

# **CITY OF MACKINAC ISLAND**

## **AGENDA**

### **HISTORIC DISTRICT COMMISSION**

**Tuesday, February 10, 2026 at 10:00 AM**

**City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan**

---

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Minutes**
  - [a.](#) January 13, 2026
- V. Adoption of Agenda**
- VI. Correspondence**
- VII. Committee Reports**
- VIII. Staff Report**
- IX. Old Business**
  - [a.](#) CLG Report Review
- X. New Business**
  - [a.](#) C26-044-002(H) Chippewa Hotel Add 3 Windows
  - [b.](#) C26-044-003(H) Verizon Antenna Replacement on Chippewa Hotel
- XI. Public Comment**
- XII. Adjournment**

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, January 13, 2026 at 10:00 AM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

---

**I. Call to Order**

**II. Roll Call**

PRESENT

Lee Finkel

Peter Olson

Lindsey White

Rick Linn

Staff: David Lipovksy, Richard Neumann, Erin Evashevski (via Zoom)

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

a. December 9, 2025

Motion to approve as written.

Motion made by White, Seconded by Olson.

Voting Yea: Finkel, Olson, White, Linn

**V. Adoption of Agenda**

Motion to approve as amended. Add Closed session to discuss ongoing litigation.

Motion made by White, Seconded by Linn.

Voting Yea: Finkel, Olson, White, Linn

**VI. Staff Report**

a. CLG Report Review

Pereny asked the Commission to submit input for numbers 6 and 7. Evashevski agreed. We will review at the next meeting if time allows. Pereny to check due date.

b. C25-046-109(H) Verdes Storm Windows, Awning, and Counter

Lipovksy stated the existing storm windows are in rough shape. Since they are currently renovating, the applicant would like to replace like for like. The awning needs to be replaced with a different color. The counter to be replaced is inside the bar so would not be reviewed by HDC. Motion to accept the Staff Report.

Motion made by White, Seconded by Finkel.  
Voting Yea: Finkel, Olson, White, Linn

## VII. Old Business

a. RS25-046-045(H) Gilmer Condensers, Propane, and Doggy Door Amendment

Lipovsky stated they have condenser and propane tanks that need to be placed. The applicant would like to install a fence along the Biddle Point lot to hide the equipment. Lipovsky and Neumann agree this is a good solution. Neumann stated these are mechanical additions and are necessary elements of the building. As long as they are invisible and normal looking as possible, they have always been approved. Motion to approve.

Motion made by Olson, Seconded by White.  
Voting Yea: Finkel, Olson, White, Linn

## VIII. New Business

a. C25-053-110(H) Trayser New Cafe

Devan Anderson shared his screen. Anderson showed historic and present-day photos. A civil site plan was submitted. We will be removing raised decks and fencing in the back. The rest will remain untouched. Finkel asked if the deck is in the FEMA flood zone. Finkel believed there was a previous application to excavate because of the flood zone. Anderson is not aware of this. There is no excavation proposed in this application. The demolition plans include removing partitions in the basement and to fully excavate the partially excavated basement. They will be adding some water proofing. The first floor demolition plan includes removal of the existing storefront and the first 24' of storefront in order to do the necessary excavation. The storefronts will be replaced to match the historic design. The 2nd floor exterior work includes replacing the roof on the storage building and replacing the awning. There will be interior renovations on the 2nd floor that does not impact the exterior. The proposed work is to install fire suppression system. The new deck will be brought up to the level of the existing deck. Finkel asked how many people can sit in the cafe. Outside 60 and inside about 44-50. Finkel asked if there are two single bathrooms. Anderson stated there are two existing and they will be adding two more in the cafe. Olson asked how patrons will enter the cafe. Anderson stated only through the existing businesses on Main Street. People will be directed back to the cafe from employees in the storefronts. Olson asked about egress without going

through the building. There is a small alley, while not a legal alley, that could be used as an exit. Finkel asked the width of the alley. Anderson stated about 3' wide. Lipovsky stated he has questions on egress on the building side of things. It is not for this meeting but does need to be discussed. White asked if changes were made for the egress would the application need to come back to the HDC. Lipovsky does not think it would change anything the HDC reviews. Neumann stated with an occupant load of more than 50 there needs to be 2 methods of egress, separated from each other. Finkel asked when they wanted to start. Anderson stated they would like to submit for permits in the end of March and then start next fall. Evashevski asked for clarification on the noted demolition language and what is being replaced like for like. Anderson stated all of the work that faces the street includes removing the storefront facades, some of the salvaging of the log work and signing at the Trading Post. There will be scraping and painting of rotted wood as discovered. In the back most of the demo is removal of existing decks and railings. The rear elevation shows extensive work on the storage building to accentuate the views available there. Between the two buildings most of the decking is remaining and wooden platforms and decks on the left are being removed. It is a lot of maintenance work. Evashevski asked about the front, the removal of the facade, will it be a complete removal or will some of the siding remain. Anderson stated below the second-floor line it will be a complete removal. Neumann pointed out that the storefronts will be restored to an earlier time period appearance. The proposed colors are white and blue. The awning is being separately addressed with the City. Finkel asked if the sheet piling will remain the same. Anderson stated they will be painting it. Linn asked about Neumann's comment about the entry doors. Neumann stated he didn't realize the entire storefront was going to be removed. Neumann did have a condition of approval of wooden doors. To have a clad door is inappropriate in an historic setting. Neumann did not like the curved shape of the awning. The transom windows on the back are only shown on one elevation, so he wasn't sure what they intended to do. Neumann recommended the cafe windows should pick up on the style of the front windows. The other concern was the cafe signage facing the bay. He recommended installing a gable end with the signage in the gable. Finkel asked about the cantilevered upper deck and what they are made of. Anderson stated it is not cantilever but ground supported on vertical posts. Finkel asked to see the umbrellas on the lower deck in a new rendering. Anderson confirmed there will not be umbrellas used on the lower deck. Linn asked if the railing is glass panels. Anderson stated they are cable railings. Neumann was ok with the cable railing. Evashevski stated that she needs more information and is hopeful to arrange time to chat with Anderson, Neumann and Lipovsky for more information. Neumann would like a better understanding on the proposed work on the facade. Other than that, he feels fairly comfortable with the rest of the project. Motion to table. Motion made by Olson, Seconded by White.

Voting Yea: Finkel, Olson, White, Linn

Anderson asked for a list of refinements in writing. Evashevski stated she will reach out to Anderson as well.

Motion by White, second by Olson to enter in to closed session to discuss ongoing litigation at 11:00 AM. Roll call all ayes.

Motion by Olson, second by White, to go out of closed session at 11:29. All in favor. Motion carries.

Motion by White, second by Olson, to go back in to open session. All in favor. Motion carries.

**IX. Public Comment**

None

**X. Adjournment**

Motion by White, second by Olson to adjourn at 11:30 AM. All in favor. Motion carries.

---

Lee Finkel, Chairman

---

Katie Pereny, Secretary



**Michigan State Historic Preservation Office**  
 Certified Local Government Program  
 CLG 2025 Annual Report

Section IX, Itema.

1. CLG BASIC INFORMATION	
CERTIFIED LOCAL GOVERNMENT City of Mackinac Island	
CHIEF ELECTED OFFICIAL Mayor Margaret Doud	
CLG CONTACT PERSON (official person on file with National Park Service) Katie Pereny	TITLE Secretary
MAILING ADDRESS PO Box 455, Mackinac Island, MI 49757	
EMAIL kep@cityofmi.org	TELEPHONE 906-847-6190
CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable) www.cityofmi.org	

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING	
A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no, briefly explain)	
B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR? (Provide a link or attach any documents for which you select yes)	
HISTORIC DISTRICT ORDINANCE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Ord 622 deleted due to incorrect voting procedure	PRESERVATION PLAN (including master plan component) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
HDC BYLAWS OR RULES OF PROCEDURE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
COA APPLICATION/REQUIREMENTS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SURVEY PLAN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

3. HISTORIC DISTRICT COMMISSION			
A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC Katie Pereny, Secretary, Historic District Commission			
B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if yes, provide name/title) Richard Neumann, Architect, Gary Rentrop, Attorney			
C. IDENTIFY <b>CURRENT</b> HISTORIC DISTRICT COMMISSION MEMBERS. (Submit a <u>resume</u> or <u>Attachment A</u> for each <b>NEW</b> commissioner appointed during the year)			
NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
Andrew Lee Finkel	Chair	05/23	05/26
Lorna Straus	Member	05/22	05/28
Nancy Porter	Member	05/24	05/27
Shannon Schueller	Member	05/24	05/27
Peter Olson	Member	05/24	05/27
Rick Linn	Member	05/25	05/28
Lindsey White	Member	05/25	05/28

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL?  YES  NO  
 If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.  
 However, Architect Richard Neuann and Attorney Gary Rentrop are historic preservation specialists. Neumann attends monthly HDC meetings and Rentrop is consulted if needed. Mackinac Island has approximately 400 residents and the HDC is not aware of any residents meeting the qualification, so they rely on consultants for guidance.

E. ARE THERE CURRENTLY ANY HDC VACANCIES?  
 YES  NO If yes, how many?

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?  
 YES  NO  NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?  
 YES  NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.  
 Quarterly education segments attended by entire commission.

NAME OF TRAINING	PROVIDER	ATTENDEES

H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)  
 2<sup>nd</sup> Tuesday of every month

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	July 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
February 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	August 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
March 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	September 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
April 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	October 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
May 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	November 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
June 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	December 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

\*if not available on your website, submit minutes for at least two meetings

J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED:	# OF CERTIFICATES OF APPROPRIATENESS ISSUED:
# OF APPLICATIONS REVIEWED BY STAFF ONLY:	# OF DENIALS ISSUED:
# OF APPLICATIONS REVIEWED BY THE HDC:	# OF NOTICES TO PROCEED ISSUED:

WERE ANY HDC DECISIONS APPEALED?  YES  NO (if yes, complete the information below)

# OF HDC DECISIONS APPEALED: 0

# OF DECISIONS OVERTURNED: 0

# OF DECISIONS AFFIRMED: 0

**4. INVENTORY AND DESIGNATION**

A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.  
N/A

B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS?  YES  NO  
If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR?  YES  NO  
If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR?  YES  NO  
If yes, identify them below.

NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR?  YES  NO  
If yes, identify them below. If associated reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary.

DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO

	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, briefly identify them below.		
NAME/ADDRESS OF PROPERTY	NAME OF DISTRICT (IF APPLICABLE)	

**5. PUBLIC PARTICIPATION**

A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976?  YES    NO (if no, briefly explain)

B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT’S WEBSITE?  
 YES    NO

C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC?  
 Mailings    Newspapers    Posting at Municipal Building    On-site Project Signs    Direct Email    Door Fliers    Email List/Listserv  
 Local Access Channels    Community Events    Other

D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION?  YES    NO  
 If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.

ACTIVITY	SPONSORING ORGANIZATION	DATE

**6. CLG/HISTORIC PRESERVATION GOALS**

A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.

GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
Continue review of the City to identify possible additional districts	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	One new district was put in place. No new districts have been identified at this point.
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	

B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2026). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.

GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
Regualr HDC Historic Preservation Education	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	

	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO

**7. MISCELLANEOUS INFORMATION**

A. SHPO HAS A NEW CLG COORDINATOR. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS?  
 The entire island is a National Historic Landmark District. The City did not create its first historic district until approximately 14 years ago. Some property owners have expressed concerns that the restrictions on a historic district places difficulty upon their effort to develop and update. The demand for change in resources comes principally from commercial development, and the need for employee housing. The Study Committee and HDC typically use 50 years of age for a structure to be eligible to be a historic resource on the island, but believes the period should be older - a period relevant to the time period of existing historic resources of each district on the island.

B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2025 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? **SHPO encourages sharing photos!**

C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2025.

D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?

E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2025?  
 YES  NO (If yes, briefly identify them below.)

F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2025?  YES  NO (If yes, briefly identify them below.)

NAME OF PROGRAM	# OF PROPERTIES BENEFITED

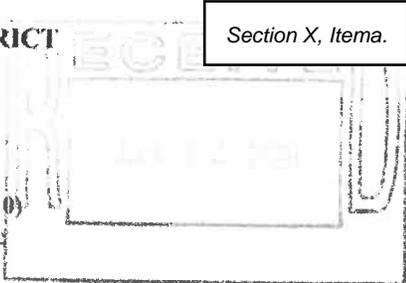
G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION?  YES  NO

H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVAION (BIENNIAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE), WOULD YOU BE INTERESTED?  YES  NO

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?

**GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT**

Section X, Itema.



- Minor Work ( Complete Section A and refer to General Directions)
- New Construction (Complete Section B and refer to General Directions and Item B)
- Demolition (Complete Section B and refer to General Directions and Item C)

**Application Deadline:** Application and materials must be completed and **submitted by 4:00 p.m. ten (10) business days before each Commission Meeting.** Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

**A) MINOR WORK**

**PROPERTY LOCATION:** 7221-103 Main Street 38-2510297  
 (Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: Bensor/Porter Email Address: \_\_\_\_\_

Address: 7221-103 Main Street Mackinac Island MI 49757  
 (Street) (City) (State) (Zip)

Telephone: 906-847-3341 \_\_\_\_\_  
 (Home) (Business) (Fax)

**APPLICANT/CONTRACTOR**

Name: Roy Shryock Email Address \_\_\_\_\_

Address: 7221-103 Main Street Mackinac Island MI 49757  
 (Street) (City) (State) (Zip)

Telephone: 231-881-6860 \_\_\_\_\_  
 (Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used.
- Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

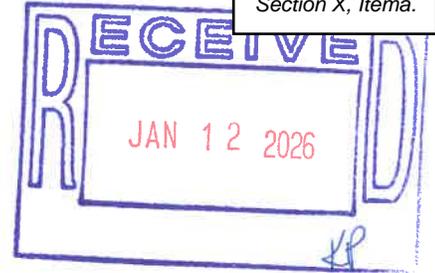
[Signature] SIGNATURES \_\_\_\_\_  
 Signature Signature

Roy Shryock \_\_\_\_\_  
 Please Print Name Please Print Name

NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

**RETURN THIS FORM AND SUPPORTING MATERIALS TO:  
 MACKINAC ISLAND BUILDING OFFICIAL  
 7358 MARKET STREET, MACKINAC ISLAND, MI 49757  
 PHONE: (906) 847-4035**

File Number: _____	Date Received: _____	Fee: _____
Received By: _____	Work Completed Date: _____	



File No. C26-044-002(H)  
 Exhibit B  
 Date 1-12-26  
 Initials KP

Mackinac Island HDC,

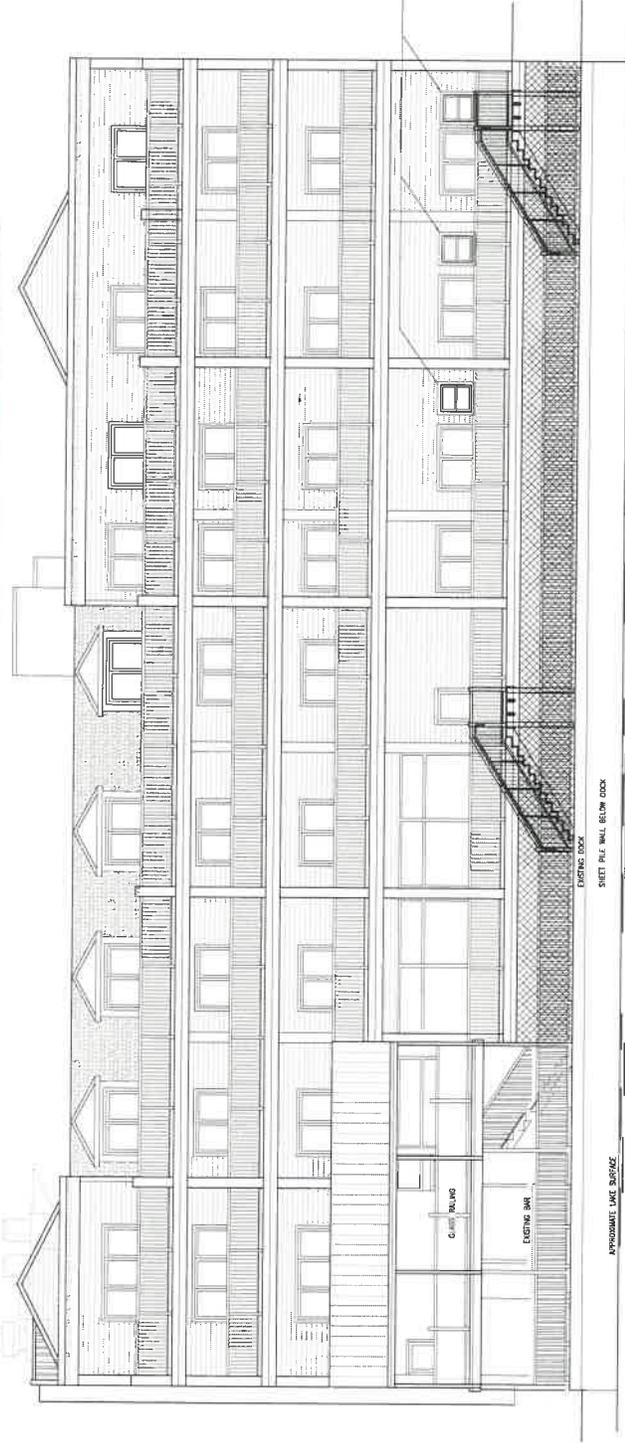
We are asking permission to add three 32"x36" double hung windows on the first floor water side of the Chippewa Hotel. Rooms 102-106. The reason for the windows would be for additional natural light and privacy. Rooms 102-108 share the same balcony/walkway so guests are constantly dealing with others walking past their rooms with little to no privacy. These new windows would solve those problems.

Thank you for your time!

Roy Shryock

File No. Cale-044-002(4)  
Exhibit C  
Date 1-12-26  
Initials KD

RECEIVED  
JAN 12 2026  
KR



Richard Clements Architect, PLLC 22016 Lakeside Canton, MI 48106 richard@rcapl.com 989.330.3001	CHIPPewa HOTEL REAR ELEVATION 7221 MAIN STREET WACKINAC ISLAND, MI	FOR APPROVAL NOT FOR CONSTRUCTION	sheet: A2.1 date: Dec. 24, 2025 project: 2405
--	---	--------------------------------------	---

South Elevation



File No. CA26-044-002(A)  
 Exhibit D  
 Date 1/22/16  
 Initials MP



**SOLD BY:**  
 Preston Feather Building Centers -  
 Petoskey  
 Andy Herman  
 900 Spring St  
 Petoskey, MI 49770

**SOLD TO:**



**ANDERSEN**  
 WINDOWS & DOORS

CREATED DATE	1/12/2026
LATEST UPDATE	1/12/2026
OWNER	Andrew Herman

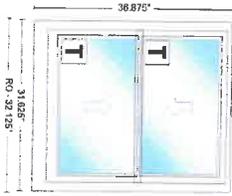
**RECEIVED**  
 JAN 12 2026

**Abbreviated Quote Report - Customer Pricing**

**QUOTE NAME:** Roy Shryock - Chippewa Hotel  
**PROJECT NAME:** Roy Shryock - Chippewa Hotel  
**QUOTE NUMBER:** 8626227  
**CUSTOMER PO#:**  
**TRADE ID:**

**ORDER NOTES:**

**DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	3	AA	None Assigned	\$830.45	\$2,491.35
<b>RO Size = 32 1/8" x 36 7/8"</b> <b>Unit Size = 31 5/8" x 36 7/8"</b> TW26210, Unit: 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied Insect Screen 1: 400 Series Double-Hung, TW26210 Full Screen Aluminum White PN:1610169 ENERGY STAR Clear Opening/Unit #      Width      Height      Area (Sq. Ft) A1      0.31      0.31      NO      A1      27.8750      13.7500      2.67000					

Quote #: 8626227

Print Date: 1/12/2026 4:50:30 PM UTC

All Images Viewed from Exterior

Page 1 of 2

File No. 226.044.002(4)

Exhibit E

Date 1.12.26

Initials KP



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 WINDOWS ADDITION**  
Design Review

Dear Ms. Pereny:

I have reviewed the proposed addition of windows at the Chippewa Hotel at 7221 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. Roy Shryock, Chippewa Hotel  
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 WINDOWS ADDITION**

7221 Main Street

Market and Main Historic District  
Mackinac Island, Michigan

**INTRODUCTION**

The proposed project is the addition of three new windows in three guest rooms on the first floor balcony of the Chippewa Hotel on the south, or Haldimand Bay, facing side. The hotel is a Contributing structure in the historic 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 the application and South Elevation drawing, received 12 January 2026.

**REVIEW**

The applicable Standards for review are the following:

**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."*

While some historic materials (siding) would be removed, it is the addition of the new features (windows) that would alter the historic character of the property and prevent this standard from being met. The proposed windows would be proportionally unlike any on the historic building, and would be placed in locations which would change the existing rhythm of window openings on the south elevation.

Chippewa Hotel Windows Addition Design Review  
 4 February 2026  
 Page 2

**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."*

While the addition of three new windows would be differentiated from the rest of the facade in that they would be the only windows of their size and location on the south elevation, these new windows would not be compatible with the other architectural features (windows) of the south elevation and the larger hotel. Their size and placement would be out of synch with the other window openings on the building.

**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 addition of three new windows could be undertaken in a manner that if removed in the future, would allow the essential form and integrity of the historic building to be restored.

**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 Chippewa Hotel is a very significant historic resource in the district, and the proposed window additions would negatively alter its architectural value by undermining the architectural integrity of this highly visible historic facade facing the Arnold Ferry dock, and at the larger scale, the building's 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 architectural features proposed to be added (windows) would not be appropriate to the building, as there are no other short double-hung windows on the south elevation or at other guest rooms on other sides.

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

Due to the proportions of the windows and their locations, the proposed work would be incompatible with the design and arrangement of the historic building design.

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

Chippewa Hotel Windows Addition Design Review  
4 February 2026  
Page 3

The aesthetic value of the south elevation would be diminished by the alteration of the vertical repetition of the stacked floors, as none of the other floors or bays would correspond with the three altered bays.

#### CONCLUSION

While the addition of three small windows may seem an insignificant alteration to the building, the effect would be an erosion of historic and architectural integrity - of the building and of the historic district.

But if the HDC concludes the proposed windows addition is compatible with the historic hotel and the environment of the Market and Main Historic District based on consideration of the above standards, then the design would meet the Standards of review, and should be approved. If it is determined the project is not compatible, then the application would not meet the Standards for review, and should not be approved.

END OF REVIEW

**PROJECT SUMMARY**

**SITE NAME:** MACKINAC CHIPPEWA HOTEL  
**SITE ADDRESS:** 7221 MAIN ST  
 MACKINAC ISLAND, MI 49757

**COUNTY:** MACKINAC  
**JURISDICTION:** TBD

**SITE COORDINATES:**  
**LATITUDE:** 45° 51' 0.87" N (NAD 83)  
**LATITUDE:** 45.85024167°  
**LONGITUDE:** 84° 37' 0.99" W (NAD 83)  
**LONGITUDE:** -84.61694167°

**PARCEL ID:** 051-550-044-00

**FUZE PROJECT ID:** 17534810  
**MDG LOCATION ID:** 5000228736

**BUILDING OWNER:** CHIPPEWA PROPERTIES  
 7221 MAIN ST  
 MACKINAC ISLAND, MI 49757

**BUILDING OWNER CONTACT:** TBD  
 TBD

**STRUCTURE TYPE:** BUILDING  
**EXISTING BUILDING HEIGHT:** 58'-0" - TOP OF ROOF  
 63'-6" - TOP OF PARAPET

**ENVIRONMENTAL REQ. :** N/A



**SITE NAME: MACKINAC CHIPPEWA HOTEL**  
**SITE NUMBER: 5000228736**  
**7221 MAIN ST**  
**MACKINAC ISLAND, MI 49757**

**SHEET INDEX**

NO.	DESCRIPTION
T1	TITLE SHEET
C1	OVERALL ROOF PLAN
C2	BUILDING ELEVATION
C3	ANTENNA LAYOUT
C3A	ANTENNA CONNECTION DETAILS
C4	EQUIPMENT SCHEDULE
C5	RF PLUMBING DIAGRAM

**SCOPE OF WORK**

**VERIZON WIRELESS PROPOSES TO INSTALL:**  
 • (3) ERICSSON - AIR6419 ANTENNAS

**FINAL LOADING:**  
 • (3) AMPHENOL - 2C4U3MX065X06F ANTENNAS  
 • (3) ERICSSON - AIR6419 ANTENNAS  
 • (3) ERICSSON - 4408 RADIOS  
 • (3) ERICSSON - 4449 RADIOS  
 • (3) ERICSSON - 8843 RADIOS  
 • (1) RAYCAP - 8827 OVP  
 • (48) COAX CABLE  
 • (2) HYBRID CABLE  
 • (6) HYBRID FIBER Y CABLES

File No. C26-044-003(H)  
 Exhibit E  
 Date 1-20-26  
 Initials KD

ALL WORK MUST BE DONE IN ACCORDANCE TO THE MOUNT ANALYSIS AND/OR MODIFICATION DRAWINGS.

