



Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

4 February 2026

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

Re: **CHIPPEWA HOTEL VERIZON ANTENNAS REPLACEMENT**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed new antenna and equipment replacement on the Chippewa Hotel 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. Amy Rodriguez, TeleCad Wireless  
David Lipovsky, City of Mackinac Island  
Erin Evashevski, Evashevski Law Office



Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

4 February 2026

## **DESIGN REVIEW**

### **CHIPPEWA HOTEL VERIZON ANTENNAS REPLACEMENT**

7221 Main Street

Market and Main Historic District  
Mackinac Island, Michigan

## **INTRODUCTION**

The proposed project is the replacement of communications antennas and related equipment for Verizon Wireless on the roof of the Chippewa Hotel, 7221 Main Street, in the Market and Main Historic District. The Chippewa Hotel is listed as a Contributing structure in the district.

The Verizon towers are the two closest to the center of the roof (AT&T towers are the two closest to each end of the roof). The existing antenna sleds (roof-mounted towers) are proposed to be outfitted with three new replacement antennas, the northern-most tower with two, and the other tower with one antenna. The height of the towers would not change, but the antenna equipment itself would entail more elements and be larger in size.

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 data sheets, photos, and drawings including plan and elevations portraying proposed conditions, by TeleCad Wireless, dated 24 October 2025.

## **REVIEW**

The Standards for review are the following:

**Standard 1** - "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."

The building would continue in its historic and long-time current use as hotel and retail, and the proposed change in antenna equipment would not alter this.

**Standard 2** - "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a building shall be avoided."

The existing character of the property would be retained and preserved. No historic materials would be removed or alteration of features and spaces that characterize the building would occur.

**Standard 3** - "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

The proposed antennas replacement would not create a false sense of historic development as their appearance is obviously not historic. Given their utilitarian nature and location on the roof, the antennas would not distract from the architectural character of the building.

**Standard 4** - "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

No changes that have acquired historic significance in their own right would be affected.

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

Distinctive attributes of the building, including the four exterior elevations with their historic features and finishes would be preserved.

**Standard 6** - "Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, or structures."

This standard does not apply to the proposed project.

**Standard 7** - "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

This standard does not apply to the proposed project.

**Standard 8** - "Significant archaeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."

This standard does not apply to the proposed project.

**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 exterior alteration of antenna equipment would not destroy historic materials that characterize the property. The new changes would be differentiated from the old by the utilitarian nature of modern communications equipment.

**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 replacement antennas and related equipment could be easily removed in the future without impairing 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 and significance of the Chippewa Hotel would be maintained, and the replacement antennas and equipment, while visible, would have minimal effect on 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 relationship of the proposed antenna replacements to the rest of the resource are, and would be, contrasting elements to the historic architectural features of the Hotel. But being on the roof, they would minimally change their relationship to the building and to the district.

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

Being on the roof, the antennas are generally compatible elements on the building.

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

The aesthetic value of the building would be maintained.

#### CONCLUSION

As a utility feature, the proposed replacement antennas and related equipment can be thought of as technology infrastructure necessary to update historic environments to serve modern needs, in this case serving not just the building, but the whole historic district and the entire island. Based on the findings above, the proposed antenna replacements on the roof of the Chippewa Hotel would meet the Standards for review, with the proposed work having minimal negative effect on the building and the district.

END OF REVIEW