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30 October 2025

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

Re: **GATE HOUSE RESTAURANT REAR PAVILION RENOVATIONS**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed roof addition and pavilion renovation at the Gate House Restaurant 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
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

GATE HOUSE RESTAURANT REAR PAVILION RENOVATIONS

1547 Cadotte Avenue

West End Historic District
City of Mackinac Island, Michigan

INTRODUCTION

The project is renovation and addition to the pavilion at the rear of the patio at the Gate House Restaurant, 1547 Cadotte Avenue in the West End Historic District. The property is Noncontributing in the historic district. An uncovered patio area behind the outdoor pavilion is proposed to be covered by a new triangular roof addition. And the railing wall around the pavilion is proposed to be raised in height by 12 inches. The proposed roof addition and railing renovation would match existing materials and detailing.

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 existing conditions photos, drawings of proposed changes and perspective sketches, by Hopkins Burns Design Studio, dated 24 October 2025.

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 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."*

Although not a historic building, the overall character of the property would be retained and preserved. The features and spaces characterizing the pavilion and outdoor patio area would remain, and new construction would match existing circumstances.

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 new rear roof addition and renovation of the railing wall raising its height would not destroy materials that characterize the property, and would be compatible with the massing, size and architectural features 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 architectural value of the Gatehouse property 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 proposed rear roof addition on the Pavilion would maintain an appropriate relationship to the larger pavilion structure, the restaurant, the patio, and to the surrounding area.

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

The proposed new work would be compatible with the design, arrangement, and materials of the existing property.

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

The existing aesthetic value of the pavilion and the larger property would be maintained.

CONCLUSION

The proposed roof addition and railing wall height increase at the Gate House Restaurant property at 1547 Cadotte Avenue would meet the Standards for review.

END OF REVIEW