

LOCATION MAP

Sheet List

GENERAL

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PC/HDC

Legal Description

(Per Near North Title Group, Commitment No. MI2204666, with Commitment Date of May 19, 2022)  
Situated in the City of Mackinac Island, Mackinac County, Michigan:  
PARCEL 1  
Lot 14, Block 5 of Assessors Plat 4, said plat recorded in Liber 2 of Plats, page 51, in the office of the Register of Deeds for Mackinac County.

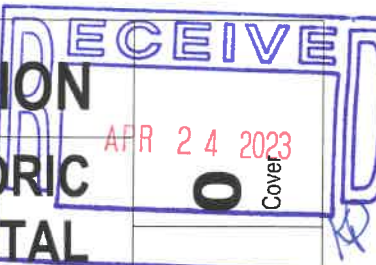
AREA OF WORK.  
EXISTING RESIDENCES.  
SEE SITE PLAN.  
PARCEL: 051-575-067-00

ARCHITECT

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

# CORNER COTTAGE RENOVATION

## PLANNING COMMISSION AND HISTORIC DISTRICT COMMISSION SUBMITTAL



OWNER: GMHI CORNER HOLDINGS LLC

CONTACT: MICHAEL MCHALE  
404.295.3568

PROPERTY ADDRESS 7714 MAIN ST.  
MACKINAC ISLAND, MI 49757

PARCEL #: 051-575-067-00

Project Description

This project involves minor modifications to contributing buildings to the West End Historic District. Use of the Cottage to be changed from Single Family Residential to Hotel for short-term guest use as a single unit. Interior to be renovated, including barrier free access to the first floor and integration of a fire suppression system. Exterior ADA-compliant walk and other building-access walks to be added to the site. Apartment and Hotel Support uses to be separated in Kennel Building including adding a new access door to the first floor and adding fire suppression.

Zoning

ZONING DISTRICT: MD-MARKET

Requirements

	REQ'D	EXISTING	
MIN. LOT SIZE:	5,000 SF	39,578 SF	
SETBACKS	ALLOWED	EXISTING	PROPOSED
CORNER COTTAGE:			
FRONT YARD	10'	61'-7"	NO CHANGE
SIDE YARD	10'	55'-8"	NO CHANGE
REAR YARD	15'	55'-1"	NO CHANGE
KENNEL BUILDING:			
FRONT YARD	10'	160'-3"	NO CHANGE
SIDE YARD	10'	36'-4"	NO CHANGE
REAR YARD	15'	3'-9"	NO CHANGE*
*NON-CONFORMING CONDITION IS NOT INCREASED			

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	N/A	2	NO CHANGE
STORIES MAX.	2.5	2	NO CHANGE
FEET MIN.	12'	29'	NO CHANGE
FEET MAX.	30'	29'	NO CHANGE

LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT.	13,852 SF (35%)	4,971 SF (13%)	5,978 SF (16%)
CHANGE TO CURRENT IMPERMEABLE SURFACE PERCENTAGE: +3% (1,007 SF)			

