

DOWNTOWN MACKINAC ISLAND DESIGN GUIDELINES



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INTRODUCTION

Mackinac Island is a special place in an extraordinary setting. It is rich with buildings from the past that serve as links to the island's heritage. The people of Mackinac Island care deeply about its quality of life and the values that it represents. They have invested human and financial resources to create a place enjoyed by residents, business owners and visitors alike. At the heart is the island's Downtown, which is a vibrant place to live and work, and while it symbolizes the past, it also offers opportunities for a successful future.

Many historically significant properties are found throughout the island, and in the Downtown in particular. For these resources, the City reviews improvements to assure that alterations and new construction respect the design traditions of the area. This document provides guidance for making determinations of appropriateness and to encourage high quality, compatible design in the Downtown.

Note that the term "Downtown," when used in this document, refers to the area roughly bounded by Main and Market Streets and Fort Street and Cadotte Avenue.



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These design guidelines assure preservation efforts and property investments are protected by providing direction for future improvements.

This document provides guidance for improving properties within Downtown Mackinac. The guidelines are for property owners planning exterior alterations and additions to, or the rehabilitation of, existing buildings. They also apply to the design of new structures.

A. ABOUT THIS DOCUMENT

WHY HAVE DESIGN GUIDELINES?

The guidelines, and the review process through which they are administered, promote preservation of historic, cultural and architectural heritage within Downtown Mackinac Island. They seek to maintain Downtown as a cohesive place and minimize the inappropriate alteration or demolition of historic resources. Maintaining an attractive pedestrian-oriented environment is a fundamental concept.

The design guidelines also provide a basis for making consistent decisions about the appropriateness of improvements that are subject to approval in the City's design review process. In addition, they serve as educational and planning tools for property owners and their design professionals.

WHO USES THE DESIGN GUIDELINES?

Property Owners

Owners should use the guidelines when they begin planning improvements to properties in Downtown Mackinac Island. This will help establish an appropriate approach and facilitate approvals. For owners of historic properties, the guidelines also provide information that will help promote good stewardship.

Property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants when they undertake improvements to their property.

The Community

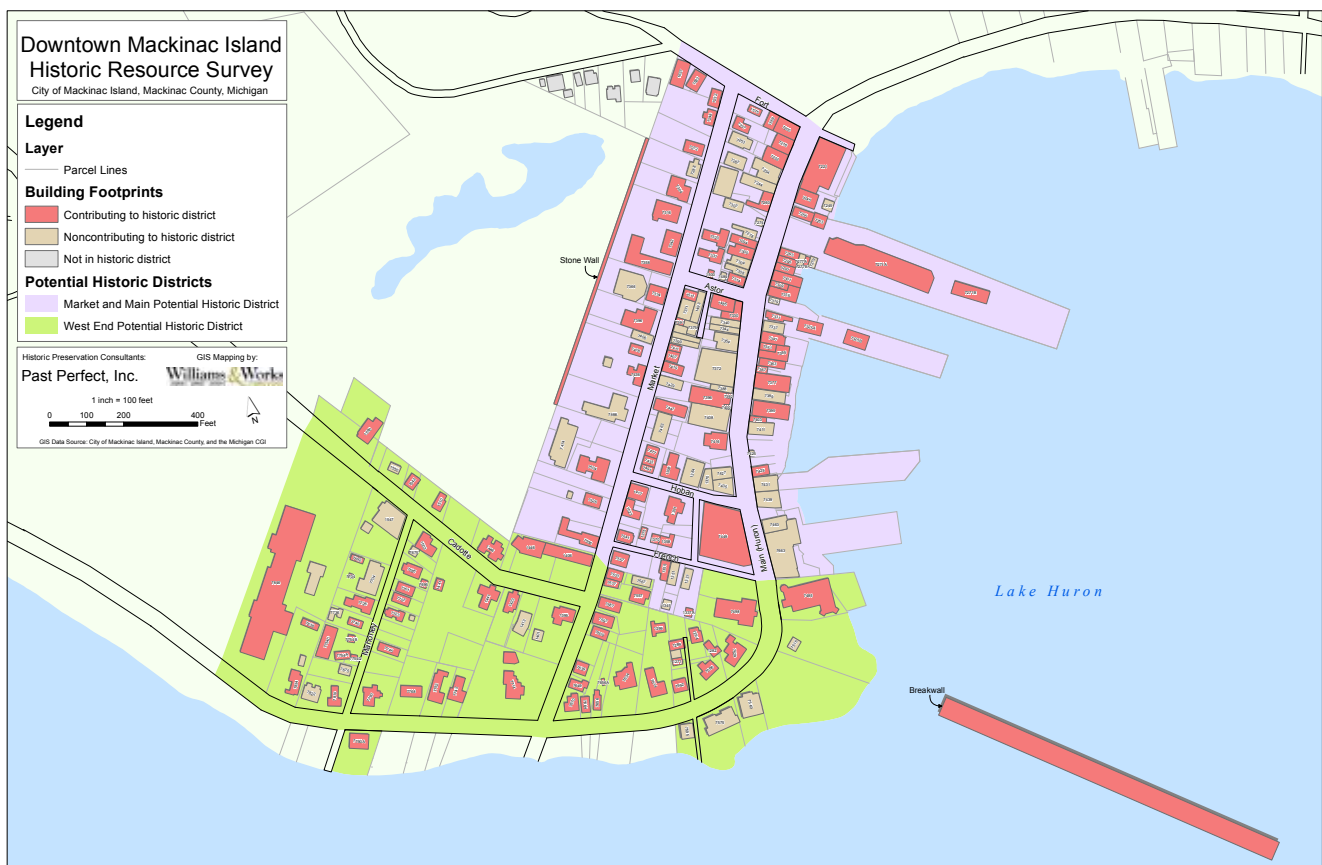
The guidelines convey the City's expectations to the public so they may better understand what may be permitted in the Downtown. Interested citizens may therefore draw upon information in the guidelines when discussing improvement policies.

The Review Authority

These design guidelines will be used in the review of improvement projects located within Downtown. Architectural review of any improvement project within Downtown Mackinac Island is required by Article 18 of the *Mackinac Island Code of Ordinances*. Depending on the nature of the project, this review is conducted by the City Architect, the Mayor, or the City Council. Proposed projects must meet these guidelines before the City will issue a permit.

MAP OF DOWNTOWN MACKINAC ISLAND

The map below is for reference purposes only. It is a historic resource survey map of the Downtown area, and is included to help in referencing locations Downtown that the guidelines might apply to. (Map produced by Past Perfect, Inc.)



GUIDELINES ORGANIZATION

The materials in this document include the design guidelines that will be used in reviewing proposals for land use activity in Downtown Mackinac Island, as well as other materials that should be used in determining which of those guidelines will apply to specific projects. Some of this information should be reviewed by all users, while other portions of the document will be relevant only to specific types of work. Charts and diagrams are provided throughout the document to help identify which sections to use.

The chapters are organized by types of construction work, and may be combined in “tracks” that reflect a broader category of improvements. For example, work involving a historic resource will use chapters associated with the “Preservation Track.” (More information about project tracks is provided in Chapter II.)

Briefly, these are the subjects of the chapters:

I.

Using the Design Guidelines

Chapter I includes a table that identifies which chapters apply, based on the type of project, or “track,” that it will be considered in. It provides basic guidance about planning a project, and should be reviewed for all work in the area.

II.

Downtown Mackinac Island Design Contexts

Chapter II describes five distinct contexts found Downtown. The character of these contexts establishes the background for both preservation and new construction projects.

III.

Historic Preservation and Project Planning

Chapter III presents an overview of historic preservation principles and terminology and provides guidance on how to plan a preservation project. It also defines the key features of the historic building types found Downtown.

IV.

Treatment of Historic Resources

Chapter IV presents more detailed guidelines for treatment of specific building details, materials and other essential components. This chapter is used in combination with the preceding one in considering work on historic properties.

V.

Design Guidelines for All Projects

Chapter V contains a variety of special guidelines topics, including the treatment of views, site design, services areas and awnings. These can apply to a preservation project or a new building project.

VI.

New and Infill Construction

Chapter VI addresses the design of a new building. The first section provides guidance for any type of new structure.

DETERMINE WHICH CHAPTERS TO USE

Use this chart to determine which chapters of the design guidelines apply to a proposed improvement project. (Note: A blank box indicates that the chapter does not usually apply.)

Type of Work:		Chapter to Use:							
		Introduction	I. Using the Design Guidelines	II. Downtown Mackinac Island Design Contexts	III. Historic Preservation and Project Planning	IV. Treatment of Historic Resources	V. Design Guidelines for All Projects	VI. New Construction	Appendix
Preservation Track	Rehabilitate a Historic property	✓	✓	✓	✓	✓	✓		✓
	Restore a Non-Historic property	✓	✓	✓	✓	✓	✓		✓
New Building Track	Improve a Non-Historic property	✓	✓	✓			✓	✓	✓
	Construct a new building	✓	✓	✓			✓	✓	✓
Other	Site Work	✓	✓	✓			✓		
	Miscellaneous	✓	✓	✓			✓		



B. POLICIES UNDERLYING THE DESIGN GUIDELINES

These guidelines seek to manage change so the traditional character of the area is respected while accommodating compatible improvements. They reflect the City's goals to promote economic development, sustainability, and a vibrant community, as well as to enhance the image of the area and reuse historic resources. These goals are reflected in some key policy documents and regulations:

Master Plan

The City's master plan serves as the guiding policy for land use, development and public improvement. The Mackinac Island Master Plan calls out the importance of historic preservation efforts to the community in many areas:

Future Land Use: "Historic: Due to the statewide and national historical significance of Mackinac Island, and the widespread support for historic preservation amongst Islanders, an historic planning area is one essential element of Mackinac Island's future land use. Many of the Island's most historically significant structures are clustered along Market Street (see historic site list and map in Appendix C). However, the name "Market Street" itself suggests the street's beginnings as an historic commercial center. While the City wishes to preserve the historic value of structures and sites along Market Street, continuing commercial use there is seen as a vibrant part of the preservation effort. For this reason, small-scale commercial uses are anticipated to remain in the Market Street Historic planning area alongside traditional residential, civic and institutional uses."

6.0 Community Goals and Policies: "Mackinac Island is extremely rich in history. Historic preservation is seen as an extremely important asset to the community. The entire Island enjoys the status of being a National Historic Landmark awarded in 1960. Features which should be preserved include architectural/structural history, the rich cultural history involving Native Americans, European (British and French) settlements, fur trading, fishing, military battles and occupations, and the more recent history of the Island as a cottage and tourist destination."

Planning and Community development Goal #2: “Protect and preserve Island history, including historic sites, neighborhoods, buildings, structures, and scenic features.”

Planning and Community development Goal #3: “Encourage creative historic design and planning techniques which produce visual harmony while preserving the significant natural and historic features of Mackinac Island.”

Municipal Code

The basic regulations that shape development throughout the island are part of the Municipal Code. Sections of the Code specifically related to historic properties include:

Chapter 10, Article 5 - Historic District of the Municipal Code establishes the requirement for a Historic District and Historic Design Review.

“Historic preservation is hereby declared to be a public purpose and the City Council of the City of Mackinac Island may hereby regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the city limits.

The purpose of this article is to: (1) Safeguard the heritage of the City of Mackinac Island by preserving districts which reflect elements of its history, architecture, archaeology, engineering, or culture.”

Appendix A, Article 10 - “H” Historic Zoning of the Municipal Code establishes regulations for permitted uses, densities, placement and heights within areas designated with the Historic Zoning category. The purpose of this section is:

“To establish and preserve a district containing several historically significant structures and other buildings which together form a neighborhood with unique historic character.”

Appendix A, Article 18 - Architectural Review of the Municipal Code establishes requirements and procedures for the architectural review of any improvement project within the City of Mackinac Island.

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings are general rehabilitation guidelines established by the National Park Service. It is the intent of this document to be compatible with The Secretary of the Interior's Standards for the Treatment of Historic Properties, while expanding on the basic rehabilitation principles as they apply in Downtown Mackinac Island.

The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes

The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes were prepared to assist in applying the Secretary's Standards to projects involving the treatment of cultural landscapes. It is the intent of this document to be compatible with The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes.

Preservation Briefs and Tech Notes

The Cultural Resources Department of the National Park Service in the U.S. Department of the Interior publishes a series of technical reports regarding proper preservation techniques. This series, Preservation Briefs and Tech Notes, is a mainstay for many preservationists in the field. When considering a preservation project, these resources should be consulted. See the Appendix for more information on these preservation resources.



C. SUSTAINABILITY AND HISTORIC BUILDINGS

Maintaining Mackinac Island as a sustainable place is a key objective. The benefits of preserving historic resources and in conserving older buildings and the Downtown as a whole on Mackinac Island can be described in the three basic categories of sustainability which are: (1) Cultural/Social (2) Environment and (3) Economics.



Preserving historic places promotes the three basic categories of sustainability.



CULTURAL/SOCIAL COMPONENT OF SUSTAINABILITY

Historic landscapes, sites, structures, buildings and features are essential components of the city's identity. Preserving historic places, including landmarks and neighborhoods, helps maintain a connection to the community's heritage. This has been a fundamental part of the preservation movement in Mackinac Island since its beginning.

Preserving existing neighborhoods also helps retain the social fabric of the city and support a sense of community. When historic buildings occur on a block, they create a street scene that is "pedestrian friendly," which encourages walking, biking and neighborly interaction. Decorative architectural features also contribute to a sense of identity. This sense of place reinforces desirable community social patterns and contributes to a sense of security, which enhances the quality of life for all. Historic properties also provide direct links to the past. They convey information about earlier ways of life that helps current residents anchor their sense of identity with the community, which is a key ingredient in cultural sustainability.



ENVIRONMENTAL COMPONENT OF SUSTAINABILITY

The environmental component of sustainability tends to be the main focus when discussing historic structures and their relationship to green building. Among other things, this component focuses on saving energy, and generating it through “clean” methods, as well as minimizing the demand for water and conserving building materials.

Embodied Energy

Embodied energy is defined as the amount of energy expended to create the original building and its components. Preserving a historic structure retains this energy. If demolished, this investment in embodied energy is lost and significant new energy demands are required to replace it. Studies confirm that the loss of embodied energy associated with replacing an existing structure takes three decades or more to recoup from reduced operating energy costs in a high-efficiency replacement building.

Building Materials

Many traditional building materials used in Downtown have long life cycles, which contribute to their sustainability. Wood and stone are examples. Newer materials may be less sustainable and require extraction of raw, non-renewable materials. High levels of energy are involved in production, and the new materials will often also have an inherently short lifespan.

The sustainable nature of historic construction is best illustrated by a window. Older windows were built with well seasoned wood from stronger, durable, weather resistant old growth forests. A historic window can be repaired by re-glazing and patching and splicing the wood elements. Many contemporary windows cannot be repaired and must be replaced entirely. If a seal is disturbed in a vinyl window the best approach is to replace that particular window, rather than repair the part, as is the case for a historic wood window. Furthermore, even newer wood windows don't have the same qualities displayed in historic wood windows and are less durable.





Building Energy Savings

Energy savings are not usually achieved by replacing original building fabric with contemporary alternatives. For example, repairing, weather-stripping and insulating an original window is more energy efficient and much less expensive than new windows, as well as sound preservation practice. Energy loss occurs through the replacement of single-paned wood windows with double- or tripled-paned alternatives.

Landfill Impacts

According to the Environmental Protection Agency, building debris constitutes around a third of all waste generated in the country. The amount of waste can be reduced significantly if historic structures are not demolished.

Construction Quality

As a rule, the quality of early construction and materials was higher than those used in many late 20th Century buildings. Lumber used in early Mackinac Island came from mature trees, was properly seasoned and typically milled to “full dimensions,” providing stronger framing and construction. Buildings also were thoughtfully detailed and the finishes were generally of high quality—characteristics that owners today appreciate. The high quality of construction in earlier buildings is therefore an asset that is impossible to replace.

Adaptability

Owners also recognize that floor plans of many historic properties easily accommodate changing needs. They permit a variety of uses while retaining the overall historic character.

Economic Component of Sustainability

The economic benefits of protecting local historic districts are well documented across the nation. These include higher property values, job creation in rehabilitation industries, and increased heritage tourism. Examples also exist of ways in which the quality of life is enhanced by living in historic areas, and that these in turn help to recruit desirable businesses to the community at large.

Historic Rehabilitation Projects

Direct and indirect economic benefits accrue from a rehabilitation project. Direct benefits result from the actual purchases of labor and materials, while material manufacture and transport results in indirect benefits. Preservation projects are generally more labor intensive, with up to 70% of the total project budget being spent on labor, as opposed to 50% when compared to new construction. All of these purchases of labor and materials add dollars to local economies. Furthermore, a rehabilitation project will provide functional, distinctive, and affordable space for new and existing small businesses. This is especially relevant to the local economy where many local businesses operate in historic buildings.

Heritage Tourism

Heritage tourism is another benefit of investment in historic preservation, as people are attracted to the cultural heritage sites within an area. Mackinac Island's historic resources provide visitors with a glimpse into the island's heritage and its contribution to state and national history. The National Trust for Historic Preservation defines cultural heritage tourism as "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources." Heritage tourists spend more on travel than other tourists, which generates jobs in hotels, bed and breakfasts, motels, retail stores, restaurants, and other service businesses





D. HISTORY AND SIGNIFICANCE OF MACKINAC ISLAND AND ITS DOWNTOWN AREA

(Adapted from the City's Master Plan and National Register of Historic Places Nomination Form, January 2000)

Mackinac Island lies at the eastern end of the Straits of Mackinac in Lake Huron, and covers 3.8 square miles. More than 80 percent of the island is a state park. The highest point is Fort Holmes (originally called Fort George by the British before 1815). The entire island is listed as a National Historic Landmark.

Due to its strategic location in the center of the Great Lakes system and the Straits area, Mackinac Island is one of the oldest inhabited places in the State of Michigan and the Midwest. Before European occupation, the Straits area was home to Ojibwa (Chippewa), Odawa (Ottawa), and Potawatomi tribes. Collectively referred to as the Anishinabeg people, these tribal groups migrated from the Atlantic coast during the Woodland period (1,000 B.C. to 1650 A.D.).

The island's name derives from the native word, Michilimackinac, meaning, "Land of the Great Turtle." The name alludes to the island's humped profile, like a huge turtle rising out of the water. The Native American style of life in the Straits was semi-nomadic and archaeological studies show evidence of summer fishing camps on Mackinac Island. The Straits also functioned as a center of inter-tribal communication and trade. The island is regarded by Native Americans as a place of great spiritual importance, the first land to appear after the Great Flood, and the place of origin for Native peoples.

European settlement in the Straits began in the late seventeenth century with exploration parties, Jesuit missionary outposts, and French fur trading villages. Throughout the late 1600s and early 1700s the area grew in military and trade significance. After the French and Indian War (1754-1763), the British moved their settlement from what is now Mackinaw City to Mackinac Island and in 1780 constructed Fort Mackinac on the bluffs overlooking the harbor. The civilian community settled below and west of the fort, along what today are Main and Market Streets. A wooden pali-

sade wall was constructed around these streets for further protection. An early structure, the Biddle House, was built about 1780, and today is interpreted in its role in the fur trade of the 1820s.

The Treaty of Paris negotiated in 1783 between Great Britain and the new United States, technically ceded Mackinac Island to the Americans. Due to the remote location and lack of adequate troops, Americans did not actually take control of the fort until 1796. Meanwhile, by the 1790s, settlement began to occur beyond the palisade wall perimeter when several farms were developed on the island.

The British briefly re-captured the fort during the War of 1812 but in December 1814, the Treaty of Ghent gave control of the Fort back to American hands. The village of Mackinac was incorporated in 1817 and served as the seat for the territorial county of Michilimackinac by 1818 and as the seat of Mackinac County from 1849-1882. The Mission Church (1829). The Agency House of the American Fur Company (1820) and the Grand Hotel (1887) reflect this period.

With military matters resolved, the American fur trade at Mackinac Island flourished under the leadership of John Jacob Astor and the American Fur Company. Astor's warehouse on Market Street (now the Community Hall) functioned as industry headquarters. It is interesting to note that the permanent island population in the 1820s was about 500 persons, including French Canadians, Native Americans, Metis (of French and Indian heritage), and Americans; very close to the permanent island population at the time of the 2000 Census. During the summer trading season, the number increased to approximately 2,000.

By 1840, competitive over-trapping and changes in fashion brought the island's fur era to an end. Gradually, fish replaced furs as items of trade. Commercial fishing operations took over harbor dock space, and by 1845 more than 20,000 barrels of processed fish were shipped annually from the island. The disposal of fish entrails became a major sanitary issue, and ordinances were passed against such disposal in the (then) Village limits. The "Borough Lot," in front of the current Grand Hotel, was designated as the disposal area. Later, this area became a squatter's haven, a so-called "Shanty Town."



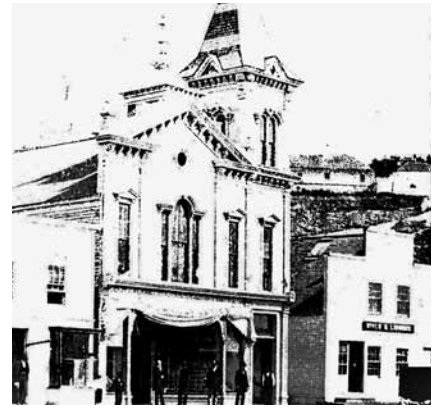
In the early nineteenth century Market Street was the center of town, with mixed commercial and residential use. But by the mid-nineteenth century, Main Street had emerged as the island's business district, where it remains concentrated between Fort Street and French Lane. The business district is composed primarily of attached frame buildings one to three stories tall, forming a continuous facade along the sidewalk. A few buildings use concrete or brick veneer; two commercial blocks and the Chippewa Hotel have cast iron elements and galvanized, stamped metal fronts. Most of the buildings have the typical two-part form, with storefronts on the first floor and living, office, or storage space above. Many of the storefronts have awnings or canopies in front. False fronts are common. Most facades are relatively plain, with decoration limited to a bracketed or dentillated cornice, although a few exhibit more elaborate detailing.

The Main Street business district retains much of its late nineteenth century fabric. Infill construction and alterations of historic buildings, particularly by adding stories, have affected the integrity of the business district but the new buildings generally maintain the scale and proportions of the old. Overall, Main Street still has the appearance and feeling of a busy turn of the century main street.

The advent of railroads on the mainland increasingly replaced water-born transportation, decreasing the island's importance as a fishing and general shipping headquarters. Tourism had by then begun to supplement the island economy. The American Fur Company buildings were converted into the Astor House Hotel as early as 1836. Mission House began accepting tourists by the 1840s, the Island House opened in 1852, and the Lake View House in 1858. But tourism and summer cottage construction really got underway after the Civil War.

In 1875, America's second National Park was established on Mackinac Island. That same year, two areas within the park were set aside to lease for cottages and summer homes. These lots on the East and West Bluff were not actually surveyed and available for construction until 1885. Meanwhile, Gordon Hubbard had built "The Lilacs" cottage in 1870. He subdivided and sold adjacent lands as "Hubbard's Annex to the National Park" beginning in 1882. In 1895, the federal government transferred its lands to the State of Michigan, which became the state's first state park.

By the late 1800s, Mackinac Island had become a nationally known summer retreat, outstanding for its clean air, beautiful scenery, and high society. As well-to-do families flocked to the island, modest carpenter-gothic cottages were frequently replaced by or remodeled into elaborate Queen Anne style mansions. The signature project of this era was construction of the Grand Hotel in 1887. The Grand joined the Murray (1882), Chippewa (1902), and Iroquois (1902) hotels in hosting an ever-increasing array of summer residents and guests.



Tourism development stimulated a wide variety of support services, both on the island and mainland. Rail lines and passenger ships increased in number and service frequency. Retail trade adapted quickly to tourism. The Murdick family began making fudge in the 1880s. The decision to ban automobiles from the Village in 1898 and from the Park in 1900 protected the horse-drawn carriage and bicycle businesses that continue to give the island its special charm and niche in the region's tourism industry.

Today, the densest settlement on Mackinac Island is the town on the south shore, curving around Haldimand Bay to Mission Point on the east. Fort Mackinac sits prominently on a bluff above the village. Boat docks and a marina lie along the bay. The two longest docks date to the late 19th century and retain large frame warehouses that portray the utilitarian aspect of the waterfront's history.

The western half of the village retains the street plan laid out by the British around 1780. Market Street served as the town's main street originally. Three short cross streets, today Astor Street, Windsor Street, and French Lane, connect Market Street to Main Street and the lakeshore. Fort Street separated the east end of town from the government grounds below the fort.

