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9 October 2026

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

Re: **HOODIES NEW DOOR**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed alteration on the rear wall of the Hoodies building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Roy Shryock, Applicant
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

HOODIES NEW DOOR

7331 Main Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

This alteration request is to install a new door in place of an existing window on the rear / south wall of the Hoodies retail store at 7331 Main Street, located at the top of the Coal Dock. The building is a Contributing structure in the district. The western-most / left window on back side of the building is proposed to be replaced with a door to match that existing to the right - a steel or fiberglass, half-glass, hinged door.

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 photograph of the existing rear elevation, marked to indicate the window in question, by Roy Shryock of VB Mackinac LLC.

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 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 would be largely preserved. The window to be removed does not appear to be original, or even old. Replacing one of two windows with a second door on the same wall would alter the architectural character of this wall.

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 window replacement would not destroy a historic window, as the existing window is not that old. The new door would not appear historic, differentiating it from the old, and would be compatible with the massing, size and architectural features of the larger building.

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 historic and architectural value of the building is confirmed based on its Contributing structure status as part of the Market and Main Historic District; its relationship to the historic value of the surrounding historic district would be maintained.

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

Replacement of a window with a second door on this wall would alter the architectural features of this wall.

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

The proposed alteration would be compatible with the historic building.

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

The aesthetic value of the building would be retained.

CONCLUSION

The proposed replacement of an existing window with a new door on the rear wall at 7331 Main Street would meet the Standards for review.

END OF REVIEW