



# 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 KL



QUINN  
EVANS

"Main Street"  
Mackinac Island



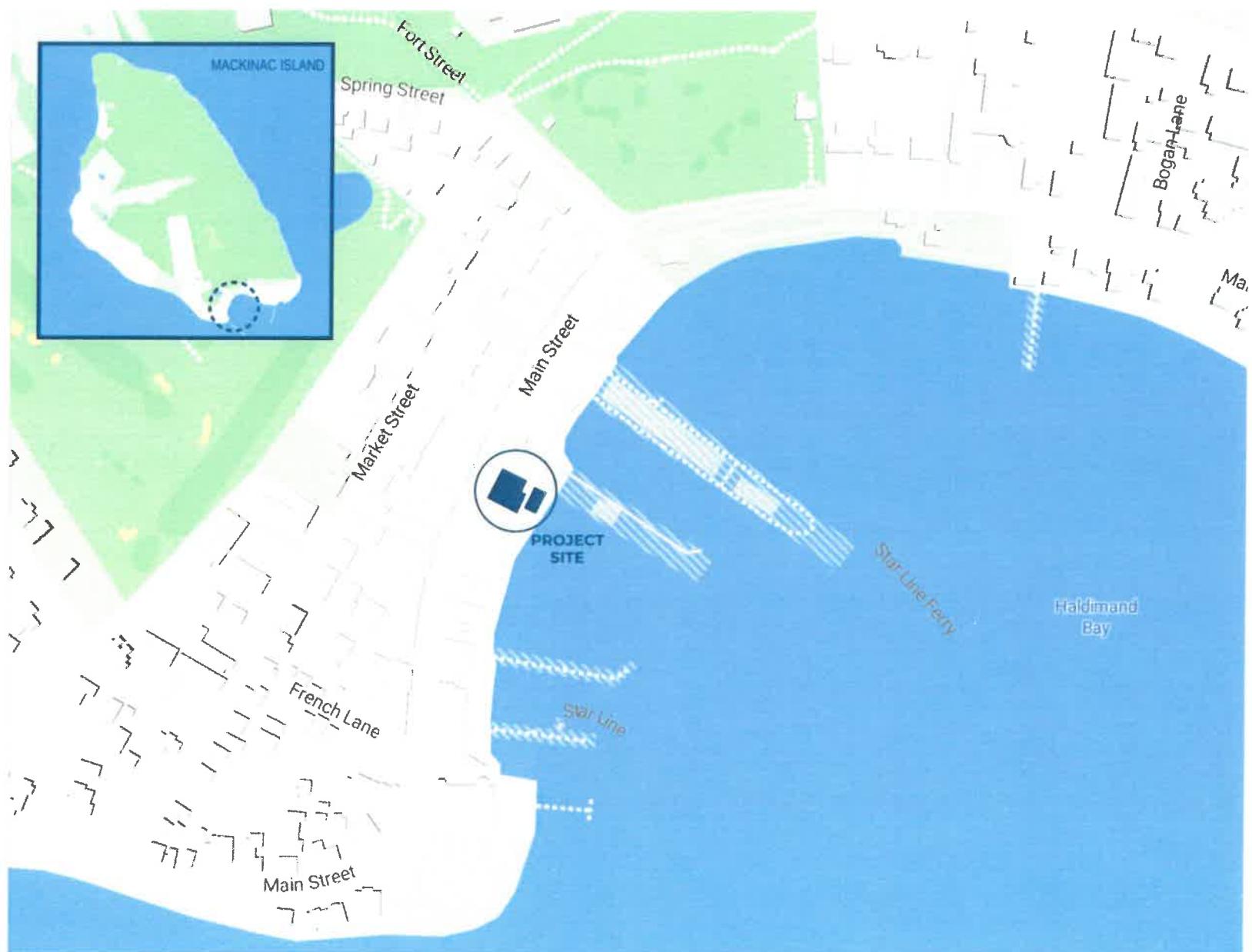


## PROJECT SUMMARY

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 1<sup>st</sup> 2026.

## LOCATION PLAN

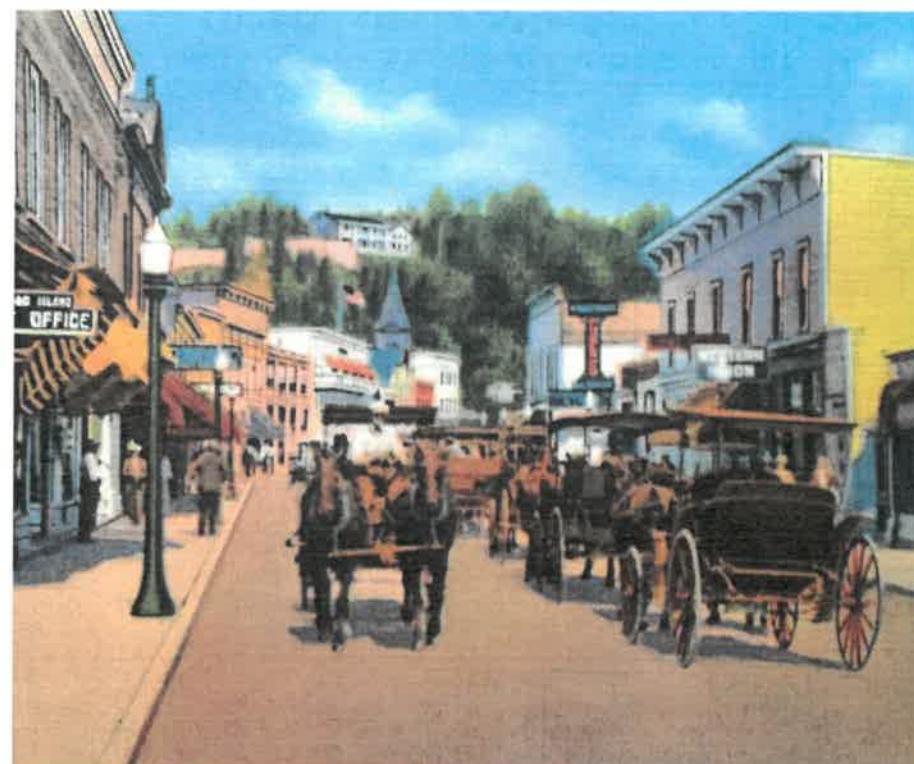


# HISTORIC CONTEXT IMAGES

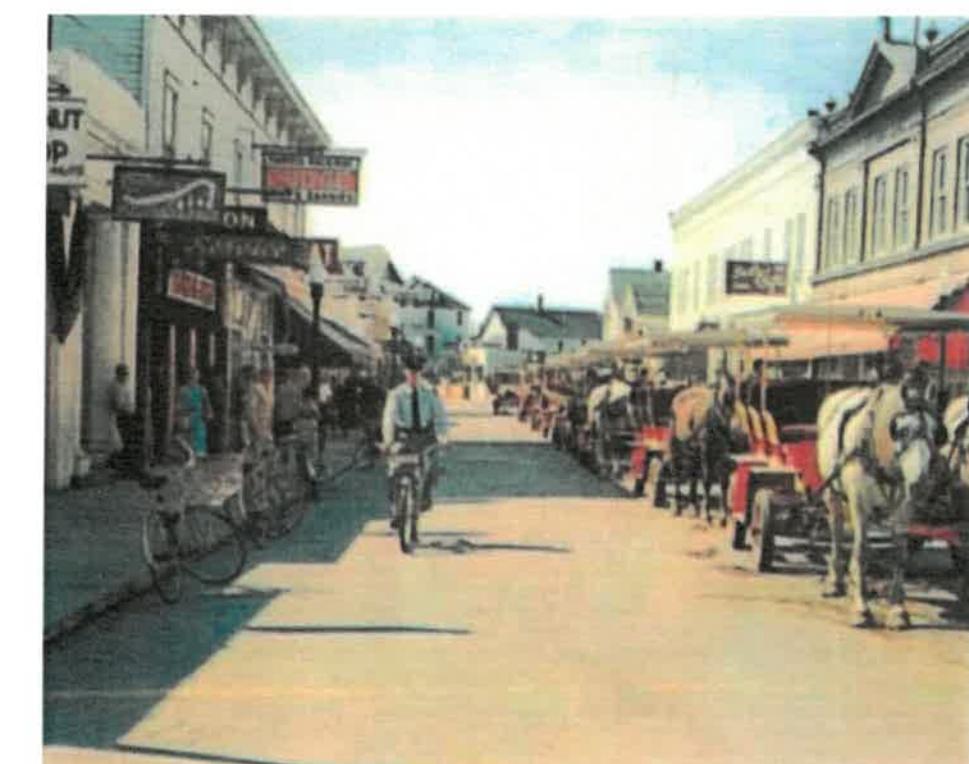
December 29, 2025  
HDC APPLICATION



MACKINAW ISLAND FROM PIER LOOKING AT CHIPPEWA HOTEL



MACKINAW POST CARD - PROJECT BUILDING ON RIGHT SIDE



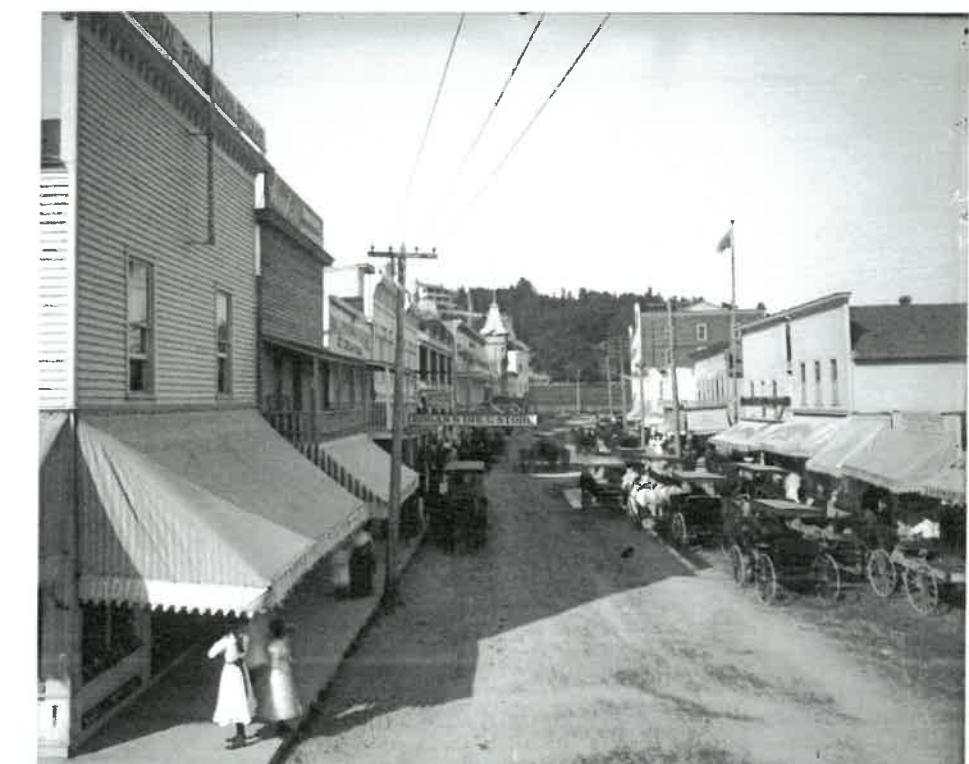
MACKINAW POST CARD - PROJECT BUILDING ON LEFT SIDE



MACKINAW ISLAND FROM PIER LOOKING AT HOTEL IROQUOIS



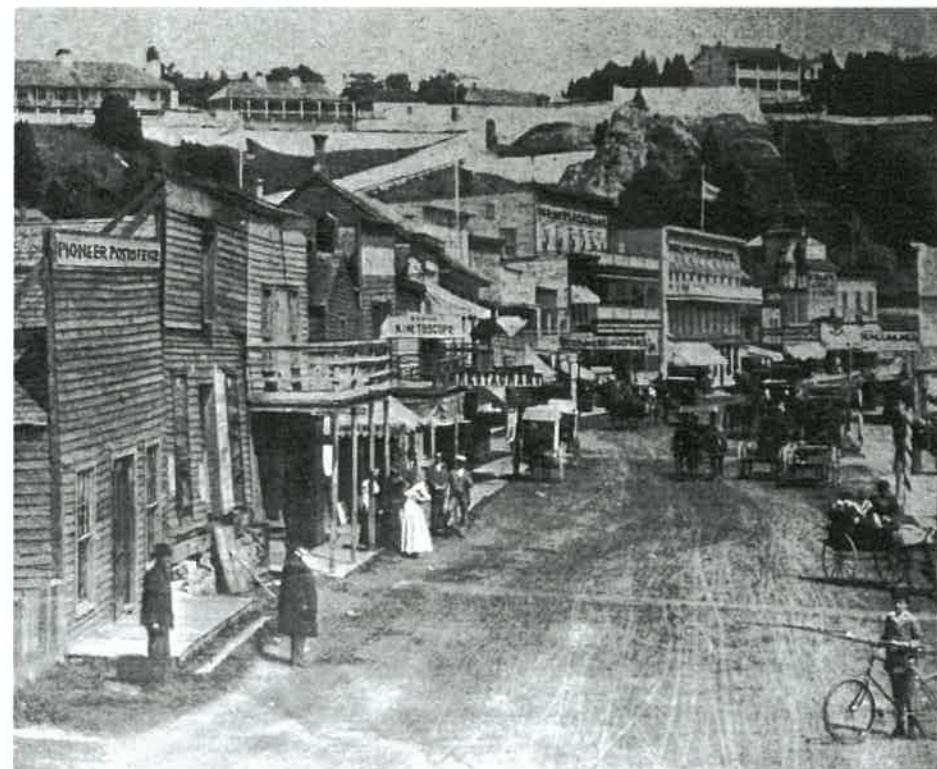
MACKINAW ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



