



### List of Drawings

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- 4 PHOTOS
- 5 PLANS
- 6 ELEVATIONS
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- 8 WOODWORK DETAILS
- 9 3D VIEWS

### Historic District

HUBBARD'S ANNEX

### Zoning

ZONING DESCRIPTION:  
ZONING DISTRICT: COTTAGE  
USE GROUP: R3 - SINGLE FAMILY RESIDENTIAL  
CONSTRUCTION TYPE: 5B - UNPROTECTED

DWELLING UNIT:	ALLOWED	PROPOSED		
	1	1		
LOT SIZE:	REQ'D	EXISTING		
	1 ACRE	.91 ACRE		
SETBACKS	REQ'D	EXISTING	PROPOSED	
	FRONT YARD	25'	88'	NO CHANGE
	SIDE YARD	15'	2.5'	NO CHANGE
	SIDE YARD AT ADDITION	15'	127.5'	119'
	REAR YARD	25'	32'	NO CHANGE
HEIGHT	ALLOWED	EXISTING	PROPOSED	
	STORIES MIN.	2	2	NO CHANGE
	STORIES MAX.	3	2	NO CHANGE
	FEET MIN.	24'	24'	NO CHANGE
	FEET MAX.	40'	24'	NO CHANGE
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED	
	SQ. FT. (INCLUDING PORCHES AND DECKS)	13,068	2,437	2,793
	PERCENTAGE	30%	5.6%	6.4%

GROSS SQUARE FOOTAGE		EXISTING	NEW
1ST FLOOR		1,660	NO CHANGE
2ND FLOOR		1,290	NO CHANGE
TOTAL		2,950	NO CHANGE

# CASKEY COTTAGE

MACKINAC ISLAND, MICHIGAN  
APRIL 29, 2025

RECEIVED  
APR 28 2025

OWNER: COOPER JILL TRUST

PROPERTY ADDRESS 8476 STOCKBRIDGE ROAD  
MACKINAC ISLAND, MICHIGAN 49757

PARCEL #: 051-650-016-00  
051-650-017-00  
051-650-018-00

### Statement of Historic Significance

This historic structure is listed as a contributing structure in the Mackinac Island National Historic Nomination. Utmost care, sensitivity and respect shall be shown to the building at all times. Carefully respect existing conditions and treat existing materials as irreplaceable. Do not remove, alter or disfigure any original materials, elements or finishes unless indicated on the drawings, or specifications, or directed by the Architect.

### Project Description

This project entails modifications to a contributing residential structure located in the Hubbard's Annex Historic District. Improvements include the addition of a covered porch to the front of the existing cottage, along with the addition of a window to a second floor bathroom.

### Legal Description

Westerly 1/2 of Lots 1, 2, 3, and 4, Block 5, Hubbards Annex to National Park of Mackinaw Island Michigan, & Lot 6 "The Maples" a subdivision in part of Block 5 of Hubbards Annex and other undedicated lands between Block 5 and the West Line of Private Claim No. 4, City of Mackinac Island, Mackinac County, Michigan to be more particularly described as surveyed by Neil A. Holshoe PS No. 56482 in June of 2015 as follows:  
Commencing at the Northeast Corner of Private Claim No. 331 at the intersection with Private Claim No. 4; thence along the line between Private Claim No. 4 and No. 331 S32° 47'18"W 339.92 feet; thence continuing along said Line S33°19'29"W 553.03 feet to a 1/2" Iron Rod with 2" Brass Cap at the Northwest Corner of Lot 6, The Maples, also being the Point of Beginning; thence along the North Line of Lot 6 The Maples and Lot 4 Block 5 of Hubbards Annex to the National Park as monumented S56°49'59"E 172.84 feet; thence along the East Line of the West 1/2 of Lots 1,2,3, and 4, Block 5 as monumented S27° 50'36"W 204.48 feet; thence along the South Line of Lot 1 Block 5 as monumented N62° 09'04"W 146.93 feet; thence along the Southerly Line of Lot 6 the Maples as monumented S85°37'26"W 58.27 feet to the Southwest corner of Lot 6 at the intersection with the Line between Private Claim No. 4 and 331; thence along the West Line of Lot 6 the Maples and the Line between Private Claim No. 4 and 331 as monumented N33°19'29"E 252.73 feet to the Point of Beginning containing acres more or less and being subject to any easements, exceptions, restrictions, or reservations of record.

