

WOODBLOFF OWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
December 2016

The Woodbluff Owners Association, Inc. has established an Architectural Review Committee. Its purpose is to review plans and specifications of proposed construction, additions and alterations of buildings within Woodbluff, and provide written approval or rejection, as outlined in paragraph 10 of the Uniform Plan of Restrictions for Woodbluff, recorded in Liber 253 Page 351 et seq.

Other rights, privileges and obligations outlined in the Uniform Plan of Restrictions, formerly held by the Mackinac Island Development Company (MIDC), also are the responsibility of the Architectural Review Committee.

OPERATING PROCEDURES

STANDARDS FOR REVIEW

The Woodbluff Plans and Restrictions specify that all dwellings and storage buildings shall be generally in the style of Victorian architecture, and that exterior paint colors must also be approved in writing.

In addition, Section 18.06 of the City of Mackinac Island Zoning Ordinance states that within all parts of the city "consideration shall be given to the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot such that the same are congruous and in harmony with those of the structures within and contiguous to the district in which the property is located and the historical character of the island".

It would be possible for a structure to be "generally in the style of Victorian Architecture" (Uniform Plan of Restrictions language), but not "harmonious to the surrounding neighborhood" (Zoning Ordinance language). The Committee, in its reviews, will be cognizant not only of the Woodbluff document directives, but the zoning language intent as well.

Victorian architecture does not represent a single type of design, but includes a variety of styles created primarily during the mid- and late 1800s including Gothic Revival, Second Empire, Queen Anne, Shingle, Victorian Cottage, Italianate, Stick Style, Folk Victorian and Tudor Revival. While the determination of "generally in the style of Victorian architecture" is not formulaic, and no architectural element is required, Victorian homes typically exhibit many of the following exterior features: tall and narrow 2- and 3-story profiles with high multi-pitched roofs, asymmetrical design, turrets and towers, large covered porches with decorative posts and balustrade, wood siding with textured features and decorative trim, wide trim around windows and doors and on corner boards, large windows, wide exterior

stairs, ornate entryways and doors. In addition, houses typically exhibit interesting paint combinations, using no fewer than three colors.

PRESENTATION OF PLANS

Plans for review should be submitted to the Committee Chair, preferably in electronic form. The Chair will distribute the plans to Committee members, and also to owners of any lots, improved or unimproved, which abut the subject. Although the Uniform Plan allows 60 days from receipt to written response to the applicant, the Committee will be asked to review and comment via email on plans no later than 14 days from receipt. For each member to have the benefit of others' comments, comments should be addressed to each person who received plans.

After comments are received from everyone, or after 14 days from initiation (whichever comes first), Committee members will be asked to recommend within seven days acceptance or rejection of the plans. The Chair will relay the decision to the applicant in writing, and, if the decision is rejection, the Chair will explain the reasons to the applicant.

ROLE OF THE ISLAND ARCHITECT

In the event of a tie Committee vote, the Chair will ask the Island Architect to review the plans, recommend acceptance or rejection, and the reasons therefor. This will then be considered the decision of the committee, with the Island Architect's decision and reasons communicated to the committee.

APPEAL

If the applicant wishes to appeal the Committee's decision, the Committee Chair will attempt to have a meeting with the applicant and the applicant's representatives, and, if appropriate in the Chair's opinion, other Committee members and the Island Architect. Subsequent to the meeting, the Chair will poll Committee members for another vote, and relay the decision to the applicant in writing.

If an applicant whose plans are rejected decides to initiate legal action which would result in Woodbluff expenditures to defend, the Woodbluff Owners Association Board of Directors will be consulted, and grant approval for any legal expense prior to any expense being incurred. It will be within the authority of the Board to overturn the Committee's decision to avoid legal action.