Historic District Commission
Regular Meeting - June 4, 2026 - 6:00PM
Saugatuck City Hall 102 Butler St. Saugatuck, MI 49453

Our Purpose

Protect, celebrate, and advocate for the historic fabric of Saugatuck. We are caretakers of something special, carefully preserving what we love today for those who come after us to enjoy tomorrow.

1. **Call to Order**
2. **Roll Call**
3. **Agenda Changes/Additions/Deletions**
4. **Approval of Minutes:**
   - **A.** Minutes of Regular Meeting held on May 7, 2026 ***(Pg. 3)***
5. **Public Comments on Agenda Items** *(Limit 3 Minutes)*
6. **Unfinished Business:**
7. **New Business:**
   - **A.** 439 Butler – Roof & Deck Modifications ***(Pg. 7)***
   - **B.** 221 Culver – Exterior Renovations ***(Pg. 20)***
   - **C.** 821 Holland – Demolition & New Single Family Home ***(Pg. 52)***
8. **Administrative Approvals & Updates:**
   - **A.** 111 Water – Roof Repair ***(Pg. 106)***
   - **B.** 237 Butler – Step Replacement ***(Pg. 112)***
   - **C.** 329 Water – Rear Yard Patio ***(Pg. 118)***
   - **D.** 582 Water – Chain Ferry ***(Pg. 123)***
9. **Communication:**
10. **Public Comments** *(Limit 3 Minutes)*

NOTICE:
This public meeting will be held in-person. The public can join via Zoom video/audio conference technology.
Join online by visiting:
https://us02web.zoom.us/j/2698572603
Join by phone by dialing:
(312) 626-6799
-or-
(646) 518-9805
Then enter "Meeting ID":
269 857-2603
Please send questions or comments regarding meeting agenda items prior to meeting to:
gmoore@saugatuckcity.com
Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Saugatuck City Clerk at 269-857-2603 or sara@saugatuckcity.com for further information.

The Saugatuck Historic District Commission has the responsibility to regulate the construction, demolition, and improvements to the exterior of structures in the historic district. The intent is to safeguard the heritage of the City of Saugatuck, to protect the architecture and local village character of the City, to foster civic beauty, and to promote the use of historic districts for the education, pleasure, and welfare of the residents, visitors, and general public.

11. Commission Comments

12. Adjourn *(Voice Vote)*

Historic District Commission

Meeting Minutes Draft – DRAFT

May 7, 2026, at 6:00 P.M.

Saugatuck City Hall, 102 Butler St, Saugatuck, MI 49453

1. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Straker.

2. Roll Call

Members Present: Baldwin, Cannarsa, Dean, Lampen, Root, Paterson, & Straker
Members Absent: None
Staff Present: Planning & Zoning Director Moore
Others Present: None

3. Agenda Changes/Additions/Deletions

None

4. Approval of Minutes

Motion by Paterson, supported by Cannarsa, to approve the April 2, 2026, minutes as presented. Via voice vote, motion carried unanimously.

5. Public Comment

None

6. Unfinished Business

None

7. New Business

A. 640 Water St – New Construction

The commission's discussion on 640 Water Street focused on confirming that demolition of the existing building is explicitly approved and reviewing the exterior materials for the new structure. The applicant, Daniel Boggs, presented samples and a new sheet showing storefront framing, aluminum-clad wood windows (likely Pella, in black), silver metal siding referencing historic fishing tugs, painted nickel-gap wood siding, cable railings, standing-

seam metal roofing on dormers, and asphalt shingles elsewhere. Commissioners noted that while natural wood siding (pine) meets the guidelines, its durability and maintenance in Michigan weather are questionable, and they encouraged consideration of more stable alternatives such as fiber-cement, LP, or Boral with a smooth, non-stamped profile. A substantial portion of the discussion addressed the trash/dumpster enclosure – its prominent location on a highly visible site, the tendency of such enclosures to become unsightly, and the need for its materials to match or coordinate with the primary building cladding. Ultimately, the commission agreed to approve the demolition and the new building conditionally, requiring the applicant to submit a full specification packet for windows and doors (including the round units), metal roofing and shingles, and the dumpster enclosure materials for staff-level review and approval before the project can proceed.

Motion by Lampen, supported by Root, to approve the applicant's request for the demolition of the existing building at 640 Water Street, construction of a new building as presented in the application and supporting materials subject to submittal of the spec packet for:

1. *the windows and doors, the opening (including the round windows)*
2. *the manufacturer make & color of the exterior materiality, more information on the metal roof (black shingle)*
3. *the materiality of the dumpster enclosure.*

Upon voice vote, motion carried unanimously.

B. <u>525 Butler – Garage Interior</u>

The commission's discussion on the garage exterior at 525 Butler Street centered on the proposed "facelift" to better match the relatively new front addition of the house. The applicant explained that the existing older, vinyl-clad garage would receive new composite shingles and trim to match the house, a new eyebrow roof over the garage door, and additional windows. The commissioners generally supported the overall upgrade and matching materials, but several expressed concern that the proposed garage door – a pressed-metal door meant to look like stained cedar with arched windows – did not align with the historic guidelines that discourage stamped "fake wood" products and suburban-style detailing. Suggestions included using a white door and eliminating the arched windows so it would be more compatible with the house and streetscape, while others noted the door could still be metal if it did not mimic wood grain.

Motion by Baldwin, supported by Paterson, to approve the applicant's request for the exterior remodeling of the existing garage, including new siding, trim,

windows, garage door, and eyebrow roof, as proposed, based on the application meeting the applicable Historic District guidelines, and subject to the submission of the garage door that would meet historic guidelines and staff approval. Upon voice vote, motion carried unanimously.

C. 673 Lake - Hardscaping

The commission's discussion of the hardscaping at 673 Lake Street focused on replacing the existing driveway and adding a small turnaround while coordinating with previously approved backyard work. The applicant explained that the new driveway would be brick (matching the rear patios), with a concrete apron at the street to handle truck traffic, and that the new turnaround area would use an aqua-paver style permeable system that allows grass or similar material to grow through, improving stormwater management. Commissioners asked clarifying questions about where the different materials would be used, confirmed that the proposed stone planters and pavers would match the materials already installed in the rear yard, and expressed appreciation for the permeable paving approach and the effort to keep all hardscape elements consistent in color and character.

Motion by Paterson, supported by Baldwin, to approve the applicant's request for replacement of the existing driveway, construction of a turnaround, replacement of the front porch surface and installation of a planter box as proposed. Upon voice vote, motion carried unanimously.

D. 145 Grant – Exterior Addition & Renovations

The commission's discussion on the exterior addition and renovations at 145 Grant Street focused on the applicant's comprehensive plan to "clean up" and modernize a non-contributing house using smooth, historically compatible materials while enclosing the existing porch and adding a detached garage. The applicant detailed a materials palette of smooth LP or similar panel with batten strips, Boral/true-exterior trim, smooth metal fascia, asphalt shingles, and metal roofing accents, along with new aluminum-clad wood windows and functional-proportion shutters, and PVC flower boxes for longevity. Commissioners commended the thoroughness of the submittal and the clear effort to improve the building's character, noting that the work would make the house more compatible with the district rather than less. Discussion touched briefly on window patterns, the blank side of the garage (with options such as landscaping or future detailing), and the need to decide between the alternative siding products.

Motion by Baldwin, supported by Dean, to approve the applicant's request for exterior renovations to the existing principal structure, including porch

enclosure, replacement of siding, windows, doors, trim, soffit, fascia, and roofing materials, as well as the construction of a detached garage and associated site improvements, including fencing, lighting, shutters, and landscaping, as proposed based on the applicant meeting the applicable Historic District guidelines. Additionally, approval shall be subject to the following conditions: Spec sheets of windows, doors, and siding, submitted for staff approval. Upon voice vote, motion carried unanimously.

8. Administrative Approvals & Updates

A. 721 Lake – Stair Replacement

9. Communication

None.

10. Public Comments

None.

11. Commission Comments

None.

12. Adjournment

Motion by Root, supported by Cannarsa, to adjourn at 6:53 p.m. Via voice vote, motion carried unanimously.

Submitted by:
Sara Williams
Deputy Clerk
City of Saugatuck

DRAFT

MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: Grayson Moore
Director of Planning & Zoning

MEETING DATE: June 4, 2026

RE: Historic District Permit Application, 439 Butler Street

REQUEST: The applicant is requesting approval for phase II of the roof work that was approved in October 2025. Work includes the removal of an existing deck which is needed to access the roof underneath. The roof replacement is proposed as the same materials previously approved on the second story building. The deck is proposed to be reduced from 30' x 30' to 20' x 30' with a rooftop paver system and black metal railing around the perimeter. The image below shows the current/previous conditions of the site.

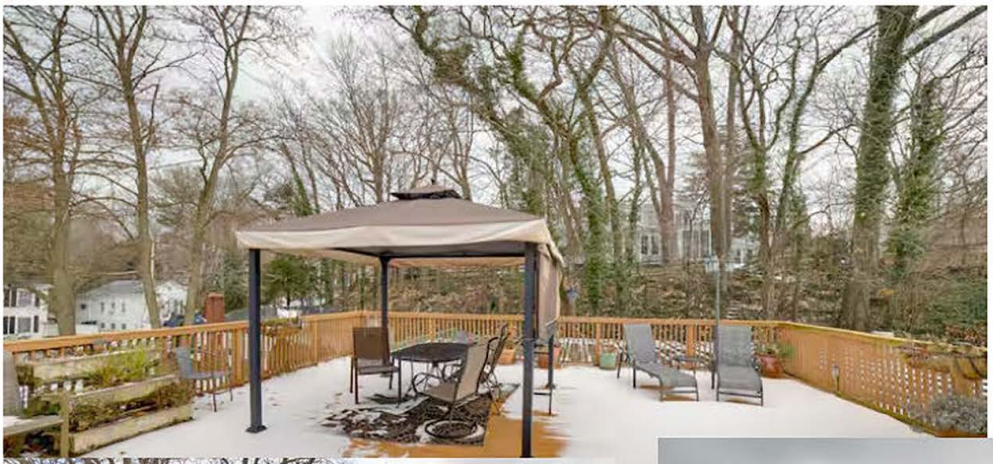


Figures 1: 05/2026

BACKGROUND: The property at 439 Butler is located in the City Center (CC) Zoning District and lies within the Historic District. The structure is a contributing resource to the district. The portion of the building where the work is proposed is a later addition and is not part of the original structure.

On May 20, 2026 the applicant was notified that work was being done which required a permit and that continued work was not permitted prior to HDC approval. No further exterior work has been completed.

Previously approved plans documenting the roof deck area and images of the site are provided below.

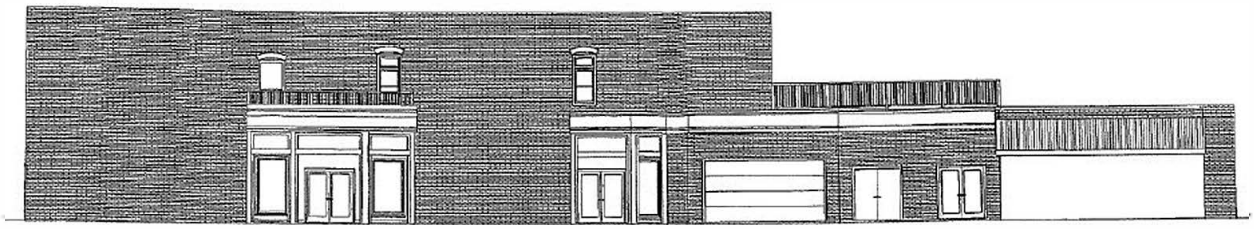




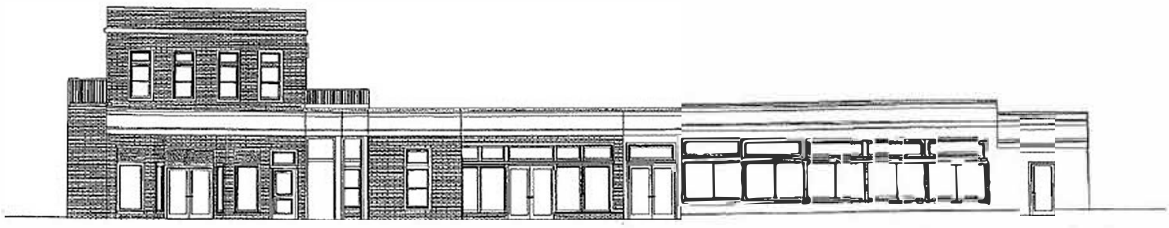




Figures 2-5: Airbnb Listing



SOUTH ELEVATION



WEST ELEVATION

Figure 6: Building Elevations 01/2008

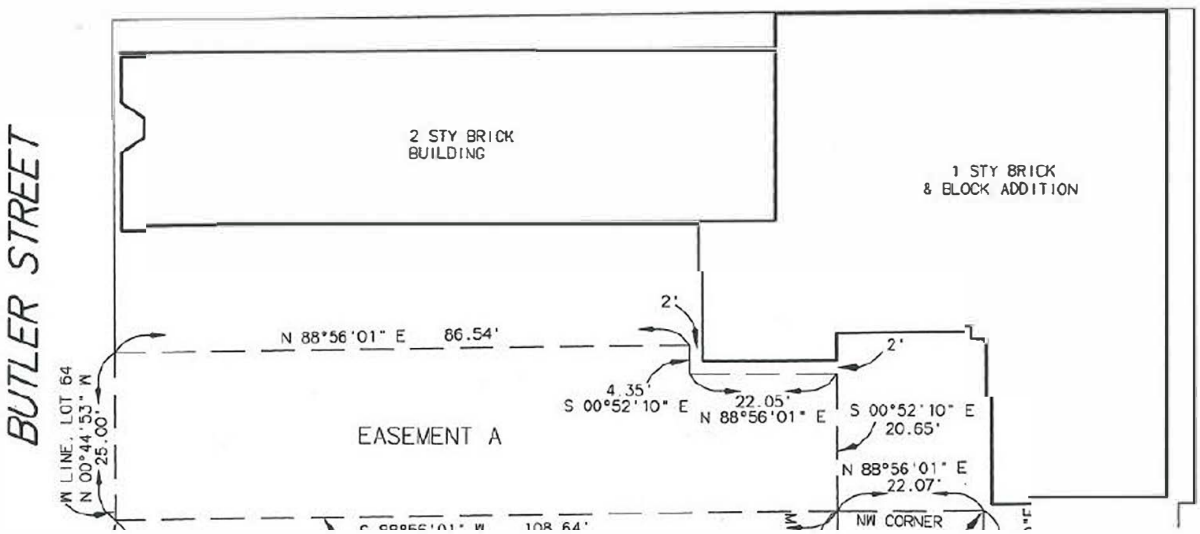


Figure 7: Survey 03/2001

APPLICABILITY: A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within the Historic District (§ 152.03).

COMPLETENESS REVIEW: All applications to construct, alter, repair, move, or demolish any structure or install or alter any signage or fence structure in a historic district shall

include the supporting plans and documents as specified by § 152.07 B. The applicant has provided a comprehensive overview of the proposed improvements.

