



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

3 November 2025

Katie Pereny, Secretary
Planning Commission
City of Mackinac Island
Mackinac Island, MI 49757

Re: **GRAND HOTEL MANAGER EMPLOYEE HOUSING**
Architectural Review

Dear Ms. Pereny:

Find attached the architectural review for the proposed new Grand Hotel manager employee housing in Harrisonville.

Should you have any questions, please let me know.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Tamara Burns, HopkinsBurns Design Studio
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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ARCHITECTURAL REVIEW

GRAND HOTEL MANAGER EMPLOYEE HOUSING

Mackinac Island, Michigan

INTRODUCTION

The proposed project is the construction of a new boarding house for Grand Hotel employee managers on a vacant wooded lot at the southeast corner of Cadotte Avenue and Fourth Street in Harrisonville. The boarding house use is a permitted special land use in the R-4 Harrisonville Residential zone.

The building would contain 12 one-bedroom apartments, six on each of two floors. Each unit would be accessed from an outdoor covered walkway, running east-west along the two long sides of the building. Second floor access would be via an open stair at each end (east and west) of the building. The building mass would be a simple rectangle with a gable roof sloped to the north and south sides. Two stories of columns would support the second floor walkway and the roof along the north and south sides. The roof covering the west upper balcony would be split into two small gable ends facing Cadotte Avenue, which would have some decorative woodwork.

This architectural review is based on the stated intent of Section 18.06 "Standards for Review", paragraph B. "Non-commercial structures located within the R-4 District", of Article 18 "Architectural Review", of the City of Mackinac Island Ordinance No. 479, effective November 12, 2013, as amended through Ordinance No 547, effective May 16, 2017. Any necessary additional interpretation of these standards is based on the widely used and professionally acknowledged standards developed by the Department of the Interior entitled "The Secretary of the Interior's Standards for the Treatment of Historic Properties".

Materials submitted for Review consist of property survey, site plan, floor plans, elevations, and photos of existing conditions, dated October 2025, by Hopkins Burns Design Studio, Ann Arbor, MI.

REVIEW

The general standards for review in Section 18.06 are the following:

Placement on Lot:

The site plan indicates the primary building would be within required setback distances, but that the open stairway on east end of the building would encroach into the 25 feet rear setback by 14 feet - 6 inches, allowable as an open structure.

Height:

The height of the 2 two-story building would be 31 feet - 6 inches, foundation to ridge, below the maximum 35 feet height limit.

Appearance:

The general appearance of the boarding house would be as a traditional rectangular two story building having a gable roof, with doors and windows on both stories of both long walls, and stairs on each end accessing second floor walkways. Windows would be double hung type, siding would be horizontal clapboard style, and roofing would be shingled. Both the front and the rear would have three gable ends, one at the top of the wall, and two lower gable ends delineating the two side walkways.

The detailed standards for review in Section 18.06 are the following:

Exterior Features:

Foundations - *"For foundations that have in excess of 24 inches above grade on average of exposed block, the material shall in some way be treated (painted, parged, stuccoed or otherwise detailed) to provide a finished appearance. If the exposed foundation is less than 24 inches on average above grade, this requirement shall not apply. Natural and synthetic stone native to, or characteristic of, the Great Lakes basin on the exterior of the foundation are also exempt from this requirement."*

The site is level and no foundation wall treatment is required.

Walls - *"The majority of all exterior wall surfaces shall be covered with materials that provide the appearance of wood shingles, horizontal lap siding, vertical board and batten siding, or natural stone native to the Great Lakes basin. Accent panels and window or door trim may be of any material. Log exteriors may be allowed where consistent or congruous with the character of the surrounding neighborhood."*

All walls would be sided with horizontal lap siding, being or having the "appearance of wood", except for the decorative trim in the three gable ends on the Cadotte Avenue front.

Windows - *"The maximum glass area for any of the exterior wall surfaces (excluding approved attached or detached greenhouse type structures and fully enclosed porches) is 50 percent. A minimum of 70 percent of the individual window units shall be either the single hung or double hung type, or single hung or double hung in appearance. Mirrored or dark tinted glass with visible light transmittance of less than 60 percent shall not be allowed."*

The windows would all be double-hung type in appearance, with maximum glass area decidedly less than 50% of the facades. Light transmittance value of the glass is not stated.

Doors - *"Doors shall be the hinged type, or at a minimum shall look like hinged doors. On residential or residential accessory buildings horizontal tracked doors shall be allowed, but roll-up or tilt-up style garage doors shall not be allowed."*

All doors would be hinged type.

Roofs - *"All roofs shall be in keeping with the roofs of surrounding buildings and the historic nature of Mackinac Island. Roof coverings for the main portion of the roof shall have an individual unit shingled appearance and be of materials such as wood, asphalt, fiberglass, or metal. Ribbed or standing seam metal roofs may also be allowed, as determined appropriate by the Planning Commission."*

The gable roof shape would be in keeping with the roofs on surrounding buildings, and be covered with asphalt shingles, providing an individual unit appearance.

Porches - *"If front porches or stoops are covered with a roof, said roof shall be compatible with the structure's main roof."*

The side porches would be covered by the main gable roof, while the end porches would be under the secondary lower gable ends.

Colors - *"When architectural review is required by this ordinance, colors shall be reviewed and shall be in keeping with surrounding buildings and the historic nature of Mackinac Island. Neon, fluorescent or iridescent colors are prohibited. Changing the color of a building or structure (repaint) does not require architectural review but any such repaint is subject to the prohibition against neon, fluorescent or iridescent colors and shall be in keeping with the colors of surrounding buildings and the historic nature of Mackinac Island."*

Proposed colors are not stated on the drawings.

Monotony of Design - *"For new construction or additions involving multiple units, monotony of design shall be avoided. Variation of detail, form and siting shall be used to provide visual interest."*

The proposed building would be similar in layout to some of the existing Woodville employee housing development in Harrisonville. But at some distance away, with architectural detailing differences, and not large enough to be too repetitive, it would not constitute a monotony of design.

Color and Texture of Materials:

Based on the above discussion, this standard would be met.

Conclusion:

Based on the findings above, the proposed project to build manager employee housing at the southeast corner of Cadotte Avenue and Fourth Street meets the Standards for review; and if the Planning Commission agrees, the project should be approved.

END OF REVIEW