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TRAYSER'S TRADING POST RENOVATION

Trayser's Incorporated
7347 Main Street
Mackinac Island, MI 49757

Mackinac Island Historic District Commission – Scope & Summary

Architectural Historians Report

A professional (e.g. 36 CFR 61 certified) architectural historian investigated the history of the property before we started our work. Their findings can be found in the attached report on the Trading Post Building - "7347, 7315, and 7355 Main Street Research Summary" dated 11/07/2023.

Pre-1948 photos located in the Mackinac State Park Archives were included in the historian's report. After our historian's report was issued, we were able to locate additional pre-1948 photos showing portions of the front of the building. A selection from among these photos was included in our most recent submission to the Mackinac Island Planning Commission and Historic District Commission (dated 2/20/2026).

Building Modification Timeline

1900 - approximate date of the building's original construction (per Sanborn Fire Insurance Maps).

1948 - addition of log cladding at Trayser's Trading Post.

1960 - replacement of the bulkhead below the May's Fudge Storefront with Cinder Blocks.

And the reconfiguration of storefronts, doors and transoms.

1965 - (estimated) installation of the corrugated steel seawall.

1969 - construction of a rear addition and "Owner's Suite" on 2nd floor.

1980 - adjustments to the Baxter's Shop storefronts for the filming of "Somewhere in Time".

1987 - construction of the Rear Storage Building

1995 - rear porch and deck added. Basement and second floor structural shoring and repair

1998 - log cladding was extended to surround the residential access stair.

Comprehensive Written Scope of Work

Note that all page numbers (below) reference the 44-page PDF Set submitted to the City for Planning Commission and Historic Commission review. Dated Feb 20, 2026.

Generally, the work falls into (4) Categories.

- Like for Like Replacement
- Historic Restoration
- Building Upgrades
- Storage Building conversion into a new Café

Like for Like Replacement

- Refer to the demolition elevations on sheets 25, 26, 28, 29 and the new work elevations on sheets 30, 31, 32.
- Remove and replace any damaged or deteriorated wood siding, wood fascia, or wood trim.
- Exterior cleaning and re-painting of all existing wood elements.
- Removal of existing asphalt roofing on the rear storage building. Install new asphalt roofing.
- Remove, salvage, and reinstall the existing Trading Post timber facing, signage and

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accordion doors.

Historic Restoration

- Refer to the demolition elevation on sheet 25 and the new work elevations on sheets 30, 33, 36, 37.
- Refer to the historic photos on sheets 4, 5, 6, 7, 24.
 - Post 1960 configuration is illustrated on pages 4, 5, 6, 7, 24
 - On page 4 in the upper left corner photo.
 - On page 5 in the lower middle photo.
 - On page 6 in the (4) corner photos - upper left, lower left, upper right, lower right.
 - Pre 1960 configuration is illustrated on page 6: the (3) middle photos - upper middle-left and upper middle-right. Lower middle.
- Remove the existing non-historic store front windows and framing at the May's Fudge and Baxter's Shop elevations.
 - Note that these materials are all dated from after 1960. Please refer to the **Building Modification Timeline** (above).
- Install new aluminum-clad wood storefronts and painted wood trim to recreate the historic (pre-1940) storefront detailing and configuration in these locations.

Building Upgrades

- Refer to pages 16,17, 18 for demolition and 20, 21, 22 for new construction.
 - Please note that none of the work described in this section will be visible from outside the building once it has been completed.
- Basement:
 - Demolition of selected interior basement walls.
 - Removal of existing rubble foundation along the front property line (column line 1).
 - Removal of the existing partial height CMU retaining wall (column line 2).
 - Excavation of the existing 20x70 foot unexcavated (partial height) basement area (between column lines 1 & 2). Removal of existing columns in this region.
 - Install new foundation wall along the front property line (column line 1).
 - Install new concrete slab and new basement structure in the newly excavated area (between column lines 1 & 2).
- First Floor:
 - Removal of the existing first floor (hard wood flooring and wood floor framing) above the newly excavated basement area.
 - Re-install floor joists and flooring above the newly excavated basement area (between column lines 1 & 2).
- Second Floor:
 - Reconfigure (demolish existing walls, kitchens, and bathrooms and construct new ones) Unit 203.
 - Reconfigure (demolish existing walls and construct new ones) the middle of the second floor for new office/auxiliary space and tenant amenities (storage, washers & dryers, and water heaters).
 - We will also be installing new floor joists in this area (between column lines C & E at the second floor).
 - Note that new floor joists were installed in the 90's between column lines A &

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- C and between column lines F &H, because the existing floor joists (2x10's spanning 20 feet), were woefully undersized and in danger of failure.
- Completion of the build out of Unit 202 as an apartment - this area is currently not drywalled and is being used for storage.

Storage Building conversion into a new Cafe

- Demolition Scope indicated on the following pages: 17, 19, 26, 27, 29.
- New Work Scope indicated on the following pages: 20, 21, 31, 32, 35.
- Removal of all existing doors and windows. Removal of the existing exterior siding on SW and SE Elevations.
- Removal of the existing SW rear deck, including railing and wooden stairs. Removal of selected railings, fencing, and wooden stairs.
 - Please refer to the **Building Modification Timeline** (above). Most of the materials impacted by this work were initially installed between 1987 - 1995.
- Addition of a new, larger rear deck, new railings, and new wooden stairs.
- Structural reconfiguration the building framing for new window openings on the exterior (SW and SE Elevations). Installation of new light fixture, (2) wood doors, (20) aluminum-clad wood windows, wood trim, wood paneling, wood siding, and new cafe signage.
- Addition of a new roof gable (SE Elevation).
- Construction of new interior walls partitions, counters, equipment and fixtures for a new cafe.