ARCHITECT

HopkinsBurns Design Studio

113 S. Fourth Ave.

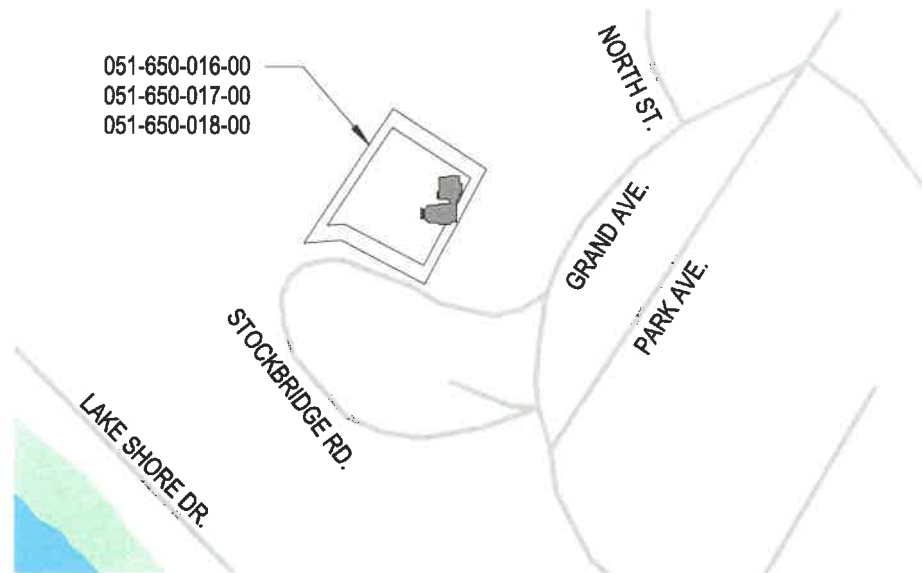
Ann Arbor, MI 48104

(734)424-3344

www.hopkinsburns.com

File No. CD25-016-018-033(4)  
Exhibit C  
Date 4-28-25  
Initials KP

051-650-016-00  
051-650-017-00  
051-650-018-00



### AREA PLAN

1" = 300'-0" SCALE



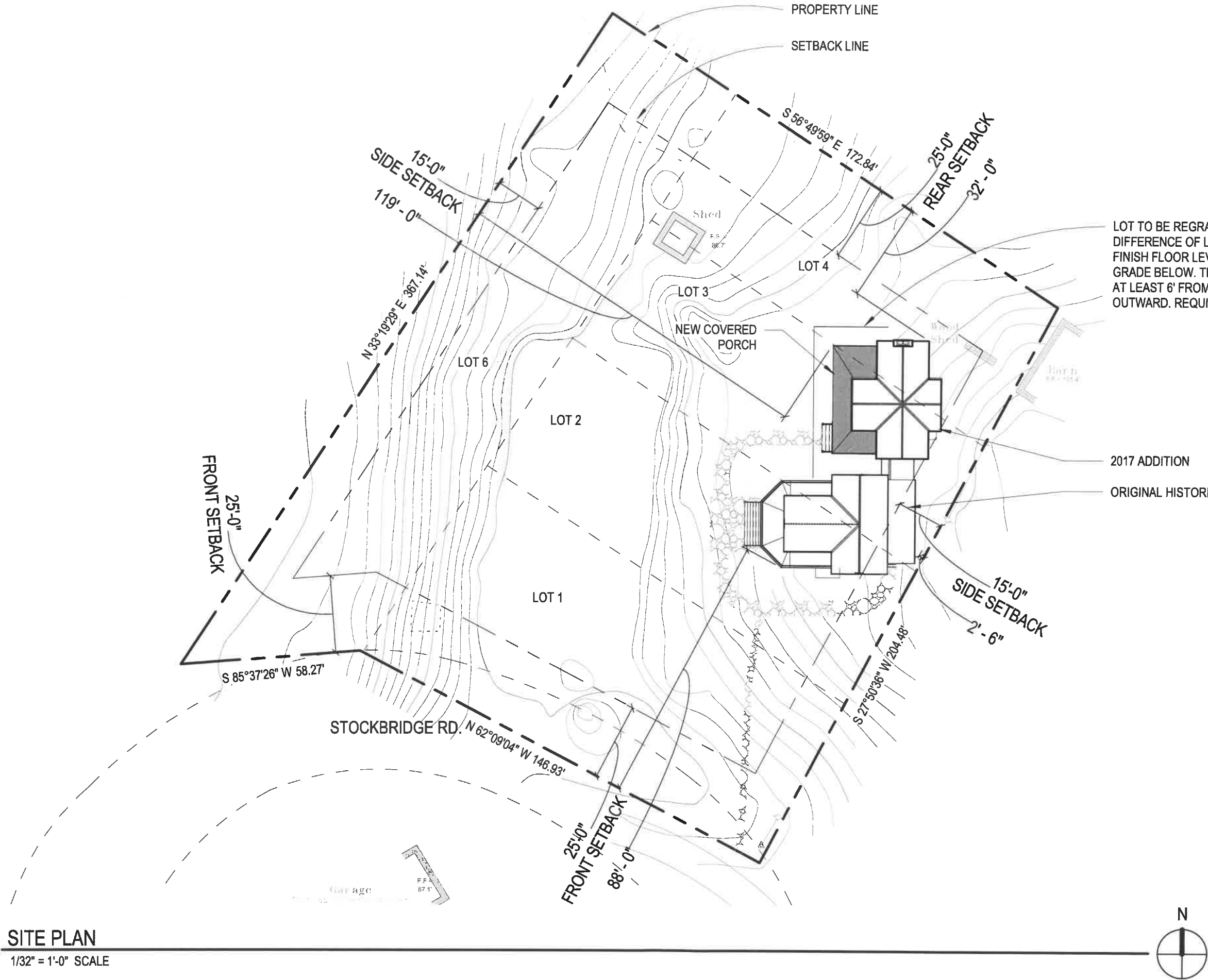
CASKEY COTTAGE

April 29, 2025

SCALE: As Noted

City of Mackinac Island  
Historic District Application +  
