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7 July 2025

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

Re: **MACKINAC ISLAND MOBILITY DOOR CHANGES & AWNING ADDITIONS**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed door changes and awning additions in the back alley behind the Lake View Hotel in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Ira Green, Mackinac Island Mobility
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

MACKINAC ISLAND MOBILITY DOOR CHANGES & AWNING ADDITIONS

1369 Hoban Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The work of this application is replacement of two 3 feet wide doors with two 6 feet wide doors, and addition of two 8 feet long awnings above the two sets of doors, at Mackinac Island Mobility, 1369 Hoban Street, in the Market and Main Historic District. The business is located at the rear of the Lake View Hotel, which is a Contributing structure 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 photographs of the proposed locations of the doors and awnings at the back of the Lake View Hotel, and examples of similar door openings and awnings, dated 26 June 2025, by owner Ira Green.

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 door changes and awning additions would not destroy historic materials that characterize the historic hotel property, and would be compatible with the massing, size and architectural features of the existing building.

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 proposed wider double door openings and awning additions above would maintain the historic and architectural value of the property, and its relationship to the historic value of the surrounding historic district.

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

The wider door openings and new awnings would have an appropriate relationship with the surrounding area.

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

The proposed changes would be compatible, in terms of design, arrangement, texture and materials proposed to be used.

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

Although largely out of sight from public streets of Hoban and French Lanes on either side, the proposed awning additions would enhance the aesthetic value of the building, which is now pretty bland along the alley side.

CONCLUSION

The widening of two door openings and the addition of two shed roof awnings above them, at the Lake View Hotel alley off 1369 Hoban Street, would meet the Standards for review.

END OF REVIEW