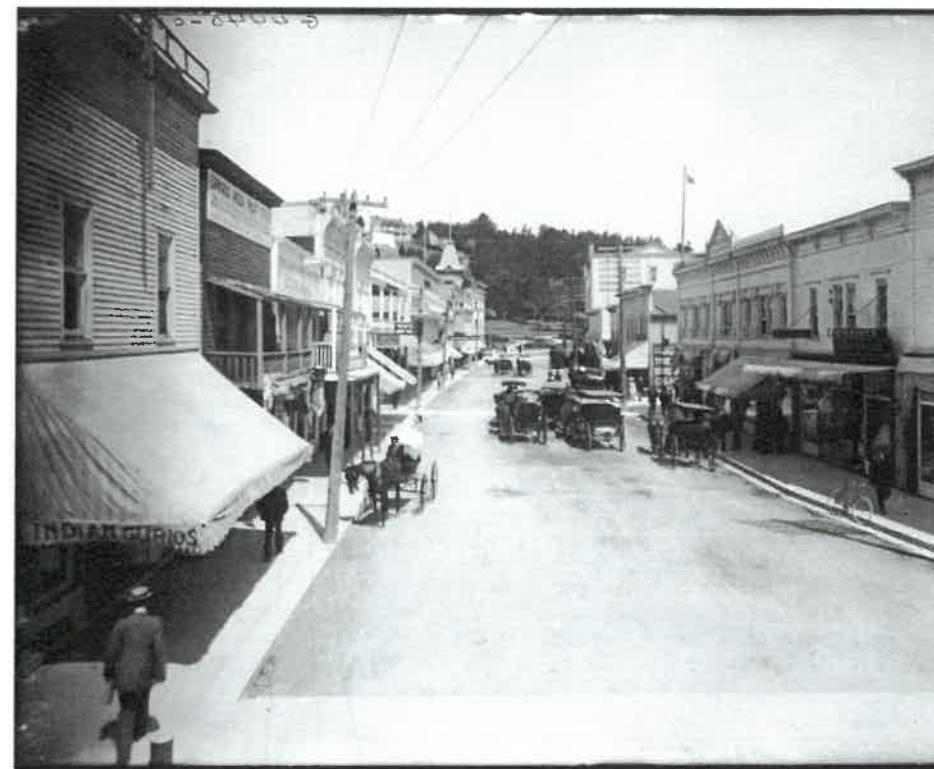
MACKINAW ISLAND MAIN STREET LOOKING NORTH FROM ASTOR STREET

# HISTORIC MAIN STREET AWNINGS & SIGNAGE

December 29, 2025  
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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

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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 FAÇADE

PHOTOS TAKEN SEPTEMBER 2023

December 29, 2025

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# EXISTING PHOTOS - REAR FACADE

PHOTOS TAKEN SEPTEMBER 2023

December 29, 2025  
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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  
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NEIGHBORING BUILDING, LOOKING SOUTHEAST FROM DECK



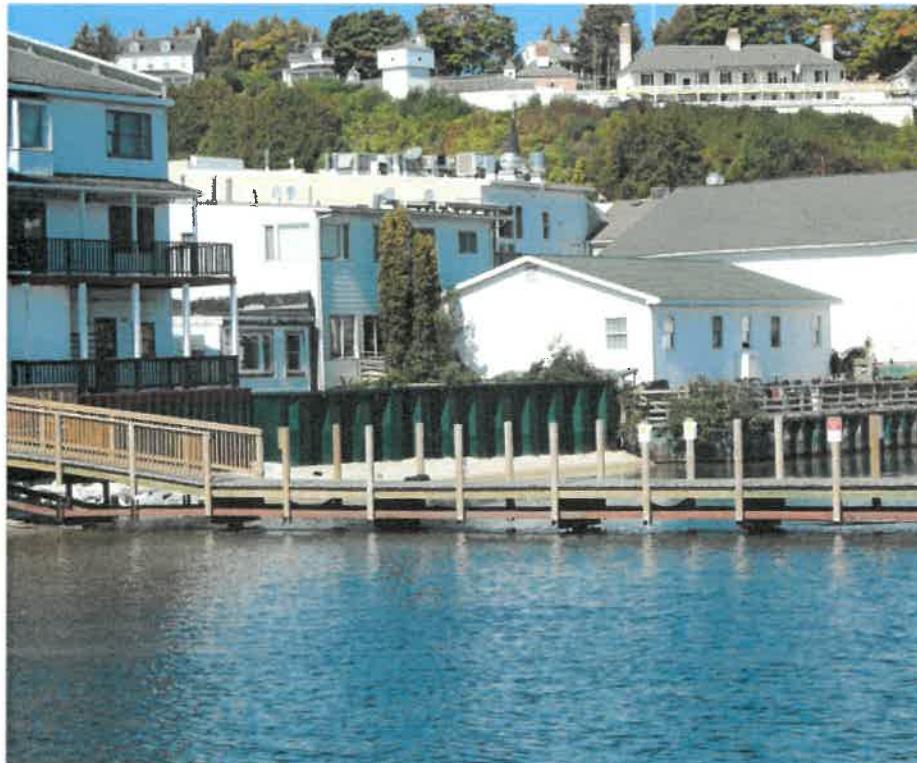
LAKE HURON, LOOKING SOUTH FROM DECK



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



MACKINAC ISLAND HARBOR LOOKING NORTHWEST



EXISTING BUILDING, SHED AND SEAWALL, LOOKING NORTHEAST



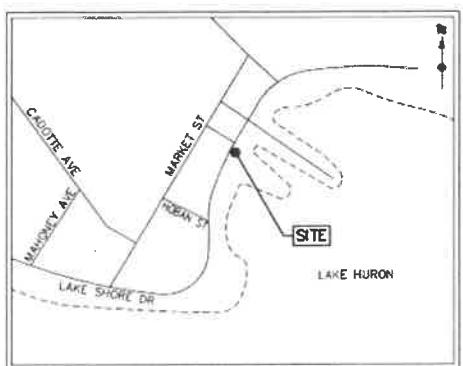
MACKINAC ISLAND HARBOR LOOKING NORTHEAST



# EXISTING CIVIL SITE PLAN - DESCRIPTIONS & KEY

December 29, 2025

HDC APPLICATION



VICINITY MAP  
NOT TO SCALE

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

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

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

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

ALSO:

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

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

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

## LEGEND

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

(M)

(R)

## ZONING:

THE SUBJECT PROPERTY IS CURRENTLY ZONED C COMMERCIAL ACCORDING TO MACKINAC ISLAND ZONING MAP DATED MAY 2017  
ZONING LETTER OR REPORT WAS NOT PROVIDED AT THE DATE OF THE SURVEY.

## SITE BENCHMARKS:

BM #1: SET MAG NAIL IN WOOD RETAINING WALL  
ELEVATION: 588.03 (NAVD88)  
BM #2: TOP FIRE HYDRANT FLANGE BOLT UNDER "W"  
ELEVATION: 589.98 (NAVD88)

## NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAVD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM TITLE. VERTICAL DATUM IS BASED ON NAVD88.
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD), ZONE AE (WITH BFE 585), AND ZONE VE (WITHOUT BFE 585) ACCORDING TO MAP NUMBER 26097C1001C OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE: DECEMBER 15, 2022.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

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

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

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)

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



Arben Tahiraj  
Professional Surveyor No. 4001071258  
ATAHIRAJ@ATWELL.COM

TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MICHIGAN 48076  
248.447.2000

DATE: 10/20/2025



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN A APPROXIMATE LOCATIONS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UTILITIES ON ITS OWN DUE DILIGENCE AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY RESULT FROM THE CONTRACTOR OR ITS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MICHIGAN 48076  
248.447.2000

