

February 23, 2026

Planning and Historic District Commissioners

Historic District and Planning Commission Members:

I am presenting the following project located at 1500 Astor Street. The property is a contributing property and part of the Lilac House Property owned by Ken and Lori Ann Thompson.

I would be creating a small restaurant that we are calling Patrick Doud Pub Garden. We would be leaving the building the same, while extending the building lower into the ground. By removing the ground, thus lowering the building, we will make the building more accessible. The building is in dire need of leveling on the inside.

We will be adding a patio on the outside. This has been done in other projects in the downtown district.

I have attached a picture of current owner Ken in front of the building when it was "buggy drive Inn" in the early 1960's.

Planning Commission

We are hoping to start the project in June. We will use the Mackinac Island Service Company to remove dirt.

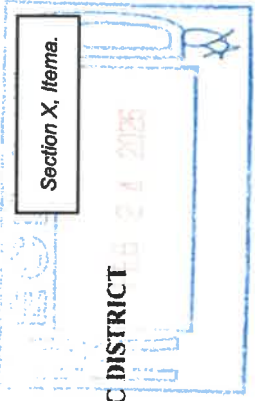
We will restore the ground to the similar pitch of the sidewalk, and use crushed gravel to cover the patio area. Flower boxes will be built to create a barrier between the sidewalk and garden area.

We do not think there will be any street closures.

I will be available for any questions.

Thank you for your time.

Andrew Doud



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: 1500 Aster Street (Number) (Street) 051-550-031-00 (Property Tax ID #)

PROPERTY OWNER

Name: Kenneth Thompson Email Address: KI

Address: 7337 Market St (Street) Box 1267 (City) M.I. (State) 49757 (Zip)

Telephone: 906-430-5616 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Andrew Dowd Email Address: _____

Address: 7507 Market Street (Street) Mackinac (City) (State) (Zip)

Telephone: 231-392-6456 (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 facade 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 of a smoke alarm complying with the requirements of the Stille-DeRosier-Hale single state construction code act, 1977 PA 230, and 311.1501 to 125.1531

MD26-031-012(4)

Andrew Dowd SIGNATURES: _____ Date: 2-24-26

Andrew Dowd SIGNATURES: _____ Initials: KD
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: MD26-031-012(4) Date Received: 2-24-26 Fee: 600-
Received By: APERRY Work Completed Date: _____

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.

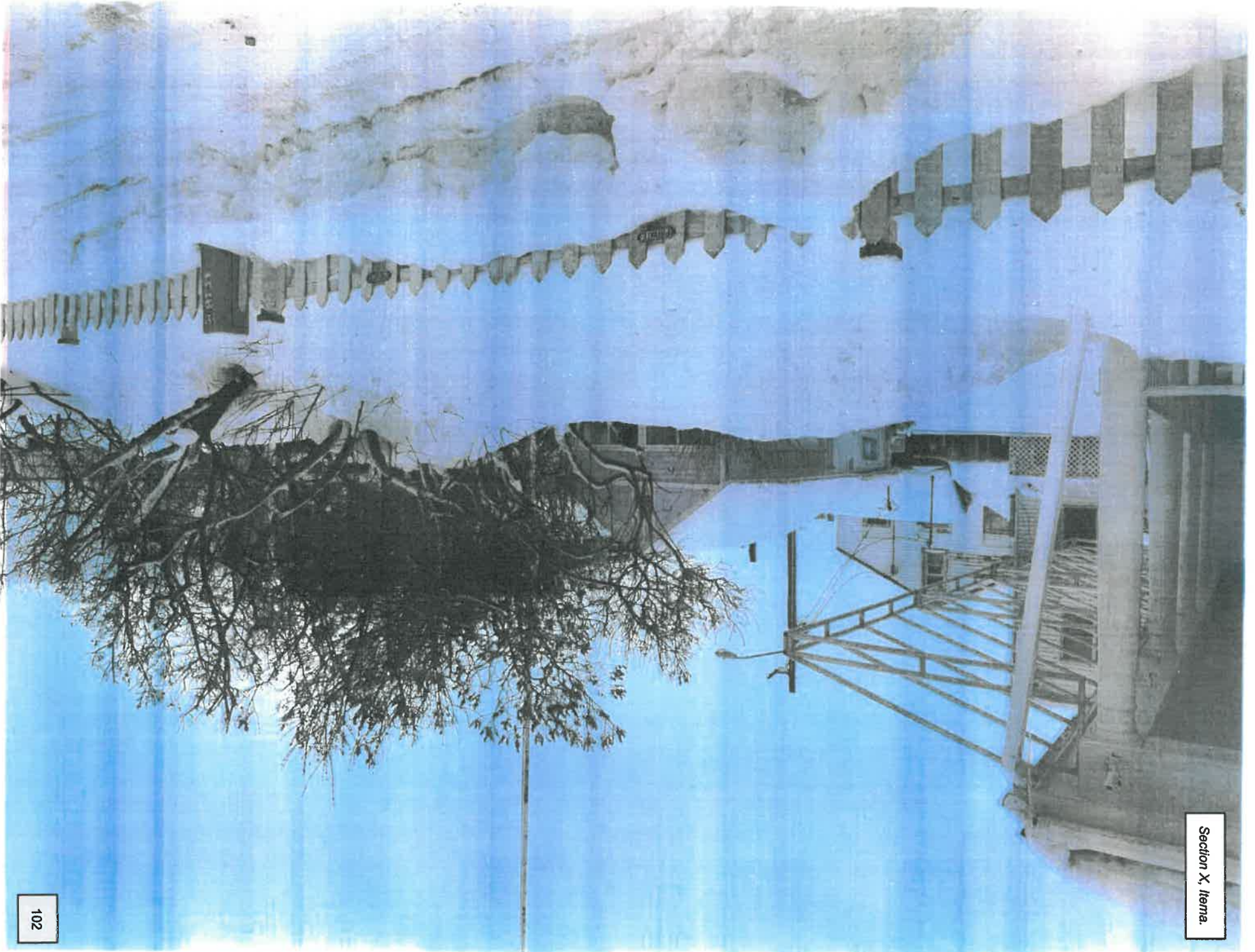
Section X, Item.

File No. MDAG-031-012(H)
Exhibit D
Date 2-24-24
Initials XP

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FEB 27 2024
XP





Section X, Iteima.

