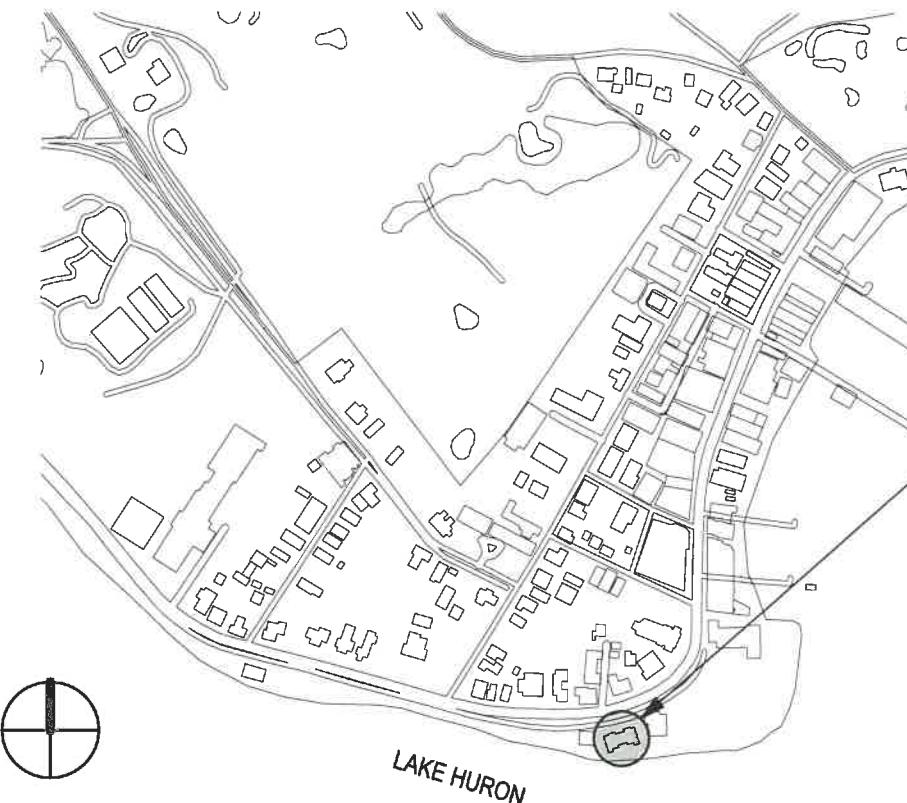


GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION



Sheet List

GENERAL	File No. <u>RS25-046-045(H)</u>
0 COVER	Exhibit <u>T</u>
1 SURVEY	Date <u>12.30.25</u>
2 EASEMENT SKETCH	<u>NP</u>
3 SITE PLAN	
4 PROPOSED PLAN	
5 NORTH ELEVATION	
6 WEST ELEVATION	
7 SOUTH ELEVATION	
8 EAST ELEVATION	
9 PHOTOGRAPHS	

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, relocation of the existing transformer and the addition of a shed on East side of the house. 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 Air Conditioning to the house which necessitates locating Condensers on the site. In addition, propane tanks will be added on the site to convert two fireplaces from wood to propane, and a dog door will be added to the South side of the house in an existing niche.

Requirements

MIN. LOT SIZE:	REQ'D	EXISTING	
	10,000 SF	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	3,637 SF	3,665 SF
PERCENTAGE	30%	29.1%	29.3%

RS25-046-045(H)
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historic preservation
communications by design

GILMER RESIDENCE
RENOVATION
PC/HDC

GILMER

0

COVER
0

2025.12.23

SCALE: As Noted

BOUNDARY SURVEY

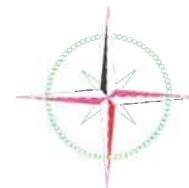
LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

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



SCALE 1"= 20'



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 — X —	WOODEN FENCE	—	LARGE STONES
— X — X —	CHAIN LINK FENCE		

NOTES:

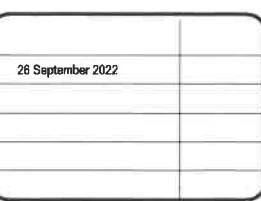
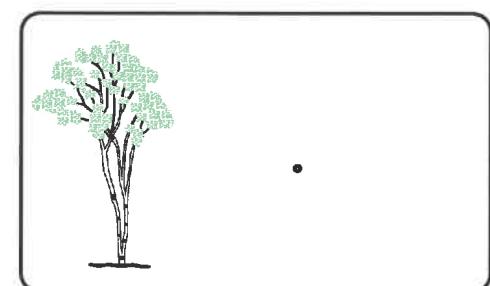
The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch.