Planning Commission

HopkinsBurns  
historic preservation & community design



SITE PLAN  
1/32" = 1'-0" SCALE

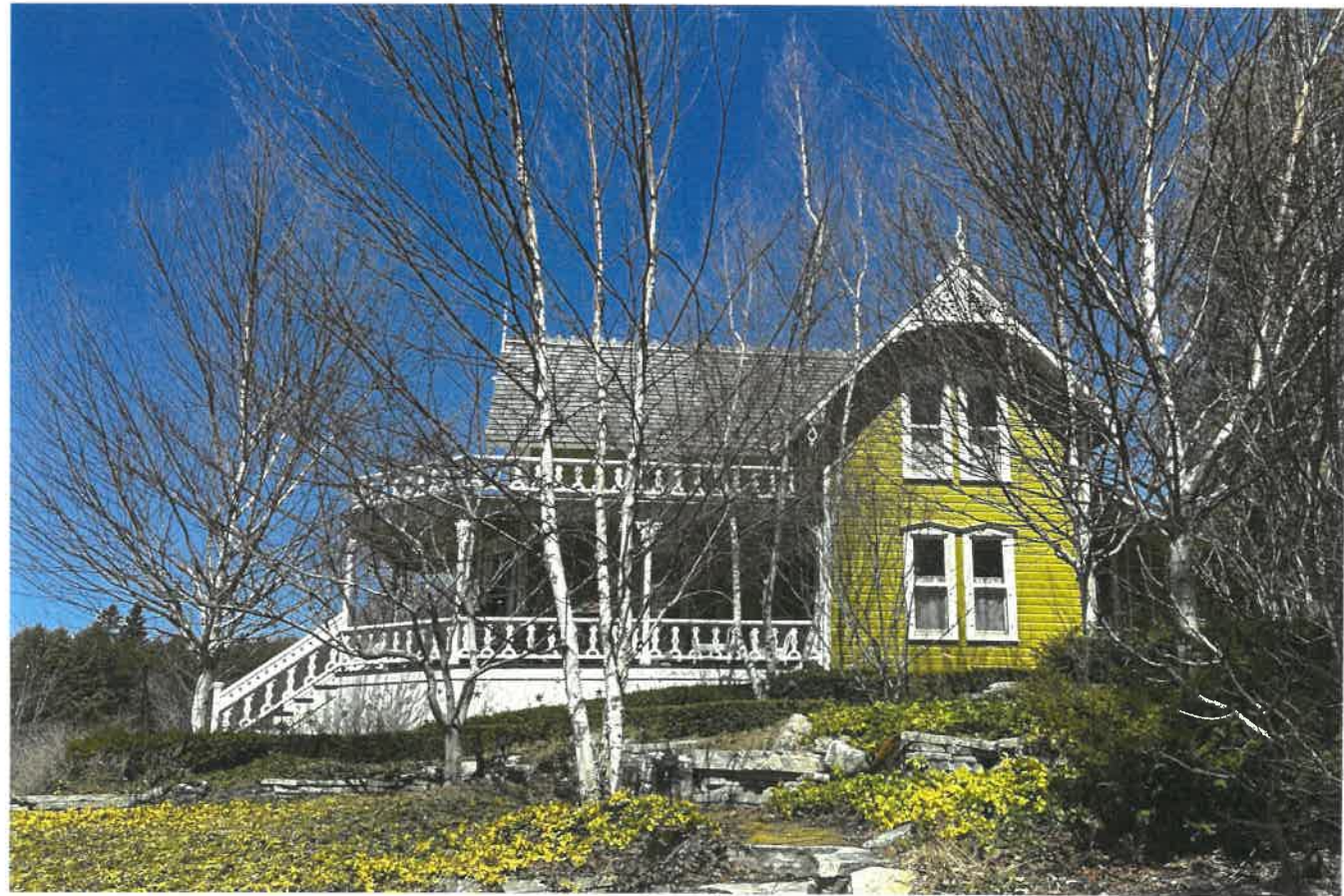




CASKEY COTTAGE FROM NORTH



CASKEY COTTAGE FROM WEST



CASKEY COTTAGE FROM SOUTH

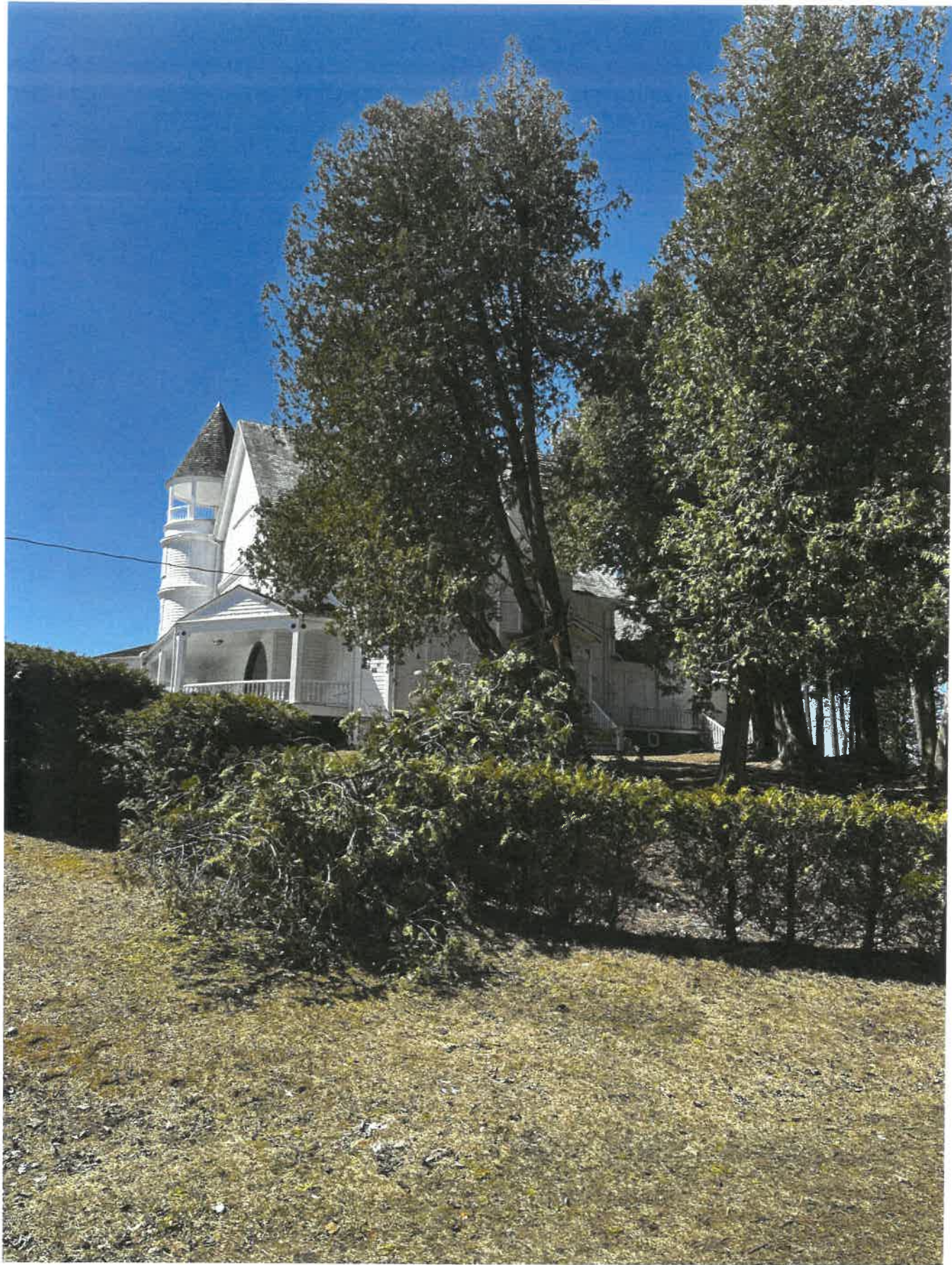




AREA OF WORK FROM WEST



ORIGINAL COTTAGE FROM NORTH



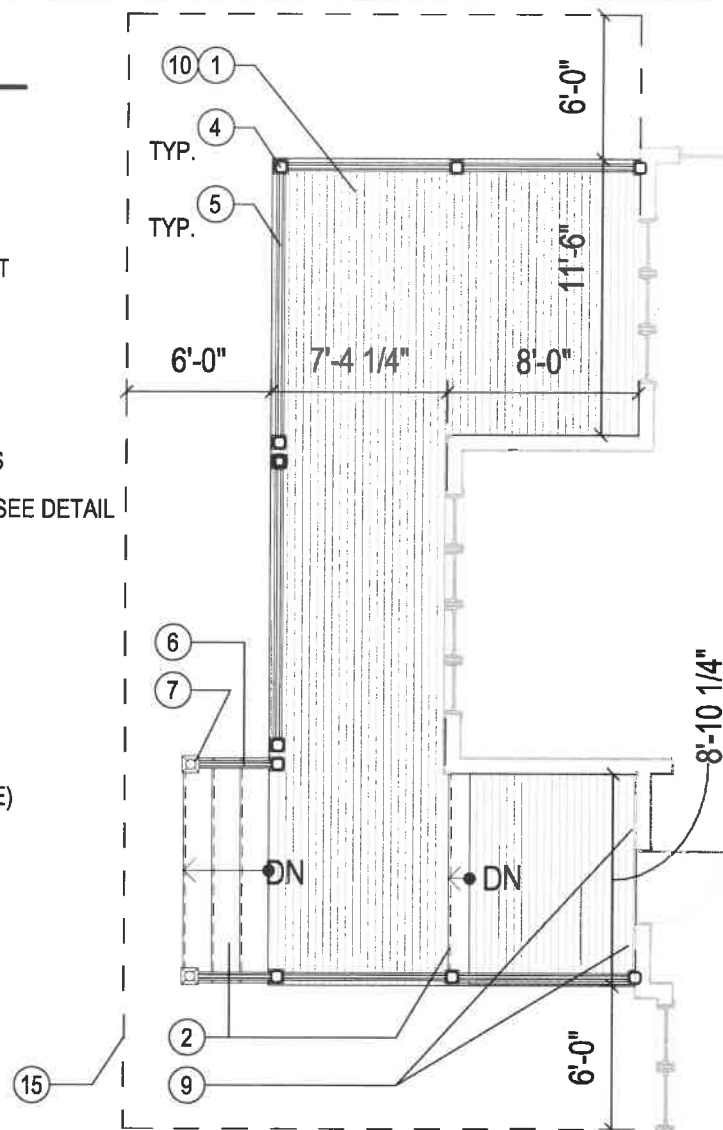
NEIGHBORING COTTAGE TO THE EAST



## KEYNOTES

### PLANNING

- ① 1X4 T&G WOOD DECKING
- ② WOOD STEPS
- ③ VERTICAL WOOD BOARD PORCH SKIRT
- ④ 6X6 WOOD COLUMNS, SEE DETAILS
- ⑤ 30" WOOD RAILING, SEE DETAILS
- ⑥ 30" WOOD RAILING W/ 34" HAND RAIL
- ⑦ 6X6 WOOD NEWEL POST, SEE DETAILS
- ⑧ 10" DECORATIVE WOOD SPANDRELS, SEE DETAIL
- ⑨ EXISTING SCONCES TO REMAIN
- ⑩ WOOD BEADBOARD CEILING (ABOVE)
- ⑪ METAL TERNE ROOF
- ⑫ METAL GUTTER TO MATCH EXISTING
- ⑬ MARVIN WOOD CASEMENT WINDOW
- ⑭ REPLACE GABLE DECORATION (ABOVE)
- ⑮ REGRADE AREA, SEE SITE PLAN