Mackinac Island's long and unique history has left a significant physical legacy. A detailed survey of buildings on Mackinac Island conducted by the State Park in 1970-71 estimated that there were at the time over 120 buildings dating from the last half on the nineteenth century which had significant architectural and historic value. In 2010, the State Historic Preservation Office records indicated that there were thirty-two buildings or sites in the State Register of Historic Sites. Ten of these sites are also listed in the National Register of Historic Places as individual properties of historic significance.

Most noteworthy is the fact that the island has National Historic Landmark status, a designation that is reserved for a limited number of properties across the nation that are of outstanding significance. Designated by the National Park Service (NPS) as a National Historic Landmark in 1960, the NPS notes this about its significance:

"Mackinac Island's strategic location in the center of the Great Lakes and its striking natural beauty have combined to give it a role of outstanding importance in the development of the American economy and cultural values."



I. USING THE DESIGN GUIDELINES

This chapter provides an overview of the design review system for Downtown Mackinac Island. It describes the basic operations of the design review system, and then provides a diagram to use in determining which review “track” will apply to each type of project. It next describes the format of a typical guideline as it is used in this document. The City will use this material in reviewing land use activity in the area.

For Preservation Tract projects, also see the Introduction and Chapters I, II, III, IV, V and the Appendix. For New Building Track projects, also see the Introduction and Chapters I, II, V and the Appendix.

A. THE DESIGN REVIEW SYSTEM

Architectural review of any improvement project within the city of Mackinac Island is required by Article 18 of the Mackinac Island Code of Ordinances. The design guidelines presented in this document are used in that review process for all properties located within the Downtown. More detail about review procedures and requirements can be obtained from City staff, or on the City’s web site.

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See “Section 10-153. - Definitions”, of the Mackinac Island Municipal Code for definitions of terms related to historic preservation.

TERMS RELATED TO COMPLIANCE

When applying design guidelines, the City has the ability to balance a combination of objectives and intent statements that appear throughout the document, in the interest of helping to achieve the most appropriate design for each project. Because of this, and the fact that the design guidelines are also written to serve an educational role as well as a regulatory one, the language sometimes appears more conversational than that in the body of the Municipal Code. To clarify how some terms are used, the following definitions shall apply.

Guideline

In this document the term “guideline” is a criterion with which the City will require compliance, when it is found applicable to the specific proposal. In this sense it is a standard, albeit one that is subject to some interpretation when determining compliance.

Shall

Where the term “shall” is used, compliance is required (when the statement is applicable to the proposed action).

Should

The term “should” is frequently used in the guidelines. This indicates that compliance is expected, but there may be conditions where the City finds that the guideline is not applicable, or that an alternative means of meeting the intent of the guideline is acceptable. In this sense, “should” means “shall.”

May be Considered

The phrase “may be considered” appears in some guidelines text. This indicates that the City has the discretion to determine if the action being discussed is appropriate. This decision is made on a case-by-case basis, using the information specifically related to the project and its context.

B. APPLYING THE DESIGN GUIDELINES

DESIGN REVIEW TRACKS

The design guideline chapters are grouped into three “tracks” for purposes of design review. Staff will determine which track a project will follow. These are:

Preservation Track

Projects involving a historic resource will be considered using the Preservation Track. (Note: In some cases when a non-historic resource is to be restored, this track will also apply.) Key chapters are:

- II. Downtown Mackinac Island Design Contexts
- III. Historic Preservation and Project Planning
- IV. Treatment of Historic Resources
- V. Design Guidelines For All Properties
- See also the charts on pages 5 and 22.

New Building Track

Projects that involve new construction, and work on most existing, non-historic buildings will be reviewed using this track. The chapters focusing on new construction make up this track. Key chapters are:

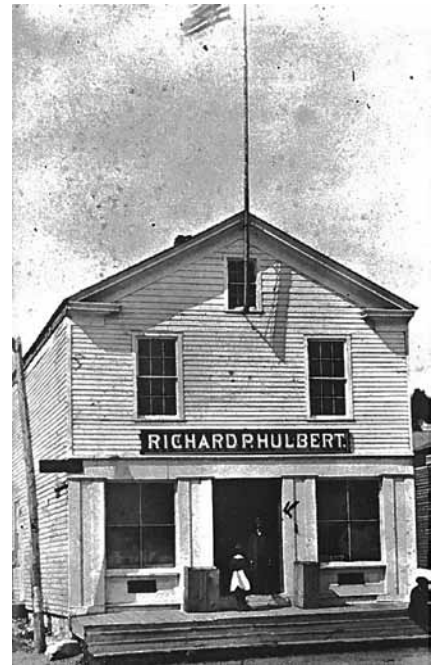
- II. Downtown Mackinac Island Design Contexts
- IV. Treatment of Historic Resources
- V. Design Guidelines For All Properties
- See also the charts on pages 5 and 22.

Other Improvements Track

Other projects involving site work, signs and a variety of other specialized project types are reviewed in the “Other Improvements Track.” Key chapters are:

- V. Design Guidelines For All Properties
- See also the charts pages 5 and 22.

Note that some projects will include a combination of improvements that engage more than one of the tracks. Use the steps described below and the accompanying diagram to determine which track applies to a specific project. Also see page 35 for a definition of a historic resource.



Hulbert's dry good store on Main Street.

WHICH REVIEW TRACK APPLIES?

Follow the steps below to determine the project track.

STEP 1 What Type of Improvement?

First determine the nature of the improvements that are planned. There are three categories:

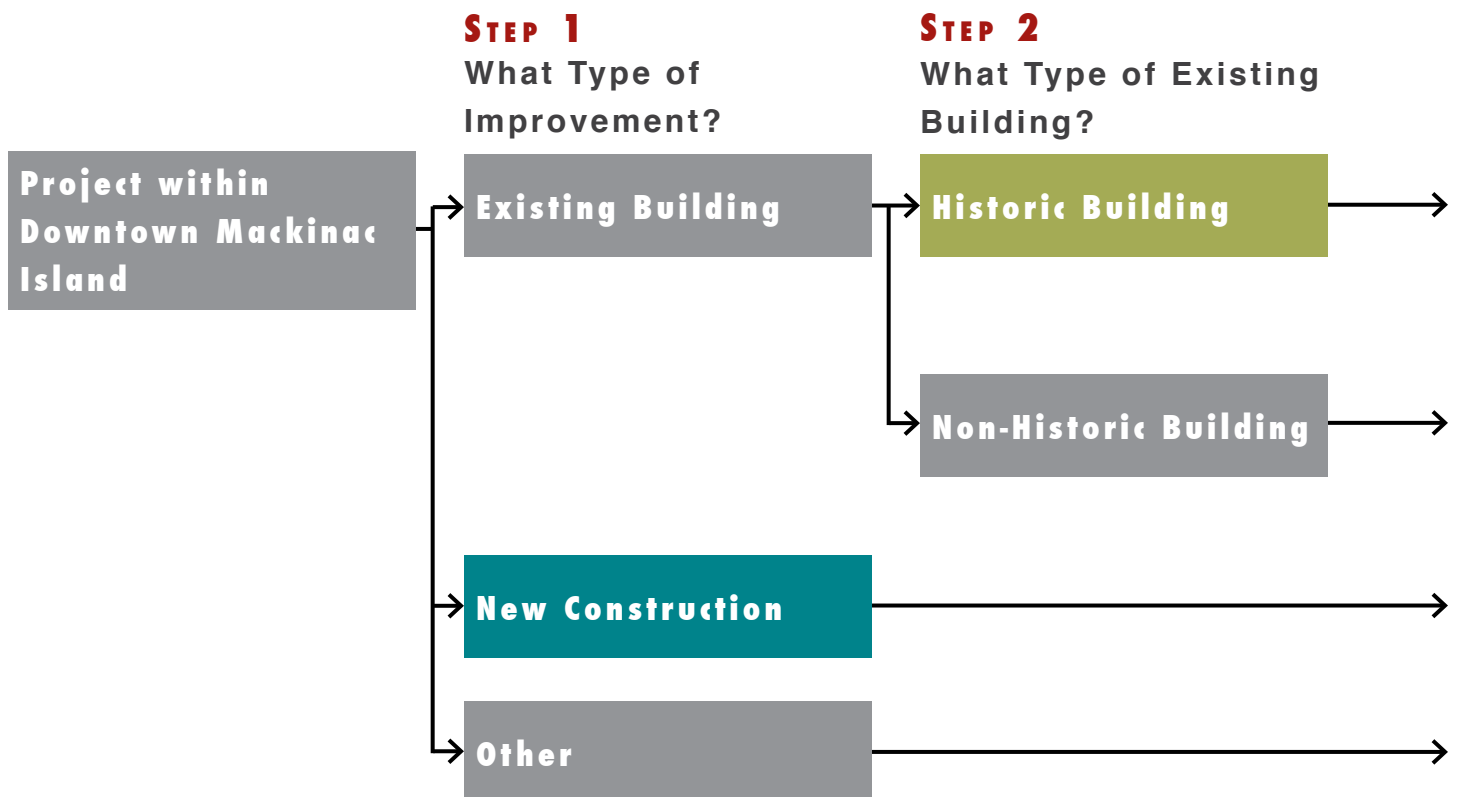
Existing Building: If improvements are planned to an existing building, proceed to Step 2 and determine if it has historic significance or not.

New Building: If the planned improvements include construction of a new building then the “New Construction Track” applies. This includes a new building to be erected on a vacant lot, as well as adding another structure to a lot where one already exists.

Other Work: For site improvements and other miscellaneous projects follow the “Other Projects Track.”

STEP 2 What Type of Existing Building?

Existing structures Downtown are classified with respect to their historic significance using criteria established by the National Park Service. The City has a historic survey inventory that serves as the starting point to determine the significance of an existing building. The City will work with the property owner to confirm the current status of historic significance. The following classifications are used:



Historic Resource

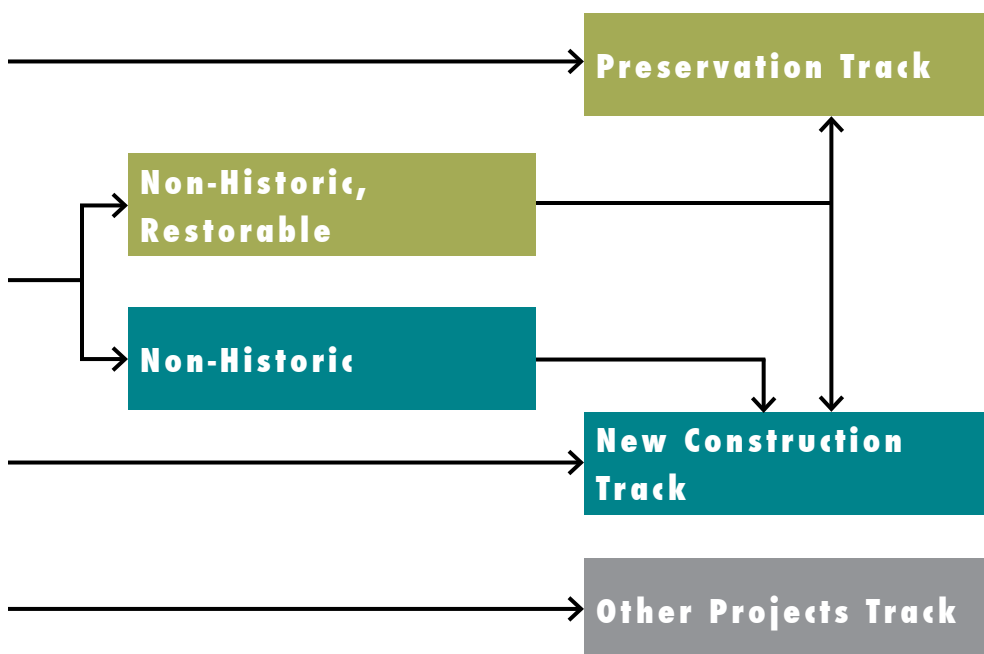
A “historic resource” is one determined to be historically significant. It is so because it was present during the period of significance for Mackinac Island and possesses sufficient integrity to convey its history, or is capable of yielding important information about that period. A historic resource can be a building, structure, object, site or district. Note that a historic resource may have experienced some degree of alteration from its original design. Nonetheless, the altered property retains sufficient integrity to still be considered historic. This includes its location, setting, feeling, materials, design, craftsmanship and associations. For all historic resources, the Preservation Track shall apply.

Non-Historic Resource

The classification of “non-historic” applies to an existing property that lacks historic significance. This includes a range of types. Some are of more recent construction (those less than 50 years old). Others are older (more than 50 years) but have been so substantially altered that they no longer retain their integrity. The New Construction Track applies to these properties, except as noted below.

Non-Historic, but Restorable

In some cases, an older non-historic resource which has been substantially altered could be restored, with a sufficient degree of care, such that it may be re-classified as a historic resource once improvements are completed. An owner may elect to take such an approach; the City will work with the owner to determine if this is appropriate. For this special condition, the Preservation Track will apply. Where an owner does not elect to restore an older building, the New Construction Track will apply.



COMPONENTS OF A DESIGN GUIDELINE

Within each applicable chapter, as determined by the table on page 5, identify those guidelines that are relevant to the project. The City will work with the property owner to confirm which guidelines will be used in design review.

Each design guideline typically contains a series of components, all of which are used by the City in determining appropriateness. A typical guideline appears below:

COMPONENTS OF A DESIGN GUIDELINE

A → **Architectural Details**

B → Architectural details contribute to the character of a structure. Certain types of details are associated with specific architectural styles. Select an appropriate treatment that will provide for proper preservation of these significant features.

C → **4.1 Preserve significant stylistic and architectural features.**

- D** →
- Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and fretwork are examples of architectural features that should be preserved.



Architectural details contribute to the character of a structure and should be preserved.

In order to understand which images convey appropriate solutions and those that do not, many of the illustrations are marked with a or an . Those marked with a are appropriate solutions, whereas illustrations marked with an are not appropriate. Note: There can be more than one guideline that applies to any given design element.

A **Design Topic Heading**

Topics relate to different types of improvements and components of buildings.

B **Policy Statement**

A policy statement explains the desired outcome for the specific design element. This typically includes the term “should” and provides a basis for the design guidelines that follow. If a guideline does not specifically address a particular design issue, then the City will use the policy statement to determine appropriateness.

C **Design Guideline**

The design guideline statement describes a desired outcome.

D **Additional Information**

This appears in a bulleted list, and may include examples of how, or how not to, comply with the guideline.

E **Illustration**

Many images are examples of some possible approaches, but not all.

II. DOWNTOWN MACKINAC ISLAND DESIGN CONTEXTS

The character of Downtown Mackinac Island is strongly influenced by its historic resources. Within the Downtown setting, different types of historic resources combine to create varying contexts that should be considered when determining appropriateness. This chapter describes five distinct contexts that occur Downtown. The design guidelines in this document should be applied with these different contexts in mind.

For Preservation Track projects, also see the Introduction and Chapters I, II, III, IV, V and the Appendix. For New Building Track projects, also see the Introduction and Chapters I, II, V and the Appendix.

BUILDING TYPES

A variety of building types for new construction are presented in Chapter VI. Based on the character of each context a different combination of these building types is appropriate within each area. The following context descriptions include a list of appropriate buildings types for new construction. See Chapter VI for more information and guidelines on the following building types:

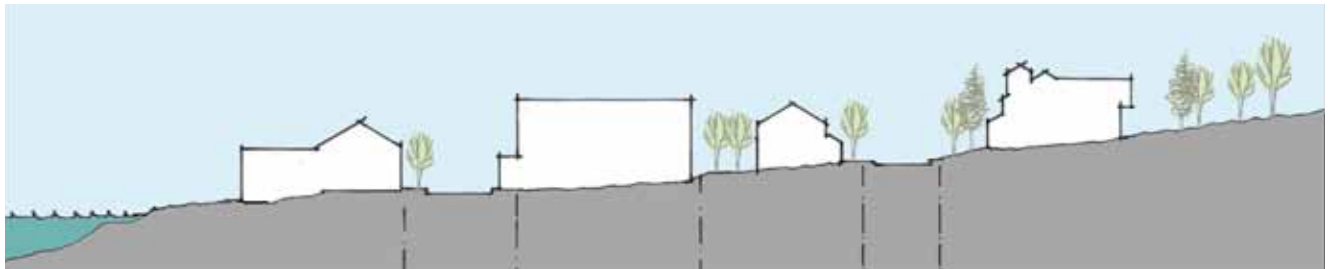
- Commercial storefront
- Downtown hotel
- Resort hotel
- Single family
- Multifamily
- Civic
- Simple industrial

IN THIS CHAPTER:

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Context Diagram	26
A. Waterfront Context	27
B. Lower Main Street Context	28
C. Upper Main Street Context	29
D. Lower Market Street Context	30
E. Upper Market Street Context	31

CONTEXT DIAGRAM

Five distinct “contexts” exist in Downtown Mackinac Island, which lie in generally parallel strips of properties. Unique combinations of land forms, building types and landscapes are reflected in these different settings. This diagram presents a cross-section and a plan diagram of Downtown Mackinac Island that illustrates the locations of these contexts.



Waterfront

Lower
Main
Street

Upper
Main
Street

Lower
Market
Street

Upper Market Street





A. WATERFRONT CONTEXT

The Waterfront Context stretches along the lake shore from Fort Street, continuing westerly around the point to approximately the intersection of Lakeshore Road and Market Street. Historically, this has included a mix of commercial and waterfront industry buildings, along with some visitor accommodations.

The design goal is to promote a pedestrian-friendly edge to the water, encouraging walkways that interconnect to provide views and access to the shore. New construction should recognize that this is the “front door” of the community, as ferry passengers see this coastline upon arrival.

New buildings should appear in scale with those seen historically, by dividing larger structures into smaller modules and by providing variations in building heights, mixing one, two and three stories, and especially stepping floor height down toward the water. Balconies and decks along the waterfront also are appropriate.

Appropriate building types:

- Commercial storefront
- Downtown hotel
- Resort hotel
- Simple industrial



B. LOWER MAIN STREET CONTEXT

The Lower Main Street Context constitutes those properties that are on the downhill side of the street. It extends from Fort Street westerly to just beyond French Lane. The “back” sides of these properties are in the Waterfront Context.

Traditional commercial storefront buildings define the basic character of this area, with transparent display windows at the street level, and with upper stories appearing more solid, with smaller, vertically proportioned windows, which are often grouped in sets of two or three.

Some hotel buildings also are found in this area, but traditionally these have had a strong relationship to the commercial building fronts, usually having similar street level designs with storefronts.

Maintaining a strongly defined street edge, with commercial type buildings, is a primary design goal for the Lower Main Street Context. Expressing the traditional widths of buildings and lots is also important here. This means that for larger structures that occupy more than one parcel, the facades should be articulated to express this traditional scale.

Incorporating changes in building heights, with variation in the number of floors in a building, will also be important for larger projects. Providing opportunities for views through properties to the waterfront also should be considered.

Appropriate building types:

- Commercial storefront
- Downtown hotel



C. UPPER MAIN STREET CONTEXT

This context spans the same stretch of the street as the Lower Main Street Context, but incorporates the structures on the uphill side. Along the Main Street edge, features are similar to those on the Lower Main Street Context, and design goals are the same as well.

The backs of these properties abut the downhill side of properties that lie along Market Street, where a residential character exists. Compatibility of new construction along these edges is an important concern, in terms of mass and scale, as is providing access to light and air. For these reasons, new building designs in the Upper Main Street Context should include massing strategies that step down in height along the back edge. Designs that include courtyards and gardens along this rear property line also should be encouraged, in order to improve access to light and air for properties that face Market Street.

Appropriate building types:

- Commercial storefront
- Downtown hotel



D. LOWER MARKET STREET CONTEXT

The Lower Market Street Context essentially constitutes the downhill portion of the Historic Zone District. Its buildings reflect traditional residential structures. Many of these are single family buildings. While some may include multifamily and other uses, they nonetheless reflect residential building characteristics. These include sloping roofs, usually gabled, and porches that face the street. Some other building types, particularly historic horse barns, add accents to this context.

Overall, development on this side of Market Street is fairly compact. Lots are relatively small, especially in comparison with those on the uphill side of the street.

Buildings are usually set back from the street a moderate distance, with small yards in front, usually defined by low scale fences. Side yards separate the houses, and are enhanced with shade trees. Back yards provide places that are more private for outdoor sitting.

Maintaining this traditional residential character is a primary design goal, while accommodating the mix of uses that is permitted in the area.

Appropriate building types:

- Single family
- Multifamily



E. UPPER MARKET STREET CONTEXT

The Upper Market Street Context is also predominantly residential in character, but the lots are larger here, and houses stand farther apart. Front yards are more substantial. Civic buildings and some stables exist in this area, and these provide accents to the residential theme.

Maintaining the predominantly residential character, in terms of building form and scale, and sense of open space are primary design goals for this context.

Appropriate building types:

- Single family
- Civic

III. HISTORIC PRESERVATION AND PROJECT PLANNING

Historic preservation is well established in Mackinac Island. While community goals and economic conditions change over time, preserving Downtown's heritage remains a primary goal of the community. This chapter presents an overview of historic preservation principles. It also provides guidance on how to plan a preservation project and outlines different treatment categories for historic properties.

For Preservation Track projects, also see the Introduction and Chapters I, II, III, IV, V and the Appendix.

A. WHAT DOES HISTORIC PRESERVATION MEAN?

Preservation means keeping properties and places of historic and cultural value in active use while accommodating appropriate improvements to sustain their viability and maintaining the key, character-defining features. It also means keeping historic resources for the benefit of future generations. That is, while maintaining properties in active use is the immediate objective, this is in part a means of assuring that these resources will be available for others to enjoy in the future.

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When reviewing a proposal to improve a property with historic significance in the Downtown, the City will seek to maintain the integrity of the resource.

DETERMINING HISTORIC SIGNIFICANCE

What makes a property historically significant? A property is considered to have historic significance if it meets a defined age threshold, and meets at least one of a list of criteria for determining significance. In so doing, it also must retain sufficient integrity to be able to convey that significance. Those concepts are explained in this section.

Age of Historic Resources

In general, properties must be at least 50 years old before they can be evaluated for potential historic significance, although exceptions do exist when a more recent property clearly has historic value. Properties determined to have historic significance in Mackinac Island meet the age threshold, and also fit within a period of historic significance that applies to the area. With the age of the property in mind, it is then evaluated for its significance, using defined criteria.

Criteria for Determining Significance

The quality of significance in American history, architecture, archeology, engineering, and culture is present in areas, sites, buildings, structures, and objects that possess integrity and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded or may be likely to yield, information important in prehistory or history.

Integrity

In order to convey significance, a resource also must retain integrity, dating from its period of significance. Integrity includes location, design, setting, materials, workmanship, feeling, and association. A majority of the resource's structural system and materials and its character-defining features should remain intact.

Historic Resource

A “historic resource” is one which has been determined to be historically significant. It is so because it was present during the period of significance for the area, possesses integrity or is capable of yielding important information about the period.

Sometimes there are existing alterations that may lead a property owner to believe a resource has lost its historic integrity. Such alterations include window replacements, cornice replacement, a porch enclosure or a change/covering of a building’s original materials or storefront, for example. These alterations can often be modified and/or restored to reveal a resource’s historic integrity.

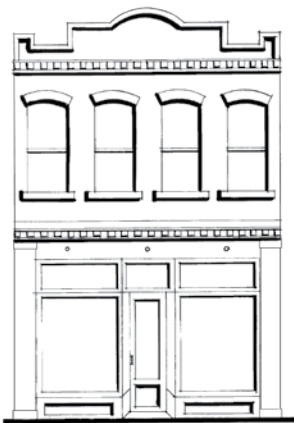
Non-Historic Resource

A “non-historic” resource is a more recent property (less than 50 years old), or an older resource that has been substantially altered that does not retain its historic integrity.

Substantial alterations that may cause an older resource to be non-historic may include a combination of the following: a significant change in building form, the removal of a front porch, a reconfiguration of front facade windows and the removal of a storefront.

BUILDING INTEGRITY

Historic Property



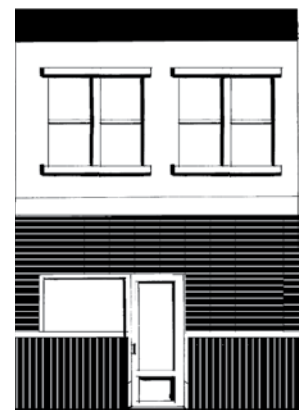
This building retains its integrity.

Historic Property with Some Alterations



Although altered, this building retains sufficient integrity to still have historic significance.

Non-Historic Property with Major Alterations



This building has been so substantially altered that it does not retain its integrity.