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.

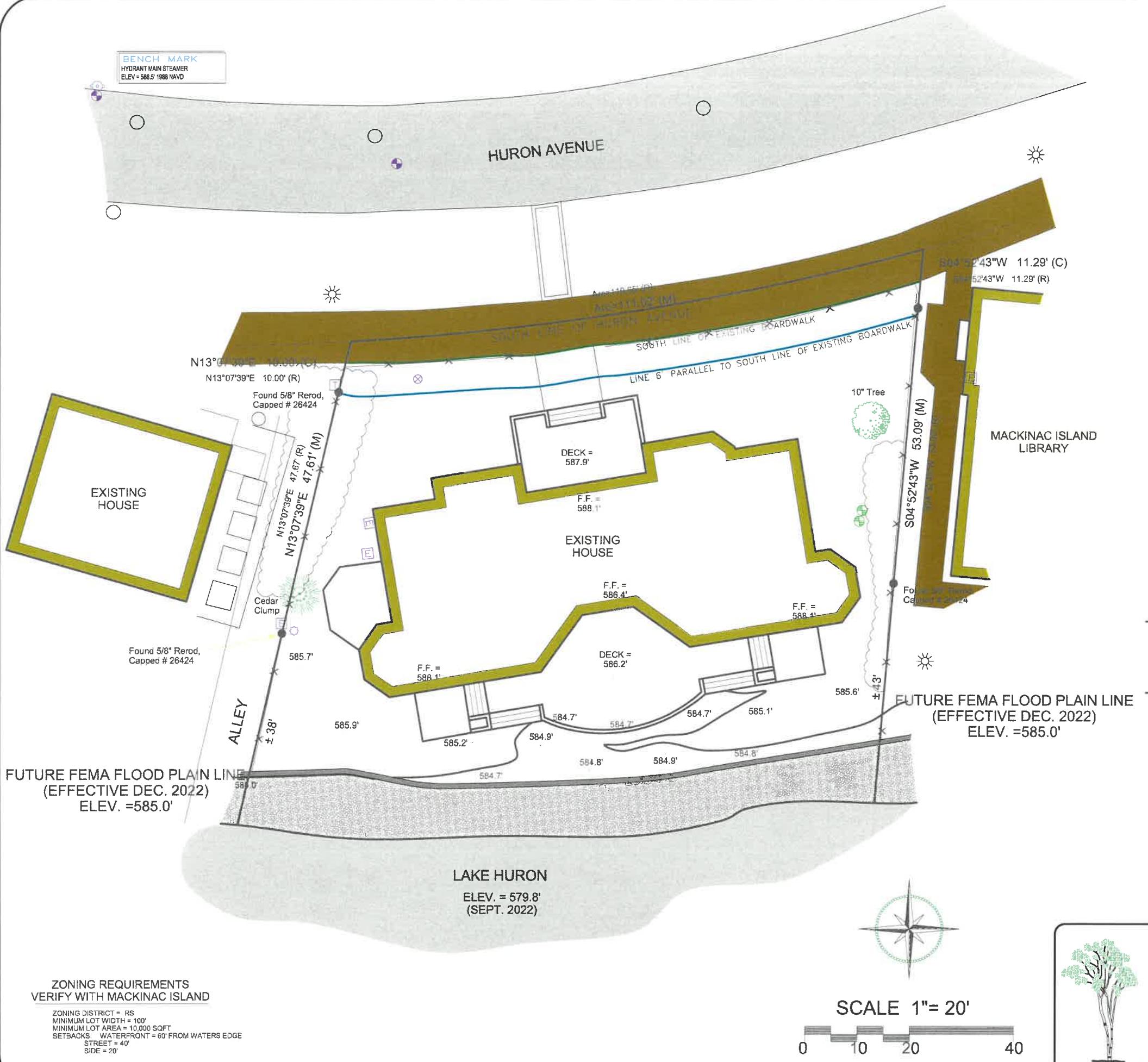
This is a professional opinion concerning the location of the property boundaries depicted hereon, based upon the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the 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.