**APPROVALS**

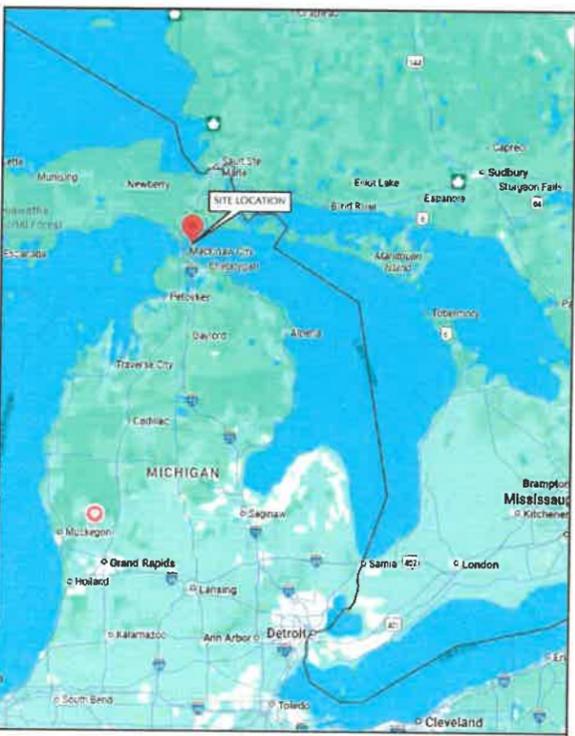
DEPARTMENT	NAME	DATE
REAL ESTATE APPROVAL:		
RF APPROVAL:		
ENGINEERING APPROVAL:		
CONSTRUCTION APPROVAL:		

THE ABOVE SHOWN PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

**STATE COUNTY MAP**



**VICINITY MAP**



NOT TO SCALE

**LOCATION MAP**



NOT TO SCALE

**SHEET SCALE FACTOR:**

PLOT SIZE:  
 11" x 17": TO SCALE

**1 (800) 482-7171**

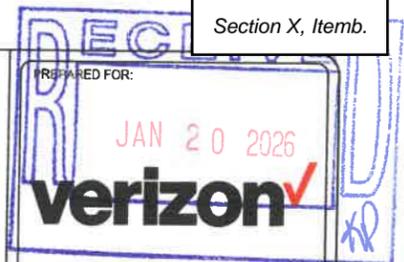
www.missdig.com  
 CONTRACTOR TO CALL MICHIGAN ONE-CALL SYSTEMS AT LEAST (2) WORKING DAYS PRIOR TO DIGGING.

**DRIVING DIRECTIONS**

**FROM VERIZON WIRELESS OFFICE SOUTHFIELD, MI:**  
 LEAVE FROM TEN MILE RD. TURN RIGHT ONTO NORTHWESTERN HWY. BEAR LEFT AT MICHIGAN 10 N/M-10 N. TAKE EXIT 18C ON THE LEFT ONTO INTERSTATE HIGHWAY 696 W/I-696 W TOWARD LANSING. TAKE THE I-696 W FREEWAY. KEEP LEFT AT INTERSTATE HIGHWAY 696 W/I-696 W TOWARD LANSING. TAKE THE I-696 W FREEWAY. KEEP LEFT AT INTERSTATE HIGHWAY 96 W/I-96 W TOWARD LANSING. FOLLOW INTERSTATE HIGHWAY 96 W/I-96 W TOWARD FLINT. TAKE THE RIGHT EXIT ONTO INTERSTATE HIGHWAY 96 W/I-96 W TOWARD FLINT. TAKE EXIT 148B ON THE RIGHT ONTO US HIGHWAY 23/US-23 N TOWARD FLINT. TAKE EXIT 150 ON THE RIGHT ONTO INTERSTATE HIGHWAY 675 N/I-675 N TOWARD DOWNTOWN SAGINAW. TAKE THE I-675 N FREEWAY. KEEP LEFT AT UNITED STATES HIGHWAY 23 N/I-75 N/US-23 N TOWARD MACKINAC BR. TAKE THE I-75 N/US-23 N FREEWAY. FOLLOW UNITED STATES HIGHWAY 23 N/I-75 N/US-23 N TOWARD MACKINAC BR. TAKE EXIT 344A ON THE RIGHT ONTO US HIGHWAY 2 W/I-75 BUS N TOWARD ST IGNACE. TURN RIGHT ONTO US HIGHWAY 2 W/I-75 BUS N. TURN RIGHT. TURN RIGHT. TAKE THE FERRY TO SHEPLERS ST IGNACE - SHEPLERS MACKINAC ISLAND. FOLLOW SHEPLERS ST IGNACE - SHEPLERS MACKINAC ISLAND. ARRIVE AT SITE ON THE RIGHT.

**STRUCTURAL REVIEW**

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING BUILDING FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.



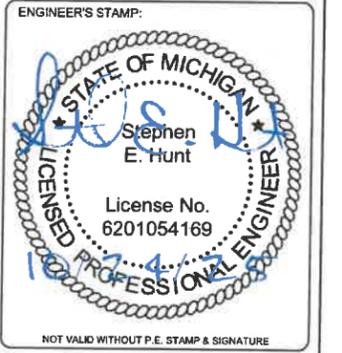
PREPARED BY:  
**TeleCAD Wireless**  
 1961 NORTHPOINT BLVD, SUITE 130  
 HIXSON, TN 37343  
 PH: 423-843-9500  
 FAX: 423-843-9509

**DRAWING NOTICE:**  
 THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

**DRAWN BY:** JAE  
**CHECKED BY:** DS

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
D	10/24/25	DWS	CONSTRUCTION ISSUE
A	09/25/25	JAE	PRELIMINARY REVIEW



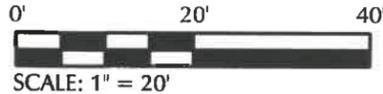
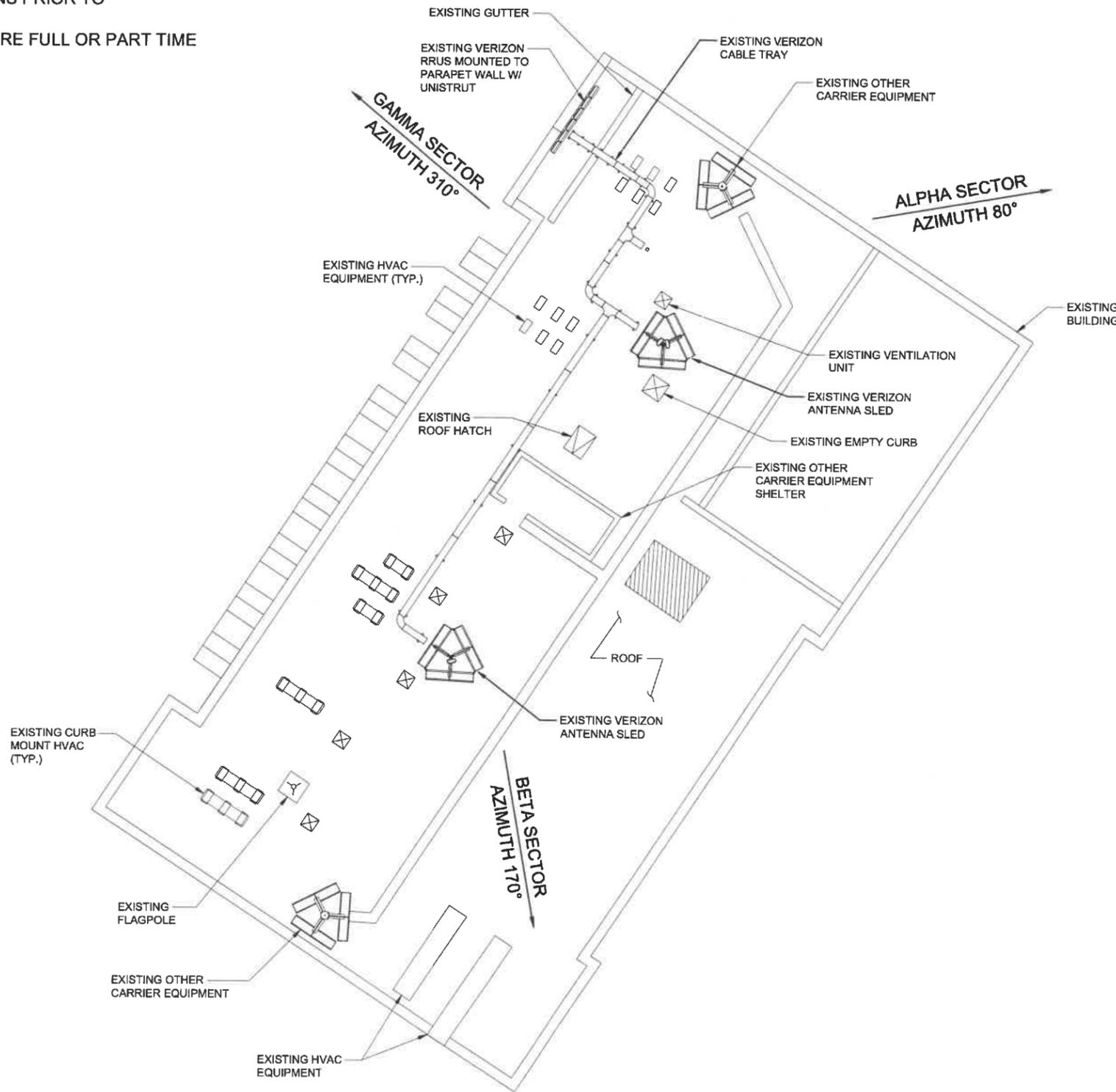
**SITE NAME:** MACKINAC CHIPPEWA HOTEL  
**ADDRESS:** 7221 MAIN ST  
 MACKINAC ISLAND, MI 49757  
**COUNTY:** MACKINAC  
**LATITUDE:** 45° 51' 0.87" N  
**LONGITUDE:** 84° 37' 0.99" W  
**SITE NUMBER:** 5000228736

**SHEET TITLE:** TITLE SHEET

**DRAWING NO.:** T1  
**REVISION:** 0

**NOTES:**

1. THIS DRAWING IS BASED ON CONSTRUCTION DRAWINGS FOR VERIZON BY TEMSCO P.C., DATED 04/07/2021. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.