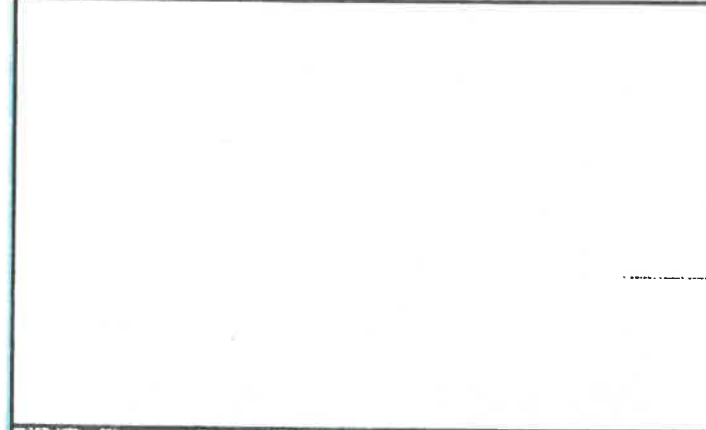




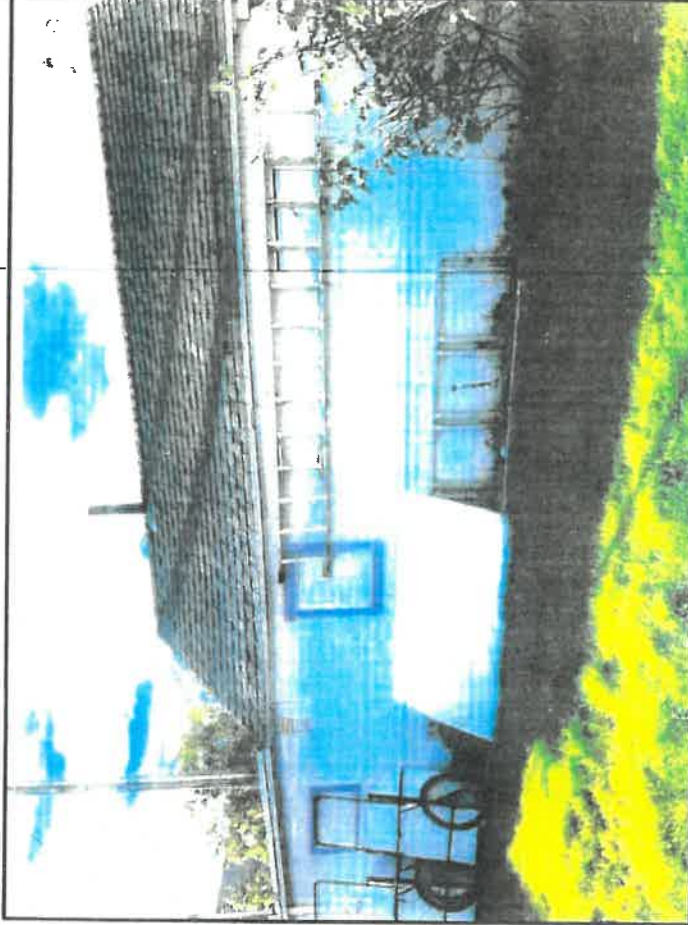
Section X, Item 1.



ASTOR STREET PHOTO



REAR YARD PHOTO



Richard Clements Architect, PLLC
15215 Merry Lane
Oshtemo, MI 48859
richardcl@live.com 989-370-3681

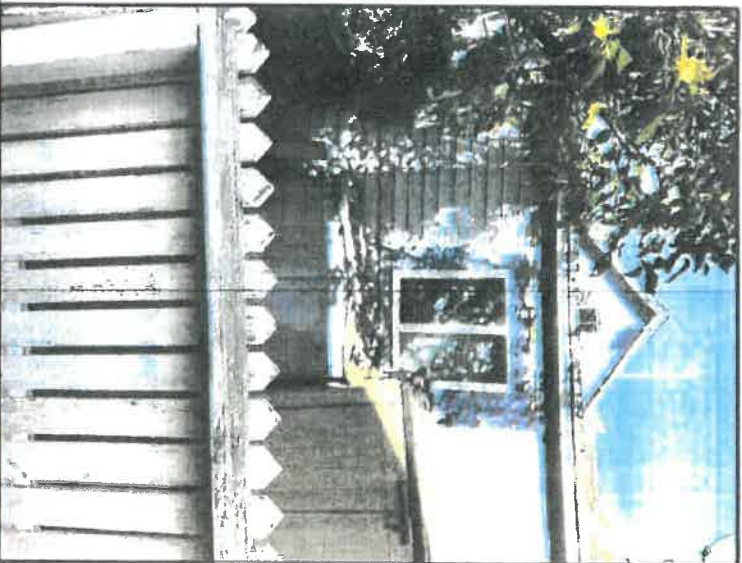
PATRICK DOUD PUB
BEER GARDEN
1500 ASTOR STREET
MACKINAC ISLAND, MI

FOR REVIEW ONLY
EXISTING PHOTOS
date: Feb. 24, 2025
project: 2606

sheet:
A0.0
CORRECTOR © 2025



MARKET STREET PHOTO



ALLEY SIDE YARD PHOTO

Richard Clements Architect, PLLC
15215 Merry Lane
Oshtemo, MI 49739
richard@rcad15236@live.com 989-370-3681