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



EASEMENT SKETCH

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

NOTE: BOARDWALK EASEMENT ON

THIS SHEET SUPERCEDES EASEMENT
SHOWN ON BOUNDARY SURVEY

LEGEND:

●	FOUND SURVEY IRON	(M)	MEASURED BEARING AND DISTANCE
●	SET 5/8" REROD, CAPPED # 33983	(C)	COMPUTED BEARING AND DISTANCE
E	ELECTRIC BOX / METER	(R)	RECORD BEARING AND DISTANCE
T	TELEPHONE BOX	—	PROPERTY LINE
S	LAMP	—	FEMA FLOOD PLAIN LINE (DEC. 2022)
B	BIRDHOUSE	—	PROPOSED BOARDWALK EASEMENT
W	WATER CURBSTOP	—	PROPOSED BOARDWALK CONSTRUCTION EASEMENT
O	MANHOLE	—	PLATTED LOT LINE
I	IRRIGATION VALVE	~~~~~	CEDAR HEDGE
+	WATER VALVE	—	PAVED SURFACE
H	FIRE HYDRANT	—	WOODEN BOARDWALK
629.5	SPOT ELEVATION	—	CONCRETE SURFACE
— X —	WOODEN FENCE	—	PAVER STONES
— X —	CHAIN LINK FENCE	—	LARGE STONES

OCTOBER 2022 NOTES:

***The only intent of this sketch is to reflect the proposed changes to the boardwalk easement along the northerly portion of Lot 7, which was originally depicted on a Boundary Survey dated 26 September.

NOTES: (FROM ORIGINAL BOUNDARY SURVEY DATED 26 SEPT. 2022)

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 1884.

