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9 June 2025

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

Re: **TRIVISONNO COTTAGE PORCH DECKING REPLACEMENT**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed second floor porch decking replacement at the Trivisonno Cottage in the Hubbard's Annex Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. James Trivisonno, Owner and Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

TRIVISONNO COTTAGE PORCH DECKING REPLACEMENT

8125 Grand Avenue

Hubbard's Annex Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This project is replacement of existing rotted wood porch decking with new composite porch decking at the Trivisonno Residence, 8125 Grand Avenue, in the Hubbard's Annex Historic District. As a non-historic house, the property is considered Non-contributing to the district. Two upper floor porches require decking replacement, and it is proposed to install tongue-&-groove PVC decking in place of T&G wood decking.

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 scope of work summary and photos of existing conditions, dated 20 May 2025, by James Trivisonno.

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 tongue-&-groove composite decking would be compatible with the massing, size and architectural features that characterize the property. As a non-historic resource, the new work would not need to be differentiated from existing architectural features, and would blend with the character of the newer house design.

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 architectural value of the house, and its relationship to the historic value of the surrounding historic district would be maintained.

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

The proposed new composite decking, versus the existing wood decking, would still maintain a compatible relationship with the architectural character of the house, and to the surrounding area.

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

As long as the replacement decking is a tongue-&-groove type (as proposed), the composite material would be compatible with the design, arrangement, and materials of the existing cottage.

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

The proposed composite T&G decking would have an aesthetic value suitable for the house.

CONCLUSION

The proposed second floor porch decking replacement of T&G wood with T&G composite porch flooring material at the Trivisonno Cottage, 8125 Grand Avenue, would meet the Standards for review.

END OF REVIEW