

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7279 Main 051-440-016-00
7279 Main Street, Unit 3 051-830-033-00

(Number) (Street)

(Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: (see attached)

(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$2,000,000

APPLICANT/CONTRACTOR

(Applicant's interest in the project if not the fee-simple owner): Architect/Consultant

Name: Michael Pattullo, AIA

Email Address

Address: 8 Pennsylvania Plaza

Petoskey

MI

49770

(Street)

(City)

(State)

(Zip)

Telephone: 231-838-2811

231-348-3303

(Home)

(Business)

(Fax)

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief.

Signature: _____

Date _____

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY¹ This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: RCI Mackinac LLC

Email Address: _____

Address: 10 E. Main Street

Bridgeport

CT

06608-2717

(Street)

(City)

(State)

(Zip)

Telephone: 305-525-1026

203-330-8797

(Home)

(Business)

(Fax)

The undersigned certify(ies) and represent(s)

1. That he/she, it or they is (are) all of the fee title owner(s) of all of the property involved in the application; and
2. That he/she, it or they has (have) attached a list which identifies all parties with a legal interest in the property at issue other than the undersigned owner(s) and has (have) identified the nature of each legal interest; and
3. That the answers and statements herein attached and materials provided are in all respects true and correct to the best of his, her, its or their information, knowledge and belief. The undersigned hereby further certify(ies) and represent(s) that he/she, it or they has (have) read the foregoing and understand(s) the same.
4. That the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531.

Signature

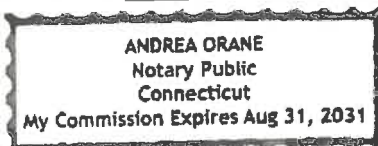
SIGNATURES

Signature

Please Print Name

Please Print Name

Signed and sworn to before me on the 25 day of SEPTEMBER 20 26



Notary Public

FAIRFIELD County, Michigan CT

My commission expires: August 31, 2031

¹ The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree. (revised 04/17)

1500 Demo
750 New Const

2250

Application for Demolition or Moving of Resources

City of Mackinac Island

Property Address: 7239 Main Street, Unit #3

Request: Applicant is requesting approval for the demolition of the existing, vacant, commercial building/space and surrounding deck attached to the back of the building at the address noted above.

Grounds Upon Which Application is Based

The resource constitutes a hazard to the safety of the public or to the structure's occupants.

- a. Attached is report prepared by U.P. Engineers & Architects, Inc. stating the building is sitting on an irreparable, wood post & beam foundation system and poses a significant risk of failure.
- b. Description of Existing Conditions
 - The exterior shell of the building is wood framed with 2x studs and rafters.
 - The exterior envelope features a mix of vinyl and wood lap siding and trim, single-pane wood framed windows, decorative wood cornice & parapet, and an asphalt shingle roof. These elements, while weathered, are in fair condition.
 - The interior finishes include a mixture of wood and laminate wall surfaces, a tongue & groove wood ceiling, and a wood floor. These elements are in poor condition.
 - The building shows evidence of ongoing sinking
 - Exterior siding and roofing failures (and previous corrective measures) indicate the building is pulling away from the adjacent structure
 - The surrounding deck, which is attached to the building's rim board, pitches significantly toward the building. It appears the failure is accelerating as the deck has dropped at the building 3-4" in the time this project has been considered (approximately 4 years).
 - In an effort to assess the source and extent of the failure, portions of the interior floor surface have been removed to expose the supporting structure below. In doing so, multiple layers of sub-floors were exposed indicating that as the building has sunk, the previous occupants have raised the finish floor by adding another layer of subflooring. Of greater significance, it was discovered that the wood grade beams supporting the structure have failed due to decay and/or insufficient support from the existing wood pile system.
 - No obvious indicators of hazardous building materials were discovered.

