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6 March 2025

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757

Re: **IROQUOIS HOTEL HAND-RAILINGS ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed hand-railings addition on the front porch stair at the Iroquois Hotel property at 7485 Main Street in the Market and Main Historic District.

Find attached the Design Review for the above referenced proposed project.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Sam Barnwell, Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

IROQUOIS HOTEL HAND-RAILINGS ADDITION

7485 Main Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the addition of exterior hand railings on the front porch stairs at the Iroquois Hotel, at 7485 Main Street. The hotel is a Contributing structure in the district. It is proposed to add two metal hand-railings at the stairs, one along side the existing wood railing, and one on the other side of the stair where no railing exists now. Work would also include "like for like" replacement of some porch floor boards, stair treads, and railing balusters.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of a written description of proposed work, and photos of a similar railing, and of the existing condition, dated 15 December 2024, by Sam Barnwell.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

Standard 9 - *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment."*

The proposed work would not destroy historic materials that characterize the property. The proposed new work would be differentiated from the old / existing wood stair railing in that the new ones would be metal. Stylistically the new railings would be compatible with the historic

property, but placing a new free-standing railing immediately next to the existing free-standing railing would create a visually awkward relationship, and thus be incompatible.

Standards Under Code Sec. 10-161(b)

In reviewing applications, the Commission shall also consider all of the following:

(2) - *"The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area."*

The proposed new free-standing metal hand railing adjacent to the inside of the existing wood railing would be awkward and inappropriate. A more appropriate solution to achieving stair railing building code compliance would be to mount the new railing off the inside face of the existing wood railing, and have no vertical posts or balusters. This approach would maintain the greater visual importance of the wood railing already there. A new free-standing railing on the other side of the stair would be complementary, and be appropriate, and both would be compatible with the historic district.

(3) - *"The general compatibility of the design, arrangement, texture and materials proposed to be used."*

The proposed metal railings would be compatible in terms of design, arrangement, texture and materials.

CONCLUSION

The proposed addition of new metal hand railings at the front porch stairs of the Iroquois Hotel Street would meet the Standards for review, if modified on the existing wood railing side to bracket off that rather than be free-standing.

END OF REVIEW