

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 1395 Cadotte
(Number) (Street)

051-575-069-01
(Property Tax ID #)

JUN 24 2025

LEGAL DESCRIPTION OF PROPERTY: Legal Description In Attachments
(Attach supplement pages as needed)

ESTIMATED PROJECT COST: 3 million

APPLICANT/CONTRACTOR

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

Name: Andrew Doud Email Address: doudstep2000@yahoo.com

Address: 7587 Market Street, Mackinac Is, MI 49757
(Street) (City) (State) (Zip)

Telephone: 231 392 6456
(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 Doud Date 6-23-25

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY¹ 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 Doud Email Address: doudstep2000@yahoo.com

Address: 7587 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 Doud SIGNATURES
Signature

File No. MD25-069-054(A)
Exhibit A

Stephen Andrew Doud
Please Print Name

Date 6-24-25
Please Print Name

Signed and sworn to before me on the 23rd day of June, 2025

Initials KP

Jill A. Chapman
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Mackinac
My Commission Expires May 24, 2031
Acting in the County of Mackinac

Jill A. Chapman
Notary Public
Mackinac County, Michigan
My commission expires: 5/24/2031

¹ 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)

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: _____
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Andrew Doud Email Address: doudstep2000@yahoo.com
Address: 7587 Market Street, Mackinac Island 49757
(Street) (City) (State) (Zip)
Telephone: 231 392 6456
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: _____ 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-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 _____

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
3758 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

File Number: 4025-069-054(H) Date Received: 6-24-25 Fee: 600 -
Received By: K. Pereny Work Completed Date: _____



File No. MD25-067-054(H)

Exhibit B

Date 6-24-25

Initials KF



AREA PHOTOS FROM CADOTTE & MARKET STREETS



SOUTH ELEVATION FROM MARKET



WEST ELEVATION FROM PROPERTY



NORTH ELEVATION FROM CADOTTE



EAST ELEVATION FROM CADOTTE

Richard Clemons Architect, PLLC 1320 Market Lane Cadotte, MI 49757 richard@rcaarchitect.com 986-370-3061	
MAY COTTAGE ADDITION-RENOVATION 1395 CADOTTE MACKINAC ISLAND, MI 49757	
REV.	REV.
DATE: June 23, 2025	SHEET: A0.0
PROJECT: 2433	PHOTOS

File No. HD25-069-054(4)

Exhibit C

Date 6-24-25

Initials KP

RECEIVED
JUN 24 2025

STORMWATER PLAN

DESIGN CRITERIA:
10 YEAR 24 HOUR RAINFALL = 3.3"
(SOURCE: MDT MS4 REPORT)
= (0.23) = 0.011' /hour

INFILTRATION RATE OF SOIL = 0.27/hr.
(SOURCE: USDA) = 0.016/hour x24 hrs. =
672 = 0.25' / storm event

DESIGN STORM VOLUME = 4,335 s.f.
INFILTRATION x 0.28 = 1,214 cu ft.

ABSORPTION AREA OF 10' STRIP AROUND
PERIMETER OF BUILDING + REAR YARD =
5,368 s.f.

STORMWATER ABSORPTION = 5,368 s.f. x
0.25' = 1,342 cu. ft.

STORM VOLUME minus ABSORPTION =
REQUIRED DETENTION:
1,214 cu. ft. - 1,342 cu. ft. = 0 cu. ft. TO
BE DETAINED.

ABSORPTION AREA EXCEEDS STORM VOLUME.
NO STORM DETENTION REQUIRED.

- SITE NOTES:**
1. BICYCLE PARKING IS PROVIDED AT A RATE OF 1 PER GUESTROOM +7.
(24 TOTAL, w/ 2 ELECTRIC CHARGING STATION)
 2. TRASH TO BE HELD WITHIN THE BASEMENT AND TRASH HUT-1 & SET CURBSIDE ON COLLECTION DAYS
 3. LIGHTING - NO AREA LIGHTING. PROPOSED COACH LIGHTING PROVIDED AT BUILDING ENTRANCES SHELDED TO CONFINED LIGHT WITHIN THE SITE.
 4. SEE STORMWATER NOTES THIS SHEET

ZONING:

TAX ID. #051-575-069-01

LOT 16A FC/ PART OF LOT 16 BLOCK 5
ASSESSORS' PARCEL NUMBER 4
TOWNSHIP 40 N, RANGE 3-2W, SECTION 36

DISTRICT: MD MARKET
LOT 16A
OT AREA: 12,632.4 sf = 0.29 acres

ALLOWABLE HT: 30', 2 1/2 STORY
ACTUAL HEIGHT: 30', 2 1/2 STORY

ALLOWABLE LOT COVERAGE 12,632.4 sf x 55% =
= 6,947.8 sf

EX. HOUSE-PORCH-RAMP: +2049 sf
EXIST. WALKS-FENCE: +300 sf
EXIST. RETAIN. WALL: +180 sf
REMOVED ITEMS: -156 sf
PROPOSED ADDITION: +1369 sf
PRO. NEW WING & WALK: +1813 sf
TOTAL IMP.: 4335 sf = 34.3%

DENSITY:

