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30 August 2023

Katie Pereny, Secretary
Planning Commission
City of Mackinac Island
Mackinac Island, MI 49757

Re: **INN AT STONECLIFFE MERCANTILE BUILDING**
Architectural Review

Dear Ms. Pereny:

Find attached the architectural review for the new Mercantile Building proposed on the property at the Inn at Stonecliffe.

Should you have any questions, please let me know.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Dennis Dombroski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office
Kevin Doyle, Inn at Stonecliffe
Rich Clements, Richard Clements Architect



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ARCHITECTURAL REVIEW

INN AT STONECLIFFE MERCANTILE BUILDING

Mackinac Island, Michigan

INTRODUCTION

The proposed project is the construction of a new commercial building at the Inn at Stonecliffe, at 8593 Cudahy Circle, in the HB Hotel / Boardinghouse district near the airport. The building would be 24 x 36 feet, or 864 SF in size, and would be located between the Barbecue Pavilion and the Bike Shelter, closer to the former than the latter. The purpose would be for retail sales.

This architectural review is based on the stated intent of Section 18.06 "Standards for Review", paragraph C. "Commercial structures in all areas", of Article 18 "Architectural Review", of the City of Mackinac Island Ordinance No. 479, effective November 12, 2013, and as amended through Ordinance No. 547, effective May 16, 2017. Any necessary additional interpretation of these standards is based on the widely used and professionally acknowledged standards developed by the Department of the Interior entitled "The Secretary of the Interior's Standards for the Treatment of Historic Properties".

Materials submitted for Review consist of architectural drawings including site plans, floor plan, elevations, and context photographs, dated 22 July 2023, by Richard Clements Architect.

REVIEW

The general standards for review in Section 18.06 are the following:

Placement on Lot:

The proposed new building would be located between the Barbecue Pavilion and the Bike Shelter, directly south of the Stonecliffe Manor house, meeting setback and lot area coverage requirements.

Height:

The height of the new structure would be 16 feet, well below the height maximum.

Appearance:

The appearance of the Mercantile Building would be that of a small barn structure, with vertical board siding and multiple doors and windows on each side. The shape of the new building would be a center gable roof having a shed roof extending from each eave side. This appearance would be compatible with the multiple buildings of varying characters on the grounds of the historic Stonecliffe Manor Inn, and in harmony with the historical character of the Island.

The detailed Standards for review in Section 18.06 are the following:

Exterior Features:

1. **Siding.** *"The surface of all exterior walls accessible to the public or exposed to public views shall be clad in wood to reflect a traditional / historic appearance. Materials having the appearance of wood or other historically appropriate materials may be allowed, as determined appropriate by the Planning Commission."*

Exterior walls would be clad with vertical wood board and batten siding, reflecting a traditional barn-like appearance.

2. **Windows.**

a. *"Windows on the street level for display purposes shall be framed in wood or like material with a minimum trim width of 3-1/2 inches, must be a minimum of 18 inches above the walking surface, and the top of the window shall not be more than 12 feet above the walking surface."*

This standard is not applicable as there are no retail display windows.

b. *"The maximum glass area for upper level exterior wall surfaces is 50%. A minimum of 70% of the individual window units shall be either the single or double hung type, or single hung or double hung in appearance. Mirrored or dark tinted glass with a visible light transmittance of less than 60% shall not be allowed."*

The glass area of the wall surfaces would be less than 50%, and the windows would be double-hung type to reflect the predominant windows in the larger Stonecliffe complex. No mirrored or dark tinted glass would be used.

c. *"The replacement of windows identical in appearance to existing windows does not require architectural review. The installation of new windows or the replacement of existing windows with a new window type shall be required, as determined appropriate by the Planning Commission, to match the type (ie., single hung, double hung) and appearance (ie., with muntins) of the original windows or what would have been typical historically."*

This standard is not applicable as there are no replacement windows, but rather, all new construction.

d. *"The requirements of this subsection shall not apply to approved attached or detached greenhouse type structures."*

This standard is not applicable as there would be no greenhouse type structure.

3. **Building Entryways.** *"Entryways shall be recessed into the building walls. No doors shall be opened directly onto the public right-of-way. No sliding, revolving, roll-up, tilt-up or overhead garage style doors shall be allowed."*

This standard is not applicable in that the Mercantile Building would not open directly onto a public right-of-way.

4. **Roofs.** *"All roofs shall be consistent with types and appearance of those on surrounding architecture."*

The proposed roof shape (gable and shed) and slope (5/12 and 3/12 respectively) would be consistent with the type and appearance of surrounding roofs.

5. **Overhangs.** *"Overhangs, canopies, and projecting elements extending over the public right of way shall have prior municipal approval from the City Council. All such elements shall be compatible with the architecture of the building. No access to the roof of an overhang, canopy or the like will be allowed."*

This standard is not applicable.

6. **Awnings.** *"The style of awnings shall be appropriate to the architecture of the building and be in keeping with the traditional shed or sloped style found historically. No backlit awnings shall be allowed. The City of Mackinac Island sign ordinance (Ordinance No. 351, as amended) must be followed in regards to lettering. Color choices shall meet the commercial 'colors' standard as set forth in the following paragraph."*

No awnings are proposed.

7. **Colors.** *"When architectural review is required by this ordinance, colors shall be reviewed and shall be in keeping with surrounding buildings and the historic nature of Mackinac Island. Neon, fluorescent or iridescent colors are prohibited. Changing the color of a building or structure (repaint) does not require architectural review but any such repaint is subject to the prohibition against neon, fluorescent or iridescent colors and shall be in keeping with the colors of surrounding buildings and the historic nature of Mackinac Island."*

The drawings note the building's colors to be brown roof shingles, green siding, and brown doors, windows, and trim.

8. Utility Features. *"Placement of such features as venting, central air/heating, satellite dishes, ATM and vending machines and the like will be reviewed for visibility and noise impact. Such features shall be disguised or shielded from view and muffled to suppress noise levels. No window mounted heating/ventilating/air conditioning (HVAC) units shall be allowed."*

The utility features are not noted or specifically shown.

9. Lighting. *"Exterior lighting and fixtures, as well as interior lighting intended to be viewed from the outside, shall be appropriate to the architecture of the building and to the historic nature of the neighborhood. Architectural outlining, flashing, strobe, neon or the like shall not be allowed. Decorative lighting for holidays and special Island events shall be allowed only for the duration of the event."*

The exterior lighting is not indicated.

10. Chimneys. *"All chimneys shall be stylistically consistent with the appearance of the building. Existing chimneys that are stylistically significant shall be preserved."*

There are no chimneys proposed.

Based on review of the above Standards, the Exterior Features standards would be met.

Color and Texture of Materials:

Based on the elevation drawings, and the above discussion, this standard would be met.

Conclusion:

Based on the findings above, the proposed Mercantile Building project would meet the Standards for review.

END OF REVIEW