Alterations that Affect Significance

Many historic resources experience changes over time as design tastes change or need for additional space occurs. Some are modest alterations. For example, a new dormer may have been added. In some cases, an owner would construct a wing for a new bedroom, or expand the kitchen in a residential building. Additions on the backs of commercial structures were also common. Many of these occurred while retaining the original characteristics that were key features. These alterations remained subordinate in scale and character to the main building and were often executed using materials that were similar to the original.

Some of these alterations now may be historically significant themselves. An addition constructed in a manner compatible with the original building and associated with the period of significance is an example, and it too may merit preservation in its own right.

In contrast, more recent alterations usually have no historic significance and may even detract from the character of the building and obscure significant features. Removing such an alteration may be considered in a rehabilitation project. Historic features that have been modified can also be restored.

This tradition of making compatible alterations will likely continue. That is to say, alterations to historic resources can occur. It is important, however, that any alteration be designed in such a manner as to preserve the historic character and integrity of the primary structure.



The Chippewa Hotel, 1902

OVERARCHING PRESERVATION GUIDELINES

With an understanding of the basic concepts of historic significance and integrity, it is important to comply with some overarching guidelines that underlie the more specific ones that appear later in this document. The following design guidelines apply to all historic properties and will be used when evaluating the appropriateness of related work:

1. Respect the historic character of a resource.

- The basic form and materials of a building, as well as architectural details, are a part of the historic character.
- Don't try to change the style of a historic resource or make it look older than its actual age.
- Confusing the character by mixing elements of different styles or periods can adversely affect the historic significance of the property.

2. Seek uses that are compatible with the historic character of the resource.

- Converting a building to a new use different from the original use is considered to be an "adaptive reuse," and is a sound strategy for keeping an old building in service. For example, converting a residential structure to a bed and breakfast is an adaptive use. A good adaptive use project retains the historic character of the building while accommodating a new function.
- Every reasonable effort should be made to provide a compatible use for the resource that will require minimal alteration to it and its site.
- Changes in use requiring the least alteration to significant elements are preferred. In most cases designs can be developed that respect the historic integrity of the resource while also accommodating new functions.



The Palmer Hotel on Main Street

3. Maintain significant features and stylistic elements.

- Distinctive stylistic features and other examples of skilled craftsmanship should be preserved. The best preservation procedure is to maintain historic features from the outset to prevent the need for repair later. Appropriate maintenance includes rust removal, caulking and repainting.
- These features should not be removed.

4. Repair deteriorated historic features and replace only those elements that cannot be repaired.

- Upgrade existing materials, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and facilitate reassembly.



An early island grocery store

B. PLANNING A SUCCESSFUL PRESERVATION PROJECT

When planning a preservation project, it is important to determine the significance of the property and the degree to which it retains its integrity as a historic resource. Then, a specific approach to the overall treatment of the property should be established. This may include keeping the building in its current character, while making appropriate repairs, or also incorporating new, compatible changes. It is then important to determine how surviving historic features will be treated. Preserving those features that remain intact, repairing those that are deteriorated and replacing others are different treatments to consider. These steps in planning a preservation project are presented in this section, and diagrammed on page 40.

Step 1: Determine Building Significance

Understanding the history of a building is important to any preservation project. If the property is determined to be historic, then it is important to identify why. Identifying the building's key features and its period of significance are important first steps. This will help determine to what degree the property should be preserved as it is, or where there may be opportunities for compatible alterations to occur. A review of historic documentation on the property and similar resources is an important part of this step. When reviewing historic documentation follow this sequence:

- First, try to find historic photographs before any work is undertaken.
- If no photographs are available, “read” the building for traces of past alterations. For example, look for signs of where a porch roof was located, a changed doorway, etc.
- Next look at similar resources Downtown and in the building's context that maintain their historic integrity to determine what materials and/or features are appropriate for the resource.
- Last, look at available information on what is appropriate for a specific style or time period relevant to the resource.



Main Street, 1910

STEPS FOR PLANNING A PRESERVATION PROJECT



Why is the Building Significant?

Step 1. Determine Building Significance

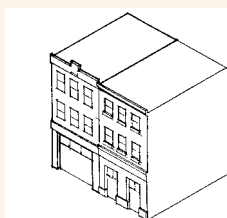
Understanding and researching the history of a building and identifying its key features will help determine to what degree the property should be preserved as is, or where there may be opportunities for compatible alterations.



What Condition are the Building and its Key Features in?

Step 2. Determine Building Integrity

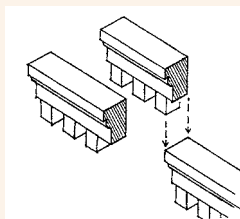
A building with historic integrity retains key character-defining features and characteristics from its period of significance which remain intact.



What is the Desired Project?

Step 3. Define Program Requirements

Are functional improvements needed? Or is the preservation of key features the objective?



Determine the Treatment Strategy

Step 4. Treatment Strategy

With the assessment of significance, building conditions and program requirements, now select the appropriate approach. See page 41 for definitions of these alternative treatments.

Preservation

Rehabilitation

Restoration

Reconstruction

The Project Scope

Step 2: Determine Building Integrity

The condition of the building and its features contribute to the overall significance of the building. A building with historic integrity retains key character-defining features and characteristics from its period of significance which remain intact. These key elements allow a building to be recognized as a product of its time.

Step 3: Define Program Requirements

If restoring features is the focus, then other alternatives may not be necessary, but if some functional improvements are needed, then compatible alterations and/or additions may be indicated.

Step 4: Determine the Treatment Strategy for A Building

A preservation project may include a range of activities, such as maintenance of existing historic elements, repair of deteriorated materials, the replacement of missing features and construction of a new addition. While the term “preservation” is used broadly to mean keeping a historic property’s significant features, it is also used in a more specific, technical form to mean keeping a resource in good condition. This, and other related terms, are important to understand because they are all used when planning for improvements to a historic resource. Also note that while an overall treatment for the building may be used, a different treatment may be applied to a specific building component. (See the following section for more information.)

Accepted Treatments

The following is a list of approaches that are appropriate for historic and noteworthy properties.

Preservation

“Preservation” is the act or process of applying measures to sustain the existing form, integrity and material of a building. Some work focuses on keeping a property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features. Property owners are strongly encouraged to maintain properties in good condition.



Main Street

Restoration

“Restoration” is the act or process of accurately depicting, the form, features and character of a property as it appeared in a particular time period. It may require the removal of features from outside the restoration period. This treatment typically applies to museum quality work.

Rehabilitation

“Rehabilitation” is the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Rehabilitation may include a change in use of the building or additions. This term is the broadest of the appropriate treatments and is often used in the guidelines with the understanding that it may also involve other appropriate treatments.

Reconstruction

“Reconstruction” is the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific time and in its historic location.

Combining Treatments

While these terms are used interchangeably in informal conversation, the more precise meanings are used when describing the overall strategy for a historic property.

For many improvement projects in Downtown, a rehabilitation approach will be the overall strategy. Within that, however, there may be a combination of these approaches as they relate to specific building components. For example, a surviving cornice may be preserved, a storefront base that has been altered may be restored, and a missing kickplate may be reconstructed.

Inappropriate Treatments

The following approaches are not appropriate for historically significant properties.

Remodeling

The process of changing the historic design of a building. The appearance is altered by removing original details and by adding new features that are out of character with the original. Remodeling of a historic structure is inappropriate.

Deconstruction

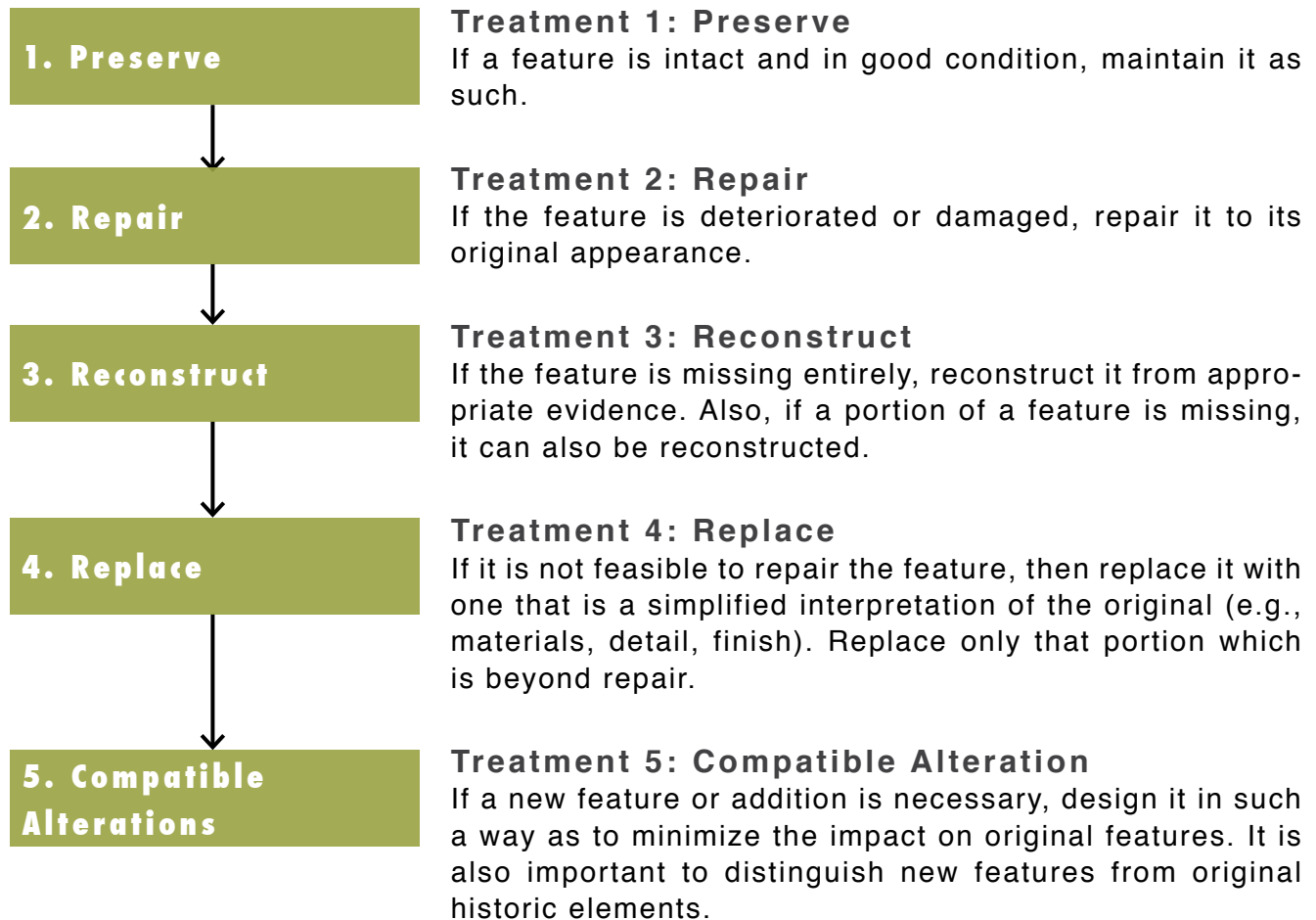
“Deconstruction” is a process of dismantling a building such that the individual material components and architectural details remain intact. This may be employed when a building is relocated or when the materials are to be reused in other building projects. Deconstruction may be a more environmentally responsible alternative to conventional demolition. However, it is still an inappropriate treatment for a building of historic significance.



Main Street

CHOOSING A TREATMENT STRATEGY FOR KEY FEATURES OF A HISTORIC BUILDING

Selecting an appropriate treatment for key features of a historic building will provide for proper preservation of the historic fabric. The method that requires the least intervention is always preferred. By following this tenet, the highest degree of integrity will be maintained. The following treatment options appear in order of preference. When making a selection, follow this sequence:



C. FACADE TREATMENTS

Retaining as much as possible of a building's original fabric is a key principle for historic properties. However, there are times when some alterations may be considered, especially when it will help sustain the property. Such decisions are based on the significance of the property, its location, and how the alteration will affect the integrity of the structure. How the change will affect the overall character of the area should also be considered.

For most historic resources in Downtown, the front wall is the most important to preserve intact. Alterations are rarely appropriate. Many side walls are also important to preserve where they are highly visible from the street. By contrast, portions of a side wall that are not as visible may be less sensitive to change. The rear wall is usually the least important, and alterations can occur more easily without causing negative effects to the historic significance of the property. This concept of evaluating the different faces of a building to locate appropriate alterations is illustrated in sketches on the following pages.

Location A: Primary Facade

- Preservation and repair of features in place is the priority.
- This is especially important at the street level and in locations where the feature is highly visible.

Location B: Highly Visible Secondary Wall

- Preservation and repair in place is the priority.

Location C: Not Highly Visible Secondary Wall

- Preservation is still preferred.
- A compatible replacement or alteration is acceptable.
- Compatible alterations may be considered.

Location D: Not Highly Visible Rear Wall

- A compatible replacement or alteration may be acceptable when it is not visible to the public.
- Compatible alterations may be considered.

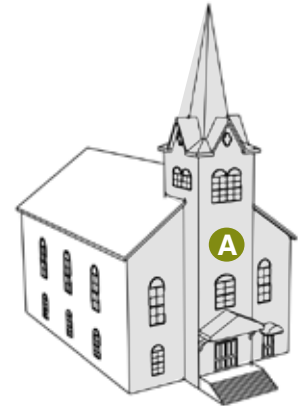
Location E: Highly Visible Rear Wall

This applies to many cultural buildings of historic significance, such as churches, civic buildings and other landmarks that are designed to be viewed "in the round."

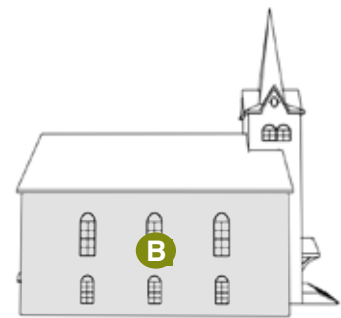
- Preservation and repair in place is the priority.
- Compatible alterations may be considered on upper portions of the wall.

CIVIC FACADES

Primary Facade



Secondary Wall



Rear Wall



Site Plan



Location F: Waterfront

The waterfront stretches along the lake shore and presents an important view as residents and visitors arrive to the island. Many historic buildings along the waterfront contribute to this important view of the Downtown.

- Preservation is still preferred.
- A compatible replacement or alteration is acceptable.

Location G: Highly Visible Roofs

Many historic roofs are visible from Fort Mackinac and contribute to the historic views from the Fort over Downtown and out to the water. This is also important for those structures designed to be viewed “in the round.”

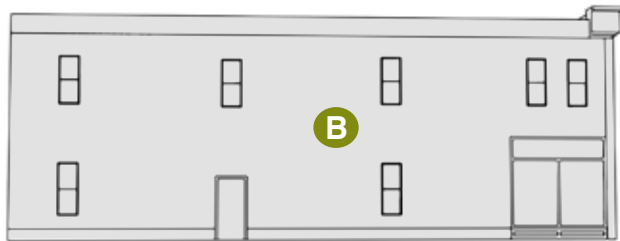
- Preservation is still preferred.
- A compatible replacement or alteration is acceptable.

COMMERCIAL BUILDING FACES

Primary Facade



Secondary Wall



Rear Wall



Site Plan

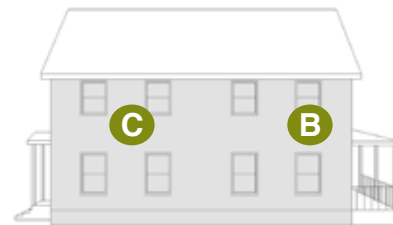


RESIDENTIAL BUILDING FACES

Primary Facade



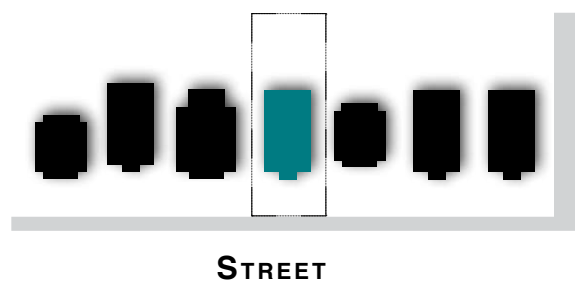
Secondary Wall



Rear Wall



Site Plan



Note:

The guidelines that follow this chapter are based on the principle that “key, character-defining features” of a historic property should be preserved. The City will use this description of key features for specific building styles as a starting point in defining those elements.

D. HISTORIC ARCHITECTURAL STYLES DESCRIPTION AND KEY FEATURES

This section illustrates Downtown Mackinac Island’s most common historic architectural styles. These style descriptions will assist the City in determining which features are key to a property’s significance. Note that styles are rarely pure in form and a wide range exists within individual styles. In some cases, alterations may have also occurred that make some features less characteristic of the building’s style.

Predominant Styles are:

- French Colonial
- Queen Anne
- Georgian
- Gable Front
- Side Gable
- Four Square
- Commercial Italianate
- Colonial Revival

FRENCH COLONIAL

c. 1700-1860

The 18th century French occupancy of much of eastern North America led to the popularity of the French Colonial building style, concentrated along principal waterways. Most French Colonial buildings were constructed with half-timber frames, and are typically one story with a steeply pitched roof. Sometimes the roof will be continued at a lower slope to cover a porch, creating a double-pitched look.

Key features include:

- Steeply pitched roof with either hip or side gable
- Casement or double-hung windows, often with narrow openings
- Stucco walls over half-timber framing
- Paired shutters over doors and windows
- Tall and steeply gabled dormers



The American Fur Company building, now the Beaumont Museum, is an example of the French Colonial style.



QUEEN ANNE

c. 1880-1910

The Queen Anne style is distinctive for both its shape and decorative detailing. Typically, the buildings are asymmetrical and one to two-stories in height, with steeply pitched complex rooflines. Its detailing includes a variety of decorative shingle wall surface patterns, strap-work framing and polychromatic color schemes.

Key features include:

- Turret
- Full length or wrap around porch
- Large, irregular massing
- Cross gables
- Dormers
- Bay windows
- Palladian window, decorative or stained glass window typically in a gable
- Ornamental trim, brackets, corbels



Queen Anne style buildings can be found throughout Downtown Mackinac Island.

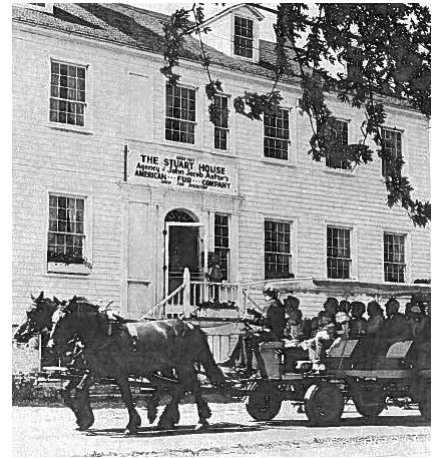
GEORGIAN

c. 1700-1830

The Georgian style was originally based upon interpretations of classical Roman models, particularly in terms of order, symmetry and detail. Usually a composition of formal and symmetrical features enriched by elaborate details and often emphasized by a pedimented or projecting pavilion over a center front door, this style was adaptable to wood, brick and stone construction.

Key features include:

- Side gable or hipped roof
- Dentils under eaves
- Double hung small pane windows
- Symmetrical composition, usually with central entry
- Fan light above doorway
- Projecting pavilion over a central front door



The Geary House is an example of the Georgian style.



GABLE FRONT

c. 1800-1930

This basic house type has a simple, rectangular shape with a gable roof with the ridge running perpendicular to the street. Most of the examples on Mackinac Island have a full length front porch. Wood siding is typical. Most are two stories and a few are one- to one-and-a-half-stories.

Key features include:

- Full length front porch, sometimes enclosed
- Little decoration
- Clapboard with corner boards and window trim
- Small decorative window in gable
- Sometimes a wing or rear ell
- Sometimes cornice return



Full length front porches, sometimes enclosed, are characteristic features of the Gable Front house type.



Examples of the Gable Front building type can be found throughout Downtown Mackinac.

SIDE GABLE

c. 1600-1960

This house type has a ridgeline that runs parallel to the street. The building form is typically a simple rectangle, and often has a porch that runs the length of the house. Wood siding with minimal details is typical.

Key features include:

- Full front porch
- Clapboard siding
- Little decoration
- Cornice returns



Examples of the Side Gable building type can be found throughout Downtown Mackinac.

FOUR SQUARE

c. 1900-1960

The Four Square was extremely popular between 1900 and 1930. Also referred to as “the classic box,” this simple design was a practical counter-response to the ornate Queen Anne styles. Built without turrets, complicated rooflines or decorative trim, the American Four Square was less expensive to build and to maintain. It is easily recognized by its massive square shape and is usually two stories. Roofs will often be punctuated by one or more dormers, whose windows provide light into the attic space.

Key features include:

- Pyramid roof shape
- Paired windows
- Exposed rafter tails
- Dormers
- Trim piece used to distinguish first and second floor
- Full width front porch



Four Square style homes can be found throughout Downtown Mackinac Island.

COMMERCIAL ITALIANATE

c. 1840-1885

Italianate commercial buildings are often one or two stories, but sometimes three. A glass storefront is located at the street level and windows punctuate the facade on the upper level. These buildings typically have single or double storefronts. Italianate detailing is prevalent on these facades. This includes projecting cornices, supported by large brackets.

Key features include:

- Triangle pediment over windows and doors
- Bracketed, decorative cornice
- One to three stories, most commonly two stories
- Flat roof
- Double hung windows in upper floors with simple trim
- Canopy or awning over sidewalk
- Parapet at roof line
- Large plate glass windows at street level
- Transom windows



The Murray Hotel is an example of the Commercial Italianate style.



An example of a Commercial Italianate style building.



A row of Commercial Italianate buildings along Main Street

COLONIAL REVIVAL

c. 1880-1955

Colonial Revival encompasses many variants of architecture used from about the turn of the century through the 1930s, and was especially popular at the beginning of the 20th century. The Colonial Revival period incorporates less applied decorative detailing than the Queen Anne Style era and displays traditional features that are restrained and classically inspired.

Key features include:

- Single story
- Side or front gable
- Dormers
- Flat roof
- Flared eaves
- Large picture window
- Windows with multiple lights
- Bowed picture window



Examples of Colonial Revival buildings can be found throughout Downtown Mackinac.

OTHER HISTORIC PROPERTY TYPES

While not specific architectural styles, the following historic property types can be found in Downtown Mackinac Island.

Livery/Stables

Livery stables are wood frame structures, which are simple in form and with little ornamental detail. Most have a basic rectangular plan. Designed for housing horses, some have now been converted to other uses but retain their original character. Maintaining the simple form and modest detailing is important for this property type.

Key features include:

- Frame or post and beam construction
- Single story
- Wood siding
- Simple gable roof
- Small punched openings
- May include a “false front” at the street



Examples of Livery/Stable property types can be found throughout Downtown.

Ferry Dock Related

Dock structures are simple frame buildings designed to accommodate waterfront functions, including handling of freight, and maritime maintenance activities. They are located on wharves and along the waterfront. Maintaining the simple form and modest detailing also is important for this property type.

Key features include:

- Frame
- Gable roof
- Wood clapboard siding
- One to two story
- Little or no decoration
- Long, rectangular shape
- Small window openings



Examples of Ferry Dock Related property types can be found along the waterfront of Downtown Mackinac Island.



Examples of outbuildings can be found throughout Downtown Mackinac.

Outbuildings

A variety of outbuildings exist in the Downtown. Some were constructed as barns and sheds as well as other supporting functions, many for residences along Market Street. These are simple frame structures. They are located to the side and rear of primary structures with which they are associated. Maintaining the simple form and modest detailing also is important for this property type.

Key features include:

- Wood frame structure with clapboard siding
- Gable roof
- One story
- Few opening, sometimes only one door
- Little or no decoration

IV. TREATMENT OF HISTORIC RESOURCES

This chapter provides guidelines for the rehabilitation of historic properties in Downtown Mackinac Island. They will be used in conjunction with the standards that appear in Chapter III when evaluating the appropriateness of a proposed improvement project that involves a historic property.

The first section contains general guidelines for treatment of many of the key features that are found among most building types. For each of the features discussed, individual guidelines follow the preferred sequence of treatments as described on page 44 of Chapter III. That is, that first one should maintain a feature in good condition, next, if needed that it be repaired, and only if that is not feasible, to replace it in kind. Finally, compatible alterations may be considered.

The second section then presents more guidance for specific building types, addressing features that may be unique to these different forms.

The third section includes a collection of special considerations. Some of these may apply to any historic property; others are unique to specific property types.

For Preservation Track projects, also see the Introduction and Chapters I, II, III, IV, V and the Appendix.

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Architectural details contribute to the character of a structure and should be preserved.

