



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.5335



17 August 2023

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
Mackinac Island, MI 49757

Re: **LAKEVIEW HOTEL HVAC INSTALLATION**
Market and Main Historic District
Design Review

File No. HB23-000-060(H)

Exhibit D

Date 8.18.23

Initials KP

Dear Ms. Pereny:

I have reviewed the proposed new construction projects at the Lakeview Hotel, 7452 Main Street in the Market and Main Historic District. The Lakeview Hotel is a Contributing structure in the district.

The project proposes to replace existing siding and windows on the Main Street and French Lane sides of the building, as a second phase of window replacement undertaken last winter on the Hoban Street side. This work is considered "like for like", as components will be replaced in kind, as during the first phase.

Another aspect of proposed new work is installation of 64 new rooftop condensing units, along with replacement of 25 existing units. These are part of a heating and cooling systems upgrade, consisting of installing air-to-air heat pumps, which move heat outside in summer and inside in winter. The units will be set on the roof, away from edges, and would be invisible from below.

The proposed HVAC units, as necessary equipment on the roof, would be appropriate additions, and would be compatible with the architectural character of the building and with other buildings in the district. As such, the proposed project would meet the Standards for review.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Sam Barnwell, Hotel Investment Services
Dennis Dombroski, City of Mackinac Island
Gary Rentrop, Rentrop & Morrison