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7 September 2024

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

Re: **DOUD DUPLEX**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed Doud Duplex upper floor relocation on new lower floor construction in the East End Mission 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. Andrew Doud, Applicant
Richard Clements, Richard Clements Architect
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island



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DESIGN REVIEW

DOUD DUPLEX

1274 Mission Street

East End Mission Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is moving and renovation of the duplex residence within the same lot, at 1274 Mission Street, in the East End Mission Historic District. The building is a Non-contributing structure in the district. Proposed work would relocate the upper floor of the existing Ranch style house, south on the property, on top of a new lower floor built partially into the sloping site.

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 photographs of existing conditions and drawings of proposed work of the project, dated 29 July 2024, by Richard Clements Architect.

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 3 - *"Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

The proposed scope of work would reflect the architectural character of the building, as a physical record of its time, place and use.

Standard 8 - *"Significant archaeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."*

Although not likely, as the site has been previously disturbed, it is possible archaeological resources could be encountered, as locations fronting Haldimand Bay have long been habitation sites. During project excavation heightened awareness should be exercised.

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 nearby historic properties, and would be compatible with the existing house being relocated.

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 lower level construction would be appropriate to the existing house, and the relocated building would be compatible with the surrounding area.

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

The proposed relocated building and the new lower level would be compatible with each other in terms of design, arrangement, texture and materials.

CONCLUSION

The proposed relocation of the upper floor and construction of a new lower floor on property at 1274 Mission Street would meet the Standards for review.

END OF REVIEW