1 OVERALL ROOF PLAN

PREPARED FOR:  
**verizon**

PREPARED BY:  
**TeleCAD Wireless**  
1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

DRAWING NOTICE:  
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY:	JAE
CHECKED BY:	DS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
0	10/24/25	DWS	CONSTRUCTION ISSUE
A	09/25/25	JAE	PRELIMINARY REVIEW

ENGINEER'S STAMP:  
**STATE OF MICHIGAN**  
Stephen E. Hunt  
License No. 6201054169  
**PROFESSIONAL ENGINEER**  
NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:	MACKINAC CHIPPEWA HOTEL
ADDRESS:	7221 MAIN ST MACKINAC ISLAND, MI 49757
COUNTY:	MACKINAC
LATITUDE:	45° 51' 0.87" N
LONGITUDE:	84° 37' 0.99" W
SITE NUMBER:	5000228736

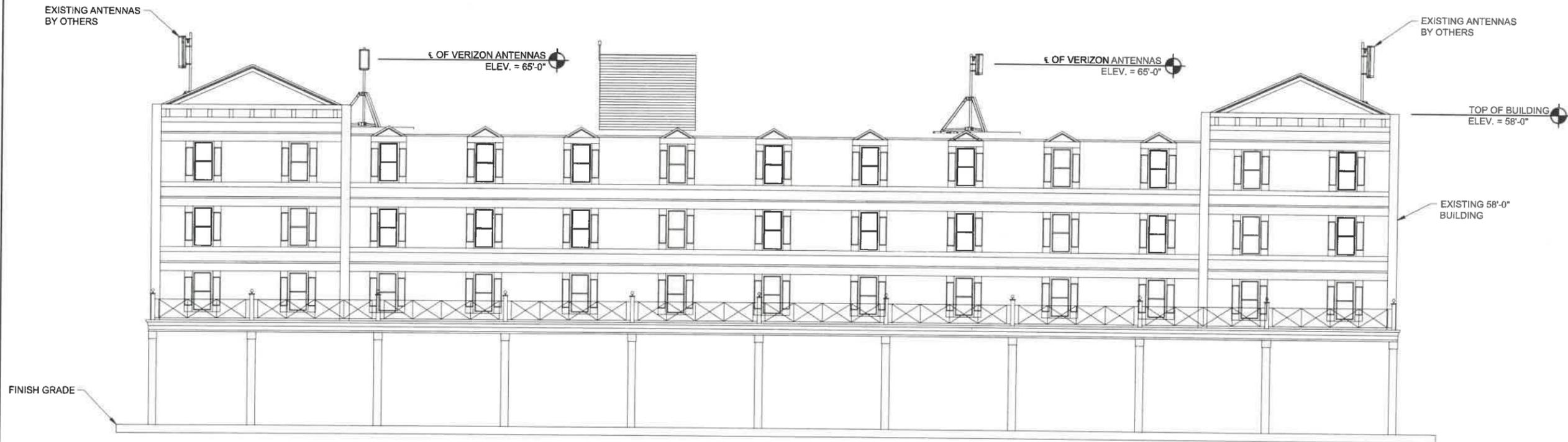
SHEET TITLE:  
**OVERALL ROOF PLAN**

DRAWING NO.	REVISION:
<b>C1</b>	<b>0</b>

**NOTES:**

1. IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ANTENNA INFORMATION AGAINST FINAL RFDS PROVIDED BY VERIZON.
2. MOUNT HEIGHTS MAY VARY. CONTRACTOR TO VERIFY FINAL MOUNT HEIGHT WITH VERIZON PRIOR TO CONSTRUCTION.
3. ANTENNA MOUNTS, ORIENTATION, AND BUILDING ELEVATION ARE GRAPHICAL REPRESENTATIONS ONLY. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED.

OVERALL HEIGHT WILL NOT CHANGE DURING ANTENNA MODIFICATION.



PREPARED FOR:

PREPARED BY:

1961 NORTHPOINT BLVD, SUITE 130  
 HIXSON, TN 37343  
 PH: 423-843-9500  
 FAX: 423-843-9509

DRAWING NOTICE:  
 THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY:	JAE
CHECKED BY:	DS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
D	10/24/25	DWS	CONSTRUCTION ISSUE
A	09/25/25	JAE	PRELIMINARY REVIEW

ENGINEER'S STAMP:

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:	MACKINAC CHIPPEWA HOTEL
ADDRESS:	7221 MAIN ST MACKINAC ISLAND, MI 49757
COUNTY:	MACKINAC
LATITUDE:	45° 51' 0.87" N
LONGITUDE:	84° 37' 0.99" W
SITE NUMBER:	5000228736

SHEET TITLE:  
**BUILDING ELEVATION**

DRAWING NO.	REVISION:
<b>C2</b>	<b>0</b>

**VERIZON WIRELESS PROPOSES TO INSTALL:**

- (3) ERICSSON - AIR6419 ANTENNAS

**FINAL LOADING:**

- (3) AMPHENOL - 2C4U3MX065X06F ANTENNAS
- (3) ERICSSON - AIR6419 ANTENNAS
- (3) ERICSSON - 4408 RADIOS
- (3) ERICSSON - 4449 RADIOS
- (3) ERICSSON - 8843 RADIOS
- (1) RAYCAP - 6627 OVP
- (48) COAX CABLE
- (2) HYBRID CABLE
- (6) HYBRID FIBER Y CABLES

**NOTES:**

- IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ANTENNA INFORMATION AGAINST FINAL RFDS PROVIDED BY VERIZON.
- MOUNT HEIGHTS MAY VARY. CONTRACTOR TO VERIFY FINAL MOUNT HEIGHT WITH VERIZON PRIOR TO CONSTRUCTION.
- ANTENNA MOUNTS, ORIENTATION, AND BUILDING ELEVATION ARE GRAPHICAL REPRESENTATIONS ONLY. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED.

PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130  
 HIXSON, TN 37343  
 PH: 423-843-9500  
 FAX: 423-843-9509

**DRAWING NOTICE:**  
 THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY: JAE  
 CHECKED BY: DS

REVISIONS				
NO.	DATE	BY	DESCRIPTION	
0	10/24/25	DWS	CONSTRUCTION ISSUE	
A	09/25/25	JAE	PRELIMINARY REVIEW	

ENGINEER'S STAMP:

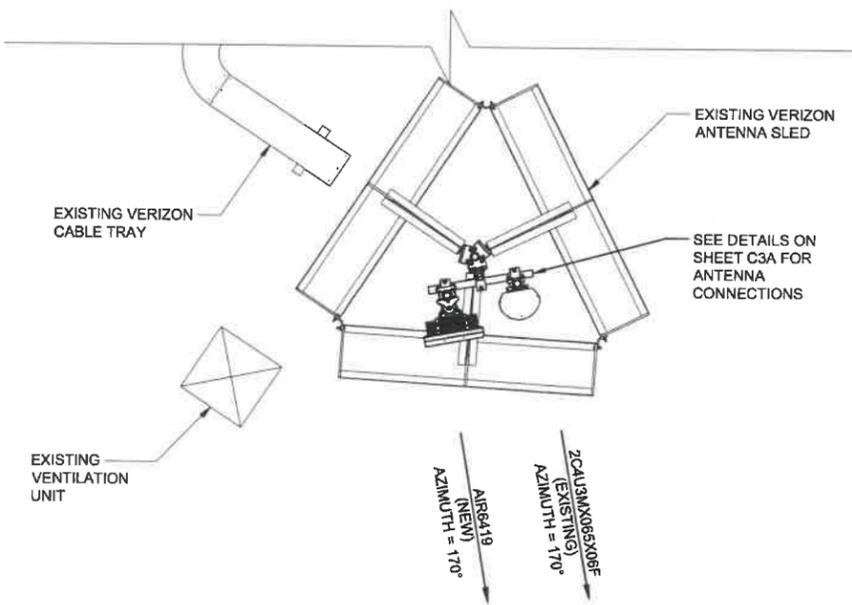
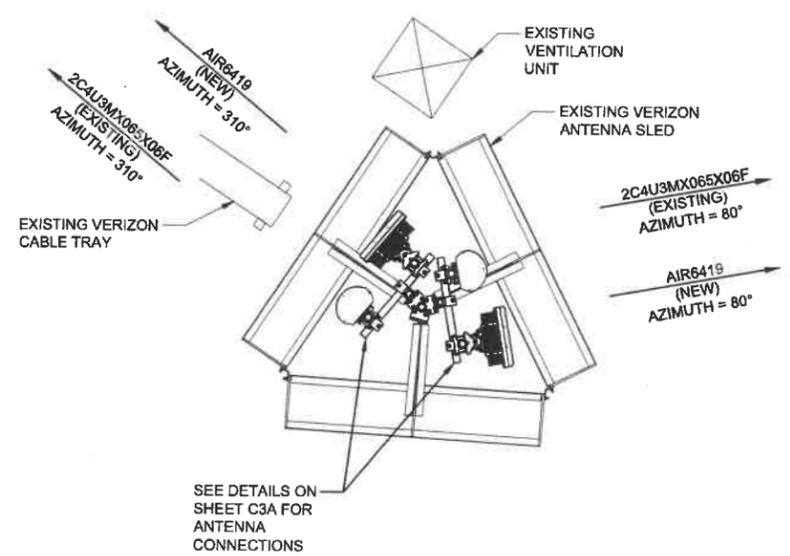
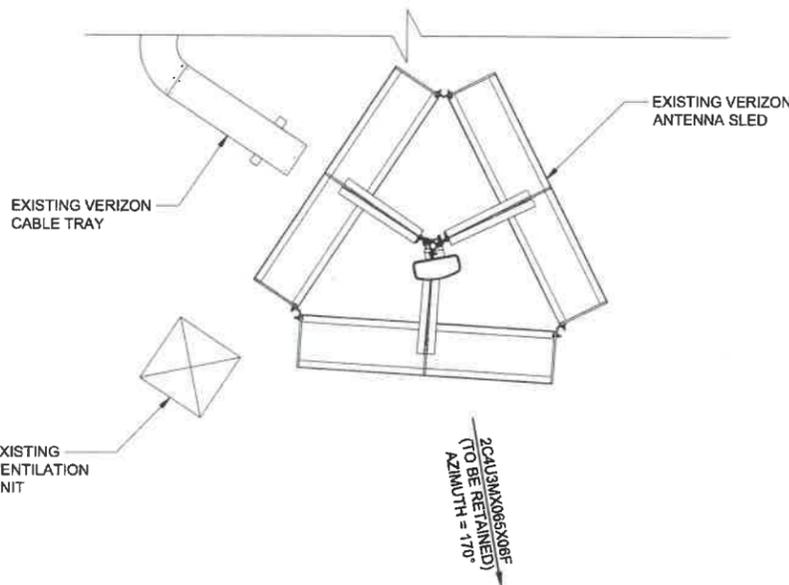
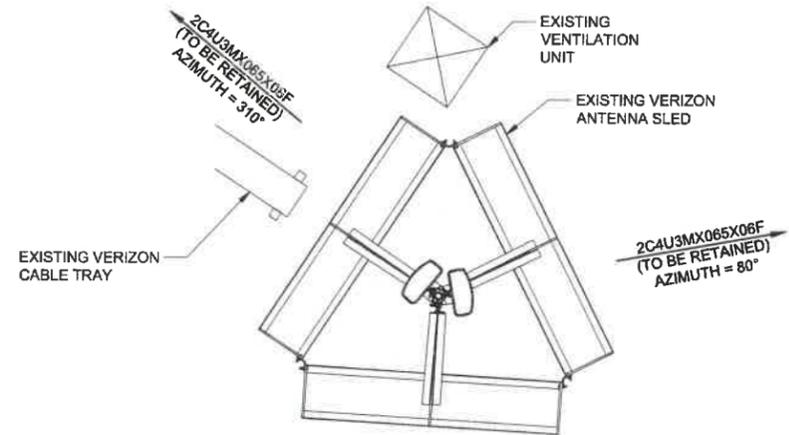


NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME: MACKINAC CHIPPEWA HOTEL  
 ADDRESS: 7221 MAIN ST  
 MACKINAC ISLAND, MI 49757  
 COUNTY: MACKINAC  
 LATITUDE: 45° 51' 0.87" N  
 LONGITUDE: 84° 37' 0.99" W  
 SITE NUMBER: 5000228736

SHEET TITLE:  
**ANTENNA LAYOUT**

DRAWING NO. **C3** REVISION: **0**



1 EXISTING ANTENNA LAYOUT

N.T.S.