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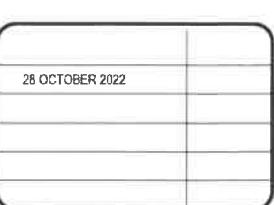
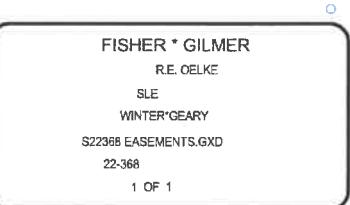
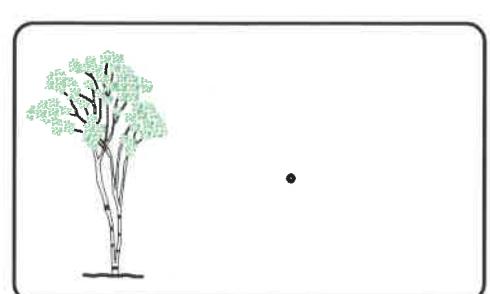
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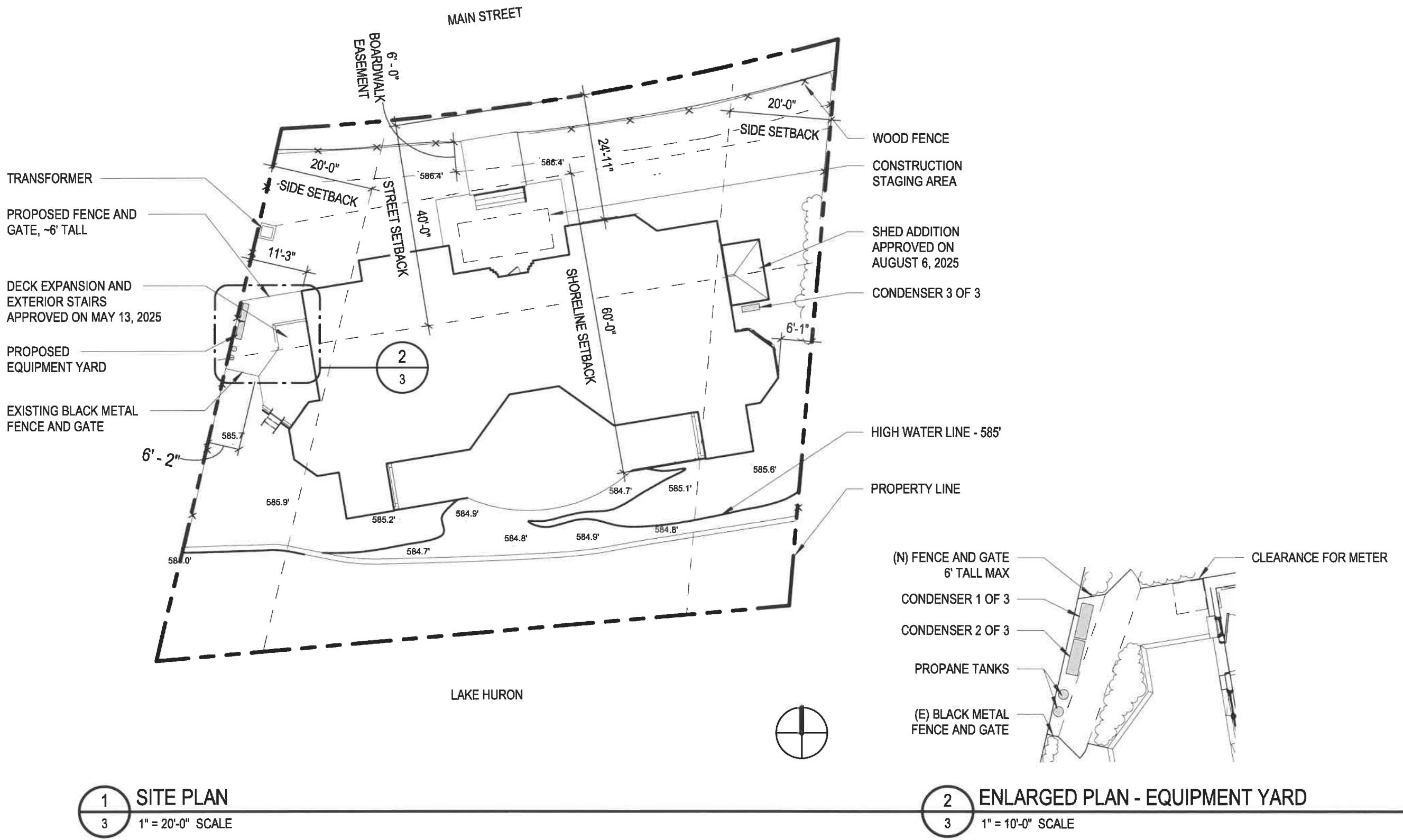
ZONING REQUIREMENTS
VERIFY WITH MACKINAC ISLAND

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

SCALE 1" = 20'

