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9 May 2025

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

Re: **MACKINAC ISLAND TOURIST BUREAU DISPLAY CASES**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed addition of display cases on the Mackinac Island Tourist Bureau building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Matt Myers, Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

MACKINAC ISLAND TOURIST BUREAU DISPLAY CASES

7274 Main Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is for the proposed installation of two display cases on the side wall of the Mackinac Island Tourist Bureau, at 7274 Main Street, in the Market and Main Historic District. The Applicant proposes to install two 36 inch wide by 48 inches tall by 3 inches deep wood framed, glass fronted display cases on the north side wall of the Tourist Bureau building, set in the two recessed panels existing there. The wood frames would be painted white to match the building wall. The building is a Non-contributing structure in the historic district.

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 a written description and sketch drawing dated 29 April 2025.

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 addition of two display cases as described would not destroy significant materials that characterize the property, and would be compatible with the architectural character of the building, and be appropriate to the property and the environment.

Standard 10 - *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The proposed display cases could be removed in the future, preserving the essential form and integrity of the property.

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."*

While the Tourist Bureau building itself is not historic, the proposed display cases would be appropriate additions to the building and to the historic value of the surrounding historic district.

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

The display cases as new additions would fit well in the existing recessed wall areas of the building.

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

The new display cases would be compatible with the design, arrangement, and materials of the Tourist Bureau building.

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

The clean design and white color of the proposed cases would blend with the aesthetic value of the building.

CONCLUSION

The proposed wood and glass display cases on the north side of the Mackinac Island Tourist Bureau building at 7274 Main Street would meet the Standards for review.

END OF REVIEW