A. GENERAL HISTORIC DESIGN GUIDELINES

ARCHITECTURAL DETAILS

Architectural details contribute to the character of a structure. Certain types of details are associated with specific architectural styles. Select an appropriate treatment that will provide for proper preservation of these significant features. The method that requires the least intervention is always preferred. The National Park Service offers a series of technical bulletins that provide information on the preservation of historic features; see the Appendix for further information.

See Chapter III for information on identifying key features of specific styles, and for determining appropriate treatment strategies for them.

4.1 Preserve significant stylistic and architectural features.

- Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and fretwork are examples of architectural features that should be preserved.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.
- Do not remove or alter architectural details that are in good condition or that can be repaired.

4.2 Repair deteriorated features.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair.
- Removing a damaged feature that can be repaired is not appropriate.
- Protect significant features that are adjacent to the area being worked on.

4.3 When disassembly of a historic element is necessary for its repair, use methods that minimize damage to it.

- When removing a historic feature, document its location so it may be repositioned accurately.

4.4 Use technical procedures for cleaning, refinishing and repairing an architectural detail that will maintain the original finish.

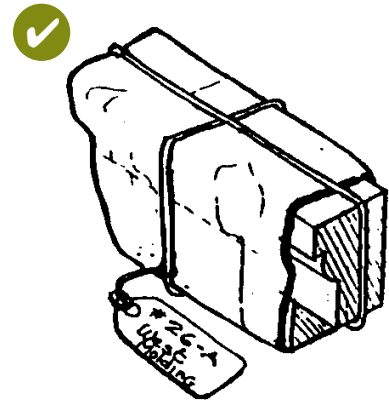
- Use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain where appropriate.

4.5 Replace an architectural element accurately.

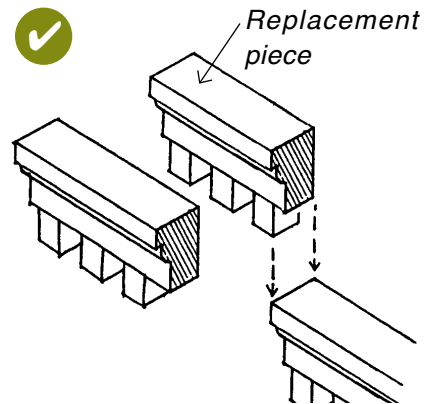
- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
- Use the same kind of material as the original when feasible. However, a substitute material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more appropriate in locations that are remote from view or direct contact.

4.6 When reconstructing an element is impossible, develop a new design that is a compatible interpretation of it.

- The new element should be similar to comparable features in general size, shape, texture, material and finish. (See page 76 for an illustration of a simplified cornice design as an example.)



When disassembly of a historic feature is required in a rehabilitation procedure, document its location so that it may be repositioned accurately.



Where replacement of an element is required, remove only those portions that are deteriorated beyond repair.



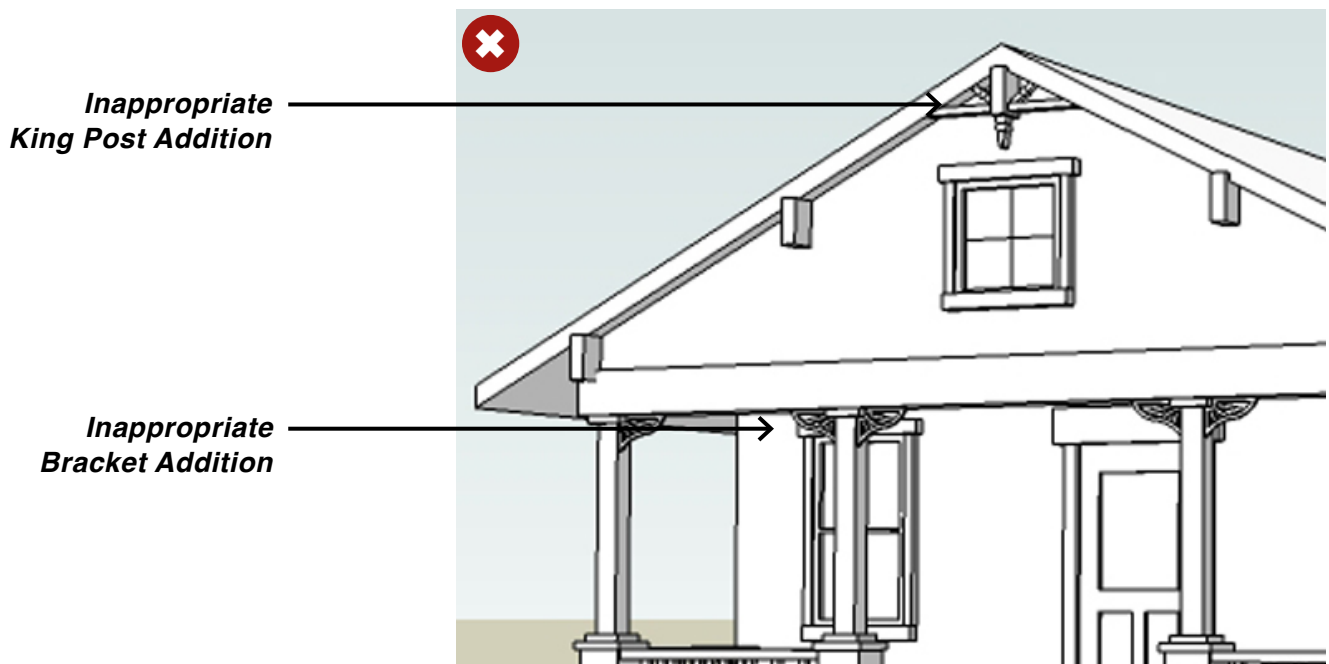
Replace missing original details in kind.

4.7 Avoid adding details that were not part of the original building.

- For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.



Original building.



Avoid adding details that were not part of the original building.

MATERIALS AND FINISHES

Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning treatments. Preserving original building materials and limiting replacement to only pieces which are deteriorated beyond repair reduces the demand for, and environmental impacts from, the production of new materials and thus is sound sustainability policy.

Primary historic building materials found in Mackinac Island include wood, metal, plaster and a few examples of concrete and brick. These guidelines apply to all such materials:

4.8 Preserve original building materials.

- Features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
- Avoid removing original materials that are in good condition.
- Remove only those materials which are deteriorated, and must be replaced.
- Avoid rebuilding a major portion of exterior walls that could be repaired.

4.9 Repair deteriorated primary building materials.

- Repair by patching, piecing-in, consolidating or otherwise reinforcing the material.

4.10 When replacing materials on primary surfaces, match the original material in composition, scale and finish.

- If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and finish.
- Replace only the amount required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.
- If a wood porch or deck floor needs replacement because of significant deterioration, a substitute material may be considered in this case. Recycled materials may be an appropriate replacement material to consider.

Avoid removing original materials that are in good condition or that can be repaired in place.



Before: A deteriorated railing should be repaired, not replaced, when feasible.



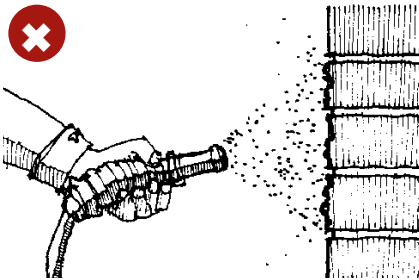
After: Railing has been repaired and the base of the post has been replaced in-kind. This is an appropriate approach.



Do not remove damaged materials that can be repaired. In this case, loose shingles may be re-secured while missing ones may be replaced.



Consider removing later covering materials that have not achieved historic significance. In this example the building had been covered with a new siding (above). This was removed and the original scored wood siding was repaired (below).



Use approved technical procedures for cleaning, refinishing and repairing historic materials. Use the gentlest means possible. As shown here, harsh cleaning methods, such as sandblasting or grinding, are inappropriate.

4.11 Do not use synthetic materials, such as aluminum, vinyl or panelized brick, as replacements for primary building materials.

- Primary building materials, such as wood siding, should not be replaced with synthetic materials.
- Modular materials should not be used as replacement materials. Synthetic stucco and panelized brick, for example, are inappropriate.
- In some instances, substitute materials may be used for replacing architectural details. For example, a resin cast cornice may be used as a substitute for stamped metal. If a new material is used, it should be the last option considered, and its style and detail should match the historic model.
- Green building materials, such as those made with renewable and local resources, may be considered for replacement materials where they will not impact the integrity of a building or its key features.

4.12 Covering original building materials is inappropriate.

- Vinyl and aluminum siding are inappropriate. Other imitation materials that are designed to look like wood, fabricated from other materials, are also inappropriate.
- If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

4.13 Consider removing later covering materials that have not achieved historic significance.

- Once the non-historic siding is removed, repair the original, underlying material.

Cleaning Materials and Methods

4.14 Use the gentlest means possible to clean the surface of a structure.

- If cleaning is appropriate, a low pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.
- Perform a test patch to determine that the cleaning method will cause no damage to the material surface.
- Harsh cleaning methods, such as sandblasting, can damage historic materials, changing their appearance. Such procedures are inappropriate.

Wood

Wood was used historically for exterior siding, trim and ornamental details. Early woodwork should be retained, and, if necessary repaired. When properly maintained, wood has a long lifespan. As such, traditional wood framing and cladding is most desirable, and contemporary replacement wood is unlikely to have the same resilience. To preserve external wood, maintain its painted finish. These guidelines apply in addition to the more general guidelines on page 63.

4.15 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize rot.
- Maintain protective coatings to retard drying and ultraviolet damage.



Protect wood features from deterioration with paint.

Metal

Metals were used for a variety of applications including columns, roofs, cast and galvanized iron fronts, fences and decorative features. They include cast iron, steel and copper. Traditional metals should be preserved. These guidelines apply in addition to the more general guidelines on page 63.

4.16 Preserve significant architectural metal features.

- Provide proper drainage on metal surfaces to minimize water retention.
- Maintain protective coatings, such as paint, on exposed metals.

4.17 Repair metal features by patching, splicing or otherwise reinforcing the original metal whenever possible.

- New metal shall be compatible with the original.



The signature of a Mesker Brothers cast iron post is a noteworthy feature of this Downtown foundation.



Historically, most wood surfaces on the exterior of a building were painted to protect them from weathering. In this example, one muted background color is used as a background, with another color used to accent details and trim.

Masonry

Masonry includes stone, brick, terra cotta, stucco and concrete. These exist primarily as stone foundations; however, some examples of building walls, chimneys, retaining walls, steps and walkways can also be found Downtown. These guidelines apply in addition to the more general guidelines on page 63.

4.18 Preserve significant masonry features.

- Examples are foundations, walls, cornices, pediments, steps, retaining walls and chimneys.
- Brick or stone that was not painted historically should not be painted.

4.19 Repoint mortar joints where there is evidence of deterioration.

- Duplicate the old mortar in strength, composition, color and texture.
- Avoid using mortar with a high portland cement content, which will be substantially harder than the original.
- Duplicate the mortar joints in width and profile.

Paint

Historically, most wood surfaces on the exterior of a building were painted to protect them from weathering. Concrete and stucco structures also were sometimes painted.

4.20 Plan repainting carefully.

- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

4.21 Using the historic color scheme is encouraged.

- If the historic scheme is not known, then an interpretation of schemes that historically were used for the style and period of the building is appropriate.
- Generally, one muted color is used as a background, which unifies the composition.
- One or two other colors are usually used for accent to highlight details and trim.
- Brilliant luminescent and day-glow colors are inappropriate.
- High gloss paints and finishes are inappropriate.
- Also see Chapter V for further guidance on color.

BUILDING COMPONENTS

Windows

The character-defining features of a historic window, its distinct materials and its location should be preserved.

4.22 Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows. See the diagrams on page 69 for an illustration of window features.
- Repair frames and sashes rather than replacing them, whenever possible.
- Window awnings may be used and should be compatible with the building.

4.23 Preserve the position, number and arrangement of historic windows in a building wall.

- On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.

4.24 Preserve the historic ratio of window openings to solid wall on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

4.25 Preserve the size and proportion of a historic window opening.

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.
- Restore altered window openings on primary facades to their original configuration, when feasible.

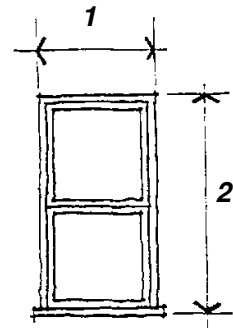


Preserve the position, number and arrangement of historic windows in a building wall.

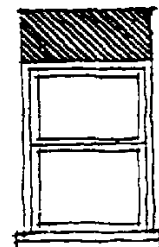


Preserve the functional and decorative features of a historic window.

ORIGINAL WINDOW OPENING



REDUCED WINDOW OPENING



Preserve the size and proportion of a historic window opening. In this example the lower window has been inappropriately reduced in size.

Replacing a Window

If a replacement window is necessary, the new window should match the original as closely as possible and remain in character with the building. When considering replacing or altering a window, evaluate its condition, significance and location. In some cases such work on a secondary wall may be more acceptable. See page 45 for more information on facade treatments.

4.26 Match a replacement window to the original in its design.

- If the original is double-hung, then the replacement window should also be double-hung or appear to be so. Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

4.27 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades. However, a substitute material may be considered in subordinate locations if the appearance of the window components will match those of the original in dimension, profile and finish.
- New glazing should convey the visual appearance of historic glazing. It should be clear. Transparent low-e type glass is appropriate. Metallic and reflective finishes are inappropriate.
- Vinyl and unfinished metals are inappropriate.

4.28 Match, as closely as possible, the profile of the sash and its components to that of the original window.

- A historic wood window usually has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These are important details to match.

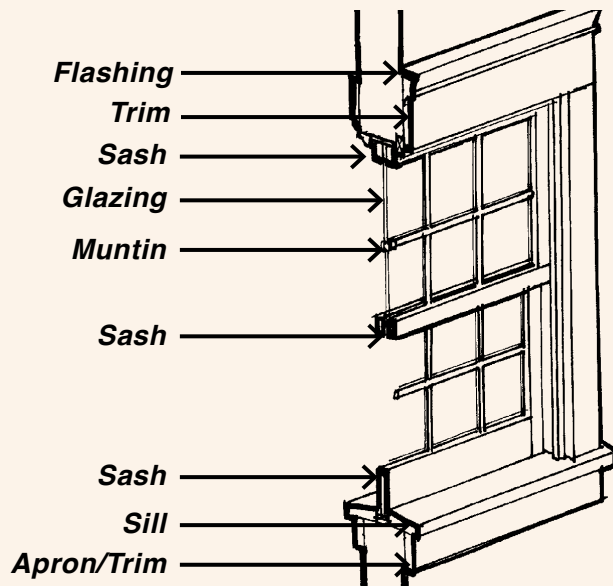
4.29 Convey as closely as possible the character of historic sash divisions in a new window.

- Muntins that divide a window into smaller panes of glass should be genuine on key facades and other highly visible places.
- Muntins attached to both the outside and inside of a window glass may be used in secondary locations, but should have a similar depth and shadow line to the original.
- Strips of material located between panes of glass to simulate muntins are inappropriate.

TYPICAL HISTORIC WINDOW COMPONENTS

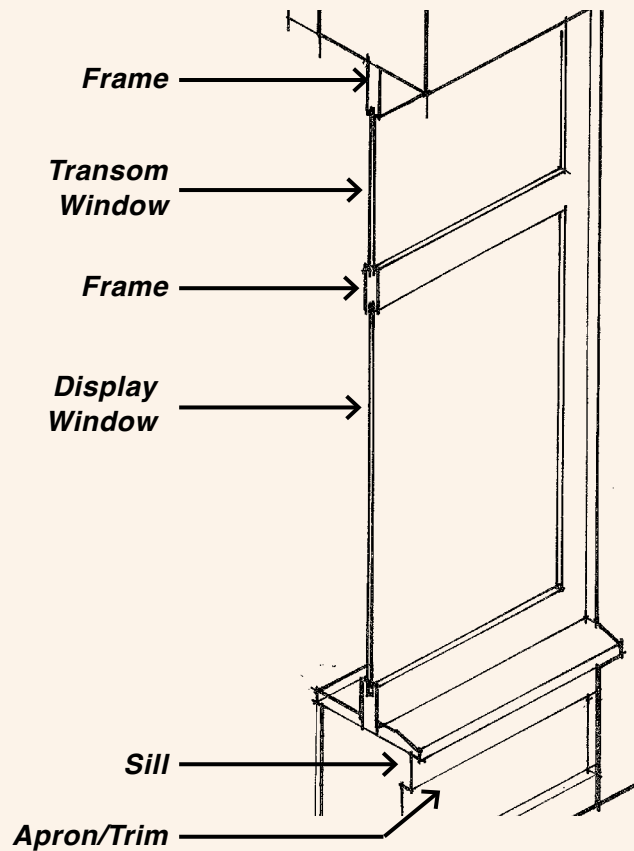
Double Hung Window

(Residential, Commercial, Agricultural)



Storefront Window

(Commercial)





Consider using a storm window to enhance the energy efficiency of an existing historic window.

Energy Conservation in Windows

Historic windows can be repaired by reglazing and also patching and splicing wood elements such as the muntins, frame, sill and casing. Older windows were built with well seasoned wood that is superior to most new material. Repair and weatherstripping or insulation of the original elements is more energy efficient, less expensive, and sound preservation practice. Substantial amounts of information are available that document the energy saving benefits of retaining and repairing a historic window, rather than replacing it.

4.30 Enhance the energy efficiency of an existing historic window, rather than replace it. Use these measures:

- Add weather stripping and caulking around the window frame.
- Install a wood storm window.
- Install an insulated window shade.

TYPICAL HISTORIC DOOR TYPES



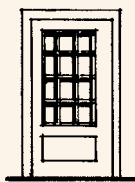
Door with transom and sidelights



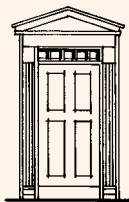
Paneled door with glass panes



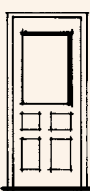
Paneled door



Period Revival door



Colonial Revival door



Half glass door

Doors

The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building. This is especially important on primary facades.

4.31 Preserve the decorative and functional features of a primary entrance.

- These include the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- Avoid changing the position of an original front door.

4.32 Maintain the original proportions of a historically significant door.

- Altering the original size and shape of a historic door is inappropriate.

4.33 Repair a historic door if damaged.

- Maintain its historic appearance.

4.34 When a door must be replaced, replicate the historic design to the extent feasible.

- Use materials that are similar to those of the original.

Roofs

The character of a historic roof should be preserved, including its form and materials, whenever feasible.

4.35 Preserve the original roof form of a historic structure.

- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.

4.36 Preserve the original eave depth of a roof.

- The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.

4.37 Preserve original roof materials.

- Avoid removing historic roofing material that is in good condition.
- Also preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

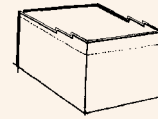
4.38 New roof materials should convey a scale and texture similar to those used traditionally.

- When choosing a roof replacement material, the architectural style of the structure should be considered.
- Composition shingle roofs are generally appropriate replacements for wood shingles. They should have a color similar to the original, or of the material in a weathered condition.
- Shingles that contain embedded photovoltaic systems are appropriate in dark colors.
- Specialty materials such as tiles should be replaced with a matching material.

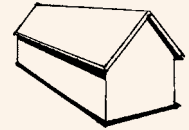
4.39 If metal roof materials are to be used, they should be applied and detailed in a manner compatible with the historic character.

- Metal roof materials should have a matte, non-reflective finish.
- Seams should be of a low profile.
- The edges of the roofing material should be finished similar to those seen historically.

TYPICAL COMMERCIAL ROOF TYPES

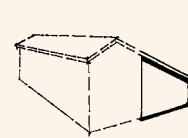


*Commercial
Flat roof*

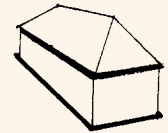


Gabled roof

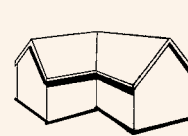
TYPICAL RESIDENTIAL ROOF TYPES



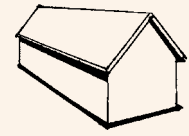
Shed roof



Hipped roof



*Cross-Gabled
roof*



Gabled roof



Preserve the original roof form of a historic structure.



Preserve the original eave depth of a roof. The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved.

4.40 Avoid using conjectural features on a roof.

- For example, adding a widow's walk (an ornate railing around the roof ridge) on a house where there is no evidence one existed creates a false impression of the home's original appearance, and is inappropriate.

4.41 Minimize the visual impacts of skylights and other rooftop devices.

- A skylight that is flush with the roof plane may be considered where it remains visually subordinate.
- Skylights should not interrupt the plane of the historic roof, and should be located below the ridgeline.
- Locate electronic data transmission and receiving devices to minimize impacts to the extent feasible.
- See page "Solar Collectors" on page 96 for guidance related to roof-mounted solar panels.

Balconies

Although in most cases one should avoid adding elements or details that were not part of the original building, a balcony addition may be considered. This can enhance the adaptive reuse options for a commercial building. Balconies may be considered, usually on the rear, when visually subordinate to the historic structure. They should have as little impact on the structure as possible and have a simple design. For further guidelines also see Chapter V.

4.42 Design a balcony to be in character with the building.

- Design a balcony addition to remain subordinate in scale to the building.
- Mount a balcony to accentuate character-defining features.
- Use colors that are compatible with the overall color scheme of the building.

4.43 A new balcony should be simple in design.

- Simple wood work is most appropriate.
- Heavy timber and plastics are inappropriate.
- The balcony should appear mostly transparent.

Handrails

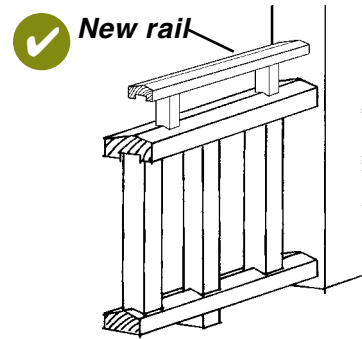
In some circumstances it may be necessary to add a handrail to a historic structure in order to address accessibility and life safety issues. This change should not detract from the historic character of the property.

4.44 A railing should be simple in design.

- Simple metal work and wood are appropriate.
- The railing should appear to be mostly transparent.

4.45 Where building codes stipulate that a taller railing is required, consider the following:

- Provide a second railing above the historic one to achieve a greater overall height without changing the appearance of the original.
- Keep the new railing visually subordinate to the original.



When necessary, consider providing a smaller railing above the historic railing to achieve a greater overall height.

Awnings and Canopies

See Chapter V for guidance on awnings and canopies.



Preserve key features of a commercial storefront. This includes the sign band or lintel, transom, display window, recessed entry, and kickplate as shown in this historic photo.

B. TREATMENT OF SPECIFIC HISTORIC BUILDING TYPES

This section provides guidance for specific historic building types including, commercial, residential and Industrial. These guidelines apply in addition to those in the preceding section.

HISTORIC COMMERCIAL PROPERTIES

Preservation of a Commercial Facade with a Storefront

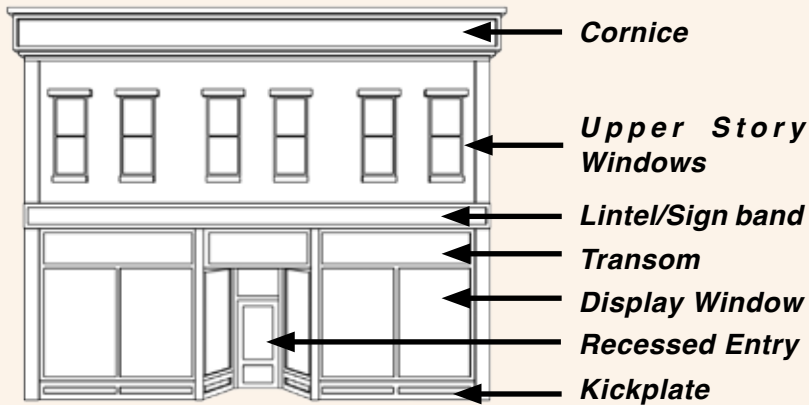
Many storefronts in Downtown Mackinac Island have components traditionally seen on commercial buildings. The repetition of these standard elements creates a visual unity at the street that should be preserved. These features should not be altered, obscured or removed. Preserving a historic storefront maintains interest to pedestrians by providing views to goods and activities inside. Retaining these features also supports sustainability objectives. (See pages 9 and page 90).

4.46 Preserve these character-defining elements on a commercial facade with traditional storefront:

- **Cornice molding:** A decorative band at the top of the building.
- **Upper-story windows:** Windows located above the street level often have a vertical orientation.
- **Mid-belt cornice:** A decorative band at the top of the first floor.
- **Lintel/Sign band:** A flat band running above the transoms to allow for the placement of signs.
- **Transom:** The upper portion of the display window, separated by a frame.
- **Display windows:** The main portion of glass on the storefront, where goods and services are displayed.
- **Entry:** Usually set back from the sidewalk in a protected recess.
- **Kickplate:** Found beneath the display window.

