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## DESIGN REVIEW

### **TWILIGHT ROOMING HOUSE FIRE RENOVATION**

1391 Hoban Street

Market and Main Historic District  
Mackinac Island, Michigan

## INTRODUCTION

The proposed project is the renovation of entry / egress door openings at the Twilight Rooming House, 1391 Hoban Street as the result of a fire. The building 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 renovations, dated 31 May 2024, by Hopkins Burns 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 renovations would not destroy materials that characterize the property, would restore the historic hotel, 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 new construction could 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 work would be an appropriate complement to the architectural value of the property, and maintain its relationship to 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."*

Replication of the historic front entry doors would maintain the historic integrity of the old hotel, and its importance to the surrounding area.

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

The proposed renovated rear entry would be compatible with the historic building, 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 changes at the rear entry / exit would address building code shortcomings of the existing configuration, as well as being appropriate aesthetically.

**CONCLUSION**

The proposed front restoration and rear renovation of the two entries / exits at the Twilight rooming house would meet the Standards for review.

**END OF REVIEW**