZONE VE

A circular professional seal for Arben Tahiraj, a Professional Surveyor in the State of Michigan. The seal features a double-lined border. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars. The center of the seal contains the name "ARBEN TAHIRAJ", the title "PROFESSIONAL SURVEYOR", and the license number "No. 4001071258".

DATE: 10/20/2025

4. THERE WERE NO CLEARLY IDENTIFIABLE PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.
5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
6. 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.
7. 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)



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

MURDICK'S FUDGE
7359 MAIN ST

STORAGE

DEMOLISH EXISTING PARTITIONS

STORAGE

STORAGE

EXISTING COLUMNS TO REMAIN, TYP.

STAIR B

SEABISCUIT
7337 MAIN ST

A
DEMOLISH EXISTING PARTIAL HEIGHT CMU WALL AND FOOTING

B
DEMOLISH EXISTING FOUNDATION WALL AND FOOTING

C
DEMOLISH EXISTING COLUMNS AND FOOTINGS

PARTIALLY EXCAVATED

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



DEMOLITION PLAN - FIRST FLOOR

December 29, 2025
HDC APPLICATION

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

ALLEY LEVEL

MURDICK'S FUDGE
7359 MAIN ST

SEATING

KITCHEN

KITCHEN

STORAGE

BAXTER'S SHOP

KITCHEN

SOMEWHERE IN TIME CAFE

CANDY HOUSE

STAIR B

TRADING POST

SEABISCUIT
7337 MAIN ST

DEMOLISH EXTENTS
OF FLOORING AND
STRUCTURE

**REMOVE AND
SALVAGE EXISTING
COUNTERS**

REMOVE AND REPLACE SECTION OF FACADE

STAIR A

REMOVE SECTION OF FACADE SALVAGE FOR REINSTALLATION



DEMOLITION PLAN - SECOND FLOOR

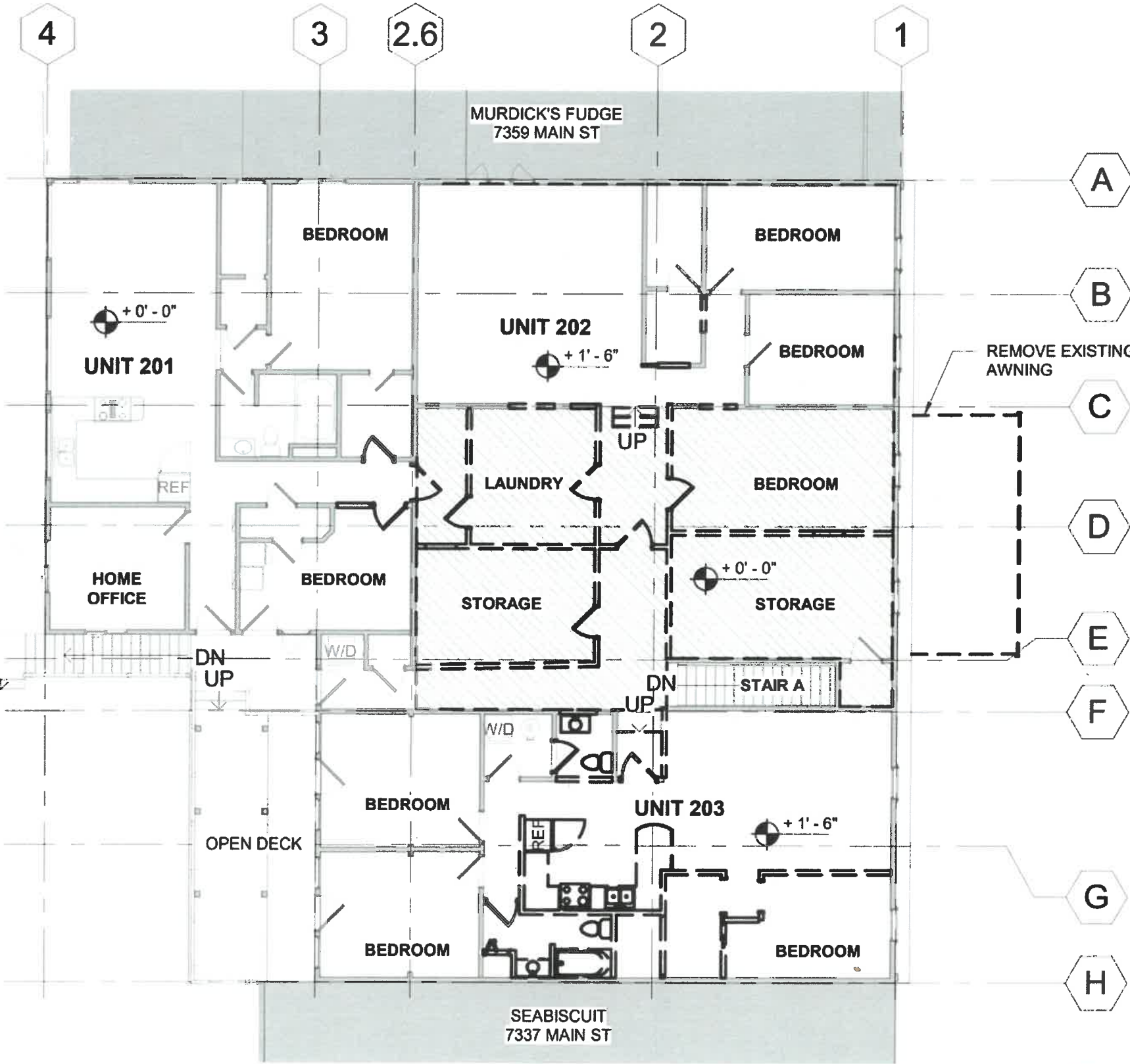
December 29, 2025
HDC APPLICATION

DEMO PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

STORAGE BUILDING BELOW



DEMOLITION PLAN - ROOF PLAN

December 29, 2025
HDC APPLICATION

DEMO PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

STORAGE BUILDING BELOW

MURDICK'S FUDGE
7359 MAIN ST

BAXTER'S SHOP
7355 MAIN ST

SOMEWHERE IN TIME CAFE
7351 MAIN ST

TRADING POST
7347 MAIN ST

SEABISCUIT
7337 MAIN ST

REMOVE EXISTING AWNING

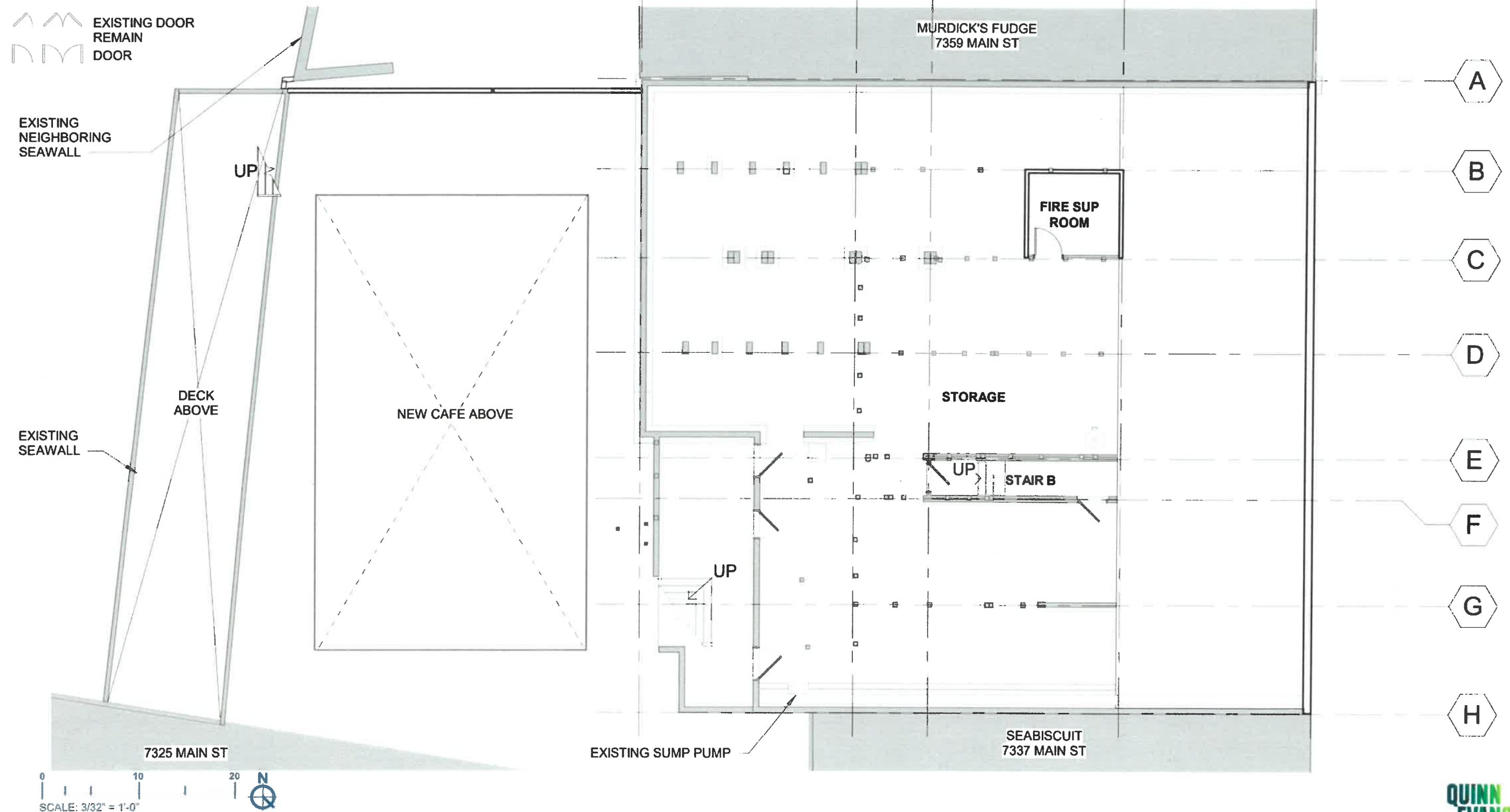


PROPOSED PLAN - BASEMENT

December 29, 2025
HDC APPLICATION

FLOOR PLAN LEGEND

-

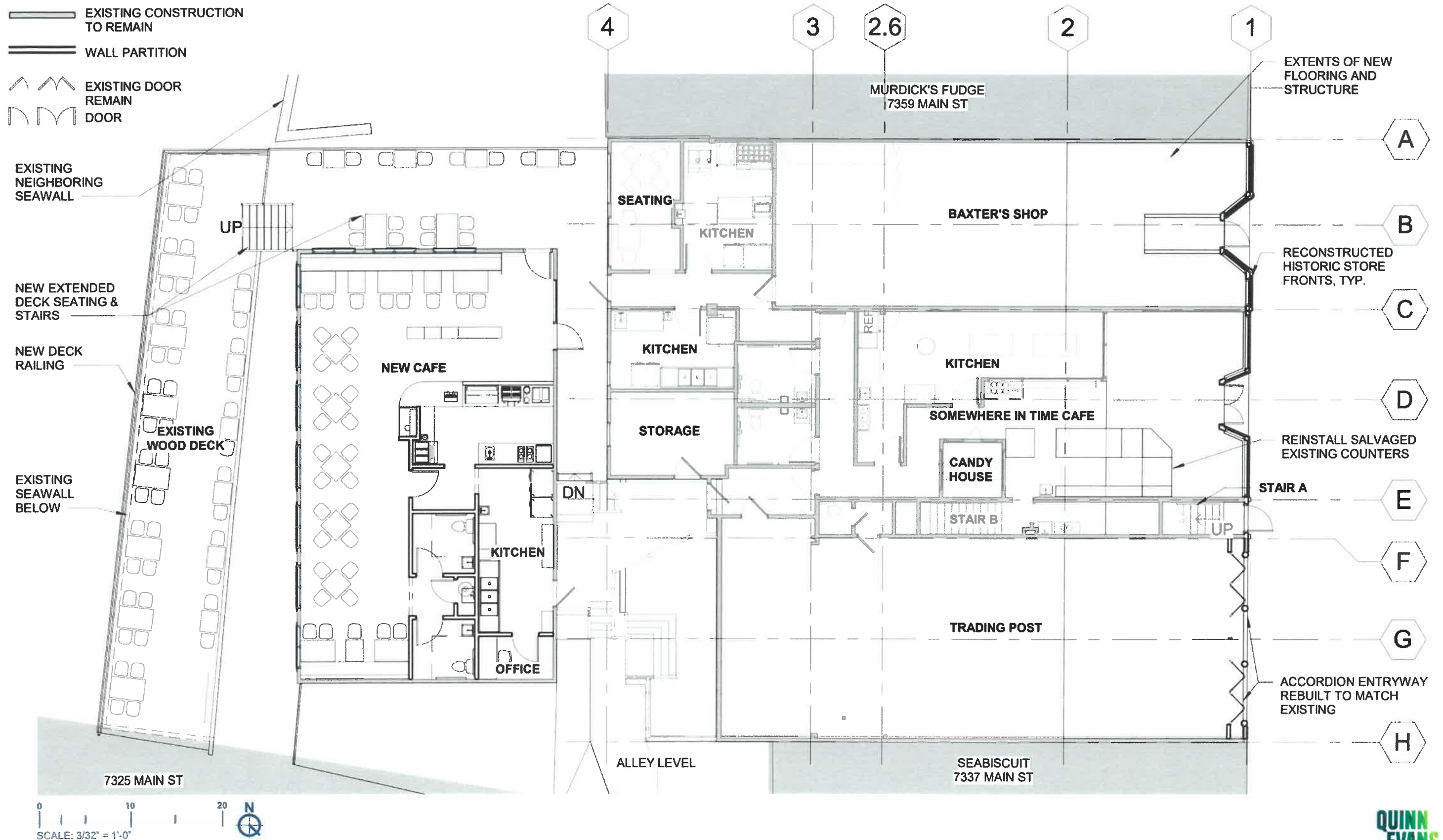


PROPOSED PLAN - FIRST FLOOR

December 29, 2025
HDC APPLICATION

FLOOR PLAN LEGEND

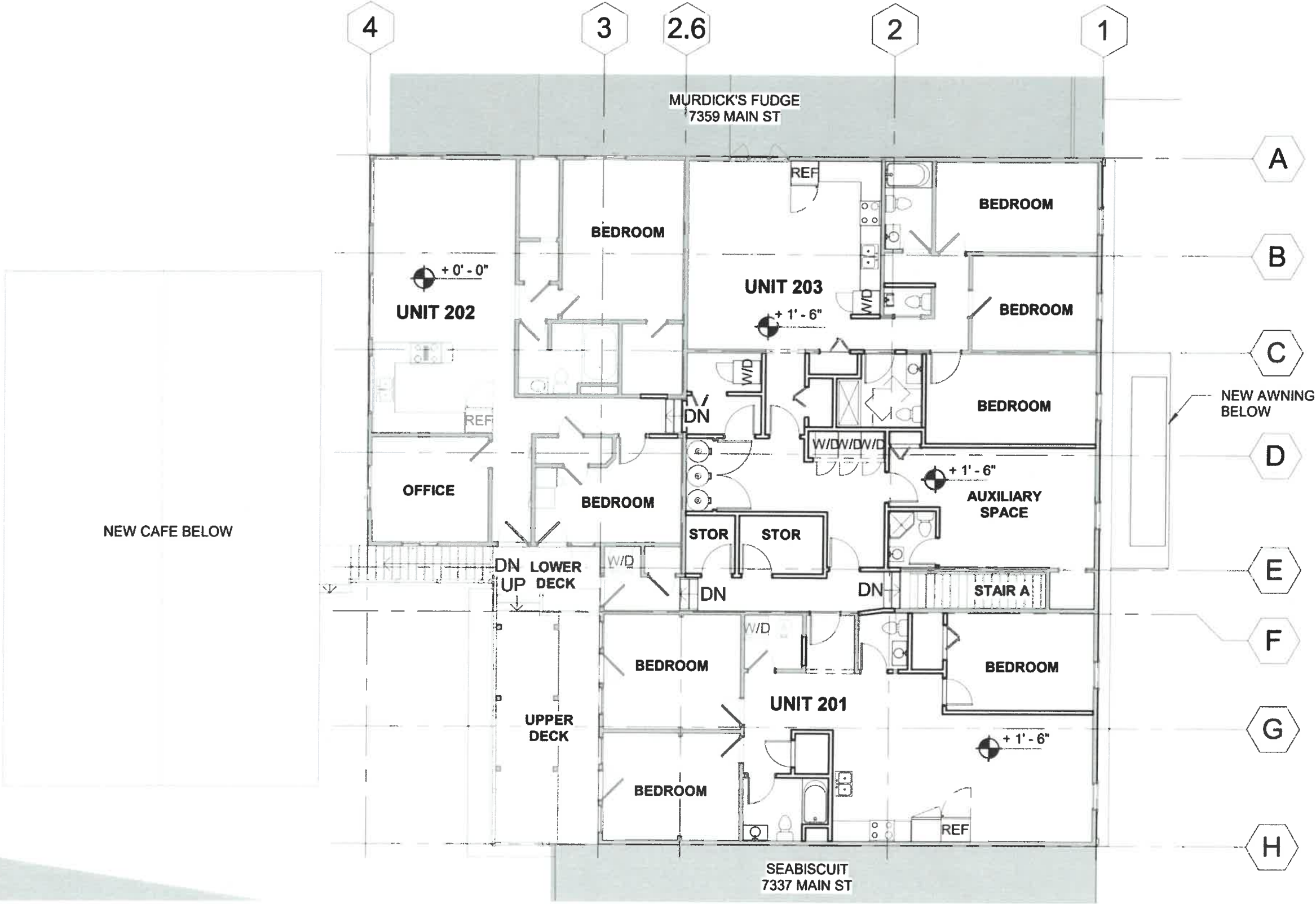
- EXISTING CONSTRUCTION TO REMAIN
- WALL PARTITION
- EXISTING DOOR REMAIN
- DOOR



