



Richard
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4 August 2023

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
Mackinac Island, MI 49757

Re: **VALENTIC DOOR REPLACEMENT**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed exterior door replacement at 8161 Park Avenue in the Hubbard's Annex Historic District. The house is a Contributing resource in the historic district.

An existing non-original full-glass wood door is proposed to be replaced by a full-glass fiberglass door. The existing door has 18 divided lites above a narrow bottom panel. The proposed door would have 15 divided lites with no bottom panel.

As required by Standard 2, the historic character of the property would be largely retained, but the proposed change would negatively alter the historic character of the house by installing a less appropriate door. Although I do not know what the original door style was, which may or may not have been the door that was replaced ten years ago, the existing door style is more appropriate than the proposed new one. Not even mentioning the loss of the bottom panel, the appearance of the door would change significantly, going from 18 divided lites to 15, which is the ubiquitous french door appearance of modern door manufacturers.

While the existing door itself is not historic, the material of its construction is, as the original door would have been wood, so in effect, historic materials would be removed. But the use of fiberglass as a substitute wood material could be appropriate, particularly if painted, as is proposed.

As stated by Standard 3, the door replacement would create a false sense of historic development, in the use of a modern door in lieu of a more appropriate period door. And as required by Standard 9, the exterior alteration would be less compatible with the historic house. On the positive side, related to Standard 10, the new construction / door could be removed in the future without impairing the essential form and integrity of the property.

While the door location is not visible from the street, and is not the primary entry door, its replacement with a less appropriate door would also be at odds with the Standards Under Code Sec. 10-161(b). As noted by Standard (2), the relationship of the new door to the rest of the

resource would be diminished. And under Standard (3), the design of the new door would lessen its compatibility with the house.

As such, the proposed door replacement would not meet the Standards for review as discussed above.

Sincerely,

RICHARD NEUMANN ARCHITECT

A handwritten signature in cursive script that reads "Rick Neumann".

Rick Neumann

- c. Mike Gamble, Jr., Gamble Construction
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison