

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Item B.

- 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

Area of Mackinac Island Site
PROPERTY LOCATION: 8332 Lake View Blvd (Number) (Street) 003-003-003-00 (Property Tax ID #)

PROPERTY OWNER

Name: Jeffrey & Christine Steiner Email Address: _____
 Address: 191 Washam Road (Street) Microsville (City) NC (State) 28117 (Zip)
 Telephone: 734-250-2953 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Homeowner Email Address: _____
 Address: _____ (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-Defossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

SIGNATURES
 Signature: _____ Signature: _____
 Christine Steiner Jeffrey Steiner
 Please Print Name Please Print Name
CD-26 026(11) Exhibit A

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: *CD-26 026(11)* Date Received: *5/11/06* Fee: _____
 Received By: _____ Work Completed Date: _____



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING

Section X, Item b.



M. SCOTT BOWEN
DIRECTOR

February 28, 2025

Jeff Steiner
127 Heathland Lane
 Mooresville, NC 28117

[Handwritten signature and initials]

Dear Mr. Steiner:

Congratulations! I am pleased to inform you that on February 27, 2025, the Michigan Historical Commission granted permission to erect a historical marker for **Bishop's Retreat, Local Site No. 2374, Mackinac Island, Mackinac County.**

Next, you will need to approve the final marker text, provide detailed shipping information, and submit payment for the marker. The included documents provide detailed directions for each of those steps. Please be sure to read them carefully and follow the Final Text Checklist.

Your check in the amount of **\$2,860** should be made payable to the "State of Michigan" for a **small, one-post marker with different text on each side.** Once the check and the other required documents are received, the marker will be ordered. Please do not schedule a dedication date until the marker has been delivered.

Again, congratulations on the approval of your marker. We hope you will enjoy and care for your marker following the included directions for many decades to come.

We look forward to hearing from you soon.

Sincerely,

[Handwritten signature: Sandra S. Clark]

Sandra Sageser Clark
Director, Michigan History Center
Michigan Department of Natural Resources

(517) 243-4041

[Handwritten notes: CD 2374 003 026 (11), Exhibit B, Date 5-11-26, KR]

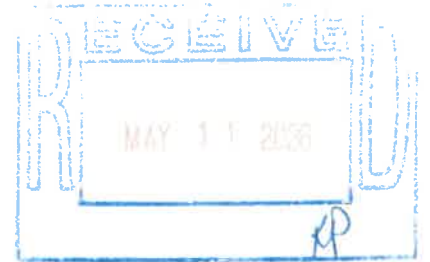
- Enclosures: Final Marker Text
- Michigan Historical Marker Final Text Checklist
- Shipping Policy and Requirements
- Marker Installation Procedures
- Caring for Your Michigan Historical Marker

FINAL

One Post Marker
Different Text Each Side
1" caption
1" text
Mackinac County
Mackinac Island
Side One

BISHOP'S
RETREAT

1 From 1885 to 1913
2 this house served as a
3 summer retreat for three
4 bishops of the Episcopal
5 Diocese of Michigan.
6 Gurdon Hubbard (1802-
7 1886) deeded this land to the
8 trustees of the Episcopal
9 diocese for a cottage in 1885.
10 Charles Caskey (1850-1933)
11 designed and built this house
12 and others in 1885. Two
13 years later, Caskey oversaw
14 the construction of the Grand
15 Hotel. Running water,
16 bathrooms, and a kitchen
17 were added after the diocese
18 sold the property to a private
19 owner in 1913.