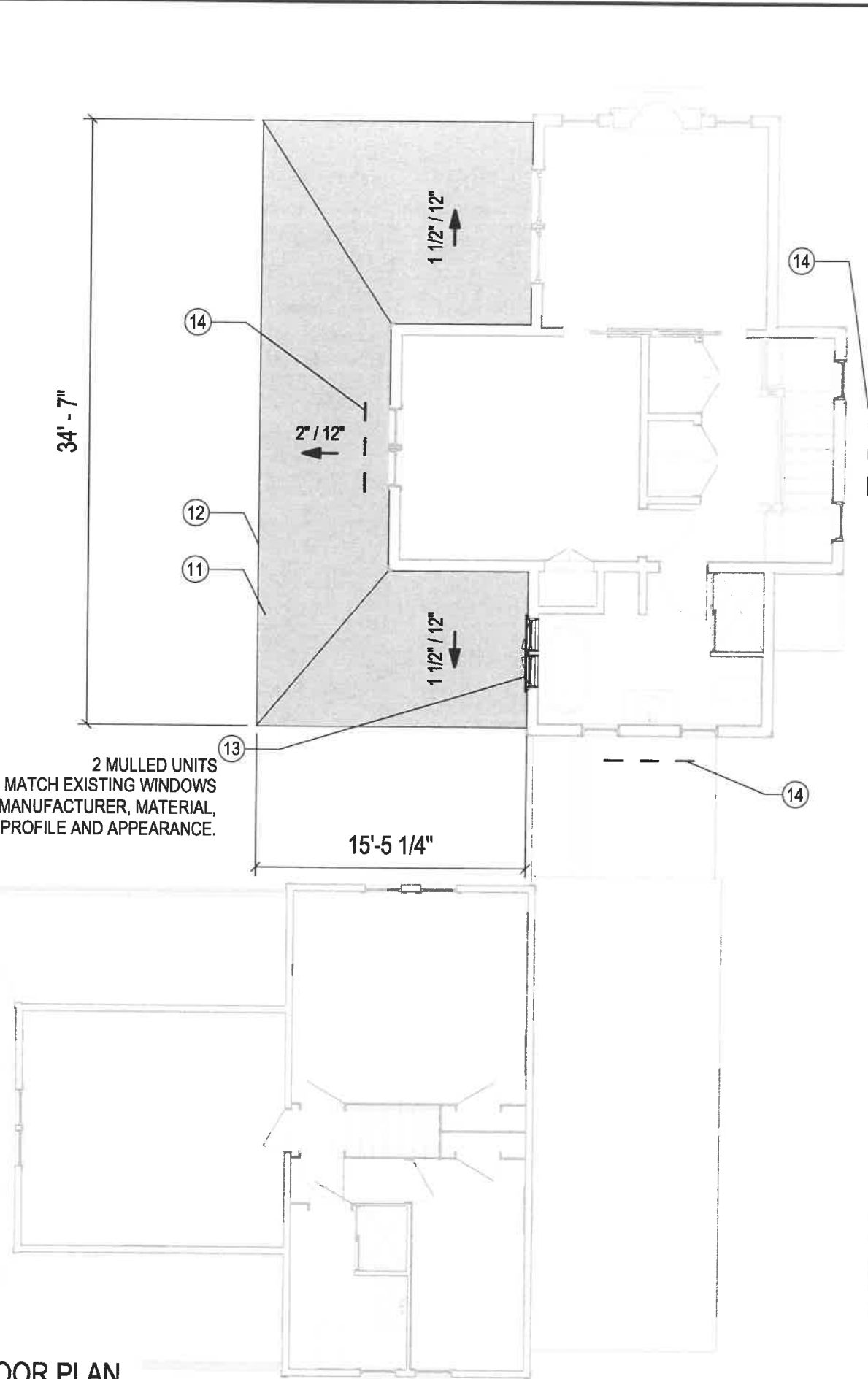
FIRST FLOOR PLAN

1/8" = 1'-0" SCALE

SECOND FLOOR PLAN

1/8" = 1'-0" SCALE

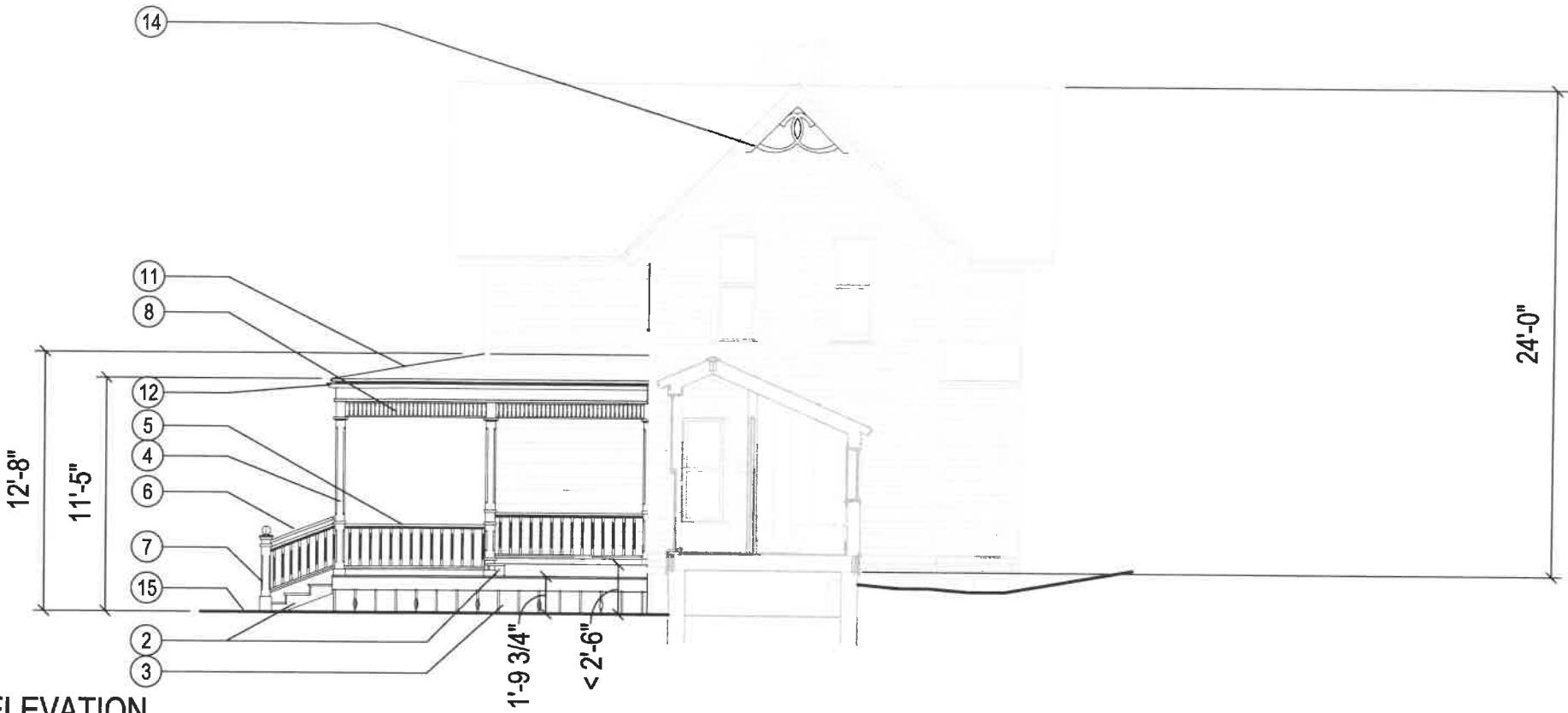
2 MULLED UNITS  
TO MATCH EXISTING WINDOWS  
