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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: **LUCKY BEAN SCREEN DOOR REPLACEMENT**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed replacement of the screen door on the Lucky Bean retail shop, 7383 Market Street, in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Carolyn Fairbanks, Applicant
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

LUCKY BEAN SCREEN DOOR REPLACEMENT

7383 Market Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

This alteration request is to replace a screen door at the entry to the Lucky Bean retail shop at 7383 Market Street. The building is a Non-contributing structure in the district. The existing door is a residential aluminum type, which given its extensive use, did not last very long. The Applicant proposed to replace it with a commercial quality aluminum full-lite screen door, with 15 divided lites (3 wide by 5 high).

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 building and of the new screen door, by Applicant Carolyn Fairbanks of Lucky Bean.

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 architectural character of the property would be maintained. The new screen door would cover a half-lite steel primary door, having nine lites. No historic materials would be removed and no alteration of significant features would happen.

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 screen door replacement would not destroy historic materials, and would be compatible with the architectural features and character of the facade.

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 building is not a Contributing structure, it is a part of the streetscape, and the new screen door would not detract, retaining its value as part 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 proposed new screen door would be an appropriate addition to the building and the surrounding area.

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

The proposed new door would be compatible with the building.

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

The aesthetic value of the building would be maintained.

CONCLUSION

The proposed replacement of an existing screen door at 7383 Market Street would meet the Standards for review.

END OF REVIEW