PATRICK DOUD PUB
BEER GARDEN
1500 ASTOR STREET
MACKINAC ISLAND, MI

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project: 2606

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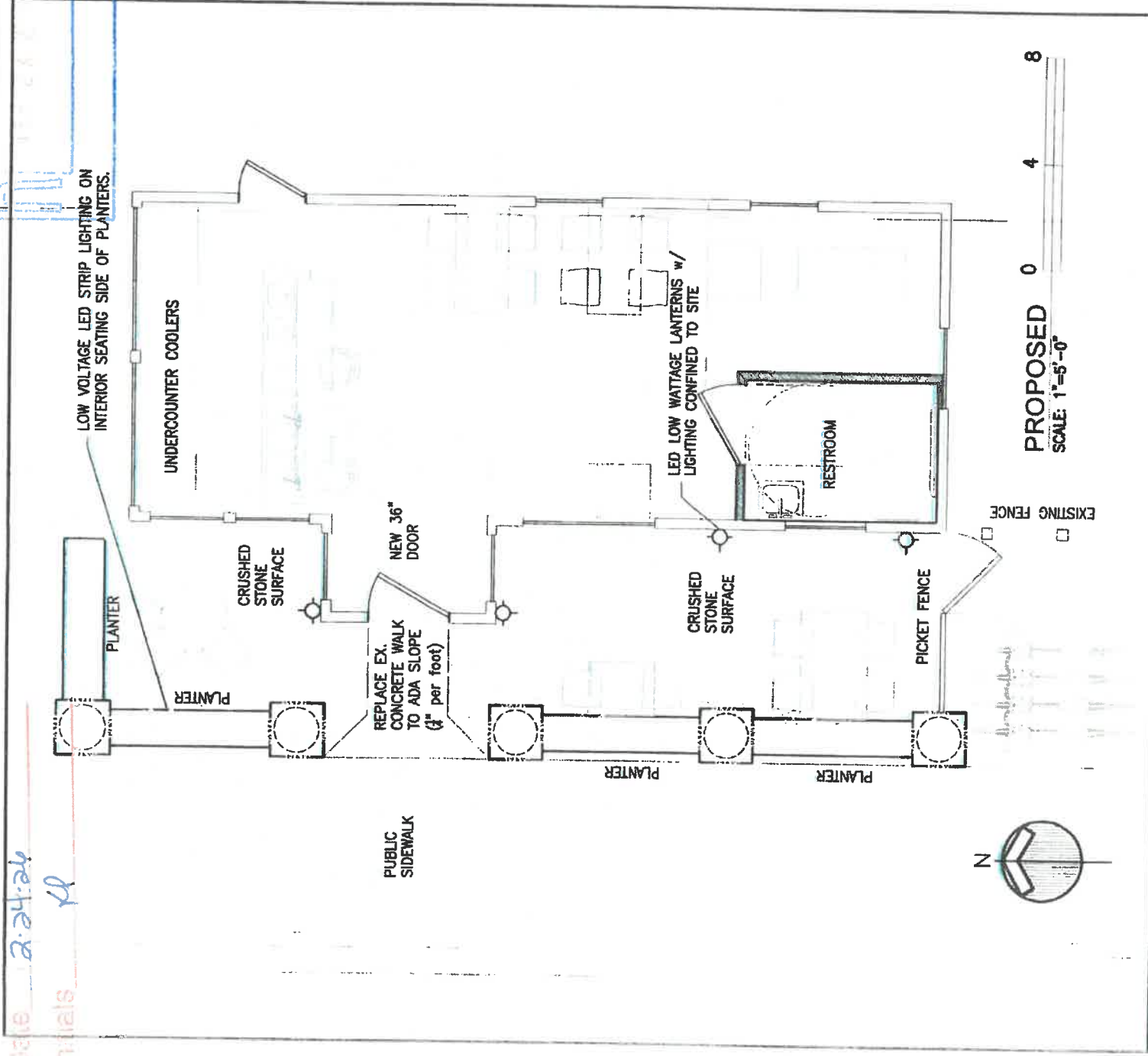
File No. MDa6-031-012(4)

Exhibit F

Date 2.24.24

Initials KL

Section X, Item.



Richard Clements Architect, PLLC

15215 Merril Lane
Oshtemo, MI 49759

richardc@lee1923@aol.com

989-370-3681

PATRICK DOUD PUB
BEER GARDEN

1500 ASTOR STREET
MACKINAC ISLAND, MI

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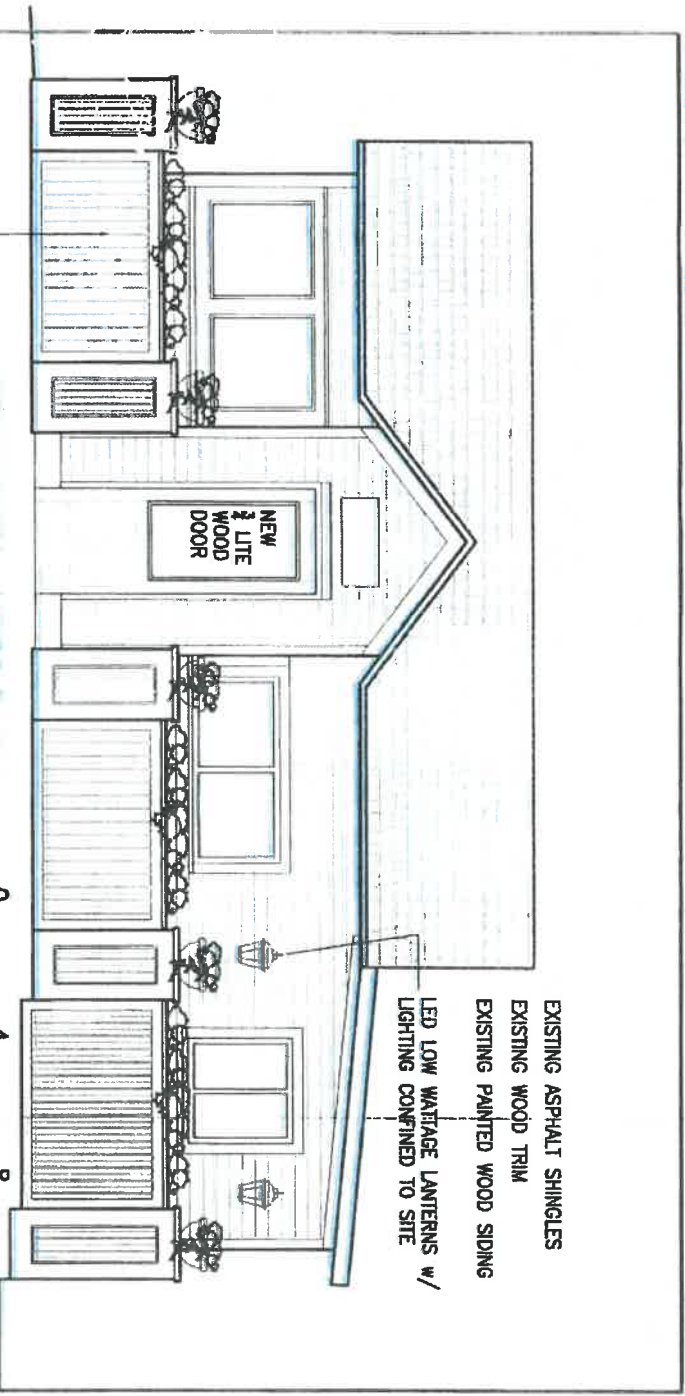
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project: 2606

sheet:

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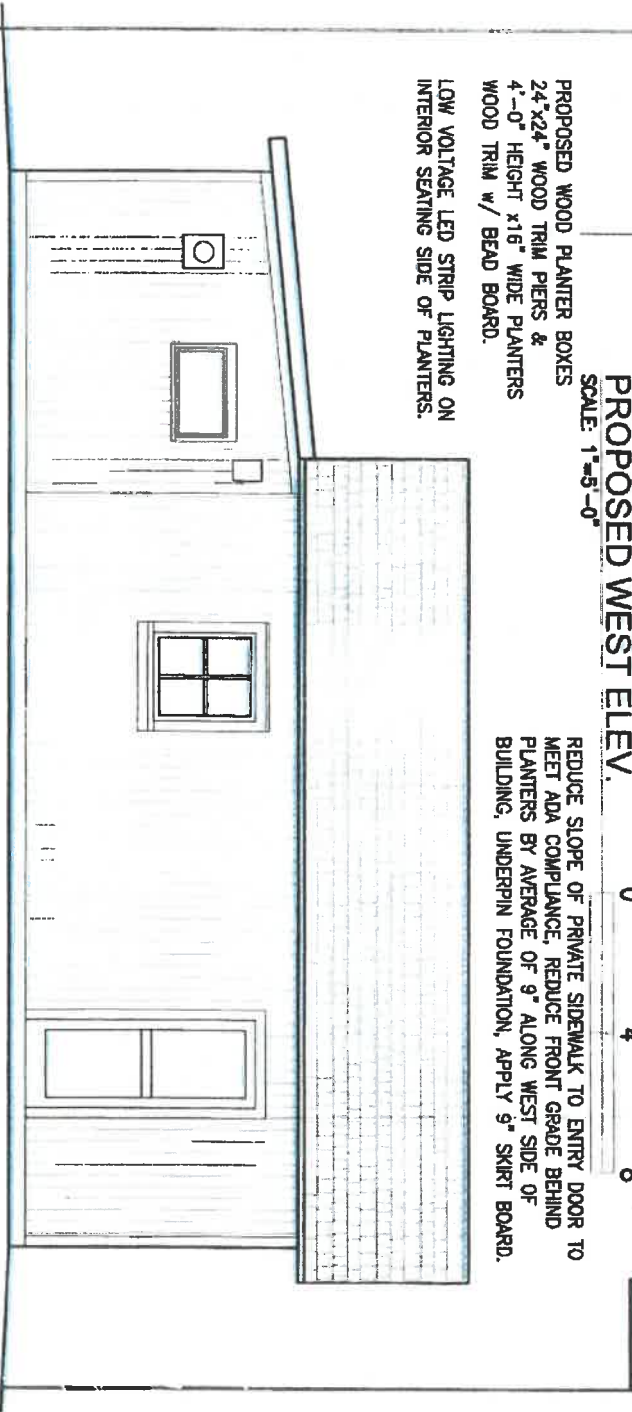
PROPOSED WEST ELEV.

SCALE: 1"=5'-0"

PROPOSED WOOD PLANTER BOXES
 24"x24" WOOD TRIM PIERS &
 4'-0" HEIGHT x16" WIDE PLANTERS
 WOOD TRIM w/ BEAD BOARD.

LOW VOLTAGE LED STRIP LIGHTING ON
 INTERIOR SEATING SIDE OF PLANTERS.

REDUCE SLOPE OF PRIVATE SIDEWALK TO ENTRY DOOR TO
 MEET ADA COMPLIANCE. REDUCE FRONT GRADE BEHIND
 PLANTERS BY AVERAGE OF 9" ALONG WEST SIDE OF
 BUILDING. UNDERPIN FOUNDATION, APPLY 9" SKIRT BOARD.



EXISTING EAST ELEV.

SCALE: 1"=5'-0"

