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6 June 2025

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

Re: **GILMER COTTAGE SHED ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed shed addition to the Gilmer Cottage in the West End Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Tamara Burns, Hopkins Burns Design Studio  
Dennis Dombroski, City of Mackinac Island  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



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## **DEIGN REVIEW**

### **GILMER COTTAGE SHED ADDITION**

7575 Main Street

West End Historic District  
City of Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the construction of a one story shed addition to the Gilmer Cottage, 7575 Main Street, in the West End Historic District. The building is a Non-contributing structure in the historic district. The new shed would be a 9-1/2 feet by 12 feet addition to a blank wall area on the east end of the house. The short dimension would face the street and have a pair of doors. The proposed hipped roof, materials, and details would all match the house.

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 Site Survey, Site Plan, Floor Plan, and Elevation drawings of the proposed work, and photos of existing conditions, dated 22 May 2025, by Hopkins Burns Design Studio.

## **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 shed addition would be compatible with the massing, size and architectural features that characterize the property. As a small addition to a non-historic resource, the new work would purposely not be differentiated from the old so that it would blend with the architectural character of the existing house design.

**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 historic and architectural value of the house, and its relationship to the historic value of the surrounding historic district would be maintained.

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

The new shed, proposed to be added to a blank wall of the non-historic house, would be a compatible neutral addition to the architectural character of the house, and its relationship to the surrounding area.

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

The proposed shed addition would be compatible with the design, arrangement, and materials of the existing cottage.

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

The shingle style aesthetic of the cottage would be maintained.

**CONCLUSION**

The proposed shed addition to the Gilmer Cottage, 7575 Main Street, would meet the Standards for review.

**END OF REVIEW**