HOTEL ROOMS	ALLOWED	EXISTING	PROPOSED
QUANTITY	11	N/A	5
NUMBER OF ALLOWABLE HOTEL ROOMS = 4,917 GROSS BUILDING SF/450			

OFF-STREET BIKE PARKING	REQUIRED	EXISTING	PROPOSED
	1 / BEDROOM	N/A	5

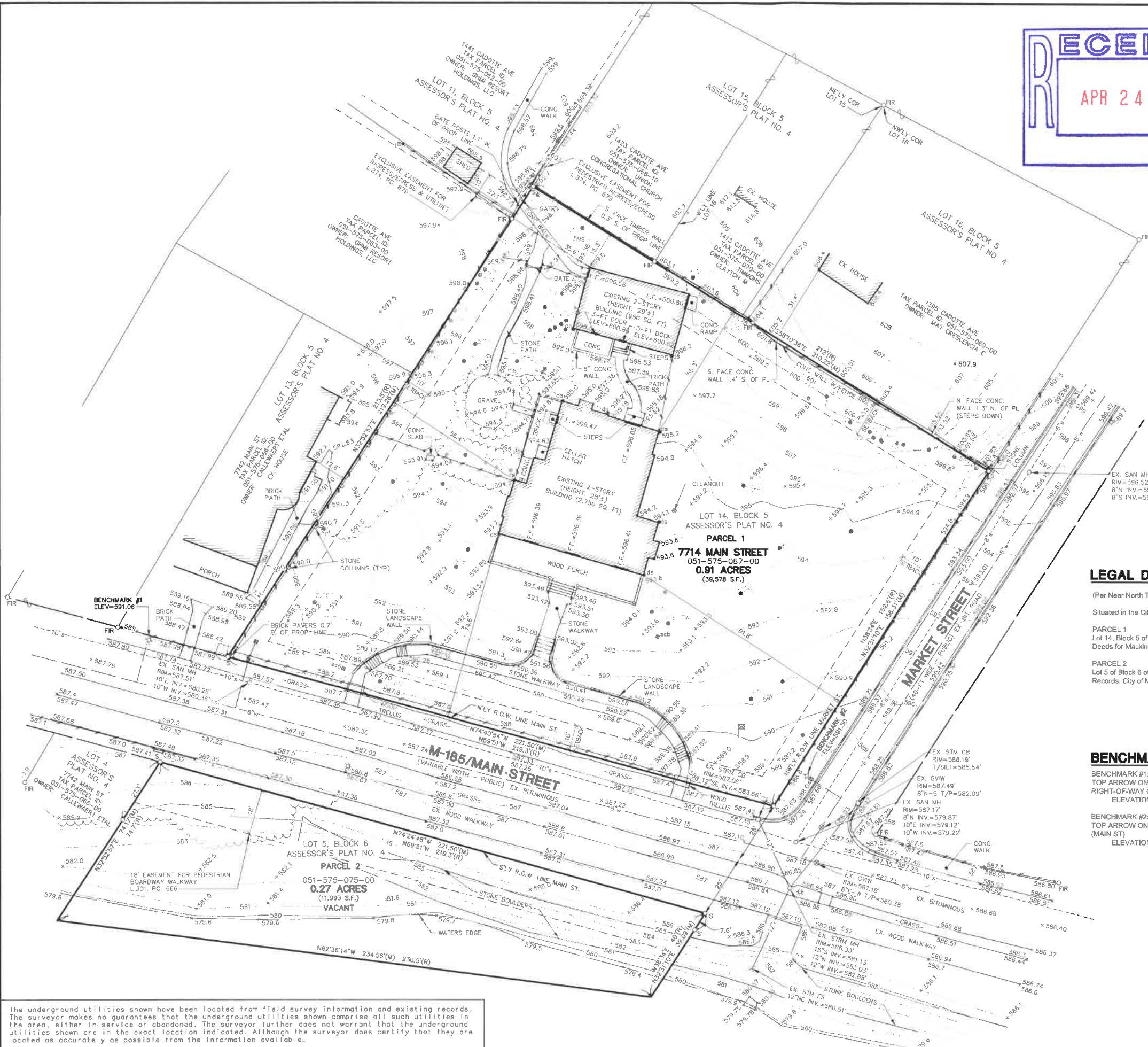
Corner Cottage  
Renovation

SCALE: As Noted 4/21/2023

Planning Commission  
and  
Historic District Commission

**HopkinsBurns**  
DESIGN STUDIO  
historic preservation & communities by design





RECEIVED  
APR 24 2023



SCALE: 1" = 20'  
0 20 40 60



NOTE: THIS DRAWING IS  
PRINTED AT HALF-SIZE

#### LEGEND

- 838 EXIST. CONTOUR
- 836.2 EXIST. SPOT ELEVATION
- \* EXIST. LIGHT POLE
- w EXIST. WATER MAIN
- h EXIST. HYDRANT
- p.i.v. EXIST. POST INDICATOR VALVE
- v EXIST. GATE VALVE IN BOX
- s EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- END SECTION
- w WATER METER
- scd SPRINKLER CONTROL BOX
- s EXIST. SANITARY SEWER
- EXIST. CLEANOUT
- FENCE
- EXIST. HANDRAIL
- EXIST. SIGN
- EXIST. POST
- TELEPHONE RISER
- ELECTRIC METER
- EXIST. GAS PIG
- EXIST. FLAG POLE
- EXIST. DOWN SPOUT
- FOUND IRON ROD
- SET IRON ROD
- TREE OR BRUSH LIMIT

#### LEGAL DESCRIPTION

(Per Near North Title Group, Commitment No. M12204666, with Commitment Date of May 19, 2022)

Situated in the City of Mackinac Island, Mackinac County, Michigan:

PARCEL 1  
Lot 14, Block 5 of Assessor's Plat #4, said plat recorded in Liber 2 of Plats, page 51, in the office of the Register of Deeds for Mackinac County.

PARCEL 2  
Lot 5 of Block 6 of Assessor's Plat #4, according to the recorded plat thereof, recorded in Liber 2 of Plats, page 51, Mackinac County Records, City of Mackinac Island, Mackinac County, Michigan.

#### BENCHMARKS

BENCHMARK #1:  
TOP ARROW ON HYDRANT, WEST OF WEST PROPERTY LINE IN THE NORTH  
RIGHT-OF-WAY OF M-85 (MAIN ST)  
ELEVATION=591.06' (NAVD88)

BENCHMARK #2:  
TOP ARROW ON HYDRANT, IN NW INTERSECTION OF MARKET ST. AND M-85  
(MAIN ST)  
ELEVATION=591.50' (NAVD88)

#### TREE LEGEND

- BIRCH
- CEDAR
- COTTONWOOD
- CRABAPPLE
- MAPLE
- MULBERRY
- PEAR
- PINE
- POPLAR

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

MIDWESTERN  
CONSULTING  
385 Plaza Drive, Ann Arbor, Michigan 48108  
(734) 995-0000 • www.midwesternconsulting.com  
Land Development • Land Survey • Institutional • Municipal  
Wireless Communications • Transportation • Utility Services



CLIENT  
DAVIDSON HOSPITALITY  
One Ravenna Drive, Suite 1060  
Atlanta, GA 30346  
Attn: Tamara Burns (HopkinsBurns)  
Design Studio) 734-424-3344

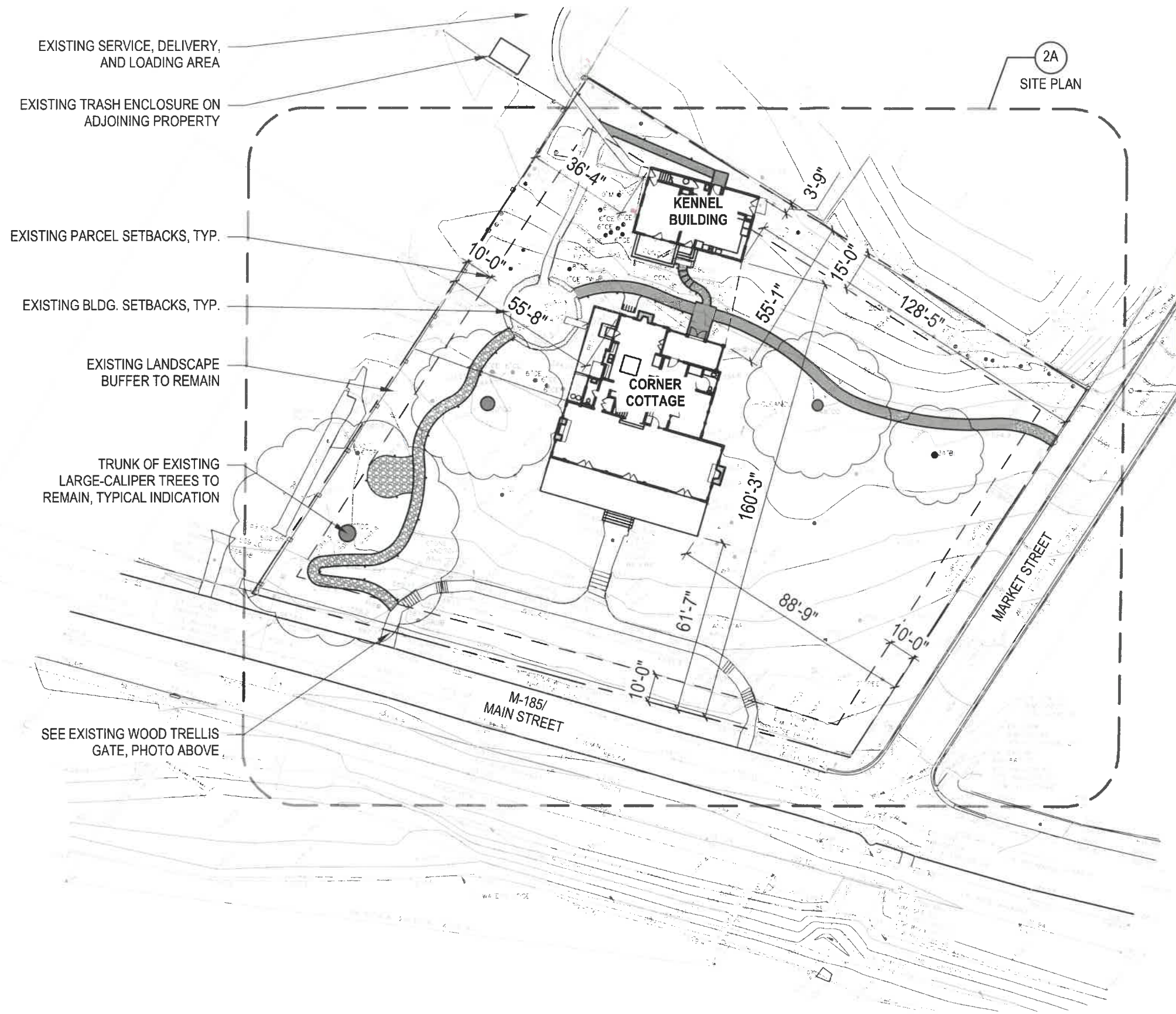
7714 MAIN STREET  
TOPOGRAPHIC SURVEY OF PARCELS OF LAND  
LOCATED IN THE CITY OF MACKINAC ISLAND  
MACKINAC COUNTY, MICHIGAN

