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26 May 2026

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

Re: **RYBA'S FUDGE ROOF DECK ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed roof deck on the Ryba's Fudge building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Peter Deckert, Applicant  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



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## **DESIGN REVIEW**

### **RYBA'S FUDGE ROOF DECK ADDITION**

7463 Main Street

Market and Main Historic District  
City of Mackinac Island, Michigan

### **INTRODUCTION**

This design review is for a proposed second floor roof deck, at Ryba's Fudge, 7463 Main Street, in the Market and Main Historic District. The building is a Non-contributing structure in the historic district. The Applicant proposes to install a new deck on top of a recently replaced single-ply membrane roof which overlooks Haldimand Bay, and is accessible to foot traffic. The proposed decking material is cellular PVC, which would be installed on pressure-treated wood runners. A existing guard railing surrounds the roof area.

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

Materials submitted for Review consist of a written description and two photographs, dated 11 May 2026.

### **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 proposed new decking on top of recently installed single-ply membrane roofing would not destroy significant materials that characterize the property, and would be compatible with the architectural character of the building, and be appropriate to the property and the environment.

**Standard 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."*

The proposed new deck could be removed in the future, preserving the essential form and integrity of the property.

**Standards Under Code Sec. 10-161(b)**

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

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

The Ryba Building is not historic; the proposed roof deck would be appropriate to the building and to the historic value of the surrounding historic district.

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

The roof is flat, and is not visible from the street, although it is visible from the Iroquois Hotel next door, and maybe from a distance in views from higher elevations. Even if visible, the deck would have an appropriate relationship with the rest of the building and the surrounding area.

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

A new roof deck would be compatible with the design, arrangement, and materials of the larger Ryba building.

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

Being essentially invisible, the new deck would not detract from the building's aesthetic value.

**CONCLUSION**

The proposed new deck at the Ryba Fudge Store building at 7463 MainStreet would meet the Standards for review.

**END OF REVIEW**