



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

8 July 2024

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

Re: **CHAMBERS RESIDENCE PORCHES RENOVATION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed restoration and renovation of three porches on the Chambers Residence in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Brad Chambers, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morris



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DESIGN REVIEW

CHAMBERS RESIDENCE PORCHES RENOVATION

1510 Cadotte Avenue

West End Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the renovation of three porches at the Chambers Residence, at 1510 Cadotte Avenue in the West End Historic District. The building is a Contributing structure in the district. The work would replace deteriorated wood porch flooring and stair treads on the front porch, "like for like", with new wood. At the non-original side and rear porches, existing wood flooring and stair treads are proposed to be replaced with a PVC tongue-and-groove product.

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 photographs of the proposed renovations, dated 24 June 2024, by Brad Chambers.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standard for review is 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 renovations would not destroy materials that characterize the property, would maintain the historic house, and would be compatible with the massing, size and architectural features of the property.

The "Azek" composite material proposed replicates wood tongue-and-groove porch flooring quite well in appearance, historically and aesthetically.

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 use of replacement wood flooring on the historic and more visible front porch 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 use of an appropriate substitute porch flooring product on the less publicly visible and non-original side and rear porches would be appropriate with the historic house and the surrounding area.

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

The proposed renovated porches 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 porch renovations would be appropriate aesthetically.

CONCLUSION

The proposed front porch floor restoration, and the side and rear porch floor renovations at the Chambers Residence would meet the Standards for review.

END OF REVIEW



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