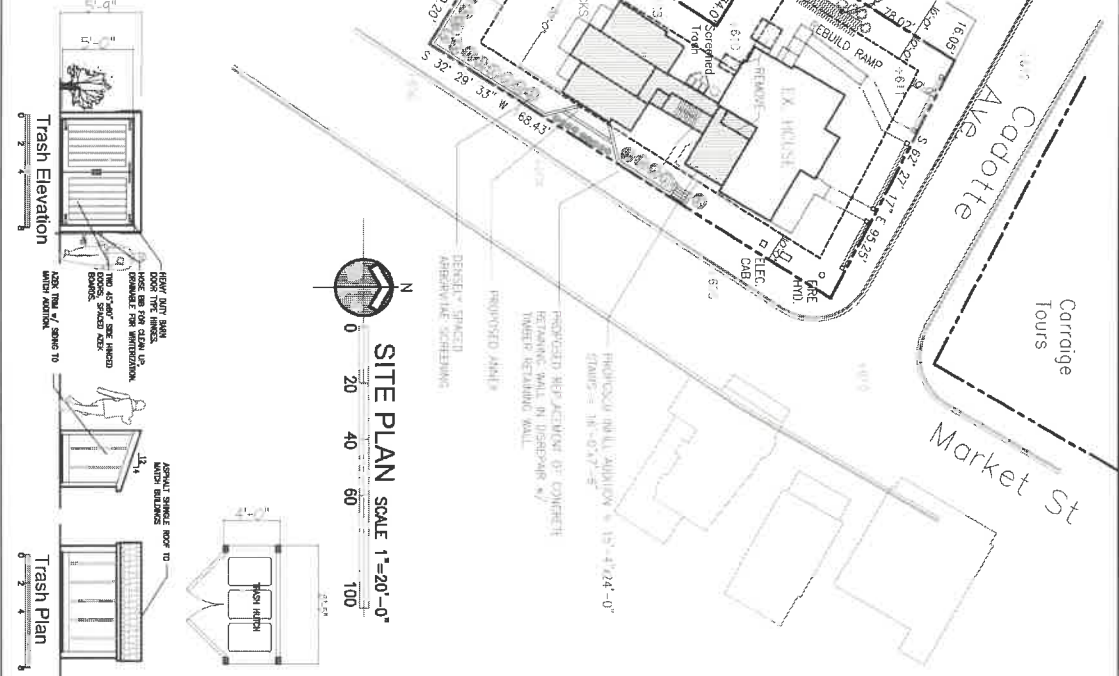
HOTEL OPERATOR
FAMILY RESIDENTIAL USE
7 UNITS PER ACRE 43,560 sf / 7 = 6,223 sf
7% 0.28 ACRES = 2 ALLOWED, 1 ACTUAL
12,632 sf - 6,223 = 6,409 sf SITE REMAINING

EMPLOYEES: 4
NON FAMILY RESIDENTIAL USE
REQ'D. SITE AREA 4x500 = 2,000 sf < 6,409 sf

HOTEL:
1 GUESTROOM PER 450 sf OF BUILDING AREA
DEVOTED TO HOTEL USE.

MAIN HOUSE
5191 sq. ft. / 450 = 11 ALLOWED
ANNEX
3253 sq. ft. / 450 = 7 ALLOWED
= 10 ACTUAL

ALLOWED = 11+7 = 18 GUESTROOMS
ACTUAL = 10+7 = 17 GUESTROOMS



PROJECT DESCRIPTION:
CONVERSION OF RESIDENCE TO
HOTEL USE w/ SOUTHEAST INFILL
ADDITION AND SOUTHERLY ANNEX.

Richard Clements Architect, PLLC
709 N. Hennepin Ave.
Oroquois, WI 53070
909-370-2081