QUINN  
EVANS

# DEMOLITION PLAN - BASEMENT

December 29, 2025  
HDC APPLICATION

## DEMO PLAN LEGEND

— Existing construction to remain

— Construction to be demolished

Existing neighboring seawall

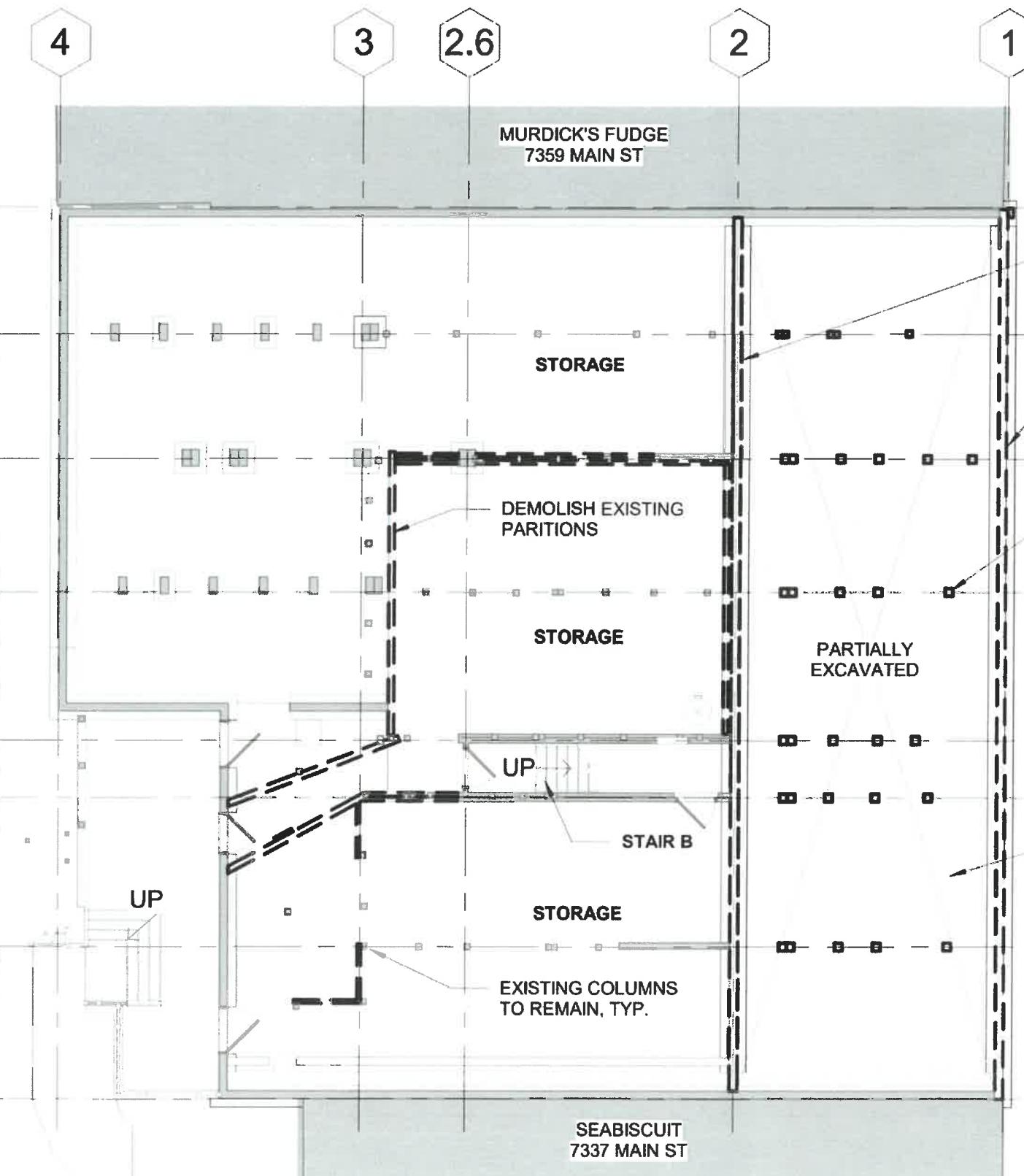
Existing deck above

Existing block retaining wall

Lake Huron  
Bottomlands

Existing seawall

Storage building above



A

DEMOLISH EXISTING PARTIAL HEIGHT CMU WALL AND FOOTING

B

DEMOLISH EXISTING FOUNDATION WALL AND FOOTING

C

DEMOLISH EXISTING COLUMNS AND FOOTINGS

D

E

F

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

G

H

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

20 N

# 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

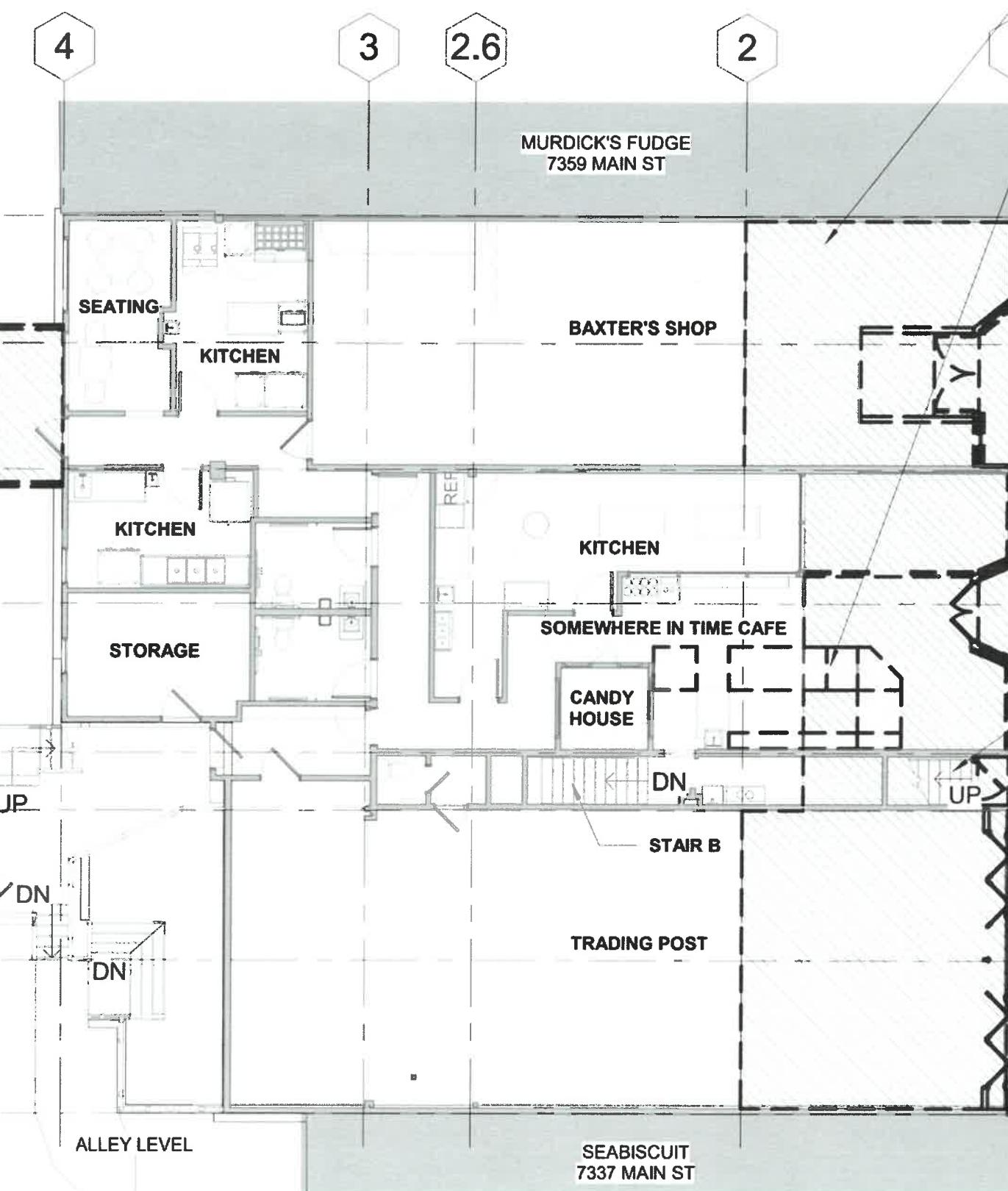
Existing seawall

Demolish existing fence

Wood deck

Demolish portion of existing wall for new openings, typ.

Storage building



DEMOLISH EXTENTS OF FLOORING AND STRUCTURE

REMOVE AND SALVAGE EXISTING COUNTERS

A

REMOVE AND REPLACE SECTION OF FAÇADE

B

REFER TO ELEVATIONS

C

REFER TO ELEVATIONS

D

REMOVE SECTION OF FAÇADE  
RESCUE FOR REINSTALLATION

E

REFER TO ELEVATIONS

F

REMOVE SECTION OF FAÇADE  
RESCUE FOR REINSTALLATION

G

REFER TO ELEVATIONS

H

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

N

# DEMOLITION PLAN - SECOND FLOOR

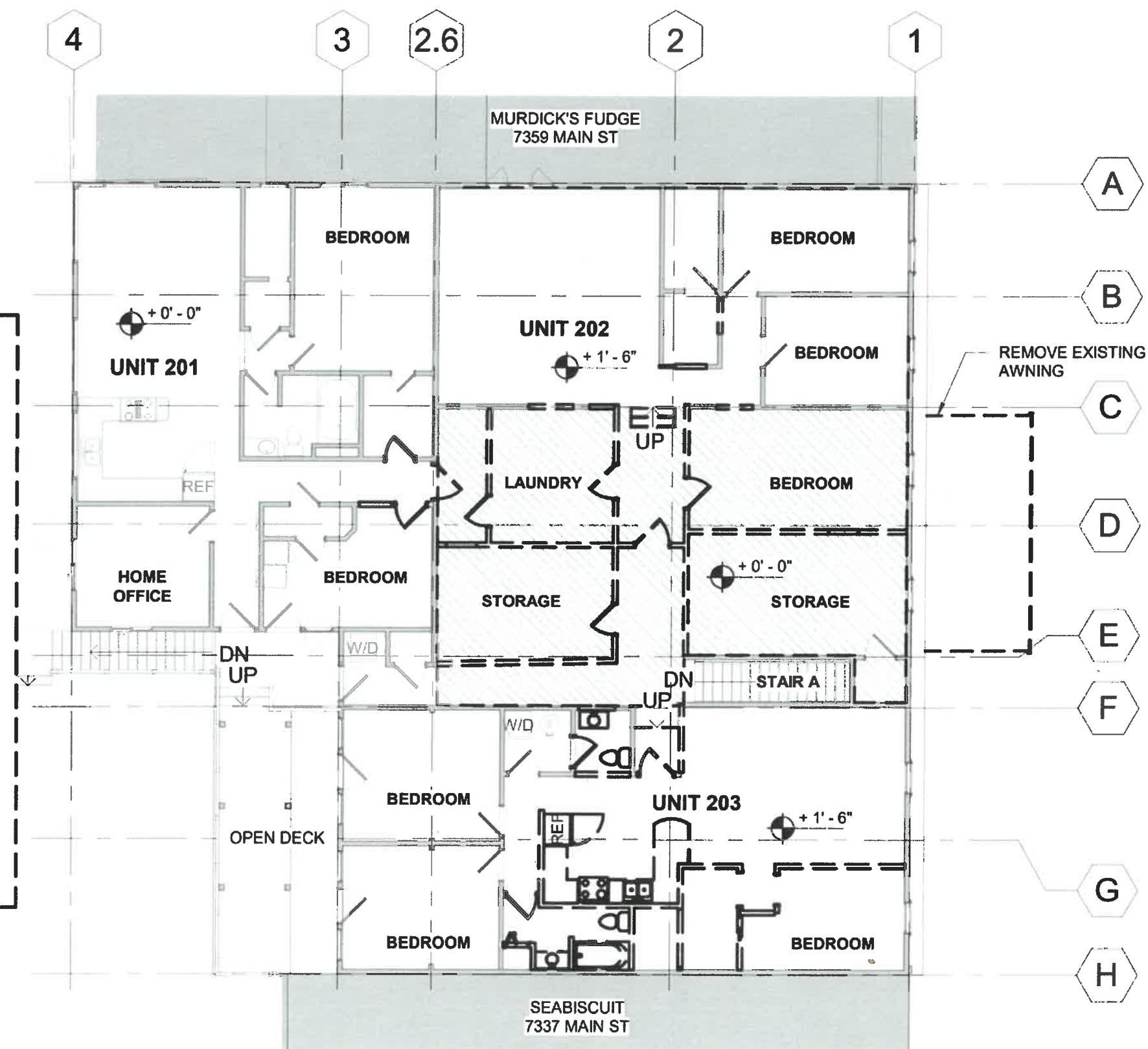
December 29, 2025  
HDC APPLICATION

## DEMO PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING  
ASPHALT AND SHINGLE  
ROOFING. EXISTING  
FRAMING TO REMAIN