IN MANUFACTURER, MATERIAL,  
PROFILE AND APPEARANCE.



KEYNOTES

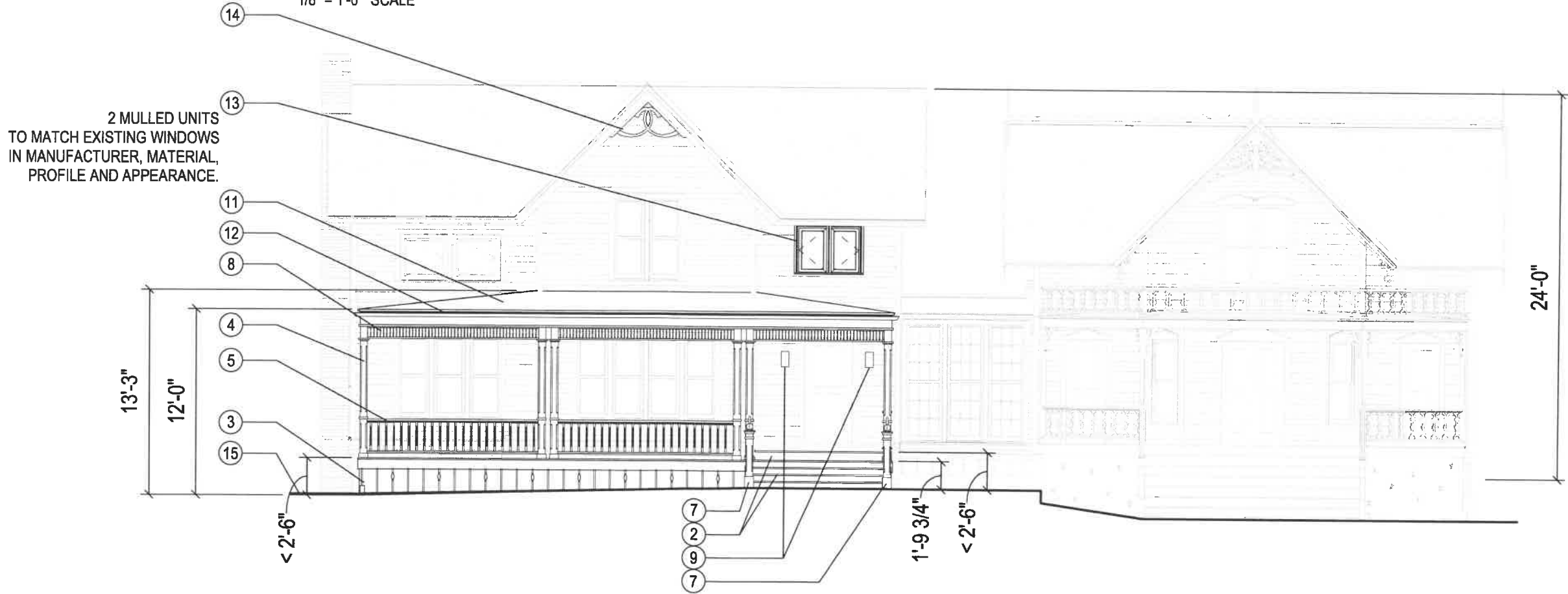
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SOUTH ELEVATION

