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5 November 2024

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

Re: **SHEPLER'S FERRY DOCK WEATHER ENCLOSURE**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed winter season enclosure of the south pavilion of the Shepler's Ferry Dock in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

  
Rick Neumann

- c. Chris Shepler, Shepler's Ferry  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



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## **DESIGN REVIEW**

### **SHEPLER'S FERRY DOCK WEATHER ENCLOSURE**

7431 Main Street

Market and Main Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the seasonal enclosure of the south pavilion waiting area on the Shepler's Ferry Dock at 7431 Main Street, in the Market and Main Historic District. The ferry dock is a Contributing structure in the district. Proposed work would install plastic roller curtains for winter weather-protection on the north and east faces of the out-going waiting area. The curtains would be clear vision panels framed with opaque white borders.

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 existing conditions and photos of similar enclosures using this approach, dated 16 October 2024, by Chris Shepler.

## **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 temporary seasonal enclosure of the dock out-going waiting area would not remove architectural materials, alter features and space, or affect the permanent architectural character of the pavilion or the dock. The clear vision panels should be as large as possible so as to maintain as open an appearance as possible.

**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."*

This temporary seasonal enclosure, as related new construction, would be compatible the pavilion, the dock, and the larger historic environment. And the use of a modern material would differentiate the curtains from appearing as historic.

**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 Shepler's Ferry Dock is a significant maritime resource in Haldimand Bay, as part of the Market and Main Historic District, and this historic and architectural value 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 seasonal enclosure of the south pavilion would not jeopardize its architectural character, or that of the dock, or the surrounding area.

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

The proposed enclosure would be a simple design treatment, and its arrangement and materials would be compatible with the historic dock.

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

While enclosing the pavilion with curtains would detract from its summer character, the clear vision panels and white borders would blend well with the white color of the pavilion structure. The clear vision panels should be as large as possible so as to maintain as open an appearance as possible

**CONCLUSION**

As such, the proposed temporary winter enclosure of the south Shepler's Ferry Dock pavilion would meet the Standards for review.

**END OF REVIEW**