File No CO26-003-026(H)
Exhibit C
Date 5-11-26
Initials KP

Michigan Historical Commission ~ Michigan Historical Center
Registered Local Site No. 2374
This Marker is the Property of the State of Michigan, 2025

FINAL

One Post Marker
Different Text Each Side
1" caption
1" text
Mackinac County
Mackinac Island
Side Two

**BISHOP'S
RETREAT**

1 Bishop Samuel Harris (1841-
2 1888) used this cottage for
3 three years before his death.
4 The next resident, Bishop
5 Thomas Davies (1831-1905),
6 was elected as the bishop of
7 Michigan in 1889. In 1895,
8 when delegates of the
9 Diocesan Convention
10 organized the Diocese of
11 Marquette to serve the Upper
12 Peninsula, Davies excluded
13 Mackinac Island from its
14 jurisdiction. The island
15 remained out of its
16 jurisdiction until 1937.
17 Bishop Charles Williams
18 (1860-1923) was the last
19 bishop to occupy the cottage.
20



Michigan Historical Commission ~ Michigan Historical Center
Registered Local Site No. 2374
This Marker is the Property of the State of Michigan, 2025

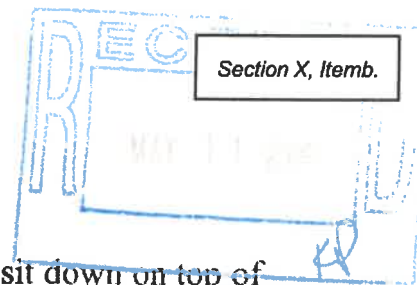
File No. CD26-003 026(tt)

Exhibit D

Date 5-11-24

Initials td

INSTALLATION PROCEDURES SINGLE POST MARKER



The single post Michigan Historical Markers are manufactured to sit down on top of an octagonal extruded aluminum post that has been provided. The marker is secured to the post by eight (8) set screws that are provided with the marker.

The post is designed for 36" (3 feet) insertion in the ground. This leaves approximately 7' (feet), 5" (inches), of post above ground.

Using a posthole digger, dig a hole 10"- 12" in diameter and 36" deep. Place the post in the hole with one of the flat faces on the post facing the direction that the marker is to face. Place the post in the hole then plumb and brace it.

Fill top of hole with concrete (sacrete works fine). You might cut the bottom out of a 5-gallon plastic bucket to use as a form. Slip the bucket down over the post so it is resting on the ground at the top of the hole. When you fill the top of the hole with concrete, bring the concrete up about 4 - 6" above the ground. When hardened, cut the plastic form away and you have a nice curb around the post which will deter mowers and trimmers from damaging the post.

Before trying to place the marker on the post, use an allen wrench to back the set screws part way out of their holes. They have been screwed on for shipment and unless they are backed out part way the marker will not sit down on the post.

Place the marker on the post. Check it for alignment looking straight at the marker and then moving 90 degrees to view the edge of the marker. Secure the marker by tightening the set screws. Adjustments in alignment can be made using the set screws.

The marker can be made theft proof by drilling the flats off the set screws after the marker is secured to the post. Simply take a 1/4" drill bit and drill down into the center of the set-screws going only to the bottom of the hole this will prevent removal of the set screws. To remove the marker, the set screws will have to be drilled out.

Install takes less than an hour; allow 24 hours before removing the bracing.