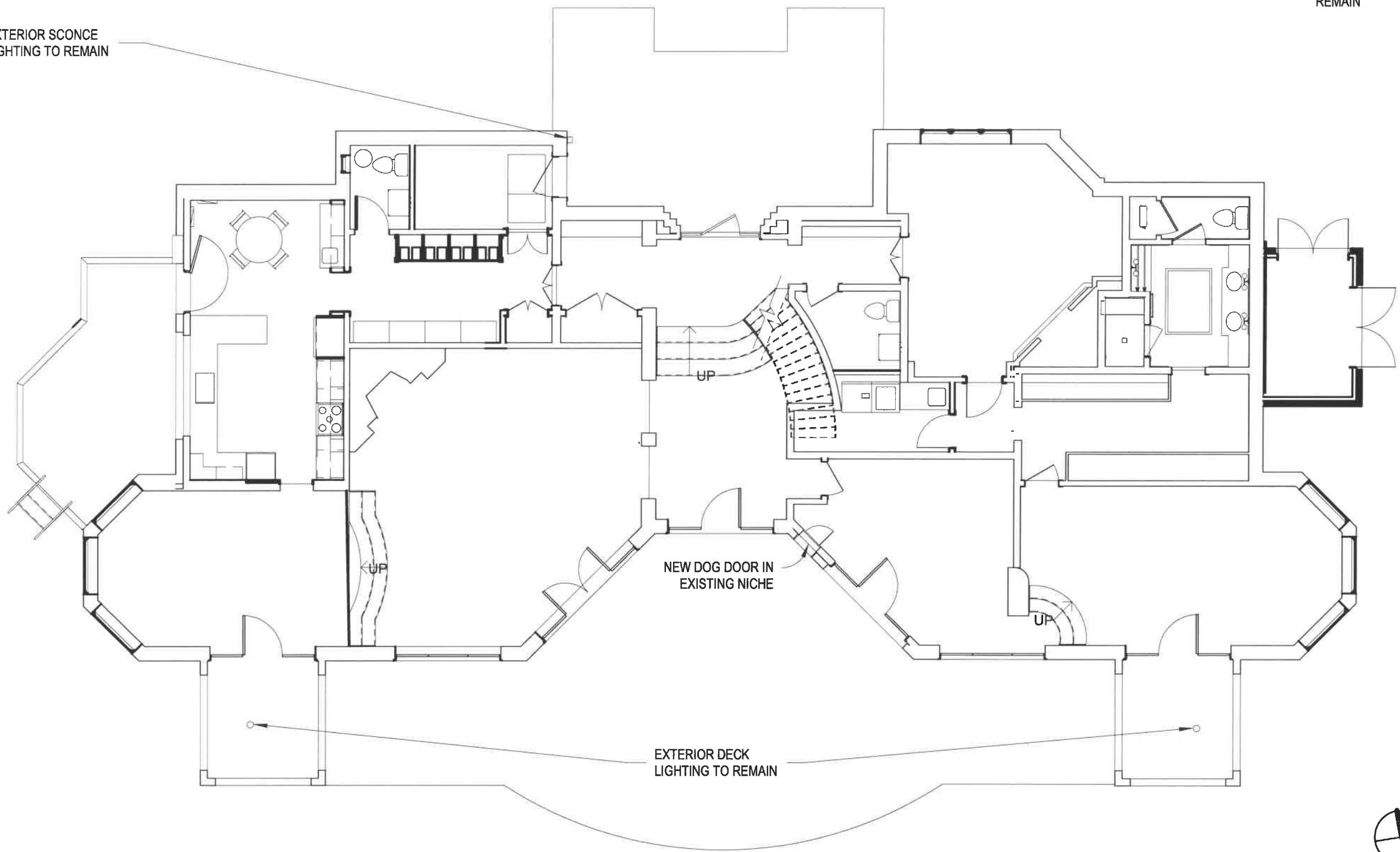


EASEMENT SKETCH



EXTERIOR SCONCE
LIGHTING TO REMAIN

NOTE: EXTERIOR
SOFFIT LIGHTING TO
REMAIN



FIRST FLOOR - PROPOSED

1/8" = 1'-0" SCALE



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**GILMER
RESIDENCE
RENOVATION**
PC/HDC

