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6 September 2024

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

Re: **HARBOUR INN STAIR ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed stair addition and site work at the Harbour View Inn 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. Sam Barnwell, Harbour View Mackinac, LLC  
April Maifield, Legat Architects  
Dennis Dombroski, City of Mackinac Island



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## **DESIGN REVIEW**

### **HARBOUR INN STAIR ADDITION**

Market Street

East End Mission Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the construction of a new exterior stair at the rear of the Harbour View Inn, at 6876 Main Street, in the East End Mission Historic District. The work would also include installation of multiple ground-mounted condensing units west of the new stair (to be screened by fencing and landscaping), construction of new paver walks to the east and west sides of the new stair, and renovation of portions of the ground floor interior.

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 plan and elevations drawings of proposed work, photos of existing conditions with corresponding photo simulations, and axonometric views of the stair addition, completed by Legat Architects, dated 28 August 2024.

## **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 would continue to be used for its historic purpose as a hotel / inn.

**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 to the Harbour View Inn would be retained and preserved. Some inconsequential removal of old siding and trim at the rear would take place, but would not be a significant alteration of the historic materials or features that characterize the building.

**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 proposed stair addition would reflect present need / use and thus would not create a false sense of historic development. And it would not be an addition of a conjectural feature as it makes no attempt to appear historic.

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

No earlier changes having acquired historic significance in their own right would be affected.

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

Distinctive features (such as chimney, dormers, siding and trim), finishes (paint), and examples of craftsmanship (front stairs and railings) that characterize the property 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."*

Some exterior materials deterioration would be addressed by in kind replacement that would match the design and other aesthetic characteristics of the existing.

**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 would 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 likely would not come into play for the proposed project, but some attention should be given during the excavation stage to be on alert for any possible exposure of archaeological remains, as this area of the Island has long been inhabited.

**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 stair addition would very minimally destroy historic materials that characterize the property, but at the rear. The addition would be differentiated from the old by its smaller footprint and mass, and by some difference in siding treatment (texture and / or color).

**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 stair addition would be separate enough to be removed in the future without affecting 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 important historic and architectural value and significance of the Harbour View Inn as a district resource would be maintained.

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

The relationship of the proposed stair addition to the larger architectural resource would be an appropriate one, with the addition complementing the existing historic building.

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

The proposed stair addition and site alterations would be compatible with the design, arrangement, and materials of the historic Harbour View Inn.

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

The aesthetic value of the new stair in relation to the old building would be complementary.

#### CONCLUSION

The proposed Harbour View Inn stair addition and site work would meet the Mackinac Island Historic District Commission Standards for review.

END OF REVIEW