



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 October 2024

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

Re: **MCKEON COTTAGE PATIO ADDITION**
Design Review

Dear Ms. Pereny:

Find attached the design review of the newly constructed McKeon Cottage rear yard patio in the Hubbard's Annex Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Doug Darga, Mackinac Landscape & Garden
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 October 2024

DESIGN REVIEW

McKEON COTTAGE PATIO ADDITION

8309 Park Avenue

Hubbard's Annex Historic District
Mackinac Island, Michigan

INTRODUCTION

This design review is assessing an already-constructed back yard patio, at 8309 Park Avenue, completed without a Historic District Commission Certificate of Appropriateness permit. The property is considered Contributing in the Hubbard's Annex Historic District.

The new patio is located in the southwest rear corner of the property. It is a 20 feet diameter flagstone patio, constructed of irregular limestone flags, having gravel-filled joints, and a 42 inch round free-standing metal fire box. It is placed in a surrounding lawn, with nearby planting beds, and a property line cedar hedge.

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 completed project, received 19 September 2024, by Mackinac Landscape & Garden.

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 2 - *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."*

The new patio is a low-key construction which does not intrude on the historic character of the property, although it places a new gathering-place use in the existing outdoor lawn space. But the new patio does retain and preserve the historic character of the property.

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 new stone patio construction does not destroy historic materials that characterize the property, is differentiated from the historic house and outbuildings, and is compatible with the historic integrity of the property and the historic district environment.

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 existing cottage is of historic and architectural value and significance, and is an important resource to the surrounding district, and the addition of the rear stone patio maintains these relationships.

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

The new patio is constructed of irregular limestone flags with gravel-filled joints, which utilizes appropriate native materials of the area. As such, it creates an appropriate relationship to the house and to the surrounding area.

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

The new stone patio is generally compatibility in design, arrangement, texture and materials used, relative the historic property.

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

The aesthetic value of the existing patio creates a pleasant new site element on the property..

CONCLUSION

The existing as-built stone patio at the rear of the McKeon Cottage does meet the Standards for review.

END OF REVIEW