PROPOSED PLAN - SECOND FLOOR

FLOOR PLAN LEGEND

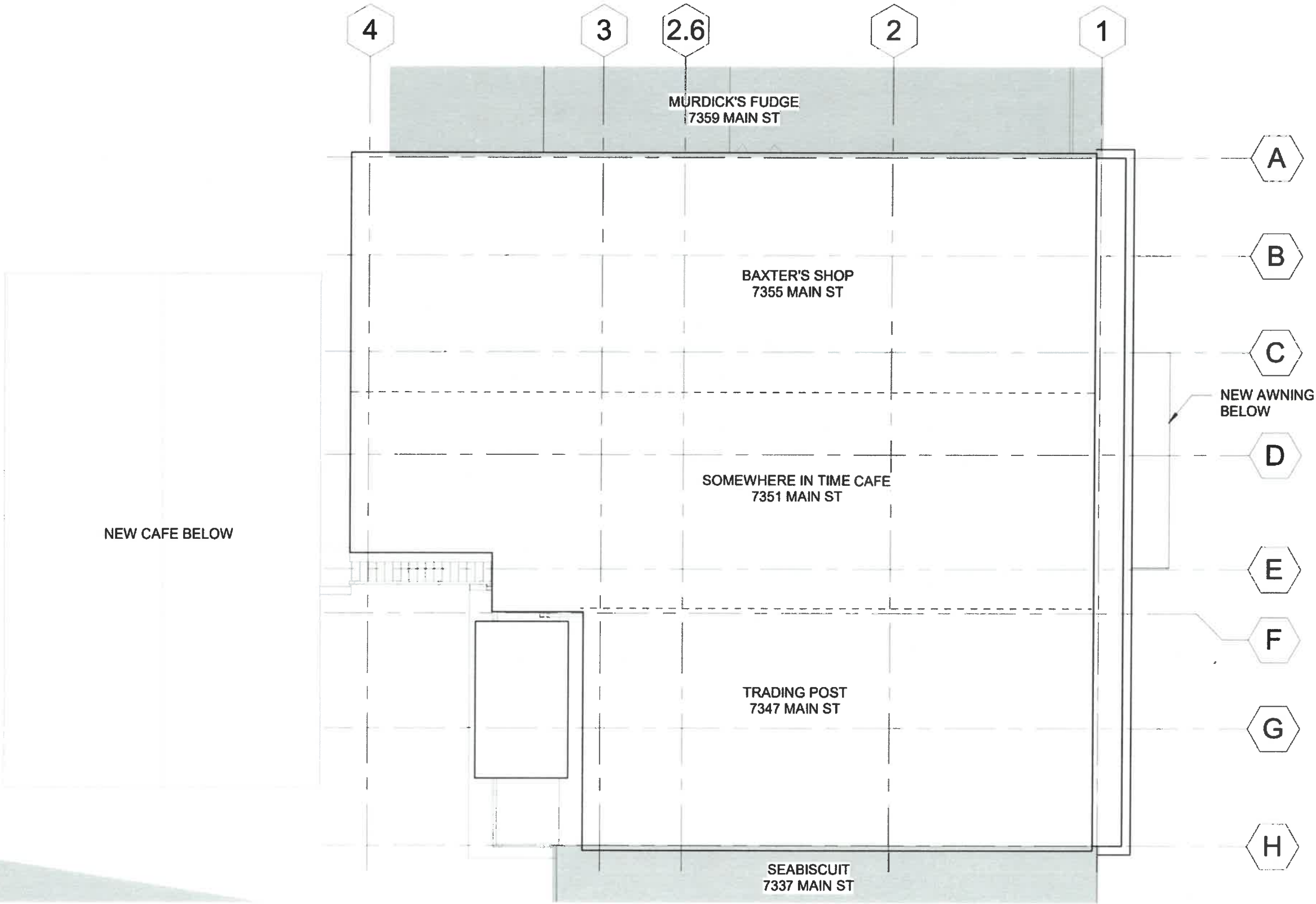
- EXISTING CONSTRUCTION TO REMAIN
- WALL PARTITION
- EXISTING DOOR REMAIN
- DOOR



PROPOSED PLAN - ROOF PLAN

ROOF PLAN LEGEND

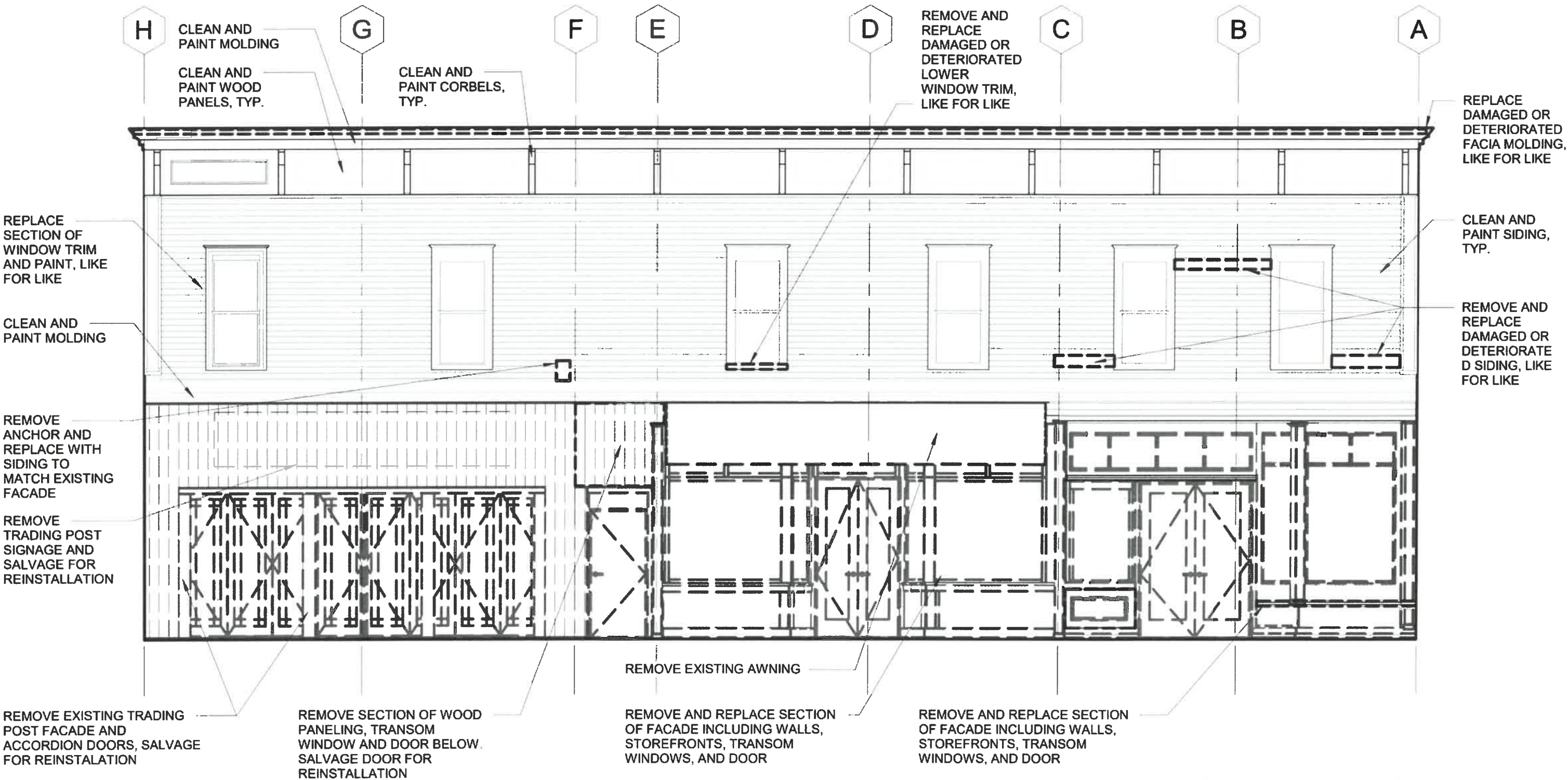
 EXISTING ROOF
 CONSTRUCTION TO REMAIN





EXISTING ELEVATION - NORTH (MAIN STREET)