1/8" = 1'-0" SCALE



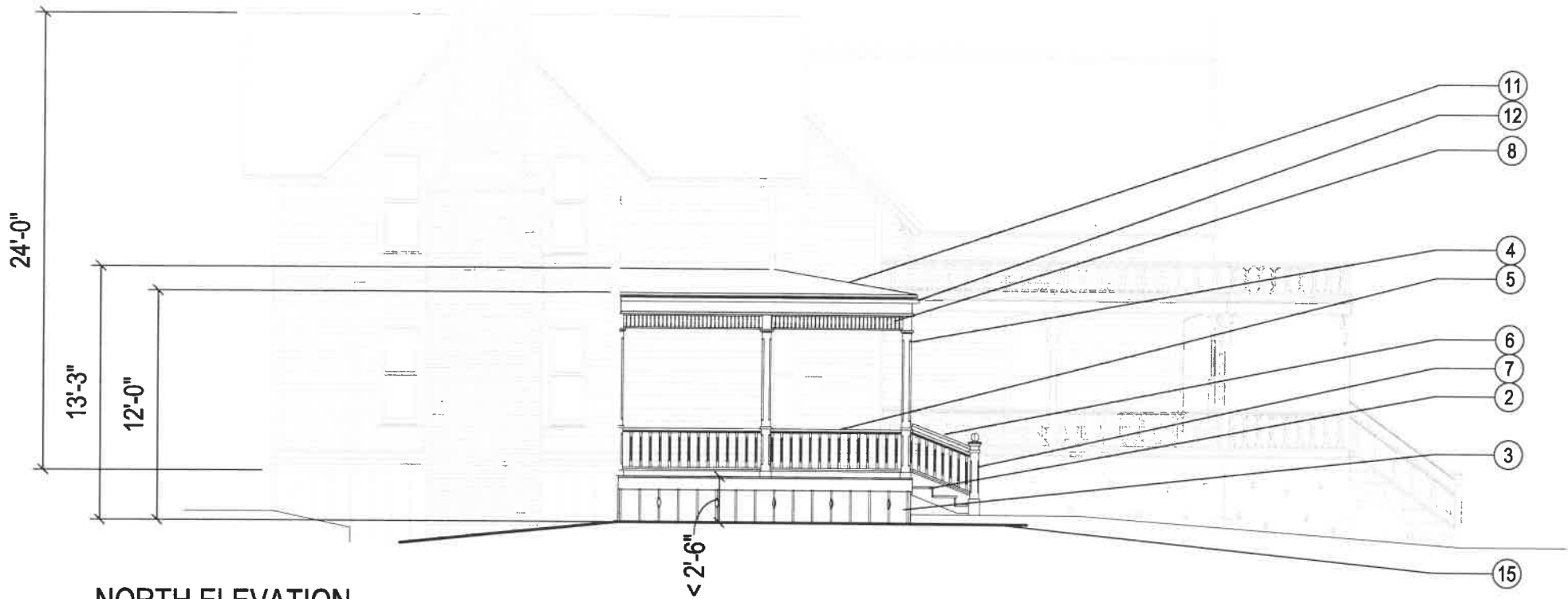
WEST ELEVATION

1/8" = 1'-0" SCALE

KEYNOTES

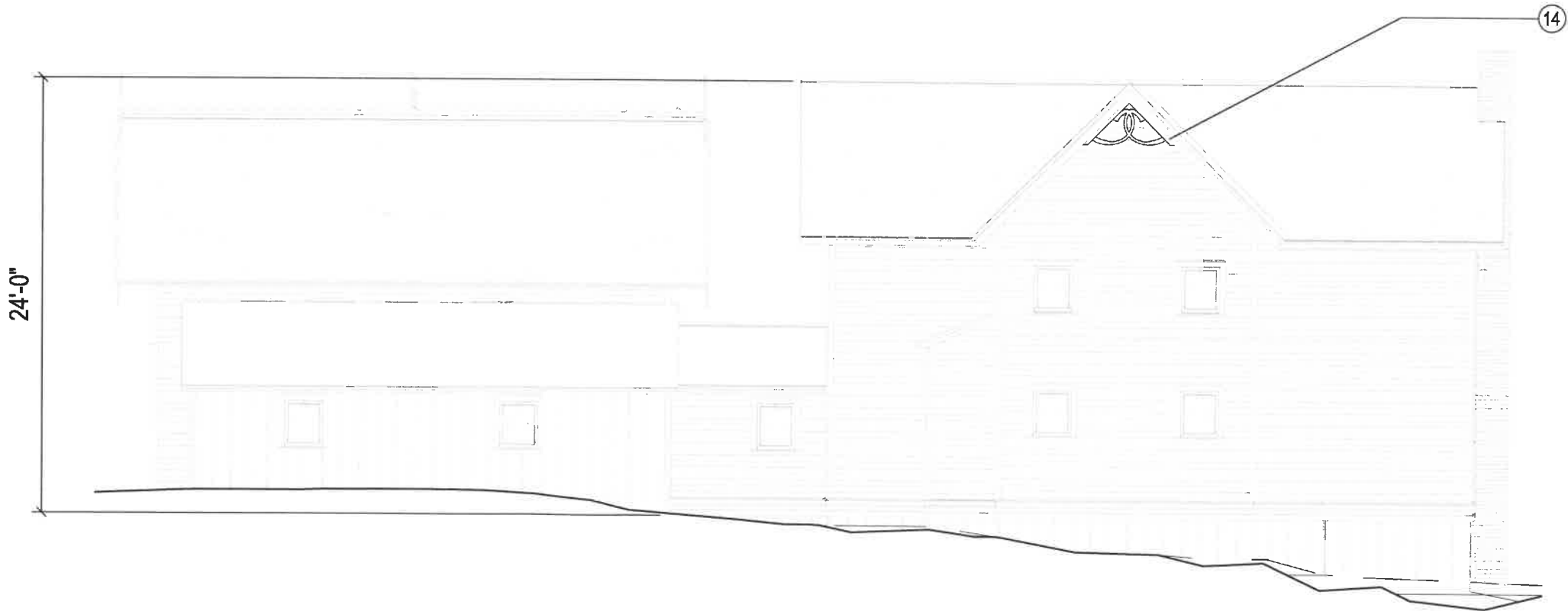
PLANNING

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NORTH ELEVATION

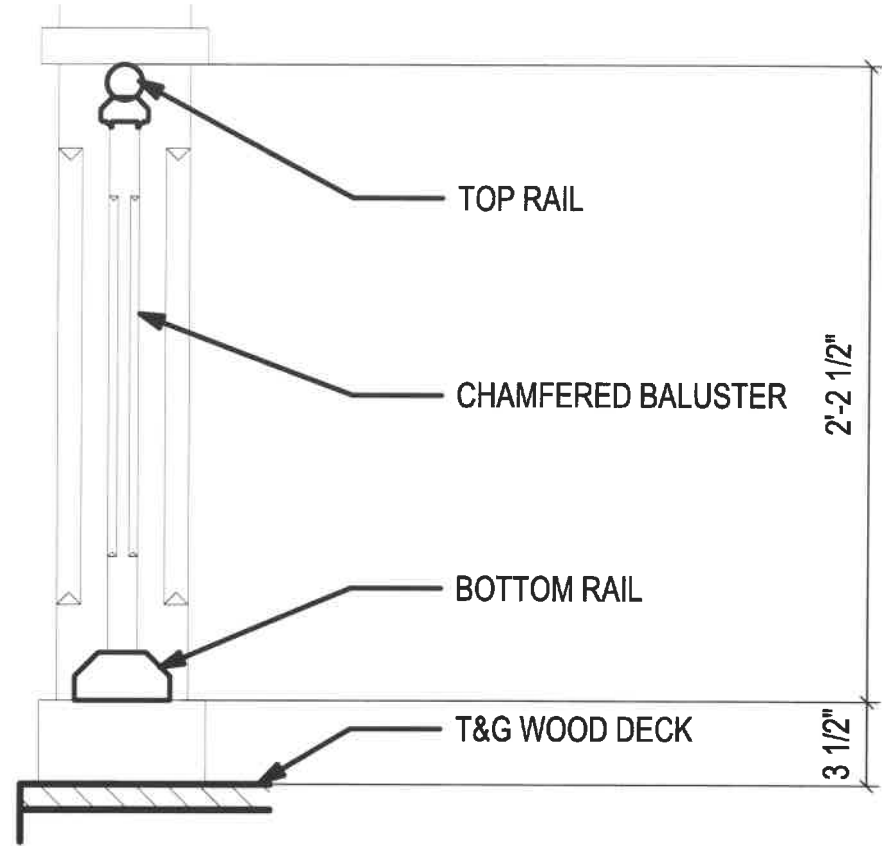
1/8" = 1'-0" SCALE



EAST ELEVATION

1/8" = 1'-0" SCALE

2 RAILING SECTION  
8 1 1/2" = 1'-0" SCALE



1 1/2" WOOD HAND RAIL  
34" ABOVE NOSING

5" BALL TOP

1X2 BANDS

6X6 NEWEL POST W/  
CHAMFERED CORNERS

1X10 BASE

1 DETAIL ELEVATION  
8 1/2" = 1'-0" SCALE