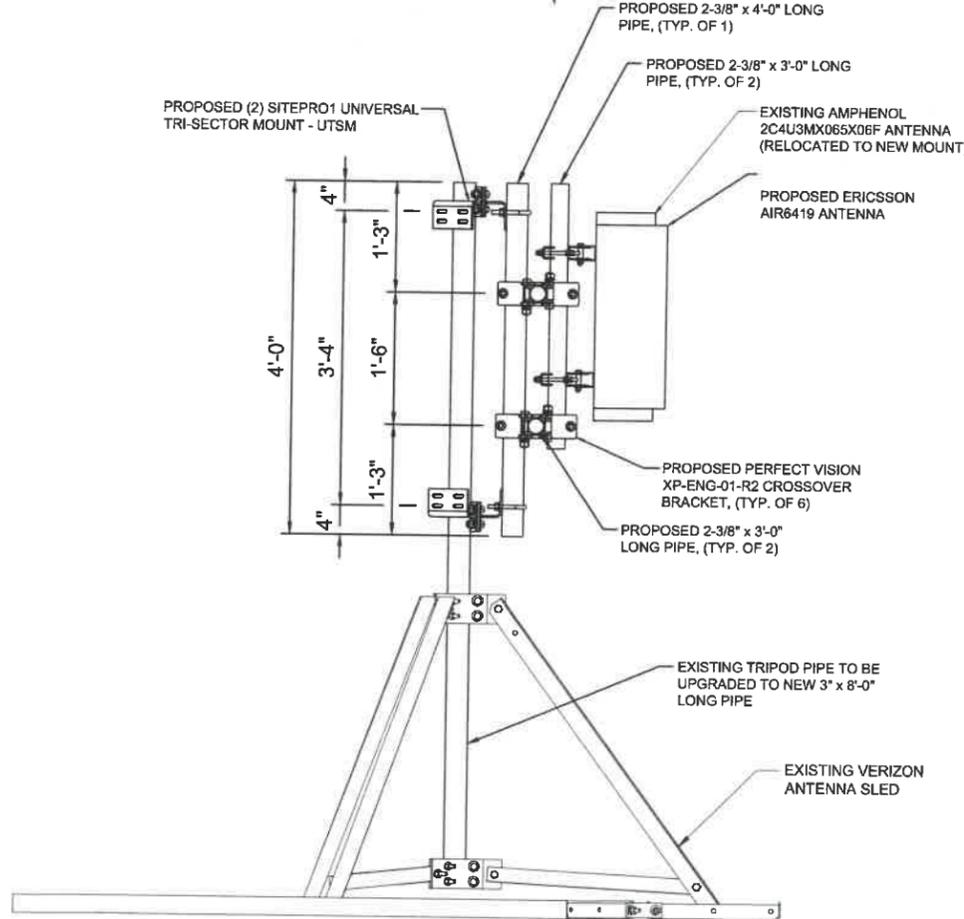
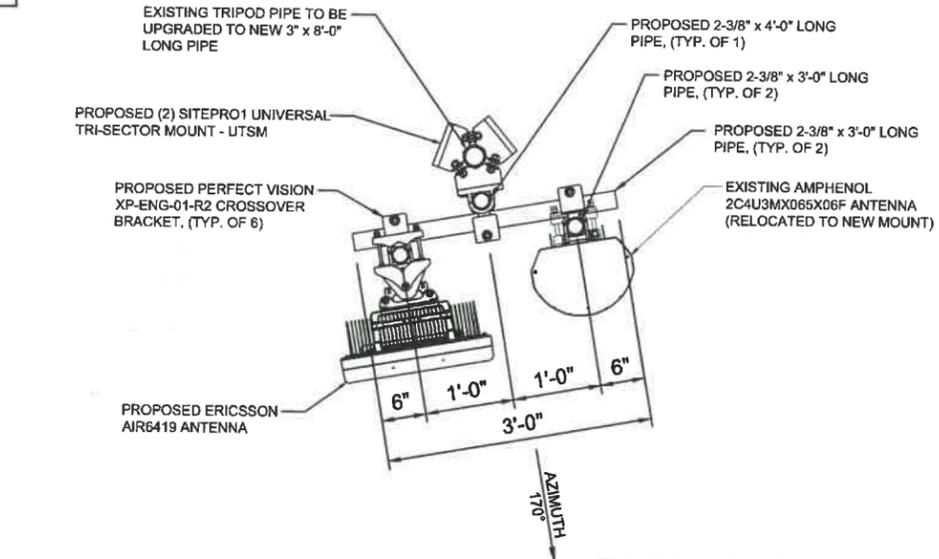
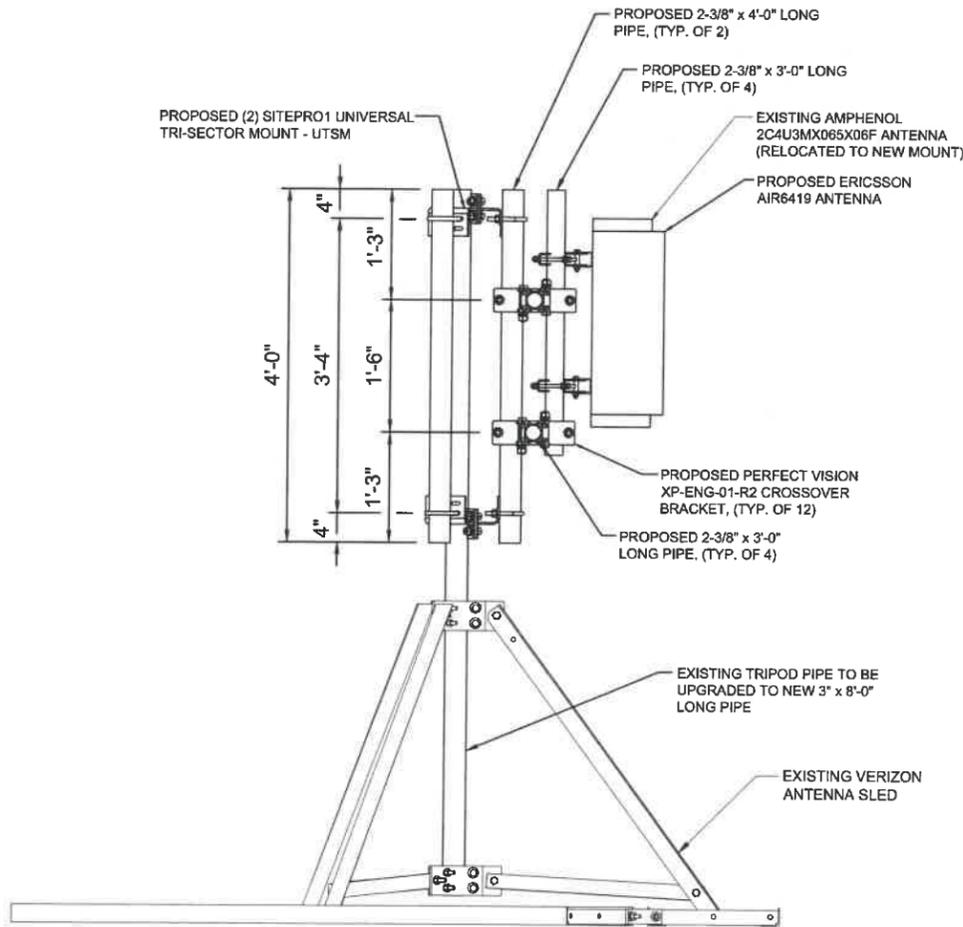
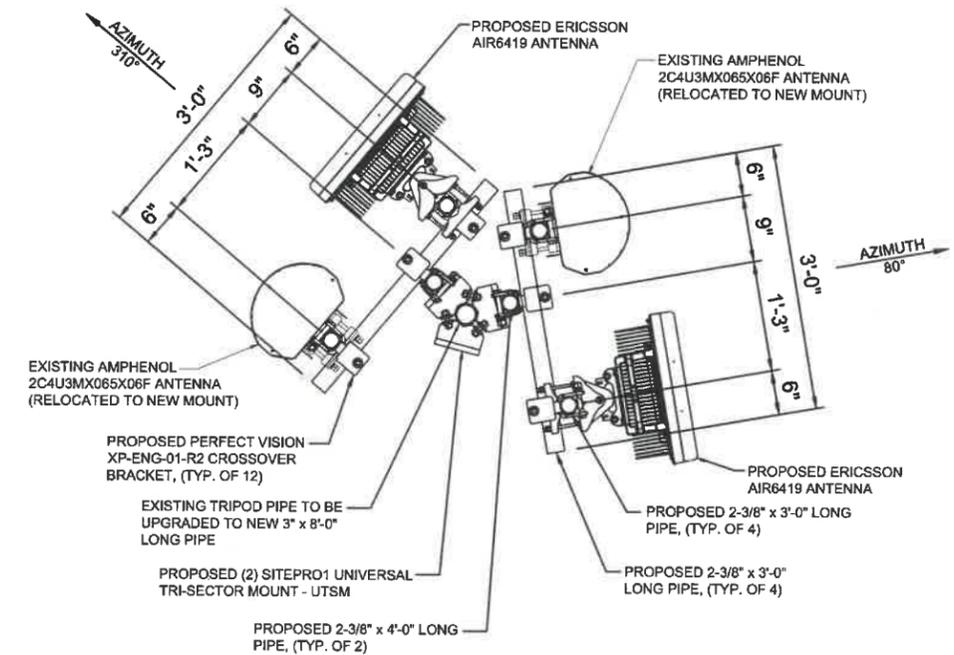
2 FINAL ANTENNA LAYOUT

N.T.S.

- VERIZON WIRELESS PROPOSES TO INSTALL:**
- (3) ERICSSON - AIR6419 ANTENNAS
- FINAL LOADING:**
- (3) AMPHENOL - 2C4U3MX065X06F ANTENNAS
  - (3) ERICSSON - AIR6419 ANTENNAS
  - (3) ERICSSON - 4408 RADIOS
  - (3) ERICSSON - 4449 RADIOS
  - (3) ERICSSON - 8843 RADIOS
  - (1) RAYCAP - 6627 OVP
  - (48) COAX CABLE
  - (2) HYBRID CABLE
  - (6) HYBRID FIBER Y CABLES

**NOTES:**

- IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ANTENNA INFORMATION AGAINST FINAL RFDS PROVIDED BY VERIZON.
- MOUNT HEIGHTS MAY VARY. CONTRACTOR TO VERIFY FINAL MOUNT HEIGHT WITH VERIZON PRIOR TO CONSTRUCTION.
- ANTENNA MOUNTS, ORIENTATION, AND BUILDING ELEVATION ARE GRAPHICAL REPRESENTATIONS ONLY. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED.



PREPARED FOR:

PREPARED BY:

1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

**DRAWING NOTICE:**  
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY:	JAE
CHECKED BY:	DS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
D	10/24/25	DWS	CONSTRUCTION ISSUE
A	09/25/25	JAE	PRELIMINARY REVIEW

ENGINEER'S STAMP:

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:	MACKINAC CHIPPEWA HOTEL
ADDRESS:	7221 MAIN ST MACKINAC ISLAND, MI 49757
COUNTY:	MACKINAC
LATITUDE:	45° 51' 0.87" N
LONGITUDE:	84° 37' 0.99" W
SITE NUMBER:	5000228736

SHEET TITLE:  
**ANTENNA CONNECTION DETAILS**

DRAWING NO.	REVISION:
<b>C3A</b>	<b>0</b>

1 ALPHA AND GAMMA ANTENNA CONNECTION DETAILS

N.T.S.

2 BETA ANTENNA CONNECTION DETAILS

N.T.S.

**Antenna Summary**

Added															
700	850	1900	AWS	AWS3	CBRS	CBAND	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
						5G	Ericsson	AIR8419	ARR 6419 B77D Radio Unit	65	66.2	80(C) 170(B) 310(A)	PHYSICAL	3	1900483696

Removed															
700	850	1900	AWS	AWS3	CBRS	CBAND	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
No Data Available															

Retained															
700	850	1900	AWS	AWS3	CBRS	CBAND	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
LTE	5G	LTE	LTE	LTE	LTE		AMPHENOL	2C4U3MK065X06F		65	65	80(A) 170(B) 310(C)	PHYSICAL	3	

Added: 3	Removed: 0	Retained: 3
----------	------------	-------------

**Equipment Summary**

Added																
Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	CBAND	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
BBU	Shelter								ERICSSON INC	KDU1370114/11	RAU Processor 8672 Gen 4			PHYSICAL	1	1900402355
Power Plants	Shelter								GEMINI POWER SYSTEMS INC	100163473	NE075AC48ATEZ RECTIFIER 175 - 275VAC INP			PHYSICAL	1	1900436527
Other	Shelter								WESTELL INC	RMX-INSTKIT	INSTALL HW FOR REMOTE FAMILY			PHYSICAL	1	1900157148
Other	Shelter								WESTELL INC	RMX-4300	RMX-4000 W/O WIFI/BT W/ WLS SENSOR SPT			PHYSICAL	1	1900405425
BBU	Shelter								ERICSSON INC	PKGRPGRU0401SR40	Ancillary Pack - RP6655 & RP6672			PHYSICAL	1	1900482577

Removed																
Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	CBAND	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
BBU	Shelter								Ericsson	6630				PHYSICAL	2	

Retained																
Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	CBAND	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Tower						LTE		Ericsson	4406 B48 (w/out Antenna)				PHYSICAL	3	
RRU	Tower		LTE	5G					ERICSSON INC	4449	DUAL BAND LOW BAND 4448 (B13 + B5) REMOT			PHYSICAL	3	1900068786
RRU	Tower				LTE	LTE			ERICSSON INC	8843	DUAL BAND HIGH BAND 8843 (B66A + B2) RRU			PHYSICAL	3	1900068904
Coaxial Cable	Tower								coax	coax				PHYSICAL	48	
Hybrid Cable	Tower								rosenberger	hybrid				PHYSICAL	2	
Hybrid Fiber	Tower								rosenberger	Y cable				PHYSICAL	6	
HTTA Box	Shelter								raycap	6627				PHYSICAL	1	
HTTA Box	Tower								raycap	6627				PHYSICAL	1	

PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

DRAWING NOTICE:  
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY:	JAE
CHECKED BY:	DS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
0	10/24/25	DWS	CONSTRUCTION ISSUE
A	09/25/25	JAE	PRELIMINARY REVIEW

ENGINEER'S STAMP:

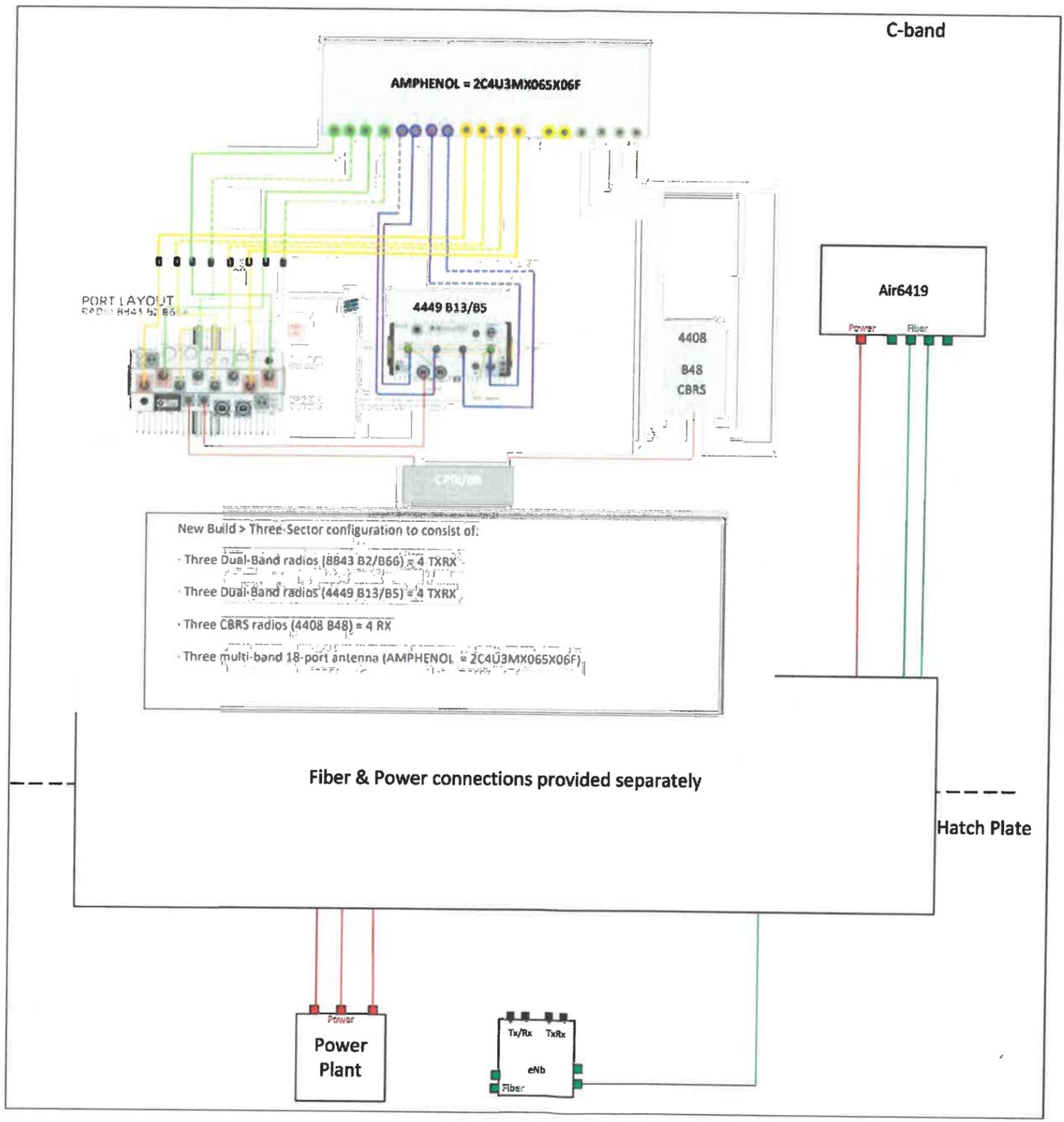
FOR  
REFERENCE  
ONLY

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:	MACKINAC CHIPPEWA HOTEL
ADDRESS:	7221 MAIN ST MACKINAC ISLAND, MI 49757
COUNTY:	MACKINAC
LATITUDE:	45° 51' 0.87" N
LONGITUDE:	84° 37' 0.99" W
SITE NUMBER:	5000228736

SHEET TITLE:  
**EQUIPMENT SCHEDULE**

DRAWING NO.	REVISION:
C4	0



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

**DRAWING NOTICE:**  
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY: JAE  
CHECKED BY: DS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
0	10/24/25	DWS	CONSTRUCTION ISSUE
A	09/25/25	JAE	PRELIMINARY REVIEW

ENGINEER'S STAMP:

FOR  
REFERENCE  
ONLY

NOT VALID WITHOUT P. E. STAMP & SIGNATURE

SITE NAME: MACKINAC CHIPPEWA HOTEL  
ADDRESS: 7221 MAIN ST  
MACKINAC ISLAND, MI 49757  
COUNTY: MACKINAC  
LATITUDE: 45° 51' 0.87" N  
LONGITUDE: 84° 37' 0.99" W  
SITE NUMBER: 5000228736

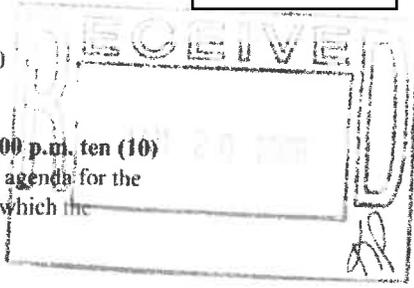
SHEET TITLE: RF PLUMBING DIAGRAM

DRAWING NO. <b>C5</b>	REVISION: <b>0</b>
--------------------------	-----------------------

**GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT**

Section X, Itemb.

- Minor Work ( Complete Section A and refer to General Directions)
- New Construction (Complete Section B and refer to General Directions and Item B)
- Demolition (Complete Section B and refer to General Directions and Item C)



**Application Deadline:** Application and materials must be completed and submitted by 4:00 p.m. ten (10) business days before each Commission Meeting. Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

**A) MINOR WORK**

**PROPERTY LOCATION:** 7221 Main Street, Mackinac Island 051-550-044-00  
 (Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: Chippewa Properties Email Address: \_\_\_\_\_  
 Address: 7221 Main Street Mackinac Island MI 49757  
 (Street) (City) (State) (Zip)  
 Telephone: \_\_\_\_\_ (906) 847-3341 \_\_\_\_\_  
 (Home) (Business) (Fax)

**APPLICANT/CONTRACTOR**

Name: Amy Rodriguez, agent for Verizon Email Address: \_\_\_\_\_  
 Address: 1961 Northpoint Blvd, Ste. 130, Hixson, TN 37343  
 (Street) (City) (State) (Zip)  
 Telephone: \_\_\_\_\_ (248) 217-0989 \_\_\_\_\_  
 (Home) (Business) (Fax)

- Attach a brief description of the nature of the minor work proposed and the materials to be used.
- Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

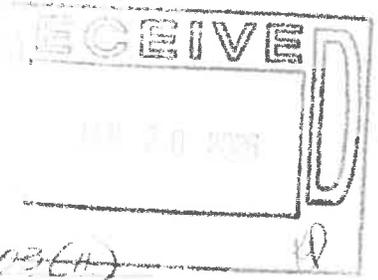
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

Amy Rodriguez SIGNATURES \_\_\_\_\_  
 Signature No. C-26 044 0036(A)  
Amy Rodriguez Please Print Name \_\_\_\_\_  
 Exhibit A  
 Date 1-20-06

NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

**RETURN THIS FORM AND SUPPORTING MATERIALS TO:**  
**MACKINAC ISLAND BUILDING OFFICIAL**  
 7358 MARKET STREET, MACKINAC ISLAND, MI 49757  
 PHONE: (906) 847-4035

File Number: C-26-044-0036(A) Date Received: 1-20-06 Fee: 1/100  
 Received By: [Signature] Work Completed Date: \_\_\_\_\_



To: Mackinac Island Building Department  
Attn: Katie Pereny  
7358 Market Street  
Mackinac Island, MI 49757  
(906) 847-6190

Date: 01/19/2026

Re: Project Description for Verizon Wireless Equipment Upgrade  
Mackinac Chippewa Hotel, 7221 Main Street, Mackinac Island, MI 49757 / Parcel ID: 051-550-044-00

Ms. Pereny,

Verizon is proposing to upgrade their existing equipment on the rooftop of the Chippewa Mackinac Hotel. This upgrade will include adding three (3) Ericsson AIR6419 antennas. These antennas will be located on the existing Verizon mount and will not increase the overall footprint on the rooftop or the overall height. A structural analysis has been performed based on the equipment upgrade and reflects that the building will support this upgrade.

Please let me know if any additional information is needed for the February meeting.

Thank you,

*Amy Rodriguez*

Project Manager  
Phone: (248) 217-0989  
Email: \_\_\_\_\_

File No C26 044 003(H)  
Exhibit C  
Date 1.20.26  
Initials KP

Section X, Itemb.

 Outlook

**Fw: [E] FBI 260058914-PR (New Report Order: MACKINAC\_CHIPPEWA\_HOTEL - A - FUZE #616463539-PROJECT #17534810 - Section 106 Review : PROD**

-----Original Message-----

From: [redacted]  
Sent: Thursday, January 15, 2026 8:11 AM  
To: Devon Pavlek [redacted]; VZW Fuze  
Subject: (FUZE-NEPA-PROD) New Report Order: MACKINAC\_CHIPPEWA\_HOTEL - A - FUZE #616463539-PROJECT #17534810 - Section 106 Review: PROD

A Section 106 Review for MACKINAC\_CHIPPEWA\_HOTEL-A- FUZE #616463539 has been ordered to be performed byENVIROBUSINESS INC.

Thank You  
NRC.

This is an automated email. Please do not reply.



# NEPA/Section 106 SmartForm & Exclusion Review

Powered by Verizon Wireless NRC

*If project is small cell, start with appropriate Stipform, and revert to SmartForm if no exclusion found*

\* Mandatory Fields

Final - 12/28/21 V2

Fuze project #:

17534810

Form Completion Date :

01/14/2026

Latitude :

45° 51' 0.87"

Longitude :

84° 37' 0.99"

Site Name :

MACKINAC\_CHIPPEWA\_HOTEL

-A

Build To

Suit(BTS)? :

Is Temporary:

No

\*Certified By:

ENVIROBUSINESS INC

\*Project Description:

Verizon proposes to add cband to this Mackinac hotel

\*Date Structure Built :

01/01/1902

Hillary Staniszewski

\*VZW Responsible Employee:

\*Project Type:

Non-Tower Collocation/Mod

\*Structure Type:

Roof-Top

\*Structure Owner:

Third Party

TurnBack Reason :

Comments

200

SAVE Turnback

Please respond to each question presented below. Your Exclusion Review Result will appear at the bottom of the form when your Exclusion Review is complete. If you are uncertain of any responses, please consult with your Real Estate or Engineering Teams to make sure you are responding correctly.

Is the site on tribal land?

- Yes
- No

Is the site on federal land?

- Yes
- No

Is this an exact antenna replacement (same location, and same OR smaller height and width) for an existing antenna?

- Yes
- No

Will the added or replaced antennas or cabinets be visible from adjacent streets or public areas?

- Yes
- No

Is the building or structure within 250' of an historic district?

- Yes
- No

Will the structure be located within the boundaries of a historic property?

- Yes
- No

**\*EXCLUSION REVIEW RESULT**

Order a Section 106 Report. No cultural resource exclusions apply. If your project is a small cell, please fill out the appropriate small cell stipulation form to determine if another exclusion can apply.

By completing this form on behalf of **ENVIROBUSINESS INC**, I hereby certify that **ENVIROBUSINESS INC** has assessed **MACKINAC\_CHIPPEWA\_HOTEL - A, 17534810** ) and completed review of the relevant documentation including the Final Construction Drawings/Final Plan of Record, prior to construction, for purposes of compliance with the relevant statutes and Federal Communications Commission ("FCC") rules implementing the National Environmental Policy Act ("NEPA"), including sections 1.1301- 1.1320 and 17.4 of the FCC rules, and other environmental statutes and FCC Rules implementing the National Historic Preservation Act ("NHPA"), including part 1, Appx. C, Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission, 12 and part 1, Appx. B, Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (collectively, the "Environmental Rules").