GILMER

4
PROPOSED PLAN

2025.12.23

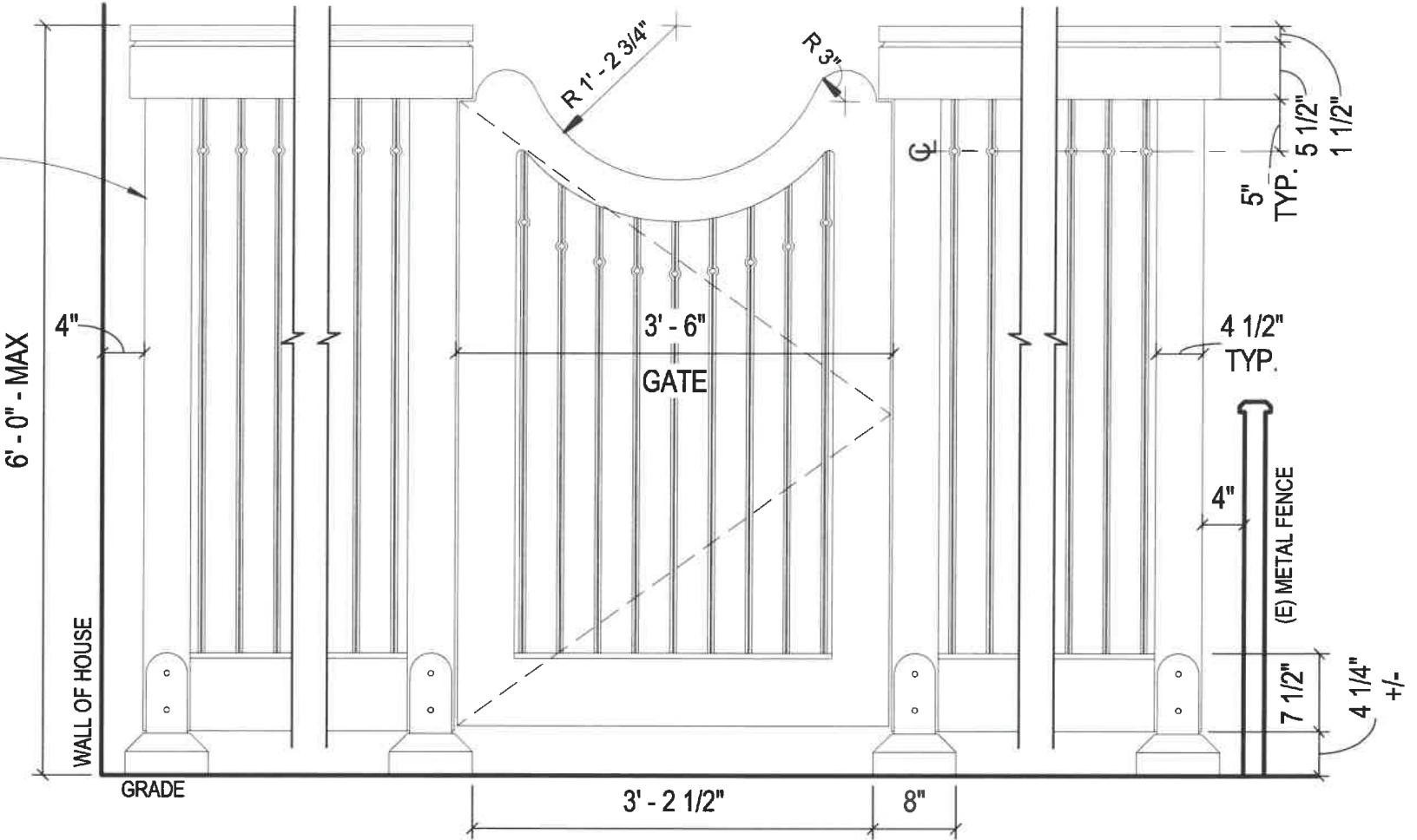
SCALE: 1/8" = 1'-0"