Also see the architectural styles section in Chapter III to identify key features of other commercial facade and storefront styles.

CHARACTER-DEFINING ELEMENTS OF A COMMERCIAL FACADE WITH STOREFRONT



Preserve key features of a commercial storefront.

4.47 Repair an altered storefront to its original design.

- Use historic photographs to determine the original character of a storefront design.

4.48 Alternative designs that are contemporary interpretations of traditional storefronts may be considered where the historic facade is missing and no evidence of it exists.

- The new design should continue to convey the character of typical storefronts. The storefront system should be in proportion to the building. The storefront components should also be appropriately proportioned to one another.
- See page 78 for alternative approaches.

TREATMENT OF AN ALTERED HISTORIC CORNICE

Existing Building



Existing building with missing cornice.

Reconstructed Cornice



Reconstruct a missing cornice when historic evidence is available.

Replacement Cornice



A simplified interpretation is appropriate if evidence of the original is missing.

4.49 Retain a kickplate as a decorative panel.

- The kickplate, located below the display window, adds interesting detail to the streetscape and should be preserved.
- If the original kickplate is covered with another material, consider exposing the original design.

4.50 If the original kickplate is missing, develop a sympathetic replacement design.

- Wood is an appropriate material for a replacement on most styles; however, alternative materials may also be considered when appropriately used with the building style.

4.51 Preserve an original cornice.

- Most historic commercial buildings have cornices to cap their facades. Their repetition along the street contributes to the visual continuity on the block, which is an important feature to maintain.

4.52 Reconstruct a missing cornice when historic evidence is available.

- Use historic photographs to determine design details of the original cornice.
- Replacement elements should match the original, especially in overall size and profile.
- The substitution of another old cornice for the original may be considered, provided the substitute is similar to the original.

4.53 A simplified interpretation is also appropriate for a replacement cornice if evidence of the original is missing.

- Appropriate materials include wood, stamped metal, brick and some durable synthetics.



A kickplate, located below the display window, adds interesting detail to the streetscape and should be preserved.

4.54 Retain the original shape of the transom in a historic storefront.

- Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on electricity costs. These bands should not be removed or enclosed.
- The shape of the transom is important to the proportion of the storefront, and it should be preserved in its historic configuration.
- If the original glass is missing, installing new glass is preferred. However, if the transom must be blocked out, be certain to retain the original proportions. One option is to use it as a sign panel or decorative band.



4.55 A parapet wall should not be altered on a highly visible facade.

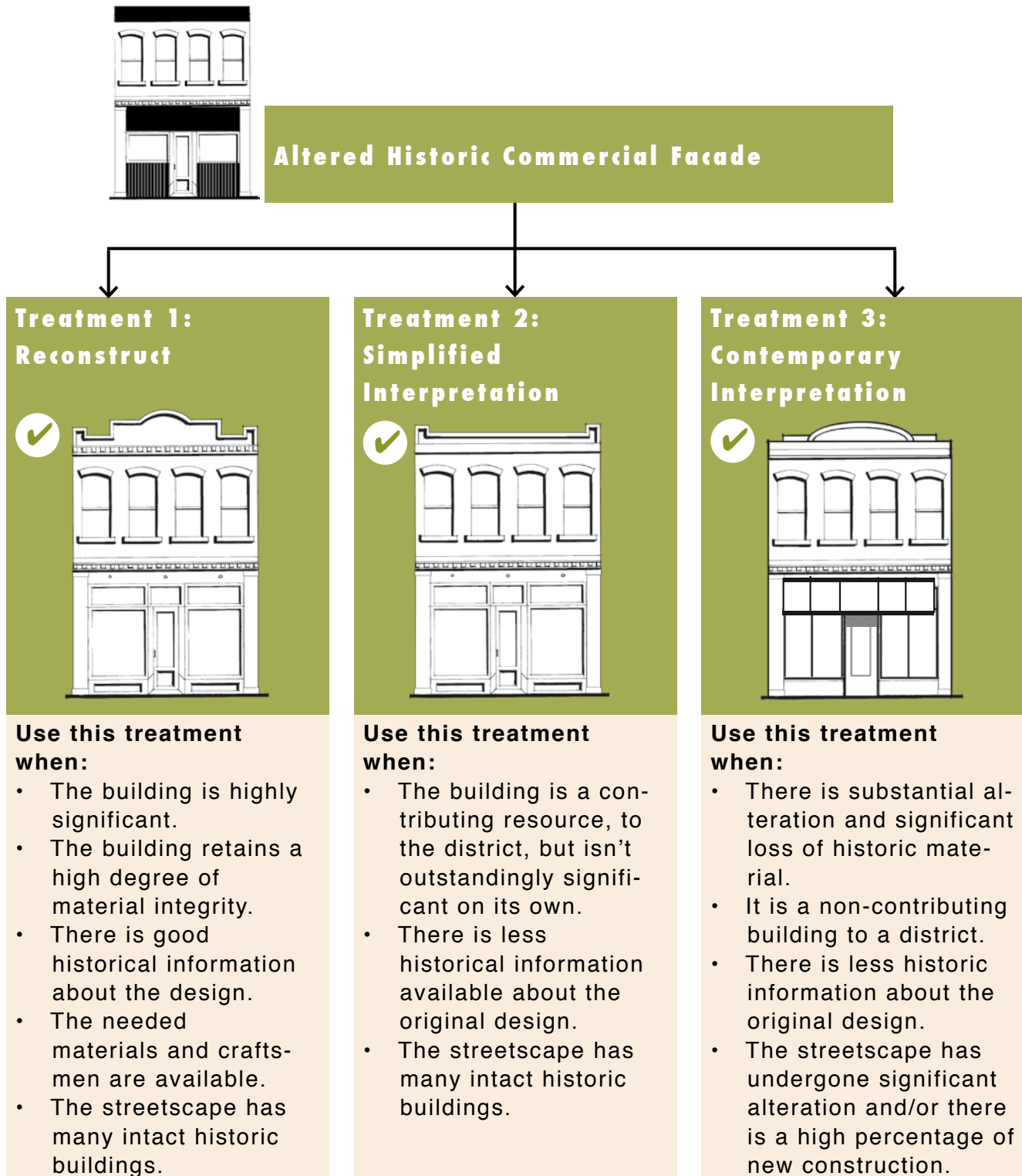
- Inspect a parapet wall (the projecting wall above the edge of a roof) on a regular basis. They are exposed to the weather more than other parts of the building, so watch for deterioration such as missing mortar or excessive moisture retention.
- Avoid waterproofing treatments, which can interfere with the parapet's natural ability to dry out quickly when it gets wet.



Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on electricity costs. These bands should not be removed or enclosed.

TREATMENT OF AN ALTERED HISTORIC COMMERCIAL FACADE

The guidelines in this section (Historic Commercial Properties) discuss a range of treatment options for commercial facades, including reconstruction and replacement in various ways. When applied to a building that is already altered, which would be the best approach? This diagram outlines the treatments to consider in making that decision. Treatment 1 is always the first priority.



Additions to Commercial Properties

Two distinct types of additions to historic commercial buildings may be considered: First, a ground-level addition that involves expanding the footprint of a structure. Such an addition should be to the rear or side of a building to have the least impact on the building character. Second, an addition to the roof may be designed that is subordinate in character and set back substantially from the front of a building. The materials, window sizes and alignment of trim elements on the roof addition should be compatible with those of the existing structure.

4.56 An addition should appear subordinate to the main structure.

- An addition should relate to the building in mass, scale, character and form.
- Roof forms should be compatible as well. An addition with a pitched roof is usually inappropriate for a building with a flat roof.
- An addition to the front of a building is inappropriate.
- Greater flexibility on less visible facades is appropriate. (See Chapter III for more information on selecting the most appropriate places for alterations.)

4.57 An addition should not damage or obscure architecturally important features.

- For example, altering a historic cornice line should be avoided.

4.58 An addition may be made to the roof of a building if it does the following:

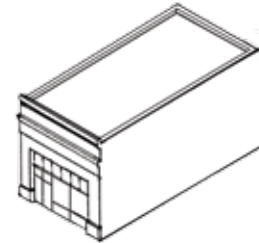
- An addition should be set back from the primary, character-defining facade, to preserve the perception of the historic scale of the building and it should not be highly visible from the street.
- Its design should be modest in character, so it will not detract attention from the historic facade.
- The addition should be distinguishable as new, albeit in a subtle way.



This two-story rear and rooftop addition is compatible with, yet remains subordinate to, the original one-story structure.

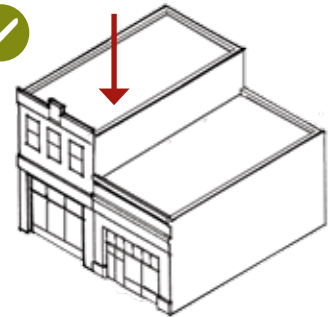
LOCATING A COMMERCIAL ADDITION

Original Building

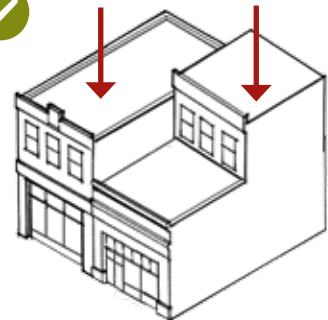


An original one-story building, before an addition. Compare with sketches below.

New Addition to the Side



New Addition to the Side and Roof



HISTORIC RESIDENTIAL PROPERTIES

This section applies in addition to the previous General Historic Guidelines section.

Preservation of Historic Residential Facades

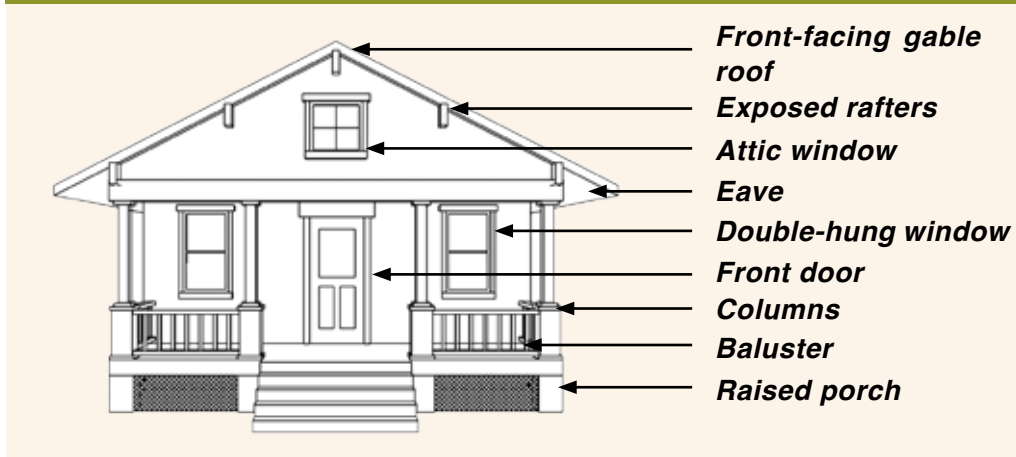
Many residential type buildings in Downtown have components seen traditionally on these building types. The repetition of these standard elements creates a visual unity at the street that should be preserved. These features should not be altered, obscured or removed. The preservation of a residential facade also will help maintain a pedestrian-friendly environment.

4.59 Preserve these character-defining elements on a traditional residential facade:

- **Building and roof orientation:** Orientation of building and roof to the street.
- **Porch:** Typically a one-story covered, unenclosed or partially enclosed entry element. A porch is typically raised to match the height of, or is located just below the top of the first floor. It is supported by columns and has a baluster.
- **Front door:** The primary entrance into the building. Typically a wood door, sometimes half glazed.
- **Windows:** Typically double-hung wood windows or similar configuration.
- **Trim:** Wood that covers transition between building elements. This is sometimes a decorative molding.
- **Exposed rafters:** Structural component at eaves.
- **Eaves:** Portion of the roof that overhangs the vertical walls.
- **Attic window or vent:** An opening in a gable end.
- **Dormer:** A window that projects vertically from the roof or wall. It is a subordinate element to the primary roof.

Also see the styles section in the Introduction to identify key features of specific residential building styles.

CHARACTER-DEFINING ELEMENTS OF A RESIDENTIAL FACADE



Porches

A porch is one of the most important character-defining elements of a residential facade. It provides visual interest and influences perceived scale. Preserve a porch in its original condition and form.

Repair a deteriorated porch instead of removing or replacing it. This approach is preferred because the original materials contribute to its historic character. Even when replaced with an exact duplicate, a portion of the historic building fabric is lost; therefore, such treatment should be avoided when feasible.

If necessary, replace a missing porch with one that appears similar to that seen historically. The first step is to research the history of the house to determine the appearance and materials of the original porch. The most important aspects of a replacement design are its location, scale and materials. Unless reconstructing a porch from historic documentation, it is not necessary to replicate the details of the original porch or a porch design copied from a similar style house. It is important that new details be compatible (similar form, scale and materials) for the design of the porch and the style of the house.

4.60 Maintain an original porch when feasible.

- Maintain the existing location, shape, details and posts of the porch.
- Missing or deteriorated decorative elements should be replaced to match existing elements; e.g., match the original proportions and spacing of balusters when replacing missing ones.
- Avoid using a porch post that is substantially smaller or larger than that seen historically.

4.61 Repair those elements of a porch that are deteriorated.

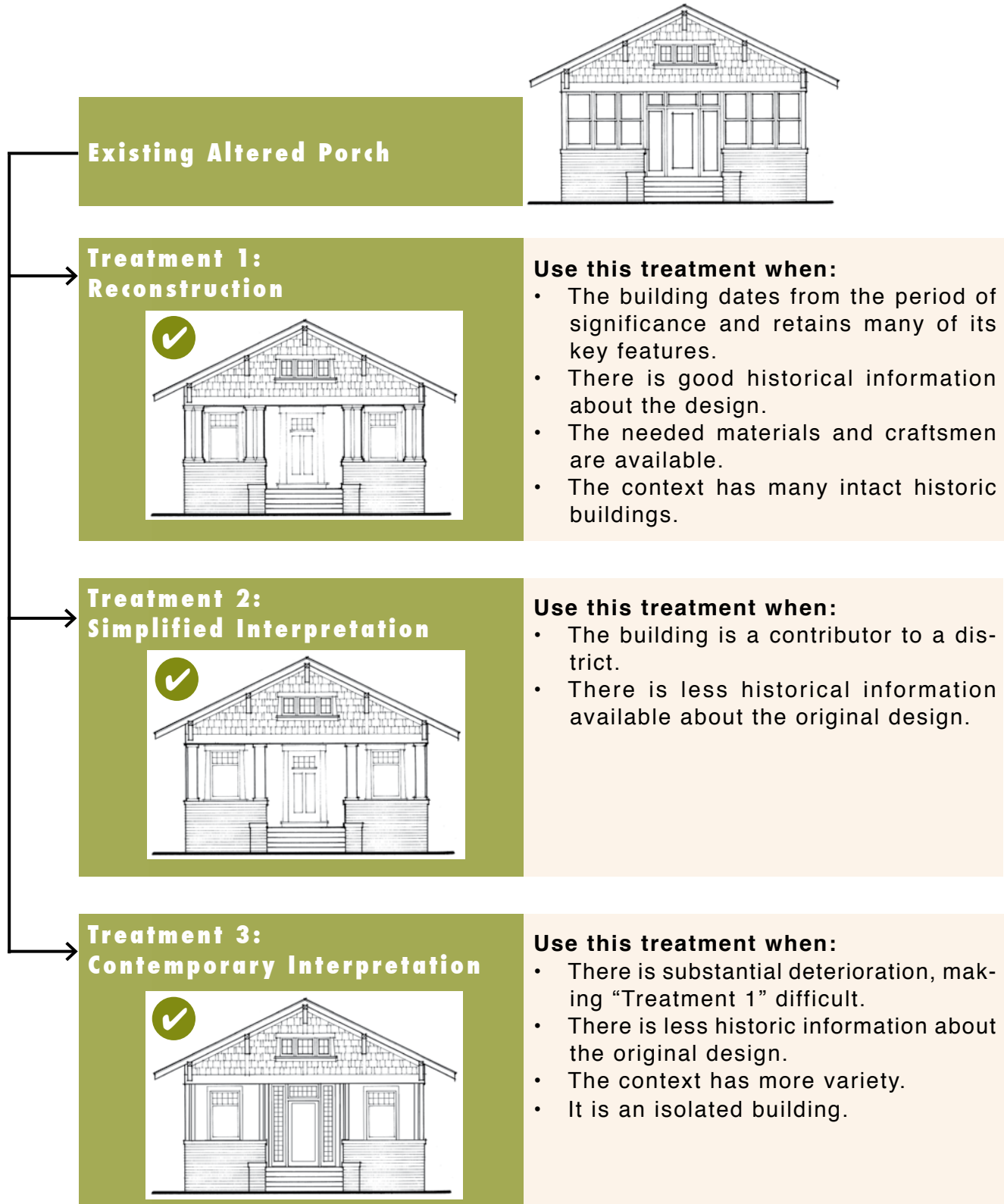
- Removing damaged materials that can be repaired is not appropriate.



A porch is one of the most important character-defining elements of a facade. Preserve a porch in its original condition and form.

TREATMENT OF AN ALTERED HISTORIC PORCH

The guidelines in this section discuss a range of treatment options for residential porches, including reconstruction and replacement in various ways. When applied to a building that is already altered, which would be the best approach? This diagram outlines the treatments to consider in making that decision. Treatment 1 is always the first priority.



4.62 If a porch must be enclosed, do so in a way that maintains an appearance of openness.

- Where a porch must be enclosed, use transparent materials (such as glass) and place them behind the balusters and balustrade to preserve the visual character of the porch.
- Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate.

4.63 If a porch has been altered, consider restoring it back to its original design.

- If the historic design of the porch is unknown, then base the design of the restoration on other traditional porches on buildings of a similar architectural style and period.

4.64 When replacing a porch is necessary, it should be similar in character, design, scale and materials to those seen traditionally.

- The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- Base the replacement design on historic documentation if available.
- Where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.

4.65 Porch supports should be of an appropriate size.

- Wood columns are preferred.
- Brick or stone may be appropriate for some architectural styles.
- See the styles section of the guidelines for further recommendations.

4.66 A new porch should use materials similar to those seen historically.

- Use materials similar to those seen historically.
- Alternative materials for porch decking may be considered where they appear similar to the original.



Maintain the existing location, shape, details and posts of an original porch.

Additions to Residential Properties

An addition should be compatible with the primary structure and not detract from one's ability to interpret its historic character.

4.67 A new addition should respect the mass and scale of the original structure.

- An addition should be simple in design to prevent it from visually competing with the primary facade.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
- To keep the size of a higher mass as small as possible, use a plate height similar to that of the original structure to maintain similar heights at sidewalls.

4.68 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.

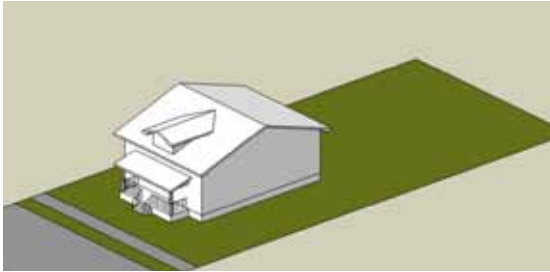
- This will allow the original proportions and character to remain prominent.

4.69 The roof form of a new addition should be in character with the original structure.

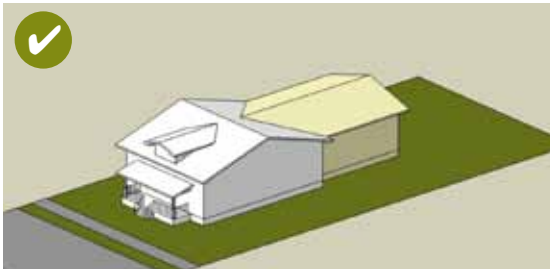
- When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.

4.70 Construct an addition so that, if removed, it will have minimal impacts to the historic resource.

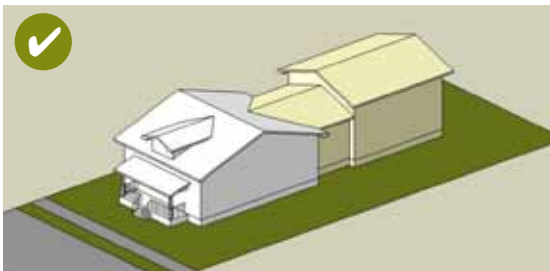
DESIGNING A RESIDENTIAL ADDITION



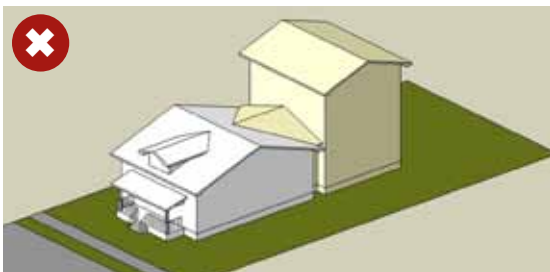
**Original Building
One-and-a-half sto-
ries**



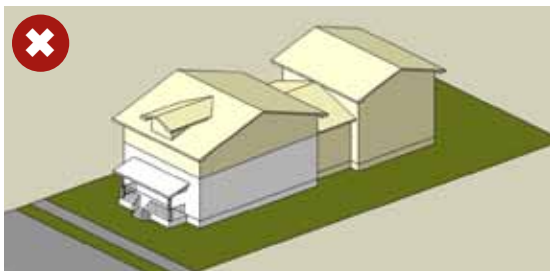
**One story attached
addition**
*Addition is set back
behind the original build-
ing.*



**One-and-a-half
story addition with
connector**
*Addition is set back be-
hind the original and ac-
cessed by a connector.*



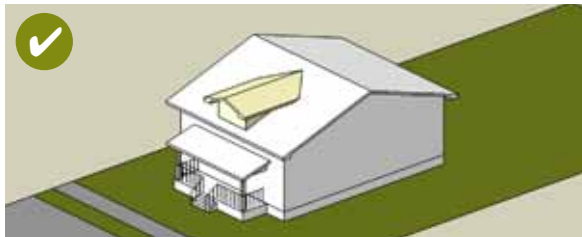
**Two-and-a-half
story addition with
connector**
*Addition overwhelms the
original house, and con-
nector is not sufficient to
separate.*



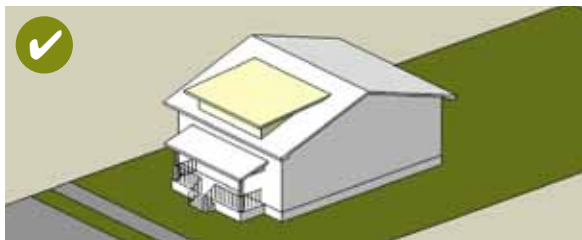
**Two story roof-top
addition**
*Addition removes origi-
nal roof and removes
the ability to perceive
the historic significance
of the structure.*

4.71 A rooftop dormer may be appropriate.

- A dormer is typically added to increase the amount of headroom in an upper floor. Traditionally, dormers are designed as smaller elements. If significant increases in space are desired, do not consider oversized dormers. Rather, develop an addition to the rear of the structure.
- A dormer should be visually subordinate to the overall roof mass and should be in scale with those on similar historic structures.
- The dormer should be located below the ridge line of the primary structure.
- A dormer should be similar in character to the primary roof form.
- The number and size of dormers should not visually overwhelm the scale of the primary structure.

LOCATING A NEW DORMER**Original Building****Small Gable Dormer**

Dormer addition is centered and located below the roof ridge.

**Low Shed Dormer**

Dormer addition is centered and located below the roof ridge.

**Full Gable Dormer**

Gable overwhelms the facade and alters the character.

C. SPECIAL CONSIDERATIONS

ADAPTIVE REUSE

Preserving rather than replacing a building can significantly reduce environmental impacts. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials. Preserving and adapting a historic structure therefore is sound environmental policy in all respects.

The best use for a historic structure is that for which the building was designed or a closely related one. Every effort should be made to provide a compatible use for the building and its site. An example is converting a residence into a Bed and Breakfast. This can be accomplished without major alteration of the original architecture.

4.72 Seek uses that are compatible with the historic character of the building.

- The use should not adversely affect the historic integrity of the building.
- The use should not alter character-defining features of the structure.
- The use may help to interpret how the building was used historically.

4.73 A new use that requires minimal change to the existing structure is preferred.

- When a more significant change in use is necessary to keep the building in active service, those uses that require the least alteration to significant elements are preferred.
- It may be that in order to adapt a building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept is inappropriate. In most cases, however, designs can be developed that respect the historic integrity of the building while also accommodating new functions.



Many examples of adaptive reuse occur throughout downtown.



