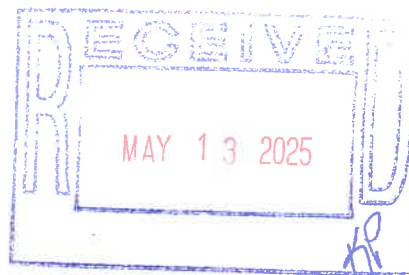




Richard
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610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931



8 May 2025

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

File No. MD25-025-024(4)
Exhibit D
Date 5-13-25
Initials KP

Re: **OLD LCC BUILDING GUTTERS AND DOWNSPOUTS**
Design Review

Dear Ms. Pereny:

I have reviewed the already installed gutters and downspouts on the Old LCC Building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Roy Shryock, Applicant
Dennis Dombroski, City of Mackinac Island
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office



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Architect

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8 May 2025

DESIGN REVIEW

OLD LCC BUILDING GUTTERS AND DOWNSPOUTS 7429 Market Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is of new gutters and downspouts already installed on the old Liquor Control Commission building, at 7429 Market Street, in the Market and Main Historic District. The building is a Non-contributing structure in the historic district. The Applicant has recently installed "K" Style aluminum gutters and downspouts along both eaves of the gable roof building, the eaves of which are perpendicular to Market Street.

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 photographs of the gutters and downspouts installation dated 24 April 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 installed gutters and downspouts do not destroy materials that characterize the property, and are compatible with the massing, size and architectural features of the property. The modern style gutters and downspouts are differentiated from the historic building details.

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 installed gutters and downspouts could be removed in the future, preserving the essential form and integrity of the historic 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 historic and architectural value of the building, and its relationship to the historic value of the surrounding historic district is maintained.

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

The modern style gutters and downspouts do distinguish themselves as new additions to the historic building.

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

The newly installed gutters and downspouts are compatible with the design, arrangement, and materials of the historic building.

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

The plain design and white color do blend with the aesthetic value of the building.

CONCLUSION

The already installed aluminum gutters and downspouts on the old LCC Building do meet the Standards for review.

END OF REVIEW