December 29, 2025
HDC APPLICATION



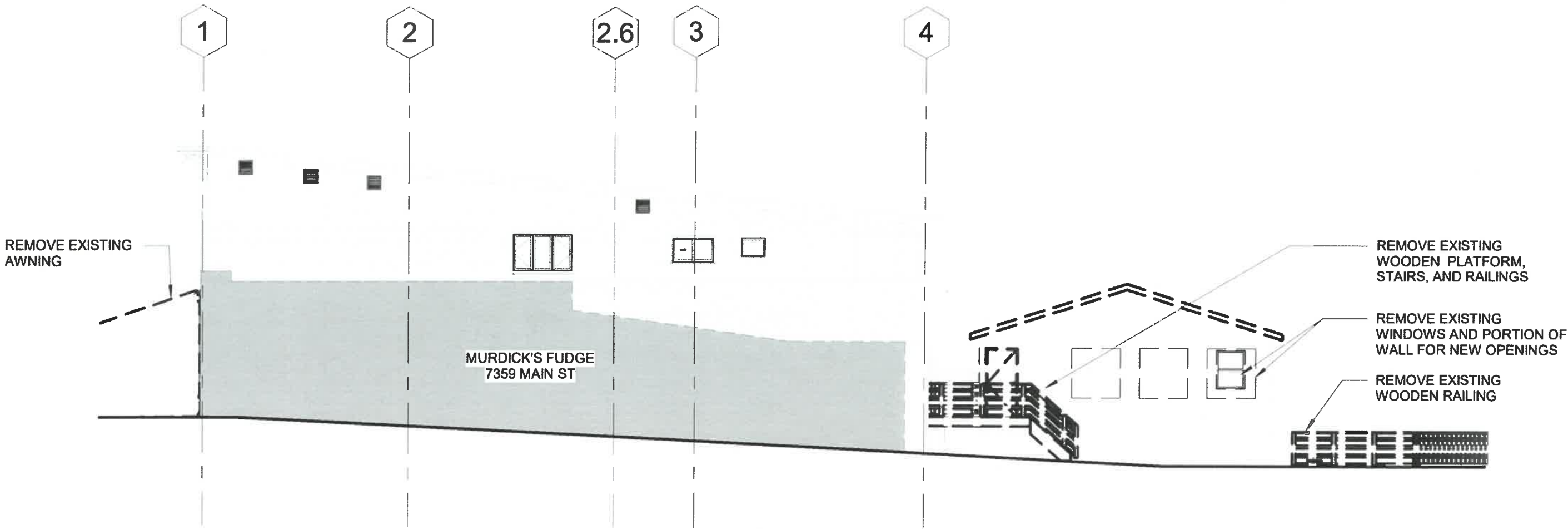
0 5 10
SCALE: 3/16" = 1'-0"

DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

EXISTING ELEVATION - WEST

December 29, 2025
HDC APPLICATION



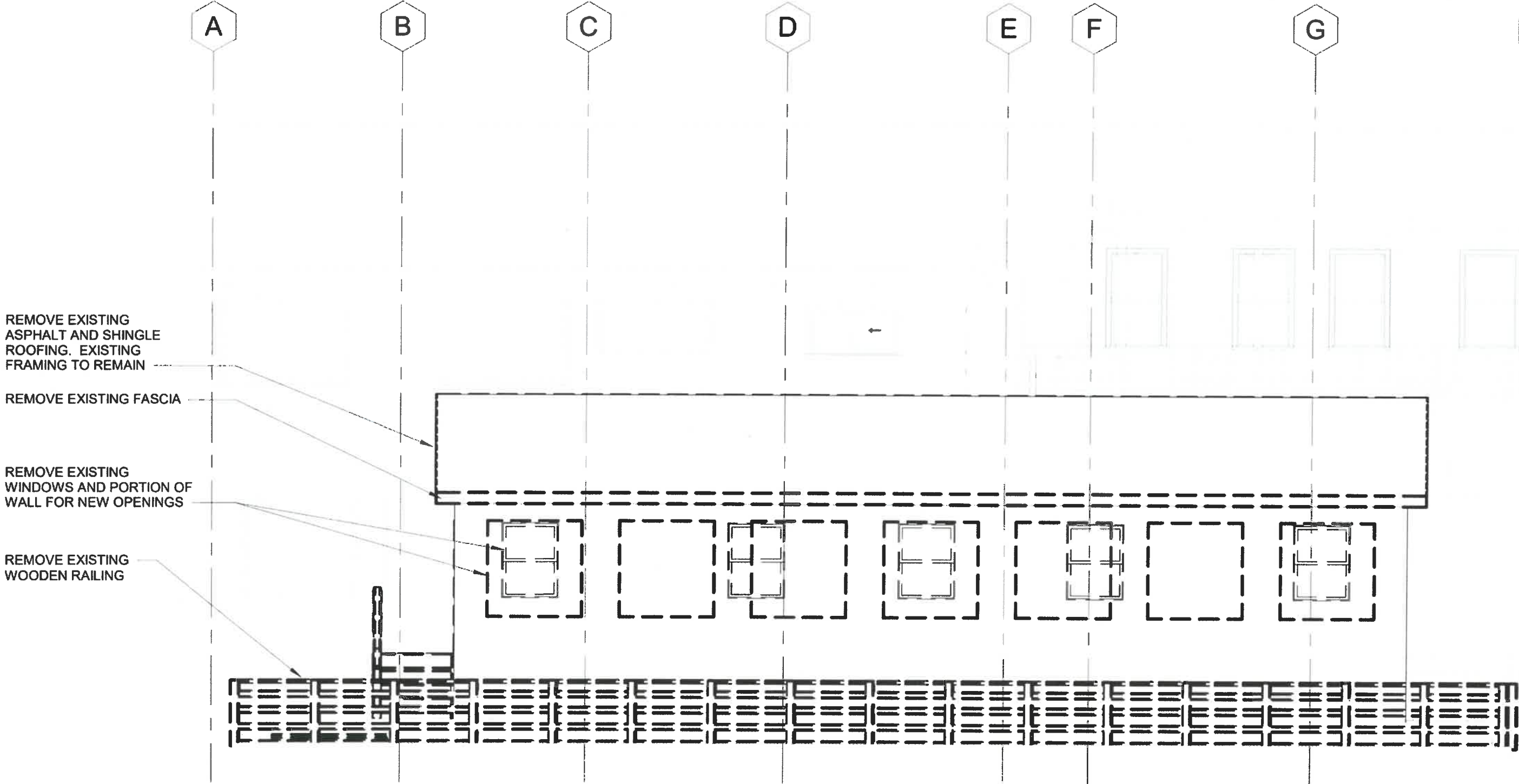
0 10 20
SCALE: 3/32" = 1'-0"

DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

EXISTING ELEVATION - SOUTH (LAKE VIEW)

December 29, 2025
HDC APPLICATION

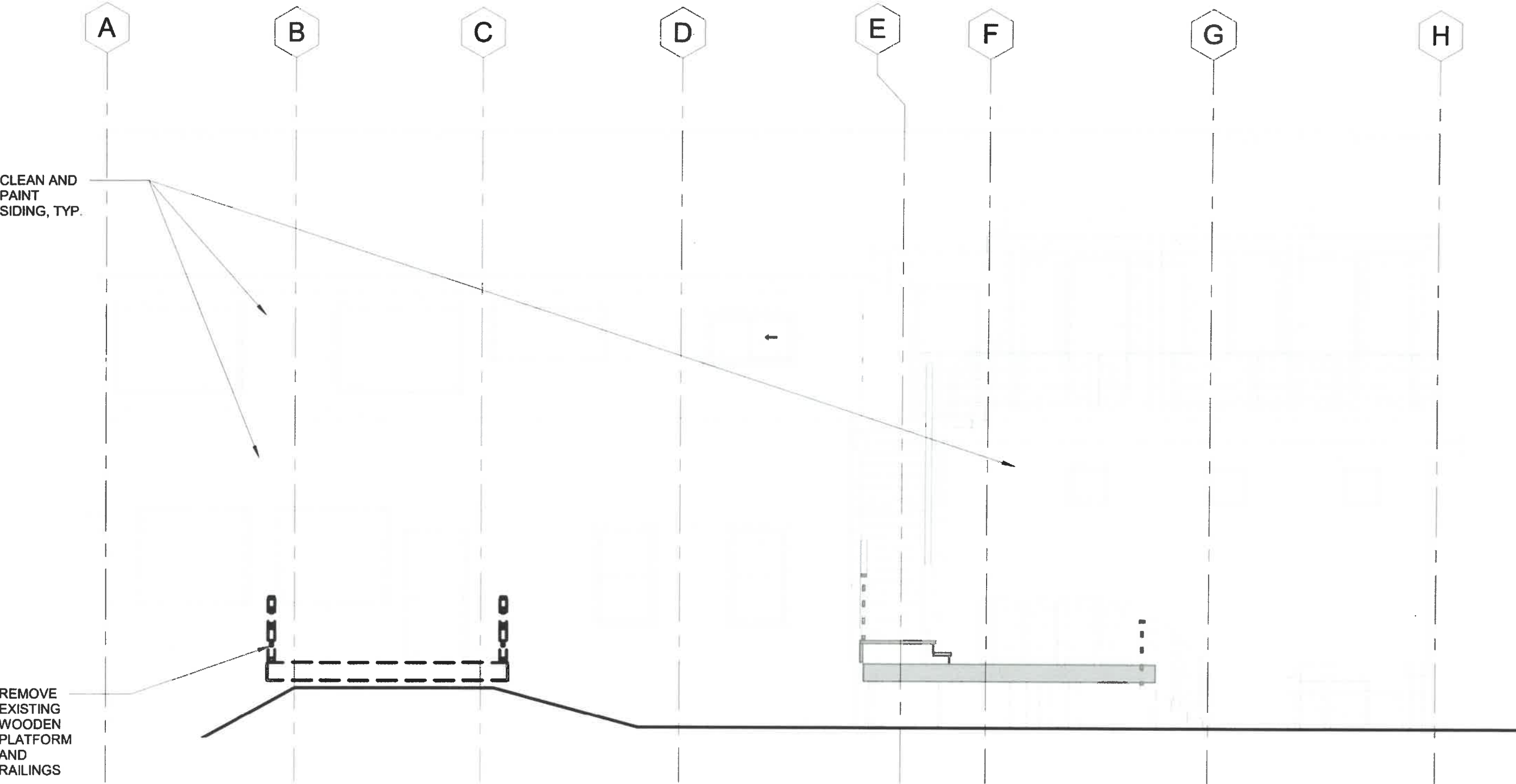


DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED

December 29, 2025
HDC APPLICATION

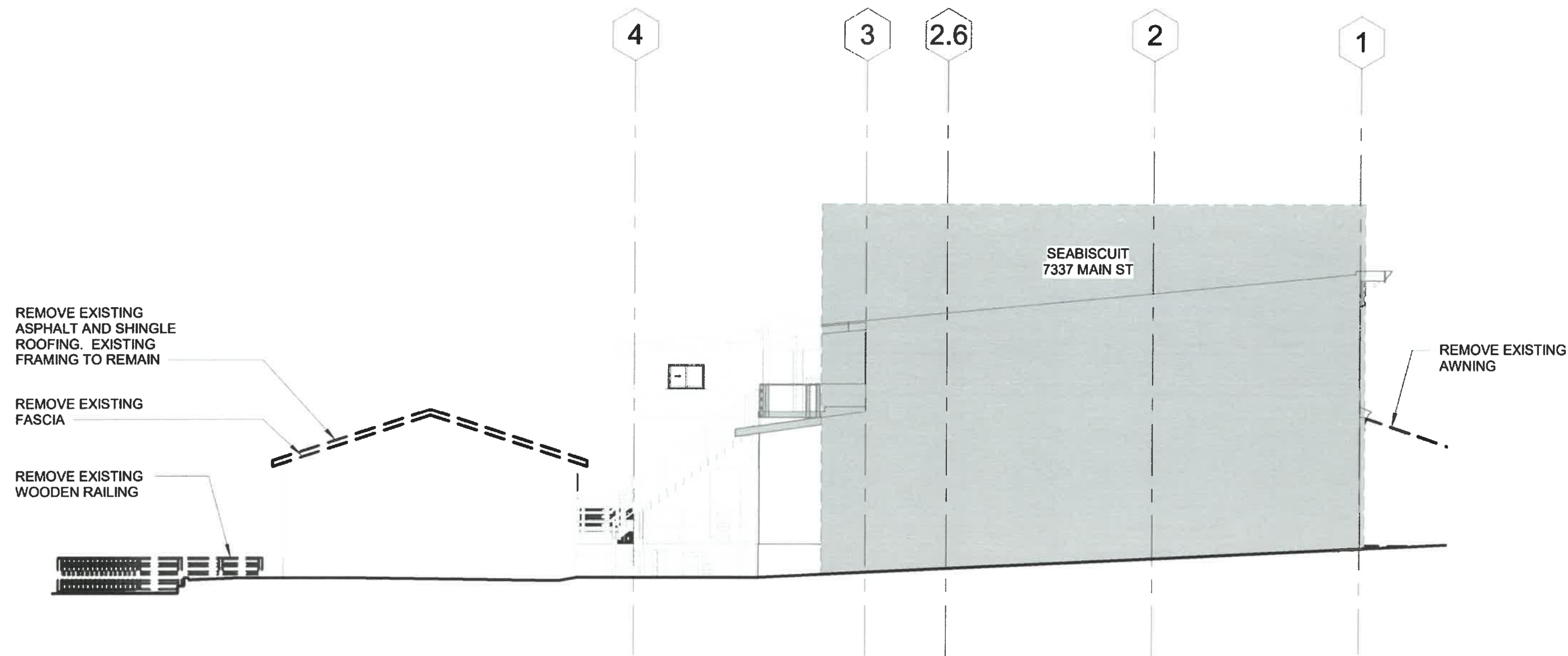


0 5 10
SCALE: 3/16" = 1'-0"

DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

EXISTING ELEVATION - EAST



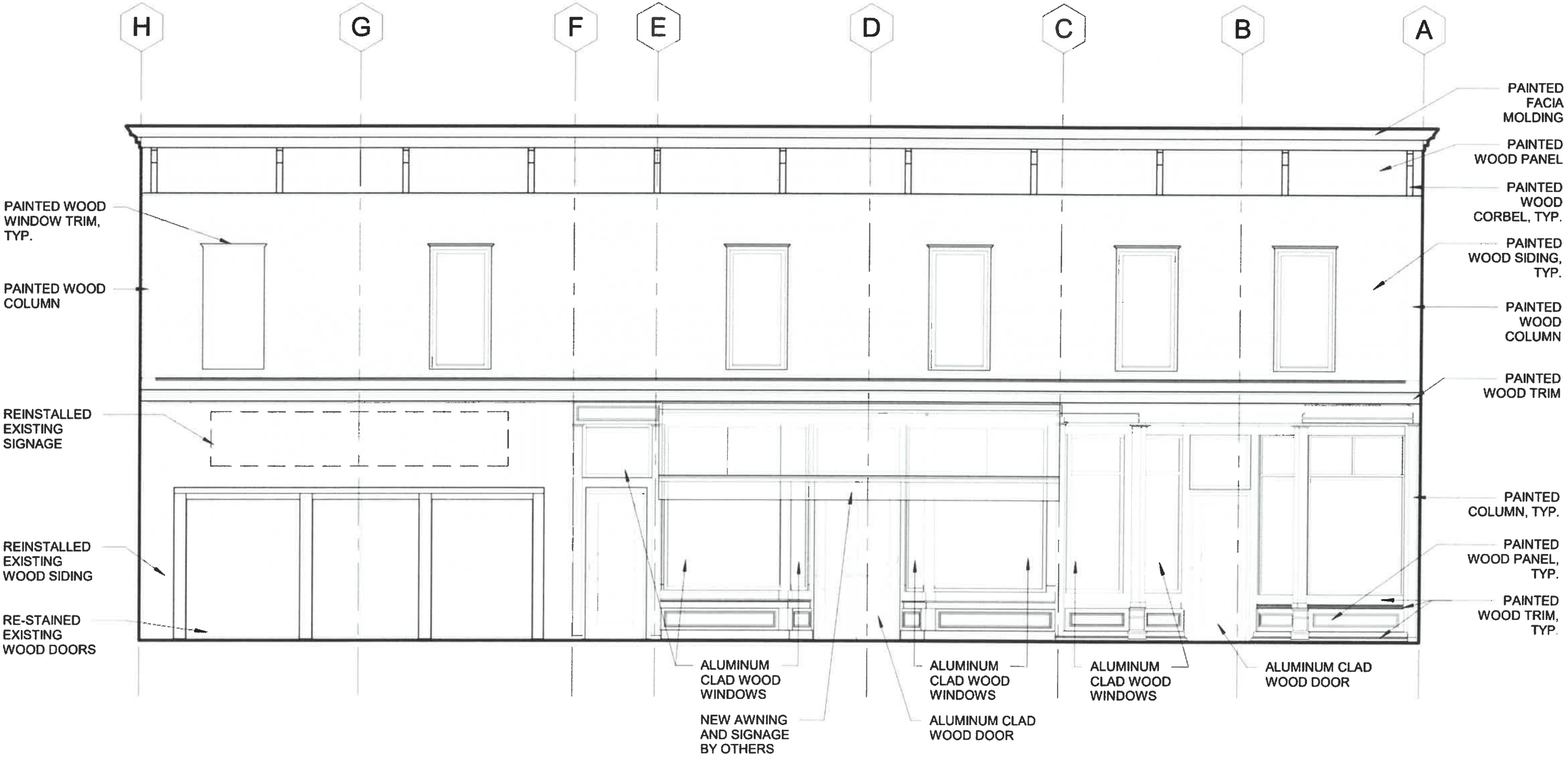
0 10 20
SCALE: 3/32" = 1'-0"

DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

PROPOSED ELEVATION - NORTH

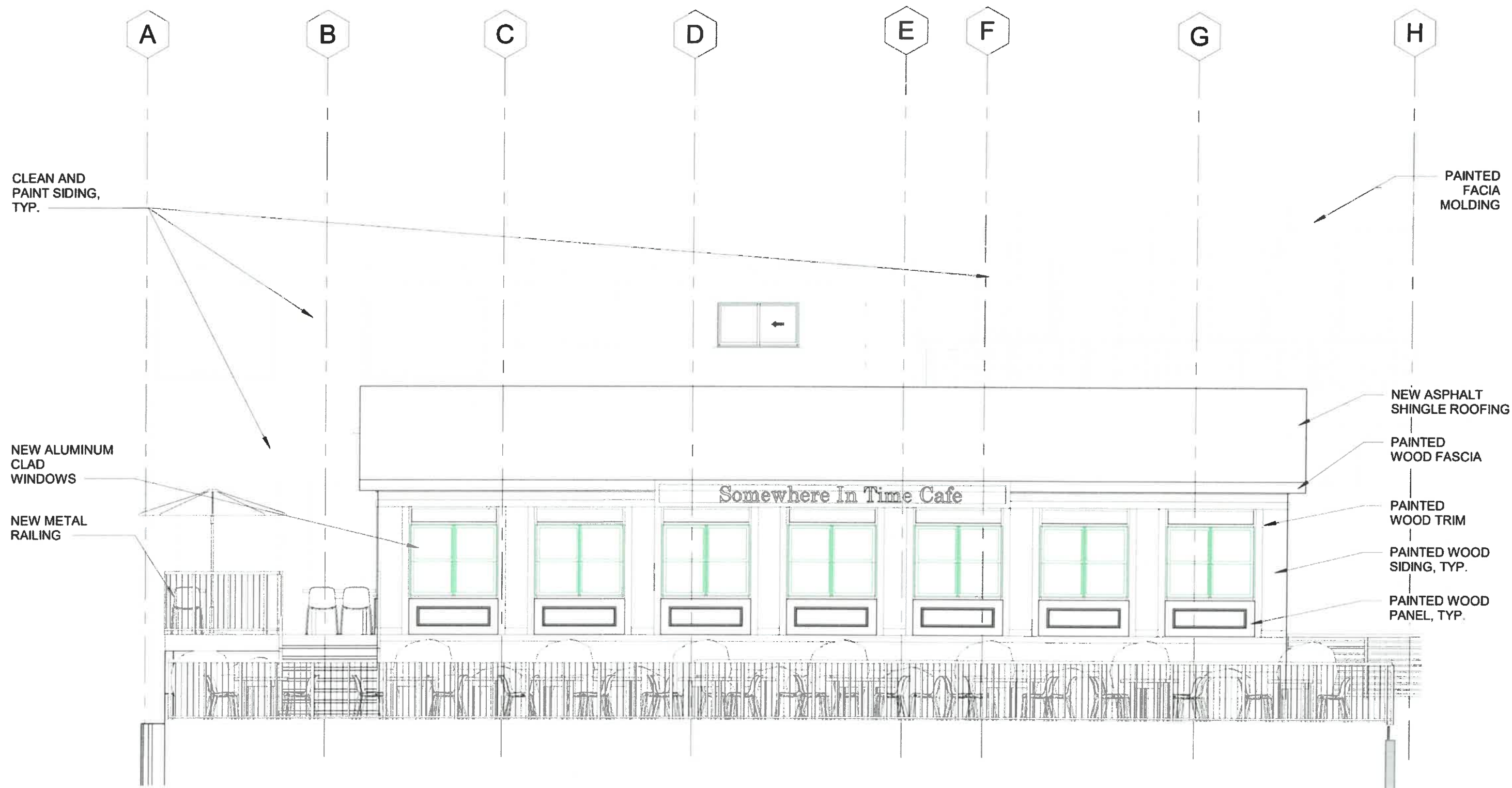
December 29, 2025
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0 5 10
SCALE: 3/16" = 1'-0"