PROPOSED PLAN



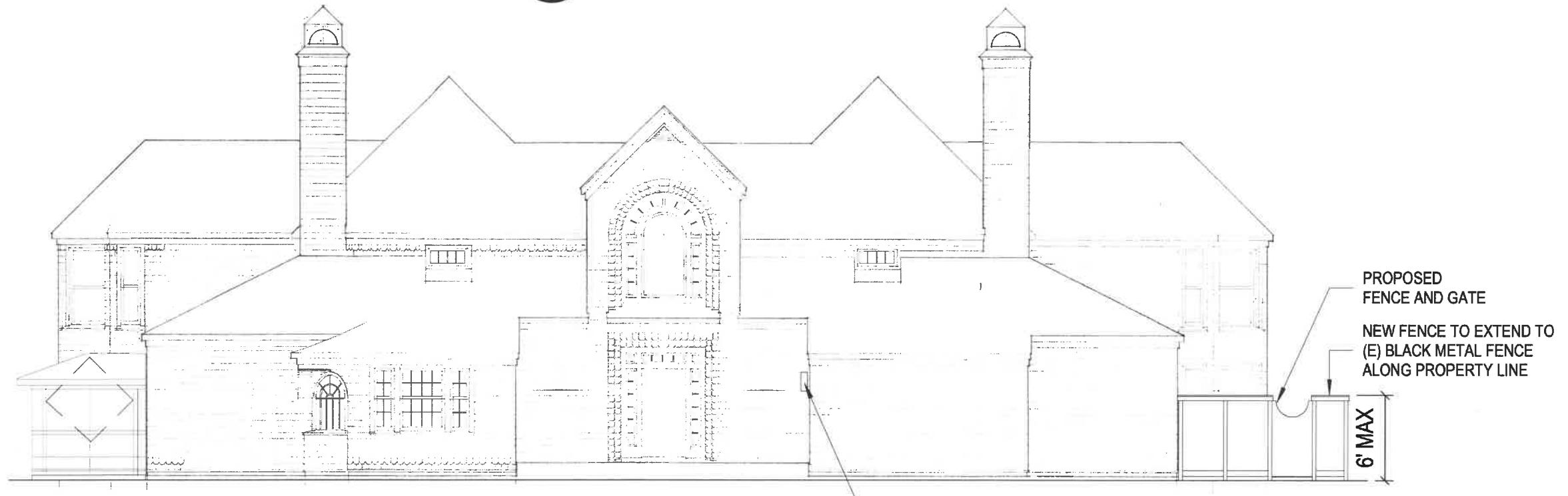
NORTH ELEVATION - PHOTOGRAPH

DESIGN TO BE TALLER VERSION OF FENCE DESIGN ALONG BOARDWALK



1 GILMER EQUIPMENT FENCE

5 3/4" = 1'-0" SCALE



NORTH ELEVATION - PROPOSED

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Historic preservation & communities by design