dated: 12/20/2024
MAY COTTAGE
ADDITION-RENOVATION
1395 CADOTTE
MACKINAC ISLAND, MI 49757

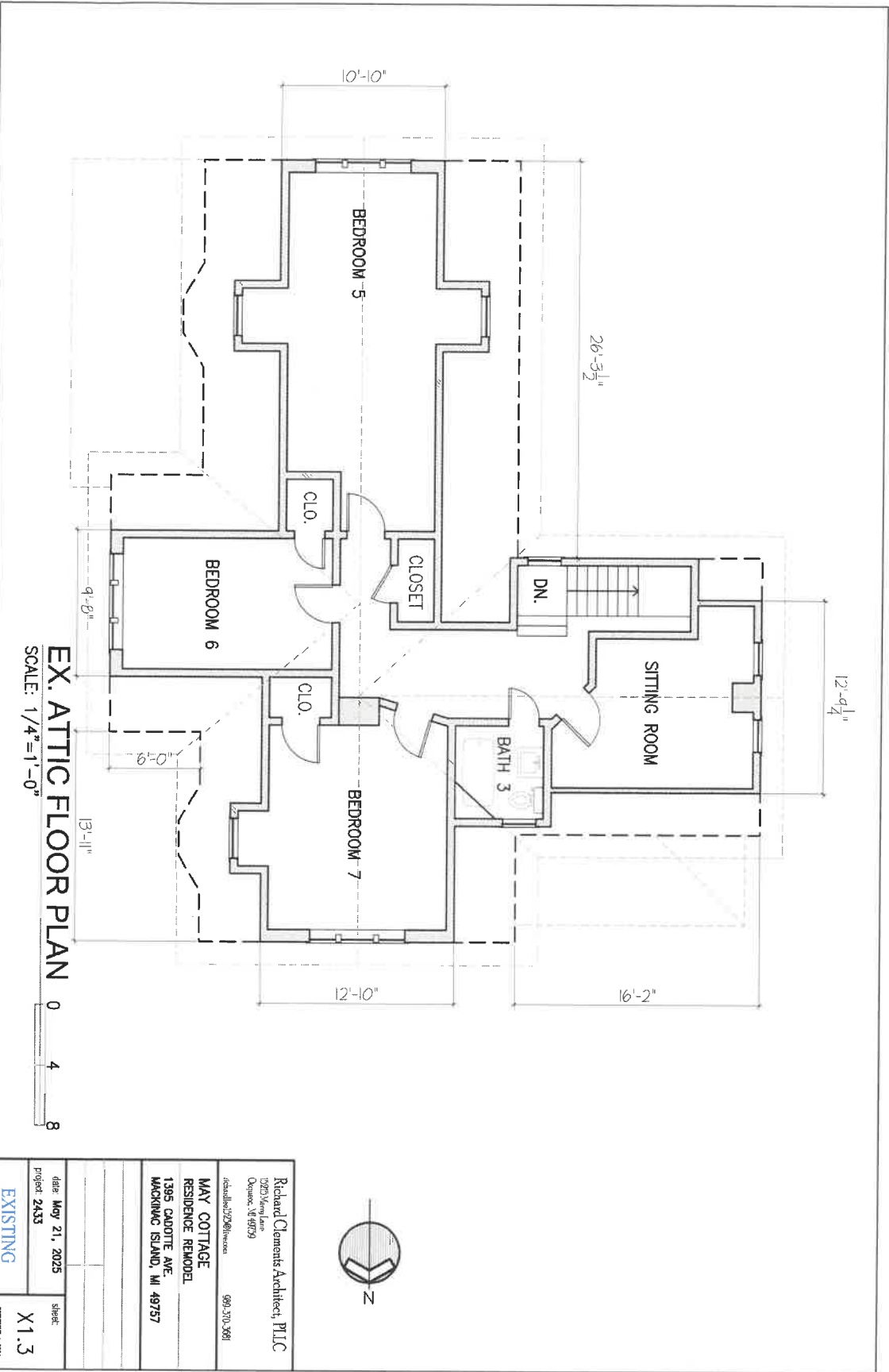
REV: _____
DATE: June 23, 2025
PROJECT: 2433