1

JOB NO.	22152
REVISIONS:	
DATE:	06/21/2022
SHEET:	1 OF 1
REV. DATE:	
CADD: MIST	
ENG: MIV	
PK: MIV	
TECH: 22152-352-Topo.dwg	
DATE:	10/21/2022

File No. MD23.067.023(H)  
Exhibit B  
Date 4.24.23  
Initials CS





EXISTING WOOD TRELLIS GATE

NO SCALE

- SITE IMPROVEMENTS:
- PROVIDE NEW 4' WIDE SLOPING ADA-COMPLIANT BRICK PAVER SIDEWALK FROM EXISTING GATE AT MARKET STREET TO NEW ADA-COMPLIANT BRICK STOOP. CONTINUE 4' WIDE ADA-COMPLIANT WALK TO EXISTING CIRCULAR HEDGE SPACE.
  - PROVIDE NEW ADA-COMPLIANT BRICK STOOP AT EXISTING NORTH SCREENED PORCH
  - PROVIDE NEW 3' WIDE STEPPED BRICK PATH TO EXISTING SOUTH STOOP OF THE KENNEL BUILDING.
  - REMOVE EXISTING FENCE BETWEEN BUILDINGS, EAST SIDE.
  - INSTALL NEW 3' WIDE CONCRETE WALK NORTH OF THE KENNEL BUILDING.
  - PROVIDE NEW 4' WIDE ADA-COMPLIANT FLAGSTONE WALK FROM WEST MAIN STREET PORTAL GATE TO CIRCULAR HEDGE SPACE, MODIFY GATE TO BE ADA-COMPLIANT
  - PRESERVE AND MAINTAIN EXISTING LARGE-CALIPER TREES.



SITE PLAN - OVERALL

1" = 40'-0" SCALE

File No. MD23-067-023(H)