STORAGE BUILDING  
BELOW



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

N

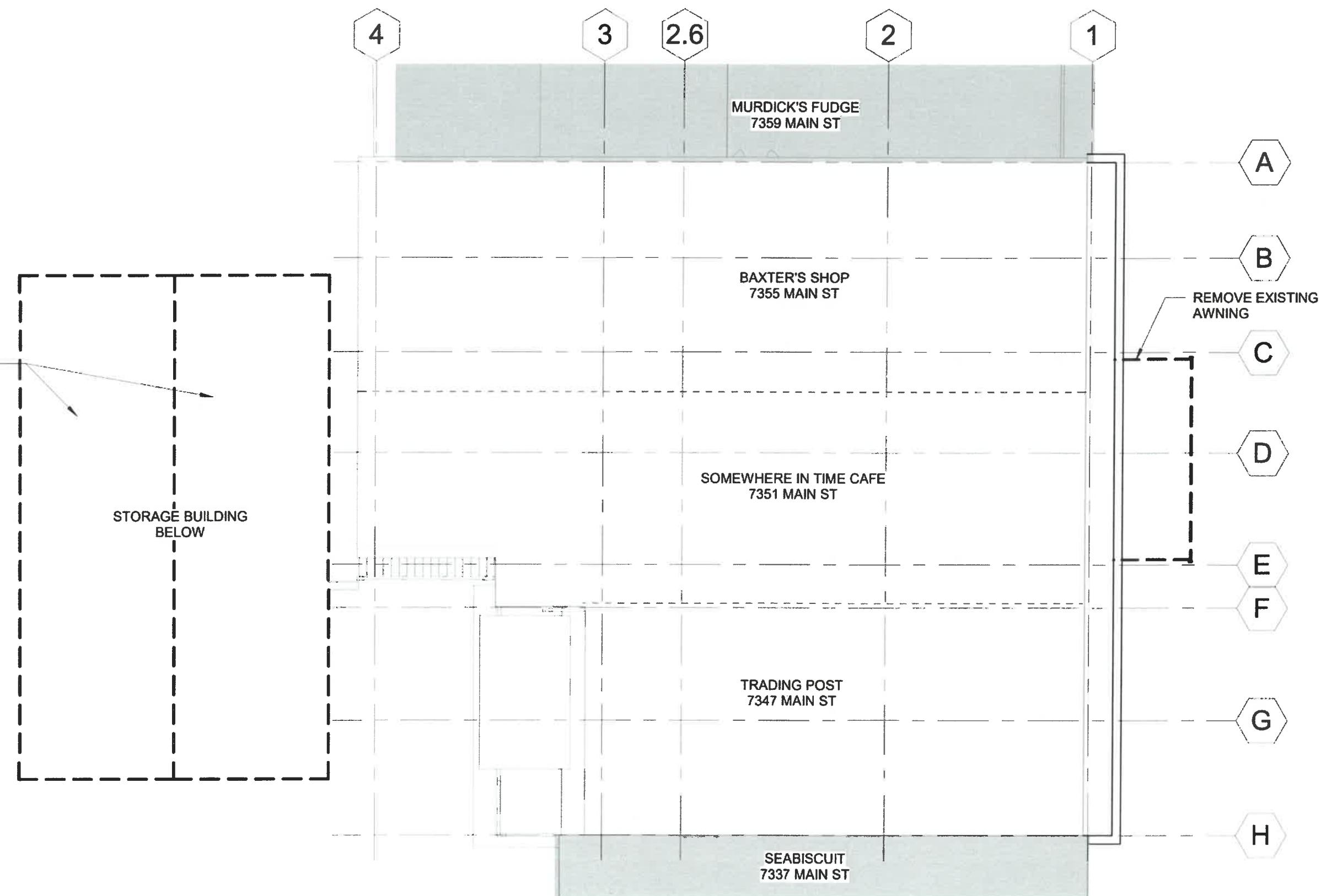
# DEMOLITION PLAN - ROOF PLAN

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



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

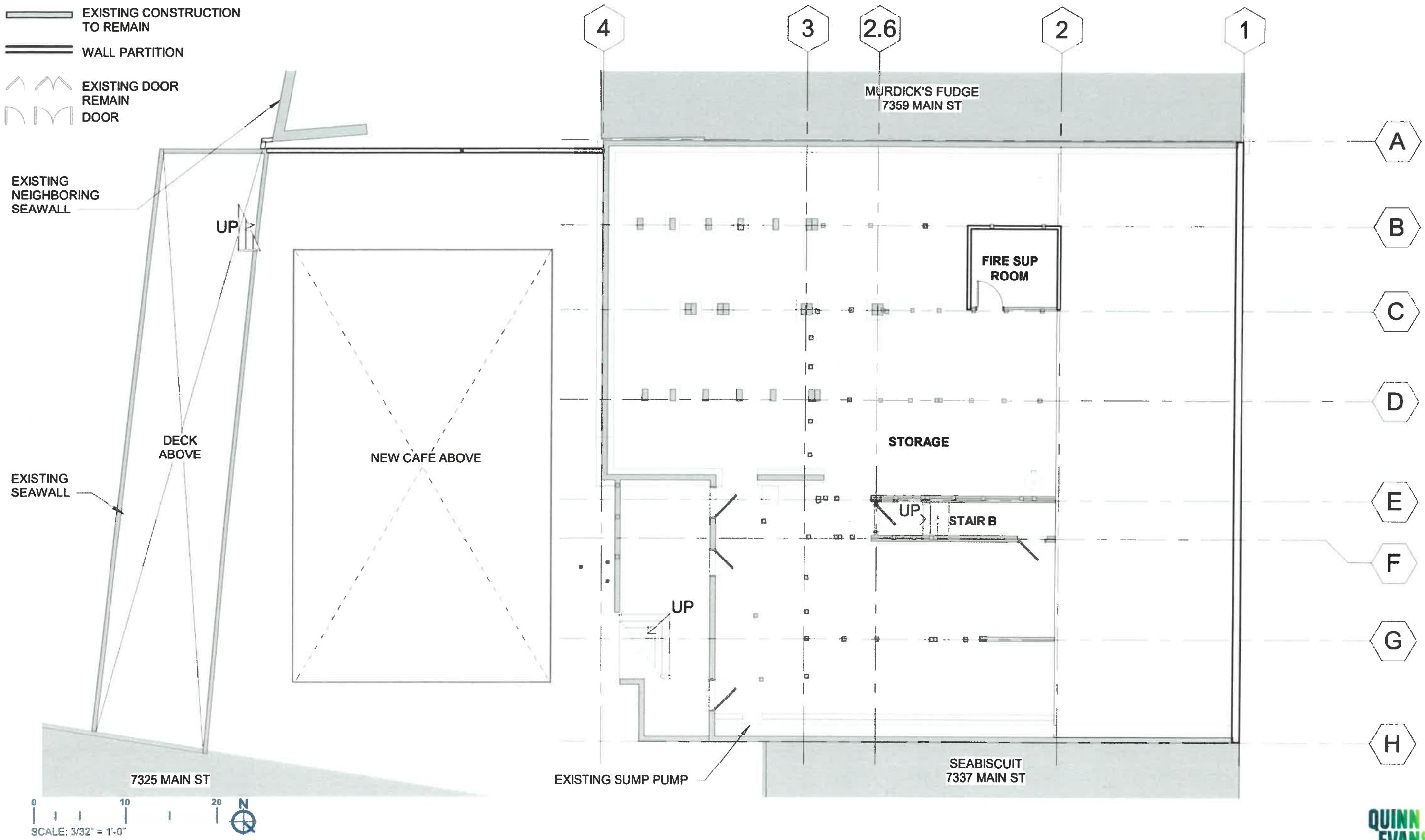
20 N

# **PROPOSED PLAN - BASEMENT**

December 29, 2025  
HDC APPLICATION

### FLOOR PLAN LEGEND

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



# PROPOSED PLAN - FIRST FLOOR

December 29, 2025  
HDC APPLICATION

## FLOOR PLAN LEGEND

— EXISTING CONSTRUCTION TO REMAIN

— WALL PARTITION

▲▲ EXISTING DOOR REMAIN

DOOR

EXISTING  
NEIGHBORING  
SEAWALL

NEW EXTENDED  
DECK SEATING &  
STAIRS

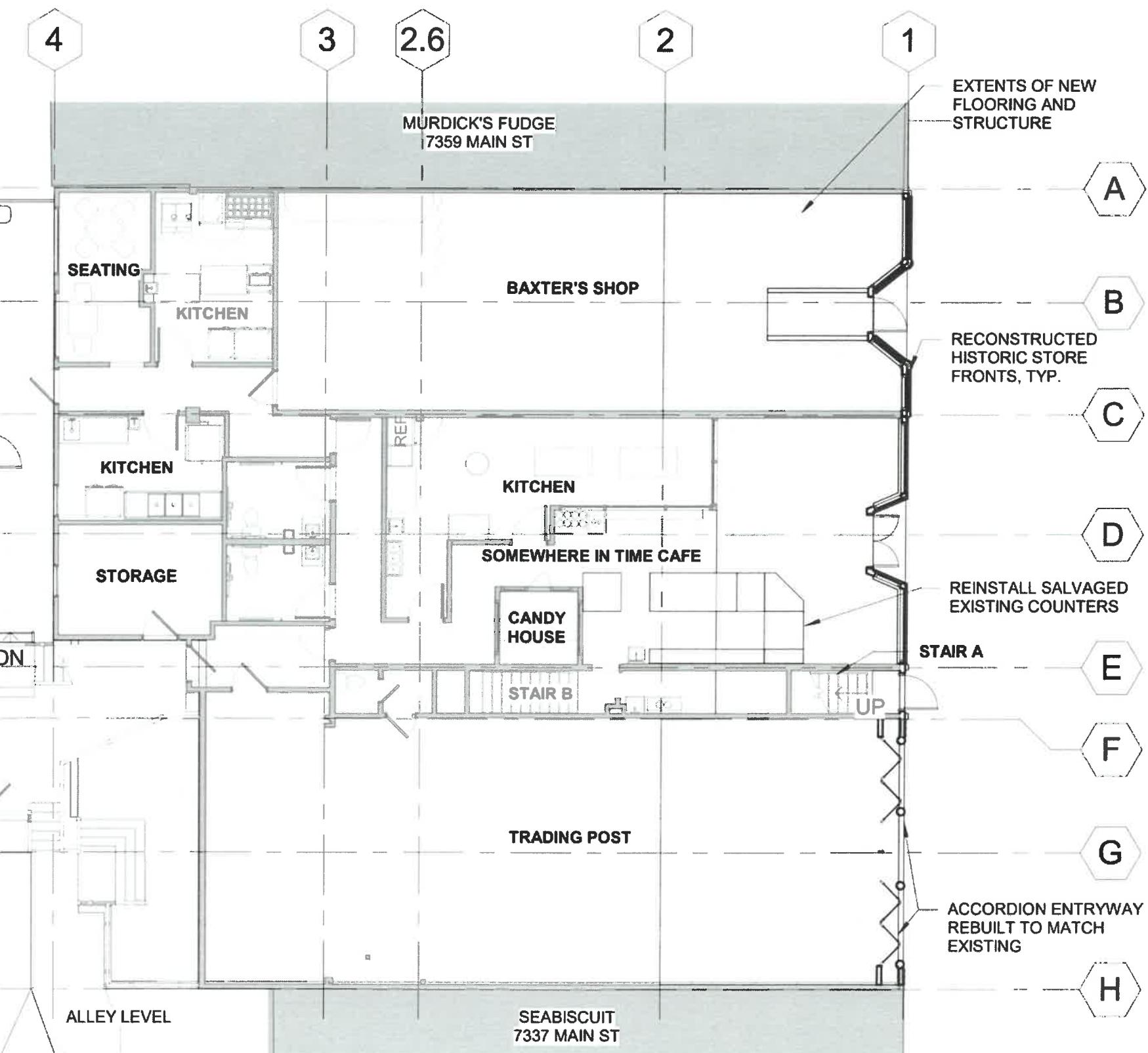
NEW DECK  