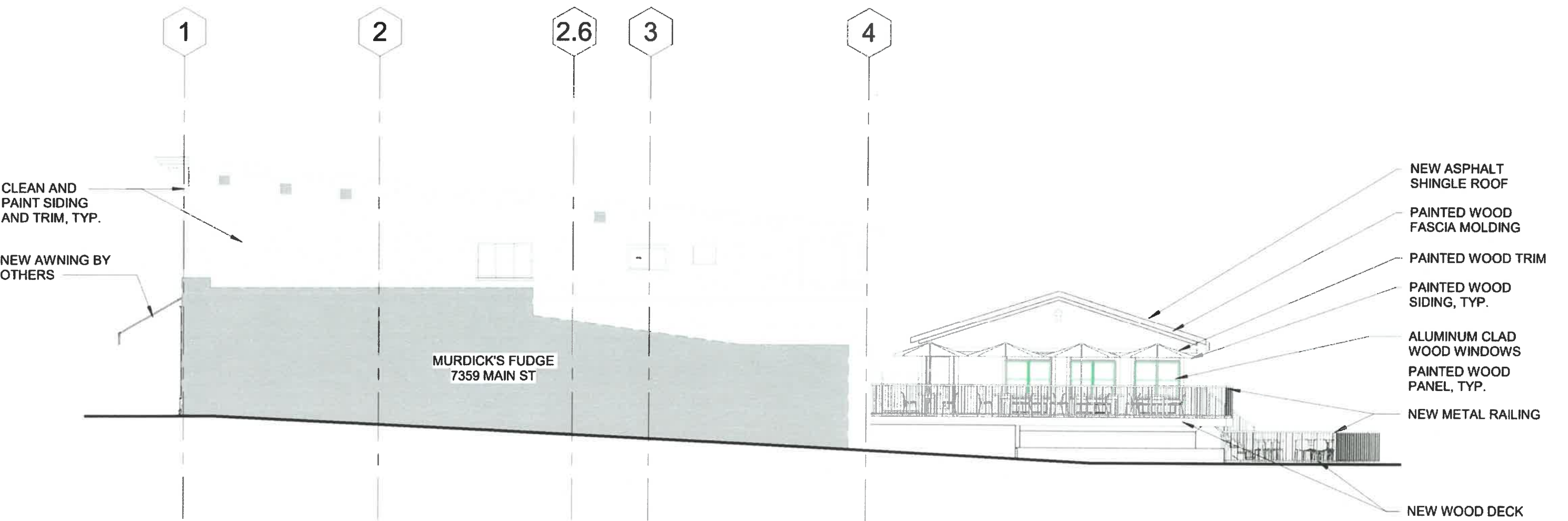
PROPOSED ELEVATION - SOUTH

December 29, 2025
HDC APPLICATION



PROPOSED ELEVATION - WEST

December 29, 2025
HDC APPLICATION



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

MATERIAL SHEET - SOUTH FACADE

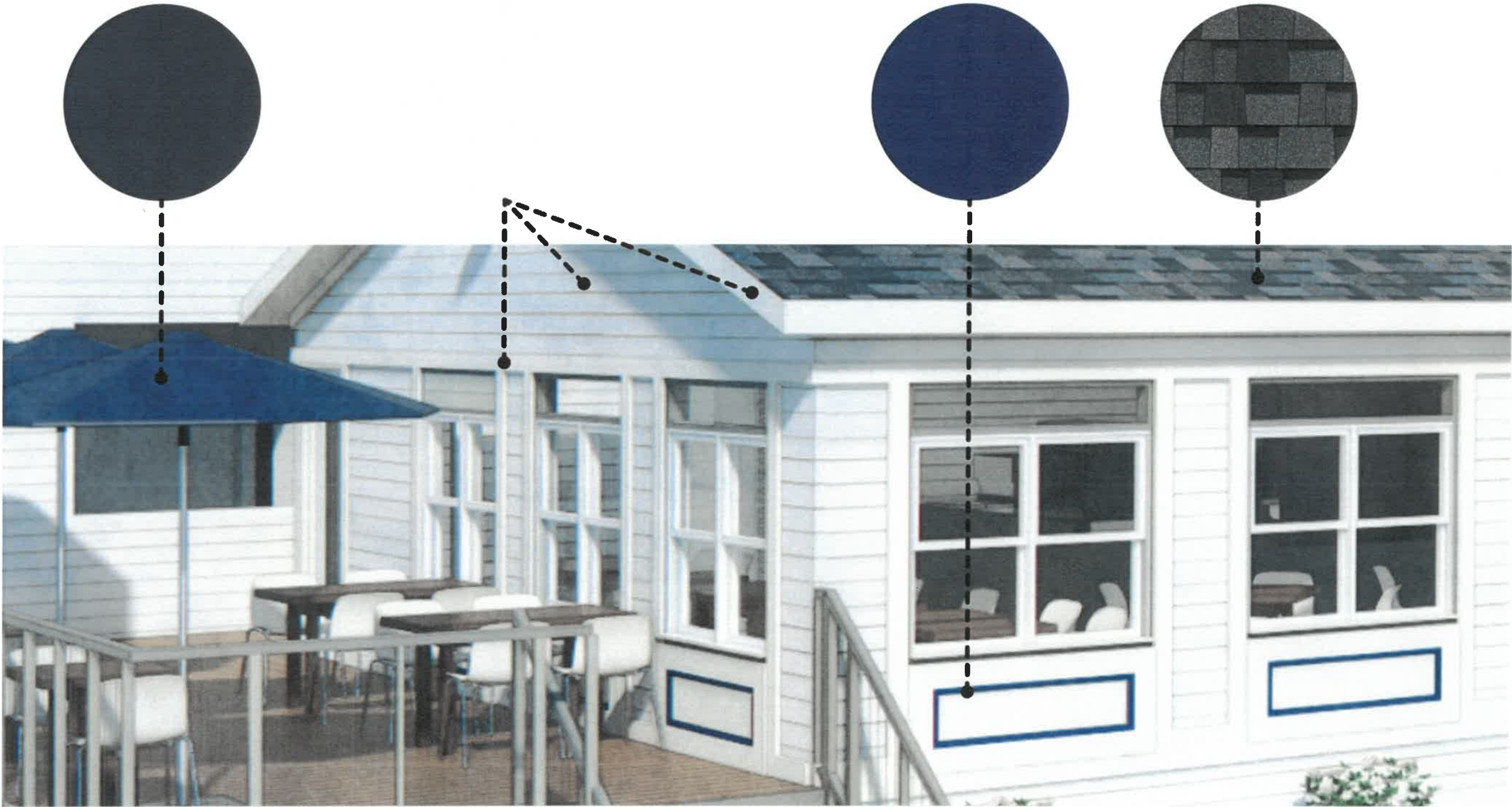
December 29, 2025
HDC APPLICATION

UMBRELLA FABRIC:
CANVAS NAVY

PAINT: SHERWIN WILLIAMS
WHITE FLOUR

PAINT: BENJAMIN MOORE
PATRIOT BLUE

ROOF: 3-TAB SHINGLES,
ASH





PROPOSED ELEVATION RENDER

December 29, 2025
HDC APPLICATION

PAINTED WINDOW TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED SIDING: SHERWIN WILLIAMS WHITE FLOUR

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





May's
FAMOUS MACKINAC FUDGE
"Somewhere in Time"
CAFE
1851-1852
CAFE ON THE LAKE

May's
FAMOUS MACKINAC FUDGE
"Somewhere in Time"
CAFE
May's
FUDGE SHOP
CAFE ON THE LAKE
May's FUDGE CAFE ON THE LAKE DELI DELICIOUS / FAST SERVE DELI DELICIOUS / FAST SERVE

TRAINING FLEET

COMPLETE MA

ANDERSEN COMMERCIAL ENTRY DOORS

MATERIAL:

- Interior wood with thick aluminum cladding
- White finish color

FRAME:

- Thick aluminum cladding finish which meets AAMA 2604

GLASS:

- Low-E4/Low-E Tempered Glass

PANEL:

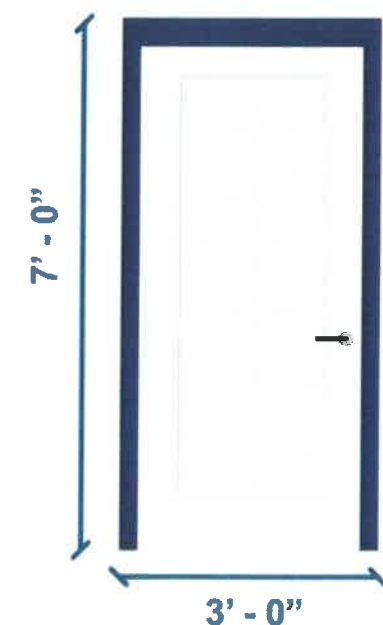
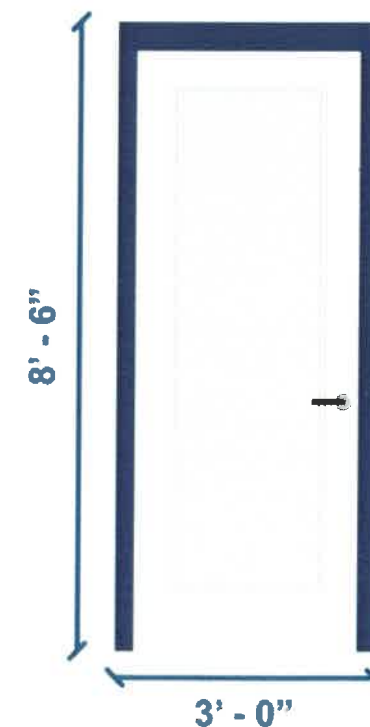
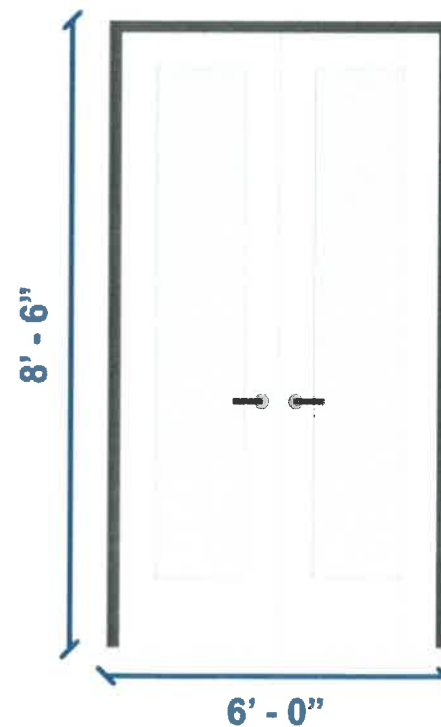
- 10" bottom rail
- 7 1/2" top rail
- Commercial-grade ball-bearing hinges with a stainless steel look

SILL:

- Anodized bronze finish
- Dam design helps resist water infiltration



White



MATERIAL SHEET - WINDOWS

December 29, 2025
HDC APPLICATION

ANDERSEN E SERIES PICTURE WINDOW

MATERIAL:

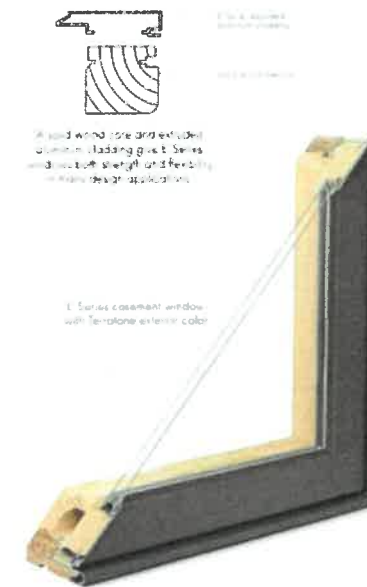
- Interior wood with thick aluminum cladding
- White finish color

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



White



OWENS CORNING: TRUDEFINITION DURATION SHINGLES

DEEP DIMENSION
OUTSTANDING PERFORMANCE

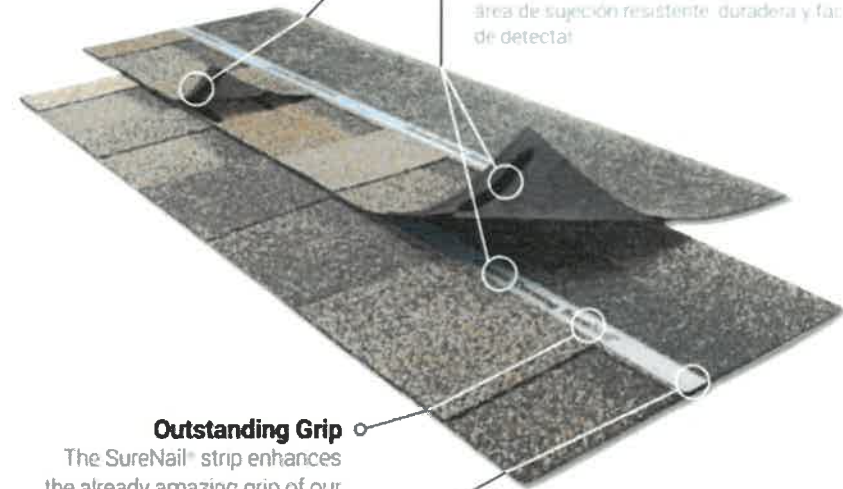
Duration® Shingles offer:

- 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 Resistance⁴ and may qualify for a homeowner insurance discount⁵



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 130 mph (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

