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9 May 2025

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

Re: **GREAT TURTLE BREWERY NEW EQUIPMENT PLACEMENT**
Design Review

Dear Ms. Pereny:

I have reviewed the already completed placement of new mechanical equipment outside the Lake View Hotel for the new Great Turtle Brewery & Distillery at 7452 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. Melanie Libby, Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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DESIGN REVIEW

GREAT TURTLE BREWERY NEW EQUIPMENT PLACEMENT

7452 Main Street

Market and Main Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the replacement of an existing condensing unit serving the Great Turtle Brewery and Distillery, and placement of a new air compressor unit serving Ira Green's mobility business. Both installations have already been completed. The condensing unit is outside the Lake View Hotel along French Lane, and the air compressor is at the north end of the alley behind the building. The hotel is a Contributing structure in the district.

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 written description of work and photographs, dated 23 April 2025, from applicant Melanie Libby.

REVIEW

The Standards for review are the following:

Standard 5 - "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

All distinctive features, finishes, construction techniques or examples of craftsmanship that characterize the property would remain.

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 mechanical unit replacements would not destroy historic materials that characterize the property as areas proposed to be altered have previously been renovated. The new work would be differentiated from the old by its plain, simple architectural character, and for the same reason would be compatible.

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 work could be removed and changed in the future without impairing the overall historic integrity of the building.

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 Lake View Hotel is a significant architectural resource in the district, and the equipment work does not negatively alter its own value or its relationship to the surrounding area.

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

The new AC condensing unit is located in place of an older one, along French Lane, around a jog in the building wall out of sight from Main Street. While not totally hidden, the unit's appearance along French Lane would continue to be screened by a wood fence, and would not be a negative impact to the surrounding area. The air compressor is small, and tucked between a projecting bay window and a power cabinet, and also screened by a section of fence.

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

The completed work is generally compatible in terms of design, arrangement, texture and materials, relative to being necessary mechanical equipment serving businesses in the district.

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

The aesthetic value of mechanical equipment is marginal at best, but these units are screened and mostly hidden from view, from most people using Main Street and French Lane.

CONCLUSION

Based on the findings above, the completed new mechanical equipment placement outside the Lake View Hotel at 7452 Main Street meets the Standards for review, and the Standards under Sec. 10-161(b).

END OF REVIEW