RAILING

EXISTING  
SEAWALL  
BELOW

EXISTING  
WOOD DECK

7325 MAIN ST

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

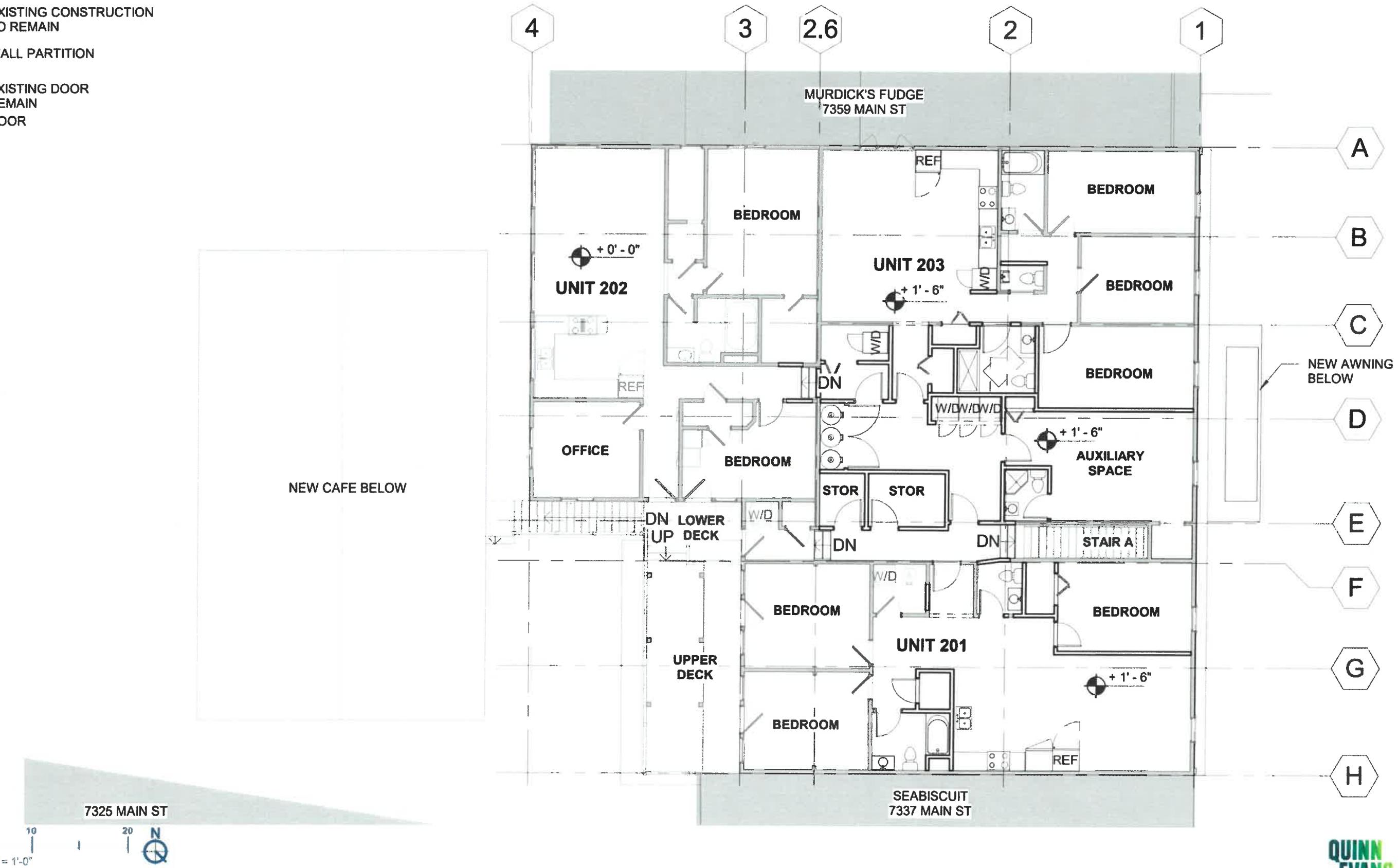


# PROPOSED PLAN - SECOND FLOOR

December 29, 2025  
HDC APPLICATION

## FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- WALL PARTITION
- ▲ ▲ EXISTING DOOR REMAIN DOOR
- □ NEW DOOR

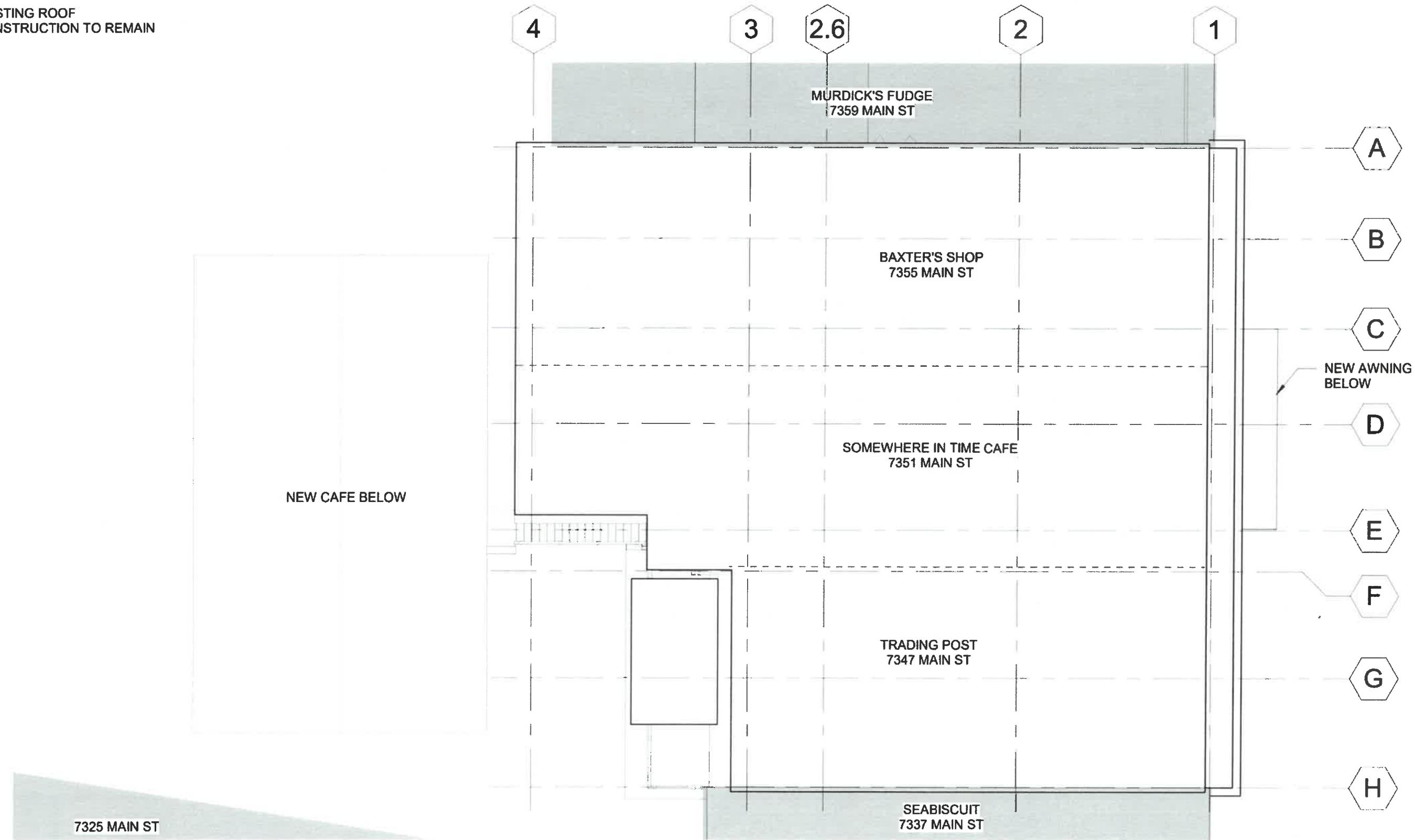


# PROPOSED PLAN - ROOF PLAN

December 29, 2025  
HDC APPLICATION

## ROOF PLAN LEGEND

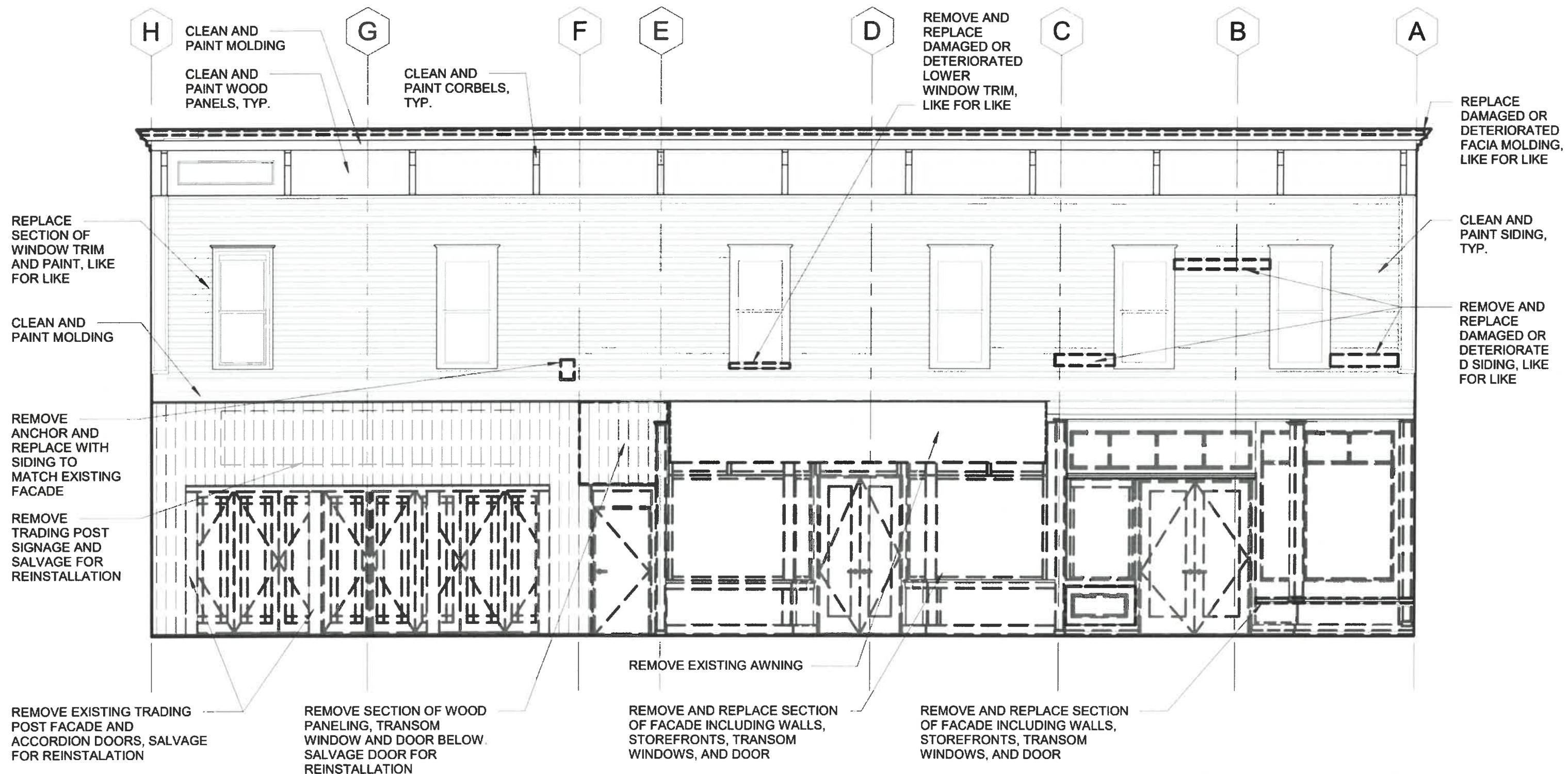
 EXISTING ROOF  
CONSTRUCTION TO REMAIN





# EXISTING ELEVATION - NORTH (MAIN STREET)

December 29, 2025  
HDC APPLICATION



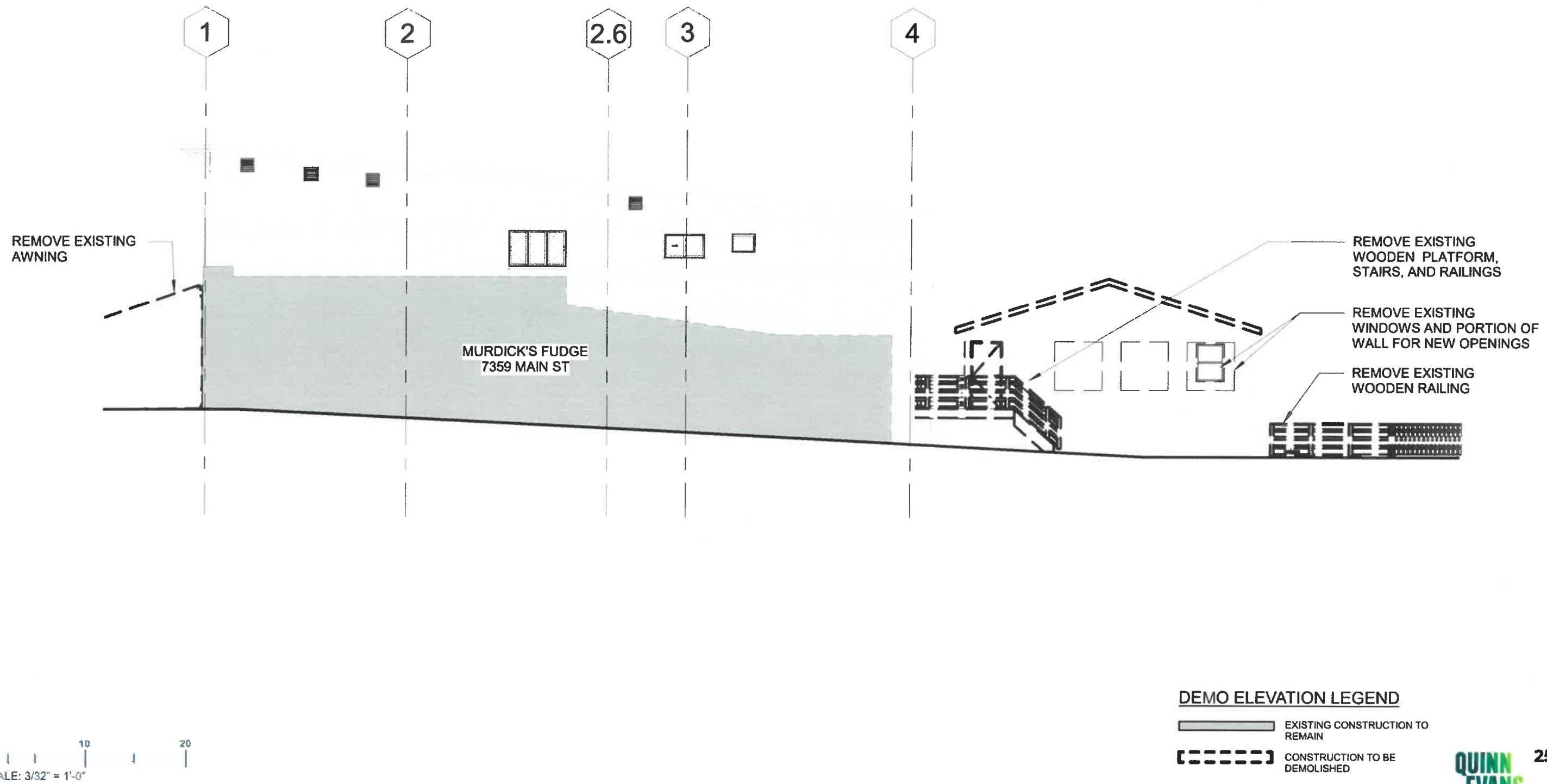
## DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