§ 152.07 D. GUIDELINES:

1. In reviewing applications and plans submitted under this chapter, the Commission shall follow U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures as set forth in 36 C.F.R. part 67, as amended. Additional guidelines may be developed and followed if they are equivalent in guidance to the Secretary's standards and guidelines and are approved by the Center. Any additional guidelines must be adopted by the Commission and approved by the City Council. In reviewing applications and plans, the Commission shall also give consideration to:
    a. *The historical or architectural significance of the resource and its relationship to the historic value of the surrounding area*.
    b. *The compatibility of the exterior of the structure and the space around it with the visual or historical context of the surrounding area*.
    c. *The impact of the exterior of the structure and the space around it on the village/rural character and contextual aesthetic of the city*.
    d. *Other factors which the Commission considers to be pertinent*.
2. In exercising its authority to approve or deny an application under this chapter, the Commission shall exercise its educated judgment on a case-by-case basis in interpreting these guidelines and the following the applicable standards.

II. PRIMARY STRUCTURES

A. Materials, Maintenance, and Substitutes

1. **Original Materials.** On contributing resources, original materials shall be used for repairs and additions wherever feasible. (Note: Existing substitute siding or trim may be repaired with the same substitute materials without review, if less than 25% of the material needs to be replaced.)

3. **Retaining Wood Features.** Wooden features that contribute to the overall historic character of a building and a site should be retained and preserved. These features include, but are not limited to, such functional and decorative elements as siding, shingles, shakes, cornices, architraves, brackets, pediments, columns, balustrades, other architectural trim, porch ceilings, floors and facia.

4. **Replacing Wood Features.**
    a. If replacement of an entire wooden feature is necessary, it should be replaced in kind, matching the original design, dimension, detail, material and texture.

Compatible substitute materials should be considered only if using the original material is not technically feasible.

b. If replacement of a deteriorated detail or element is necessary, replace only the deteriorated detail in kind rather than an entire feature.
c. If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in profile, scale, size, material and texture with the historic building and district.

5. **Substitute Materials.**
    a. The use of substitute siding or trim in any form on an existing building is not recommended. Substitute siding or trim rarely replicates the dimensions or appearance of original materials.
    b. Cast, molded, composite or synthetic architectural details and exterior materials may be used on existing structures if the original product is no longer available and if such application would not eliminate any architectural details. Such materials shall be permitted in new construction.
    c. In order to qualify for the exceptional approval of substitute materials on an existing building, the application must meet the following tests:
        i. the substitute material will replace other substitute material on the structure; and
        ii. the cost of restoring the original material is unreasonable, judged in relation to the finished value of the property; and/ or
        iii. the original materials (or other suitable alternatives), or the skills necessary to apply those materials are unavailable; or
        iv. there is an emergency (probably temporary) need to provide the material in a time period which does not allow use of the original material (or other suitable alternative).
    d. Where substitute material replaces other substitute material, the siding installation should not eliminate any architectural details.
    e. On existing structures, the first-time application of vinyl or aluminum siding is not permitted. The use of vinyl or aluminum siding is also not permitted on new structures.

C. Roofs, Parapets, & Gutters

1. **Roof Forms.** Roofs and roof forms should be maintained and preserved when they contribute to the historic character of the building, including but not limited to materials, cresting, dormers, chimneys, cupolas and cornices. Repairs may include the limited replacement in kind of those extensively deteriorated or missing parts of a feature when there are surviving prototypes such as cupola louvers, dentils, dormer roofing or slates, tiles or wood shingles on a main roof.

2. **Roofing Materials.** When roofing material is clearly distinctive to a buildings style, retaining or replacing it in kind is important and all efforts should be exhausted before

replacement with a substitute material is considered. It is not appropriate to remove a roof that is repairable, and then reconstruct it with new material in order to create a uniform or improved appearance.

3. **Substitute Roofing.** If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

4. **Roof Accessories.** Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights is generally not appropriate. Exceptions may arise when the addition of such a feature will solve a design problem raised by an adaptive re-use of the resource (such as adding a dormer to light a previously unused space).

IV. THE LAND AND SITE IMPROVMENTS

B. Patios, Decks, Garden Structures

1. **Rear Yard Patios and Decks.** Elevated platforms and flush patios may be allowed in rear yards only, unless special circumstances exist. Similar structures in front or side yards should follow guidelines for porches (see II.E). Most decks should be free-standing (not attached to the house). If it is necessary to attach a deck to the house, it should be done in such a way as not to damage any significant architectural details and it should be easily removed.

2. **Height of Decks.** Height of decks and patios is a site sensitive issue and will be reviewed on a case by case basis.

3. **Flooring.** Flooring materials may consist of masonry (stone or brick pavers, poured concrete), wood 6" decking (this allowance is for rear yard decks only–for porches see porch guidelines, II.E) and wood tongue and groove flooring. Other designs and/ or materials may be presented to the Commission for consideration.

Comment:

The subject property at 439 Butler Street is classified as a contributing resource within the Historic District and is located within the City Center (CC) Zoning District. The applicant is requesting approval for Phase II of previously approved roof work, including replacement of the existing roof system, removal and reconstruction of a rooftop deck, installation of a rooftop paver system, and installation of a black metal railing around the perimeter of the deck area. The proposed deck area would be reduced from approximately 30 feet by 30 feet to 20 feet by 30 feet. The rooftop area is located on a later addition to the structure and is not part of the original historic building fabric but still adds historic character.

The proposed rooftop deck modifications appear generally consistent with the guidelines related to patios and decks. The reduction in the overall deck size decreases the visual prominence of the rooftop area and limits the extent of the decking surface visible from surrounding properties.

Decks are evaluated on a case-by-case basis due to visibility and site sensitivity concerns. The Historic District Commission will need to review the proposed rooftop deck modifications, materials, railing design, and overall visual impact to determine whether the request is consistent with the applicable Historic District Guidelines and meets the criteria set forth in §152.07.

SUGGESTED MOTIONS:

If the HDC determines that the improvements are appropriate and the applicable standards of the Historic Preservation Review Guidelines are met as proposed by the applicant, the following motion may be used:

I move to **(approve/deny)** *the applicant's request for a Historic District Permit for exterior improvements at 439 Butler Street, including replacement of the roof system, reconstruction of the rooftop deck, installation of a rooftop paver system, reduction of the deck area to 20' x 30', and installation of black metal railing, as proposed, based on the application* **(meeting/not meeting)** *the applicable Historic District Guidelines set forth in §152.07.*

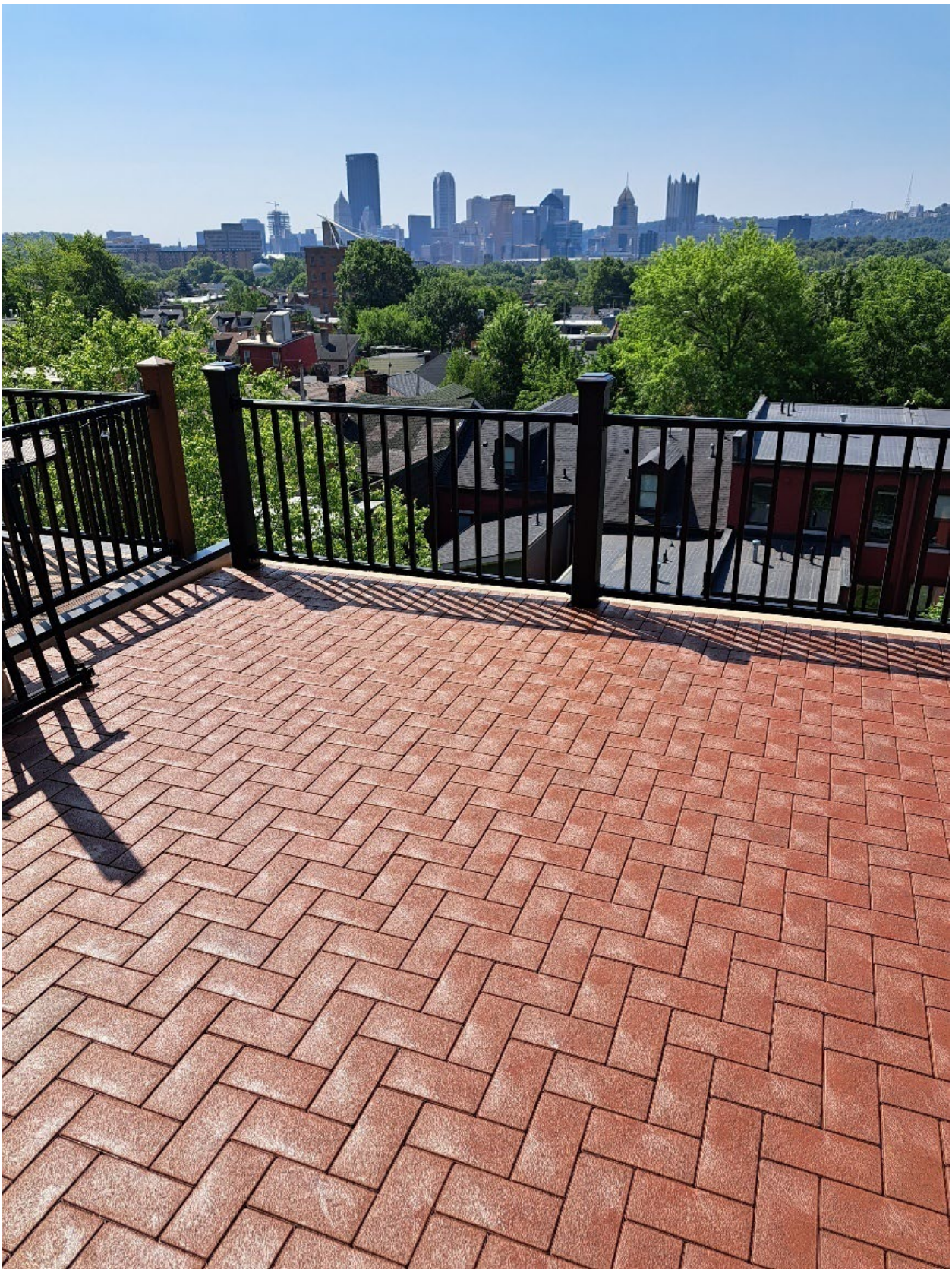
Approval shall be subject to the following conditions (if applicable):

a) _____

b) _____

c) _____

d) _____



Paver & Railing System

The Old Hardware building and its addition, specifically what was constructed in the 90's was in desperate need of a roof replacement. Two of the commercial suites below were subject to flooded floors and damage as a result. The addition is comprised of 3 businesses, 1 restroom, common area and a 2 stall garage.

In order to replace the roof on this portion of the building, the deck that was attached to the short term rental upstairs on the back side of the building needed to come off. This project has been held off on for the last 10 years based on wear of the deck and scope of entire project with efforts finally made to internally reroute the leaking water from the roof back outside by previous landlord. The deck finally posed safety issues beyond simple board replacement and that's when the current owner of the building decided to further invest by replacing both with new products. Upon reviewing what was currently in place and the problems it imposed with servicing the roof in the future, a floating rooftop paver system was purchased.

With approval a 20'x30' rooftop patio will replace the 30'x30' now rotted wooden deck that served the Wilkins family for years and the STR guests that rented the apartment. Because of the current 4 person capacity of the STR and it being a 1 bed apartment we reduced the size of the new area to 20'x30' The layout identical, simply shortened it by 10' from east to west.

Pictured below the selected Aspire paver in color Boardwalk you will also find the proposed 42" black railing that we plan to install once the paver installation is completed. This is very similar to neighboring rooftop patios keeping the classic look nominal while also providing many years of maintenance free use.

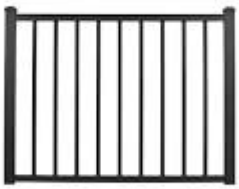


Aspire **Brava Aspire Rooftop Pavers** are modular, interlocking composite paving tiles engineered specifically for fast, lightweight installation over low-slope flat roofs and balconies. Made from up to **95% post-consumer recycled materials**—including rubber tires and plastic water bottles—they provide a highly durable, sustainable alternative to heavy concrete or stone hardscaping. The system weighs **less than 7 lbs per square foot** (about one-third the weight of traditional concrete), meaning you can dramatically expand your outdoor living space without paying for costly structural upgrades to your roof.

Key Performance Benefits

- **Patented Grid System**: Pavers snap into a interlocking 16" x 16" dimpled grid. This eliminates the need for mortar or complex pedestal layout systems, letting the pieces lock together seamlessly like Lego bricks.
- **Easy Maintenance & Access**: The system is loose-laid over a flat roof membrane. If you ever need to patch a roof leak or service a drain, you can simply pull up individual pavers and grids and snap them right back down.
- **Weather & Stain Resistance**: The composite material absorbs almost no water, eliminating the freeze-thaw cracking common with concrete. They require no sealing and resist stains, scratches, and fading.

WESTBURY C10 RAILING SYSTEM



The **Westbury C10 42-inch** is a premium, code-compliant aluminum railing system. Featuring a classic two-rail design with

square balusters, it is perfect for elevated decks, porches, and commercial spaces needing extra fall protection.

Key Features & Specs

- **Heights:** 42" finished height (also available in 36" depending on your needs)
- **Lengths:** Standard level sections are available in 5', 6', 7', and 8' lengths
- **Balusters:** 3/4" square balusters spaced 3.875" apart to meet standard building codes
- **Material:** Low-maintenance, powder-coated aluminum (rust-resistant and non-rotting)
- C10 is the rail and spindle profile. Also posts are 2” square. Color is textured powder coat black. At first glance, it looks very similar to wrought iron.

Commission Review Fee: $250
Administrative Review Fee: $50

RECEIVED
MAY 20 2026
CITY OF SAUGATUCK
102 BUTLER ST
SAUGATUCK, MI 49453

Historic District Permit Application

Location Information

Application Number ____

Address 439 Butler Street

Parcel Number 2026-05-20-56709

Applicants Information

Name Michael Van Eyk

Address / PO Box [redacted]

City Holland State MI Zip 49423 Phone [redacted]

Interest In Project Building manager

E-Mail [redacted]

Signature M.V.E

Date ____

Owners Information (If different from applicants)

Name Alvin Nassar

Address / PO Box ____

City [redacted] State [redacted] Zip [redacted] Phone [redacted]

E-Mai [redacted]

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature ____

Date ____

Contractors/ Developers Information (Unless proposed work is to be done by the property owner)

Name Ken Manchesky Roofing

Contact Name Ken Manchesky

Address / PO Box ____

City Zeeland

State Mi Zip ____ Phone [redacted] Fax ____

E-Mail ____

License Number 2101188903

Expiration Date 5/31/29

Property Information

Depth 200 Width 100 Size ____ Zoning District R1 Current Use Commercial

Check all that apply: Waterfront ____ Dunes ____ Vacant ____

Project Description (Attach more sheets if necessary)

Phase 2 of the fall roof work is taking place. Removal of the existing deck has to be done to access the roof underneath. Roof is being replaced with the same thing that was on the second story building. A rooftop paver system from aspire is being installed after the new roof is put in. A black metal railing will be surrounding the perimeter in place of the old dilapidated wooden one that was up there. EXISTING- 30 x 30 BEING REDUCED TO 20 x 30

Historic District Application

Application #_____ - _____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y	N	NA	
☐	☐	☐	Photographs of the structure and its relationship to adjacent structures.
☐	☐	☐	A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
☐	☐	☐	Elevation drawings of the exterior of the structure or improvements.
☐	☐	☐	Samples of all proposed exterior finishes and materials.
☐	☐	☐	Photographs showing, in detail, the problem areas to be addressed during the proposed repair or alteration.
☐	☐	☐	A scale drawing of all proposed signage, including design, lettering style, type of illumination (if any), placement or location on the lot or building, and the type of support(s) for the sign(s).
☐	☐	☐	If an application for signage is made by tenants of a building located within a historic district, the tenants must obtain written permission from the building owner to install or alter the proposed sign(s).
☐	☐	☐	Plot plan showing the following:
☐	☐	☐	Current location, shape, area and dimension of the lot.
☐	☐	☐	Current site improvements (including structures, sidewalks, decks, streets, fences, etc).
☐	☐	☐	Proposed improvements and distances from other improvements or property lines.
☐	☐	☐	Proposed and/or current yard, open space and parking space dimensions and calculations.
☐	☐	☐	Location of any flood plains, watersheds, wetlands, easements, critical dunes, or other applicable features.
☐	☐	☐	Description of proposed use and of the building (dwelling, structure, barn, garage and the like) or improvements.
☐	☐	☐	Detailed written description of the activities related to the proposed use and/or improvements.

