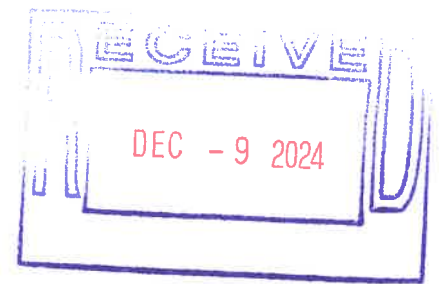




Richard  
Neumann  
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610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931



6 December 2024

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

File No. C24.032.084(H)

Exhibit E

Date 12.9.24

Initials KP

Re: **POINTE OF VIEW GALLERY GUTTER ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed gutter and downspout addition to the Pointe of View Gallery in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Ryan Green, Applicant / Contractor  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



**Richard  
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6 December 2024

## **DESIGN REVIEW**

### **POINTE OF VIEW GALLERY GUTTER ADDITION 1482 Astor Street**

Market and Main Historic District  
City of Mackinac Island, Michigan

## **INTRODUCTION**

This design review is for the proposed addition of a gutter on the Pointe of View Gallery, at 1484 Astor Street, in the Market and Main Historic District. The building is a Non-contributing structure in the historic district. The Applicant proposes to install an aluminum gutter along the eave on the northwest side of the building, to address a water problem underneath.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of two photographs showing the side of the building, dated 21 November 2024.

## **REVIEW**

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

**Standard 9** - *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment."*

The addition of a gutter and downspout along the northwest / alley side of the building would not destroy historic materials, and would be differentiated from the old(er) existing structure. Such a gutter and downspout would be compatible with the massing, size, architectural features of the Gallery building.

**Standards Under Code Sec. 15-151(b)**

In reviewing applications, the Commission shall also consider all of the following:

**(1)** - *"The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area."*

The architectural value of the building, and its relationship to the historic value of the surrounding historic district would not be negatively affected by the gutter addition.

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

The proposed gutter and downspout would be an appropriate feature to be added.

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

The proposed gutter and downspout would be compatible with the design, arrangement, and materials of the Gallery building.

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

The aesthetic value of the building would not be negatively affected by the gutter addition.

**CONCLUSION**

The proposed gutter and downspout addition on the Pointe of View Gallery would meet the Standards for review.

**END OF REVIEW**