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

# EXISTING ELEVATION - WEST

December 29, 2025  
HDC APPLICATION

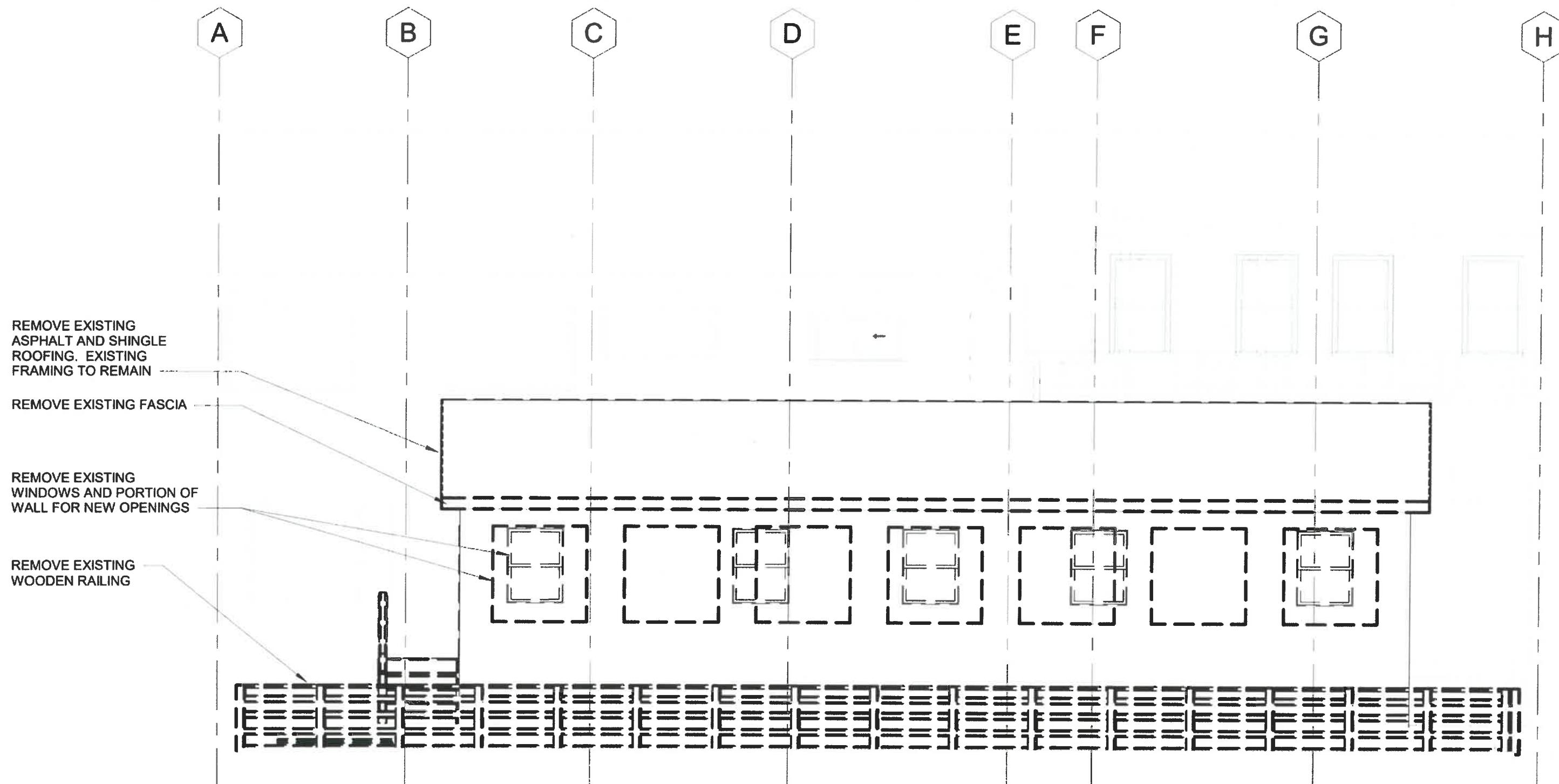


## DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

# EXISTING ELEVATION - SOUTH (LAKE VIEW)

December 29, 2025  
HDC APPLICATION



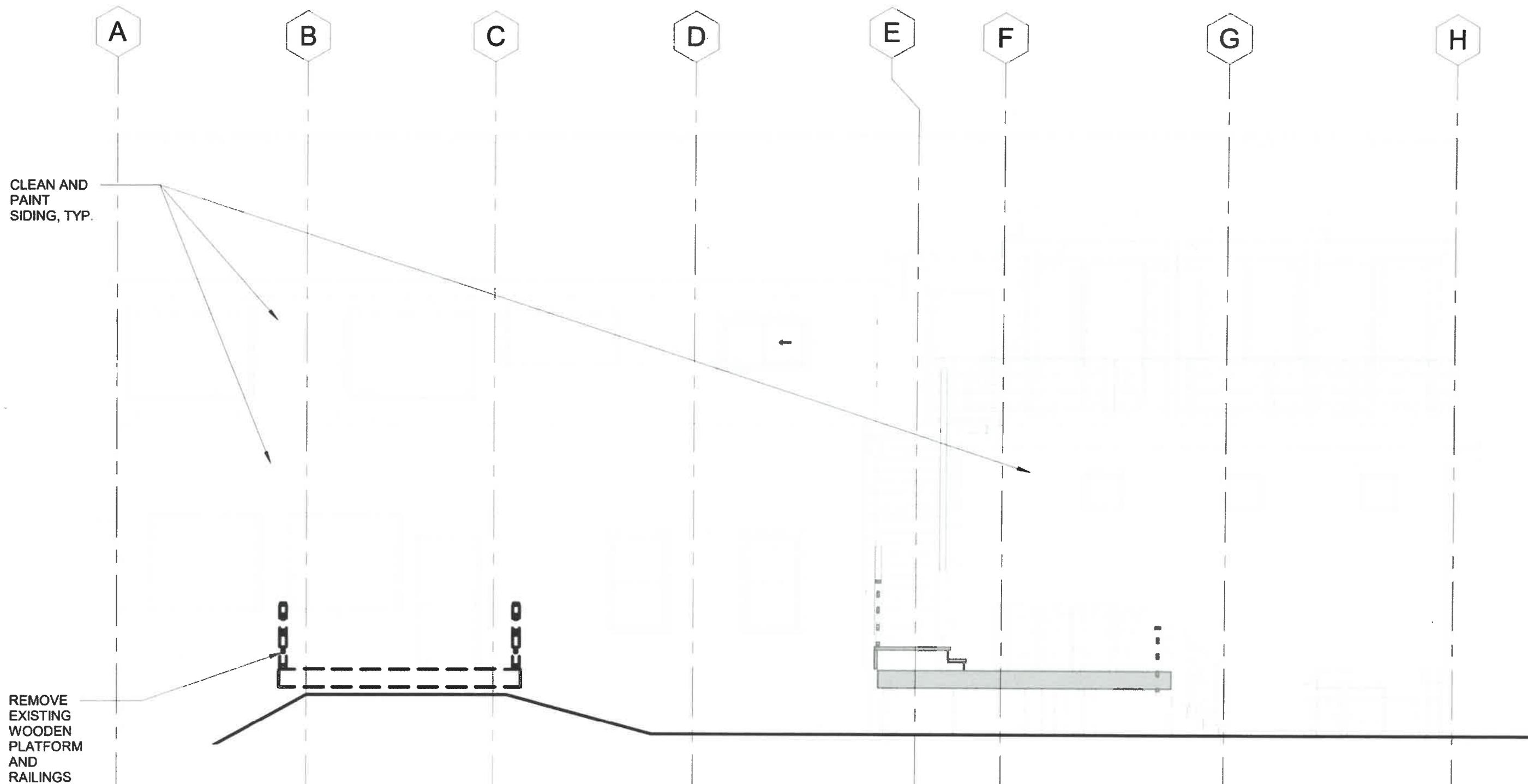
0 5 10  
SCALE: 3/16" = 1'-0"

## DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

# EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED

December 29, 2025  
HDC APPLICATION



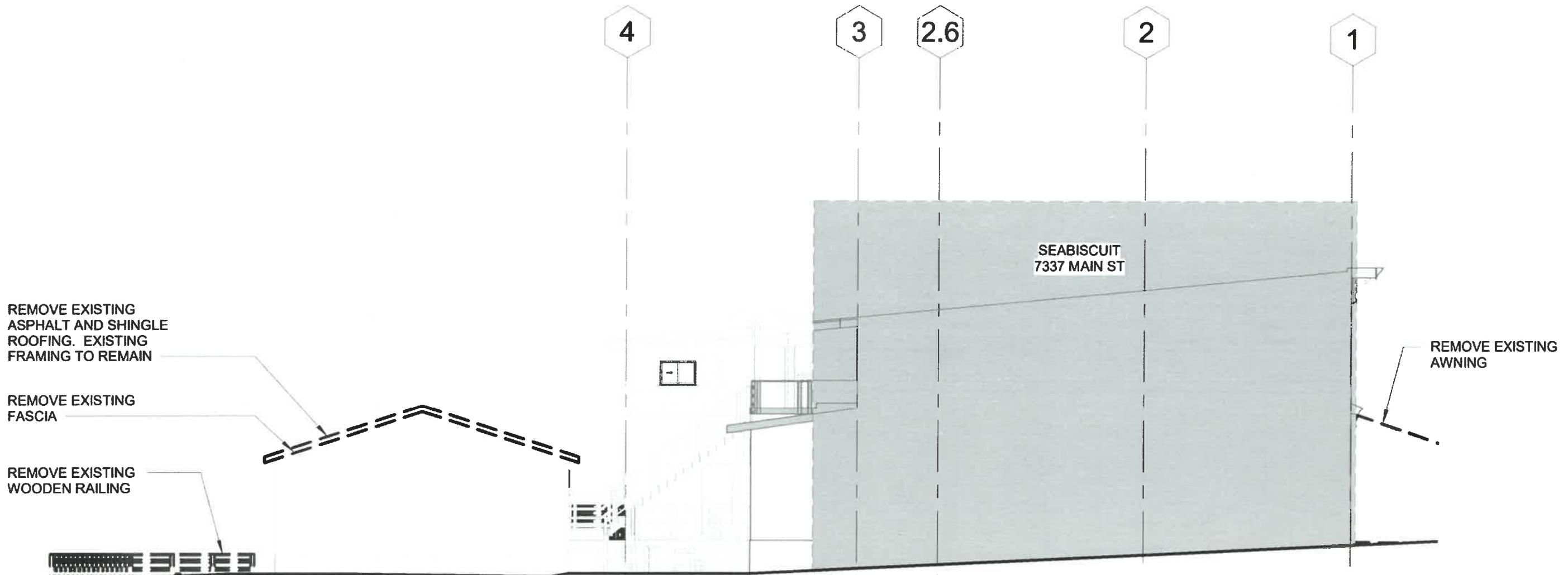
## DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

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

# EXISTING ELEVATION - EAST

December 29, 2025  
HDC APPLICATION



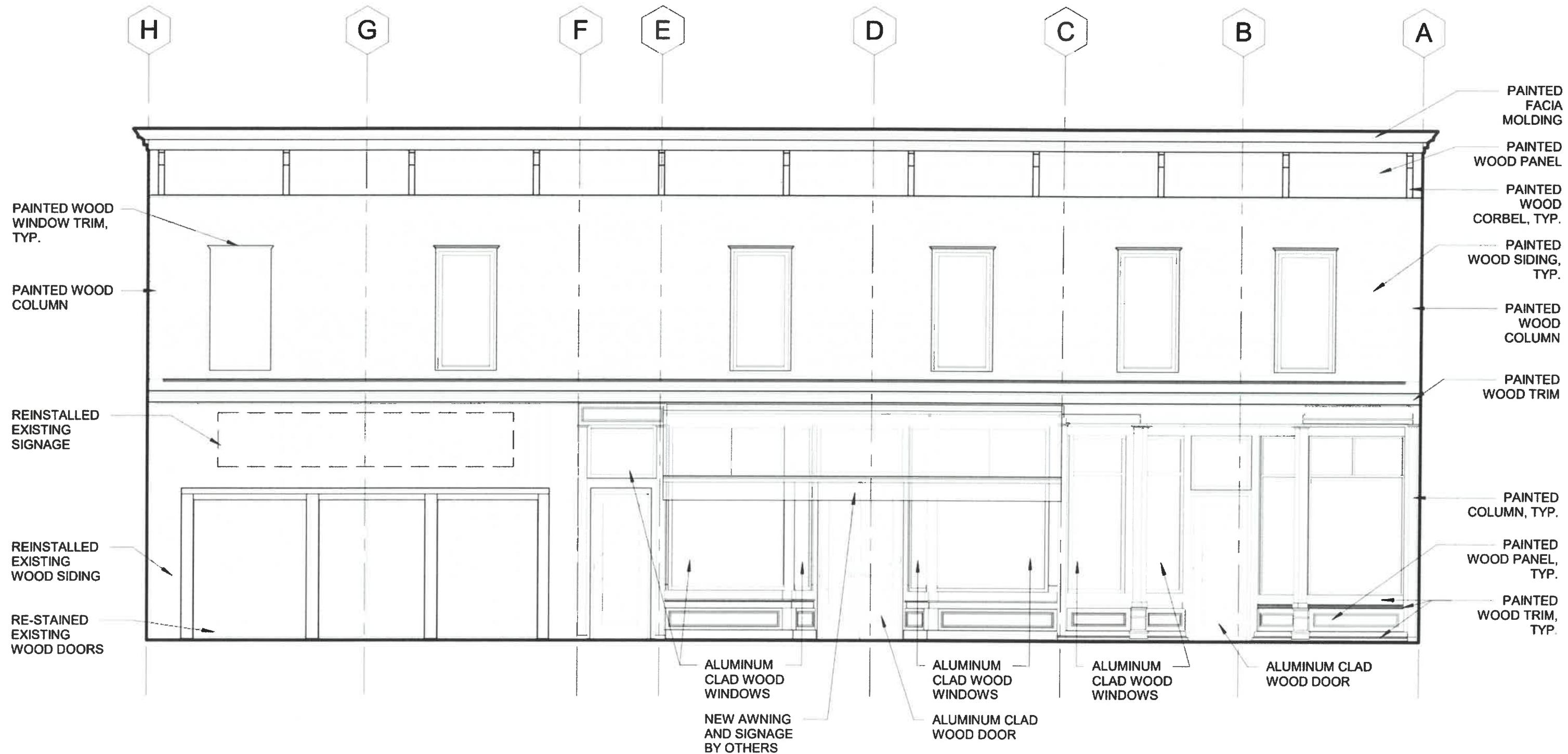
0 10 20  
SCALE: 3/32" = 1'-0"

## DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

## PROPOSED ELEVATION - NORTH

December 29, 2025  
HDC APPLICATION



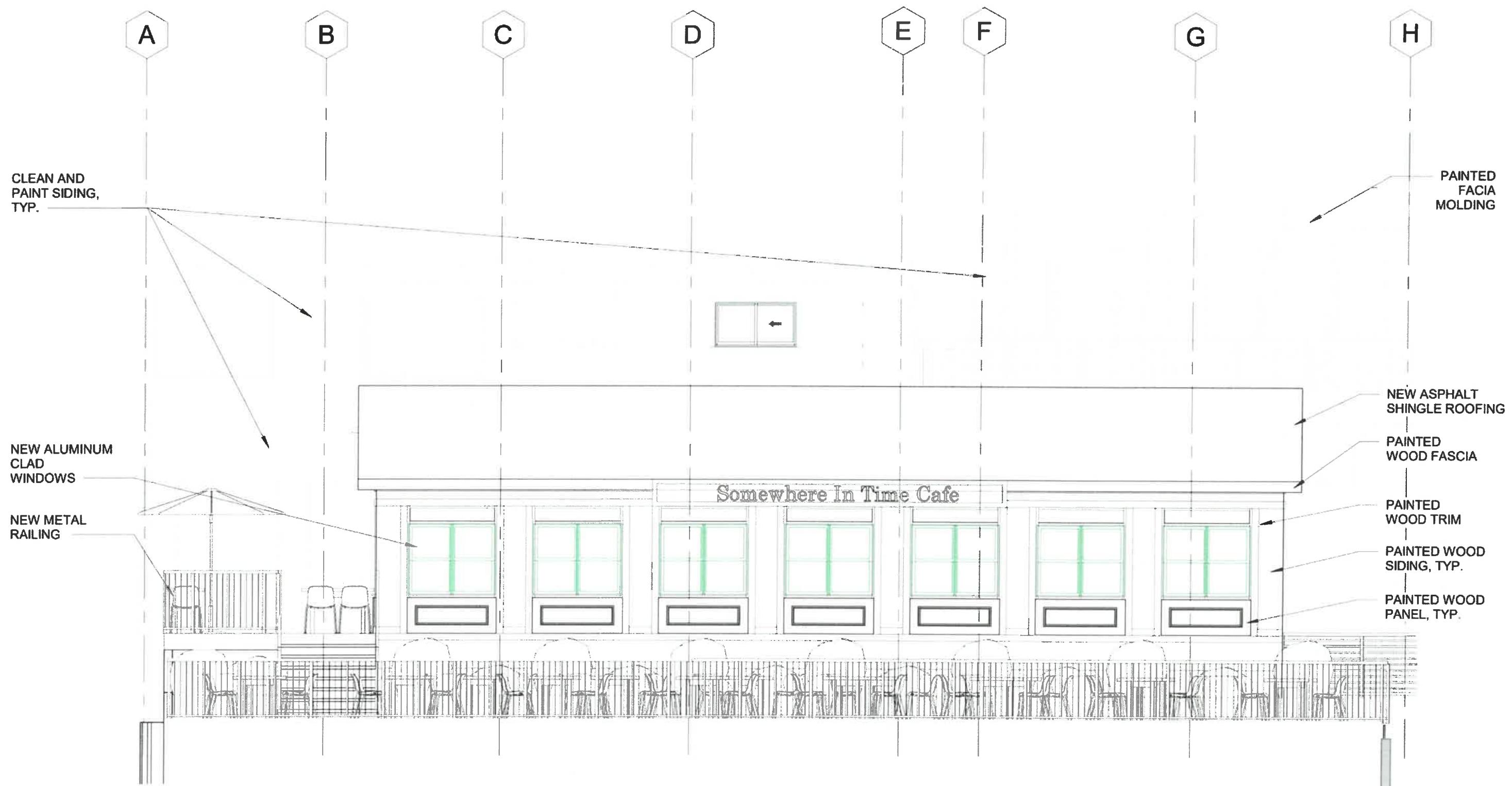
0 5  
SCALE:  $3/16'' = 1'-0''$

10

SCALE:  $3/16'' = 1'-0''$

# PROPOSED ELEVATION - SOUTH

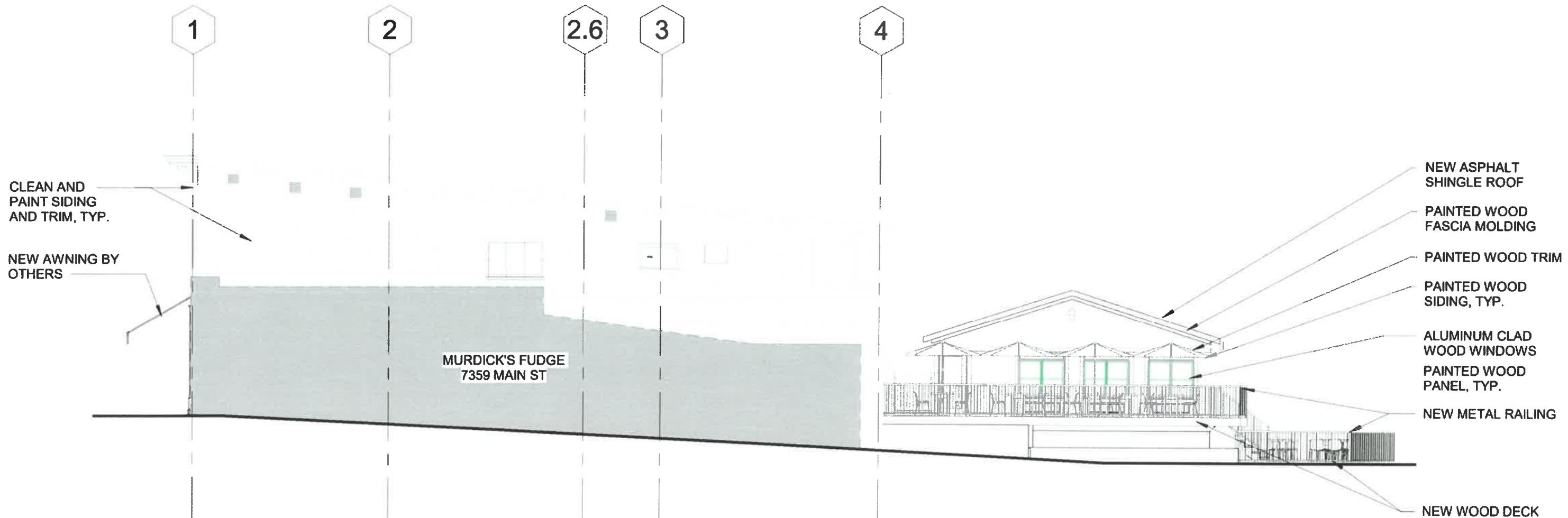
December 29, 2025  
HDC APPLICATION



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

# PROPOSED ELEVATION - WEST

December 29, 2025  
HDC APPLICATION



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

# MATERIAL SHEET - SOUTH FAÇADE

December 29, 2025  
HDC APPLICATION

UMBRELLA FABRIC:  
CANVAS NAVY



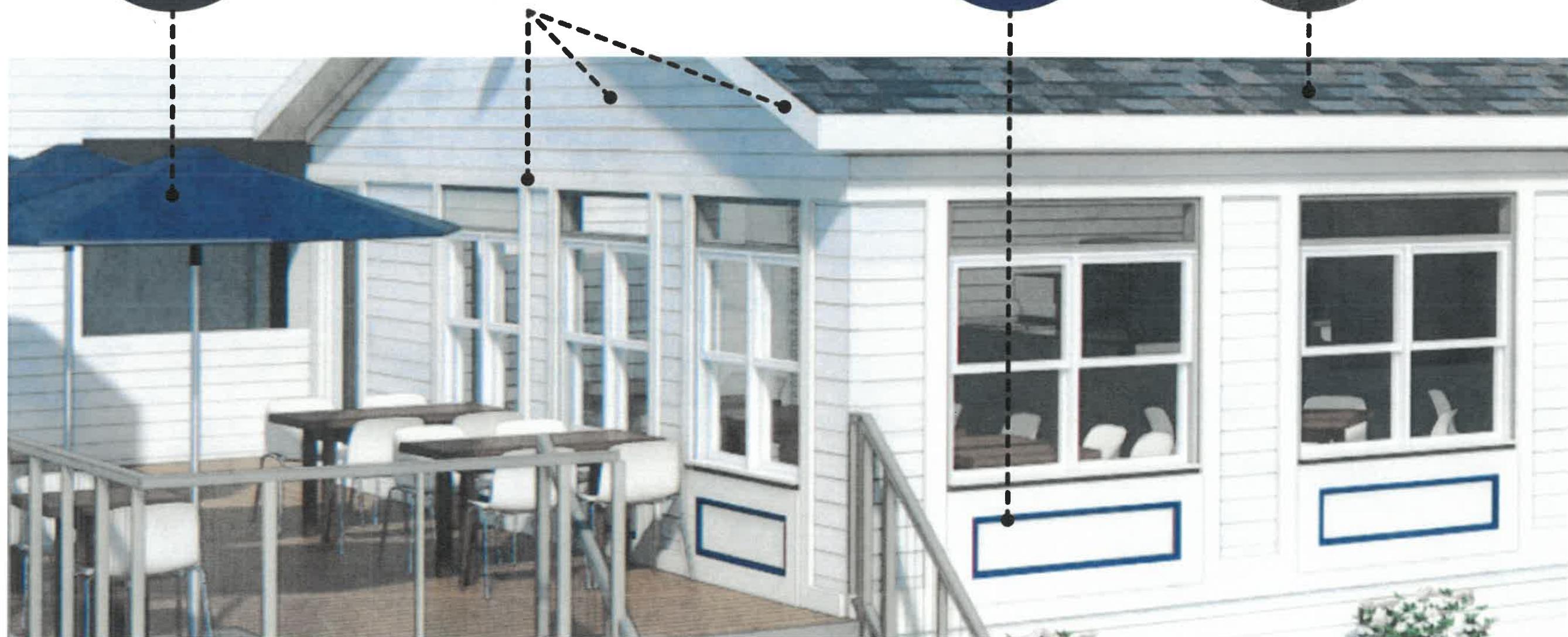
PAINT: SHERWIN WILLIAMS  
WHITE FLOUR

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



PAINTED PANELS: BENJAMIN MOORE  
PATRIOT BLUE

PAINTED TRIM: SHERWIN WILLIAMS  
WHITE FLOUR



# MATERIAL SHEET - DOORS

December 29, 2025  
HDC APPLICATION

## 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:

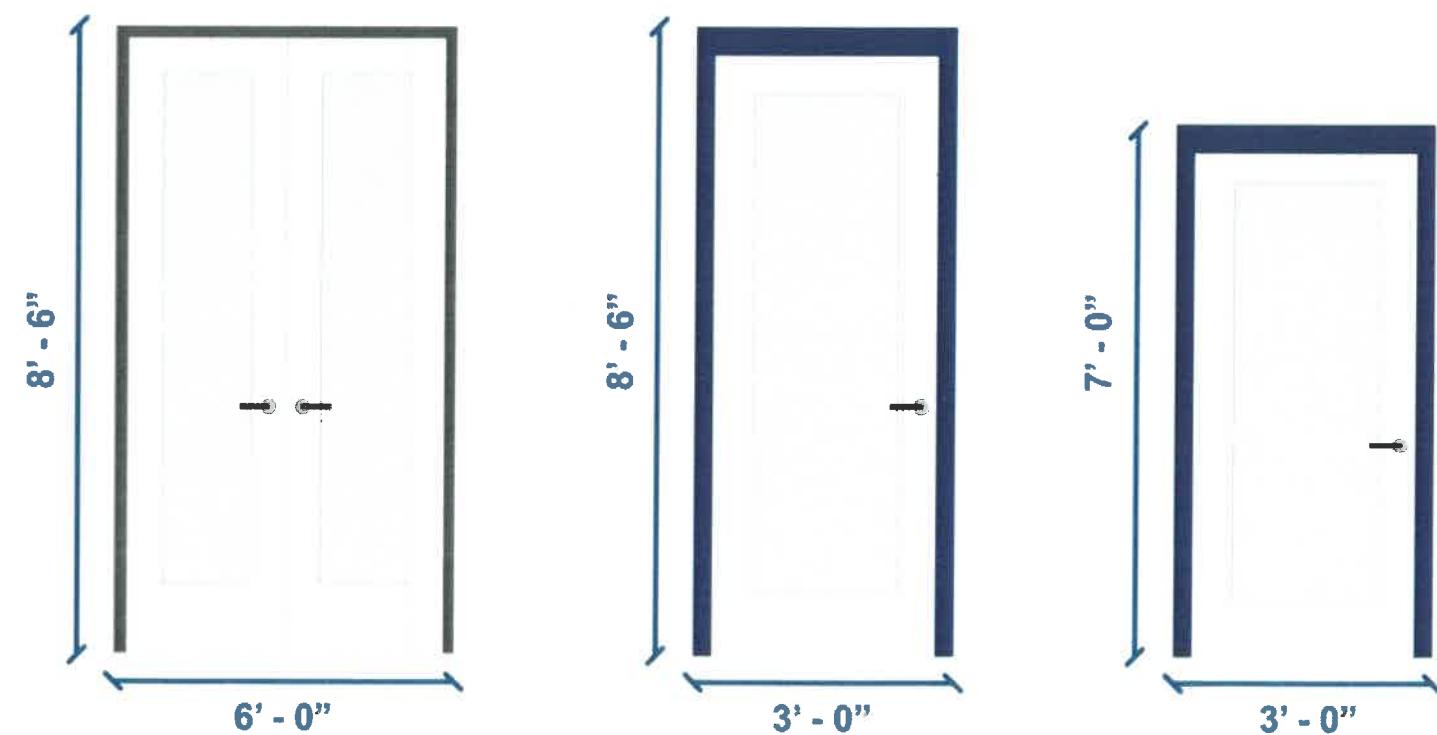
- 10" bottom rail
- 7 1/2" top rail
- Commercial-grade ball-bearing hinges with a stainless steel look

