

**SUNSET FOREST ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE**

DESIGN REVIEW FORM

Applicant Name:	Home Tel:	
	Work Tel:	
	Cell:	
Home Address:	Fax:	
	Email:	
Mackinac Island Address:	Development:	
	Woodbluff	
	Stonecliffe Manor (I)	
	Stonecliffe Manor II	
	Stonecliffe Manor III	
	Stonecliffe Manor IV	
Review Date: Signed:	Lot Number(s)	

Project Type:			
New Home Construction		Other Structures / Improvements	
Alterations		Landscaping	
Additions		Other	
Major Repair / Replacement			

Detailed description defining the overall scope of the project:

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1	PERIOD DESIGN	X	COMMENTS:
	Period Correct		
	Gothic Revival		
	Second Empire		
	Italianate		
	Stick Style		
	Queen Anne - Spindle		
	Queen Ann – Free Classic		
	Shingle		
	Folk Victorian		
	Victorian Cottage		
	Tudor Revival		
	Other variations of		

X – Y (YES), N(NO), NA(NOT APPLICABLE)

Home ownership on Mackinac represents an extraordinary opportunity to contribute to and preserve the architectural heritage of the Island. What you build today shall define your homes’ historical significance for years to come.

Various period designs represent Victorian and Turn-of-the-Century architecture - Gothic Revival, Second Empire, Italianate, Stick Style, Queen Ann – Spindle Work, Queen Ann – Free Classic, Shingle, Folk Victorian, Victorian Cottage, Tudor Revival – and other variations of. Each period has specific exterior aesthetics that help define it.

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2	OVERALL EXTERIOR ELEVATIONS DESIGN	X	COMMENTS:
	Period Correct		
	Trim detail – all elevations		
	Decorative detail – all elevations		
	Aesthetics & Balance – all elevations		
	Multi-dimensional – all elevations		
	Vaulted / elevated design – often 9, 10, and 12 foot interior ceiling heights.		
	Elevated foundation		
	Window usage - all elevations		
	Aesthetics to surroundings, neighboring properties		
	Paint colors – period correct, multiple colors – often palette of 3,4,5,6 or more corresponding colors		
	Turrets, cupola, veranda, gazebo, atriums, upper porches, roof dormers, etc.		

X – Y (YES), N(NO), NA(NOT APPLICABLE)

Victorian and Turn-of-the-Century home designs were meant to be visually appealing and inspiring from the ground level - right up to the very peaks of the roof, from front to back – left to right. They often took advantage of all angles of view and all attributes of the property it rested upon.

Just as important as the architectural details applied to the various styles of period home are the colors. Victorian and Turn-of-the-Century homes are often referred to as “Painted Ladies”. They were an expression of colors. Many of these colors and combinations of are historically and period defined. The colors of the Victorian home are the finishing touch.

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3	ROOF DESIGN	X	COMMENTS:
	Period Correct		
	High Pitch (8/12 pitch or greater normal)		
	Multiple Pitch & Styles		
	Multiple levels		
	Sufficient overhangs / eaves		
	Well-Balanced		
	No unsightly roof vents – front elevation		
	Roof / attic ornaments – finials, dormers, etc		
	Premium Dimensional Shingle: Woodbluff / Stonecliffe Manor I – cedar shingle or asphalt Stonecliffe Manors II, III and IV – cedar shingle		

X – Y (YES), N(NO), NA(NOT APPLICABLE)

Just like the hats that the ladies of the late 19th and early 20th century wore, the roof(s) on a Victorian “Painted Lady” is of extreme importance. It needs to fit properly, be well balanced and be attractive. It needs to draw attention to us admirers.

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4	PORCH DETAIL DESIGN	X	COMMENTS:
	Period correct		
	Front Elevation Porch		
	Rear Elevation Porch		
	Covered, enclosed, screened-in		
	Premium wood construction		
	Porch skirting design detail Framed, lattice, decorative board, etc.		
	Porch ceiling design detail Bead-board, wood patterns, etc.		
	Decorative detail Expressive & detailed wood trim, arches, brackets, corbels, post drops, post trim, running trim, finials, spindle & balls, etc.		
	Decorative detail Posts, railings, balusters, spindles, wide staircases, newels, etc.		
	Other Elevation Porch(s)		

X – Y (YES), N(NO), NA(NOT APPLICABLE)

One of the most beautiful features of the Victorian and Turn-of-the-Century home is its porches. They are meant to be sat on, to entertain on and to waste the day away on. Front, rear, side, covered, enclosed, screened, multi-level – you want to give them the special attention they deserve. They are the true welcome mats to your home.