OFFICE USE ONLY:
Application Complete _____ Fee Paid____Date Paid _____
Notes: _____

MEMORANDUM

TO:	Historic District Commission City of Saugatuck
FROM:	Grayson Moore Director of Planning & Zoning
MEETING DATE:	June 4, 2026
RE:	Historic District Permit Application, 221 Culver Street

REQUEST: The applicant is requesting approval for an exterior home renovation which proposes: replacement of the four (4) second-story wooden shutters, replacement of an existing wood-framed storm window on the west elevation, repair and replace the shed roof, reconstruction of the rear deck and railing, and replacement of the four (4) basement windows. The image below shows the current conditions of the site.



Figure 1: 05/2026

BACKGROUND: The site located in the Water Street South District (WSS C-2). The home at 221 Culver is classified as a contributing resource.

Historical images of the site are provided below.



Figure 2: 11/2025



Figure 3: Date Unknown



Figure 4: 07/1978

APPLICABILITY: A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within the Historic District (§ 152.03).

COMPLETENESS REVIEW: All applications to construct, alter, repair, move, or demolish any structure or install or alter any signage or fence structure in a historic district shall

include the supporting plans and documents as specified by § 152.07 B. The applicant has provided a comprehensive overview of the proposed improvements.

§ 152.07 D. GUIDELINES:

1. In reviewing applications and plans submitted under this chapter, the Commission shall follow U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures as set forth in 36 C.F.R. part 67, as amended. Additional guidelines may be developed and followed if they are equivalent in guidance to the Secretary's standards and guidelines and are approved by the Center. Any additional guidelines must be adopted by the Commission and approved by the City Council. In reviewing applications and plans, the Commission shall also give consideration to:
    a. *The historical or architectural significance of the resource and its relationship to the historic value of the surrounding area*.
    b. *The compatibility of the exterior of the structure and the space around it with the visual or historical context of the surrounding area*.
    c. *The impact of the exterior of the structure and the space around it on the village/rural character and contextual aesthetic of the city*.
    d. *Other factors which the Commission considers to be pertinent*.
2. In exercising its authority to approve or deny an application under this chapter, the Commission shall exercise its educated judgment on a case-by-case basis in interpreting these guidelines and the following the applicable standards.

II. PRIMARY STRUCTURES

A. Materials, Maintenance, and Substitutes

1. **Original Materials.** On contributing resources, original materials shall be used for repairs and additions wherever feasible. (Note: Existing substitute siding or trim may be repaired with the same substitute materials without review, if less than 25% of the material needs to be replaced.)

2. **Maintenance.**
    a. Exterior materials should be maintained, cleaned and repaired using methods and products which will not endanger the integrity of the materials.
    b. Clean wood using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Blasting with particulates, power washing at high pressures, and propane or butane torches are not appropriate.
    c. Only types of paint which “breathe” (allow moisture to pass through the surface) should be used on wood surfaces.

3. **Retaining Wood Features.** Wooden features that contribute to the overall historic character of a building and a site should be retained and preserved. These features include, but are not limited to, such functional and decorative elements as siding, shingles, shakes, cornices, architraves, brackets, pediments, columns, balustrades, other architectural trim, porch ceilings, floors and facia.

4. **Replacing Wood Features.**
    a. If replacement of an entire wooden feature is necessary, it should be replaced in kind, matching the original design, dimension, detail, material and texture. Compatible substitute materials should be considered only if using the original material is not technically feasible.
    b. If replacement of a deteriorated detail or element is necessary, replace only the deteriorated detail in kind rather than an entire feature.
    c. If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in profile, scale, size, material and texture with the historic building and district.

5. **Substitute Materials.**
    a. The use of substitute siding or trim in any form on an existing building is not recommended. Substitute siding or trim rarely replicates the dimensions or appearance of original materials.
    b. Cast, molded, composite or synthetic architectural details and exterior materials may be used on existing structures if the original product is no longer available and if such application would not eliminate any architectural details. Such materials shall be permitted in new construction.
    c. In order to qualify for the exceptional approval of substitute materials on an existing building, the application must meet the following tests:
        i. the substitute material will replace other substitute material on the structure; and
        ii. the cost of restoring the original material is unreasonable, judged in relation to the finished value of the property; and/ or
        iii. the original materials (or other suitable alternatives), or the skills necessary to apply those materials are unavailable; or
        iv. there is an emergency (probably temporary) need to provide the material in a time period which does not allow use of the original material (or other suitable alternative).
    d. Where substitute material replaces other substitute material, the siding installation should not eliminate any architectural details.
    e. On existing structures, the first-time application of vinyl or aluminum siding is not permitted. The use of vinyl or aluminum siding is also not permitted on new structures.

6. **Missing Details**. When a feature is missing it must be replaced with a new feature based on accurate documentation of the original design or a new design compatible in scale, size, material, and color with the historic building and district. If a detail of a painted metal feature such as a decorative cornice is missing or deteriorated, replacement in kind may not be feasible, and the replication of the detail in fiberglass, wood or aluminum may be appropriate.

C. Roofs, Parapets, & Gutters

1. **Roof Forms.** Roofs and roof forms should be maintained and preserved when they contribute to the historic character of the building, including but not limited to materials, cresting, dormers, chimneys, cupolas and cornices. Repairs may include the limited replacement in kind of those extensively deteriorated or missing parts of a feature when there are surviving prototypes such as cupola louvers, dentils, dormer roofing or slates, tiles or wood shingles on a main roof.

2. **Roofing Materials.** When roofing material is clearly distinctive to a buildings style, retaining or replacing it in kind is important and all efforts should be exhausted before replacement with a substitute material is considered. It is not appropriate to remove a roof that is repairable, and then reconstruct it with new material in order to create a uniform or improved appearance.

3. **Substitute Roofing.** If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

4. **Roof Accessories.** Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights is generally not appropriate. Exceptions may arise when the addition of such a feature will solve a design problem raised by an adaptive re-use of the resource (such as adding a dormer to light a previously unused space).

D. Doors & Windows

1. **Retaining Windows and Doors.** Windows and doors that contribute to the overall historic character of a building should be retained and repaired as needed, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, glazing, panels, sidelights, fanlights, and thresholds.

2. **Replacing Windows & Doors.**
    a. If replacement of a deteriorated window or door feature or detail is necessary replace only the deteriorated feature in kind rather then the entire unit. Match the original in material, design, dimension, proportion, reflective qualities, profile, sash rails, stiles, muntins, panels, and operation. If replacement of an entire unit is necessary, replace the unit in kind, matching the design, dimension, panels, pane configuration, architectural trim, detail, muntins and

materials. It is not appropriate to use snap-in muntins to create a false divided-light appearance.

b. Replacement windows and doors should maintain and fit existing openings and be consistent in glass size and with existing trim and other features of the structure.
c. Changing the number, location, and size or glazing pattern of windows and doors through cutting new openings, blocking-in, and installing replacement sash which does not fit the historic opening are not recommended.

3. **Doors.** Original doors should not be substituted with stock doors that do not fit the opening properly or do not fit with the style of the house. Transom windows and sidelights should be preserved.

4. **Windows.** If a replacement window has an insulating glass pane which is not actually divided by muntins, the appropriate muntin pattern should be permanently applied with muntins no wider than 7/8 inch, as well as with spacer bars internal to the insulated glass. There should be no flat muntin grids, nor removable muntin grids, applied to the inside or outside panes.

5. **Glass Block.** The use of glass block to fill in openings is generally not appropriate, unless it was part of the style and period of the structure. Instead, existing features should be repaired.

6. **Storm Windows.** Installation of metal storm windows and doors which have a painted or baked enamel finish may be approved when they do not alter or destroy the original structure and trim of the opening. Replacement, repair, or installation of wood storm or screen doors and which are stained or painted to match the house or trim may also be approved.

E. Porches, Steps and Entries

1. **Porch Details.** If replacement of a deteriorated detail or element is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. If the original is not known, use a design commonly used at the time the original building was constructed.

2. **Complete Replacement.** Replacing in-kind an entire porch that is too deteriorated to repair using physical evidence to guide the new work. Design a new entrance or porch if the historic entrance or porch is completely missing using historic evidence.

3. **Rails and Skirting.** The style of porch railings and skirting should match the original or be consistent with those commonly used at the time the original building was constructed.

4. **Porch Flooring.** Tongue and groove 3" wide cedar or pine extended 1" past fascia/ trim is the preferred porch flooring. The boards should be laid in the traditional

manner, directly on the joists (to allow drying from the underside) and with a slight slope away from the building (to allow drainage–at least 1 ½ inches in 8 feet). Decking is not an appropriate flooring material (but see also IV.C regarding decks).

5. **Pressure Treated Wood.** is not recommended other than where the structural wood will be in contact with the ground and hidden from view by finish material.

6. **Risers.** All steps should have enclosed/solid risers.

7. **Porch Foundations.** Repair of masonry porch foundations should match existing or original materials. When replacing missing masonry foundations they should match the foundation of the main building. If such a match is technically or economically unfeasible an unobtrusive material may be used.

8. **Painting.** All exposed wood elements should be finished or painted. Only types of paint which "breathe" (allow moisture to pass through the surface) should be used on wood surfaces.

J. Awnings, Canopies and Shutters

1. **Compatible Replacements.** Replacement of deteriorated or missing shutters should be based on historic and pictorial evidence. Shutters should be made of wood, sized to fit the opening and mounted as if they were operable. All shutters must be attached to wood elements and when necessary into mortar joints. They are never to be installed in a manner that damages masonry.

III. SECONDARY STRUCTURES

1. **Compatible Out-Buildings.** Buildings and their features as well as features of the site that are important in defining its overall historic character should be retained and preserved. Existing out buildings should follow the guidelines set forth for main structures in their repair and maintenance.

2. **Materials.** Exterior wall materials should be consistent with historic materials appropriate to the main structure and neighborhood, such as, wood, stucco and masonry. A cement board clapboard siding product known as Hardi-Plank may also be considered in new construction.

3. **Roofs.** Roof design should usually be the same type as the roof of the primary structure. If a gable, it should be the same pitch as that of the primary structure. Roofing material may range from asphalt shingles to a more natural product such as slate, tile and wood shingles.

4. **Doors & Windows.** All windows and doors should be made of wood. The style and design will be reviewed on a case by case basis.

10. **Sheds.** The term shed refers to an out building with enclosed walls and roof with an area no greater then 100 square feet and a wall height no greater then 8 feet. When the guidelines pertaining to outbuildings are met they may be staff approved. A shed should be located in the rear yard towards the back property line. Corner lots will require additional scrutiny to determine the least obtrusive location.

Comment:

The subject property at 221 Culver Street is classified as a contributing resource within the Historic District and is located within the Water Street South District (WSS C-2). The applicant is proposing exterior alterations which are subject to review under §152.07 and the Saugatuck Historic District Preservation Guidelines, with emphasis on retaining historic materials, preserving original features where feasible, and ensuring that any replacement work is compatible in design, scale, and material.

The applicant is proposing a series of exterior maintenance and replacement items, including shutters, a storm window, roofing repairs, reconstruction of a rear deck, and replacement of basement windows. Overall, the scope of work is generally consistent with maintenance and rehabilitation of existing building elements; however, several components warrant additional review to confirm compliance with the guidelines regarding material appropriateness and replacement in-kind standards.

The proposed replacement of the four second-story shutters is generally consistent with the intent of the guidelines, which prioritize repair or replacement in-kind of deteriorated wood features. The proposed use of wood shutters sized to fit existing openings is appropriate; however, the change from louvered shutters to raised-panel shutters represents a modification in design that should be evaluated for historic compatibility and whether it reflects documented precedent for the structure.

The proposed replacement of the west elevation storm window with an aluminum-clad unit may be appropriate under the guidelines, which allow metal storm windows when they do not detract from or damage the original window opening or trim. The limited scope of replacement (one unit, with remaining original storm windows to be repaired) is consistent with a preservation-based approach, provided the new unit is finished in a manner compatible with the existing façade.

The proposed repair and replacement of the shed roof appear consistent with the guidelines governing roof maintenance, which encourage retention of original roof forms and replacement in-kind of deteriorated materials where feasible. The use of asphalt shingles is generally acceptable provided the roof form and visual character are maintained.

The proposed reconstruction of the rear deck is also generally consistent in terms of maintaining the existing footprint and configuration. However, the guidelines discourage the use of decking materials that are not compatible with historic porch and deck treatments.

Pressure-treated wood may be acceptable for structural or concealed elements, but exposed decking materials—particularly composite products—should be carefully evaluated for visual compatibility with the historic structure.

The proposed replacement of the four basement windows with glass block raises the most significant concern with respect to guideline compliance. The guidelines specifically state that glass block is generally not appropriate unless it was historically used as part of the structure's original design. Given that the existing basement windows are thought to be original features, replacement with glass block may result in the loss of historic material and a minor visible alteration to the building's exterior features. Further discussion with the applicant regarding materials is recommended and alternative approaches that retain operable or visually compatible window units may be considered.

Overall, the proposed work represents a mix of in-kind repair and selective replacement that is generally consistent with rehabilitation principles. However, the Commission should carefully consider the appropriateness of the shutter design change, the proposed deck materials, and the replacement of original basement windows with glass block, in determining compliance with the Historic District Guidelines.