Exhibit C

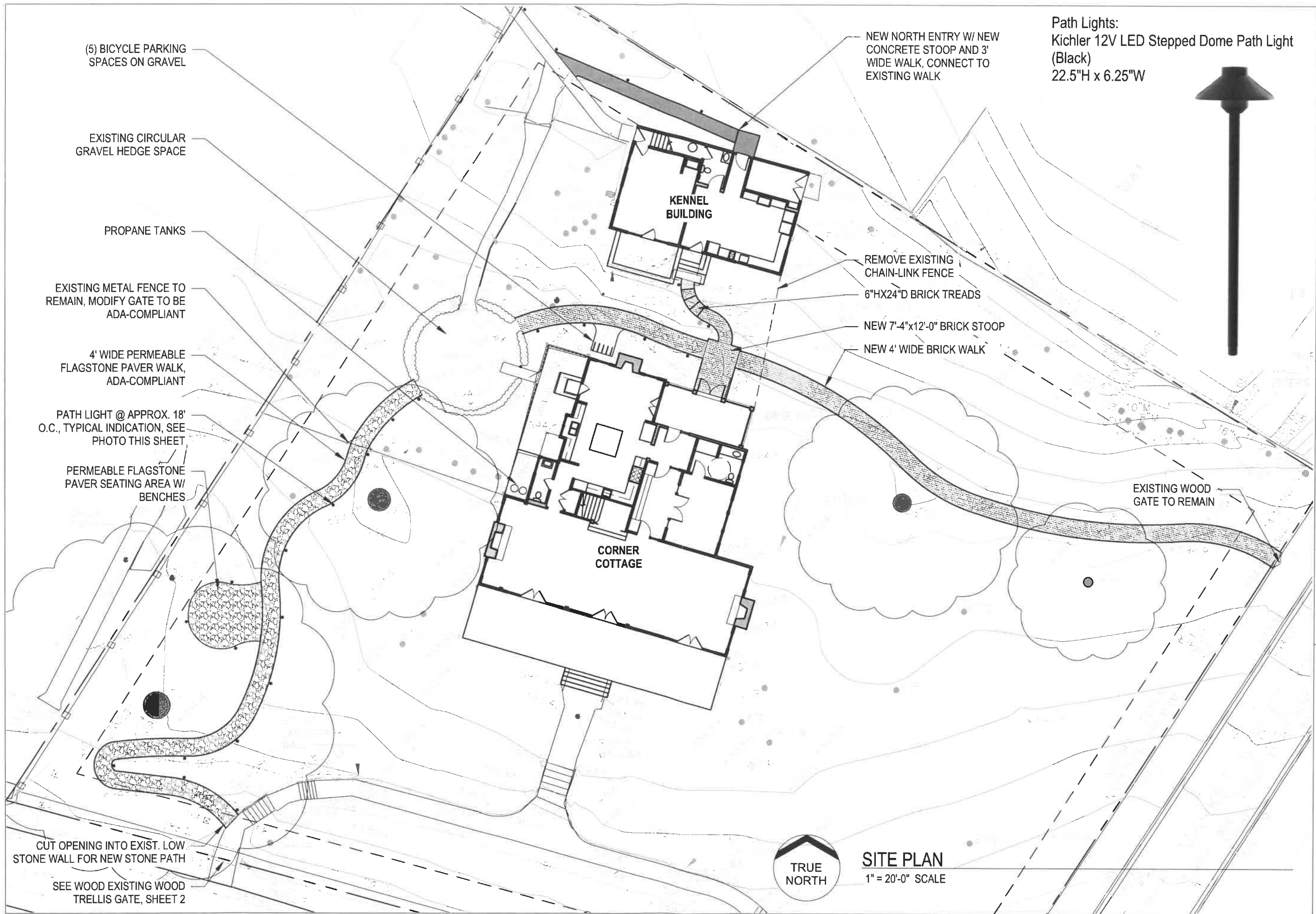
Date 4-24-23

Initials KP

Corner Cottage  
Renovation

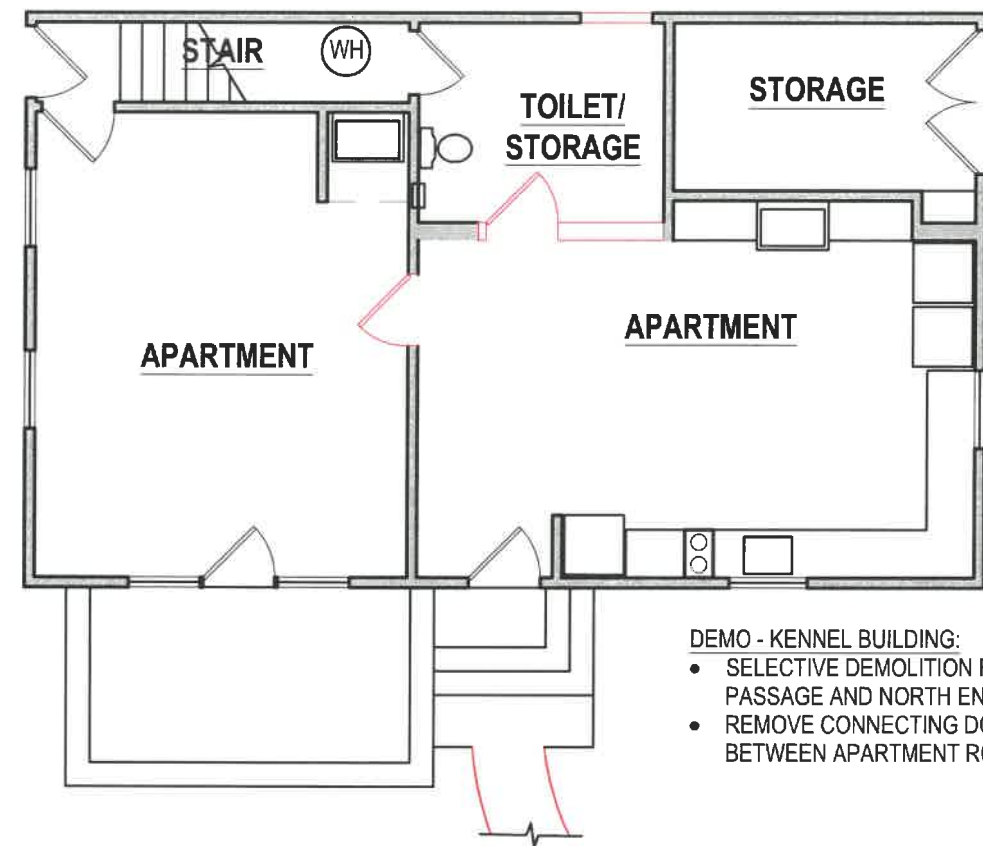
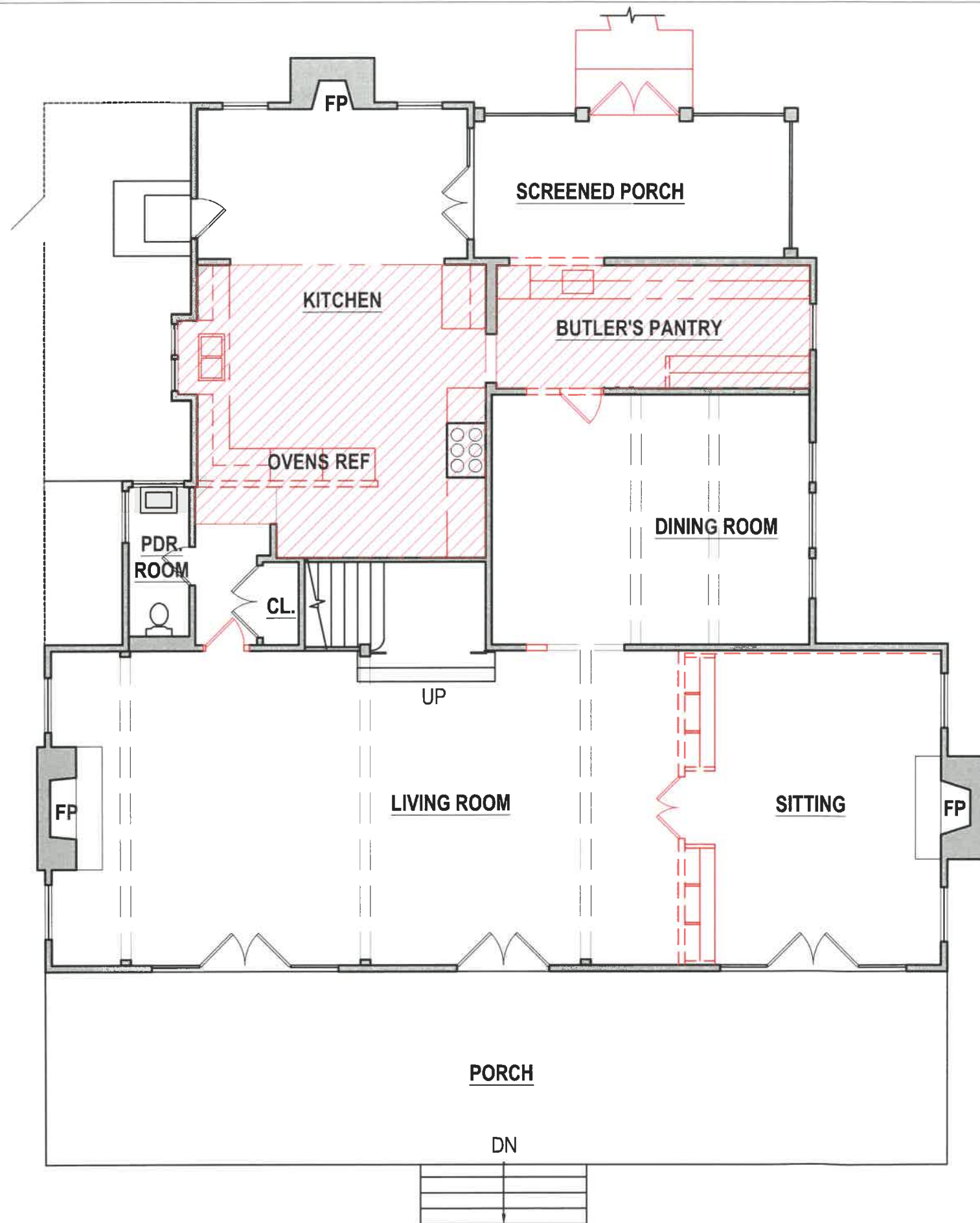
SCALE: As Noted 4/21/2023

