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Grand Hotel

WORLD'S LARGEST SUMMER HOTEL

Statement of Historic Significance

The project involves the Restoration and Reconstruction of a historic building listed as a National Historic Landmark. Utmost care, sensitivity and respect shall be shown to the building at all times.

051-780-004-00

1.28 acres

051-780-003-00

0.37 acres

051-780-005-00

0.24 acres

051-780-002-00

0.18 acres

051-600-002-00

21.53 acres

"ROS"

GRAND HOTEL
AREA OF WORK

GRAND HOTEL

051-780-001-00

17.17 acres

"HB"

"ROS"

"RS"

LAKE HURON

GRAND HOTEL

GRAND HOTEL
AREA OF WORK

LEGEND

HB HOTEL/BOARDING
ROA RECREATION/OPEN SPACE
RS SHORELINE RESIDENTIAL

Sheet List

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PC

Grand Hotel FACADE AND PORCH RESTORATION + RECONSTRUCTION

MACKINAC ISLAND, MI

OWNER: GRAND HOTEL
CONTACTS: KEN PETERSON
906.847.3331
DAVID JURCAK
303.710.8474
PROPERTY ADDRESS: 7798 WEST BLUFF RD
MACKINAC ISLAND, MI 49757
PARCEL #: 051-780-001-00

Project Description

Reconstruct original eave below 300 level.
Restore south façade including columns, flag poles, siding, balconies, and windows from grade to the reconstructed historic eave.
Replace siding below reconstructed historic eave porch fascia with original shingles.
Replace siding, windows, and doors on the 300 and center of the 400 level above the reconstructed historic eave.
Replace lobby and parlor level awnings.
Replace porch finish.
Reconstruct historic porte cochere.

Zoning

CURRENT ZONING DISTRICT: HOTEL/BOARDING HOUSE, "HB"

Requirements

	REQ'D	EXISTING	
MIN. LOT SIZE:	7,500 SF	649,800 SF (14.92 ACRES "HB")	
SETBACKS	ALLOWED	PROPOSED	
FRONT YARD	30' MIN	GREATER OR EQUAL TO 30'	
SIDE YARD	10' MIN	GREATER OR EQUAL TO 10'	
REAR YARD	30' MIN	GREATER OR EQUAL TO 30'	
HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MAX	3.5	7	NO CHANGE
FEET (MIN)(MAX)	(12')(40')	~90'	NO CHANGE
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	259,920 SF (40%)	171,540 SF (26.4%)	NO CHANGE
DENSITY	EXISTING		
BUFFER AT ADJACENT SINGLE FAMILY RESIDENTIAL USE:	EXISTING		
BIKE PARKING:	PROVIDED		

File No. HB22-001-030

Exhibit B

Date 5-31-22

KP

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48104
(734)424-3344
www.hopkinsburns.com