I certify that, in providing this letter as supplemental documentation to the project, **ENVIROBUSINESS INC** has: (i) utilized the Verizon Compliance Manual in completing the assessment for this facility or project; and (ii) reviewed each such facility or project to ensure that it fully complies with the Environmental Rules, excluding the FCC rules and regulations regarding human exposure to radiofrequency emissions ("RFE") (sections 1.1307(b) and 1.1310), which are not a part of this assessment.

*Confidential and proprietary for authorized Verizon personnel and authorized Verizon contractors only. Use, disclosure, and distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.*

PREPARED FOR:



PREPARED BY:

**TeleCAD** Wireless  
1991 NORTHPOINT BLVD, SUITE 100  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-8159

SITE NAME: MACKINAC CHIPPEWA HOTEL  
ADDRESS: 7221 MAIN ST  
MACKINAC ISLAND, MI 49757  
COUNTY: MACKINAC  
LATITUDE: 45° 51' 0.87" N N  
LONGITUDE: 84° 37' 0.95" W W  
SHEET TITLE:

Section X, Itemb.

DRAWING NO.  
**AFTER**



1 BUILDING ELEVATION - AFTER N.T.S.

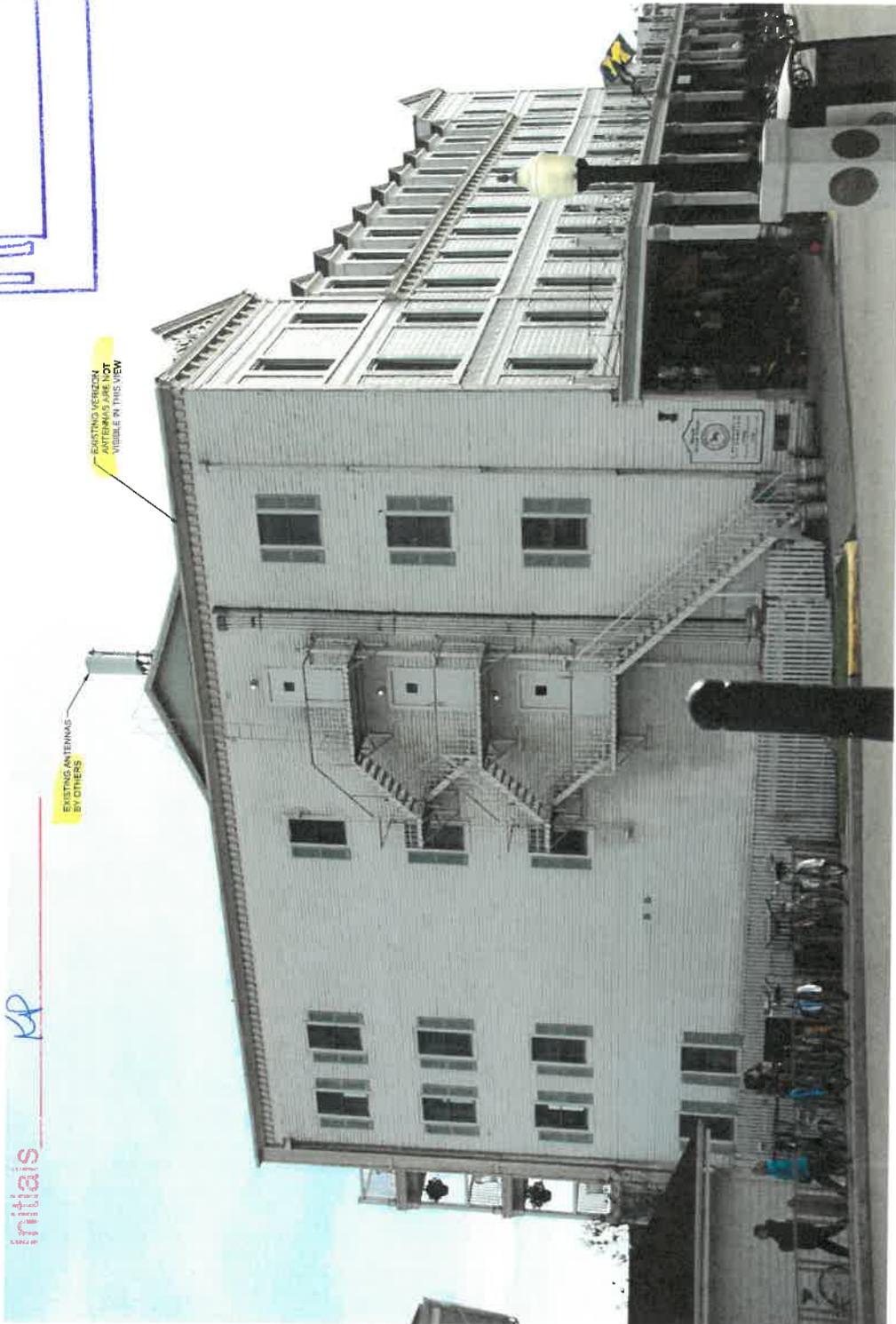
File No. C26-044-003(H)

Exhibit 7

Date 1.20.26

Initials KP

RECEIVED  
JAN 20 2026



PREPARED FOR:



PREPARED BY:

**TeleCAD** Wireless  
1861 NORTH WINDY HILL SUITE 130  
HUNTSVILLE, TN 37403  
PH: 423-843-9500  
FAX: 423-843-9509

SITE NAME:

MACKINAC CHIPPEWA HOTEL

ADDRESS:

7221 MAIN ST  
MACKINAC ISLAND, MI 49757

COUNTY:

MACKINAC

LATITUDE:

45° 51' 0.87" N

LONGITUDE:

84° 37' 0.89" W

SHEET TITLE:

DRAWING NO.

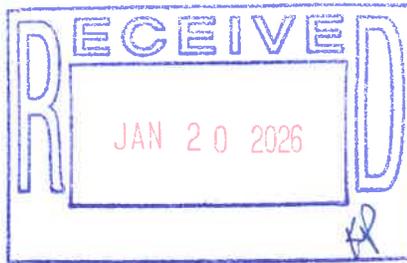
BEFORE

Section X, Itemb.

1 BUILDING ELEVATION - BEFORE

N.T.S.

File No. C26-044-003(H)  
Exhibit F  
Date 1-20-26  
Initials KP



1961 Northpoint Blvd.  
Suite 130  
Hixson, TN 37343

Date: October 3, 2025

**Subject:** Structural Analysis Report

**Verizon Designation:** Verizon Equipment Change-Out  
Verizon Site ID: 616463539  
Verizon FUZE ID: 17534810  
Verizon Site Name: Mackinac Chippewa Hotel-A

**Engineering Firm Designation:** SMW Engineering Group, Inc. 17534810-7031 Mackinac

**Site Data:** 7221 Main St., Mackinac Island, MI 49757, Mackinac County  
Latitude N 45°51'0.87" Longitude W 84 °37'0.99"

**Structure Information:** Tower Type: Building-Rooftop

To Whom it Concerns,

TeleCAD is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above-mentioned building to support the proposed, existing and reserved loads as shown in Tables 1 and 2.

The purpose of the analysis is to determine acceptability of the rooftop stress level. Based on our analysis we have determined the stress level for the structure under the following load case, to be:

Existing + Proposed Equipment

Sufficient Capacity

The analysis has been performed in accordance with the TIA-222-H Standard. This analysis utilizes an ultimate 3-second gust wind speed of 105 mph from the 2018 International Building Code. Exposure Category D with a maximum topographic factor, Kzt, of 1.00 and Risk Category II were used in this analysis.

Respectfully Submitted by:

Stephen Hunt Professional Engineer  
MI License #: 6201054169



## TABLE OF CONTENTS

### 1) INTRODUCTION

### 2) ANALYSIS CRITERIA

Table 1 - Proposed Equipment Configuration Information

### 3) ANALYSIS PROCEDURE

Table 3 - Documents Provided

3.1) Analysis Method

3.2) Assumptions

### 4) ANALYSIS RESULTS

Table 5 – Tower Components vs. Capacity

4.1) Recommendations

### 5) APPENDIX A

Software Input Calculations

### 6) APPENDIX B

Additional Calculations

**1) INTRODUCTION**

TeleCAD Wireless Site Design, Inc. (TeleCAD) has completed a mount analysis of the non-penetrating SitePro1 TRPD-HD sled on a 58-foot building. (N 45°51'0.87"; W 84 °37'0.99").

**2) ANALYSIS CRITERIA**

<b>Building Code:</b>	2018 International Building Code
<b>TIA-222 Revision:</b>	TIA-222-H
<b>Risk Category:</b>	II
<b>Ultimate Wind Speed:</b>	105 mph
<b>Exposure Category:</b>	D
<b>Topography Category:</b>	1
<b>Ice Thickness:</b>	1.5 in
<b>Wind Speed with Ice:</b>	50 mph

**Table 1 - Final Equipment Configuration**

Mount Centerline (ft)	Antenna Centerline (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Feedlines
65.0	65.0	3	Ericsson	AIR6419	(48) Coax (2) Hybrid (6) Y-Cable
		3	Amphenol	2C4U3MX065X06F	
		3	Ericsson	4408 B48	
		3	Ericsson	4449	
		3	Ericsson	8843	
		1	Raycap	6627	

**3) ANALYSIS PROCEDURE**

**Table 3 - Documents Provided**

Document	Source
RFDS	Verizon
Structural Letter	Tilson
Construction Drawings	Tilson

**3.1) Analysis Method**

Selected output from the analysis is included in Appendix A.

**3.2) Assumptions**

- 1) Tower and structures were built in accordance with the manufacturer's specifications.
- 2) The tower and structures have been maintained in accordance with the manufacturer's specification.
- 3) The configuration of antennas, transmission cables, mounts and other appurtenances are as specified in Tables 1 and 2 and the referenced drawings.
- 4) When applicable, transmission cables are considered as structural components for calculating wind loads as allowed by TIA-222-H.
- 5) Mount areas and weights are assumed based on photographs provided.

This analysis may be affected if any assumptions are not valid or have been made in error. The EOR should be notified to determine the effect on the structural integrity of the tower.

**4) ANALYSIS RESULTS**

**Table 5 - Component Stresses vs. Capacity**

Notes	Component	Proposed Rooftop Live Load	Allowable Rooftop Live Load	% Capacity	Pass / Fail
1,2,3	Rooftop	19.6psf	20.0psf	98.0%	Pass

<b>Structure Rating (max from all components) =</b>	<b>98.0%</b>
---	--------------

Notes:

- 1) See additional documentation in "Appendix A – Software Input Calculations" for calculations supporting the % capacity consumed.
- 2) See additional documentation in "Appendix B - Additional Calculations" for calculations supporting the % capacity consumed.
- 3) Capacities up to 105% are considered acceptable based on analysis methods used.

**4.1) Recommendations**

The antenna equipment is mounted to the non-penetrating rooftop sled mount and pose an insignificant increase to lateral and dead load to the overall structure. Therefore, the analysis of the roof pressure will control. Proposed loading configuration induces a roof pressure of 19.6psf which effectively replaces the existing rooftop live load of 20psf. Per the 2018 International Existing Building Code Section 806.2 and 806.3, any existing load carrying structural element whose lateral demand-capacity ratio is increased no more than 10% and any existing gravity load carrying structural element whose loads increase no more than 5% shall be permitted to remain unaltered. Therefore, we conclude that the building structure is adequate under the proposed carrier equipment.