The rear addition on this home has taken on historic significance and should be preserved.

HISTORIC ADDITIONS

Some additions may have taken on historic significance of their own. One constructed in a manner compatible with the original building or associated with the period of significance may merit preservation in its own right. These existing additions should be evaluated for retention.

In contrast, more recent additions that detract from the character of the building should be considered for modification or removal.

4.74 Preserve an older addition that has achieved historic significance in its own right.

- For example, a kitchen wing located on a residential building may have been added in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design. (See pages page 79 and page 84 for guidelines related to the construction of new additions.)

ACCESSIBILITY

Where it applies, owners of historic properties should comply to the fullest extent possible with Americans with Disabilities Act (ADA) provisions, while also preserving the integrity of the character-defining features of their buildings and sites.

4.75 Creating an accessibility solution that does not alter a building's historic characteristics is encouraged.

- Appropriate solutions should be determined on a case by case basis that result in the least possible negative effects to the historic structure. However, in some cases remodeling which mandates making a building accessible may have to result in some damage or loss to historic integrity.
- Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.
- Identify the historic building's character-defining spaces, features and finishes so that accessibility code-required work will not result in their damage or loss.
- Alterations to historic properties that are designed to improve access for persons with disabilities should minimize negative effects on the historic character or materials.

HISTORIC LANDSCAPES

The character of a historic resource is directly influenced by the feeling and setting of its site. In some cases site features have historic significance; in others, site design affects one's ability to interpret its significance. Avoid site work that alters the historic character of a resource.

4.76 Preserve historic landscape features and vegetation.

- Maintain existing historic fences, horse head horse ties, trees, shrubs, planting beds, and plant types.
- If replacement of vegetation is necessary, select plant species and types based on historic documentation.
- Avoid use of exotic plants or species not commonly found on Mackinac Island. Select replacements for their mature size so they replicate as closely as possible the mature growth of historic trees and plants.

4.77 Preserve historic circulation patterns.

- Maintain existing significant historic pathways, trails, roadways, drives, etc. including their alignment, width, surface and edge treatments, grade, materials and infrastructure.
- Repair where necessary.
- Replace only portions that are deteriorated beyond repair. Replacement material should match the original in color, texture, size, and finish. If possible, avoid paving unpaved surfaces, adding curbs where none currently exist, etc.
- Avoid materials such as chemicals and salts that would result in deterioration of surfaces.
- Maintain drainage systems to prevent degradation.
- Use non-destructive methods of daily, seasonal and cyclical maintenance.

4.78 Preserve traditional organizational elements and spatial patterns in a historic landscape.

- Spatial patterns are created by the natural topography and cultural features resulting from land use. They include both the functional and visual relationships between spaces. Examples include the open space of a park, a view shed along a dock, a livery stable and its pasture, a church and its cemetery, or a school and its playground.
- Maintain existing special patterns and relationships. If change must occur, consider how placement of a new structure will affect the historic pattern of spaces and minimize negative effects on the landscape.



Preserve historic site features, such as this blacksmith's fence.

Energy Efficiency Strategy

Follow these basic steps when considering an energy efficiency rehabilitation project:

Step 1:

Establish Project Goals.

Step 2:

Maintain Building Components in Sound Condition.

Step 3:

Maximize Inherent Sustainable Qualities.

Step 4:

Enhance Building Performance.

Step 5:

Add Energy-Generating Technologies Sensitively.

D. SOLUTIONS FOR SUSTAINABILITY

This section provides solutions for maintaining and improving resource and energy efficiency in a historic building, as well as methods for approaching energy conservation and generation technologies. Other sustainability guidelines throughout this document will also apply.

PLANNING A REHABILITATION PROJECT FOR ENERGY EFFICIENCY

Follow these basic steps when considering a rehabilitation project for energy efficiency:

Step 1:

Establish Project Goals.

Develop an overall strategy and project goals to maximize the effectiveness of a project. Developing clear project goals will establish a broad view that can help place individual actions into context. These should focus on minimizing use of resources and energy, minimizing negative environmental impacts, and retaining the historic integrity of a property. Strategies should maximize the inherent value of the historic resource prior to considering alterations or energy generation technology.

To inform a project strategy, also consider conducting an energy audit. Energy audits can give a comprehensive view of how energy is currently used, in the daily and seasonal cycles of use, and can also provide perspective on the payback of investment for potential work on the building. For example, an energy audit, when examined based on an overall strategy, may demonstrate that priorities should be on increasing insulation in walls, ceilings and foundations, rather than replacing windows.

Step 2:

Maintain Building Components in Sound Condition.

Maintaining existing building fabric reduces negative environmental impacts. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials. See page 9 for more information on the environmental benefits of historic preservation.

Step 3: Maximize Inherent Sustainable Qualities.

Typically, historic buildings were built with resource and energy efficiency in mind. Construction methods focused on durability and maintenance, resulting in individual building features that can be repaired if damaged, thus minimizing the use of materials throughout the building's life-cycle. Buildings were also built to respond to local climate conditions, integrating passive and active strategies for year-round interior climate control, which increase energy efficiency. Passive strategies typically include building orientation and features such as roof overhangs and windows to provide both natural daylighting as well as management of solar heat gain. Active strategies typically include operable building features such as awnings, shutters and double-hung and transom windows. Identify a building's inherent sustainable features and operating systems and maintain them in good operating condition. In some cases these features may be covered, damaged or missing; repair or restore them where necessary.



Traditionally, buildings were designed to respond to local climate conditions. In this example, operable shutters are used as an active strategy for interior climate control.

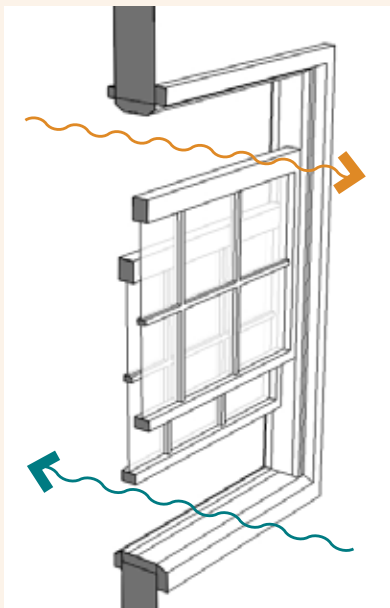
Step 4: Enhance Building Performance.

A historic building's inherent energy efficiency can be augmented using techniques which improve energy efficiency without negatively impacting historic building elements. Non-invasive strategies such as increased insulation, weatherization improvements and landscaping should be considered.

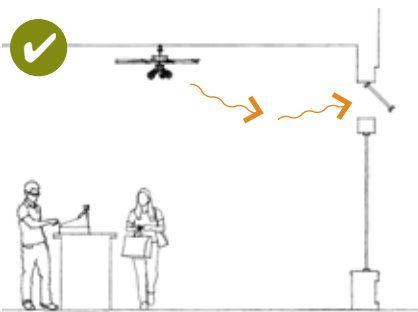
Step 5: Add Energy-Generating Technologies Sensitively.

The flexibility of many historic structures allows for the respectful integration of energy efficiency technologies. Energy-generating technologies are the most commonly known strategies. However, the efficiency of a historic structure will often be great enough that generation technologies aren't the most practical solutions. Utilize strategies to reduce energy consumption prior to undertaking an energy generation project.

DOUBLE HUNG WINDOW VENTILATION



Double hung windows allow for cool air to enter the lower frame while warm air escapes from the top frame.



Maintaining operable transom windows on a historic commercial building both preserves its historic character as well as its inherent energy-efficient advantages.

When integrating modern energy technology into a historic structure, maintain the resource's historic integrity and the ability to interpret its historic significance. As energy systems and society's understanding of the meaning of sustainability continue to develop, so too will the methods for integrating these technologies with a historic building. As new technologies are tried and tested it is important that they be installed in a reversible manner such that they leave no permanent negative impacts to a historic structure.

MAINTAINING THE INHERENT ENERGY EFFICIENCY OF A HISTORIC BUILDING

Original sustainable building features and systems should be maintained in good operating condition in an energy efficiency rehabilitation project.

4.79 Preserve the inherent energy efficiency of the original building.

- Identify a building's inherent sustainable features and operating systems and maintain them in good condition.
- Repair or restore covered, damaged or missing features where appropriate.

4.80 Maintain a building's sustainability features in operable condition.

- Retain original shutters, awnings and transoms. Operable features such as these will increase the range of conditions in which a building is comfortable without mechanical climate controls.
- Repair or restore covered, damaged or missing features where necessary.
- See the guidelines for awnings and canopies on page 107.

ENHANCING ENERGY PERFORMANCE IN HISTORIC STRUCTURES

Improvements to enhance energy efficiency should be planned to complement the original building. The structure, form and materials should be sensitively improved in energy efficiency terms to preserve the building's character.

4.81 Use non-invasive strategies when applying weatherization improvements.

- Weatherstripping, insulation and wood storm windows, are energy efficient, cost effective, and historically sensitive approaches.
- Weatherstrip original framework on windows and doors.
- Install additional insulation in an attic, basement or crawlspace as a simple method to make a significant difference in a building's energy efficiency. Provide sufficient ventilation to avoid moisture build-up in the wall cavity.
- Where applicable, install draft stoppers in a chimney. Open chimney dampeners can increase energy costs by up to 30 percent.
- Install weatherization strategies in a way that avoids altering or damaging significant materials and their finishes.
- Use materials which are environmentally friendly and that will not interact negatively with historic building materials.



Design site and landscape improvements to promote energy efficiency where appropriate. In this example deciduous landscaping provides summer shading.

4.82 Enhance the energy efficiency of original windows and doors.

- Make best use of original windows; keep them in good repair and seal all leaks.
- Safeguard, retain and reuse early glass, taking special care in putty replacement.
- Maintain the glazing compound regularly. Remove old putty with care.
- Use operable systems to enhance performance of original windows. This includes wood storm windows, insulated coverings, curtains and awnings.
- Place wood storm windows internally when feasible to avoid the impact upon external appearance.
- Use wood storm window inserts designed to match the original frame if placed externally.
- Double pane glazing may be acceptable where original glazing has been lost and the frame can support the weight and profile. A storm window is still more efficient however.

Energy Efficiency in Site Design

Site designs, including landscapes and structures, should take advantage of microclimatic conditions for energy conservation. Consider solar and wind exposure in design decisions.

4.83 Design landscapes and site features to promote energy efficiency.

- Retain existing mature landscape features that provide shade and protection from wind.
- Position new landscape features to take advantage of the shade and wind break effects for the building.
- Use drought tolerant plants to reduce the need for irrigation.
- Locate deciduous trees and vegetation to provide for summer shading and allow winter solar access.
- Use an efficient site lighting design to minimize the amount of fixtures needed.

ENERGY GENERATING TECHNOLOGIES

When integrating modern energy technology such as solar collectors or wind turbines into a historic structure, maintain the resource's historic integrity and the ability to interpret its historic significance. Use of energy-generating technologies should be the final option considered in an efficiency rehabilitation project. Utilize strategies to reduce energy consumption prior to undertaking an energy generation project. Consider the overall project goals and energy strategies when determining if a specific technology is appropriate for your project.

As new technologies are tried and tested, it is important that they leave no permanent negative impacts to historic structures. The reversibility of their application will be a key consideration when determining appropriateness.

4.84 Locate energy generating devices to minimize impacts to the historic character of the resource.

- Locate technology where it will not damage, obscure or cause removal of significant features or materials.
- Maintain the historic character of the building.

4.85 Install new technology in a reversible manner.

- Install energy generating devices in such a way that they can be readily removed and the original character easily restored.
- Use materials which are environmentally friendly and that will not interact negatively with historic building materials.



Place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.



Mount collectors flush below the ridge on a sloping roof.



Attach solar collectors to a historic roof in a minimally invasive and reversible manner. In this example the panels are mounted such that the original shingles are saved.

Solar Collectors

Solar collectors should be designed, sized and located to minimize their effect on the character of a historic building.

4.86 Minimize adverse effects from solar collectors on the character of a historic building.

- Place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.
- Size collector arrays to remain subordinate to the historic structure.
- Minimize visual impacts by locating collectors back from the front facade.
- Mount collectors flush below the ridge on a sloping roof. This will not cause a significant decrease in the device's solar gain capabilities.
- Consider installing collectors on an addition or secondary structure where applicable.
- Exposed hardware, frames and piping should have a matte finish, and be consistent with the color scheme of the primary structure.

4.87 Use the least invasive method feasible to attach solar collectors to a historic roof.

- Avoid damage to significant features.
- Install a collector in such a way that it can be removed and the original character easily restored.
- Collector arrays should not threaten the structural integrity of the building.

4.88 Consider using building-integrated photovoltaic technology where the use of new building material is appropriate.

- Installing integrated photovoltaic systems should be planned where they will not hinder the ability to interpret the historic significance of the structure. For example, solar shingles on a rear or secondary roof facade where the original roof material is missing or significantly damaged would be appropriate.

Wind Power

Small-scale wind generators can provide supplementary energy supply in some areas. The siting of wind turbine equipment should take advantage of screening provided by vegetation and mature tree cover as well as the grouping of existing buildings. Minimizing impacts to the historic character of a building as well as to the Downtown should be the primary consideration.



4.89 Minimize the visual impacts of a wind turbine from primary public view locations.

- Turbines should not obscure significant features or impair the ability to interpret the building's historic significance.
- The turbine and any exposed hardware should have a matte finish, and be consistent with the color scheme of the primary structure.
- Design the scale and location of the turbine to remain subordinate to the historic structure.

Design the scale and location of a turbine to remain subordinate to the historic structure.

4.90 Install turbines in such a way that can be readily removed.

- Attach turbines in a manner that avoids damage to significant features.
- The original condition of the building should be easily restored.

4.91 Minimize structural impacts when installing turbines.

- Install turbines as freestanding structures in unobtrusive locations when feasible.
- When attaching to the building, turbines should not overload structural systems, or threaten the integrity of roof protection systems.

Passive Energy Collection Systems

Passive systems typically include designs to capture and retain heat from the sun in the mass of the building to minimize indoor temperature swings. A trombe wall, for example, uses an air space behind a wall of glazing to cover a massive wall which will absorb solar radiation and radiate the heat into a building. For historic buildings, these systems are difficult to construct as a part of the original building without significantly changing the character of an exterior wall. However, they may work successfully in an addition when placed in a position that is less visible.

4.92 Locating a passive system in an unobtrusive location.

- Installation on a new wing or addition is preferred.

4.93 Minimize adverse effects from a passive collection system on the character of a historic building.

- Avoid damaging or obscuring significant features or materials.
- Minimize structural impacts to the building.
- Use materials that appear similar to those seen traditionally in the area to the maximum extent feasible.
- Consider visual impacts on traditional ratios of windows to solid walls that are seen in Downtown when large window areas are needed.



LOCATING A PASSIVE SOLAR WALL ON A HISTORIC BUILDING

Existing building with non-significant rear addition (left).

Option 1: Connector Wall



Locate a trombe wall on connector wall when:

- Building is highly significant
- Context has many intact historic buildings
- The connector wall is not highly visible

Option 2: Rear Addition



Locate a trombe wall on rear addition when:

- The lot depth is not sufficient to allow a large enough connector for the trombe
- Site restricts solar access
- Rear wall is not highly visible

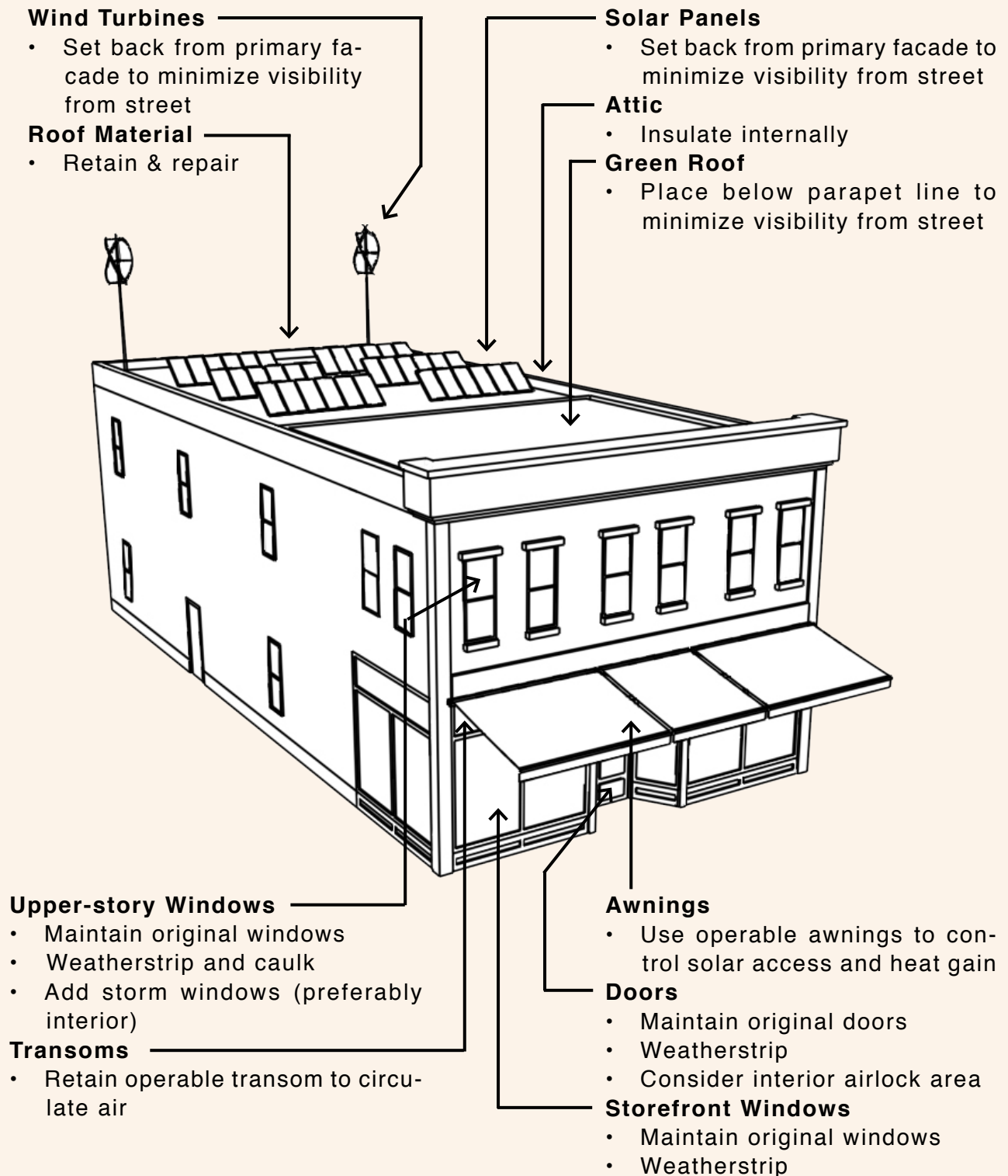
Inappropriate Location



It is inappropriate to locate a Trombe wall on the historic structure where a new addition exists.

COMMERCIAL BUILDING ENERGY EFFICIENCY DIAGRAM

This diagram summarizes the principal direction in the guidelines for a rehabilitation project for energy efficiency on a commercial building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.



RESIDENTIAL BUILDING ENERGY EFFICIENCY DIAGRAM

This diagram summarizes the principal direction in the guidelines for a rehabilitation project for energy efficiency on a residential building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.

Chimney

- Install draft stopper

Attic

- Insulate internally

Roof Material

- Retain & repair

Solar Panels

- Set back from primary facade

Doors

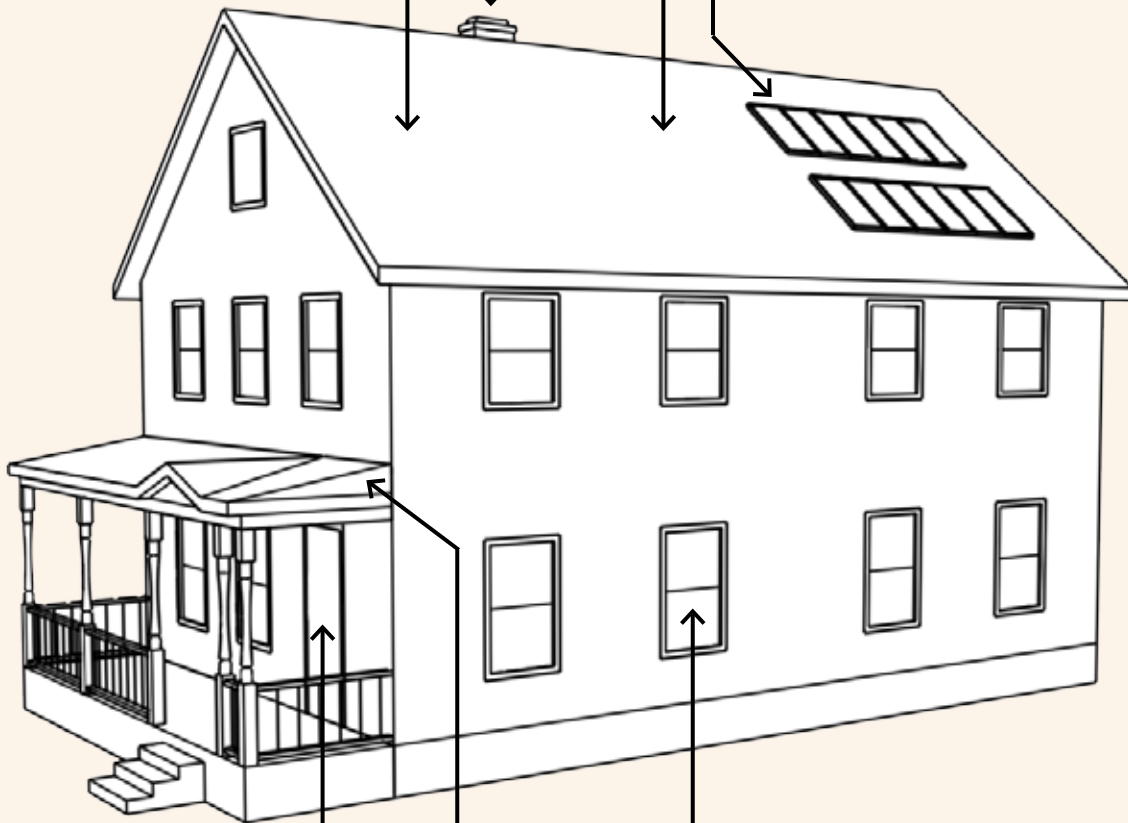
- Retain & repair original or early doors
- Weatherstrip

Shutters, Awnings & Porches

- Restore porches and awnings

Windows

- Repair & retain original or early windows
- Retain original glass
- Enhance thermal & acoustic efficiency with storm windows (preferably interior)
- Weatherstrip



V. DESIGN GUIDELINES FOR ALL PROPERTIES

This chapter provides guidance for all properties throughout the Downtown area. It includes treatment of public views, private outdoor spaces and other features. These guidelines apply to both historic properties, other existing structures, site and new construction.

For Preservation Track projects, also see the Introduction and Chapters I, II, III, IV, V and the Appendix. For New Building Track projects, also see the Introduction and Chapters I, II, V and the Appendix.

A. VIEWS

Views to Lake Huron from Downtown are valued by residents and visitors to Mackinac Island. These provide a sense of connection to the water, which is such an important part of the city's heritage. Those views that are from the public way occur along right of ways that lead toward the water and also through parcels that have open space on them. These views should be maintained to the greatest extent feasible and site improvements planned to enhance such views.

5.1 Maintain view corridors from key vantage points in the public way to the waterfront and significant cultural resources.

- Assess a site at the outset of a project to identify view opportunities to significant natural and cultural resources.
- Maintain some open space on a site, and position it such that a view through the property is maintained.
- For example, to maintain a significant view corridor through the property, position a building to one side of a site.
- On a larger lot, cluster buildings to frame a view to the water.

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Views to the waterfront should be retained for both public and private lands.



An outdoor amenity space should be visually subordinate.

B. OUTDOOR AMENITY SPACE, PLAZAS AND PARKS

Throughout Downtown, a variety of open spaces on private properties serve as amenities that enhance the experience of the area. Along Market Street, for example, many yards, traditionally associated with residential structures, are landscaped in keeping with the history of the area, and are visual amenities to be maintained. Along Main Street, some small plazas and courtyards serve as accents in the wall of building fronts that define the public realm. These spaces, including yards and plazas, are enjoyed by the public, in some cases with activities such as outdoor dining, available to the them. In other cases they are simply visual amenities that, while visible from the public way, are not necessarily open to the general public. Nonetheless, these all can be considered outdoor amenities spaces. Providing outdoor amenity space on private property is encouraged where it is compatible with the historic setting.

