

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

6 March 2025

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

Re:

DOUD DUPLEX FENCE ADDITION

Design Review

Dear Ms. Pereny:

I have reviewed the proposed fence addition around the Doud Duplex property at 1274 Mission Street in the Mission East End Historic District.

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

Should you have any questions, please contact me.

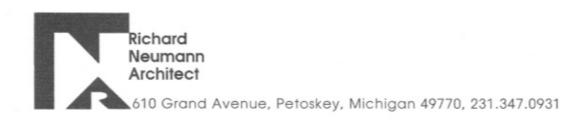
Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

Pick Vermann

Andrew Doud, Applicant
 Richard Clements, Richard Clements Architect
 Dennis Dombroski, City of Mackinac Island
 David Lipovski, City of Mackinac Island
 Erin Evashevski, Evashevski Law Office



6 March 2025

DESIGN REVIEW

DOUD DUPLEX FENCE ADDITION

1274 Mission Street

East End Mission Historic District Mackinac Island, Michigan

INTRODUCTION

The proposed project is the construction of a wood fence around the property of the Doud Duplex at 1274 Mission Street, in the East End Mission Historic District. The building is a Non-contributing structure in the district. A 33 inch tall, white painted, wood picket fence is proposed to be constructed around the lot. It would have a single entry gate on Mission Street end of the lot.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guide-lines", 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 two Site Plans and Fence Elevations of proposed work, dated 15 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 work would not destroy historic materials that characterize the property, as it is not historic. The proposed new work would be compatible with the existing house being relocated and renovated.

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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 new fence would be appropriate to the existing house, and would be compatible with the surrounding area.

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

The proposed fence would be compatible in terms of design, arrangement, texture and materials.

CONCLUSION

The proposed painted wood fence addition to the Doud Duplex property at 1274 Mission Street would meet the Standards for review.

END OF REVIEW