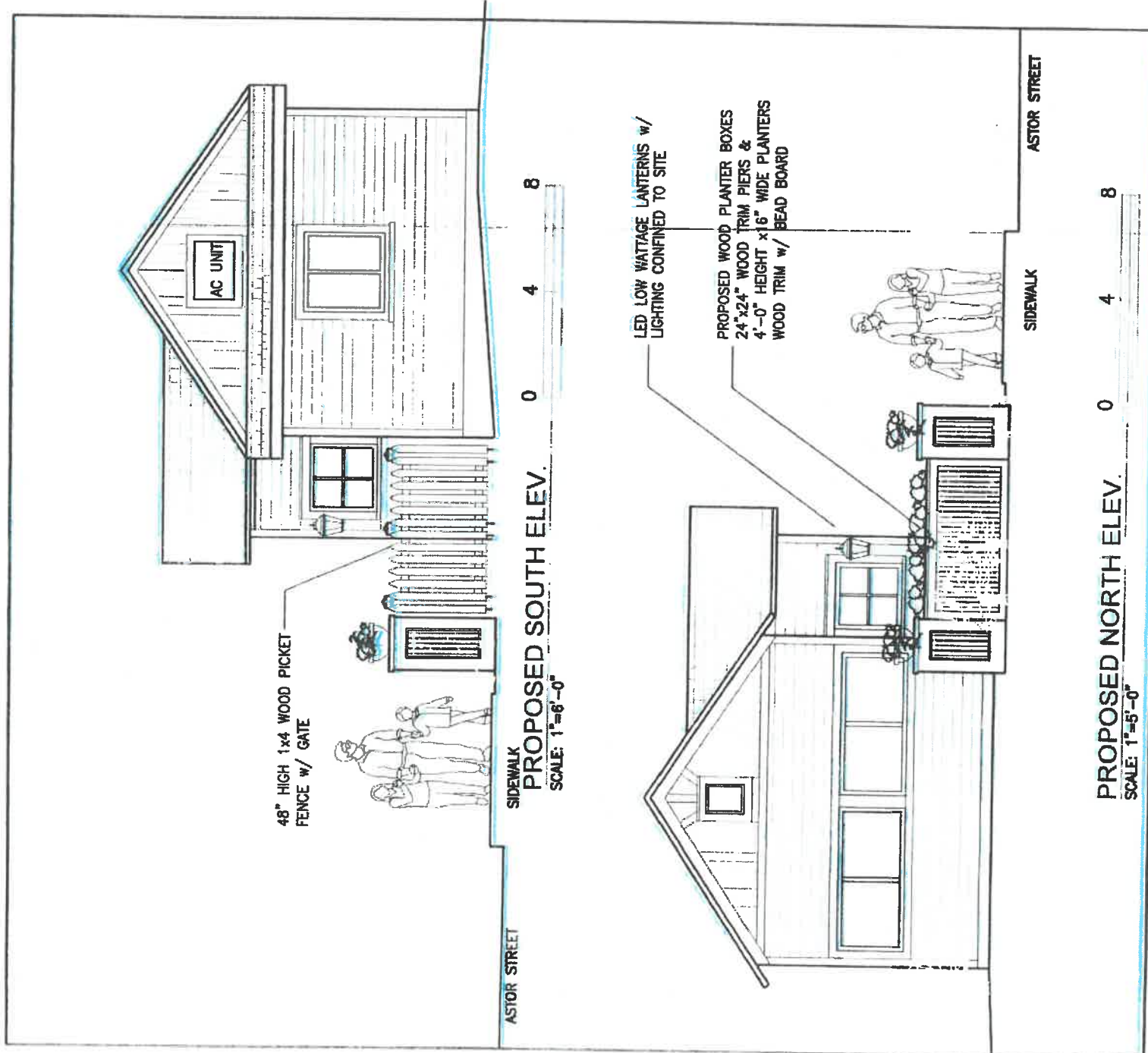
NO CHANGES TO BUILDING ELEVATION

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 Okemos, MI 49759
 richard@rca1525@live.com 999-570-3681

**PATRICK DOUD PUB
 BEER GARDEN**
 1500 ASTOR STREET
 MACKINAC ISLAND, MI

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 date: Feb. 24, 2025
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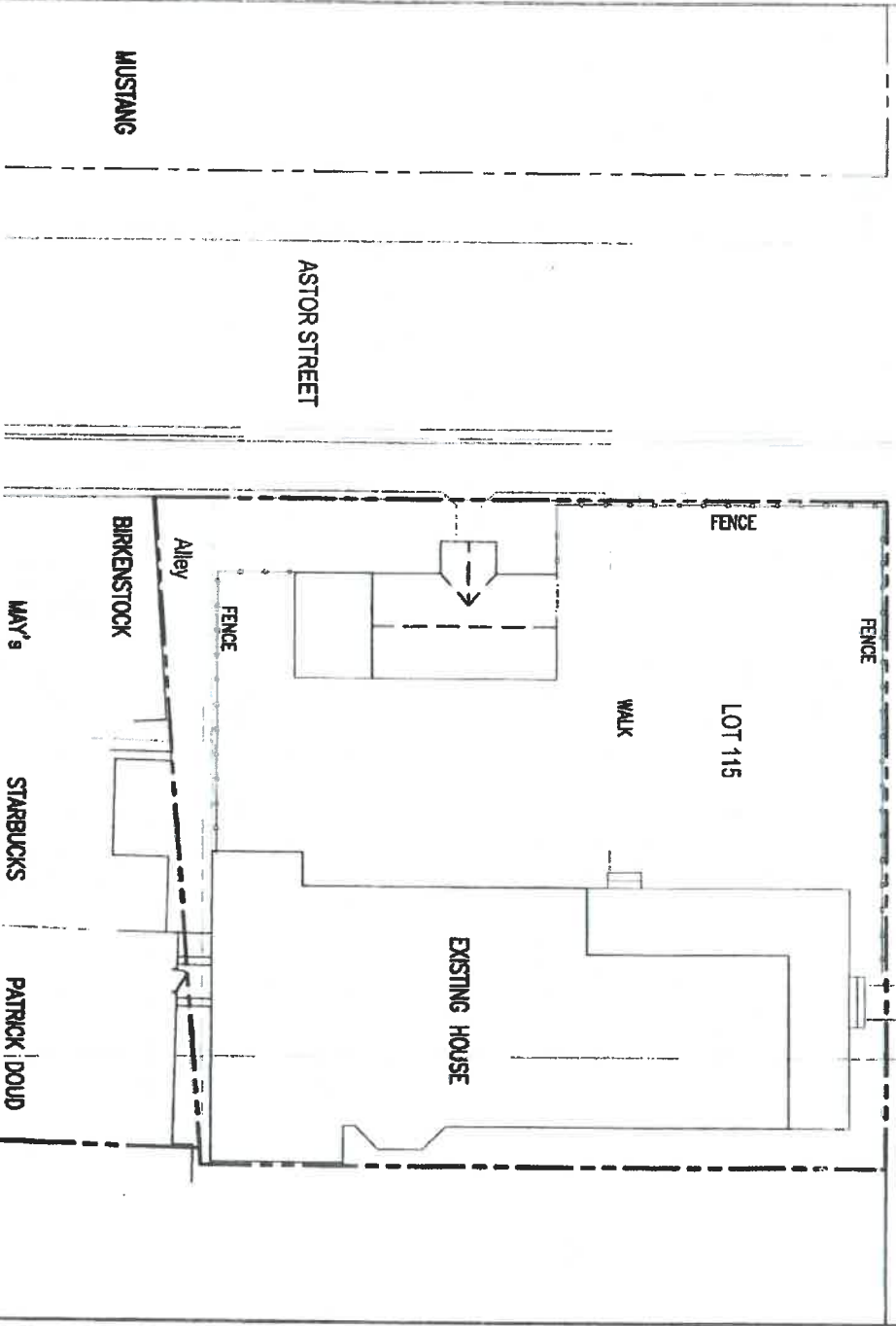
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A2.1
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	ASTOR STREET		

MARKET STREET

ZONING INFORMATION: DISTRICT: WD MARKET
 PARCEL # 051-550-031-00
 LOT 115, ASSESSOR'S PLAT #3.
 SITE AREA: 6,502 s.f.
 CURRENT IMPERVIOUS: 2,257 (House) + 405 (Shop) + 457 (Walks+Stairs)
 =3,119 s.f. = 47.9% EXISTING > 35% MAX



EXISTING SITE PLAN
 SCALE: 1"=20'-0"

