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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

- c. 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



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## **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 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 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.

**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