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26 May 2026

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

Re: **BISHOP'S RETREAT HISTORICAL MARKER ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposal to install a historical marker in front of the Steiner Cottage in the Hubbard's Annex Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Jeffrey Steiner, Applicant
Dave Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

BISHOP'S RETREAT HISTORICAL MARKER ADDITION

8332 Lake View Boulevard

Hubbard's Annex Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the proposed installation of a Michigan Historical Marker (Local Site No. 2374) in front of the Steiner Cottage at 8332 Lake View Boulevard, in the Hubbard's Annex Historic District. The Steiner property is a Contributing resource in the district. The marker would commemorate the ownership and occupancy of the house by the Episcopal Diocese, late 1800's through early 1900's.

The standard single-post marker would be installed along Lake View Boulevard, near the right, or south corner of the Steiner property. The sign would be two-sided, meaning it would have different text on each side, describing the history of the site. The text area would be 24 inches wide by 36 inches high. The signs are constructed of metal, and set into the ground with concrete. The State program also offers a larger two-post marker.

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 a property survey indicating the proposed location, sign text, and installation instructions, dated 11 May 2026, by Jeffrey Steiner.

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 sign addition would not destroy materials that characterize the property, would be differentiated as a non-historic feature, and would be compatible with the massing, size and architectural features of the 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 sign commemorating a historic site would maintain the historic and architectural value of the property, and its relationship to the historic value of the surrounding historic district.

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

The placement of a widely recognized commemorative state sign would be appropriate to the Hubbard's Annex Historic District and historic Mackinac Island.

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

The proposed sign would be compatible, in terms of design, arrangement, texture and materials proposed to be used.

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

The proposed commemorative sign would be aesthetically appropriate.

CONCLUSION

The Michigan Historical Marker proposed to be placed on Lake View Boulevard in front of the Steiner Cottage in Hubbard's Annex Historic District would meet the Standards for review.

END OF REVIEW