GILMER RESIDENCE RENOVATION

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GILMER

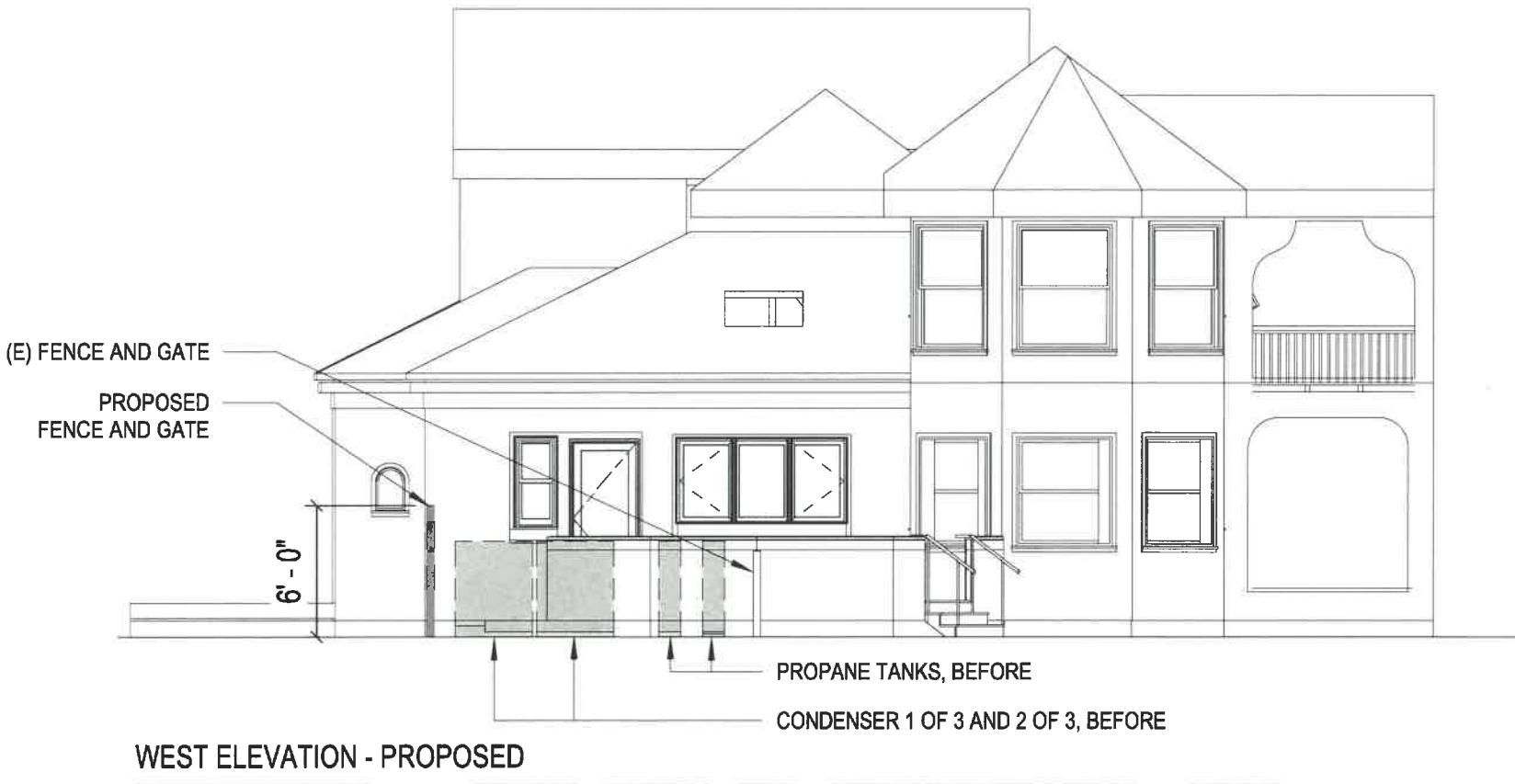
5 NORTH ELEVATION

2025.12.23

SCALE: As Noted



WEST ELEVATION - PHOTOGRAPHS



WEST ELEVATION - PROPOSED



SECTION AT DECK

GILMER RESIDENCE RENOVATION	PC/HDC	6	WEST ELEVATION
		SCALE: 1/8" = 1'-0"	2025.12.23



SOUTH ELEVATION - PHOTOGRAPHS



SOUTH ELEVATION - PROPOSED

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historic preservation & community design

GILMER RESIDENCE
RENOVATION

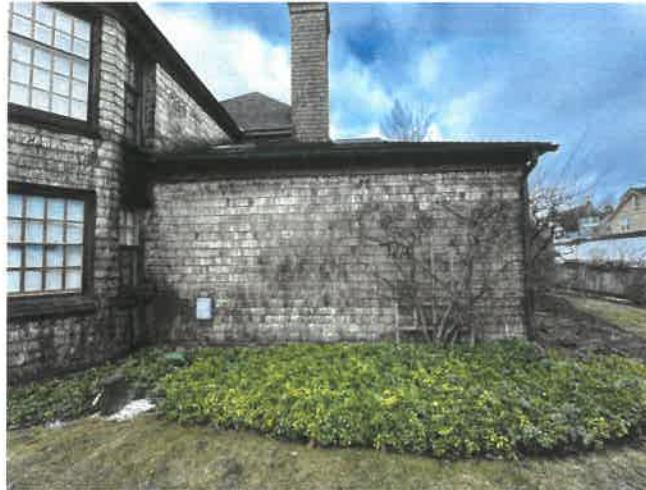
PC/HDC

GILMER

2025.12.23

7

SOUTH
ELEVATION



EAST ELEVATION - PHOTOGRAPHS



NEW CONDENSER 3 OF 3

EAST ELEVATION - PROPOSED



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**GILMER RESIDENCE
RENOVATION**

PC/HDC

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8

EAST ELEVATION

2025.12.23

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

EAST ELEVATION



STREET CONTEXT VIEWS



VIEWS OF HOUSE

HopkinsBurns	GILMER RESIDENCE RENOVATION	PC/HDC	9	PHOTOGRAPHS
		SCALE: 2025.12.23		historic preservation & communities by design