Planning Commission  
and  
Historic District Commission



**SITE PLAN**  
1" = 20'-0" SCALE



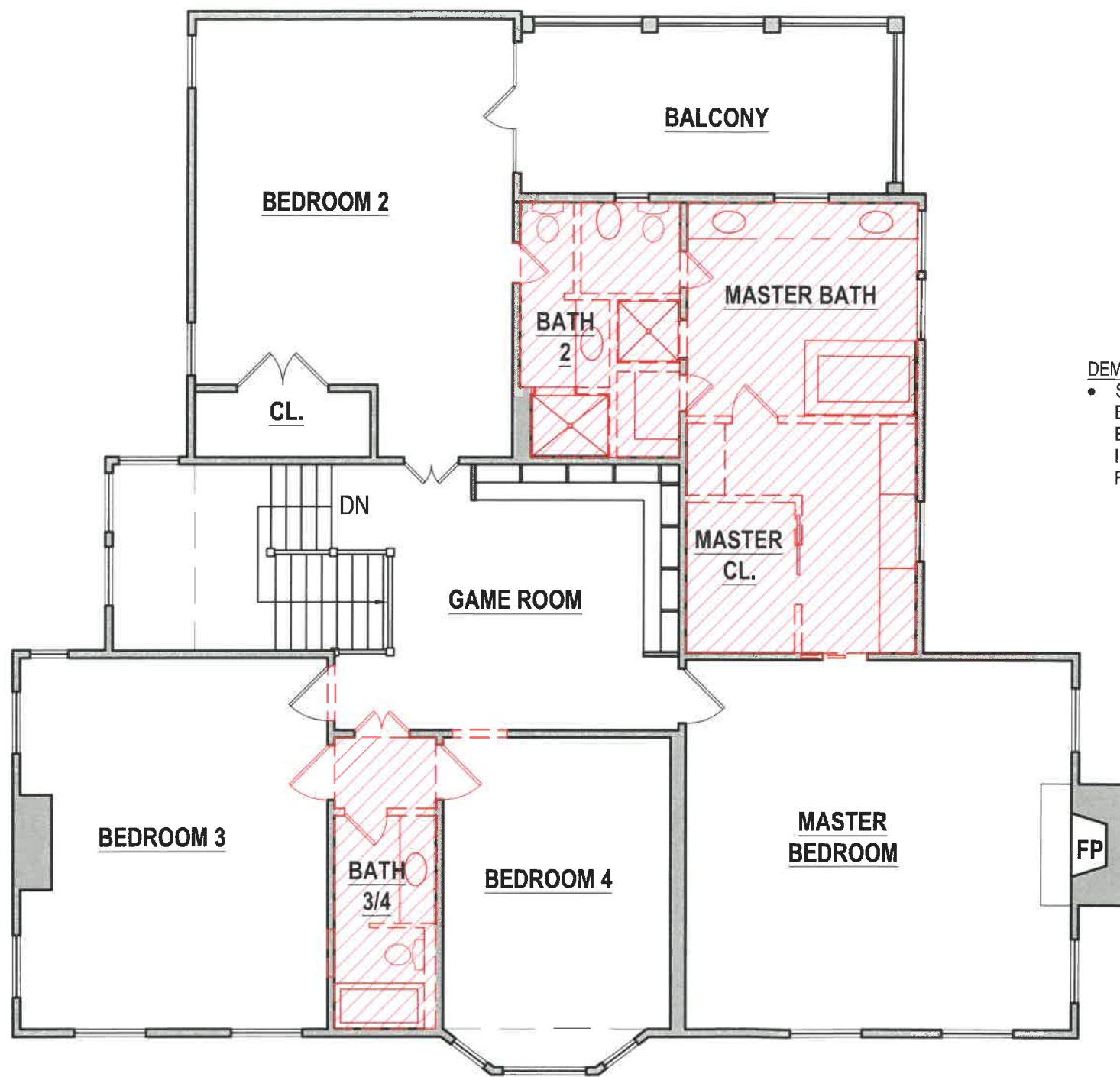


- DEMO - KENNEL BUILDING:
- SELECTIVE DEMOLITION FOR NEW PASSAGE AND NORTH ENTRY
  - REMOVE CONNECTING DOOR BETWEEN APARTMENT ROOMS

- DEMO - CORNER COTTAGE:
- SELECTIVE DEMOLITION AT KITCHEN - REMOVE BASE AND WALL CABINETS, COUNTERS AND SINKS. RANGE AND HOOD TO REMAIN
  - REMOVE BEARING WALL AT KITCHEN, PROVIDE NEW BEAM
  - REMOVE WALL AND SHELVING BETWEEN SITTING AND LIVING ROOM
  - REMOVE BUTLER'S PANTRY COUNTERS, APPLIANCES, SINK.
  - REMOVE DOORS AND STOOP AT NORTH PORCH