1 COVER

05/31/2022
SCALE: As indicated

Facade and Porch
Restoration + Reconstruction
Planning Commission

HopkinsBurns
DESIGN STUDIO
historic preservation & communities by design

ORIGINAL HOTEL EAVE

PORCH FASCIA W/
SHINGLE SIDING

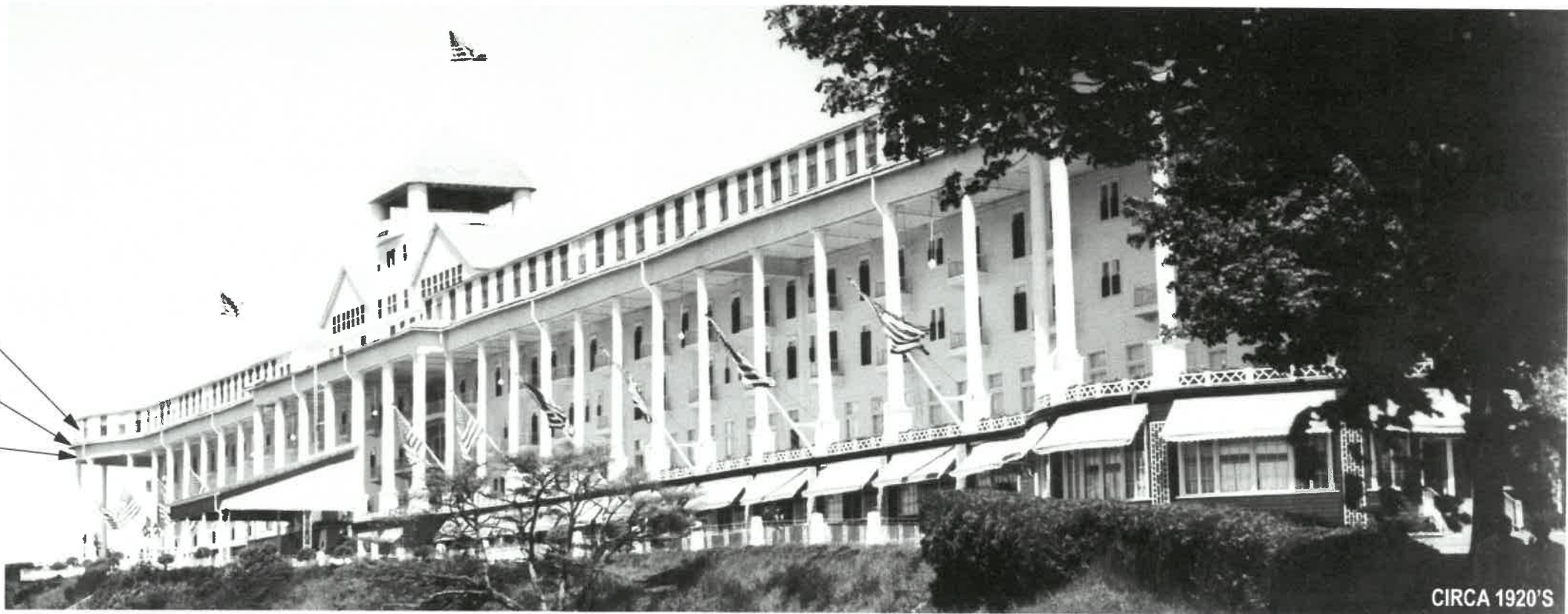


CIRCA 1912

SHINGLE SIDING BETWEEN
SINGLE WINDOWS

HISTORIC EAVE

PORCH FASCIA W/
SHINGLE SIDING



CIRCA 1920'S

WINDOW HEADS LOWERED

WINDOWS MODIFIED FROM
SINGLE TO GANGED

HISTORIC EAVE REMOVED

FIBER BOARD
CLAPBOARD SIDING



PRESENT DAY

HOTEL HISTORIC EVOLUTION

2

HISTORIC
EVOLUTION

Grand Hotel

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05/31/2022

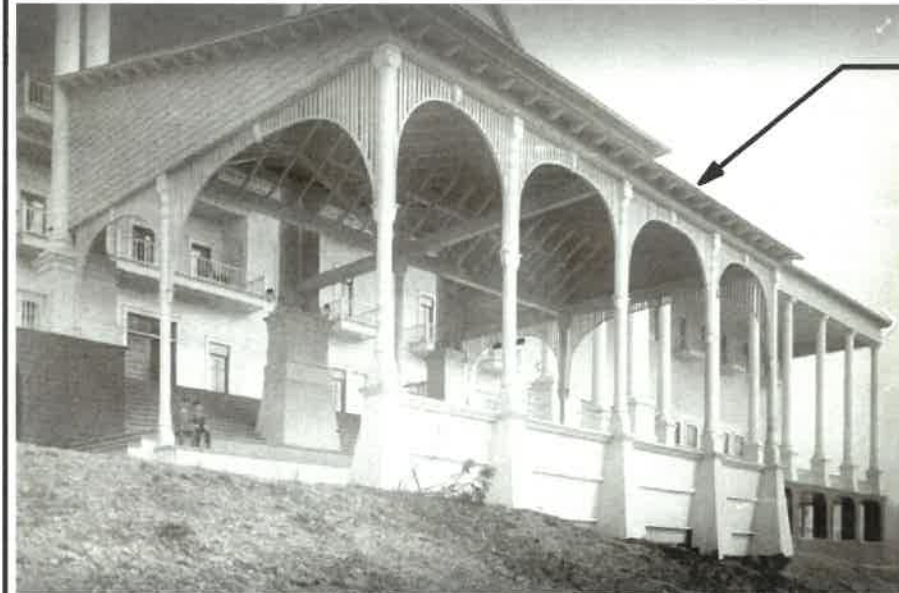
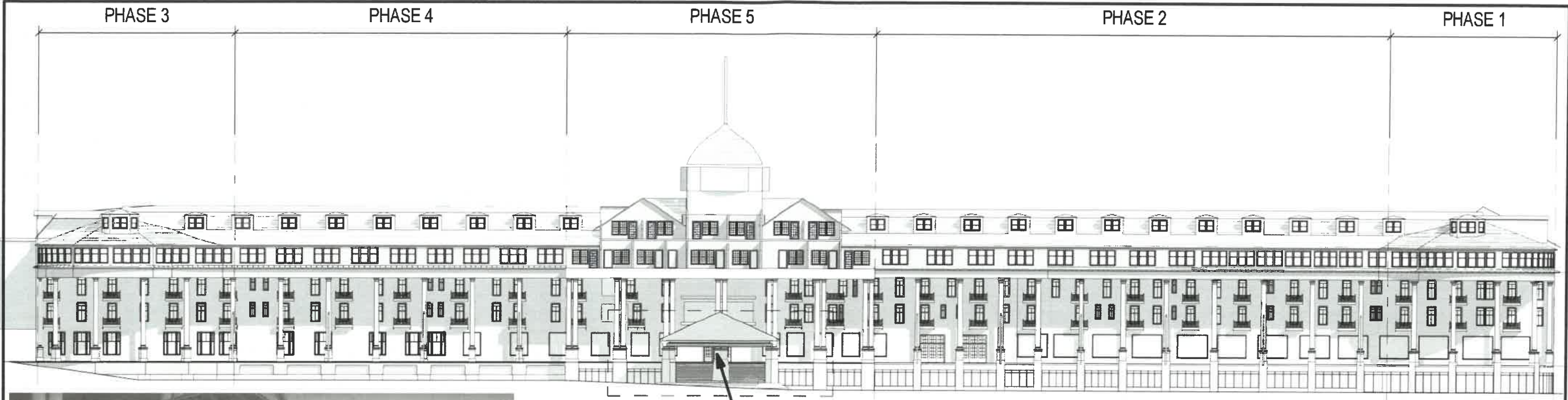
SCALE: 1/2" = 1'-0"

Facade and Porch
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HISTORIC
PORTE COCHERE TO
BE RECONSTRUCTED

NEW EAVE TO MATCH
ORIGINAL ROOF EAVE.

NEW SHINGLE SIDING,
SQUARE CUT, PREFINISHED

NEW MARVIN SINGLE HUNG,
COTTAGE STYLE,
ALUM CLAD, W/ 3" CASING

FRONT ELEVATION

1" = 40'-0" SCALE

PROPOSED FACADE AND PORCH SCOPE OF WORK

- Reconstruct original eave below 300 level.
- Restore south façade including columns, flag poles, siding, balconies, and windows from grade to the reconstructed historic eave.
- Replace siding below reconstructed historic eave porch fascia with original shingles.
- Replace siding, windows, and doors on the 300 and center of the 400 level above the reconstructed historic eave.
- Replace lobby and parlor level awnings.
- Replace porch finish.
- Reconstruct historic porte cochere.