SUGGESTED MOTIONS:

If the HDC determines that the improvements are appropriate and the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used:

I move to **(approve/deny)** *the applicant's request for a Historic District Permit for exterior improvements at 221 Culver Street, including replacement of four second-story wood shutters, replacement of one west elevation storm window, repair of the shed roof, reconstruction of the rear deck and railing, and replacement of four basement windows, as proposed, based on the application* **(meeting/not meeting)** *the applicable Historic District Guidelines set forth in §152.07.*

Approval shall be subject to the following conditions (if applicable):

a) _____

b) _____

c) _____

d) _____

Commission Review Fee: $250
Administrative Review Fee: $50

RECEIVED
MAY 20 2026
CITY OF SAUGATUCK
102 BUTLER ST
SAUGATUCK, MI 49453

Historic District Permit Application

Location Information

Application Number ____ - ____

Address 221 Culver St. Parcel Number 57-300-211-00

Applicants Information

Name Carlton Kollen Address / PO Box [redacted]

City Holland State MI Zip 49423 Phone [redacted]

Interest In Project Owner E-Mail [redacted]

Signature Carlton Kollen Date 5/20/26

Owners Information (if different from applicants)

Name ____ Address / PO Box ____

City ____ State ____ Zip ____ Phone ____

E-Mail ____

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature ____ Date ____

Contractors/ Developers Information (unless proposed work is to be done by the property owner)

Name Top Knotch Interiors Contact Name Mike Jager

Address / PO Box [redacted] City Holland

State MI Zip 49423 Phone [redacted] Fax ____

E-Mail [redacted]

License Number 801596337 Expiration Date ____

Property Information

Depth 132' Width 66' Size ____ Zoning District ____ Current Use Residential

Check all that apply: Waterfront ____ Dunes ____ Vacant ____

Project Description (attach more sheets if necessary)

See attached

Historic District Application

Application #____-____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y	N	NA	
☑	☐	☐	Photographs of the structure and its relationship to adjacent structures.
☐	☐	☑	A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
☐	☐	☑	Elevation drawings of the exterior of the structure or improvements.
☑	☐	☐	Samples of all proposed exterior finishes and materials. (Spec sheet)
☑	☐	☐	Photographs showing, in detail, the problem areas to be addressed during the proposed repair or alteration.
☐	☐	☑	A scale drawing of all proposed signage, including design, lettering style, type of illumination (if any), placement or location on the lot or building, and the type of support(s) for the sign(s).
☐	☐	☑	If an application for signage is made by tenants of a building located within a historic district, the tenants must obtain written permission from the building owner to install or alter the proposed sign(s).
☐	☐	☑	Plot plan showing the following:
☐	☐	☑	Current location, shape, area and dimension of the lot.
☐	☐	☑	Current site improvements (including structures, sidewalks, decks, streets, fences, etc).
☐	☐	☑	Proposed improvements and distances from other improvements or property lines.
☐	☐	☑	Proposed and/or current yard, open space and parking space dimensions and calculations.
☐	☐	☑	Location of any flood plains, watersheds, wetlands, easements, critical dunes, or other applicable features.
☐	☐	☑	Description of proposed use and of the building (dwelling, structure, barn, garage and the like) or improvements.
☐	☐	☑	Detailed written description of the activities related to the proposed use and/or improvements.

OFFICE USE ONLY:

Application Complete _____ Fee Paid____Date Paid _____

Notes: _____

Improvements to 221 Culver St., Saugatuck

May 20, 2026



Issue #1: A winter storm blew off and destroyed a second story shutter. An additional shutter has missing louvers and is pulling away from the house.



History: Shutters are believed to be approximately 50 years old. They are wooden shutters.

Resolution: Replace all 4 shutters with wooden shutters of the same size 63" x 20". Shutters would be ordered "ready to finish" and painted with an

exterior paint, most likely from Repcolite. Raised panel shutters would be preferred to simplify and give it a cleaner look like other Greek revival architectural homes. Reference page 7 of "Building the New and Rehabilitating the Old".

Example: Menards spec. sheets

Issue #2: Over multiple winter storms, the glass from the wood framed storm window on the West side of the house, became loose and fell to the ground. Currently there are no storm windows protecting the original window on that side of the house.



History: The wooden framed storm window is most likely original to the house.

Resolution: Replace the wooden framed storm window with an aluminum clad self storing storm window with screen to match other storm windows on that side of the house. That window is on the staircase landing and would benefit from having a screen window for airflow throughout the house.







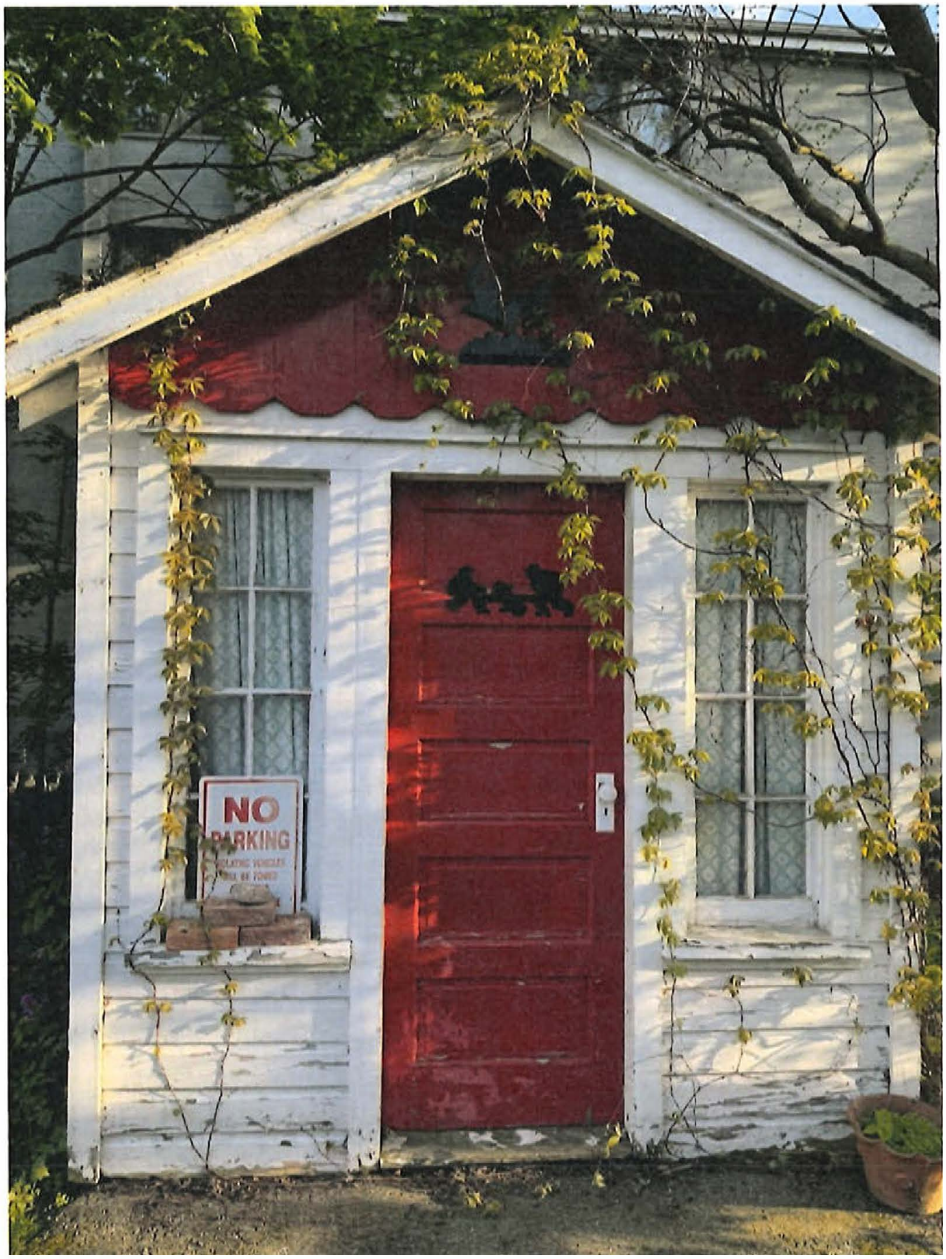
Note: The East side of the house has 5 windows with the original storm windows. The plan is to remove, repair and repaint those and not replace with aluminum storm windows (even though there

are other windows with aluminum storms on that side of the house).





Issue #3: The shed on the rear of the property is in need of new shingles, plywood and roof trim. There are shingles and trim falling off and the plywood edge is rotted.


NO





History: The shed was relocated to the property approximately 50 years ago from a property up on the hill.

Resolution: Replicate the roof with black asphalt shingles, plywood and roof trim.

Issue #4: The rear deck needs to be rebuilt. There are loose boards and the railing attachment is loose.







History: There has always been some type of stairs/porch/deck due to the elevated entrance door. This deck is also estimated to be 50 years old.

Resolution: Replicate the existing deck using pressure treated wood or Trex decking (or similar), keeping the same size and design. However, current deck railing may not be up to safety

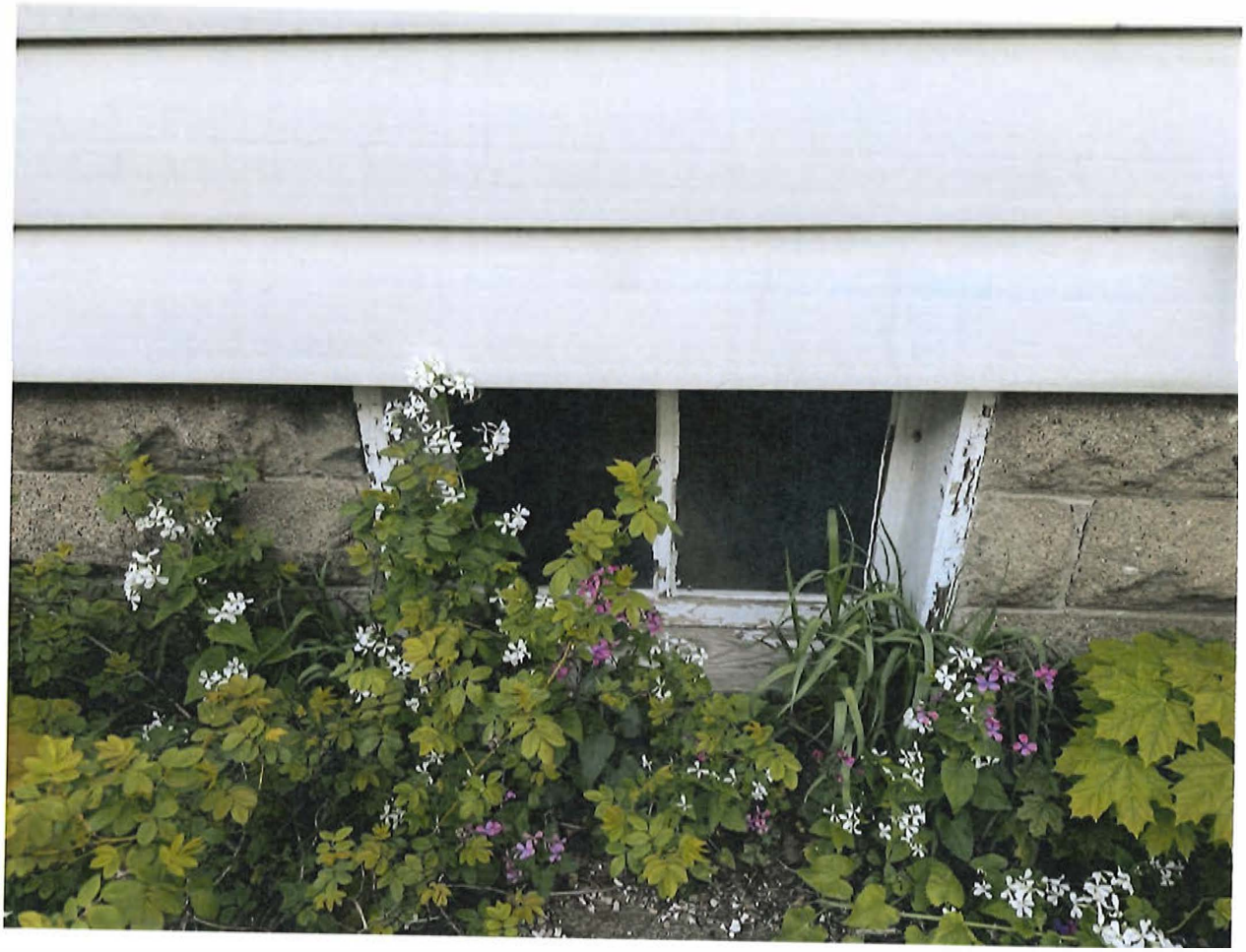
standards. Wood lattice was on bottom at one time. Would like to replace that with lattice as well.

Issue #5: Basement windows are single pane glass and not completely sealed.

History: Original to house.

Resolution: Would like to replace all 4 basement windows with glass block to add structure to foundation and seal from weather.









Note: 4th basement window at the back of the house is obscured by the trash cans.

Shutters By Design Primed Pine Raised Panel Exterior Shutters 2-Pack

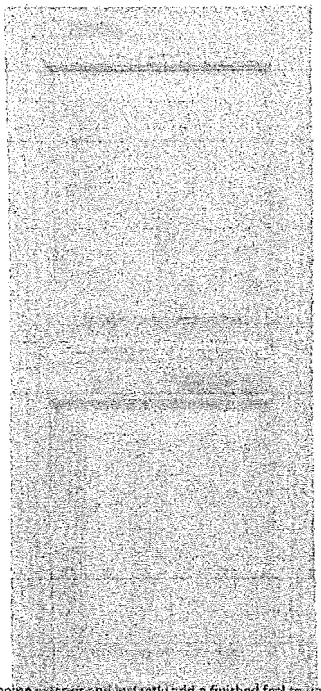
Model Number: PRPPD

EVERYDAY LOW PRICE	$380.99
11% REBATE* Good through 5/25/26	$41.91
FINAL VALUE	$339.08

You Save $41.91 After Mail-In Rebate*

ADD TO CART

Rebate is not an instant price reduction on the advertised items at the point of original purchase. Rebate is a mail-in rebate issued as a Rebate Credit Check that is a discount on future in-store purchases only and not purchases on MENARDS.COM ®. "Value After Rebate" is the price or sale price minus the future rebate discounts. Valid on merchandise; excludes purchase of gift cards, rentals, service plans, delivery charges and processing fees. See bottom of page for details.



- Southern yellow pine, with its straight-grain pattern, gives the shutter a traditional appearance and is the most cost-effective wood used in shutters
- Lightweight wood material allows the shutter to be custom sized in 1/4" increments, making it an ideal functional option

View More Information >

Selected Configurations:
- Size: W:20 x H:63

Variation: Primed

FREE SHIPPING TO STORE!

Pick Up At Store Available By 06/19/2026

Available for Special Order at Holland

Delivery Available

Share

Description &

Shutters are the most visible part of any home exterior and instantly add a finished feel to your home. Shutters By Design prides itself on helping every family find the perfect shutters for their home. Every shutter from Shutters By Design is handcrafted with attention to detail and quality while using the finest materials. Shutters by Designs' huge selection of sizes with a variety of vinyl and wood designs gives you the freedom to choose the perfect accent for your home's exterior style. You can never go wrong choosing a shutter that you will look forward to seeing every day when you pull into your driveway.

Features
- Southern yellow pine, with its straight-grain pattern, gives the shutter a traditional appearance and is the most cost-effective wood used in shutters
- Lightweight wood material allows the shutter to be custom sized in 1/4" increments, making it an ideal functional option
- This item is not for sale to these Provinces, States, or Territories: AK, HI

Additional Resources

Installation Instructions
Warranty

Brand Name: Shutters By Design

Specifications

Style	Raised Panel	Material	Wood
Color/Finish	Primed	Thickness	1 inches
Includes	Installation Instructions	Manufacturer Warranty	1 year
Shipping Dimensions	1.00 H x 1.00 W x 1.00 D	Shipping Weight	1.0 lbs
Return Policy	Special Order Merchandise (view Return Policy)		

MEMORANDUM

TO:	Historic District Commission City of Saugatuck
FROM:	Grayson Moore Director of Planning & Zoning
MEETING DATE:	June 4, 2026
RE:	Historic District Permit Application, 821 Holland Street

REQUEST: The applicant is requesting approval for the demolition of an existing home at 821 Holland Street and construction of a new three (3) bedroom single family home. A zoning permit has not been applied for and will be required prior to final City approvals being issued. The images below show the current conditions of the site.