Within the public realm, small plazas and pocket parks also may occur in the Downtown. These may include places to sit, shelters and information kiosks. These should be designed to be in character with the history of the area. The same principles for the general character of outdoor amenity space on private property also apply to these public spaces.

5.2 When an outdoor amenity space is provided on Main Street, it should be subordinate to the line of building fronts in the block.

- Along Main Street, a small plaza which only interrupts the wall of building fronts for a relatively small proportion of a parcel width would be appropriate.
- The landscape materials should be simple in design, and in keeping with the traditionally commercial nature of the street.

5.3 When an outdoor amenity space is provided on Market Street, it should reflect the traditional character of residential yards.

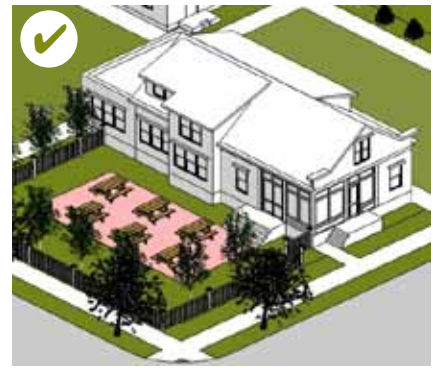
- Using plant materials, including grasses, shrubs and trees is encouraged.
- Defining spaces with picket or wire fences is appropriate.
- Screening a front yard space from view of the public right of way is inappropriate.

5.4 An outdoor space should enhance the pedestrian experience. It should be:

- Directly accessible from the public sidewalk
- Level with the sidewalk (not sunken or raised)
- Simple to maintain and keep in good repair

5.5 Site features in outdoor spaces should be in keeping with the historic character of Downtown. These features may include:

- Street furniture, including benches, planters and waste receptacles
- Public art
- Historical and interpretive markers
- Use compatible materials
- Maintain human scale



It is appropriate to locate an at-grade dining area in a side yard in a setting with residential character, such as along Market Street.

TERRACES, PATIOS AND DECKS

Improvements that provide areas for active outdoor use, such as dining, are welcomed amenities in Downtown, but they must be in keeping with the historic character of the area. They should be visually subordinate to the individual property as well as the street in general, and should avoid negative impacts on adjoining properties.

5.6 Locate a terrace, patio or deck to minimize visual impacts.

- Place the terrace, patio or deck to the side or rear of a building.
- It should not project in front of the primary wall of the structure.
- A raised terrace, patio or deck is inappropriate in front of a building.
- A raised terrace, patio or deck on the waterfront side of a building may be considered.

5.7 Maintain the traditional character of the street frontage of a property when installing a terrace, patio or deck.

- Along Main Street, where the line of building fronts defines the sidewalk edge, any break in this “street wall” to accommodate a patio should be minimized.
- Along Market Street, the traditional character of residential landscaping in front should be maintained.



Maintain front and side yard amenity space in a residential setting.



A fence should be in character with those seen historically

FRONT YARD AMENITY SPACE

Certain areas retain a distinct historic residential character, defined by a landscaped front yard and side yard setbacks. Where front yard amenity spaces exist, maintain this tradition.

5.8 Maintain front and side yard amenity space in a residential setting.

- Plantings and other landscape features should remain prominent at the street front in this setting.

C. BICYCLE STORAGE AND PARKING

The visual impact of large bike storage and parking areas should be minimized.

5.9 Minimize the visual impact of surface parking and storage for bicycles.

- Locate a bike parking area to the rear or to the side of a site or to the interior of the block when feasible.
- Do not use the front yard of a property for parking an excessive number of bicycles.

5.10 Provide a visual buffer where a large bicycle parking or storage area abuts a public sidewalk.

- This may be a landscaped strip or planter. A combination of trees and shrubs can be used to create a landscape buffer. The design should complement the existing natural character and context of the site.

D. FENCES

5.11 Preserve original fences.

- Replace only those portions that are deteriorated beyond repair.

5.12 A replacement fence should be in character with those seen historically.

- A fence that defines a front yard is usually low to the ground and “transparent” in nature.
- A painted wood picket fence is an appropriate replacement. A simple wire or metal fence, similar to traditional “wrought iron,” also may be considered.
- Contemporary interpretations of traditional fences should be compatible with the historic context.
- Chain link and solid “stockade” fences are discouraged in front yards.

E. SERVICE AREAS

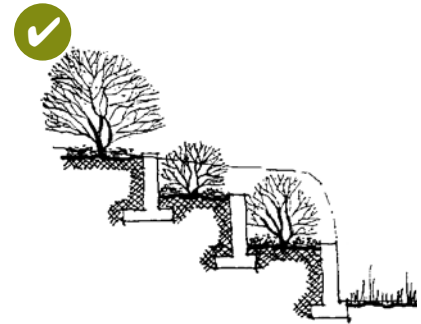
Service areas should be visually unobtrusive and should be integrated with the design of the site and the building.

5.13 Locate a service entrance, waste disposal area and other similar uses away from the street.

- Use an alley when feasible.

5.14 Minimize the visual impacts of a service area.

- Screen a service area with a wall, fence or planting.
- The screen should be in character with the building and site it serves.



Divide large grade changes into a series of terraces and blend with the natural features of the site where feasible.

F. TOPOGRAPHY

5.15 Minimize cut and fill on a site.

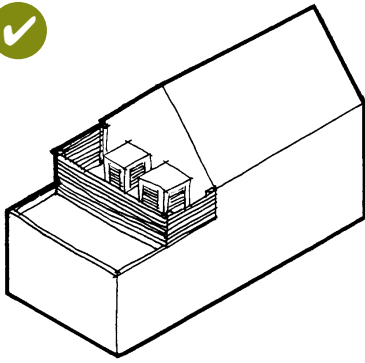
- Divide large grade changes into a series of terraces where feasible.
- Where necessary, step the foundation of a building to follow existing topography rather than grading a site.
- Use materials compatible with the time period of the building and its site.

5.16 Preserve original retaining walls.

- Replace only those portions that are deteriorated beyond repair. Any replacement materials should match the original in color, texture, size and finish.
- Maintain the original height of a retaining wall.

5.17 Where one must be used, a retaining wall shall blend with the natural features of the site.

- Use native rock or other masonry that conveys a scale and texture similar to that of traditional rock. Split face block and scored and textured concrete are not appropriate.



Minimize the visual impacts of mechanical and HVAC equipment on the public way and surrounding neighborhood.

G. BUILDING EQUIPMENT

Externally mounted mechanical equipment, including junction boxes, external fire connections, telecommunication devices, cables, conduits, satellite dishes, HVAC equipment and fans, may affect the character of a property. These should be screened from public view when feasible.

5.18 Minimize the visual impact of building equipment on the public way.

- Screen equipment from view when feasible.
- Do not locate mechanical equipment on a primary facade when feasible.
- Use low-profile or recessed mechanical units on rooftops.
- Locate satellite dishes and mechanical equipment out of public view.

5.19 Minimize the visual impacts of utility lines, junction boxes and similar equipment.

- Locate utility lines and junction boxes on secondary and tertiary walls, and group them, when feasible.
- Group lines in one conduit when feasible.
- Paint these elements to match the existing background color when feasible.
- Locate utility pedestals (ground mounted) to the rear of the building.

H. AWNINGS AND CANOPIES

Traditionally, awnings and canopies were noteworthy features of commercial buildings, and their continued use is encouraged. Operable awnings also help regulate internal climatic conditions. They are typically simple in detail, color and design.

5.20 Using an operable awning is preferred.

- An operable awning can increase the energy efficiency of a building, providing shading in the summer and solar access in the winter.

5.21 Design an awning or canopy to be in proportion to the building.

- The awning or canopy should fit in the opening it covers.
- Avoid covering or obscuring significant features.

5.22 A fixed metal canopy may be considered.

- Appropriate supporting mechanisms are wall mounted brackets and chains consistent with the style of the building.

5.23 Design an awning or canopy to be in character with the building.

- Mount an awning to accentuate character-defining features of the building.
- Use colors that are compatible with the facade. Solid colors are encouraged.
- Simple shed shapes are appropriate for rectangular openings. Odd shapes, bullnose and bubble awnings are inappropriate.
- Internal illumination of an awning is inappropriate.
- Appropriate supporting mechanisms are wall mounted brackets and chains consistent with the style of the building.



Mount an awning or canopy to accentuate character-defining features.



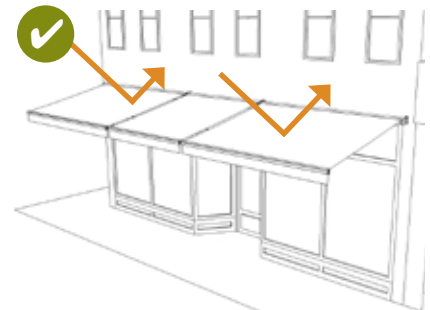
This fixed canopy is appropriately attached and located below the transom to maintain its operability.



This traditional awning on the historic Opera House is operable to help regulate internal climatic conditions.

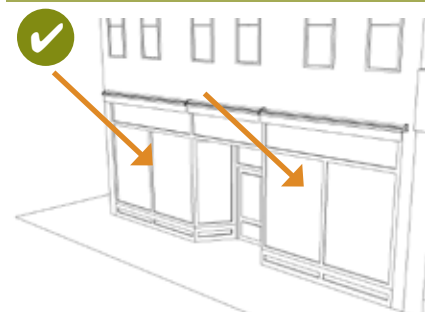
USE OF OPERABLE AWNINGS FOR ENERGY EFFICIENCY

Awnings Open to Provide Shading

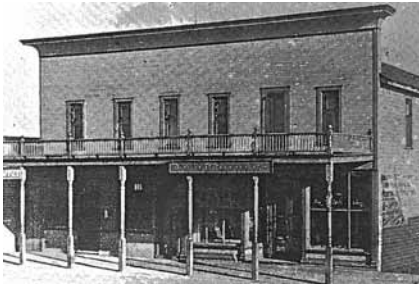


An operable awning can be lowered in the summer to shade the storefront and sidewalk.

Awnings Closed to Allow Solar Access



An operable awning can be raised in the winter to provide solar heat gain and daylighting.



Proportions of supporting posts, railings, and ornamental trim were relatively slim in historic designs, as shown above. These are important features to respect when constructing a new canopy or balcony.



Design a balcony to be similar in proportion to those seen traditionally.

I. BALCONIES

Balconies are a part of the design traditions of Downtown Mackinac Island. They appeared on commercial storefronts, boarding houses and residences. Their use in rehabilitation projects and in new buildings is encouraged.

Proportions of supporting posts, railings, and ornamental trim were relatively slim in historic designs. These are important features to respect when constructing a new balcony. Using a short, stocky ornate post, for example, would be out of character.

The details of a balcony should also help to convey the proportions of traditional facade widths, especially along Main Street. Supporting posts, for example, should be spaced to reflect traditional patterns.

When a balcony is to be installed on a historic building, it should be in character with the structure, and not misrepresent the history of the property. That is to say, if the original building was simple in character, a new balcony should be simple as well. If an original balcony is missing, then an accurate reconstruction based on documentation of the original is preferred, rather than a speculative design.

5.24 Design a balcony to be similar in proportion to those seen traditionally.

- Use supporting posts, railings and trim elements which are similar in height and width to those seen historically.
- Space supporting posts to convey the widths of traditional balconies.

5.25 When reconstructing a missing balcony on a historic building, use details that are accurate.

- Avoid misrepresenting the history of the building; do not apply ornamental trim that is not consistent with the period and style of the building.

J. COLOR

Traditionally, color schemes in Downtown were relatively simple. A single base color was applied to the primary wall plane. Then, one or two accent colors were used to highlight ornamental features, as well as trim around doors and windows. These traditions of using a limited number of colors should be continued.

These guidelines do not specify which colors should be selected, but rather how they should be used.

5.26 The facade should read as a single composition.

- Employ color schemes that are simple in character.
- Using one base color for the building walls and another for the roof is preferred.
- Using one to three accent colors for trim elements is also preferred.

5.27 Base or background colors should be muted.

- Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.
- An accent color should not contrast so strongly as to not read as part of the composition.
- Bright high-intensity colors are not appropriate.
- Use matte or low luster finishes instead of glossy ones.
- Generally, non-reflective, muted finishes on all features are preferred.

5.28 Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- Wood siding: painted
- Window frames and sash, doors and frame and storefronts: wood - painted, metal - anodized or baked color
- Brick and stone: unpainted, natural color
- In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.
- It is inappropriate to paint surfaces that were traditionally unpainted.



In this example of a preferred color scheme approach, a base color is used for the building walls and an accent color is used for trim elements.

VI. NEW AND INFILL CONSTRUCTION

New buildings are anticipated Downtown as investment in the area continues. At the same time, it is important that development here contributes to an overall sense of continuity of the area which is a product of the many historic resources found there. Design principles that result in a compatible sense of scale and an enhanced pedestrian-oriented environment are key, while also drawing upon the building traditions of Downtown at large as inspiration for new, creative designs.

In Downtown Mackinac Island the focus is on maintaining the integrity of the area and protecting important public views. For new construction, this means fitting carefully with the context, while also conveying the evolution of the area through building design. Within the Downtown setting, there are five distinct contexts. These contexts should be considered at the beginning of a project, and the design guidelines in this document should be applied with these different contexts in mind. See page 26 for more information about which context applies to a specific project.

This chapter provides guidelines for the design of new buildings Downtown. These same guidelines also apply to improvements for existing, non-historic structures.

For New Building Track projects, also see the Introduction and Chapters I, II, V and the Appendix.

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Appropriate new designs for windows, storefronts and architectural features, provide visual interest while helping to convey the fact that the building is new.



Contemporary interpretations of traditional details may be considered.

New construction should appear as a product of its own time, while also being compatible with the historically significant features of the area.

A. PRINCIPLES FOR NEW CONSTRUCTION

ARCHITECTURAL CHARACTER

In order to assure that historic resources are appreciated as authentic contributors to Downtown, it is important that new buildings be distinguishable from them. Therefore, new construction should appear as a product of its own time, while also being compatible with the historically significant features of the area.

6.1 Design a new building to reflect its time, while respecting key features of its context.

- See guidelines for the design of new commercial, civic and residential building types.
- Relating to the context is especially important Downtown.
- Respecting traditional development patterns is also important.

6.2 Contemporary interpretations of traditional designs and details may be considered.

- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new.
- Contemporary details for new storefronts also can be used to create interest while expressing a new, compatible style.
- Simple wood clad buildings, without false details that would confuse the history of the area, are preferred.





6.3 The exact imitation of older historic styles is discouraged for newer structures.

- This blurs the distinction between old and new buildings and makes it more difficult to visually interpret the architectural evolution of the district.
- An interpretation of a historic style that is authentic to the district may be considered if it is subtly distinguishable as being new.

BUILDING ORIENTATION

Traditionally, the primary entrance of a building faced the street. In residential settings it was sheltered by a porch; in a commercial setting the entry was often recessed. These traditional development patterns should be continued.

6.4 Maintain the traditional orientation of a building to the street.

- Locate the primary entrance to face the street.
- In some cases, the front door itself may be positioned perpendicular to the street. In this case, clearly define the entry with a walkway, porch, stoop or canopy for residential building types, and with a recessed entry or canopy for commercial building types.

MATERIALS

Building materials for new structures and additions to existing buildings should contribute to the visual continuity of the block. They should appear similar to those seen traditionally.

6.5 Primary building materials should be similar in scale, color, texture and finish to those seen historically in the context.

- Traditional wood lap siding is preferred on building facades.
- Provide a weather-protective finish on all wood siding.
- Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic are inappropriate as a primary building material.
- The use of highly reflective materials is discouraged.
- The use of brick is inappropriate as the majority of buildings on the island are wood frame construction.

6.6 Masonry foundations should be similar in scale, color, texture and finish to those seen historically in the context.

- The use of stone masonry foundations is appropriate.
- A concrete block foundation is appropriate.
- Exposed foundation surfaces should be treated to provide a finished surface.



Building materials shall appear similar in scale, color, texture and finish to those seen historically in the context.

6.7 New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.

- Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
- It is appropriate to use changes in materials as an accent in building design. This can help to express individual modules or units.

B. NEW COMMERCIAL STOREFRONT BUILDINGS

The following guidelines apply to the design of new commercial buildings.

MASS AND SCALE

Traditionally commercial storefront buildings had varied heights, articulated masses, visually interesting roof lines and pedestrian-scaled street fronts. A new building should continue to provide a variety of pedestrian-friendly scales and visually appealing masses. Buildings should not be monolithic in scale or greatly contrast with those seen traditionally in Downtown.

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using building material of a familiar dimension such as traditional wood lap siding is an example, as is using windows of similar dimensions.

These features are some of the important characteristics of commercial building types and should appear in all new construction.

6.8 Express the size of traditional buildings in new construction.

- Design the facade height of a new building to fit within the range seen historically in the area. It should respect the traditional proportions of height to width. See chapter II for more information on design contexts.
- Design floor-to-floor heights to appear similar to those on traditional buildings in Downtown, especially those at ground level.



Simple wood clad buildings, without false details that would confuse the history of the area, are preferred.



New facade heights should reflect the traditional range of the building heights seen on the block, especially along the street edge.



New facade widths should reflect the traditional range of the building widths seen on the block.

6.9 Maintain traditional spacing patterns created by the repetition of uniform building widths along the street.

- Design a new facade to reflect the established range of the traditional building widths seen in Downtown.
- Where a building must exceed this width, use a change in design features to suggest the traditional building widths. Changes in materials, window design, facade height or decorative details are examples of techniques that may be used. These variations should be expressed consistently throughout the structure, such that the composition appears to be a composition of smaller building modules.

6.10 Establish a sense of human scale in the design of a new building.

- Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass.
- Incorporate changes in color, texture and materials to help define human scale.
- Use architectural details to create visual interest.
- Use materials that help to convey scale in their proportion, detail and form.



Commercial Storefront Building - On larger structures, subdivide larger masses into smaller “modules” that are similar in size to traditional buildings.



Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass. This building reflects appropriate massing techniques; however, the storefront should be painted.

6.11 A new building should incorporate a base, middle and cap.

- Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.

6.12 Position taller portions of a structure away from neighboring buildings of lower scale.

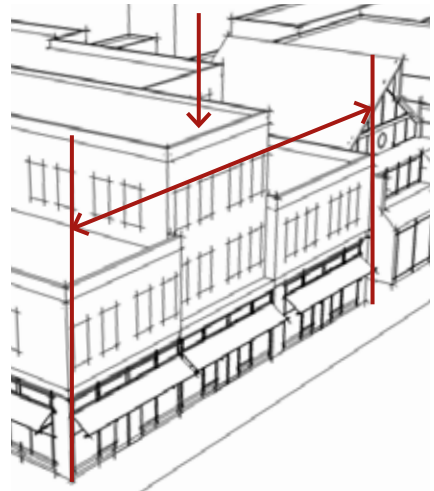
- Where they are permitted by the base zoning, locate the taller portion of a new structure to minimize looming effects and shading of lower scaled neighbors.
- A taller new building should step down in height to lower scaled neighbors, especially adjacent to historic buildings.



Use architectural details such as cornice moldings and awnings that create visual interest and convey a three-dimensional facade to establish a sense of human scale.



Taller portion centered on new building



Position taller portions of a structure away from neighboring buildings of lower scale.

BUILDING AND ROOF FORM

A prominent unifying element in the commercial area of Downtown is the similarity in building forms that exists. Most are simple rectangular solids. This simplicity of form should continue, in terms of the predominant features of any new building.

6.13 A rectangular form should be dominant on a commercial facade.

- Design the facade to appear as a flat surface, with any decorative elements and projecting or setback “articulations” appearing to be subordinate to the dominant form.

6.14 A roof form should be similar to those used traditionally.

- Flat and gable (front and side facing) roofs are appropriate.
- “Exotic” roof forms, such as A-frames and steep shed roofs, are inappropriate.



A roof form should be similar to those used traditionally.

COMMERCIAL FACADE CHARACTER

The street level of a typical historic commercial building in Downtown is clearly distinguishable from the upper floors. The first floor is predominantly made of fixed plate glass with a small percentage of opaque framing materials, a kickplate and a recessed entry. An upper floor, where it occurs, is the reverse—opaque materials dominate, and windows appear as smaller openings puncturing a more solid wall. These windows are usually double-hung. The street level also appears taller than the upper floors. A historic storefront of twelve to fourteen feet high is typical, whereas a second floor is usually ten to twelve feet. This traditional characteristic of storefront proportions should be continued in new construction.

6.15 Maintain the traditional spacing pattern created by upper story windows.

- Use traditional proportions of windows, individually or in groups.
- Maintain the traditional placement of headers and sills of windows on new buildings relative to cornices and belt courses.

6.16 Maintain the distinction between the street level and the upper floor.

- The first floor of the primary facade should be predominantly transparent glass.
- Upper floors should be perceived as being more opaque than the lower floor.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a belt course is an important feature in this relationship.

6.17 A new storefront should incorporate traditional building components.

- Express a kickplate, display window and transom in a new storefront design.
- Storefront components and upper story windows should be similar in height and proportion to traditional Downtown buildings.



A single new structure



Commercial Storefront Building - Where a building must exceed a traditional facade width, consider using a change in building height to select traditional widths.



Commercial Storefront Building - Maintain the distinction between the street level and the upper floor. The first floor of the primary facade should be predominantly transparent glass.



Commercial Storefront Building - A new storefront should incorporate traditional building components. Express a kickplate, display window and transom in a new storefront.



Commercial Storefront Building - Express the distinction in floor heights between street levels and upper levels. The presence of a belt course is an important feature in this relationship.



Commercial Storefront Building - The first floor of the primary facade should be predominantly transparent glass. Upper floors should be perceived as being more opaque than the lower floor.



6.18 Maintain the pattern created by recessed entryways along the street.

- Set a primary entry door on commercial type buildings back an adequate amount from the front facade to establish a distinct threshold for pedestrians. A recessed dimension of four feet is typical.
- Where entries are recessed, the building line at the sidewalk edge should be maintained by the upper floor(s).
- Use a transom over a doorway to maintain the full vertical height of the storefront.
- Oversized (or undersized) interpretations are discouraged.

DOUBLE-FRONTED PROJECTS

In some cases, a project may provide two primary buildings. This may occur where two lots span between two streets. For example, one lot may face Main Street and the other may face Market Street. Two separate structures are encouraged in this condition in order to retain the traditional development pattern.

6.19 Provide two primary buildings on double-fronted projects.

- Design each building to be compatible with its specific context.
- A new building should step down to a historic building, where one exists on the site.

C. NEW RESIDENTIAL BUILDINGS

The following guidelines apply to the design of new residential type buildings.

MASS AND SCALE

Traditionally residential buildings had varied heights, articulated masses and pedestrian-scaled front facades. A new building should continue to provide a variety of pedestrian-friendly scales and visually appealing masses. Buildings should not be monolithic in scale or greatly contrast with the existing scale of those seen traditionally Downtown.

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using a building material of a familiar dimension such as wood lap siding is an example. Using traditional sized building features such as windows, doors and porches is also encouraged.

These features are some of the important characteristics of residential building types and should appear in all new construction.

6.20 On larger structures, subdivide a larger mass into smaller “modules” that are similar in size to traditional buildings.

- Other subordinate modules may be attached to the primary building form.

6.21 Construct new building features to reflect the mass and scale of traditional residential buildings.

- Use building features of traditional dimensions. For example, the use of windows, doors and porch elements in scale to those seen traditionally is appropriate.

6.22 Express facade components in ways that will help to establish a human scale.

- Include horizontal elements in the design of residential buildings. For example, use porches, eaves and groupings of windows to convey human scale.
- Articulate a building mass to create visual interest and convey a three-dimensional facade. Provide vertical and horizontal facade offsets.



Residential Building Type



The contemporary interpretation of traditional building features is appropriate.



A new residential building type reflects the mass and scale of traditional residential homes; however, it is occupied with a retail use. This building type would be appropriate in the Lower Market Street context.

6.23 For larger buildings, expressing the position of each floor in the exterior (skin) design of a building is a recommended method of establishing a human scale.

- Articulate structural elements or change materials as methods of defining floors.

6.24 A facade should reflect dimensions similar to traditional buildings in the area.

- Facade heights of new buildings should respect the traditional proportions of height to width.
- Floor-to-floor heights should appear similar to those of traditional residential buildings.

6.25 Multifamily buildings should reflect facade widths of traditional single family buildings.

- Larger buildings with more than two units should appear as larger single-family homes.

6.26 Position taller portions of a structure away from neighboring buildings of lower scale.

- Where permitted by the base zoning, taller structures should be located to minimize looming effects and shading of lower scaled neighbors.
- Step down buildings towards lower scaled adjacent historic properties and districts.

6.27 Detached accessory dwellings should remain subordinate, in terms of mass and scale, to the primary structure on the lot.

