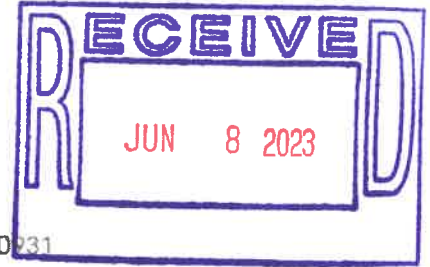




Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0231



7 June 2023

Katie Pereny, Secretary  
Planning Commission  
City of Mackinac Island  
Mackinac Island, MI 49757

Re: **GROMLEY RESIDENCE**  
Architectural Review

File No. 2123-006-022

Exhibit I

Date 6-8-23

Initials KP

Dear Ms. Pereny:

Find attached the architectural review for the proposed Gromley Residence at Unit #6,  
Stonebrook Condominium Association.

Should you have any questions, please let me know.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

c. Nick Liebler, White & Liebler Architects  
Dennis Dombroski, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



**Richard  
Neumann  
Architect**

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

7 June 2023

## **ARCHITECTURAL REVIEW**

**GROMLEY RESIDENCE**  
Mackinac Island, Michigan

### **INTRODUCTION**

This architectural review is of the design for a proposed new residence at Unit # 6 Stone Brook South, in the Stone Brook Condominium Association.

This architectural review is based on the stated intent of Section 18.06 "Standards for Review", paragraph A. "Non-commercial structures in all areas except the R-4 District", of Article 18 "Architectural Review", of the City of Mackinac Island Ordinance No. 479, effective November 12, 2013, and as amended through Ordinance No. 547, effective May 16, 2017. Any necessary additional interpretation of these standards is based on the widely used and professionally acknowledged standards developed by the Department of the Interior entitled "The Secretary of the Interior's Standards for the Treatment of Historic Properties".

Materials submitted for Review consist of architectural drawings including site survey, site plan, floor plans, exterior elevations, and details, dated 10 March 2023, by White & Liebler Architects.

### **REVIEW**

The general standards for review in Section 18.06 are the following:

#### **Placement on Lot:**

The site plan indicates the proposed building meets yard setback and lot area coverage requirements. A small bicycle storage building would be located on the drive side.

#### **Height:**

The height of the house would be 35 feet, just meeting the allowable 35 feet maximum.

**Appearance:**

The house would have a traditional appearance in the Colonial Revival style, having a squarish plan with the predominant gable roof running side to side. The front (west) would be an asymmetrical treatment with center entry steps flanked on one side by a projecting wrap around porch with octagonal bay above, and on the other by a segmental arched basement entry under the porch and a gable above, balancing the turret. A covered porch would extend across the front (west), wrap along one side (south), and across most of the rear (east). The rear, a more symmetrically designed facade, would have a centered gable roof above the entry, under a bank of five windows on the second floor, and an eye-brow dormer set in the roof. Design elements include a stone foundation, Classical columns supporting a horizontal frieze band, finial-peaked gable ends, the eye-brow window, banks of cottage style double-hung windows, a stone chimney, and clapboard and shingle siding. The appearance of the proposed house would be congruous and in harmony with the district and the historical character of the Island.

The detailed standards for review in Section 18.06 are the following:

**Exterior Features:**

**Foundations** - *"Foundation materials shall in some way be treated (painted, parged, stuccoed or otherwise detailed) to provide a finished appearance. Natural and synthetic stone native to, or characteristic of, the Great Lakes basin are excepted."*

The exposed portions of the lower-floor basement walls are proposed to be stone veneered, providing a finished appearance.

**Walls** - *"The majority of all exterior wall surfaces shall be covered with materials that provide the appearance of wood shingles, horizontal lap siding, vertical board and batten siding, or natural stone native to the Great Lakes basin. Accent panels and window or door trim may be of any material. Log exteriors may be allowed where consistent or congruous with the character of the surrounding neighborhood."*

Above the lower level stone cladding, the main floor would be sided with horizontal cedar wood lap siding, and the second floor would be covered with cedar wood shingle siding. The gable ends would be clad with a board-and-batten treatment. Facia, soffit, corner boards, door and window trim, and column and beams would be wood, or finished to appear as wood.

**Windows** - *"The maximum glass area for any of the exterior wall surfaces (excluding approved attached or detached greenhouse type structures and fully enclosed porches) is 50%. A minimum of 70% of the individual window units shall be either the single hung or double hung type, or single hung or double hung in appearance. Mirrored or dark tinted glass with visible light transmittance of less than 60% shall not be allowed. The replacement of windows identical in appearance to existing windows does not require architectural review. The installation of new windows or replacement of existing windows with a new window type shall be required, as*

*determined appropriate by the Planning Commission, to match the type (ie., single hung, double hung) and appearance (ie., with muntins) of the original windows or what would have been typical historically."*

All four exterior elevations would have less than 50% of the wall area as glass. Windows are proposed to be a mix of double-hung units and casement units simulated to appear as double-hung, and with a few one-of-a-kind windows. A minimum of 70% of individual units would be single or double hung type in appearance.

**Doors** - *"Doors shall be the hinged type, or at a minimum shall look like hinged doors. On residential or residential accessory buildings horizontal tracked doors shall be allowed, but roll-up or tilt-up style garage doors shall not be allowed."*

Doors are proposed to be hinged-type on the east rear and south side, but sliding patio type, appearing as french doors, on the west front.

**Roofs** - *"All roofs shall be in keeping with the roofs of surrounding buildings and the historic nature of Mackinac Island. The minimum pitch for the main portion of the roof shall be 6 vertical and 12 horizontal. Roof coverings for the main portion of the roof shall have an individual unit shingled appearance and be of materials such as wood, asphalt, fiberglass, or metal. Ribbed or standing seam metal roofs may also be allowed, as determined appropriate by the Planning Commission."*

All of the primary roof pitches would be greater than a 6/12 slope, and would be covered with asphalt shingles providing an individual unit appearance. The eye-brow dormer facing east would have a standing seam metal roof. The proposed main roof would be 8 / 12, with gable and turret roofs being steeper, and would be in keeping with those of surrounding buildings and the Island.

**Porches** - *"Front porches or stoops, when provided, shall be covered with a roof that is compatible with, but does not necessarily match, the structure's main roof."*

Projecting porch roofs would be 3 / 12, and would appear compatible with the house's main roofs, both in slope and in coverings, being asphalt shingles.

**Colors** - *"When architectural review is required by this ordinance, colors shall be reviewed and shall be in keeping with surrounding buildings and the historic nature of Mackinac Island. Neon, fluorescent or iridescent colors are prohibited. Changing the color of a building or structure (repaint) does not require architectural review but any such repaint is subject to the prohibition against neon, fluorescent or iridescent colors and shall be in keeping with the colors of surrounding buildings and the historic nature of Mackinac Island."*

No indication of exterior material colors are given.

**Monotony of Design** - *"For new construction or additions involving multiple units, monotony of design shall be avoided. Variation of detail, form and siting shall be used to provide visual interest."*

This standard is not applicable to this project, it being a single custom home.

**Chimneys** - *"All chimneys shall be stylistically consistent with the appearance of the building. Existing chimneys that are stylistically significant shall be preserved."*

The proposed stone-clad chimney would appear stylistically appropriate with the appearance of the building.

As such, the Exterior Features standards would be met.

**Color and Texture of Materials:**

Based on the elevation drawings, and the above discussion, this standard would be met.

**Conclusion:**

Based on the findings above, the proposed design would meet the Standards for review.

END OF REVIEW