300 LEVEL (ENLARGED)

1/8" = 1'-0" SCALE

3

ELEVATION

Grand Hotel

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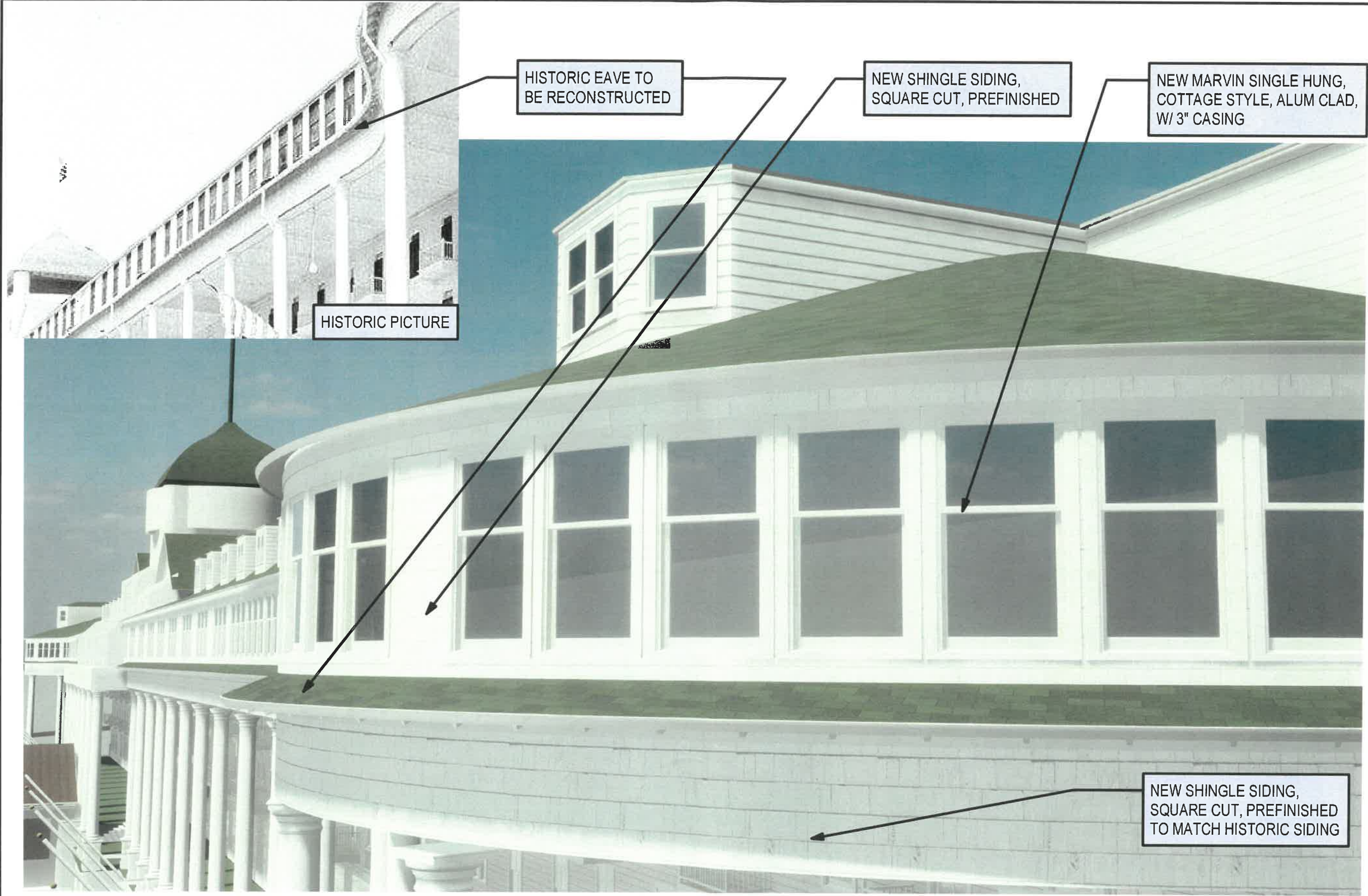
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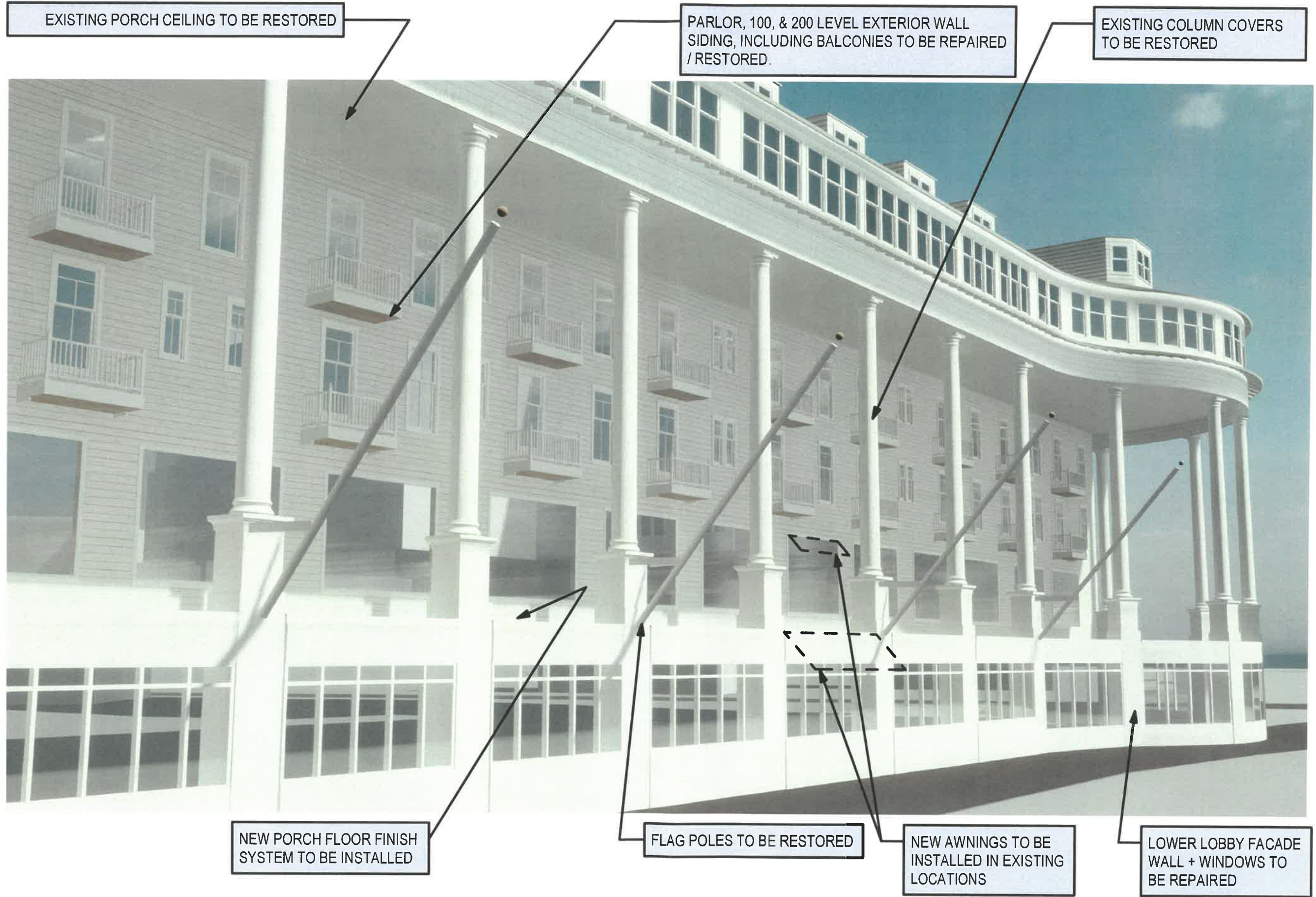
SCALE: As indicated

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EXISTING WEST LOBBY LOOKING EAST



EXISTING PORTE COCHERE



EXISTING EAST LOBBY FACADE



EXISTING EAST LOBBY WINDOWS



EXISTING SOUTH FACADE OF HOTEL



EXISTING VIEW PORCH FACADE



EXISTING VIEW OF WEST END



EXISTING VIEW OF EAST END 300 LEVEL

Grand Hotel
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SCALE: 12" = 1'-0"

05/31/2022

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PHOTOGRAPHS