- Structures that are one to one-and-a-half stories in height are preferred.



Facade heights of new buildings should respect the traditional proportions of height to width.

BUILDING AND ROOF FORM

A similarity of building and roof form contributes to a sense of visual continuity in residential areas. In order to maintain this sense of visual continuity, a new building should have basic building and roof forms similar to those seen traditionally.

6.28 Use building and roof forms similar to those seen traditionally in the area.

- Exotic roof forms are inappropriate on primary structures in a traditional neighborhood setting.

PRIMARY BUILDING FACADE AND ENTRANCE

The primary entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards and other public spaces.

6.29 Design the front of the building to provide interest to pedestrians.

- Orient the primary entrance of a building to face a street, plaza or pedestrian way.
- Covered porches and stoops are encouraged.
- A large expanse of blank wall is inappropriate on the primary facade, or one that faces a public way.

D. NEW HOTEL

Hotel buildings occurred within the street wall, at a corner or were stand alone structures. Those that were located within the street wall had similar characteristics to traditional commercial buildings, whereas those that were designed to stand apart were different, usually with less of an orientation to the street edge. Hotel building types should continue to be a part of the Downtown mix.

6.30 Hotel building types should reflect basic urban design principles in their designs.

- Design hotel buildings to reinforce the Downtown fabric of streets, public spaces, waterfront and sidewalks.
- Maintain significant view corridors.
- Provide outdoor spaces designed for public use.
- Double-fronted entrances are appropriate.
- Provide a pedestrian-friendly street level.
- Provide continuity of materials and a balanced solid to void ratio.

6.31 New interpretations of traditional hotel building types are encouraged.

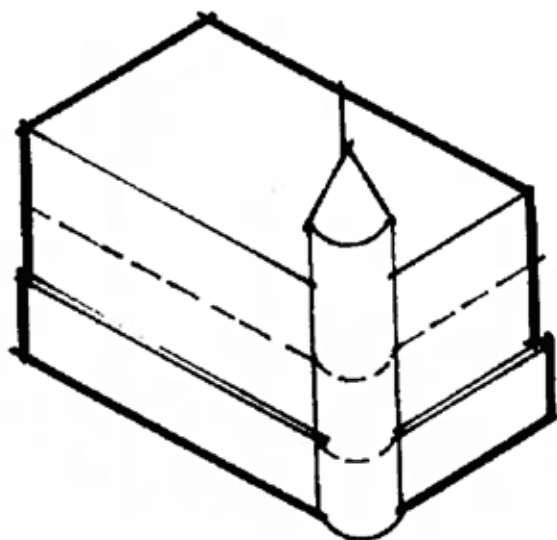
- New construction should include architectural features used traditionally. These should not be direct copies of those seen historically, but should reflect or reinterpret their key characteristics.
- Also see the guidelines for Architectural Character on page 112.

6.32 Construct new building features to reflect the mass and scale of traditional hotel buildings.

- They should reflect the design guidelines for mass, scale and materials for commercial building types.
- Common building features include a central module or form, varied building heights and grand entry.
- Secondary features include dormers and porches, which may also occur along a waterfront facade.

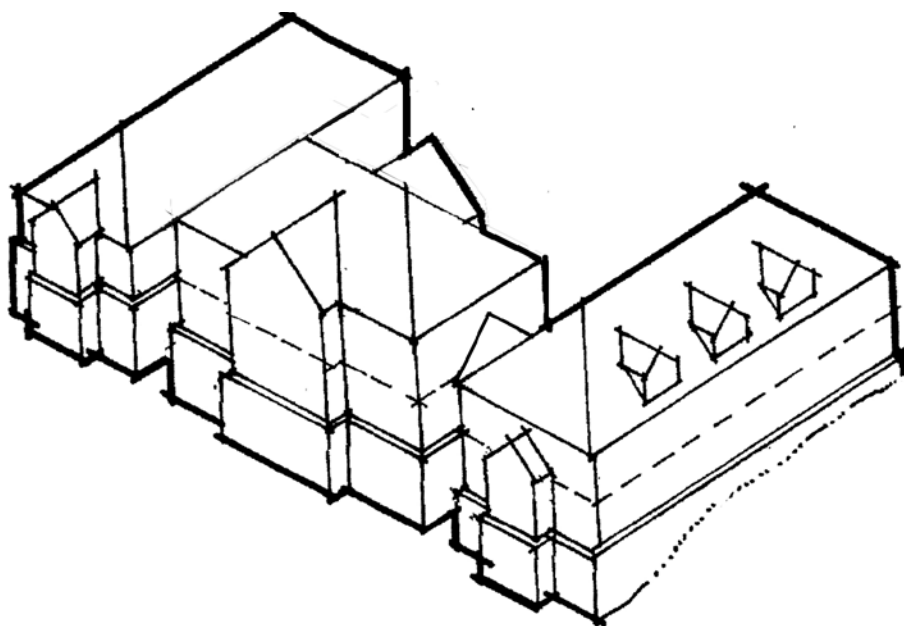


Construct new building features to reflect the mass and scale of traditional Downtown Hotel building types.



Downtown Hotel Building Type - This Downtown Hotel form is common to Downtown areas where buildings were placed onto the street and contributed to the street scene. It often had a storefront at the street level. The form is simple.

Projecting balconies often occurred at the second floor or to the rear. Inset balconies are inappropriate.



Resort Hotel Building Type - The Resort Hotel form is only appropriate on a very large lot where an expanse of green is available. The form often includes a series of wings. Where this building occurs along the waterfront it should step down to this edge.



E. NEW INDUSTRIAL/WATERFRONT FACILITIES

The design guidelines in this section focus on principles for new building projects that reinforce the historic building fabric and enhance the pedestrian environment in Downtown. To do so, they draw upon principles established in traditional commercial and residential buildings. While these are the majority of property types that will occur in the area, simple industrial/waterfront should be a part of the urban mix as well. Historically these utilitarian buildings appeared near the docks.

6.33 Industrial/waterfront buildings should reflect basic urban design principles in their designs.

- Design industrial/waterfront buildings to reinforce the Downtown fabric of streets, public spaces, docks and sidewalks.
- Maintain significant view corridors.
- Provide outdoor spaces designed for public use.
- Double-fronted entrances are appropriate.
- Provide a pedestrian-friendly street level.

6.34 New interpretations of traditional utilitarian building types are encouraged.

- New construction should include architectural features used traditionally. These should not be direct copies of those seen historically, but should be reinterpretations.
- Provide continuity of materials and a balanced solid to void ratio.



New warehouse building types should include architectural features used traditionally. These should not be direct copies of those seen historically, but should be reinterpretations.

6.35 Construct new building features to reflect the mass and scale of traditional utilitarian buildings.

- Design building features to reflect the design guidelines for mass, scale and materials for commercial building types.
- They should be a modest scale.





Design a building, or an addition, to take advantage of energy saving and generating opportunities.

F. ENERGY EFFICIENCY IN NEW DESIGNS

The conservation of energy is a key objective in site design, building design and orientation, and landscapes. The site design process should include an evaluation of the physical assets of the site to maximize energy efficiency and conservation in the placement and design of a building. Designs should consider seasonal changes in natural lighting and ventilation conditions.

A design should also take into account the potential effect on an adjoining property, in terms of its solar access and ability to implement the same environmental design principles. Careful consideration should also be given to balancing sustainable design principles with those related to maintaining the traditional character of the area.

6.36 Locate a new building, or an addition, to take advantage of microclimatic opportunities for energy conservation.

- Orient a building to be consistent with historic development patterns, to the extent feasible.
- Consider seasonal solar and wind exposure patterns when positioning a new building on its site.

6.37 Design a building, or an addition, to take advantage of energy saving and generating opportunities.

- Design windows to maximize daylighting into interior spaces.
- Use exterior shading devices to manage solar gain in summer months.
- Energy-producing devices, including solar collectors and wind turbines, are encouraged where they also respect the character of Downtown.

6.38 Maximize solar access for all properties.

- Design a new building to minimize impacts to solar access on adjoining properties.
- Minimize shading of south facing facades on adjoining properties.
- This is especially important for residential sites.

6.39 Use landscape designs to promote energy efficiency and water conservation. Appropriate strategies include the following:

- In residential settings, group deciduous trees and plants to provide summer shade and allow solar access in winter.
- In some settings, plantings can be oriented to provide wind protection of plazas and entries in wintertime.

Energy Efficiency in Building Massing

A building should be oriented to maximize the potential for natural daylighting as well as solar energy collection. In doing so, careful consideration should be given to first relating the building's mass to the historic context.

6.40 Shape a building's mass to maximize solar energy potential. Consider the following strategies:

- Design a building to allow natural daylight into the interior.
- Consider designing wall planes and building massing to provide shade or increase solar access to interiors.
- Orient roofs to accommodate solar collectors where appropriate.
- Use thermal storage walls on a portion of the south facing building exposure, where appropriate.

6.41 Orient a building to maximize green principles while ensuring compatibility with adjacent, lower-scale structures. Appropriate strategies include:

- Position the taller portion of a building along a north-south axis to minimize shading on lower scale structures to the north.
- Design a building mass to minimize shading south-facing facades of adjacent buildings during winter months.

Environmental Performance in Building Elements

The elements that make up a building, including windows, mechanical systems and materials, can significantly impact environmental performance. These should be designed to maximize the building's environmental performance, while promoting compatibility with surrounding sites and structures. New materials that improve environmental performance are appropriate if they have been proven effective in this climate.

6.42 Use green building materials whenever possible.

Such materials are:

- Locally manufactured
- Low maintenance
- Materials with long life spans
- Recycled materials

6.43 Incorporate building elements that allow for natural environmental control.

Consider the following:

- Operable windows for natural ventilation
- Low infiltration fenestration products
- Interior or exterior light shelves/solar screens above south facing windows

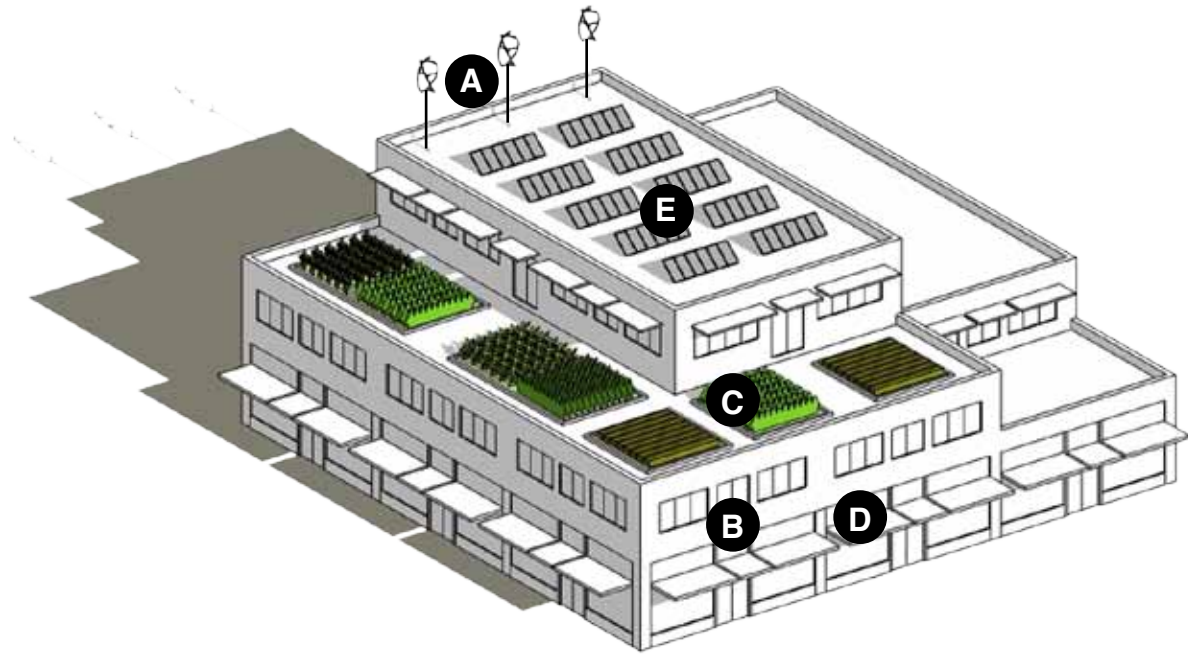
Solar and Wind Energy Devices

Solar and wind energy devices (i.e., solar panels, wind turbines) should be positioned to have a minimal effect on the character of Downtown.

6.44 Minimize the visual impacts of energy devices on the character of Downtown.

- Where feasible, mount equipment where it has the least visual impact.

COMMERCIAL BUILDING ENERGY EFFICIENCY DIAGRAM



A Wind Devices

- Set back from primary facade to minimize visibility from street

B Operable Transoms

- Allows for natural air circulation

C Green Roofs

- Roof gardens

D Shading devices

- Operable canopies, located above display windows

E Solar Panels

- Set back from primary facade to minimize visibility from street
- Used as shading devices

Design a building or addition to take advantage of energy saving and energy harnessing opportunities.

APPENDIX

For Preservation Track projects, also see the Introduction and Chapters I, II, III, IV, V and the Appendix. For New Building Track projects, also see the Introduction and Chapters I, II, V and the Appendix.

A. GUIDANCE FOR DEMOLITION AND RELOCATION OF HISTORIC BUILDINGS

This appendix provides guidance for special procedures that generally are to be avoided, but that may be necessary in certain special circumstances.

DEMOLITION GUIDELINES

Properties that have historic significance should be preserved, not demolished. Occasionally, however, it may be necessary to demolish a building that stands within Downtown Mackinac Island. Some potential reasons are:

1. It is an older structure that has lost historic significance.

The building may be one that has been substantially altered, to the extent that it no longer retains its integrity as a historic resource, and is now considered non-contributing. A building that is severely damaged by fire is another example.

2. The structure is a newer one, which lacks historic significance.

In most cases, a building that is less than 50 years old would not be considered to have the potential of being historically significant.

3. Preservation would create an economic hardship.

No economically viable option is available for preserving the property. When a governmental action, an act of God, or other event beyond the owner's control creates the hardship, and all feasible alternatives to eliminate the hardship have been exhausted. (Note that the hardship lies with the property itself, not necessarily the owner.)

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Conditions for Economic Hardship

When a claim of economic hardship is made, the owner must prove that these three conditions exist:

1. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
2. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
3. Efforts to find a purchaser interested in acquiring the property and preserving it have failed.

Economic Evidence

The following information may be used in determining economic viability:

1. The amount paid for the property;
2. The date of purchase, the party from whom purchased, and a description of the business or family relationship, if any, between the owner and the person from whom the property was purchased;
3. The cost of any improvements since purchase by the applicant and date incurred;
4. The assessed value of the land, and improvements thereon, according to the most recent assessments;
5. Real estate taxes for the previous two years;
6. Annual debt service, if any, for the previous two years;
7. All appraisals obtained within the previous five years by the owner or applicant in connection with the purchase, financing or ownership of the property;
8. Any listing of the property for sale or rent, price asked and offers received, if any;
9. Any consideration by the owner for profitable and adaptive uses for the property, including renovation studies, plans, and bids, if any; and
10. For income-producing property:
 - a) Annual gross income from the property for the previous four years;
 - b) Itemized operating and maintenance expenses for the previous four years;
 - c) Annual cash flow for the previous four years.

Demolition By Neglect

Demolition by neglect is defined as the destruction of a building through abandonment or lack of maintenance. Through neglect, important character-defining features may be lost, which would diminish the integrity of the historic property. In some communities, the city adopts the ability to require an owner to undertake sufficient maintenance to preserve the integrity of the property and, if the owner fails to do so, the city can undertake the work itself and file a lien against the property to recover the costs of doing so.

RELOCATING A HISTORIC STRUCTURE

The association of a building with its site, its specific orientation and placement on the property, as well as the foundation on which it sits, are themselves key features that contribute to the significance of a property, and therefore relocation is to be avoided.

Moving a historic structure is discouraged, and generally is not permitted; however, in some instances this may be the only viable option. Relocation may be considered in limited circumstances as a last resort to preserve a structure, after all other options have been exhausted.

Relocation Defined

Relocation is the moving of a building to a new location, while also preserving its other key character-defining features. In an appropriate relocation, a building will be sited in such a manner that reflects, to the greatest extent feasible, its historic relationship to its setting.

Background

A part of a historic building's integrity is derived from its placement on its site and therefore, its original position is important. Generally, removing a structure from the site with which it is historically associated will compromise its integrity. Preserving the original foundation is always encouraged because this also contributes to the integrity of the property. However, there may be cases when relocation will not substantially affect the integrity of a property and its rehabilitation, and subsequent preservation will be assured as a result.

Reasons that May Justify Moving a Historic Structure:

If the City is to consider relocation as an option, at least one of these conditions should be found to exist:

- The building is historic, but research shows that it has been relocated in the past and therefore possesses no integrity of location.
- Relocation is the only means of saving the building from certain loss.
- The building in question intrudes on the public right-of-way.
- The existing context has been so substantially altered that it impedes one's ability to interpret the historic character of the building.
- The existing site itself poses a threat to the property. (For example, an inherent fault in site drainage or unstable soils continuously undermines the foundation and building fabric.)

Types of Relocation that May be Considered:

These options may be considered. They appear in the sequence of preference, with the preferred presented first:

1. Reposition the historic building on the same site.

In some cases, it may be possible to reposition a structure on its original site if doing so will accommodate other compatible improvements that will assure preservation. This may accommodate an improved foundation, and perhaps permit an addition or other improvement to the site that would help assure the viability of preserving the historic resource. This is preferred, because the structure will remain associated with the historic chain of title of the land.

2. Relocate within the same block.

Moving the structure to a similar site within the same block will keep it in the relatively same context, and it may retain some sense of association with other structures that it has had historically.

3. Relocate elsewhere within the district.

Moving the structure to a similar site within the district will still retain some association with the history of the area. As always, the character of the receiving site should be compatible with the structure and help to convey its early relationship to the land, albeit in a somewhat modified manner.

4. Relocate the building to a site outside the district.

This is the least preferred option, because it further reduces the association of the property with its context, and may also diminish the significance of other historic properties remaining in the district. If this is the only option, then the new site should be one that conveys in some manner the character of the original location. That is to say, if the original location was in the midst of a row of single family houses, then a similar setting should be found.

Relocation Methods

In most cases, the building should be moved intact. In some situations, however, moving the entire building intact may not be feasible, and it may become necessary to move portions of the structure separately, and then reassemble on the new site. This process is not the same as demolition. Demolition is the destruction of the building without regard for preserving building materials or building components intact. The process of disassembly and reconstruction is designed to relocate the building and reinstate it in a condition as close to the original as is feasible. It requires special care to assure that disassembled materials are properly managed during transit and reassembly. Note that the historic building should be rehabilitated before other construction work on the site may begin.

Guidelines for Relocation

When it is determined that a relocation is necessary, the following guidelines should apply:

- 1. Proposals to relocate a building will be considered on a case-by-case basis.**
 - a) It must be demonstrated that relocation is the best preservation alternative.
 - b) Rehabilitation of the historic building must occur in conjunction with any first phase of improvements that will occur on the original site.
 - c) The design of a new structure on the original site should be in accordance with the guidelines for new construction.

2. Consider all reasonable alternatives to relocation.

Options that should be considered prior to relocation to another site are:

- a) Restoring the building at its present site.
- b) Stabilizing the building from deterioration and retaining it at its present site for future work.
- c) Incorporating the building into a compatible new development on the existing site.

3. Accurately record the original building and site condition before removing the structure from its existing site.

- a) Detailed photographs, notes, and drawings must be prepared which accurately record the exterior design, character of interiors, finishes, and structural systems.
- b) Reference measurements should be included of overall building dimensions, setbacks, and the relationships to adjacent buildings, especially those that were associated with the subject building historically.
- c) File a copy of this documentation with the City.

4. Moving procedures should protect the historic elements of the building.

A clear sequence of steps must be described for how the building's materials or elements will be protected, including any appendages or elements that will be removed, labeled, and stored for reassembly at the receiving site.

- a) Removal procedures must be designed to minimize damage to the historic materials.
- b) Any building components that are to be disassembled must be labeled using a system that will assure accurate reconstruction.
- c) A plan for storing the building and its components must provide for their shelter from weather and vandalism.

5. Site the structure in a position similar to its historic orientation.

- a) It should face the same direction and have a relatively similar setback.
- b) It should also convey a character similar to that of the historic site, in terms of neighboring buildings, materials, site relationships and age.

- c) If, for example, the historic building is a primary structure that sat near the front of the site, it should not be moved to the rear of a parcel where it would be subordinate to another building in front of it.

6. There should be a commitment to complete the relocation and subsequent rehabilitation of the building.

The City should have a strong assurance that the rehabilitation project will be followed through to completion. It is not the intent to allow buildings to be relocated to facilitate development on the original site without assurance of proper preservation of the historic structure. The City may consider these options as demonstration of a commitment to complete the project:

- a) A performance bond, in an amount adequate to cover the estimated cost of the relocation and rehabilitation may be required. The City may use the bond to complete the work if rehabilitation does not occur in reasonable time.
- b) Proof of secure rehabilitation project financing may be required. Where there is a strong demonstration of the financial ability to complete the rehabilitation, and a reliable loan schedule indicates a likelihood of the project moving ahead, this may be acceptable.

Temporarily Relocating a Building

In some cases, it may be necessary to temporarily remove a historic structure from its site in order to facilitate construction of a new foundation and to accommodate construction of an addition. The City will consider such proposals on a case-by-case basis. A temporary relocation must meet all of these requirements:

- a) Technically, the move is necessary to accommodate improvements that will enhance the preservation of the structure.
- b) Adequate methods are proposed that will protect the building during moving and while stored off-site.
- c) There is assurance that the structure will be returned to its site, and the rehabilitation project will be completed.

Mothballing a Historic Building

When a building is to be unoccupied for an extended period of time, it may be secured in a way in which to preserve historically significant features and prevent deterioration from weathering. Termed “mothballing,” such procedures are particularly relevant to properties that may be closed for a portion of the year. For suggestions on specific procedures, see the National Park Service Technical Preservation Brief #31: Mothballing Historic Buildings.

B. SEASONAL CLOSING

Downtown Mackinac Island is a seasonal tourist destination; this creates occupancy issues because many businesses close during the off-season. Upon closing, some tenants and/or building owners screen windows with paper, fabric or plastic sheets to convey closure. This type of treatment can have a negative impact on the street, and affect the business of those who remain open in the winter. This may also prevent public safety officials from monitoring conditions inside. Exterior and interior lights are also extinguished, reinforcing the sense of closure along the street.

A more appropriate approach is to install a temporary window display that could block views to the interior of the store, but also convey information of interest to passersby. For example, an interpretive photo display could be one approach that could solve this issue. Low levels of illumination could light the panels throughout the evening hours. Exterior lights that help to illuminate the sidewalk should also be maintained throughout the year. These efforts will enhance the streetscape and create a pedestrian-friendly environment year-round.

1. Provide year-round interest in a display window.

- For example, a pictorial history of Mackinac Island or the building's past can be made for display during the off-season. This can take the form of banners or display boards. A display reflecting the nature of the business inside is also appropriate.
- Windows covered by newspaper, boards, sheets or blank coverings are inappropriate.



This illuminated window display provides both pedestrian interest and information on the nature of the business. It conveys a sense of active uses along the street even when the business is closed.

Provide year-round interest in a display window. In this example, display panels screen the windows while conveying scenes of the district's history.

C. RESOURCES

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings* are general rehabilitation guidelines established by the National Park Service. These standards are policies that serve as a basis for the design principles presented in this document. The Secretary's Standards state that:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic 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, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
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.

Design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

The following is a link to the Secretary of Interiors Standards for Rehabilitation: <http://www.nps.gov/history/preservation.htm>

HISTORIC PRESERVATION BRIEFS AND TECH NOTES

The Cultural Resources Department of the National Park Service, in the U.S. Department of the Interior, started a program in 1975 in which it has continued to publish a series of technical reports regarding proper preservation techniques. Under the Technical Preservation Services, several series of publications are put out on responsible methods of caring for historic buildings. Series currently include Preservation Briefs, Preservation Tech Notes, Technical Reports, Program/Training Information, and Co-Published Books. These publications are a mainstay for many preservationists in the field. When considering a preservation project on any historic property these resources should be sought out. For more information please visit: <http://www.nps.gov/history/hps/tps/technotes/tnhome.htm>.

THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes were prepared to assist in applying the Secretary's Standards to projects involving cultural landscapes. They provide guidance to cultural landscape owners, stewards and managers, landscape architects, preservation planners, architects, contractors, and project reviewers prior to and during the planning and implementation of project work. For more information on The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes see http://www.nps.gov/history/hps/hli/landscape_guidelines/index.htm.