



Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

12 May 2025

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

Re: **CONNEL / CASKEY COTTAGE PORCH ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed new front porch at the Connel / Caskey Residence in the Hubbard's Annex 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. Tamara Burns, Hopkins Burns Design Studio  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



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## **DESIGN REVIEW**

### **CONNEL / CASKEY COTTAGE PORCH ADDITION** 8478 Stockbridge Road

Hubbard's Annex Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the addition of a new covered porch across the front of the Connel / Casket Cottage, at 8478 Stockbridge Road, in the Hubbard's Annex Historic District. The original Caskey Cottage is a Contributing structure in the historic district, although the new porch is proposed to be added to the non-original 2017 addition.

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 the existing conditions and drawings portraying the proposed new porch, by Hopkins Burns Design Studio, dated 29 April 2025.

## **REVIEW**

The Standards for review are the following:

**Standard 1** - "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."

The property will continue in its original use as a residence.

**Standard 2** - "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."

The historic character of the property will be retained and preserved. No historic materials will be removed or alteration of features that characterize the building will occur. The proposed new covered porch will be a feature that enhances the character of the cottage addition.

**Standard 3** - "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

The addition of a covered porch would fit with the time, place and use of the 2017 house addition, and would not create a false sense of historic development.

**Standard 4** - "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

The 2017 house addition has not yet acquired historic significance in its own right. The proposed porch would be changing this addition, but being a fitting addition to an addition, both will eventually acquire historic significance in their own right.

**Standard 5** - "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

All distinctive attributes that characterize the house would be preserved.

**Standard 6** - "Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, or structures."

This standard does not apply to the proposed project.

**Standard 7** - "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."

This standard does not apply to the proposed project.

**Standard 8** - "Significant archaeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."

This standard does not apply to the proposed project.

**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 new porch construction would not destroy historic materials that characterize the property, and would be compatible with the massing, size and architectural features of the larger house.

**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 new porch construction could be removed in the future without impairing the essential form and integrity of the historic 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.

The Connel / Caskey cottage is a contributing structure in the district, and construction of an appropriate front porch will enhance the resource and the surrounding area.

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

A new covered front porch would be an appropriate architectural feature for the house, and the surrounding area.

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

The proposed porch would be compatible with the house in terms of design, arrangement, and materials to be used.

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

The aesthetic value of the house would be improved.

**CONCLUSION**

Based on the findings above, the proposed covered front porch addition to the Connel / Caskey Cottage at 8478 Stockbridge Road would meet the Standards for review.

END OF REVIEW