SHEET: A1.0
OF: 100

**MAY COTTAGE
RESIDENCE REMODEL**
1395 CADOTTE AVE.
MACKINAC ISLAND, MI 49757

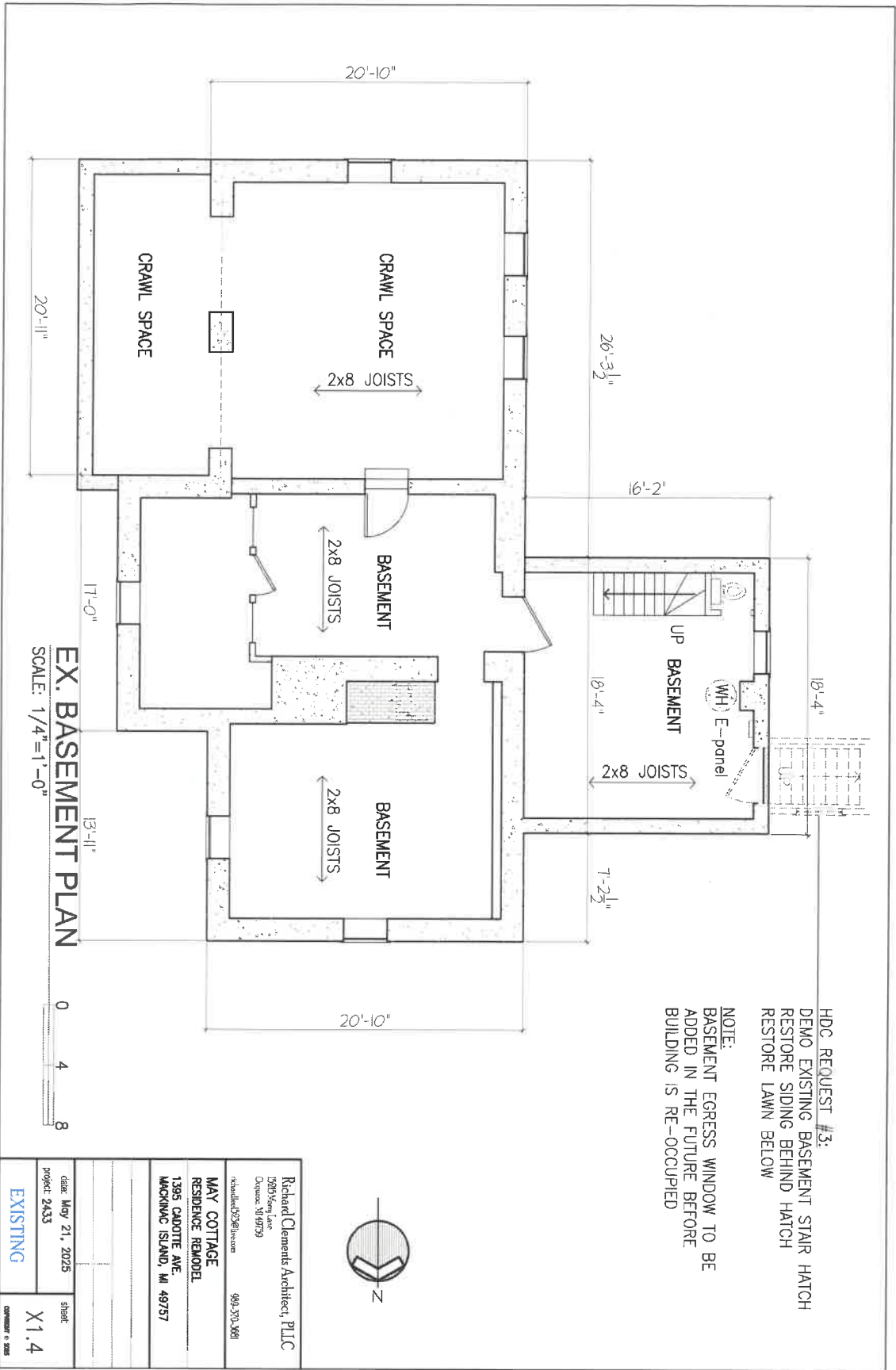


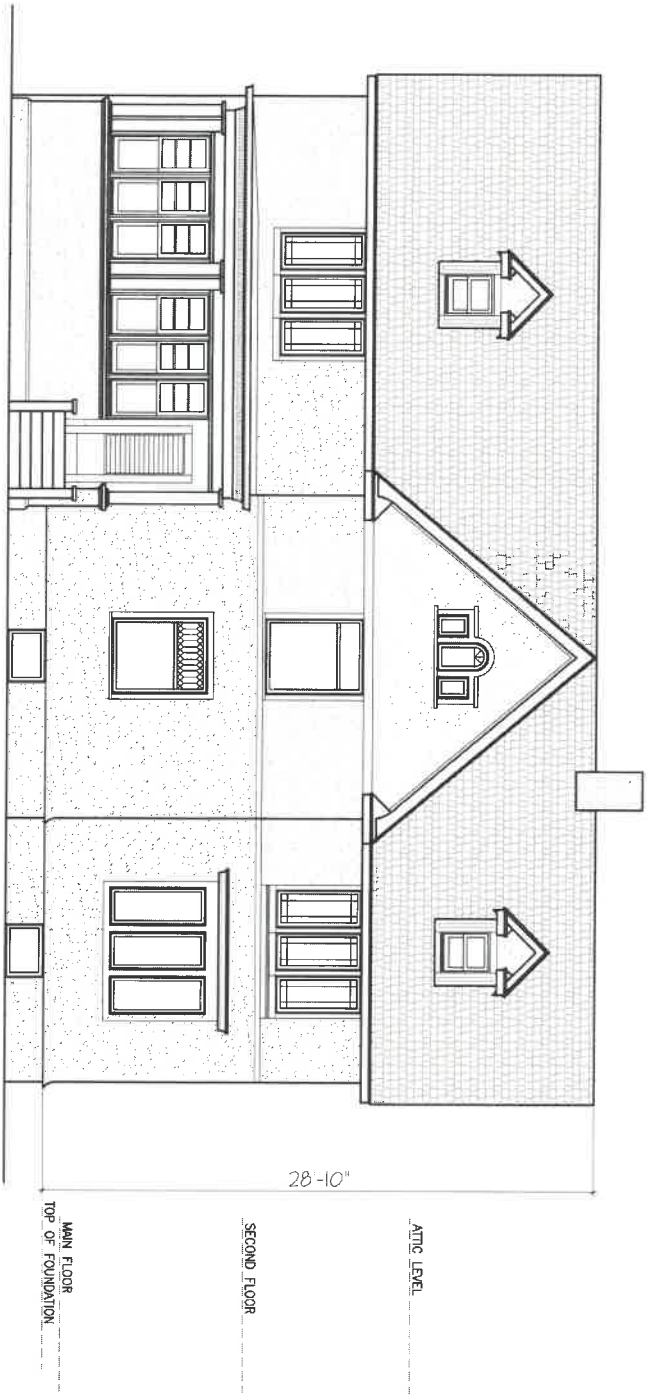
Richard Clements Architect, PLLC 1270 Main Ave Oroquois, NY 49759 architect@2500rivers.com	961-571-3601
MAY COTTAGE RESIDENCE REMODEL 1365 CADDOE AVE MACKINAC ISLAND, MI 49757	
date: May 21, 2025	status:
project: 2433	
EXISTING	X1.2
OWNER: C. SMITH	



EX. ATTIC FLOOR PLAN 0 4 8
SCALE: 1/4" = 1'-0"

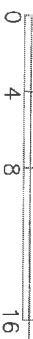
Richard Clements Architect, PLLC 3203 Viny Lane Ocean, NJ 08779 (908) 370-3081 rcl@rclarch.com	
MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MARION, NJ 08757	
date: May 21, 2025	sheet:
project: 2433	X1.3
EXISTING	CONSTRUCTION



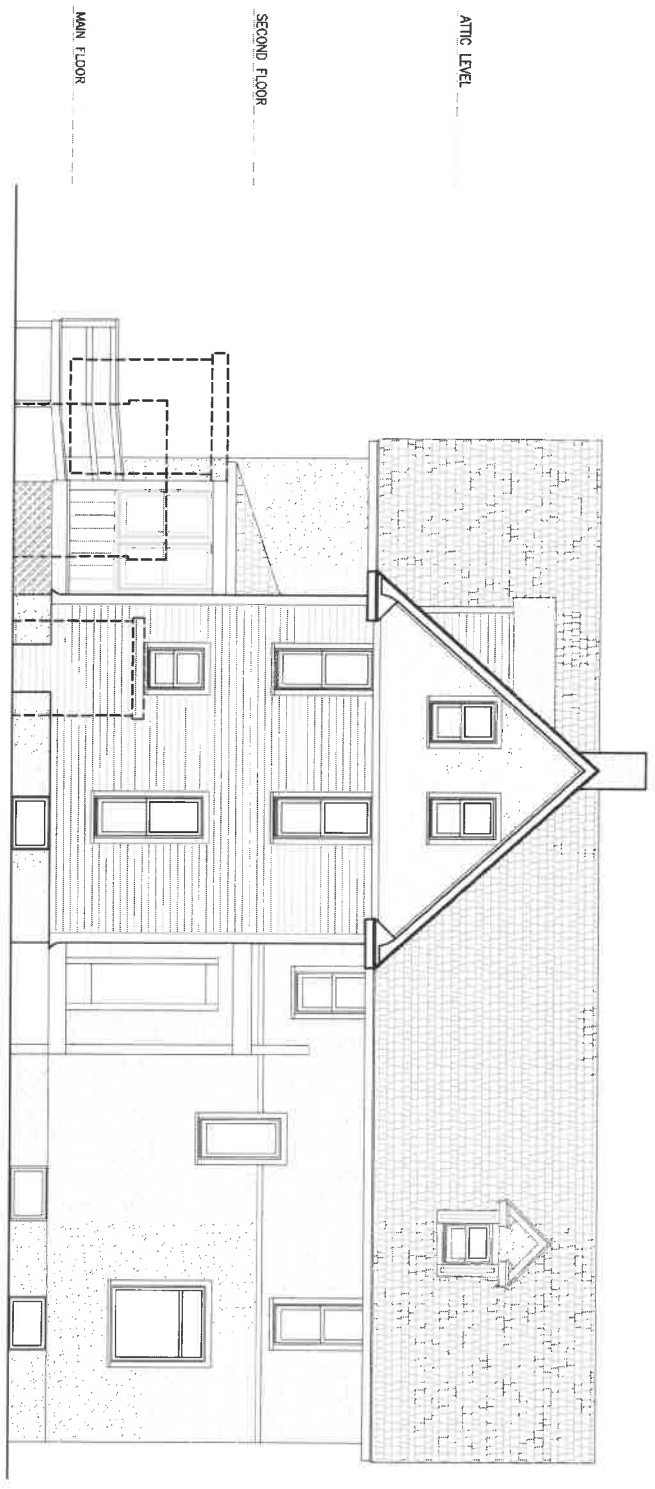


EX. EAST ELEVATION

SCALE $\frac{1}{4}" = 1'-0"$



Richard Clements Architect, PLLC 12213 New Lane Cape Charles, VA 22525 Richard@rca2.com 800.270.3281		MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757		date: May 21, 2025 project: 2433	sheet: X1.5 continued to 2025
				EXISTING	

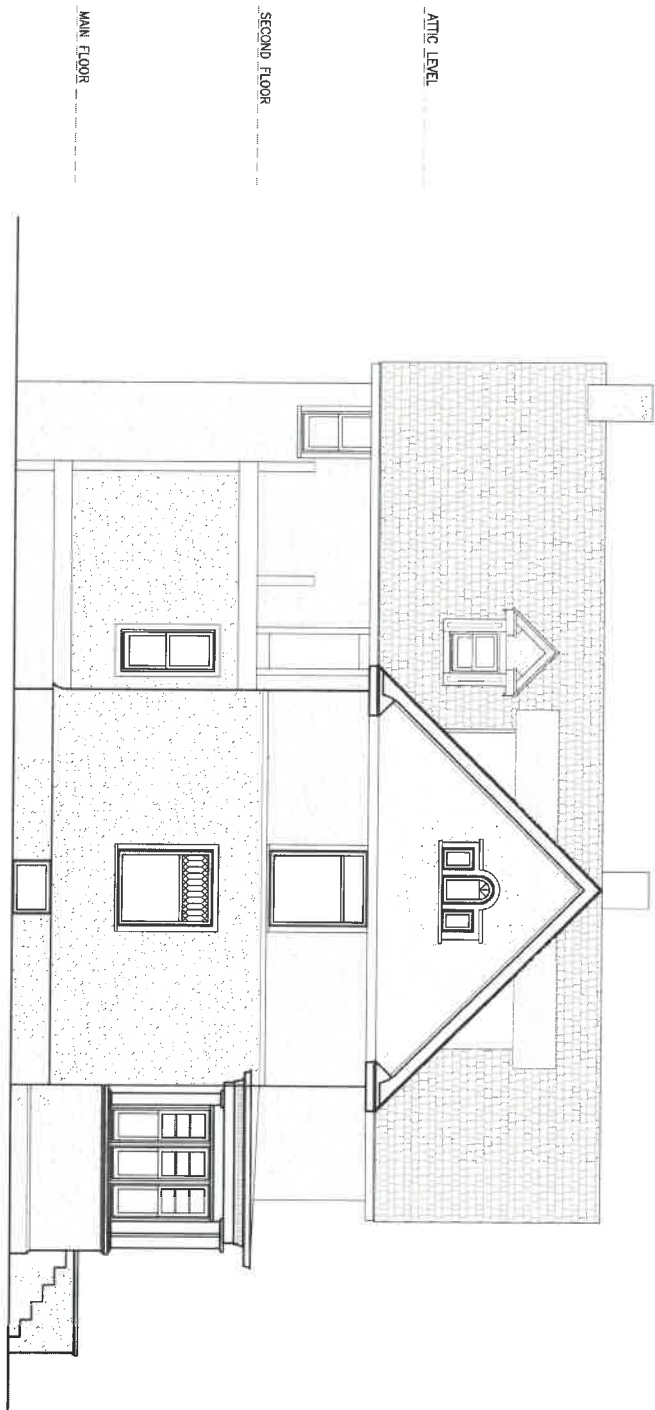


EX. WEST ELEVATION

SCALE $\frac{1}{4}" = 1' - 0"$

0 4 8 16

Richard Clements Architect, PLLC		MAY COTTAGE		date: May 21, 2025		sheet:
1920 Kings Lane Oyster, NJ 07075 rcl@rclarch.com 908.270.2661		RESIDENCE REMODEL		project: 2433		
1395 CADOTTE AVE, MACONAC ISLAND, NJ 08757		EXISTING		X1.6		copyright © 2025



