



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 August 2023

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

Re: **SULKOWSKI COTTAGE REPLACEMENT WINDOWS**
Design Review

Dear Ms. Pereny:

This design review is for the proposed replacement of 11 windows and deteriorated exterior woodwork at the Largo / Sulkowski Cottage, 8309 Park Avenue, in the Hubbard's Annex Historic District. The house is a Contributing structure in the district.

Of the ordinance required ten Standards for review, the standards which apply to the proposed work are:

Standard 2 - *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."*

The project would replace two sizes of existing wood double-hung windows with composite exterior / wood interior double-hung windows of the same sizes and appearance. Deteriorated exterior wood trim would also be replaced using new wood to match existing profiles.

Standard 6 - *"Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, or structures."*

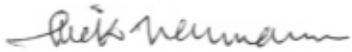
The extent of deterioration requires replacement rather than repair. The replacement elements (windows and trim) would substantially match the visual qualities of the original components.

The proposed work would be compatible and in character with, the historic appearance of the resource, and therefore, the proposed project does meet the Standards for review.

Largo / Sulkowski Window Replacement Design Review
7 August 2023
Page 2

Sincerely,

RICHARD NEUMANN ARCHITECT

A handwritten signature in cursive script, appearing to read "Rick Neumann".

Rick Neumann

- c. Chad Ruddle, Applicant
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop and Morrison