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7 March 2025

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

Re: **BENSER RESIDENCE WADING POOL ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the application for a proposed wading pool addition on the new Benser Residence property in the East End Mission Historic District.

Find attached the Design Review for the above referenced proposed project.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Richard Clements, Richard Clements Architect
Dennis Dombroski, City of Mackinac Island
David Lipovski, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

BENSER RESIDENCE WADING POOL ADDITION

1274 Mission Street

East End Mission Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the addition of a back yard wading pool to the site of the previously approved new Benser Residence at 1274 Mission Street, in the East End Mission Historic District. Proposed work would construct an eight wide by ten feet long shallow pool located in the upper back corner of the property. It would have a rectangular curb surrounded by gravel.

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 drawings of proposed work of the project, dated 26 December 2024, by Richard Clements Architect.

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 new pool construction would not destroy historic materials as the site and house are new construction. The pool would be differentiated from nearby historic properties as a unique, modern amenity, and would be compatible with the massing, size and architectural features of the surrounding environment.

Standards Under Code Sec. 10-161(b)

In reviewing applications, the Commission shall also consider all of the following:

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

The proposed wading pool would have a complementary relationship with the new house and would be appropriate to the surrounding area.

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

The proposed pool and patio landscaping would be compatible in terms of design, arrangement, texture and materials.

CONCLUSION

The proposed construction of a wading pool on property at 1274 Mission Street would meet the Standards for review.

END OF REVIEW