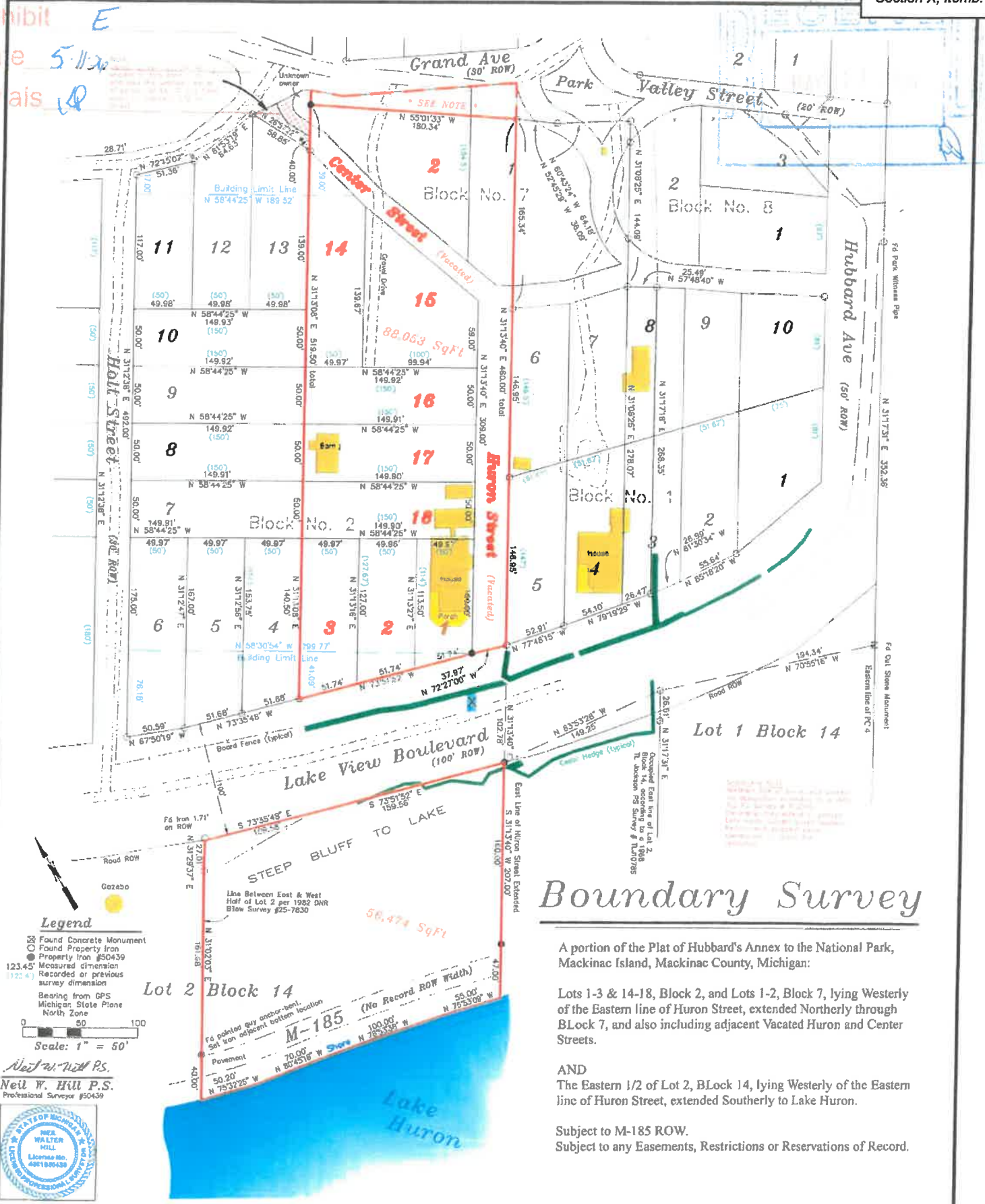
For installation questions, contact Sewah Studios by phone at (888) 557-3924 or by Email at info@sewahstudios.com

Step back and enjoy your Michigan Historical Marker!

Exhibit E

Date 5/1/20

Plats LP



Boundary Survey

A portion of the Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan:

Lots 1-3 & 14-18, Block 2, and Lots 1-2, Block 7, lying Westerly of the Eastern line of Huron Street, extended Northerly through Block 7, and also including adjacent Vacated Huron and Center Streets.

AND
The Eastern 1/2 of Lot 2, Block 14, lying Westerly of the Eastern line of Huron Street, extended Southerly to Lake Huron.

Subject to M-185 ROW.
Subject to any Easements, Restrictions or Reservations of Record.

