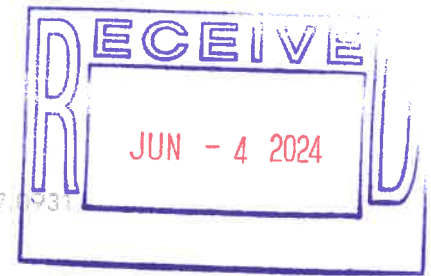




Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.1931



26 January 2024

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

Re: **CALLEWAERT RESIDENCE SHED**  
Design Review

Dear Ms. Pereny:

I have reviewed the materials submitted showing the proposed, and already started, construction of a new storage shed in the backyard of the Callewaert Residence, at 7742 Main Street, in the West End Historic District. The house is a Contributing building in the district.

The shed is under construction with floor, walls, and roof framed, but not fully enclosed. The size is 10 feet wide by 12 feet deep, and has a gable roof with slope similar to the house. The front gable end is symmetrical with a center door, flanked right and left with windows. It appears the side walls would have no openings, and the rear wall two windows.

The applicable design review standard is **Standard 9**, addressing related new construction, and requiring that "related new construction not destroy ... materials that characterize the property... and be compatible". The project would not destroy materials characterizing the house, and generally appears to be compatible, with the possible exception of the windows. As currently framed, the windows would be square. The primary windows on the house are tall rectangles in proportion, although historic houses often have secondary smaller windows which are square or almost square, usually on the rear or sides. Not being provided with photographs of the house, and in particular the rear of the house, it is not possible to determine the compatibility of the proposed square windows. The HDC should request a more complete application.

Sincerely,

RICHARD NEUMANN ARCHITECT

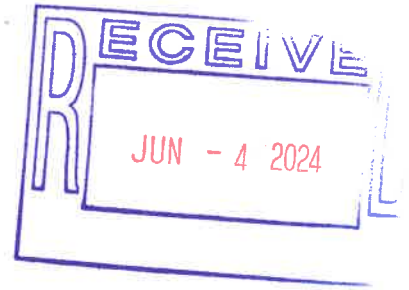
  
Rick Neumann

- c. Ryan Green, The Island House  
Dennis Dombroski, City of Mackinac Island  
Gary Rentrop, Rentrop & Morrison



Richard  
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610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931



4 June 2024

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

Re: **CALLEWAERT RESIDENCE NEW SHED**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed new shed to be placed in the backyard of the residence at 7742 Main Street in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Ryan Green, The Island House  
Dennis Dombroski, City of Mackinac Island  
Gary Rentrop, Rentrop & Morrison



Richard  
Neumann  
Architect

616 Grand Avenue, Petoskey, Michigan 49770, 231 347 0931

4 June 2024

## **DESIGN REVIEW**

### **CALLEWAERT RESIDENCE NEW SHED**

7742 Main Street

West End Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the construction of a new backyard shed at 7742 Main Street in the West End Historic District. The house is a Contributing structure in the district.

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 drawings of the proposed shed, dated 3 May 2024, by Seidell Architects.

## **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 shed would not destroy materials that characterize the property, would be differentiated from the historic house, and would be compatible with the massing, size and architectural features of the property.

**Standard 10** - *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The shed could easily be removed in the future without impairing the essential form and integrity of the historic property.

**Standards Under Code Sec. 10-161(b)**

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

**(1)** - *"The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area."*

The proposed shed would be an appropriate complement to the architectural value of the property.

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

Backyard sheds were characteristic yard elements of historic residential environments, and as such, the proposed shed would create a compatible relationship with the house and the surrounding area.

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

The design of the proposed new shed is compatible with the historic property, and as proposed to be constructed of wood, would fit into the texture and appearance of the house.

**(4)** - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

The proposed new shed would not be a negative aesthetic addition to the district.

**CONCLUSION**

The proposed new shed would meet the Standards for review.

**END OF REVIEW**