Figures 1-3: 05/2026

BACKGROUND: The site located in the Community Residential District (CR R-1). The property was built in 1867 (Allegan County). The current home at 821 Holland is classified as a contributing resource.

A stop work order was issued for the home on May 19, 2026 following the siding being removed from the structure prior to HDC approval. No further exterior work has been completed.

Historical images of the site are provided below.



Figure 4: 11/2024



Figure 5: 06/2012



Figure 6: 06/2012



Figure 7: 11/1977



Figure 8: Date Unknown

APPLICABILITY: A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within the Historic District (§ 152.03).

COMPLETENESS REVIEW: All applications to construct, alter, repair, move, or demolish any structure or install or alter any signage or fence structure in a historic district shall include the supporting plans and documents as specified by § 152.07 B. The applicant has provided a comprehensive overview of the proposed improvements.

§ 152.07 D. GUIDELINES:

1. In reviewing applications and plans submitted under this chapter, the Commission shall follow U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures as set forth in 36 C.F.R. part 67, as amended. Additional guidelines may be developed and followed if they are equivalent in guidance to the Secretary's standards and guidelines and are approved by the Center. Any additional guidelines must be adopted by the Commission and approved by the City Council. In reviewing applications and plans, the Commission shall also give consideration to:
    a. *The historical or architectural significance of the resource and its relationship to the historic value of the surrounding area.*
    b. *The compatibility of the exterior of the structure and the space around it with the visual or historical context of the surrounding area.*
    c. *The impact of the exterior of the structure and the space around it on the village/rural character and contextual aesthetic of the city.*
    d. *Other factors which the Commission considers to be pertinent.*

2. In exercising its authority to approve or deny an application under this chapter, the Commission shall exercise its educated judgment on a case-by-case basis in interpreting these guidelines and the following the applicable standards.

II. PRIMARY STRUCTURES

A. Materials, Maintenance, and Substitutes

1. **Original Materials.** On contributing resources, original materials shall be used for repairs and additions wherever feasible. (Note: Existing substitute siding or trim may be repaired with the same substitute materials without review, if less than 25% of the material needs to be replaced.)
2. **Maintenance.**
    a. Exterior materials should be maintained, cleaned and repaired using methods and products which will not endanger the integrity of the materials.
    b. Clean wood using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Blasting with particulates, power washing at high pressures, and propane or butane torches are not appropriate.
    c. Only types of paint which "breathe" (allow moisture to pass through the surface) should be used on wood surfaces.
3. **Retaining Wood Features.** Wooden features that contribute to the overall historic character of a building and a site should be retained and preserved. These features include, but are not limited to, such functional and decorative elements as siding, shingles, shakes, cornices, architraves, brackets, pediments, columns, balustrades, other architectural trim, porch ceilings, floors and facia.

4. **Replacing Wood Features.**
    a. If replacement of an entire wooden feature is necessary, it should be replaced in kind, matching the original design, dimension, detail, material and texture. Compatible substitute materials should be considered only if using the original material is not technically feasible.
    b. If replacement of a deteriorated detail or element is necessary, replace only the deteriorated detail in kind rather than an entire feature.
    c. If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in profile, scale, size, material and texture with the historic building and district.

5. **Substitute Materials.**
    a. The use of substitute siding or trim in any form on an existing building is not recommended. Substitute siding or trim rarely replicates the dimensions or appearance of original materials.

b. Cast, molded, composite or synthetic architectural details and exterior materials may be used on existing structures if the original product is no longer available and if such application would not eliminate any architectural details. Such materials shall be permitted in new construction.
c. In order to qualify for the exceptional approval of substitute materials on an existing building, the application must meet the following tests:
    i. the substitute material will replace other substitute material on the structure; and
    ii. the cost of restoring the original material is unreasonable, judged in relation to the finished value of the property; and/ or
    iii. the original materials (or other suitable alternatives), or the skills necessary to apply those materials are unavailable; or
    iv. there is an emergency (probably temporary) need to provide the material in a time period which does not allow use of the original material (or other suitable alternative).
d. Where substitute material replaces other substitute material, the siding installation should not eliminate any architectural details.
e. On existing structures, the first-time application of vinyl or aluminum siding is not permitted. The use of vinyl or aluminum siding is also not permitted on new structures.

6. **Missing Details**. When a feature is missing it must be replaced with a new feature based on accurate documentation of the original design or a new design compatible in scale, size, material, and color with the historic building and district. If a detail of a painted metal feature such as a decorative cornice is missing or deteriorated, replacement in kind may not be feasible, and the replication of the detail in fiberglass, wood or aluminum may be appropriate.

C. Roofs, Parapets, & Gutters

1. **Roof Forms.** Roofs and roof forms should be maintained and preserved when they contribute to the historic character of the building, including but not limited to materials, cresting, dormers, chimneys, cupolas and cornices. Repairs may include the limited replacement in kind of those extensively deteriorated or missing parts of a feature when there are surviving prototypes such as cupola louvers, dentils, dormer roofing or slates, tiles or wood shingles on a main roof.

2. **Roofing Materials.** When roofing material is clearly distinctive to a buildings style, retaining or replacing it in kind is important and all efforts should be exhausted before replacement with a substitute material is considered. It is not appropriate to remove a roof that is repairable, and then reconstruct it with new material in order to create a uniform or improved appearance.

3. **Substitute Roofing.** If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

4. **Roof Accessories.** Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights is generally not appropriate. Exceptions may arise when the addition of such a feature will solve a design problem raised by an adaptive re-use of the resource (such as adding a dormer to light a previously unused space).

D. Doors & Windows

1. **Retaining Windows and Doors.** Windows and doors that contribute to the overall historic character of a building should be retained and repaired as needed, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, glazing, panels, sidelights, fanlights, and thresholds.

2. **Replacing Windows & Doors.**
    a. If replacement of a deteriorated window or door feature or detail is necessary replace only the deteriorated feature in kind rather then the entire unit. Match the original in material, design, dimension, proportion, reflective qualities, profile, sash rails, stiles, muntins, panels, and operation. If replacement of an entire unit is necessary, replace the unit in kind, matching the design, dimension, panels, pane configuration, architectural trim, detail, muntins and materials. It is not appropriate to use snap-in muntins to create a false divided-light appearance.
    b. Replacement windows and doors should maintain and fit existing openings and be consistent in glass size and with existing trim and other features of the structure.
    c. Changing the number, location, and size or glazing pattern of windows and doors through cutting new openings, blocking-in, and installing replacement sash which does not fit the historic opening are not recommended.

3. **Doors.** Original doors should not be substituted with stock doors that do not fit the opening properly or do not fit with the style of the house. Transom windows and sidelights should be preserved.

4. **Windows.** If a replacement window has an insulating glass pane which is not actually divided by muntins, the appropriate muntin pattern should be permanently applied with muntins no wider than 7/8 inch, as well as with spacer bars internal to the insulated glass. There should be no flat muntin grids, nor removable muntin grids, applied to the inside or outside panes.

5. **Glass Block.** The use of glass block to fill in openings is generally not appropriate, unless it was part of the style and period of the structure. Instead, existing features should be repaired.

6. **Storm Windows.** Installation of metal storm windows and doors which have a painted or baked enamel finish may be approved when they do not alter or destroy the original structure and trim of the opening. Replacement, repair, or installation of wood storm or screen doors and which are stained or painted to match the house or trim may also be approved.

E. Porches, Steps and Entries

1. **Porch Details.** If replacement of a deteriorated detail or element is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. If the original is not known, use a design commonly used at the time the original building was constructed.

2. **Complete Replacement.** Replacing in-kind an entire porch that is too deteriorated to repair using physical evidence to guide the new work. Design a new entrance or porch if the historic entrance or porch is completely missing using historic evidence.

3. **Rails and Skirting.** The style of porch railings and skirting should match the original or be consistent with those commonly used at the time the original building was constructed.

4. **Porch Flooring.** Tongue and groove 3" wide cedar or pine extended 1" past fascia/ trim is the preferred porch flooring. The boards should be laid in the traditional manner, directly on the joists (to allow drying from the underside) and with a slight slope away from the building (to allow drainage–at least 1 ½ inches in 8 feet). Decking is not an appropriate flooring material (but see also IV.C regarding decks).

5. **Pressure Treated Wood.** is not recommended other than where the structural wood will be in contact with the ground and hidden from view by finish material.

6. **Risers.** All steps should have enclosed/solid risers.

7. **Porch Foundations.** Repair of masonry porch foundations should match existing or original materials. When replacing missing masonry foundations they should match the foundation of the main building. If such a match is technically or economically unfeasible an unobtrusive material may be used.

8. **Painting.** All exposed wood elements should be finished or painted. Only types of paint which “breathe” (allow moisture to pass through the surface) should be used on wood surfaces.

J. Awnings, Canopies and Shutters

1. **Compatible Replacements.** Replacement of deteriorated or missing shutters should be based on historic and pictorial evidence. Shutters should be made of wood, sized to fit the opening and mounted as if they were operable. All shutters must

be attached to wood elements and when necessary into mortar joints. They are never to be installed in a manner that damages masonry.

III. SECONDARY STRUCTURES

1. **Compatible Out-Buildings.** Buildings and their features as well as features of the site that are important in defining its overall historic character should be retained and preserved. Existing out buildings should follow the guidelines set forth for main structures in their repair and maintenance.

2. **Materials.** Exterior wall materials should be consistent with historic materials appropriate to the main structure and neighborhood, such as, wood, stucco and masonry. A cement board clapboard siding product known as Hardi-Plank may also be considered in new construction.

3. **Roofs.** Roof design should usually be the same type as the roof of the primary structure. If a gable, it should be the same pitch as that of the primary structure. Roofing material may range from asphalt shingles to a more natural product such as slate, tile and wood shingles.

4. **Doors & Windows.** All windows and doors should be made of wood. The style and design will be reviewed on a case by case basis.

10. **Sheds.** The term shed refers to an out building with enclosed walls and roof with an area no greater then 100 square feet and a wall height no greater then 8 feet. When the guidelines pertaining to outbuildings are met they may be staff approved. A shed should be located in the rear yard towards the back property line. Corner lots will require additional scrutiny to determine the least obtrusive location.

Comment:

The subject property at 821 Holland Street is currently occupied by a contributing historic resource constructed in approximately 1867 and located within the Community Residential District (CR R-1). The applicant is requesting approval for demolition of the existing structure and construction of a new three-bedroom single-family residence. Because the existing structure is classified as a contributing resource within the Historic District, the request warrants careful consideration under §152.07 and the Historic District Preservation Guidelines, particularly with respect to the loss of historic fabric and the compatibility of the proposed replacement structure within the surrounding historic context.

The submitted renderings depict a contemporary residential design utilizing simple massing and modern architectural forms, including asymmetrical shed-style rooflines, large window openings, covered balcony elements, and attached garage space. Exterior materials appear to include smooth fiber cement or stucco-style wall panels, horizontal wood or wood-look

cladding accents, exposed heavy timber elements, standing seam metal roofing, and dark-framed contemporary windows and doors.

New construction should be evaluated based on its compatibility with the surrounding historic context in terms of scale, massing, materials, and visual impact. The proposed structure generally maintains a residential scale.

The Commission should consider whether the overall form, roof design, window proportions, and modern material expression are compatible with the established character of the surrounding neighborhood and whether the demolition of the contributing structure is sufficiently justified.

Overall, the request involves the removal of an existing contributing historic resource and a proposed replacement structure within the Historic District. The Commission should evaluate whether the proposed new construction appropriately respects the scale, rhythm, and character of the surrounding area consistent with §152.07 and the Secretary of the Interior's Standards for Rehabilitation.

SUGGESTED MOTIONS:

If the HDC determines that the improvements are appropriate and the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used:

I move to **(approve/deny)** *the applicant's request for a Historic District Permit for the demolition of the existing structure and construction of a new single-family residence at 821 Holland Street, as proposed, based on the application* **(meeting/not meeting)** *the applicable Historic District Guidelines set forth in §152.07.*

Approval shall be subject to the following conditions (if applicable):

a) _____

b) _____

c) _____

d) _____

831 St Holland VS 821 Holland St



831 St Holland VS 821 Holland St



831 St Holland VS 821 Holland St



831 St Holland VS 821 Holland St





821 Holland St, Saugatuck, MI, 49453

Parcel & Tax Information

Land Information

- 42.6612, -86.20145
- Total acres **0.12**
- Land sqft. **5,227**
- Assessed year **2025**
- Assessed property value **$174,300**
- Census tract **0308012029**
- County **Allegan**
- Contact by mail **No**
- Parcel id **57-209-054-00**

Single Family Residence
Property Type

Heat, Forced Air
Heating

100'
Depth Footage

Building Information

1867
Year built

1,295
Living sqft.

821 Holland St Proposal

All Utilities have been disconnected from House. Utilities companies will not send a letter but can be contacted for 821 Holland St:

- Consumers Power 1-800-477-5050 use confirmation 1077555208, they will verify electric disconnected 5/28/2026
- KLSWA 269-857-2709 turn water off at the Street 5/14/2026.
- Michigan Gas 1-800-401-6402 was contact gas has been shot off on the supplier side on 5/8/2026.



Foundation sinking multiple feet SE corner in ground but worse is the structural lumber being expose (I witnessed for at least over 12 years to outside elements.) This 1867 home cannot be salvaged like I did 831 Holland St. The structure could yield to live and dead loads causing it to collapse like the back portion of the house not to mention fire Hazzard.





More examples of structural damage, collapsed Chimney , years ago back living area with porch above collapsed and was removed reason for upper-level door in yellow.