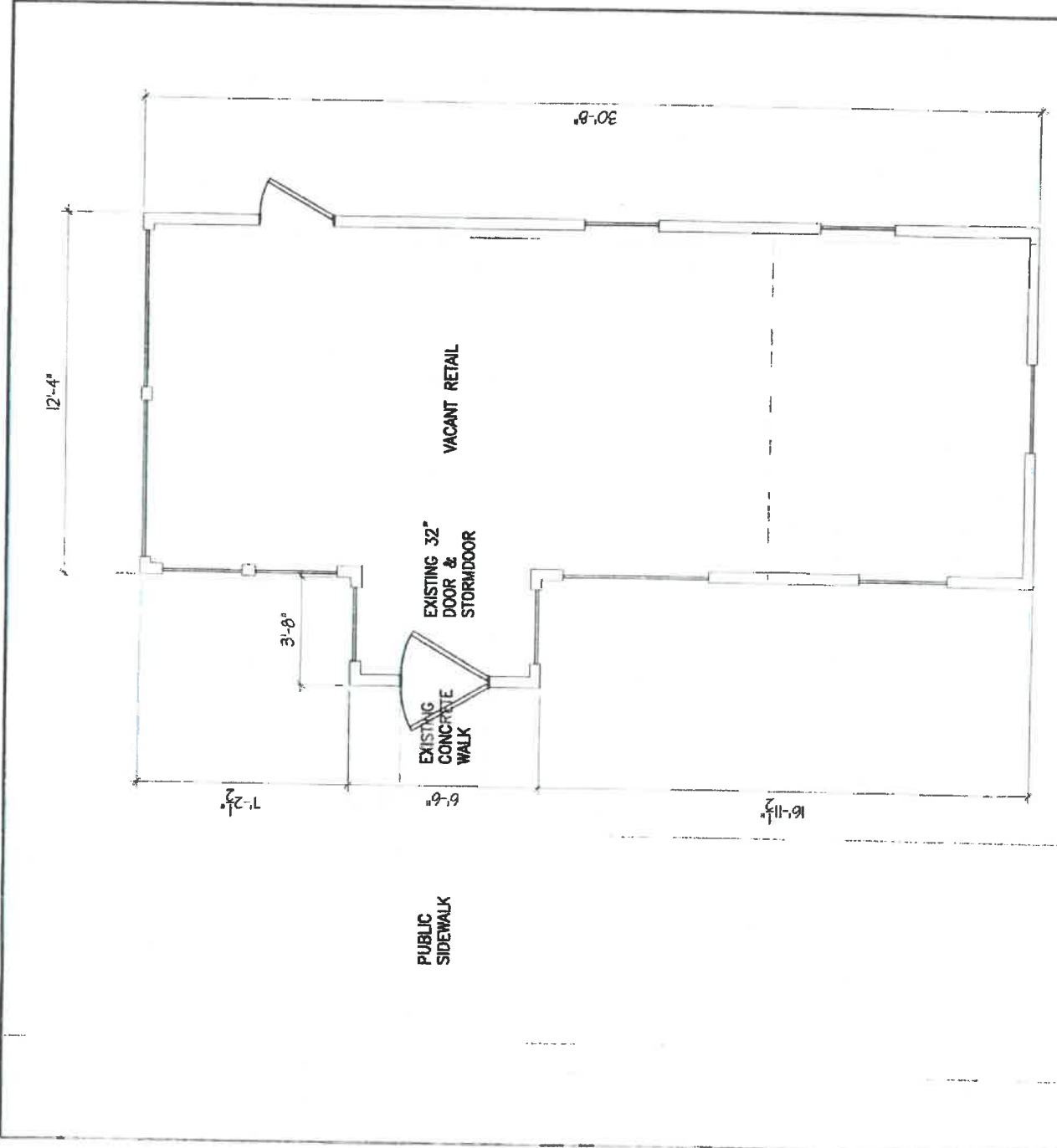


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PATRICK DOUD PUB
 BEER GARDEN
 1500 ASTOR STREET
 MACKINAC ISLAND, MI

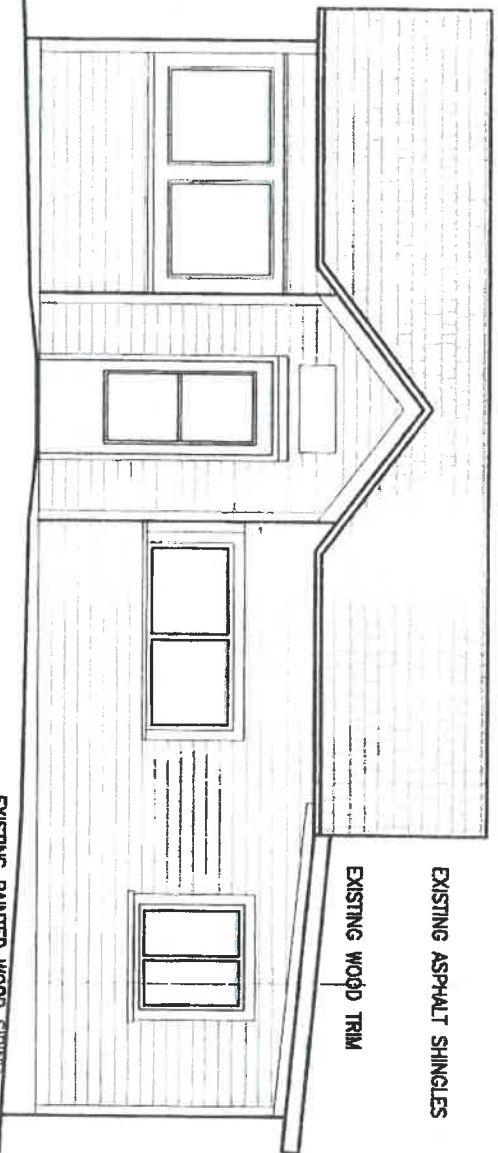
EXISTING
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 date: Feb. 24, 2026
 project: 2606