EX. SOUTH ELEVATION

SCALE $\frac{1}{4}" = 1' - 0"$

Richard Clements Architect, PLLC		MAY COTTAGE RESIDENCE REMODEL		date: May 21, 2025		sheet: X1.7
2203 West Lake Oconomowoc, WI 47029 rclark@rca2.com 920.370.3661		1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757		project: 2433		
		EXISTING				CONTINUED ON 6.2025

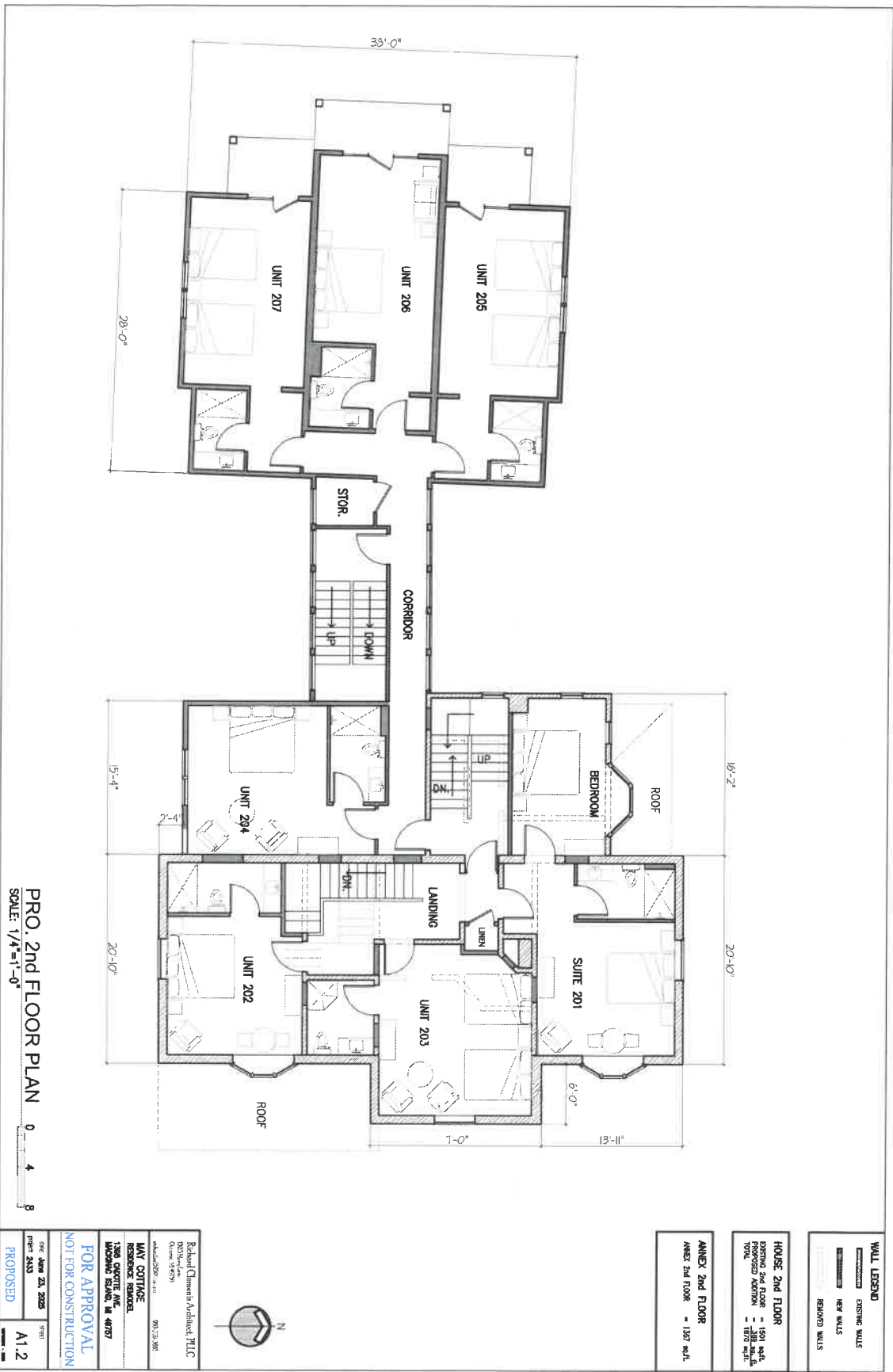


EX. NORTH ELEVATION

SCALE $\frac{1}{4}$ " = 1'-0"

Richard Clements Architects, PLLC 2223 Kensington Oxroon, MI 49779 richcl@rca123.com 984.370.2681		MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757		date: May 21, 2025 project: 2433	sheet: X1.8 COPYRIGHT © 2025
				EXISTING	

22



PRO. 2nd FLOOR PLAN 0 4 8
SCALE: 1/4"=1'-0"

WALL LEGEND

	EXISTING WALLS
	NEW WALLS
	RETAINED WALLS

HOUSE 2nd FLOOR

EXISTING 2nd FLOOR	= 1501 sq.ft.
PROPOSED ADDITION	= 328 sq.ft.
TOTAL	= 1829 sq.ft.