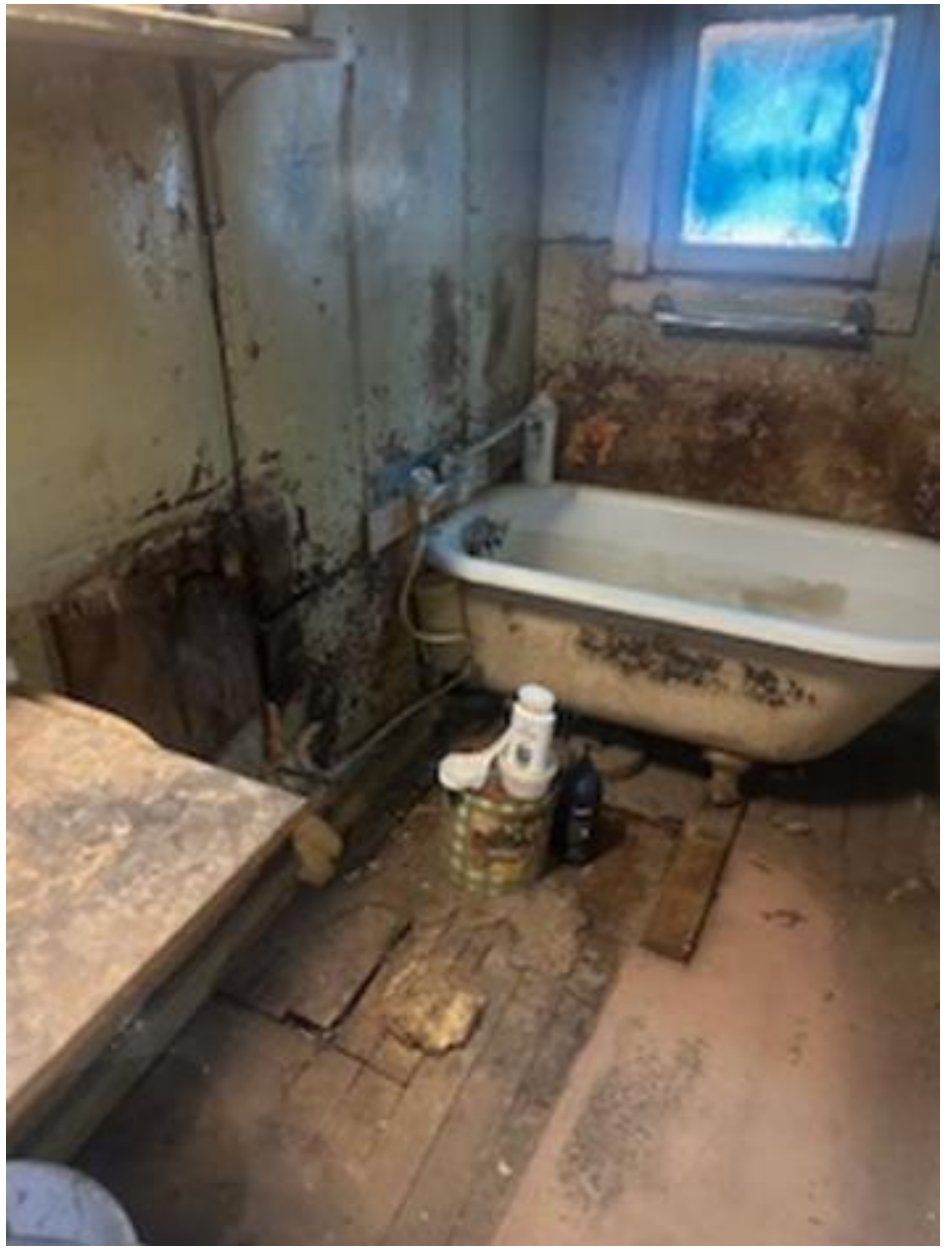








821 Holland St Proposal













821 Holland St Proposal















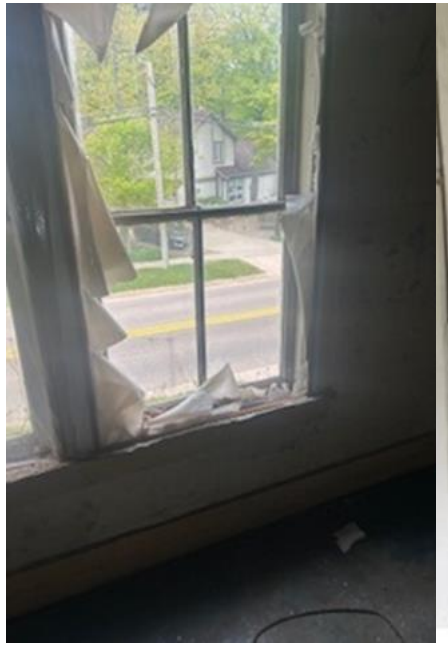


821 Holland St Proposal









821 Holland St Proposal









821 Holland St Proposal

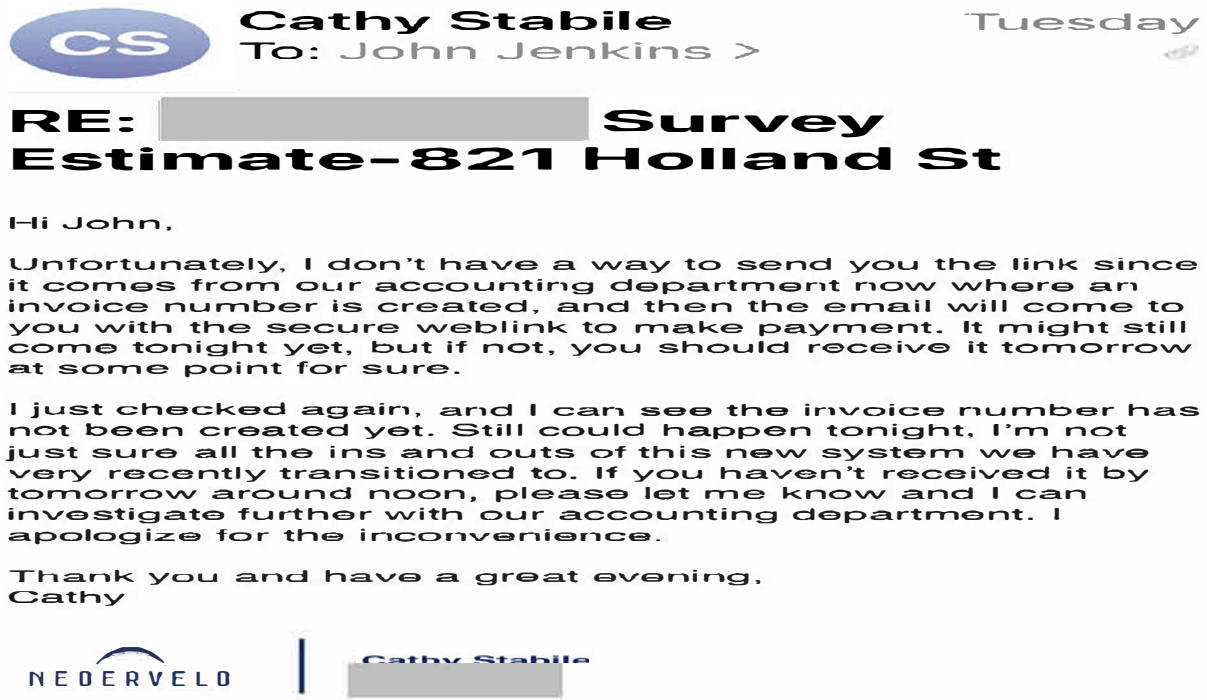








Insert Nederveld Survey Before HDC Meeting



Cathy Stabile
To: John Jenkins >

Tuesday

RE: [redacted] Survey Estimate-821 Holland St

Hi John,

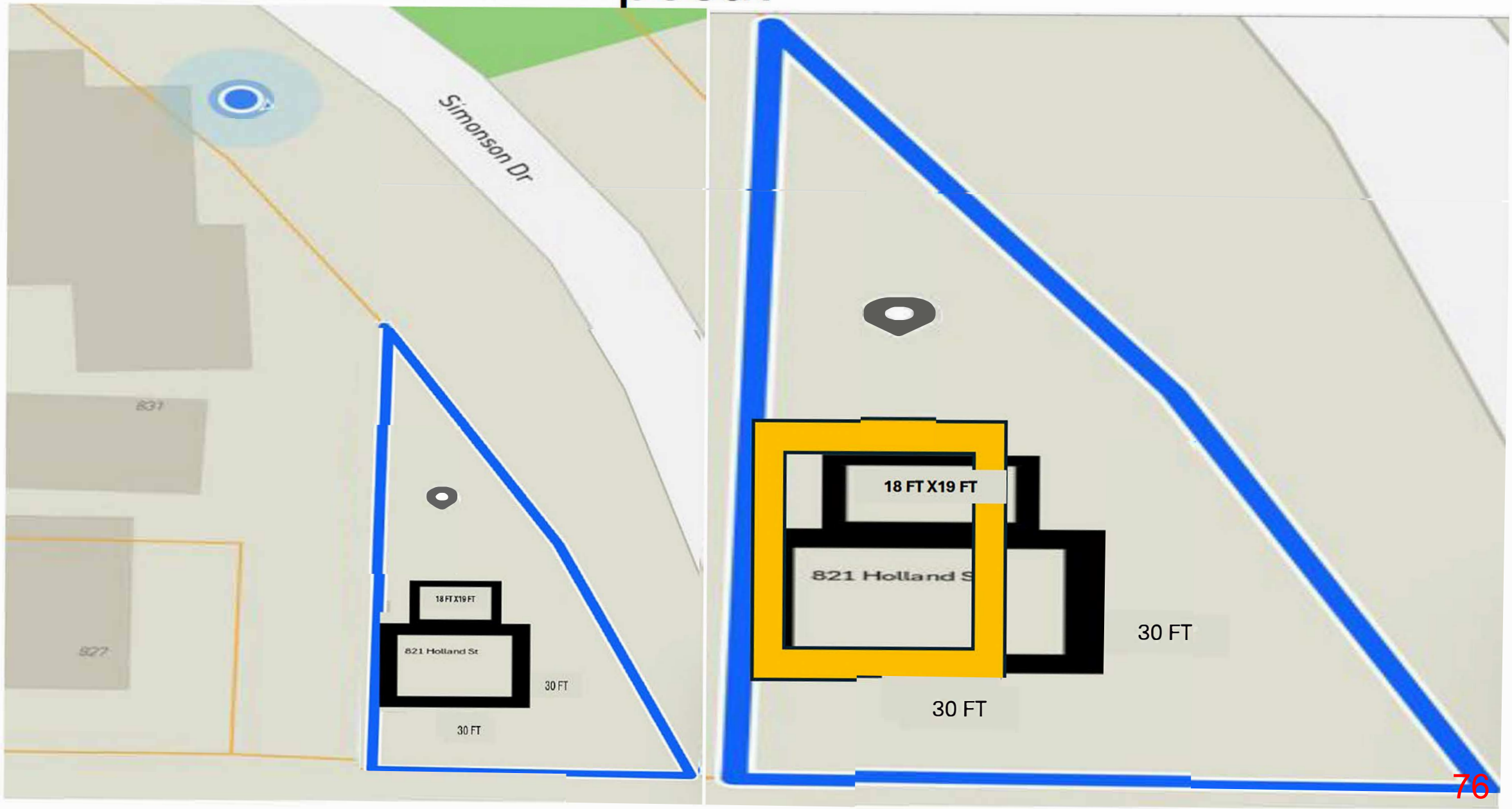
Unfortunately, I don't have a way to send you the link since it comes from our accounting department now where an invoice number is created, and then the email will come to you with the secure weblink to make payment. It might still come tonight yet, but if not, you should receive it tomorrow at some point for sure.

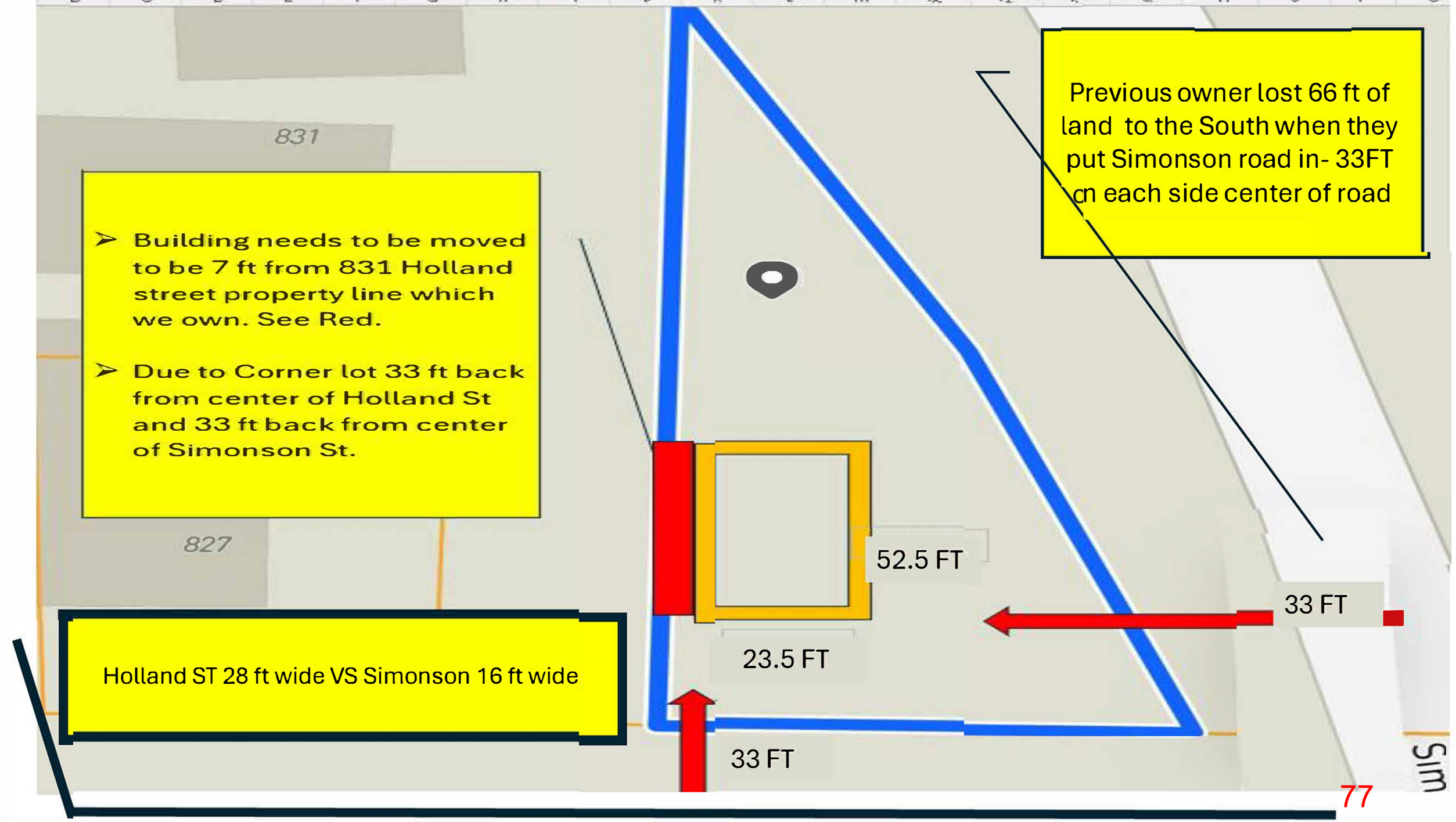
I just checked again, and I can see the invoice number has not been created yet. Still could happen tonight, I'm not just sure all the ins and outs of this new system we have very recently transitioned to. If you haven't received it by tomorrow around noon, please let me know and I can investigate further with our accounting department. I apologize for the inconvenience.

