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6 June 2025

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

Re: **SCHUNK COTTAGE FENCE REPLACEMENT & ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed fence replacement and addition project at the Schunk Cottage in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Lindsey Schunk, 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

SCHUNK COTTAGE FENCE REPLACEMENT & ADDITION

7714 Main Street

West End Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is for the replacement and addition of fences at the Schunk / Corner Cottage, 7714 Main Street, in the West End Historic District. The building is a Contributing structure in the historic district. The Applicant proposes to replace the existing wood picket fences along Main Street and Market Street with new wood picket fences, and install a new portion having a gate across Main Street along the lake. A removable section for cart passage would be built along Market Street. The new fences would appear generally similar to the existing, with 36 inch tall pointed boards painted white. There would be some differences, including elimination of the two overhead trellis gates, with consolidation of the entry to a single pair of gates centered on the front walk. Also the curving wave-edge top would be eliminated in favor of a level top edge.

A requested balcony railing replacement on the house is not included in this Design Review.

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 Scope of Work description and photographs of the existing conditions, dated 27 May 2025.

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 character of the property would be retained and preserved. No historic materials or alteration of features and spaces would occur.

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 exterior alteration (replacement) of the existing fences would not destroy materials that characterize the property, and are compatible with the massing, size and architectural features of the 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 architectural value of the building and yard, and their 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 new fences would maintain their relationships with the house and yards.

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

The replacement white painted wood picket fences would be, compatible with the design, arrangement, and materials of the building. In saying this, It should be noted that as shown in the submitted photo of the "Proposed New Style", the alignment of fence panels relative to posts is different than what exists now, in that the public sides of posts are not behind the plane of the fence panels, but stand proud of the picket line, resulting in a less traditional fence character.

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

The existing aesthetic value of the fences would continue to blend with the character of the house and yard.

CONCLUSION

The proposed replacement of wood picket fences, along with the proposed new section across Main Street, at the Schunk Cottage, 7714 Main Street, meet the Standards for review.

END OF REVIEW