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31 July 2026

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

Re: **MACKINAC ISLAND TOURISM BUREAU UPDATES**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed changes at the Mackinac Island Tourism Bureau in the Market and Main Historic District.

Find attached the Design Review. Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Emily Kizer, Mackinac Island Tourism Bureau
Dave Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

MACKINAC ISLAND TOURISM BUREAU UPDATES

7274 Main Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is for proposed updates at the Mackinac Island Tourism Bureau, 7274 Main Street, in the Market and Main Historic District. The Bureau proposes changes to the advertising card display rack on the side of the building, consisting of removing one-half of the display rack and installing a map of Mackinac Island in its place. The service window counter-top is also proposed to be replaced - composite faux stone in place of painted wood. As well, internet cable service is proposed to be added requiring installation of a service pedestal. This 20 inch tall pedestal would be installed at the rear of the building, largely hidden by foliage.

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 written description, existing conditions photos, proposed mock-up photos, and a site plan drawing dated 28 July 2026.

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 work would not affect historic materials as the building is relatively new. As such, proposed work would not need to be differentiated from the existing design. And the proposed work would be compatible with the existing building and its environment.

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 proposed alterations could be removed in the future, returning to the current form and integrity 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."*

While the Tourist Bureau building is not historic, the proposed changes would be appropriate to the existing building and to the historic value of the surrounding district.

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

The reduced display case and new map would fit well in the existing wall area on the side of the building. The map installation should not overlap the adjacent door trim.

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

The changes would generally be compatible with the design, arrangement, and materials of the Tourist Bureau building. However, a long implemented downtown standard has been to use painted wood on storefronts directly in front of passersby. While the existing painted wood counter requires ongoing maintenance, it is a point of contact for many visitors and residents alike, which if changed to a synthetic stone material would lose its distinctly period feeling, and have a more contemporary appearance and feel.

In a historic district, a peeling painted wood storefront presents a more authentic historic character than a "like new" substitute wood material considered maintenance-free. And such could be said for the countertop as well.

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

The clean design and white color of the proposed cases would blend with the aesthetic value of the building.

CONCLUSION

The proposed upgrades and changes at the Mackinac Island Tourism Bureau at 7274 Main Street would meet the Standards for review, with the exception of the countertop replacement. The proposed synthetic stone countertop replacement of painted wood, would not meet the compatibility of materials standard, (3) above.

If the Historic District Commission concludes that the countertop change is appropriate to the Market and Main Historic District, then the proposal would meet the Standards for review, including the Standards Under Code Sec. 10-161 (b), and should be approved. If the HDC determines the change is not compatible, then the countertop replacement should not be approved.

END OF REVIEW