Thank you and have a great evening,
Cathy

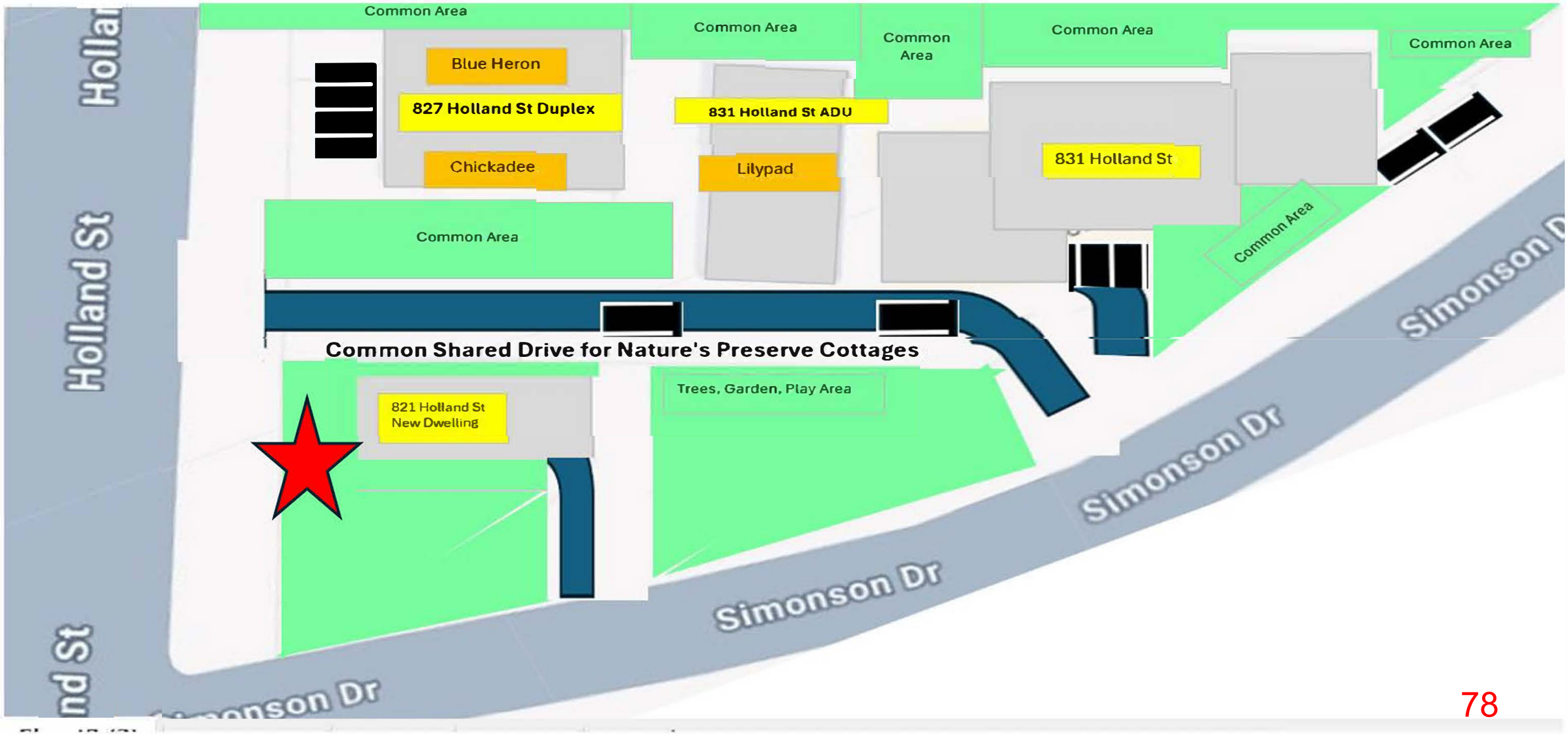
NEDERVELD | Cathy Stabile [redacted]

821 Holland St Proposal




831
827
Previous owner lost 66 ft of land to the South when they put Simonson road in- 33FT on each side center of road
Building needs to be moved to be 7 ft from 831 Holland street property line which we own. See Red.
Due to Corner lot 33 ft back from center of Holland St and 33 ft back from center of Simonson St.
52.5 FT
33 FT
23.5 FT
33 FT
Holland ST 28 ft wide VS Simonson 16 ft wide
Sim

821, 831, and 827 Holland St Map



821 Holland St Proposal



821 Holland St Proposal



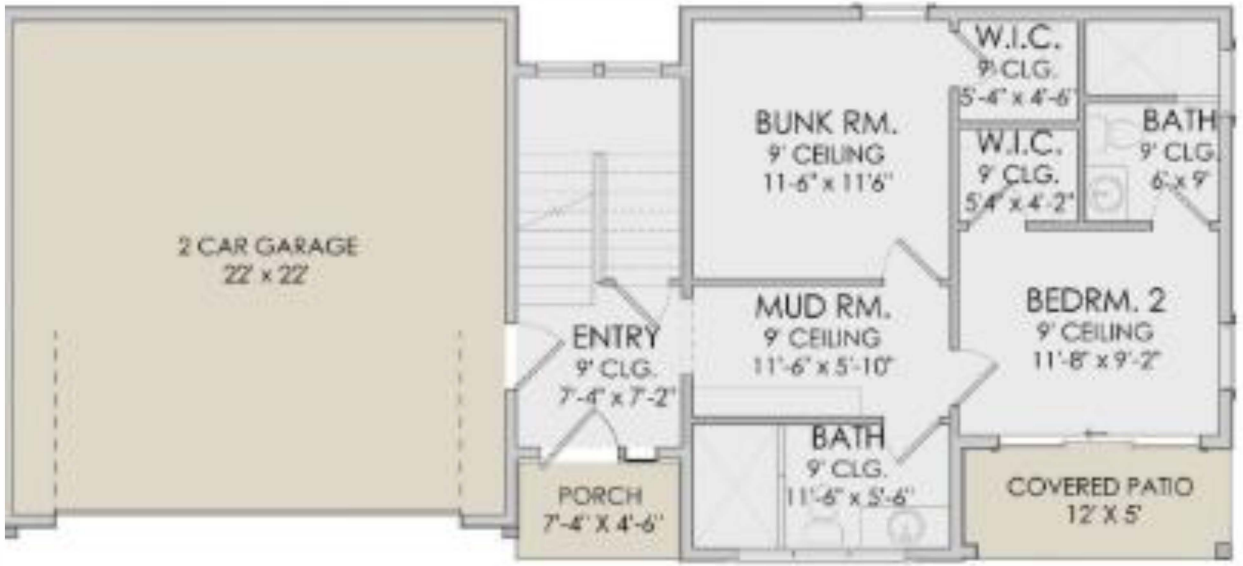
Rear, Sided and Angled Elevations

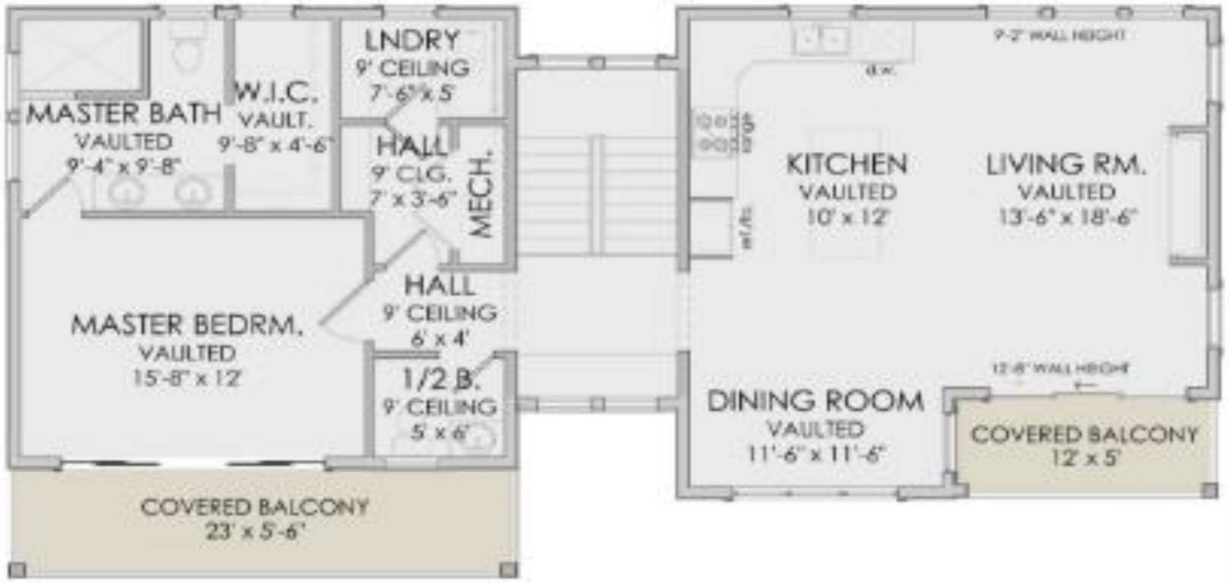












DETAILS

HEATED SQ FT

TOTAL HEATED AREA:	1,703 sq. ft.
FIRST FLOOR:	593 sq. ft.
SECOND FLOOR:	1,110 sq. ft.

UNHEATED SQ FT

BASEMENT:	554 sq. ft.
GARAGE:	525 sq. ft.