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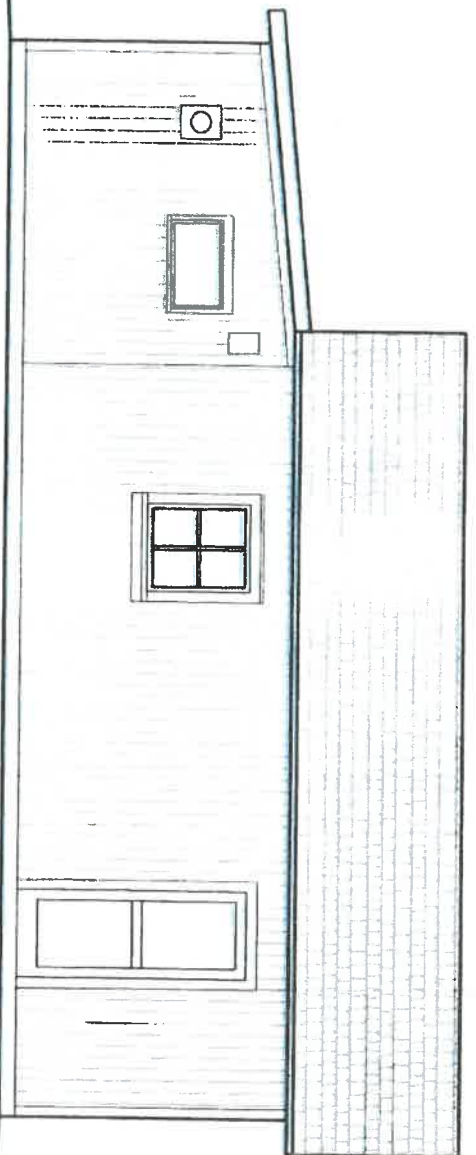


EXISTING FLOOR PLAN
SCALE: 1"=5'-0"

Richard Clements Architect, PLLC 15215 Merry Lane Okemos, MI 48869 richard@rca1.com 989-370-3681	PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTR. date: Feb. 24, 2025 project: 2606	sheet: X1.1 copyright © 2025
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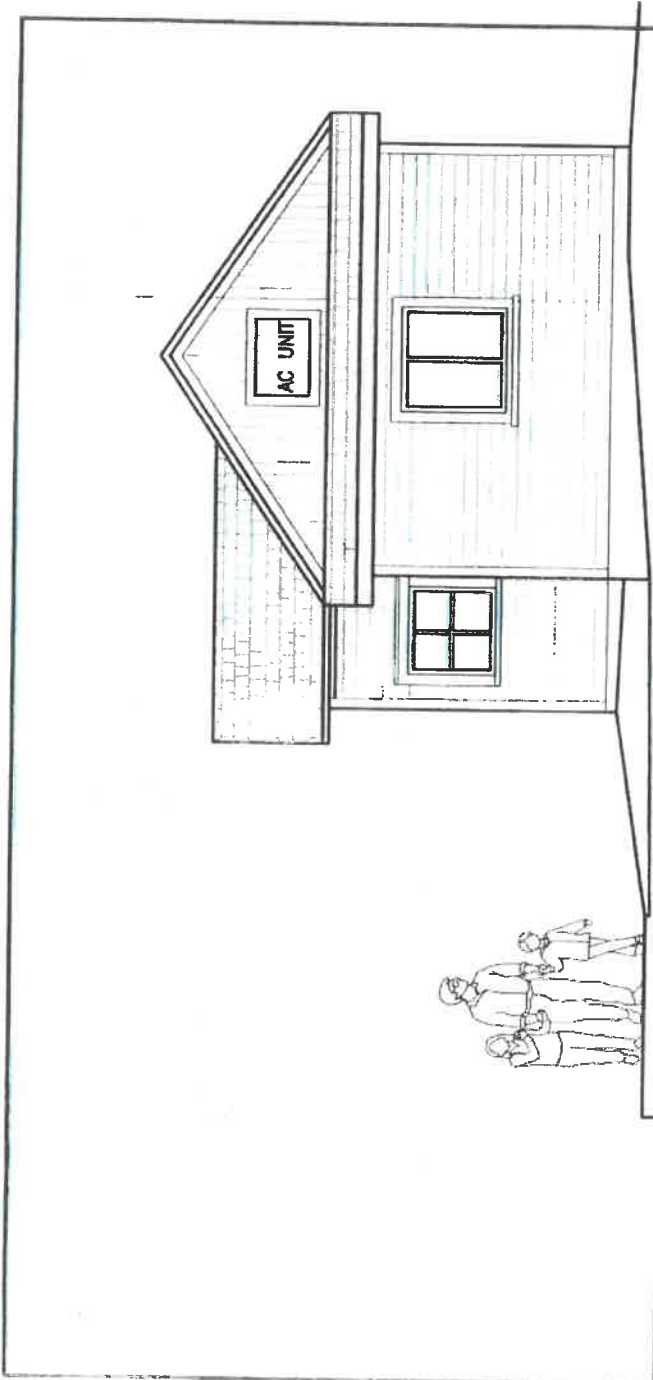
EXISTING WEST ELEV.
SCALE: 1"=5'-0"



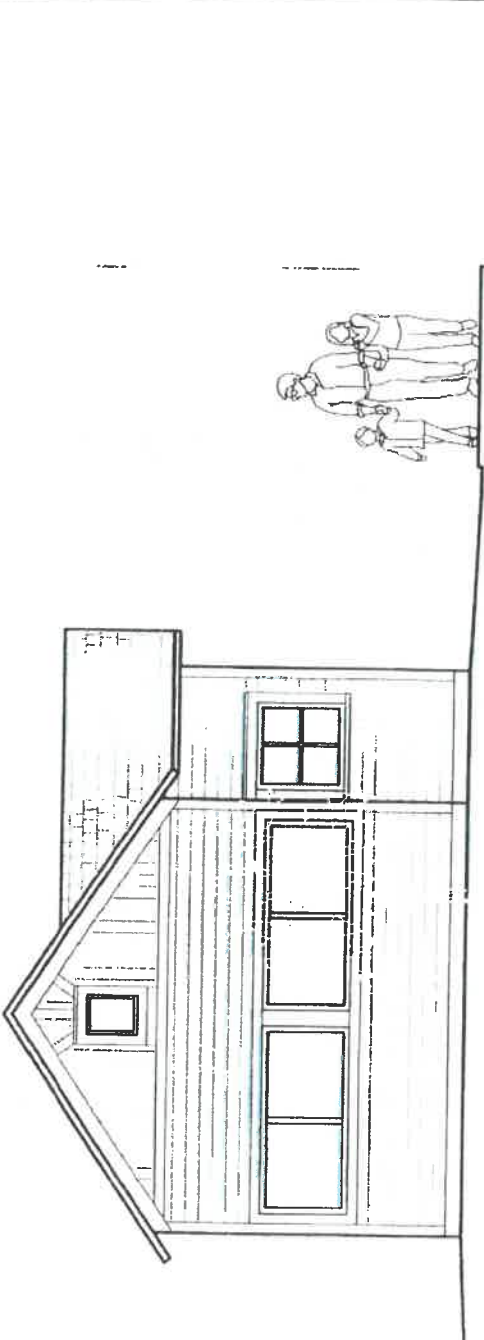
EXISTING EAST ELEV.
SCALE: 1"=5'-0"



