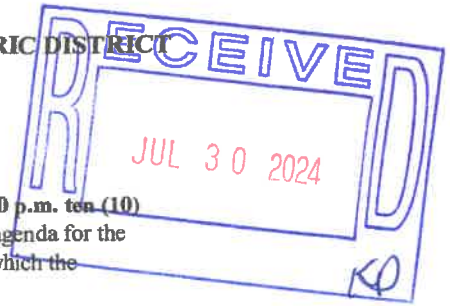


# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- ☐ 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:** 1274 Mission Street 051-500-008-00  
(Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Mission House LLC Email Address: doudstep2000@yahoo.com  
Address: 7358 Market Street Mackinac Island MI 49757  
(Street) (City) (State) (Zip)  
Telephone: 231-392-6456  
(Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Ray Halberg Email Address: \_\_\_\_\_  
Address: 227.5 Airport Road St. Ignace MI 49781  
(Street) (City) (State) (Zip)  
Telephone: \_\_\_\_\_  
(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

\_\_\_\_\_  
SIGNATURES  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Please Print Name \_\_\_\_\_ Please Print Name \_\_\_\_\_  
File No. B324-008-047(4)  
Exhibit A  
Date 7-30-24  
Initials KP

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: B324-008-047(4) Date Received: 7-30-24 Fee: \$1500.00  
Received By: KP Work Completed Date: \_\_\_\_\_

**B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES**

PROPERTY LOCATION: Mission House LLC 051-500-008-00  
(Number) (Street) (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: LOT 13 & 16 Assessors Plat 1, City of Mackinac Island  
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \_\_\_\_\_

**APPLICANT/CONTRACTOR**

(Applicant's interest in the project if not the fee-simple owner): \_\_\_\_\_

Name: Ray Halberg Email Address: \_\_\_\_\_

Address: 227, S Airport Road St. Ignace  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

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.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY<sup>1</sup>** This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: Mission House LLC Email Address: davidstep2000@yahoo.com

Address: 7358 Market Street Mackinac Island MI 49757  
(Street) (City) (State) (Zip)

Telephone: 231-392-6456  
(Home) (Business) (Fax)

The undersigned certify(ies) and represent(s)

1. That he/she, it or they is (are) all of the fee title owner(s) of all of the property involved in the application; and
2. That he/she, it or they has (have) attached a list which identifies all parties with a legal interest in the property at issue other than the undersigned owner(s) and has (have) identified the nature of each legal interest; and
3. That the answers and statements herein attached and materials provided are in all respects true and correct to the best of his, her, its or their information, knowledge and belief. The undersigned hereby further certify(ies) and represent(s) that he/she, it or they has (have) read the foregoing and understand(s) the same.
4. 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.

S. Andrew David  
Signature

S. Andrew David  
Please Print Name

SIGNATURES

Signature

Please Print Name

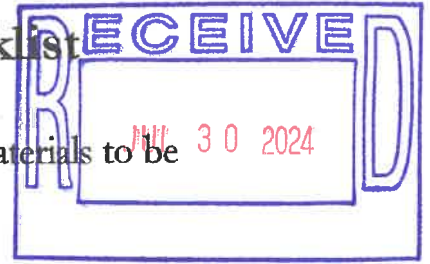
Signed and sworn to before me on the 30 day of July, 2024



Robert G. Benser  
Notary Public  
Mackinac County, Michigan  
My commission expires: 5/21/27

The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree. (revised 04/17)

## Historic District Application Checklist



☒ Brief Description of the nature of the work proposed and the materials to be used.\*

☒ Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s). Property address should be identified on all photographs.\*

☒ Site Survey/Plan (to scale) – with the following information: Lot dimensions, **existing & proposed** structures, **existing & proposed** setback and yard lines, fences, walls, easements, public rights of way, utilities, driveways, and other relevant information.

☒ Floor Plans & Elevations – Floor plans, building elevations and where relevant to the proposed work, sections, must include dimensions, material notes, window and door details, topography, foundation height, porch details and other relevant information as requested. For additions, the existing structure and proposed addition must be clearly shown.

☒ Include detail on drawings of all materials proposed to be used and their dimensional and property characteristics.

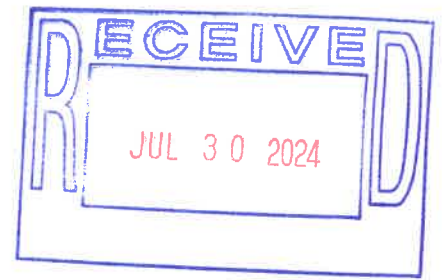
☒ Provide drawings, product literature, specifications, product photographs, or similar, for all new elements. Items include, but are not limited to, windows, doors, siding, trim, columns, railings, louvers, shutters, and roofing.

☐ Identify on drawings where any existing materials and architectural features will be removed or replaced.

**\* Only the first two items are required for Like for Like projects.**

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.

**Description of Work**  
1274 Mission Street  
Mackinac Island, MI 49757



Proposed work:

To complete work in two phases:

**Phase one:** Move existing, two-story house to the front of the parcel, and create two separate condominiums, one on the ground floor and one on the upper floor.

**Phase two:** Build new condominium home on the back part of the parcel.

Refer to attached site plan dated July 29, 2024, for more detail

Property is zoned R-3 (*Hight Density Residential*) and is a non-contributing property located within the Mission Historic District.

Proposed development is a site condominium, the existing structure will be converted into two-single family condominiums, and the new structure will be a single-family condominium.

There are two existing REUs which will continue to be applied to the existing structure in “phase one” One new REU will be necessary for the new construction in “phase two”

Construction start dates:

**Phase one;** November 1, 2024, building of new foundation by Chad Belongia and Erin Winberg, December 1, 2024 move existing house by Nick Mangini . Construction completion target date May !12025.

**Phase two;** Foundation construction to begin December 1, 2024, with construction of the house commencing upon foundation completion by Ray Halberg.

Demolition of the existing basement to be performed by Chad Belongia, and construction debris will contained on property and handled by Mackinac Island Service Company.