ANNEX 2nd FLOOR

ANNEX 2nd FLOOR	= 1307 sq.ft.
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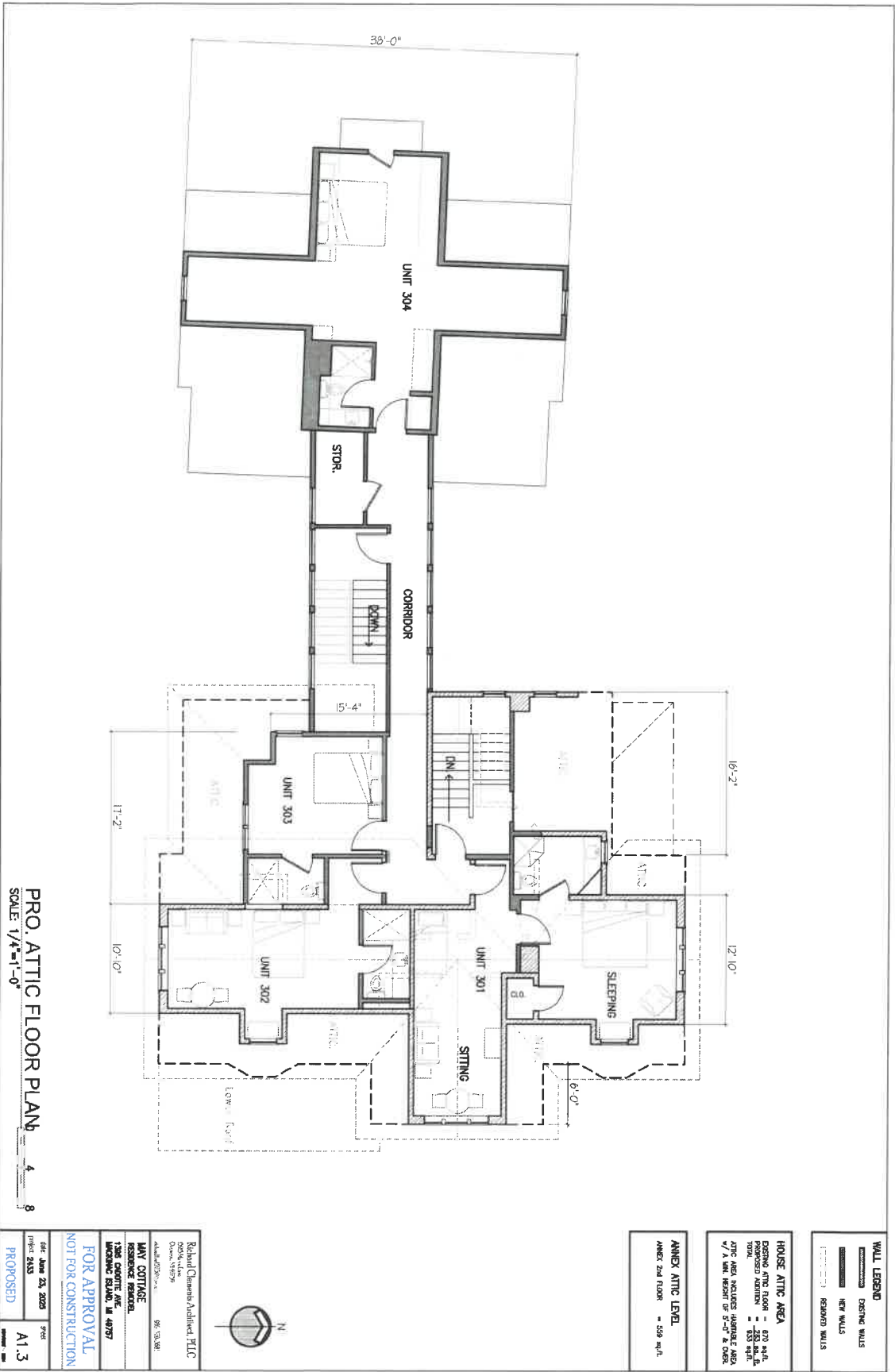


Richard Clements Architects, PLLC
0201 Main Ave.
Oxford, MA 01875
978.235.3800
rcl@rclarchitects.com

MAY COTTAGE
RESIDENCE RENOVEL
1380 QUINCY AVE.
WILSHAM, MA 01897

FOR APPROVAL
NOT FOR CONSTRUCTION

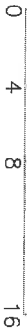
DATE: June 22, 2025	SHEET:
PAGE: 24/33	A1.2
PROPOSED	





MAIN HOUSE EAST ELEVATION

SCALE 1/4" = 1'-0"



Richard Clements Architect, PLLC 1720 King Lane Capeer, MI 48709 richclad@1720king.com 989.370.388	MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE MACKINAC ISLAND, MI 49757	FOR APPROVAL NOT FOR CONSTRUCTION	date: May 21, 2025 project: 2433 sheet: A2.1 copyright © 2025
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PRO. NORTH ELEVATION
SCALE 1"=0'-0"