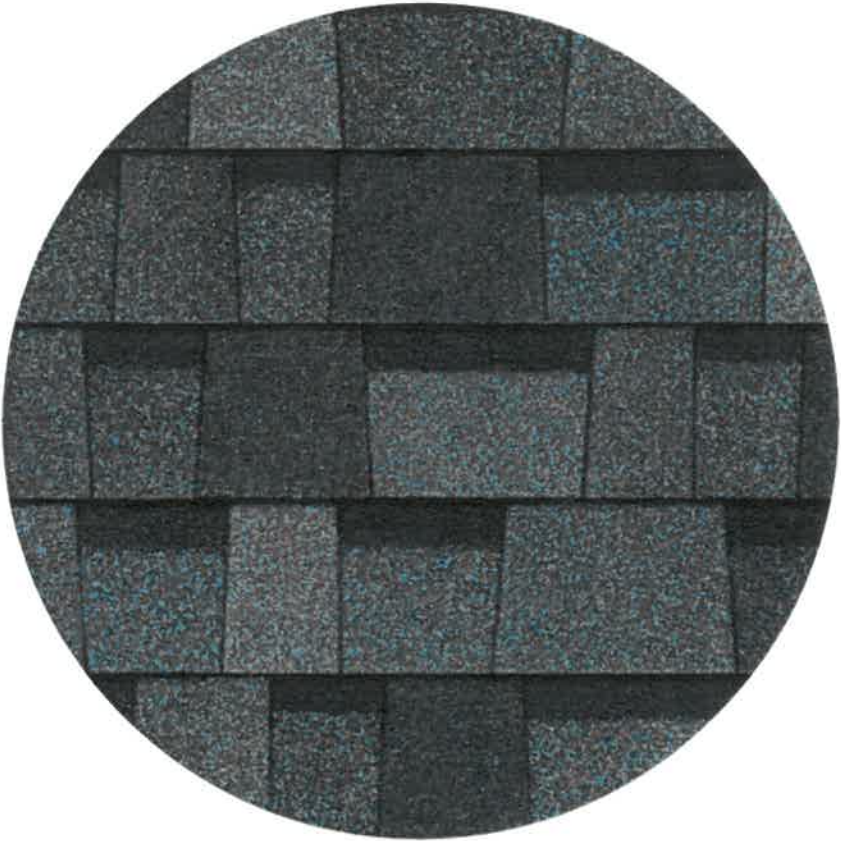
Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar

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.

ROOFING: OWENS CORNING
TRUDEFINITION DURATION
SHINGLES, MIDNIGHT PLUM



SUNBRELLA A PATIO UMBRELLA

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

MATERIAL: SUNBRELLA CANVAS NAVY

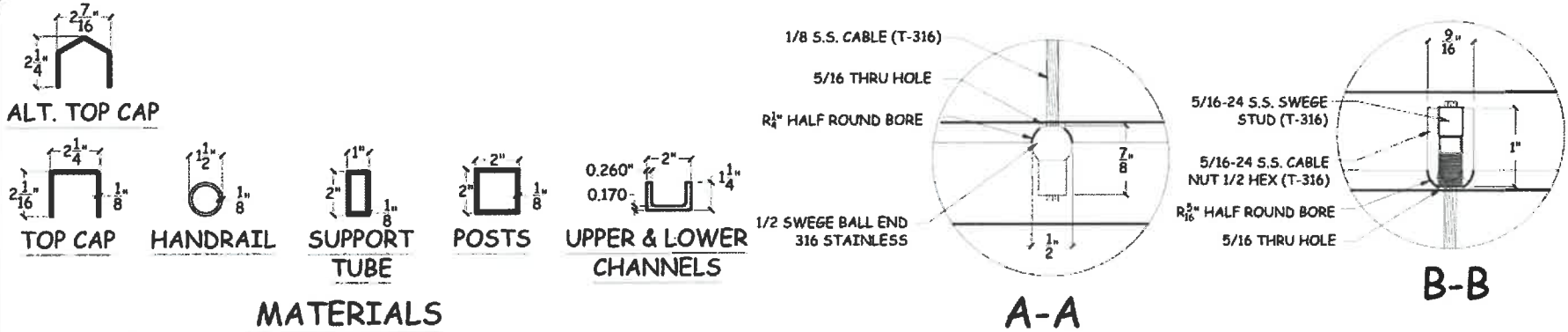
- 100% Polyester material engineered specifically for awnings.
- Integrated color throughout the yarn
- Teflon coated to resist mold and mildew



FABRIC: SUNBRELLA -
CANVAS NAVY

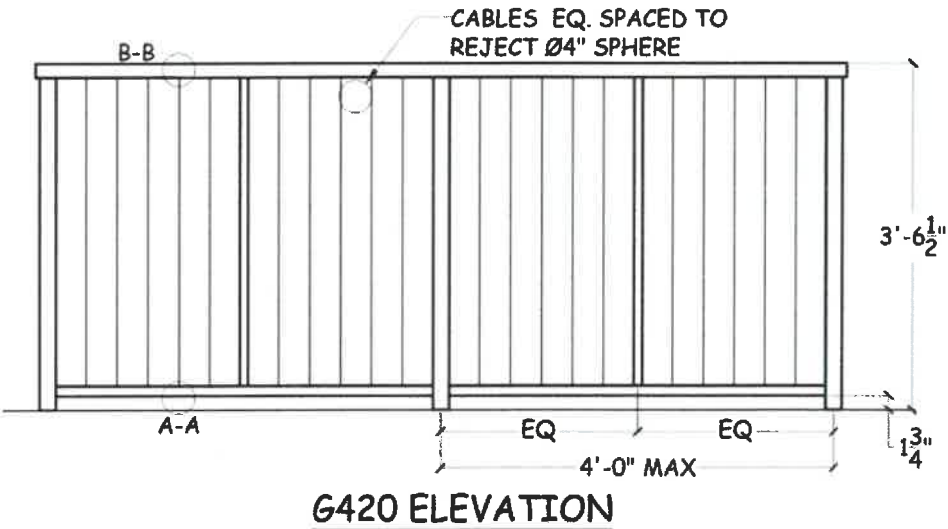
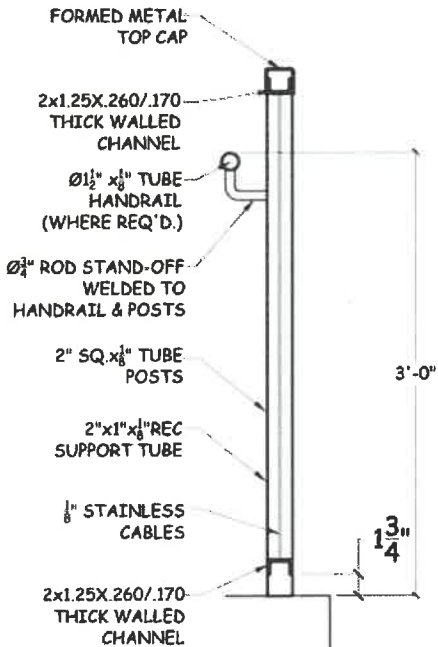


FRAME: SUNBRELLA -
MATTE WHITE

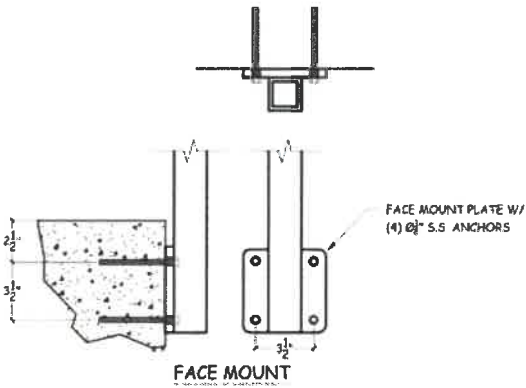
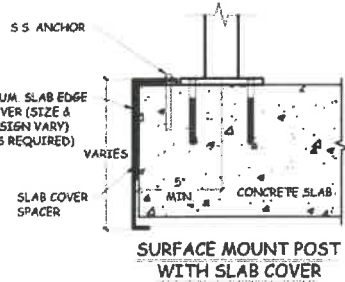
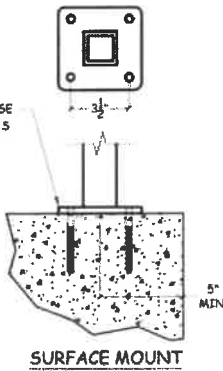
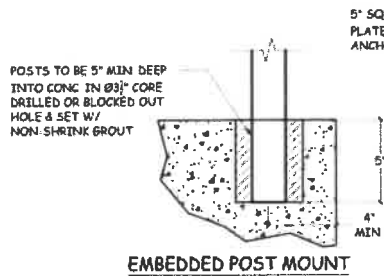


MATERIALS

AVAILABLE IN ALUMINUM AND STAINLESS STEEL



G420 CROSS SECTION



MOUNTING OPTIONS

General Notes

No.	Revised/Issue	Date

GRECO
A CPM Industries Company

9410 EDEN AVE. HUDSON, FL 34667
Phone 727-372-1100 Fax 727-863-2774
www.grecoinc.com

GRECO RAIL STANDARD
STYLE G420

STANDARDS	1 OF 1
8/17/21	
N.T.S.	

FACIA: ALUMINUM - MATTE
IVORY





EAT

ce

WILLIAM H. HARRIS
WILLIAM H. HARRIS
WILLIAM H. HARRIS

Frank Smith
GIFTS
Poetry in China
Souvenirs

RESTAURANT

AAA

LAKE VIEW

COCKTAIL BAR

VILLAGE INN
COCKTAILS
GIANT SANDWICHES

LEATH
CO



HISTORIC DISTRICT COMMISSION APPLICATION
RENDEZVOUS CENTRE RENOVATION

THANK YOU