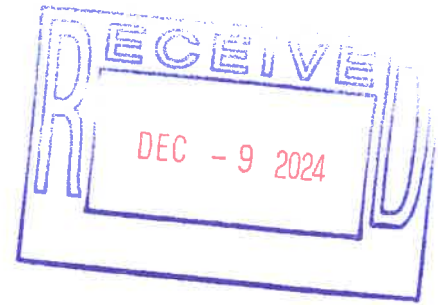




Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931



5 December 2024

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

File No. MD23.011.072(4)

Exhibit BB

Date 12.9.24

Initials KP

Re: **LENOX BUILDING PORCH ENCLOSURE**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed window changes to the Lenox Building porch enclosure in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Richard Clements, Richard Clements Architect  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



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5 December 2024

## **DESIGN REVIEW**

### **LENOX BUILDING PORCH ENCLOSURE**

7396 Market Street

Market and Main Historic District  
City of Mackinac Island, Michigan

## **INTRODUCTION**

This design review is a follow-up to the porch renovation project approved at the November 2024 Historic District Commission meeting, for work on the front porch of the historic Lenox Hotel building, at 7396 Market Street, in the Market and Main Historic District. The building is a Contributing structure to the historic district. The Applicant now proposes to alter the window configuration on the right side of the entry, by reducing the number of windows from six to five, which increases their width, so that they will match those on the other side of the entry.

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 proposed floor plan and elevations, from Richard Clements Architect, dated 3 December 2024.

## **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 window reconfiguration would not destroy materials that characterize the property, and would be compatible with the massing, size and architectural features of the

property. The reconstructed enclosed porch windows would be cottage-type double-hung units and thus differentiated from the standard-type double-hung windows in the building proper.

**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 historic and architectural value of the building, and its relationship to the historic value of the surrounding historic district would be enhanced by the more consistent window treatment.

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

The proposed use of a slightly different window appearance on the porch versus the building would help portray that an open porch was later enclosed.

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

The proposed project would be compatible with the design, arrangement, and materials of the historic building.

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

The use of a single width window on both sides of the entry would be an improvement in the aesthetic value of the building.

**CONCLUSION**

The proposed front porch window alterations on the Lenox Building would meet the Standards for review.

**END OF REVIEW**