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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: **MACKINAC ISLAND BIBLE CHURCH PARSONAGE DECKING REPLACEMENT**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed Mackinac Island Bible Church Parsonage front porch decking replacement in the East End Mission Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Ken Straight, Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

MACKINAC ISLAND BIBLE CHURCH PARSONAGE DECKING REPLACEMENT

6688 Main Street

East End Mission Historic District
City of Mackinac Island, Michigan

INTRODUCTION

The proposed project is replacement of existing wood tongue-&-groove porch decking with composite spaced decking at the Mackinac Island Bible Church Parsonage, 6688 Main Street, in the East End Mission Historic District. The house is a Contributing building 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 a written scope of the proposed work, and photos of existing conditions, dated 22 May 2025, by Ken Straight.

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 replacement composite decking would not be compatible with the massing, size and architectural features that characterize the property because the proposed decking type ("Trex" Enhance) would not be tongue & groove, and because the width of the proposed deck boards appear to be wider than the existing deck boards. No measured dimension of the existing width was provided in the application, but the photo of existing conditions appears to show the existing width to be about 3.25 inches; the proposed replacement board width stated

in catalog information is 5.5 inches for this product. If completed, the new work would be differentiated from the historic architectural character of the existing house design, but not in the contrasting way Standard 9 seeks to achieve, appearing out of scale with the small house and too modern stylistically.

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

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

The proposed decking board's type and width would result in a less appropriate porch on the historic house, and be less architecturally compatible in its relationship to the surrounding historic district.

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

The proposed spaced decking boards (not T&G) and their wider width than existing would be less compatible with the design, arrangement, and materials of the historic house.

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

The aesthetic value of the historic house would be diminished.

CONCLUSION

The proposed front porch decking replacement on the Mackinac Island Bible Church Parsonage at 6688 Main Street, would not meet the Standards for review.

END OF REVIEW