c. Description of Proposed Changes

- Demolition of the existing, vacant, commercial building/space and surrounding deck attached to the back of the building at the address noted above.
- Construction of new two-story building and deck within the demolition area to include the following:
 - Commercial “storefront” on the southeast façade facing the public space in front of the Arnold Ferry dock. The storefront windows are to be used as advertising space by other local businesses.
 - New entry on the southeast façade to accommodate the existing second floor residences, providing an enclosed main level foyer/hall, storage space (including bicycles) and new stairs to the existing second level residences.
 - New two-story, three-bedroom, two-bath residence.
 - Restoration of the exterior of existing free-standing commercial building at the southwest corner of the parcel to be used as residential storage.
 - New deck between the southwest residence façade and the lake/harbor
 - New deck between the new second floor residential space and the exterior wall of the neighboring building on the northwest property line.
- All new construction is to be set on new structural piles and grade beams designed and built to accommodate the new design load criteria.

d. Site Plan - Demolition

- (see attached SP-1.0)

e. Site Plan – Proposed Construction

- (see attached SP-1.1)

f. Feasibility of Alternative Uses

- It has been determined that no alternative use of the existing building and deck is feasible given the considerable cost that would be incurred to install the piles and grade beams required to raise, level, and stabilize the structure. Given the small building footprint and current commercial rental rates, the subsequent income would not be sufficient to recapture the required investment.

g. Architectural Plans

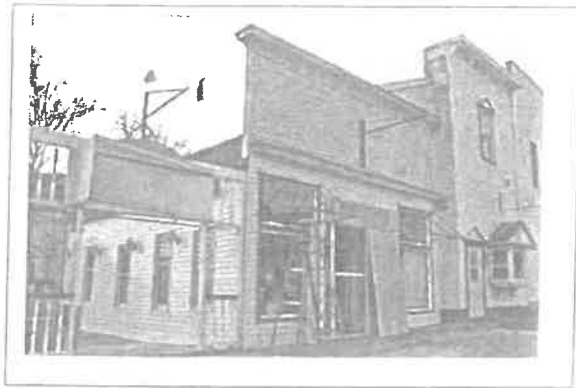
- (see attached A-1.1, A-1.2, A-2.0)

h. Photographs

- (see attached)

City of Mackinac Island

Downtown Intensive Level Historic Resource Survey



Address

Street: 7277 A Huron

City: Mackinac Island **County:** Mackinac

Zip: 49757

Parcel ID Number:

NHL ID Number: 257

GPS Number: 45.8469389, -84.6196634

Current Name: Island Shop

Historic Name:

Evaluation

District: Market/Main

Contributing/Non-Contributing to Potential Local Historic District: Contributing

Individually Eligible for National Register:

Description

Description: One story false front commercial building. Shopfront windows and doors, cove cornice at top of façade. Large parapet false front over one story gable roof base.

Decorative Features: Cove cornice

Other Buildings/Features:

Landscape Features:

History: Part of c. 1890 commercial block situated at corner of Huron and Arnold Line docks catering to active tourist trade at this busy spot both then and now. Shopfront modified in c. 1980-1990s incorporating new entry door and shop window for ice cream shop.

Area of Significance: Criteria A, C

Period of Significance: Island Resort and Park (1870-1930)

Statement of Significance: Building is significant under Criterion A for its connection with rise of steam-age tourism to Mackinac Island, leading to the establishment of hotels, boarding houses, and cottages alongside commercial shopfronts catering to summer vacationers. It also derives significance under Criterion C as an example of Victorian shopfront vernacular architecture. Themes: Architecture; Commerce—Retail; Commerce—Steam Age Tourism

Property Information

Date Built: c. 1900

Source of Date: NHL Survey--David Armour personal communication 7/99

Architect/Builder:

Style: Commercial vernacular

Historic Use: Shop

Current Use: Shop

Current Owner: Kathy Arbib

Materials

Foundation:

Walls: Wood clapboard

Roof: Asphalt shingle

Statement of Integrity: Good integrity to period c. 1900 in materials, scale, design, feeling, association. Shop front windows and door replaced. Main door and windows replaced, massing and scale remain, as well as brackets at cornice.

References: NHL Survey (1999)

Surveyor: Eric Gollanek **36 CFR61:** yes **Survey Date:** 11/22/2010

Credit: Eric Gollanek



7277 A Huron Mackinac Island 1.TIF



7277 A Huron Mackinac Island 2.tif



7277 A Huron Mackinac Island 3.tif