<p>Richard Clements Architect, PLLC 15215 Merrill Lane Ocequetec, MI 49729 richard@rca1923.com rca.com 989-370-5681</p>	<p>PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI</p>	<p>EXISTING NOT FOR CONSTR. date: Feb. 24, 2025 project: 2806</p>	<p>sheet: X2.1 continued on next</p>
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ASTOR STREET
 SIDEWALK
EXISTING SOUTH ELEV.
 SCALE: 1"=5'-0" 0 4 8



ASTOR STREET
 SIDEWALK
EXISTING NORTH ELEV.
 SCALE: 1"=5'-0" 0 4 8

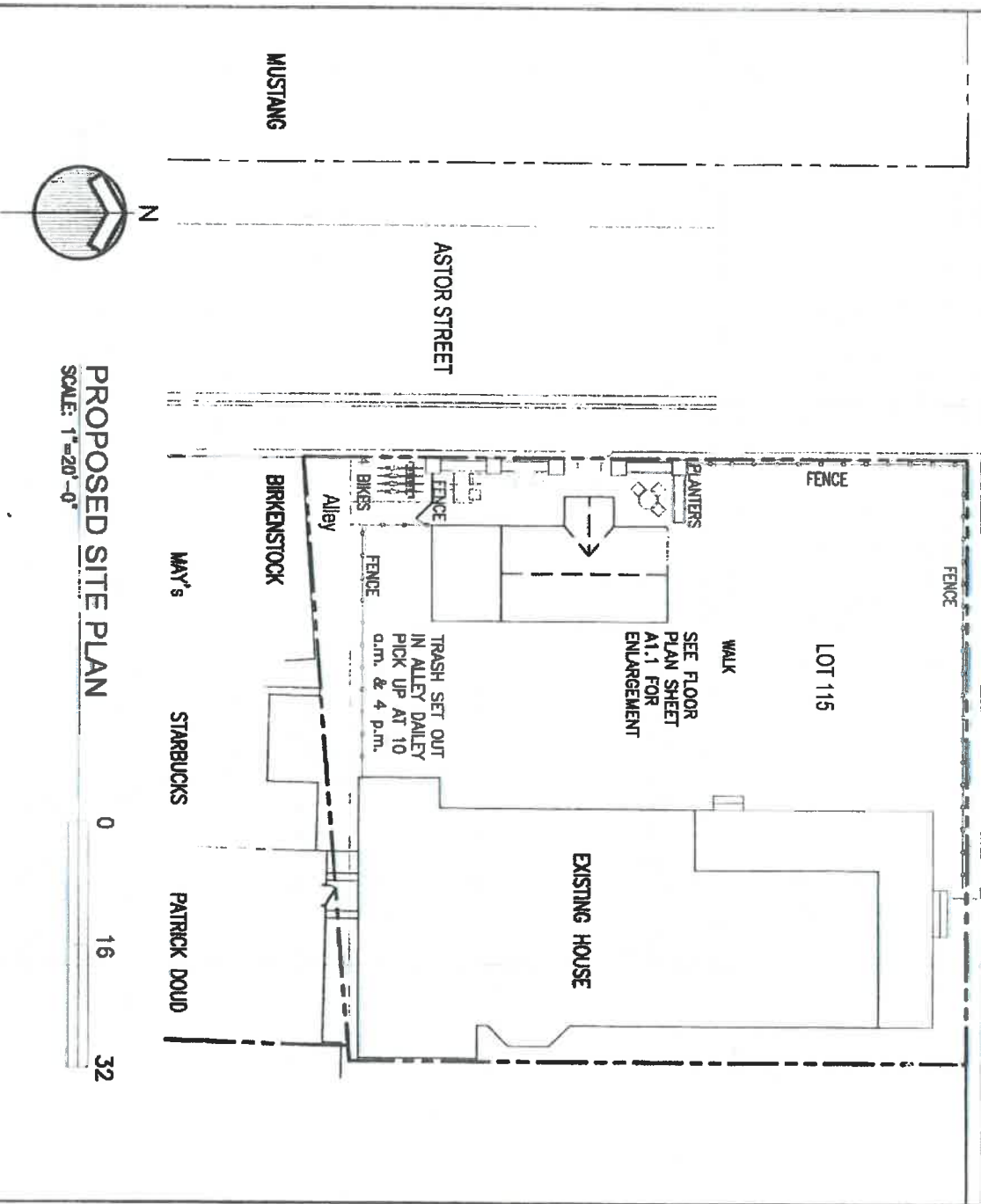
Richard Clements Architect, PLLC 15215 Merry Lane Cozueco, MI 49759 richardcl@aia.com 989-370-3681	PATRICK DOUD PUB BEER GARDEN 1500 ASTOR STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTR.	sheet: X2.2 <small>COPYRIGHT © 2025</small>
		date: Feb. 24, 2025 project: 2606	

File No HD26-031-012(LH)

Section X, Item.

Exhibit E
Date 2-24-26
Initials RP
MARKET STREET

ZONING INFORMATION: DISTRICT: MD MARKET
PARCEL # 051-550-031-00
LOT 115, ASSESSOR'S PLAT #3.
SITE AREA: 6,602 s.f.
CURRENT IMPERVIOUS: 2,257 (House) + 405 (Shop) + 457 (Walks+Stairs)
=3,119 s.f. = 47.9% EXISTING > 35% MAX.
NO INCREASE TO IMPERVIOUS SURFACES ARE PROPOSED



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richardcl@a123@live.com 989-370-3681

PATRICK DOUD PUB
BEER GARDEN
1500 ASTOR STREET
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project: 2606

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