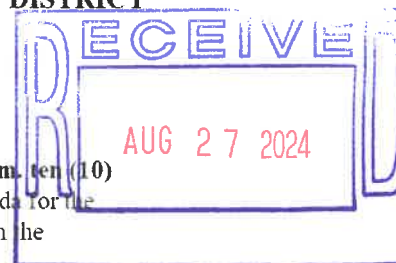


# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- ☐ 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 051-500-00800  
(Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Andrew Douel Email Address: douelstep2000@yahoo.com  
Address: 7357 Market St Mackinac Is MI 49757  
(Street) (City) (State) (Zip)  
Telephone: 231 392-6456  
(Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Ray Halberg Email Address: rhalberg@hotmail.com  
Address: 227 S. 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

File No. 2324008.047(4)

Exhibit A

Date 8.27.24  
Please Print Name

Initials KD

SIGNATURES S. Andrew Douel  
Signature  
S. Andrew Douel  
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: _____	

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

PROPERTY LOCATION: 1274 Mission St 051-500-008-00  
(Number) (Street) (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: Lot 16, Plat 1  
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: 250,000

**APPLICANT/CONTRACTOR**

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

Name: Ray Halberg Email Address: rhalberg@hotmail.com

Address: 227 S. Airport Rd St. Ignace 49781  
(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: A. Andrew Douc Date 8-27-24

**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: Andrew Douc Email Address: doucstep2000@yahoo.com

Address: 7357 Market Mackinac Is 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.

A. Andrew Douc SIGNATURES \_\_\_\_\_  
Signature Signature

Stephen Andrew Douc  
Please Print Name Please Print Name

Signed and sworn to before me on the 27 day of AUG, 2024



Kathryn Pereny  
Notary Public \_\_\_\_\_ County, Michigan  
My commission expires: \_\_\_\_\_

<sup>1</sup> 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)

File No. R324 008.047(H)

Exhibit C

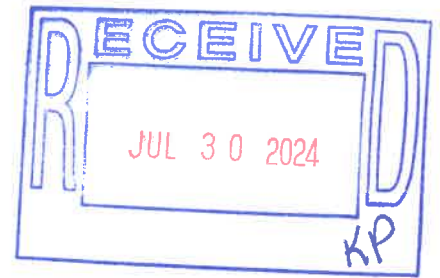
Date 8.14.24

Initials KP

**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.

August 12, 2024

File No. R324.008.047(H)

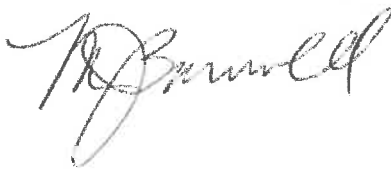
Exhibit H

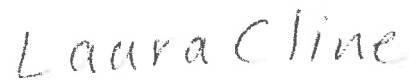
Date 8.14.24

Initials KP

Bob Benser and myself are presenting a project at 1274 Mission Street. An element we would like to request a change from the special land use back to standard R-3. The special land use allows for use of the property as employee housing. We would like to eliminate the housing use, while requesting only single family dwellings within the R-3 parameters. I apologize for not presenting this in our packet. The following neighbors are in support of this change:

Mark Ware  
Mission Point Resort

Mary Jane Barnwell   
1230 Mission St

Jana Cline   
1229 Mission St

David Jurak  
Grand Hotel

Holly Nitzsche   
HNS

Christine A. Rollicks  
1235 Mission St.