**APPENDIX A**  
**SOFTWARE INPUT CALCULATIONS**

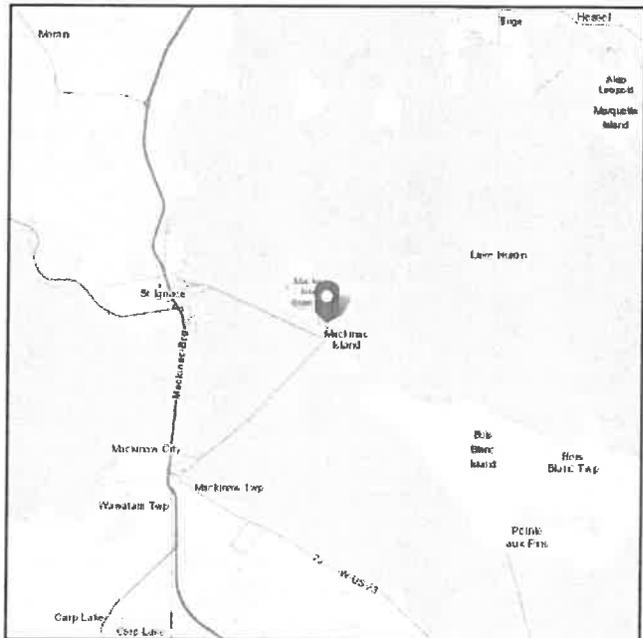


# ASCE Hazards Report

**Address:**  
No Address at This Location

**Standard:** ASCE/SEI 7-16  
**Risk Category:** II  
**Soil Class:** D - Default (see Section 11.4.3)

**Latitude:** 45.850242  
**Longitude:** -84.616942  
**Elevation:** 589.4836354087513 ft (NAVD 88)



## Wind

### Results:

Wind Speed	105 Vmph
10-year MRI	73 Vmph
25-year MRI	79 Vmph
50-year MRI	84 Vmph
100-year MRI	89 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed: Fri Aug 08 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

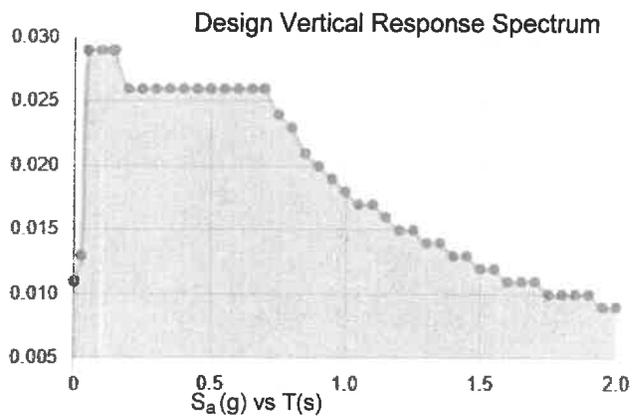
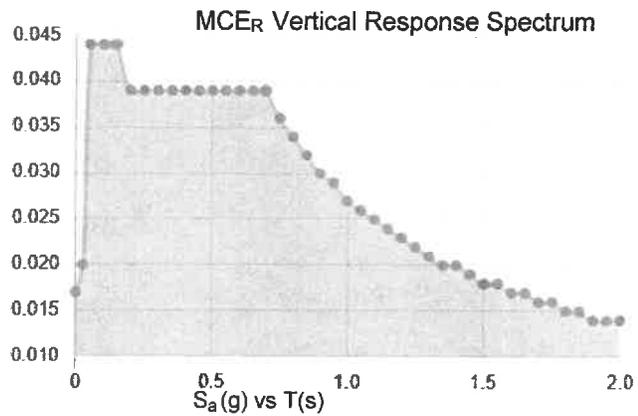
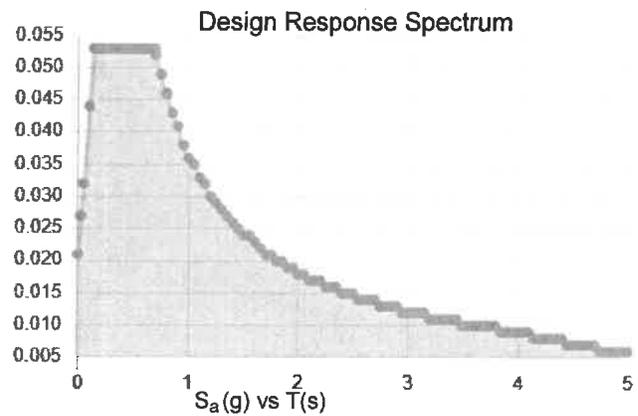
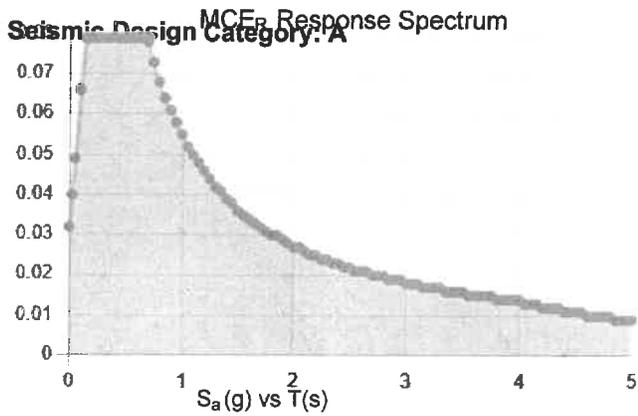
Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.



Site Soil Class: D - Default (see Section 11.4.3)

Results:

$S_S$ :	0.049	$S_{D1}$ :	0.036
$S_1$ :	0.023	$T_L$ :	4
$F_a$ :	1.6	PGA :	0.023
$F_v$ :	2.4	PGA <sub>M</sub> :	0.036
$S_{MS}$ :	0.079	$F_{PGA}$ :	1.6
$S_{M1}$ :	0.055	$I_e$ :	1
$S_{DS}$ :	0.053	$C_v$ :	0.7



Data Accessed: Fri Aug 08 2025

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.



# Ice

**Results:**

Ice Thickness: 1:50 in.  
 Concurrent Temperature: -5 F  
 Gust Speed 50 mph

**Data Source:** Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

**Date Accessed:** Fri Aug 08 2025

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.



DATE:	October 3, 2025
CARRIER:	Verizon
SITE ID:	17534810
TYPE:	Ballast

PROJECT INFORMATION	
Client:	Verizon
Site Number:	17534810
Engineer:	CTR

CODE STANDARDS	
Building Code:	2018 IBC
Antenna Standard:	TIA-222-H
Structure Standard:	TIA-222-H

SITE INFORMATION		
Risk Category:	II	
Exposure Category:	D	
Topographic Category:	1	
Site Class:	D-Stiff Soil	
Ground Elevation:	589	ft

WIND AND ICE DATA		
Ultimate Wind ( $V_{ult}$ ):	105	mph
Design Wind (V):	N/A	mph
Ice Wind ( $V_{ice}$ ):	50	mph
Base Ice Thickness ( $t_i$ ):	1.50	in
Flat Pressure:	69.79	psf
Round Pressure:	41.87	psf
Ice Wind Pressure:	20.26	psf

MOUNT INFORMATION		
Mount Type:	Ballast	
Num Sectors:	3	
Mount Centerline AGL:	65.0	ft
Antenna Centerline AGL:	65.0	ft
Roof Height AGL:	58.0	ft

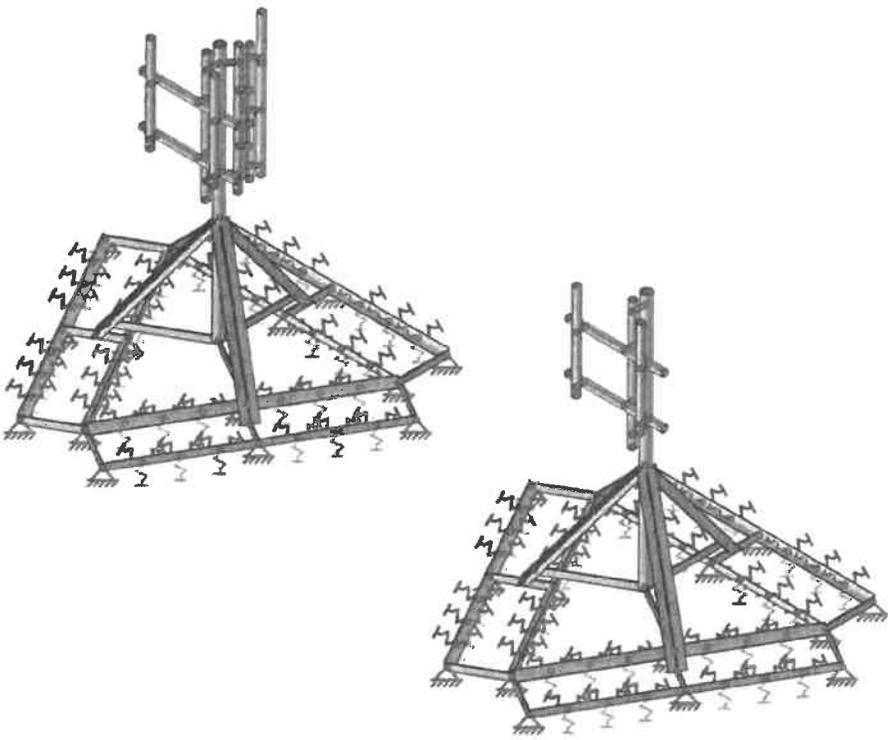
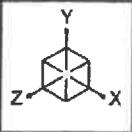
SEISMIC DATA		
Short-Period Accel. ( $S_s$ ):	0.05	g
1-Second Accel. ( $S_1$ ):	0.02	g
Short-Period Design ( $S_{DS}$ ):	0.05	
1-Second Design ( $S_{D1}$ ):	0.04	
Short-Period Coeff. ( $F_a$ ):	1.60	
1-Second Coeff. ( $F_v$ ):	2.40	
Amplification Factor ( $a_p$ ):	1.00	
Response Mod. ( $R_p$ ):	2.00	
Overstrength ( $\Omega_o$ ):	1.00	

TOPOGRAPHIC DATA		
Topo Feature:	N/A	
Slope Distance:	N/A	ft
Crest Distance:	N/A	ft
Crest Height:	N/A	ft

FACTORS		
Directionality Fact. ( $K_d$ ):	0.95	
Ground Ele. Factor ( $K_e$ ):	0.98	
Rooftop Speed-Up ( $K_s$ ):	1.00	
Topographic Factor ( $K_{zt}$ ):	1.00	
Gust Effect Factor ( $G_h$ ):	1.00	



**APPENDIX B**  
**ADDITIONAL CALCULATIONS**



Verizon  
TeleCAD Wireless  
17534810

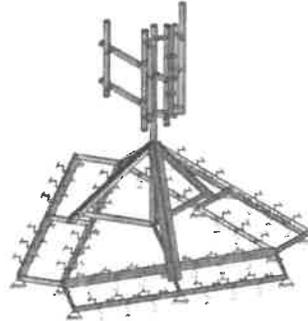
Mackinac Chippewa Hotel-A

SK-1  
17534810.r3d



**OVERTURNING & ROOF CHECK**

Date:	10/3/2025
Site ID:	17534810
TIA Code:	TIA-222-H



<b>Overturing Calculations:</b>		
Ballast Mount Length	85.75	in
Ballast Mount Width	85.75	in
Ballast Mount Weight	450	lbs
CMU Weight per Block	32	lbs
<b>Distance from Toe:</b>		
Mount Weight	42.9	in

Tray 1	9	in	# of Blocks	4	Total Weight	128	lbs
Tray 2	60	in	# of Blocks	4	Total Weight	128	lbs
Tray 3	60	in	# of Blocks	4	Total Weight	128	lbs
Tray 4		in	# of Blocks		Total Weight	0	lbs

Equipment	Force	Centerline Distance	Weight	Distance from Toe
AIR6419	115.4 lbs	84 in	66.2 lbs	42.9 in
AIR6419	115.4 lbs	84 in	66.2 lbs	42.9 in
2C4U3MX065X06F	88.0 lbs	84 in	16 lbs	42.9 in
2C4U3MX065X06F	88.0 lbs	84 in	16 lbs	42.9 in
	lbs	in	lbs	in
	lbs	in	lbs	in
	lbs	in	lbs	in
	lbs	in	lbs	in
	lbs	in	lbs	in
	lbs	in	lbs	in
	lbs	in	lbs	in
	lbs	in	lbs	in

Acting Moment (kip-ft)	1.78	<b>Roof Check</b>	
Wind From Back		Total Weight (lb)	998.4
Resisting Moment (kip-ft)	3.57	Mount Area (ft <sup>2</sup> )	51.1
Wind From Front		Allowable Pressure (psf)	20
Resisting Moment (kip-ft)	3.56	Acting Pressure (psf)	19.6
Allowable Safety Factor	1.5	Capacity	<b>ADEQUATE</b>
Controlling Ratio	2.00		
Capacity	<b>74.9%</b>		

Overturing & Roof Check - v3.1



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

A handwritten signature in black ink that reads "Rick Neumann". The signature is written in a cursive, flowing style.

Rick Neumann

- c. Amy Rodriquez, 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."

Chippewa Hotel Verizon Antennas Replacement Design Review  
 4 February 2026  
 Page 2

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.

Chippewa Hotel Verizon Antennas Replacement Design Review  
4 February 2026  
Page 3

**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.

Chippewa Hotel Verizon Antennas Replacement Design Review  
4 February 2026  
Page 4

**(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**