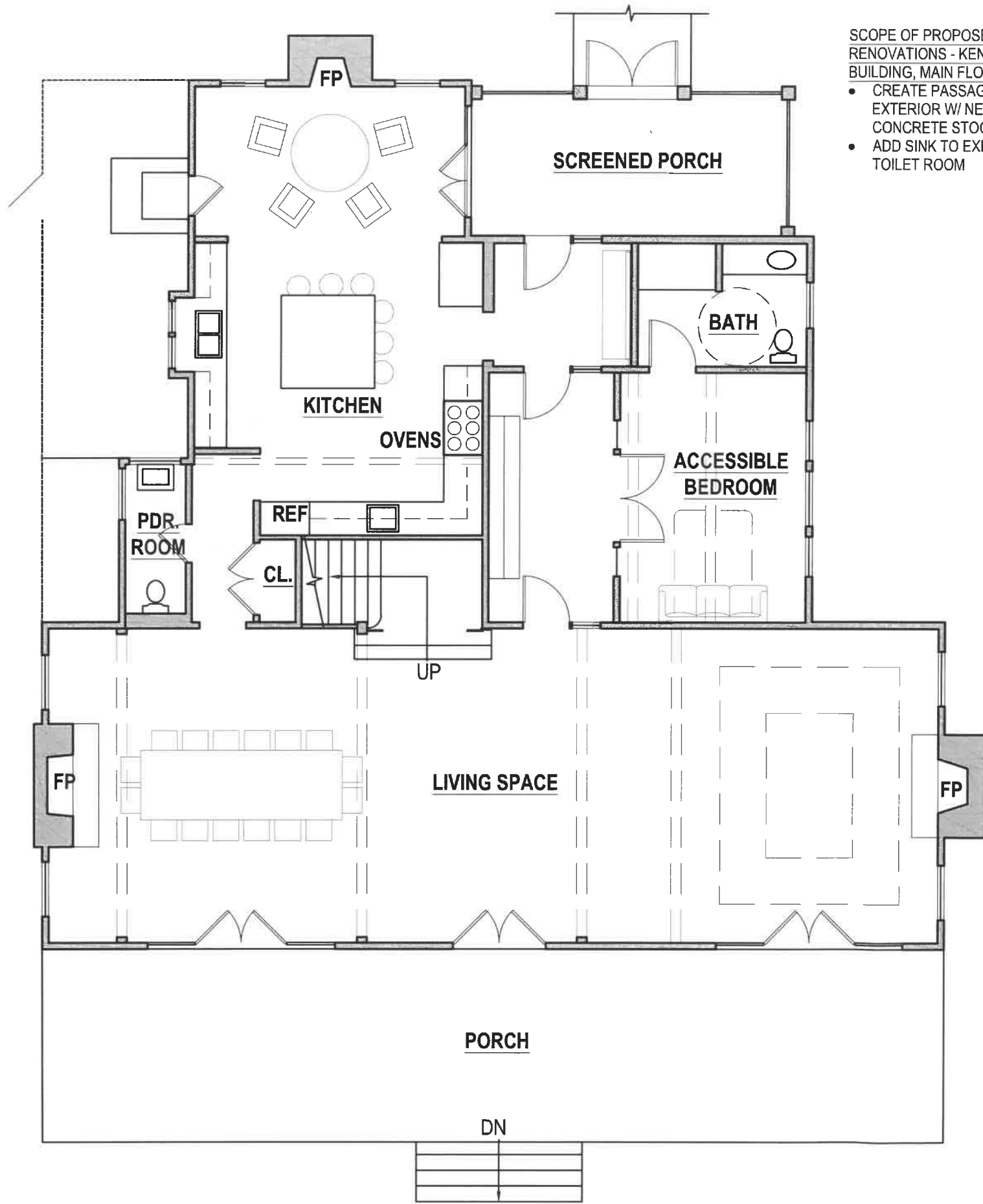
EXISTING FIRST FLOOR -  
CORNER COTTAGE AND KENNEL BUILDING  
1/8" = 1'-0" SCALE



- DEMO:
- SELECTIVE DEMOLITION AT MASTER BATH AND BATH BETWEEN BEDROOMS 3 AND 4. REMOVE INTERIOR PARTITIONS AND PLUMBING FIXTURES, COUNTERS

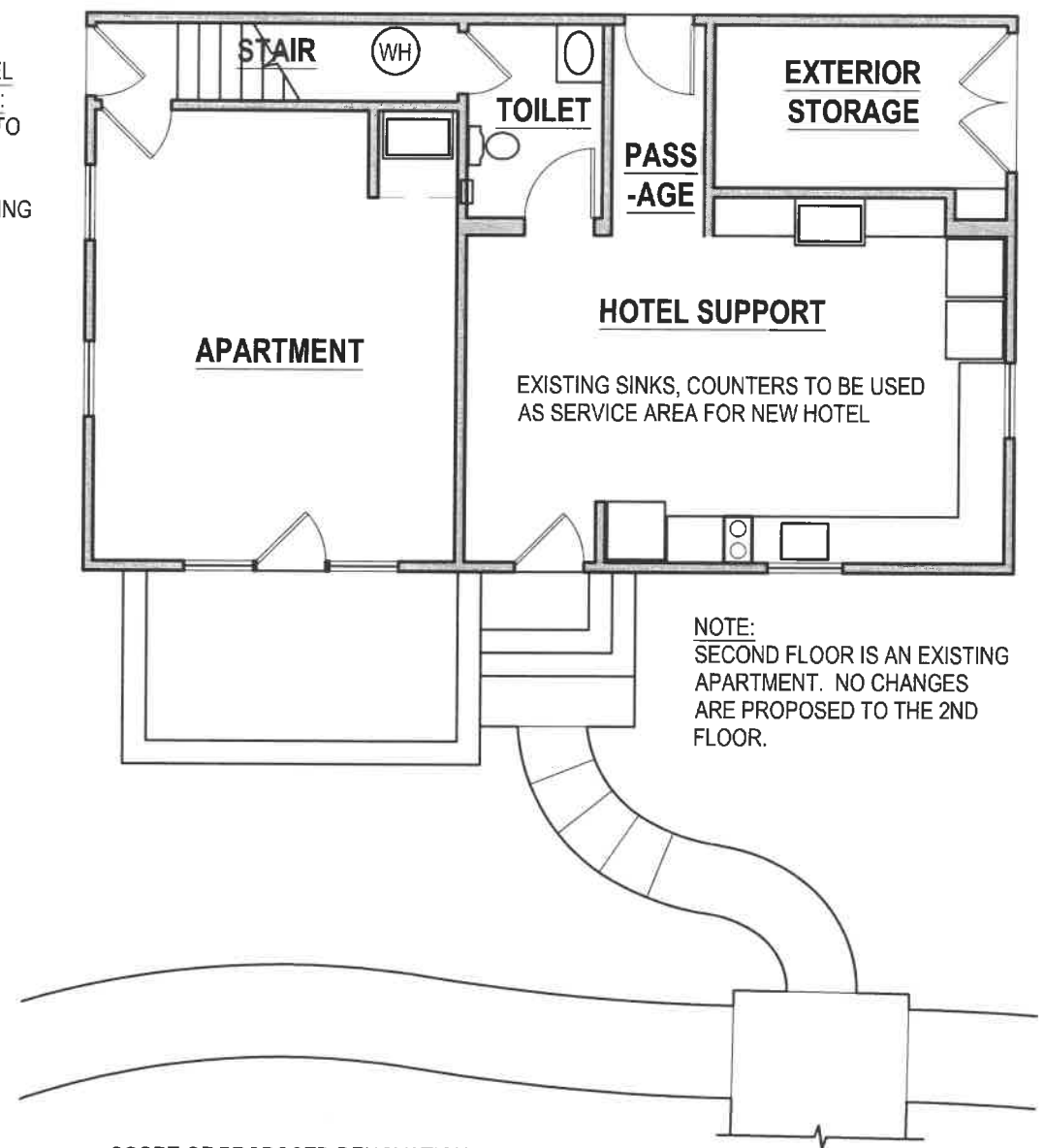


EXISTING SECOND FLOOR -  
CORNER COTTAGE  
1/8" = 1'-0" SCALE



SCOPE OF PROPOSED RENOVATIONS - KENNEL BUILDING, MAIN FLOOR:

