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6 March 2025

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

Re: **MARY'S BISTRO NEW WINDOWS AND AWNINGS ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the application for a proposed new windows and awnings at Mary's Bistro, 7463 Main Street in the Market and Main Historic District.

Find attached the Design Review for the above referenced proposed project.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

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



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Re: **MARY'S BISTRO NEW WINDOWS & AWNINGS ADDITIONS**  
Design Review

Dear Ms. Pereny:

The proposed project is the addition of new windows and awnings along the rear outdoor patio of Mary's Bistro, 7463 Main Street, in the Market and Main Historic District. The property is a Non-contributing structure in the district. It is proposed to add new windows on the end of the wing, and flanking each side of an existing door facing to the side. In addition, two retractable awnings are proposed to be added, one over the new end windows, and one over an existing window on the side.

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 rendering of proposed work, dated 28 January 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 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 work would not destroy historic materials that characterize the property, as the building is not historic. The proposed new windows would be compatible with the existing

building, in terms of other existing windows and architectural features. However, the new awnings illustrated in the rendering would not be compatible with awning guidelines for historic districts as they are shown to have a curved shape. New awnings should meet the requirement to be shed-shape, with or without a bottom dropped edge.

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

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

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

The proposed new windows would be appropriate to the existing rear patio area, although the retractable awnings illustrated would not be appropriate in the surrounding historic district.

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

The proposed curved awning shape would not be compatible with awning guidelines for historic districts. If the awnings were proposed to be a traditional shed type design, then they would be compatible.

**CONCLUSION**

The proposed windows additions at the rear patio of Mary's Bistro at 7463 Main Street would meet the Standards for review. The proposed curved top awnings would not meet the Standards for review.

**END OF REVIEW**