Richard Cusack Architects PLLC	
1000 N. 1st Ave.	
Greenville, SC 29601	
(803) 255-1000	
www.rca-architects.com	
PROJECT: MAY COTTAGE	
RESIDENCE REMODEL	
1300 QUODDLE AVE.	
MAYNARD ISLAND, MD 40757	
FOR APPROVAL	
NOT FOR CONSTRUCTION	
DATE: March 23, 2025	PROJECT: MAYNARD ISLAND
PROJECT: MAYNARD ISLAND	PROJECT: MAYNARD ISLAND
PROPOSED	A2.3



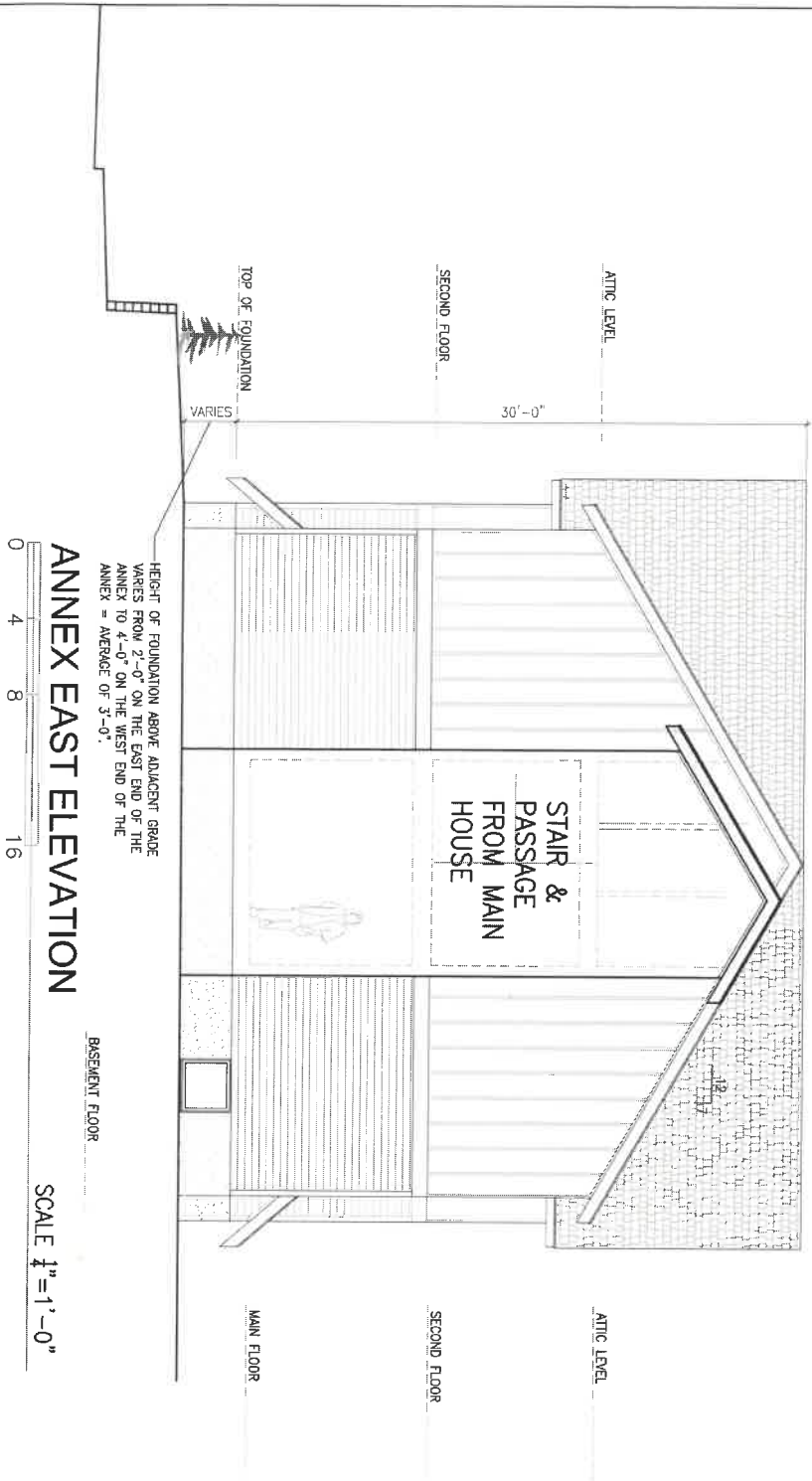
MAIN HOUSE WEST ELEVATION

SCALE 1/4" = 1'-0"

Richard Clements Architects, PLLC 1720 King Lane Oxonon, MI 48759 richard@rca26.com 984.370.3684	MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757	FOR APPROVAL NOT FOR CONSTRUCTION	date: June 23, 2025 project: 2433 sheet: A2.4 CONTINUED ON 2006
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Richard Clements Architects, PLLC 12203 Keweenaw Lane Oxonia, MI 48759 Richard@rca2.com 989.370.3681		MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACKINAC ISLAND, MI 49757		FOR APPROVAL NOT FOR CONSTRUCTION		date: June 23, 2025 project: 2433	sheet: A2.5 COPYRIGHT © 2025
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Richard Clements Architect, PLLC
2200 West Lake
Carpenter, IL 61919
richard@rca123.com 980.370.3681

MAY COTTAGE
RESIDENCE REMODEL
1395 CADOTTE AVE.
MACKINAC ISLAND, MI 49757

FOR APPROVAL
NOT FOR CONSTRUCTION

date: June 23, 2025
project: 2433
PROPOSED

sheet:
A2.6
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