- CREATE PASSAGE TO EXTERIOR W/ NEW CONCRETE STOOP
- ADD SINK TO EXISTING TOILET ROOM



SCOPE OF PROPOSED RENOVATIONS - CORNER COTTAGE, MAIN FLOOR:

- ADA MODIFICATIONS:
  - RAISE PORCH FLOOR
  - INSTALL NEW WOOD FLOOR OVER EXISTING PAVERS AT NORTH PORCH
  - MINOR MODIFICATIONS TO BASES OF SCREEN PANELS TO ACCOMMODATE BARRIER-FREE ENTRY
  - PROVIDE NEW ADA-COMPLIANT PORCH DOORS TO MATCH EXISTING NEW ADA GUEST ROOM AND BATH ROOM
- REMODEL AND ENLARGE KITCHEN, PROVIDE ACCESSIBLE ELEMENTS
- REMOVE SITTING ROOM WALL, CREATE NEW CONSOLIDATED LIVING SPACE/SITTING ROOM



**PROPOSED FIRST FLOOR RENOVATION - CORNER COTTAGE AND KENNEL BUILDING**  
1/8" = 1'-0" SCALE



- SCOPE OF PROPOSED RENOVATIONS - SECOND FLOOR:**
- REMODEL MASTER SUITE BATHROOM
  - REMODEL BEDROOM 2 BATHROOM
  - MODIFY BATHROOM 3/4 TO PROVIDE SEPARATE BATHROOMS TO BEDROOMS 3 AND 4



**PROPOSED SECOND FLOOR RENOVATION - CORNER COTTAGE**  
 1/8" = 1'-0" SCALE





**SOUTH**

- SCOPE:**
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH



**EAST**

- SCOPE:**
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
  - REMOVE CHAIN LINK FENCE BETWEEN EXISTING BUILDINGS
  - RAISE BRICK BASE OF SCREENED PORCH AND MAKE MINOR MODIFICATIONS TO BASE OF SCREEN PANELS TO ACCOMMODATE BARRIER-FREE ENTRY

**PHOTOGRAPHIC ELEVATIONS -  
CORNER COTTAGE**

NO SCALE





WEST

NOTE: ELEVATION COMPILED OF TWO CONTIGUOUS PHOTOS, BUILDING IS CONTINUOUS

SCOPE:

- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH



PHOTOGRAPHIC ELEVATIONS -  
CORNER COTTAGE

NO SCALE



Carriage Lights:  
Hampton Bay 1-Light Outdoor Wall Lamp  
with Clear Beveled Glass Shade (Black)  
19.75"H



NORTH

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
  - REMOVE CHAIN LINK FENCE BETWEEN EXISTING BUILDINGS
  - RAISE BRICK BASE OF SCREENED PORCH AND MAKE MINOR MODIFICATIONS TO BASE OF SCREEN PANELS TO ACCOMMODATE BARRIER-FREE ENTRY
  - PROVIDE NEW ADA-COMPLIANT PORCH DOORS TO MATCH EXISTING
  - INSTALL CARRIAGE LIGHTS SIMILAR TO EXISTING, EACH SIDE OF PORCH DOOR
  - INSTALL STOOP AND SLOPED WALK USING PAVERS TO MATCH EXISTING BRICK AT PORCH

PHOTOGRAPHIC ELEVATIONS -  
CORNER COTTAGE  
NO SCALE





NORTH

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
  - INSTALL NEW DOOR TO MATCH EXISTING KENNEL BUILDING ENTRY
  - PROVIDE SLOPED CONCRETE STOOP AND WALK
  - INSTALL NEW CARRIAGE LIGHT FIXTURE SIMILAR TO EXISTING NEXT TO DOOR



EAST

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
  - REMOVE CHAIN LINK FENCE BETWEEN EXISTING BUILDINGS

PHOTOGRAPHIC ELEVATIONS -  
KENNEL BUILDING  
NO SCALE





SOUTH

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH
  - REMOVE CHAIN LINK FENCE BETWEEN EXISTING BUILDINGS
  - MODIFY EXISTING BRICK WALK BETWEEN KENNEL BUILDING AND REAR ENTRY OF COTTAGE AND ADD NEW GARDEN STEPS



