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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: **BENSER RESIDENCE**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed new Benser Residence 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. Robert Benser, Applicant
Richard Clements, Richard Clements Architect
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island



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DESIGN REVIEW

BENSER RESIDENCE

1274 Mission Street

East End Mission Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the construction of a new 2-1/2 story house, at 1274 Mission Street, in the East End Mission Historic District. Proposed work would be located on the north portion of the vacated lot following relocation of an existing two story house, south on the property.

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 1 - *"A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."*

The new house would continue the historic use of the property as residential.

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 new construction would not destroy historic materials as the site would be vacant. This new work would be differentiated from nearby historic properties, and would be compatible with the massing, size and architectural features of the surrounding environment.

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 residence would be appropriate to the surrounding area.

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

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

CONCLUSION

The proposed construction of a new residence on the north portion of property at 1274 Mission Street would meet the Standards for review.

END OF REVIEW