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5	EXTERIOR DETAIL DESIGN	X	COMMENTS:
	Period Correct		
	Siding – premium wood grade Lap (5 - 6 inch exposed), Dutch, Shingle, etc.		
	Trim board– premium wood grade		
	Trim board – all elevations		
	Gutter/frieze trim board		
	Rake trim board – peaks / dormers		
	Fascia trim board – top of wall		
	Wash/Base trim board – base of wall		
	Vertical trim board – wall corners, both sides		
	Window & door trim board, often decorative		
	Other trim board – waist (horizontal – different wall levels), drip, window and door eyebrow, etc.		
	Gable peak – decorative louvered attic air vents, wood construction		
	Other decorative woodwork – overhang corbels, gable units, gable wood design detail, fretwork, finials, running trim, window/door headers and appliques, decorative moldings and blocks, brackets, window boxing, wood designs and patterns/carvings, exposed and embellished trusses under the peaks of roof gables and beneath overhang eaves, etc.		
	Chimneys – brick or cultured stone finished		
	Exposed foundation – brick, cultured stone, stucco finished		

X – Y (YES), N(NO), NA(NOT APPLICABLE)

All Victorian and Turn-of-the-Century homes - large, medium and small – are represented by many common exterior features. They depict a passion for expressive architectural design and detail. This architecture is meant to be admired.

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6	WINDOW & DOOR DESIGN	X	COMMENTS:
	Windows - Period Correct		
	Windows - Aesthetics & Balanced		
	Windows - Overall sizing & types		
	Decorative windows – different shapes & sizes, leaded, stain, transoms, premium wood looking shutters, etc.		
	Window grilles/mullions – wood, exterior or interior mounted (no in-between glass style)		
	Windows – usage on all elevations		
	Windows – premium wood construction, exterior clad – wood, vinyl or aluminum		
	Doors – Period Correct		
	Doors – Aesthetics & Balanced		
	Doors – Ornate & Detailed, leaded and stained glass, sidelights, overhead transoms. etc.		
	Doors – premium wood or wood looking construction. No sliding glass doorwalls – must be French door style, sliding or hinged (door looking).		
	Carriage/Garage/Storage Doors – premium wood construction and carriage style, period correct, Aesthetics & Balanced		

X – Y (YES), N(NO), NA(NOT APPLICABLE)

The windows and doors of the Victorian and Turn-of-the-Century home are often decorative and expressive. They are our eyes to the outside world. They invite our guests to come within.

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7	OTHER DESIGN DETAILS	X	COMMENTS:
	Period Correct		
	Meet or exceed minimum livable square footage requirements.		
	Plot plan, buildable footprint, setbacks, etc. Stonecliffe Manors I, II, II and IV are detached condominium build sites that are defined by pre-plotted buildable footprint areas.		
	Carriage/storage house or room, garden sheds, other out-buildings, etc.		
	Exterior lighting – non intrusive		
	Exterior utility meter and box location. Water, gas, electric, telephone, cable, grinder tank – should not be visible on front elevation of home. Concealed were possible.		
	No lot clearing without project approvals		
	Lot grade.		
	Decorative fencing, retaining walls, etc		
	Gardens and landscaping		

X – Y (YES), N(NO), NA(NOT APPLICABLE)

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**MACKINAC VICTORIAN & TURN-OF-THE-CENTURY ARCHITECTURE
DESIGN REVIEW SUMMARY - RATING**

CHARACTERISTIC	RATING	REASONS WHY - SUMMARY
1. PERIOD DESIGN		
2. OVERALL EXTERIOR ELEVATIONS DESIGN		
3. ROOF DESIGN		
4. PORCH DETAIL DESIGN		
5. EXTERIOR DETAIL DESIGN		
6. WINDOW & DOOR DESIGN		
7. OTHER DESIGN DETAILS		

OVERALL RATING SCALE

RATING	DESCRIPTION
9 - 10	Outstanding example of Mackinac Victorian and Turn-of-the-Century Architecture
7 - 8	Excellent representation, some characteristics lacking
5 - 6	Acceptable attention to Mackinac Victorian and Turn-of-the-Century Architecture
3 - 4	Below standard, detracts from Mackinac Victorian and Turn-of-the-Century Heritage
1 - 2	Not Acceptable