Legend

- Found Concrete Monument
- Found Property Iron
- Property Iron #50439
- 123.45' Measured dimension
- 123.4' Recorded or previous survey dimension
- Bearing from GPS Michigan State Plane North Zone

Scale: 1" = 50'

Neil W. Hill P.S.
Professional Surveyor #50439

Page # 1 of 1
Date: 8/02/2021
Order No.: 21103-JS-Rlk2/14-HA
Drawn By: Neil W. Hill P.S.
Revisions:

Client:
Ted Sweeney
Jeff Steiner
Mackinac Island, MI



Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com

File No. (D26 003-026(H))
Exhibit F
Date 5-11-24
Initials FA







Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 May 2026

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

Re: **BISHOP'S RETREAT HISTORICAL MARKER ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposal to install a historical marker in front of the Steiner Cottage in the Hubbard's Annex Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Jeffrey Steiner, Applicant
- Dave Lipovski, City of Mackinac Island
- Erin Evashevski, Evashevski Law Office



Richard
Neumann
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 May 2026

DESIGN REVIEW

BISHOP'S RETREAT HISTORICAL MARKER ADDITION

8332 Lake View Boulevard

Hubbard's Annex Historic District
Mackinac Island, Michigan

INTRODUCTION

The proposed project is the proposed installation of a Michigan Historical Marker (Local Site No. 2374) in front of the Steiner Cottage at 8332 Lake View Boulevard, in the Hubbard's Annex Historic District. The Steiner property is a Contributing resource in the district. The marker would commemorate the ownership and occupancy of the house by the Episcopal Diocese, late 1800's through early 1900's.

The standard single-post marker would be installed along Lake View Boulevard, near the right, or south corner of the Steiner property. The sign would be two-sided, meaning it would have different text on each side, describing the history of the site. The text area would be 24 inches wide by 36 inches high. The signs are constructed of metal, and set into the ground with concrete. The State program also offers a larger two-post marker.

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 a property survey indicating the proposed location, sign text, and installation instructions, dated 11 May 2026, by Jeffrey Steiner.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

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*

Bishop's Retreat Historical Marker Addition Design Review
26 May 2026
Page 2

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 sign addition would not destroy materials that characterize the property, would be differentiated as a non-historic feature, and would be compatible with the massing, size and architectural features of the 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 proposed sign commemorating a historic site would maintain the historic and architectural value of the property, and its relationship to the historic value of the surrounding historic district.

(2) - "The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area."

The placement of a widely recognized commemorative state sign would be appropriate to the Hubbard's Annex Historic District and historic Mackinac Island.

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

The proposed sign would be compatible, in terms of design, arrangement, texture and materials proposed to be used.

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

The proposed commemorative sign would be aesthetically appropriate.

CONCLUSION

The Michigan Historical Marker proposed to be placed on Lake View Boulevard in front of the Steiner Cottage in Hubbard's Annex Historic District would meet the Standards for review.

END OF REVIEW

File No. CDA
Exhibit II
Date 6/2/20
Initials KJ

REGISTERED
HISTORIC SITE

BISHOP'S RETREAT

Bishop Samuel Harris (1841-1888) used this cottage for three years before his death. The next resident, Bishop Thomas Davies (1831-1905), was elected as the bishop of Michigan in 1889. In 1895, when delegates of the Diocesan Convention organized the Diocese of Marquette to serve the Upper Peninsula, Davies excluded Mackinac Island from its jurisdiction. The island remained out of its jurisdiction until 1937. Bishop Charles Williams (1860-1923) was the last bishop to occupy the cottage.

MICHIGAN HISTORICAL COMMISSION - MICHIGAN HISTORY CENTER
REGISTERED LOCAL SITE NO. 2374, 2025
THIS MARKER IS THE PROPERTY OF THE STATE OF MICHIGAN

City Clerk

From: Katie Pereny
Sent: Tuesday, June 9, 2026 2:39 PM
To: City Clerk
Subject: Steiner historical marker

Danielle,

At the meeting of the HDC, today at 1:00, the historical marker for the Steiner residence was approved. It was discussed by Erin Evashevski and the Commission, that he would need a Use Permit. Steiner was not present at the meeting.

Katie Pereny
City of Mackinac Island
Building, Zoning, Planning and Historic District
906-847-6190