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10 October 2026

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

Re: **DOUD / MAY HOUSE HOTEL ENTRY CHANGES**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed changes and additions to the Doud / May House Hotel in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Andrew Doud, Owner and Applicant
Richard Clements, Richard Clements Architect
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

DOUD / MAY HOUSE HOTEL ENTRY CHANGES

1395 Cadotte Avenue

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

Several exterior changes to the building and site are being proposed for the previously approved Doud / May House Hotel, at 1395 Cadotte Avenue in the West End Historic District. The May House is a Contributing structure in the historic district.

On the north / Cadotte Avenue front, the existing low concrete fence is proposed to be altered at the sidewalk entry to the house, by widening the opening along the property line to create a small entry plaza with curved edges. Two new sections of fence, matching the existing, would be extended along the new curves, culminating with a lamp post on either side of the walk to the front porch.

On the east / Market Street side, where the grade change between the main floor and the street is actually more than originally envisioned, a larger wood porch with more steps (9 risers instead of 4) is proposed to be added outside the entry door. To the south edge of the steps, a door would access space under the porch for bike storage.

And on the west side of the property, additional hedge plantings along two property lines is proposed to be added.

Materials submitted for Review consist of existing construction photos and drawings of proposed changes by Richard Clements Architect, dated 24 September 2026.

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, as previously approved, would be preserved. The proposed alteration of the historic fence feature would be appropriate, and even enhance its effect. The proposed alteration of the east side entry porch and steps would be to a new feature on the property, not an alteration of a historic feature. And the same may be said for the proposed new addition of hedges along the west side.

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."*

While the proposed change to the front concrete fence would destroy some historic materials that characterize the property, new sections of replicated fence would be added, extending the visual effect of the historic fence, and compensating for the removal of a small amount. The addition of two lamp posts would help differentiate the new. The proposed new east side porch and steps would be compatible with the architectural and site features of the property, protecting its historic integrity. The proposed new hedges would also be compatible.

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 May House would be maintained, as would its relationship to the historic value of the West End Historic District.

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

The proposed entry changes would have appropriate relationships with the architectural character of the building.

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

The proposed changes / additions would be compatible with the historic May House building.

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

The aesthetic value of the building would be retained, and arguably enhanced.

CONCLUSION

The proposed two entry changes and landscape additions to the Doud / May House Hotel would meet the Standards for review.

END OF REVIEW