### SILL:

- Anodized bronze finish
- Dam design helps resist water infiltration



White



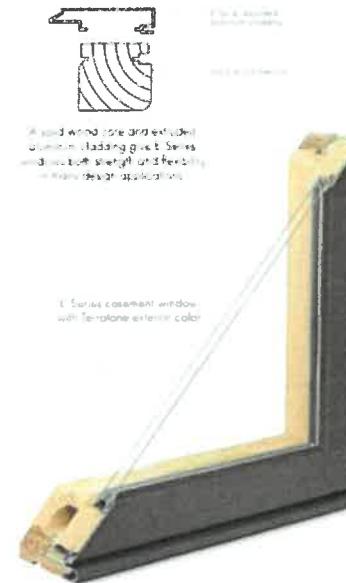
# MATERIAL SHEET - WINDOWS

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## 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

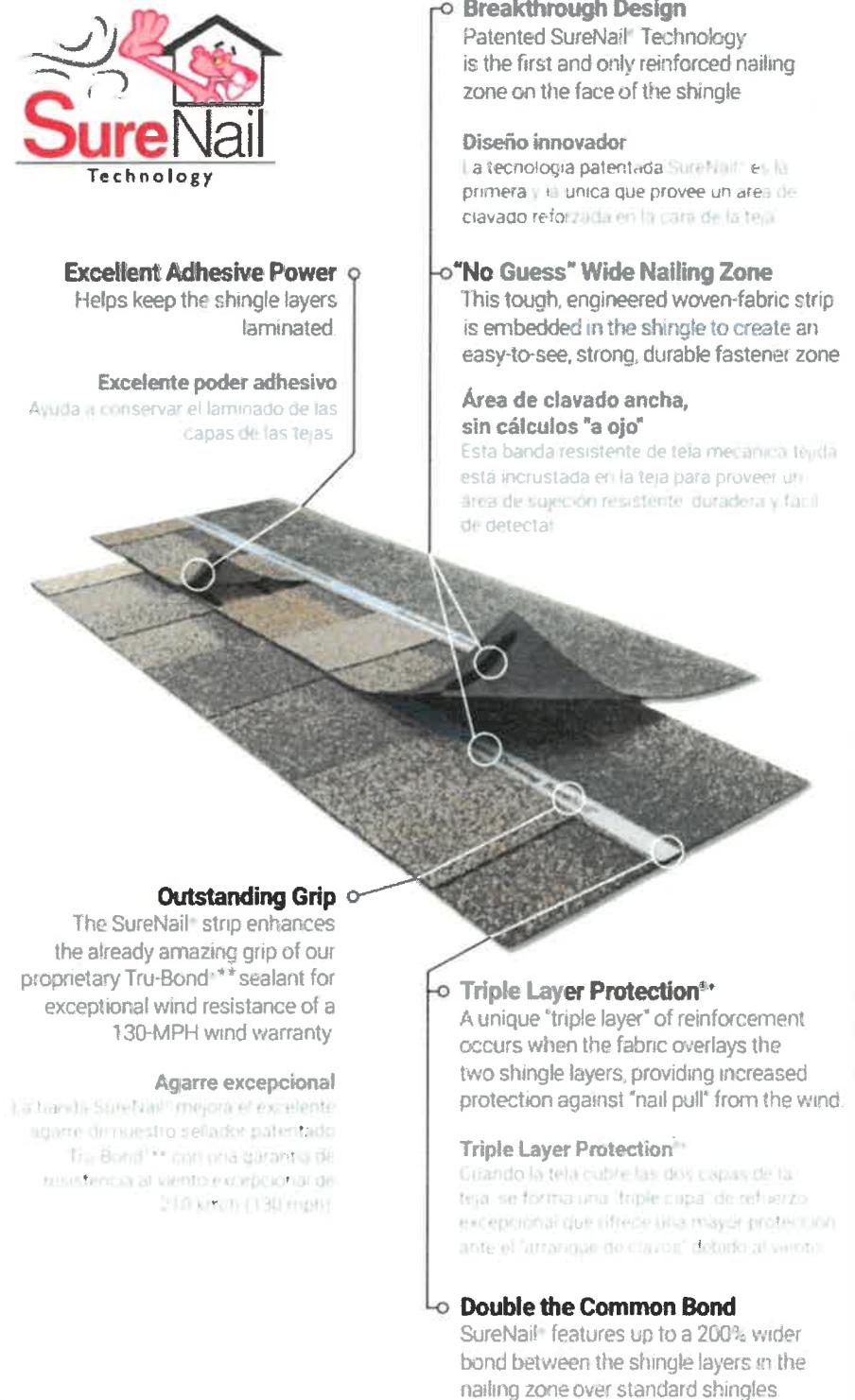


## OWENS CORNING: TRUDEFINITION DURATION SHINGLES

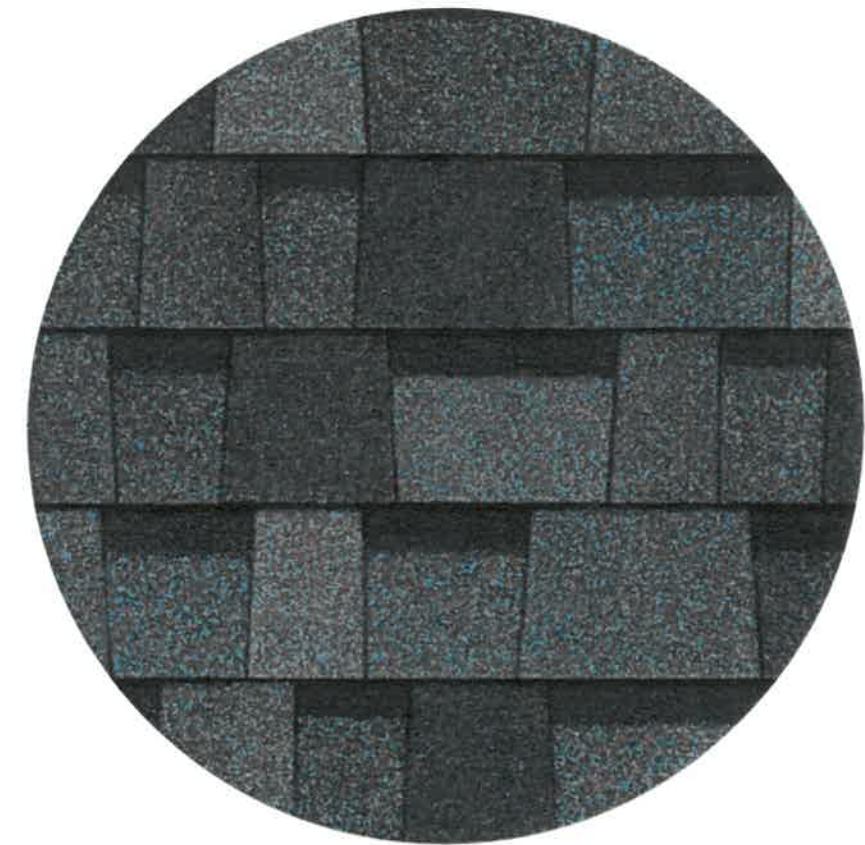
# DEEP DIMENSION OUTSTANDING PERFORMANCE

### 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 Resistance<sup>6</sup> and may qualify for a homeowner insurance discount<sup>7</sup>



ROOFING: OWENS CORNING  
TRUDEFINITION DURATION  
SHINGLES, MIDNIGHT PLUM



# MATERIAL SHEET - UMBRELLAS

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## SUNBRELLA A PATIO UMBRELLA

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



FABRIC: SUNBRELLA -  
CANVAS NAVY

## MATERIAL: SUNBRELLA CANVAS NAVY

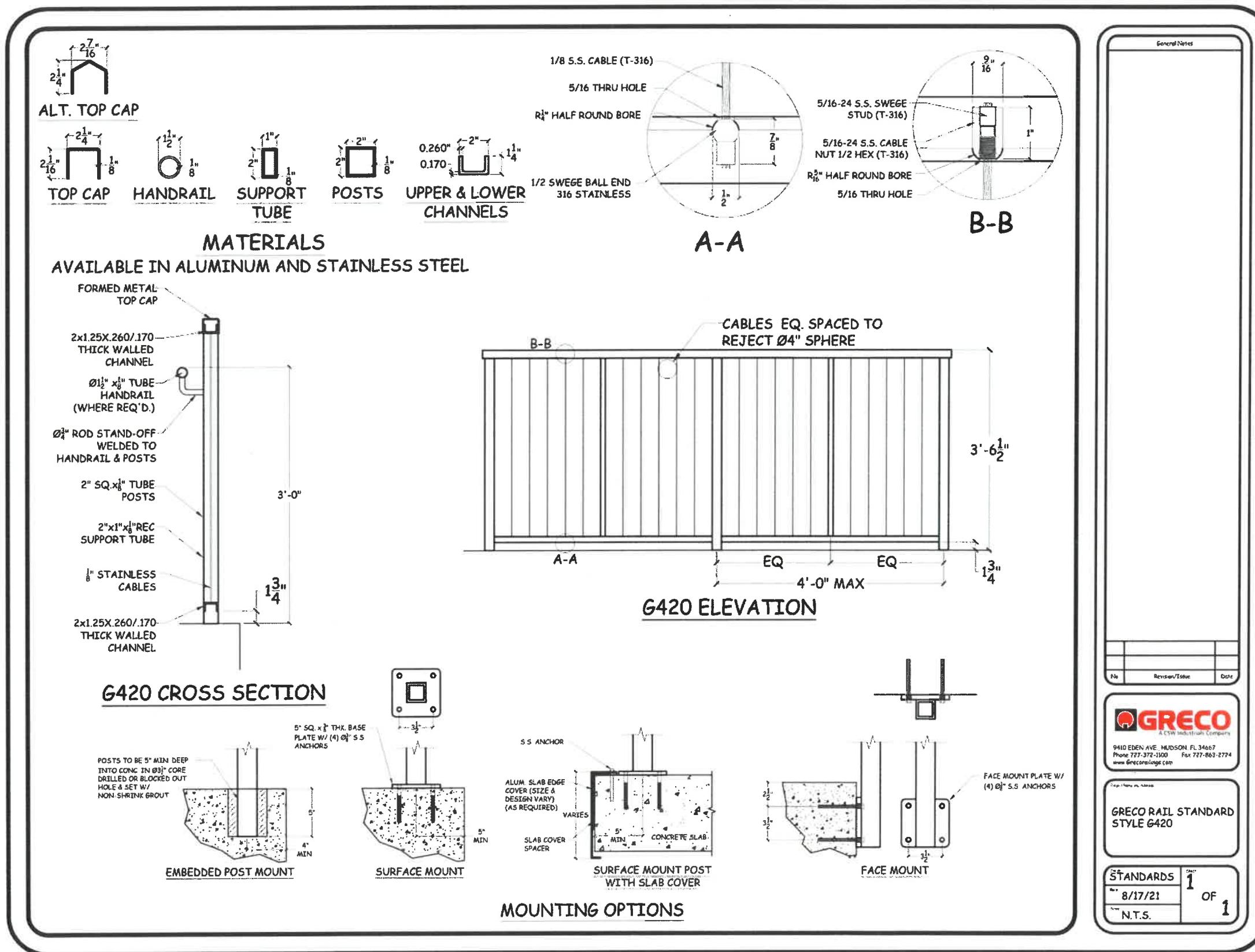
- 100% Polyester material engineered specifically for awnings.
- Integrated color throughout the yarn
- Teflon coated to resist mold and mildew



FRAME: SUNBRELLA -  
MATTE WHITE

# MATERIAL SHEET - RAILINGS

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HDC APPLICATION







**HISTORIC DISTRICT COMMISSION APPLICATION  
RENDEZVOUS CENTRE RENOVATION**

**THANK YOU**

**QUINN  
EVANS**