WEST

- SCOPE:
- MINOR TOUCH-UP / REPAIR ANY DAMAGED MATERIALS WITH LIKE TO MATCH

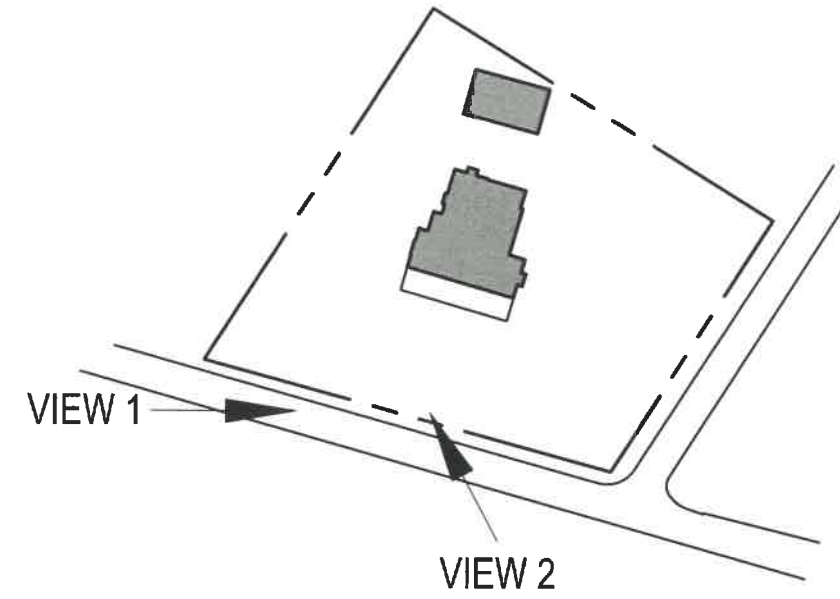
PHOTOGRAPHIC ELEVATIONS -  
KENNEL BUILDING

NO SCALE





SITE CONTEXT - VIEW 1



KEY PLAN



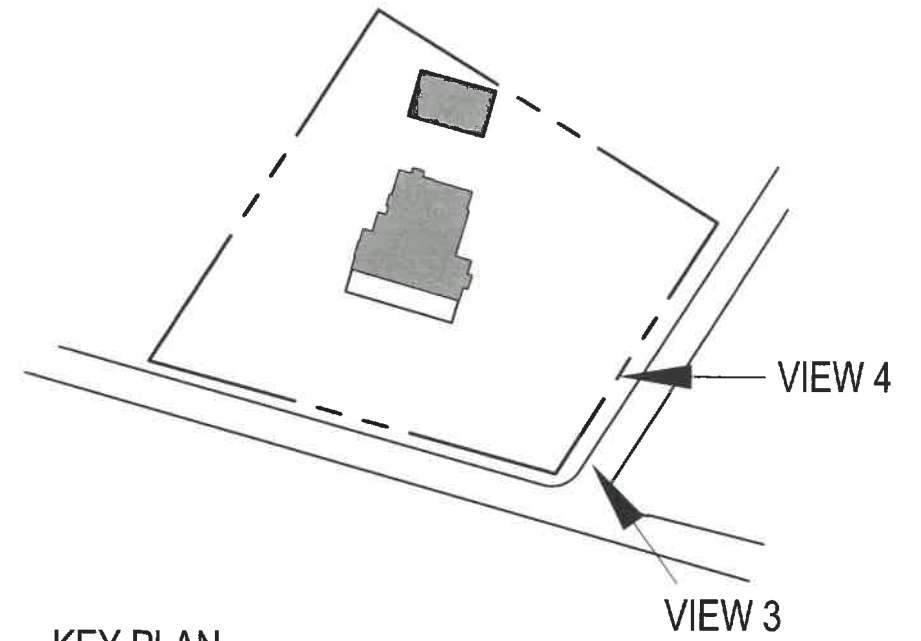
SITE CONTEXT - VIEW 2

PHOTOGRAPHIC SITE CONTEXT  
NO SCALE





SITE CONTEXT - VIEW 3



KEY PLAN



SITE CONTEXT - VIEW 4

PHOTOGRAPHIC SITE CONTEXT  
NO SCALE





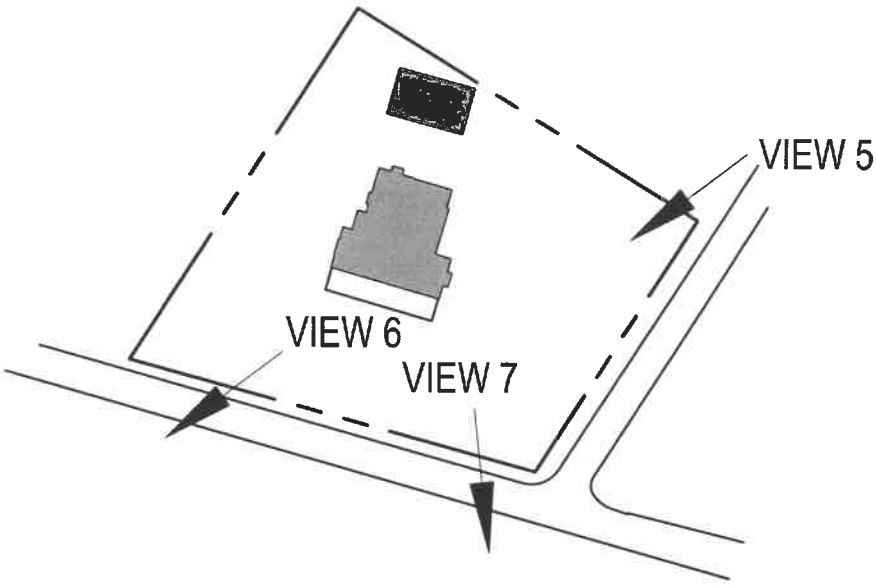
WATER VIEW - VIEW 6



WATER VIEW - VIEW 7



SITE CONTEXT - VIEW 5



KEY PLAN

PHOTOGRAPHIC SITE CONTEXT  
NO SCALE



GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- ☒ Minor Work ( Complete Section A and refer to General Directions)
- ☐ New Construction (Complete Section B and refer to General Directions and Item B)
- ☐ Demolition (Complete Section B and refer to General Directions and Item C)

**Application Deadline:** Application and materials must be completed and **submitted by 4:00 p.m. ten (10) business days before each Commission Meeting.** Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

A) MINOR WORK

PROPERTY LOCATION: 7714 Main Street 051-575-067-000  
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: GHMI CORNER HOLDINGS LLC Email Address: mmchale@davidsonhospitality.com

Address: 100 St. Paul St., Suite 800 Denver CO 80206  
(Street) (City) (State) (Zip)

Telephone: 404-295-3568  
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Tamara Burns, HopkinsBurns Design Studio Email Address: tamara.burns@hopkinsburns.com

Address: 113 S. FOURTH AVE. ANN ARBOR, MI 48104  
(Street) (City) (State) (Zip)

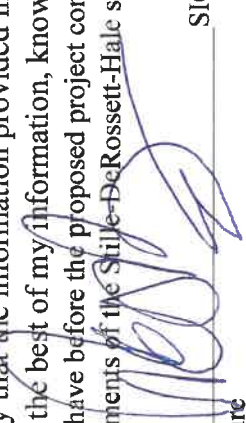
Telephone: 734-424-3344  
(Home) (Business) (Fax)

- ☒ Attach a brief description of the nature of the minor work proposed and the materials to be used.
- ☒ Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

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; and 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



Signature

File No. MD23-0167-023(4)

Tamara Burns, Principal

Exhibit A

Please Print Name

Please Print Name

4-24-23

Initials KB

NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

RETURN THIS FORM AND SUPPORTING MATERIALS TO:  
MACKINAC ISLAND BUILDING OFFICIAL  
7358 MARKET STREET, MACKINAC ISLAND, MI 49757  
PHONE: (906) 847-4035

File Number: MD23-0167-023(4)

Date Received: 4-24-23

Fee: 100.00

Received By: HPerry

Work Completed Date: \_\_\_\_\_