BEDROOMS:	3
FULL BATHS:	3

821 Holland St Proposal LP Smart Siding



821 Holland St Proposed Stone Entry Specs



St Proposed Wood Plank Siding

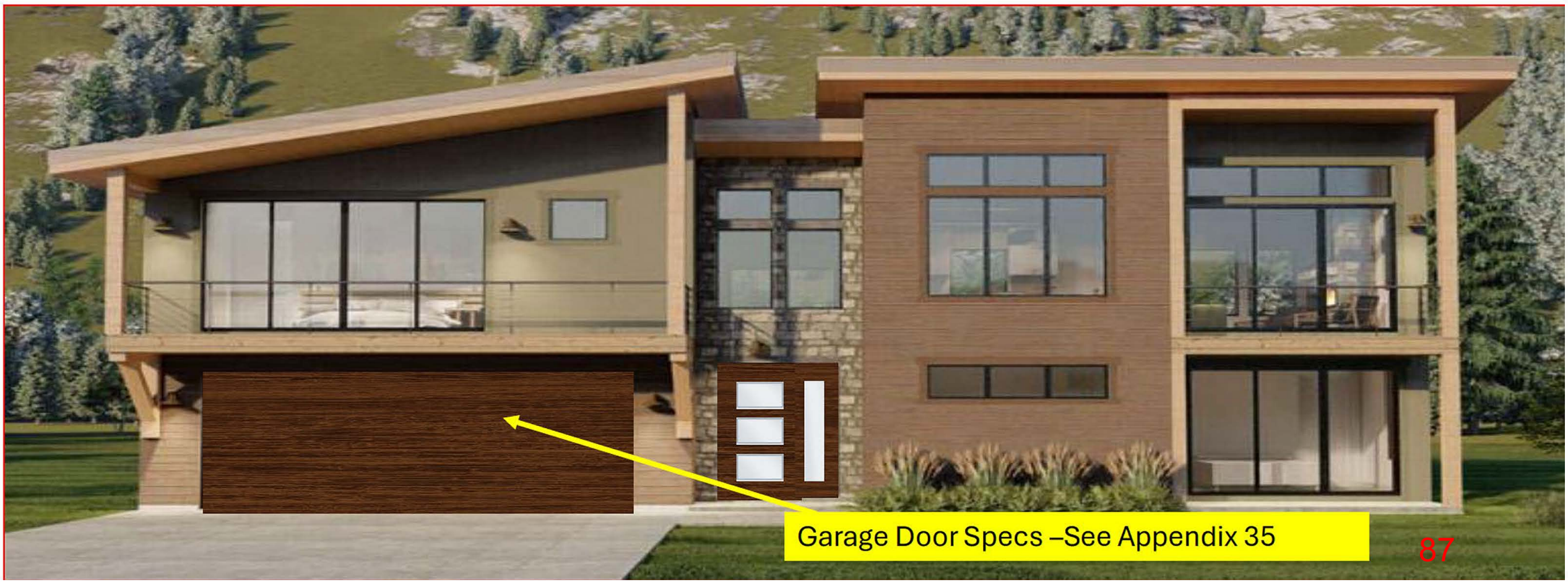


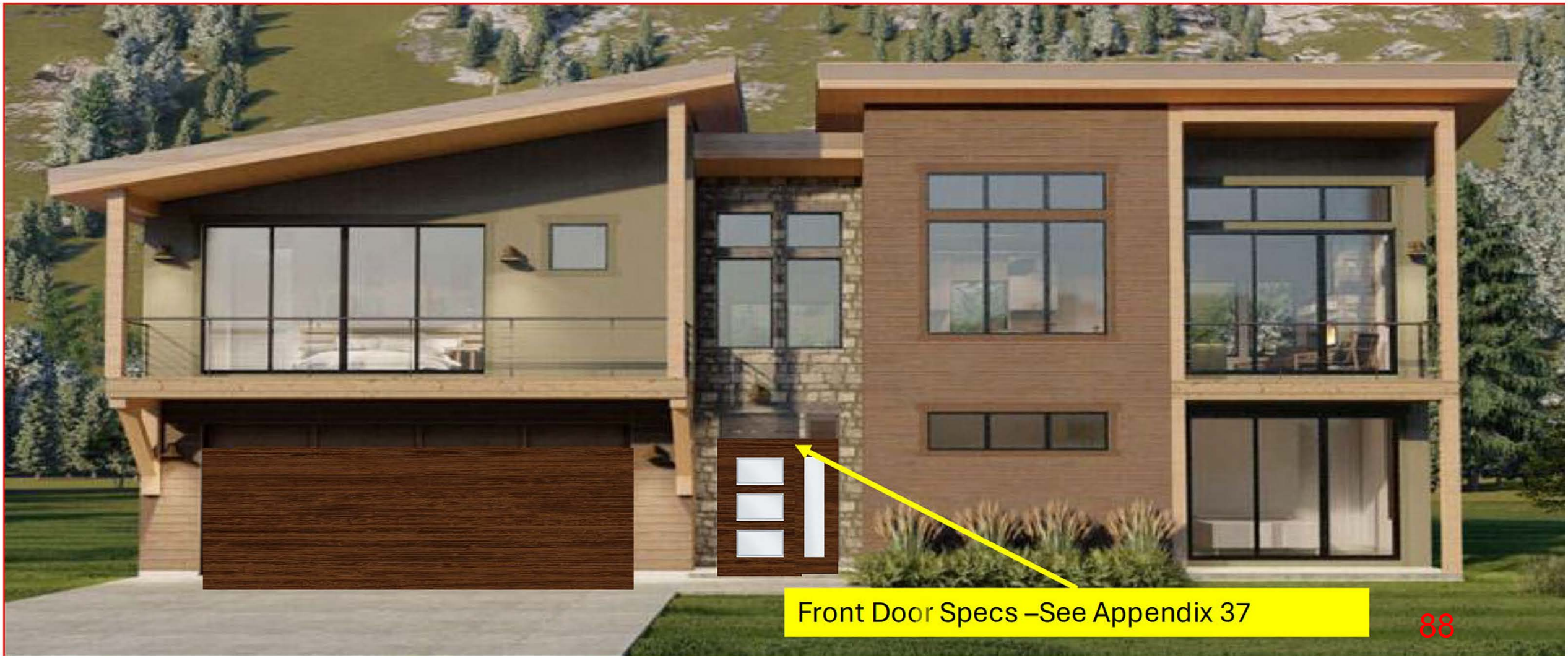


Wood Plank- Specs
See Appendix 40

821 Holland St Proposed Window Specs

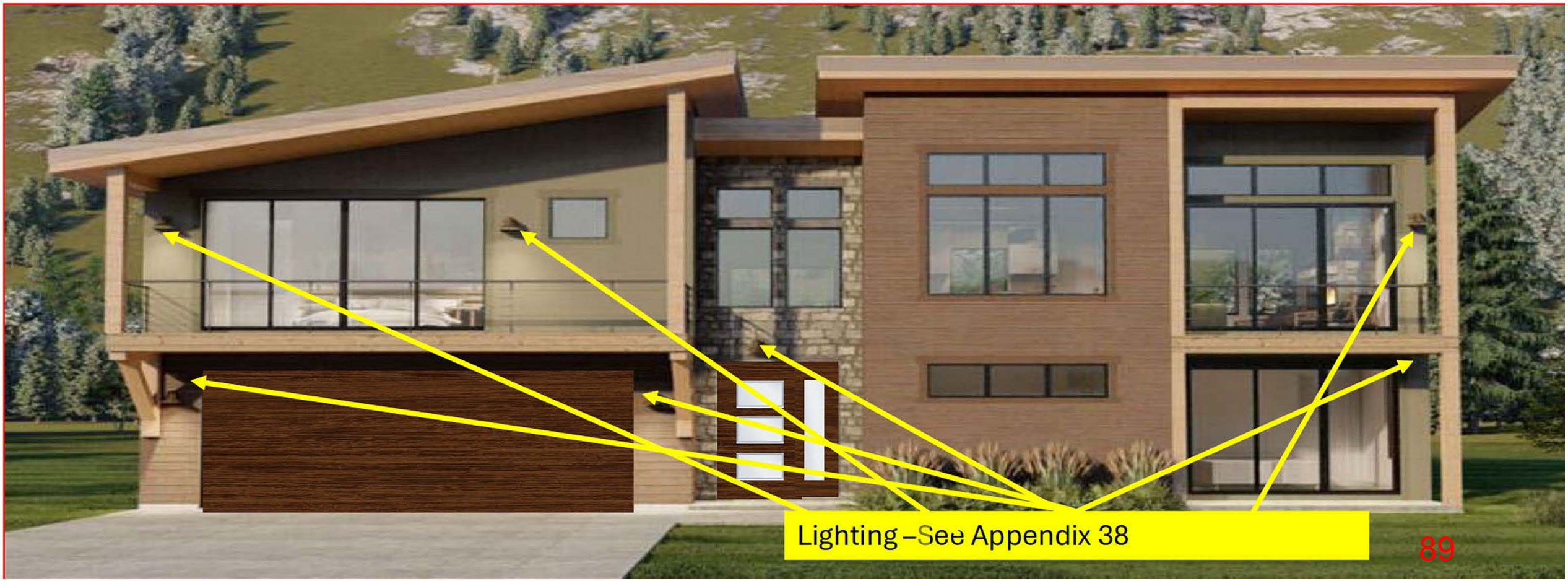



Garage Door Specs –See Appendix 35


Front Door Specs –See Appendix 37

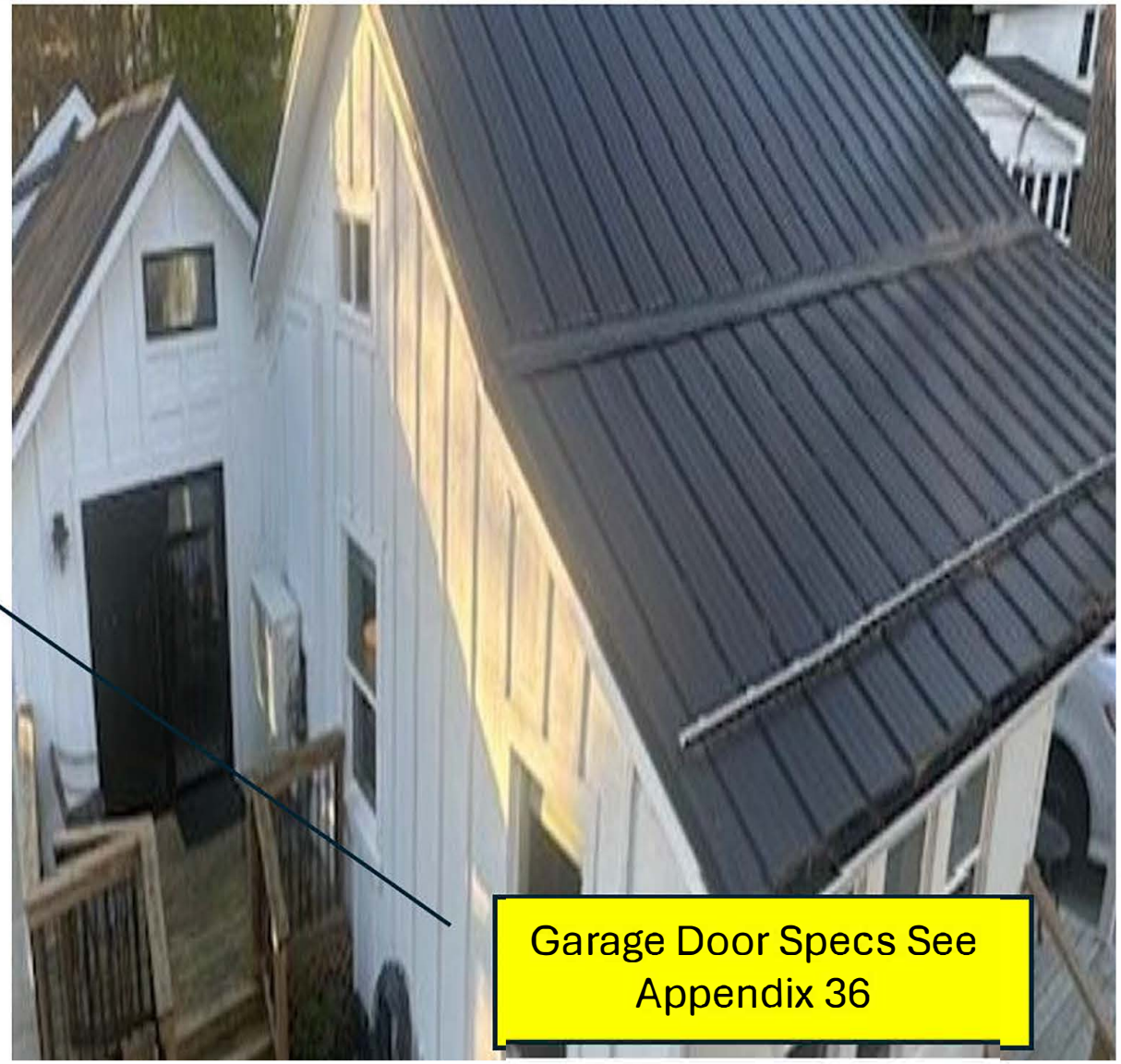
821 Holland St will have minimal lightingTo avoid disturbing humans and wildlife, choose lights that meet these specifications:

- **Brightness:** 100 to 300 lumens (equivalent to a **4W to 15W LED** or **15W to 40W incandescent**).
- **Color Temperature:** 2000K–2700K ("Warm White") for living spaces; **1800K–2000K (Amber/Red)** for nighttime.
- **Wavelength:** True red or amber light lacks blue wavelengths, which protects your body's **melatonin production** and prevents eye strain.
- **Flicker-Free:** Select high-quality LEDs or pure analog incandescent sources to prevent the subtle, migraine-inducing flickering common in cheap LEDs



Roof Material- Pro-Rib Premium Metal Same as 831 Holland Street





Material Appendix

LP SmartSide®
TRIM & SIDING

VERTICAL SIDING

Cedar Texture

Products:
LP® SmartSide® 38 Series Vertical Siding
LP® SmartSide® ExpertFinish® 38 Series Vertical Siding

DESIGNED & RATED FOR EXTERIOR USE
Not rated for structural use. Sheathing-only attachment; see installation instructions for details

Substrate:
- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

SMART GUARD

Sustainability Info:
- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

SUSTAINABLE FORESTRY INITIATIVE

Vertical Siding - Cedar Texture
3/8" Nominal Thickness
Primed: 16' x 16"



Pair with LP® SmartSide® trim for board & batten style applications

Application Instructions:
LPCorp.com/Literature

LP® SmartSide® 5/50 YEAR LIMITED WARRANTY

LP® SmartSide® ExpertFinish® 5/15/50 YEAR LIMITED WARRANTY

Primed Specifications and PIDs:

38 SERIES CEDAR TEXTURE VERTICAL SIDING





PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	40503

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
CEDAR TEXTURE TRIM & FASCIA					
190 Series Trim	16 ft. (192 in.) (4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	28448	2 PSF
	16 ft. (192 in.) (4.9 m)	3.50 in. (89 mm)	0.578 in. (14.7 mm)	28450	2 PSF
	16 ft. (192 in.) (4.9 m)	5.50 in. (140 mm)	0.578 in. (14.7 mm)	28452	2 PSF

NEW NATURALS COLLECTION™ VERTICAL SIDING

Redwood Reg	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	43232
Tundra Gray	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	43312
Summit Blue	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	43341
Rapids Blue	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	43337
Cavern Steel	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	43133
Midnight Shadow	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	45383
Abyss Black	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	41775
Washed White	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46875
Smoky Slate	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46874
Bonsai Black	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46873
Weathered Walnut	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46872
Aged Amber	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46871
Saffron Cedar	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46870

821 Holland St Purposed Window Options Andersen VS Jeld-Wen

https://www.youtube.com/watch?v=xoJ74lKghTk

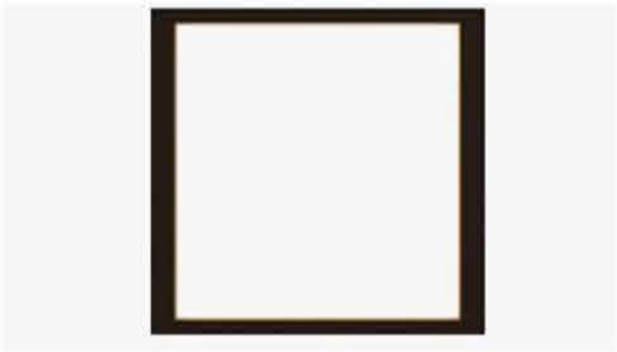
Andersen Fibrex Wood Composite



+2

- Made with our sustainable composite Fibrex® material
- Narrower frames mean more glass - and more view
- Available as single, twin or triple combinations and as transom windows
- Available as replacement insert window

JELD-WEN Clad



EpicVue® Clad-Wood
Fixed Direct-Set

Minimal frames make it possible for glass to extend farther in these non-operationa windows. EpicVue® uses state-of-the-art construction and superior materials to ensure its beauty will be enjoyed for years to come.

SLEEK, SQUARED, SLIM

Contemporary style is evident in details including 90° edging profiles, glazing, and simulated divided lites. No extraneous lines, angles, or steps to distract from the simplicity.

EXTRUDED ALUMINUM CLAD-WOOD SASH

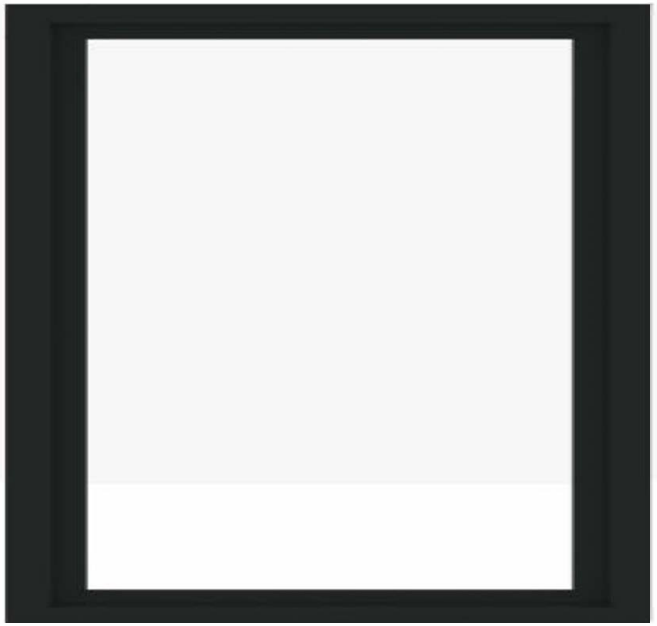
Epic views call for epic support and this is one place where minimalism is not welcome. An extruded aluminum sash provides tremendous strength and rigidity to stand up to the elements.

OPTION-RICH

EpicVue® offers multiple wood species from which to choose, 27 standard cladding colors, and even custom colors to match your home. The result is individuality, never complexity.

SURFACE DETAIL

The intention here is to stand out by stepping aside. Smooth surfaces allow the view to take over, bringing the glass as far to the edge as possible. No unnecessary steps or textures get in the way.



+2

- Made with our sustainable composite Fibrex® material
- Narrower frames mean more glass - and more view
- Available as single, twin or triple combinations and as transom windows
- Available as replacement insert window

View product →

intertek
Total Quality. Assured.

849 Western Avenue North
St. Paul, Minnesota 55117

Telephone: 651.638.3835
Facsimile: 717.764.4129
www.intertek.com/building

SUMMARY TEST REPORT

FOR: Andersen Corporation
100 Fourth Avenue North
Bayport, Minnesota 55003-1096

Report Number: I0722.03-201-47
Test End Date: 02/07/2018
Report Date: 02/15/2018
Test Record Retention End Date: 02/07/2022

SERIES TESTED: 100 Series Picture Window
MODEL TESTED 100REC9051 IG

NAFS-17/-11/-08 Class LC-PG50 Size Tested 107.5 x 60.5 in. DP+50/-50 psf

Test	Results Summary
Operating Force	N/A
Resistance to Air Infiltration	<0.05 L/s/m² (<0.01 cfm/ft²) (ASTM E283)
Resistance to Water Penetration	Pass at DP50 (ASTM E547)
Resistance to Structural Loading	Pass at DP+50/-50 (ASTM E330)
Forced Entry Resistance	Pass (ASTM F 588)

CAN/CSA A440-00, Evaluation to the prescriptive requirements were not performed.

Test	Rating
Operating Ease	(N/A)
Air Tightness	Fixed
Water Tightness	B3
Wind Load Resistance	C5
Blow-Out	C3
Forced Entry Resistance	Pass (ASTM F 588)

REFERENCE:	See Intertek-ATI Report No. I0722.01-201-47 and I0722.02-201-47 for complete test results.

A copy of this report will be retained by Intertek-ATI for a period of four years. This report is the exclusive property of the client named herein and is applicable to the sample tested. Results obtained are tested values and do not constitute an opinion or endorsement by this laboratory.

ARCHITECTURAL TESTING, INC
Karl A. Lips-Eakins
Senior Technician

ARCHITECTURAL TESTING, INC
Daniel A. Johnson
Director - Regional Operation

IDEAL Door GARAGE DOORS

RESIDENTIAL GARAGE DOORS

https://literature.clopay.com/pdf_files/REID-RESIBR-20.pdf

3-Layer Construction

Steel + Intellicore® Polyurethane Insulation + Steel with Finished Interior Steel Back Surface



2" Intellicore Polyurethane Insulation

18.4 R-Value

Available Models

MCC68U (Flush Panel with Stucco Texture)
MRC68U (Grooved Panel with Stucco Texture)
MFC68U (Flush Panel with Woodgrain Texture)



1-3/8" Intellicore Polyurethane Insulation

12.9 R-Value

Available Models

MCC38U (Flush Panel with Stucco Texture)
MFC38U (Flush Panel with Woodgrain Texture)

Ultra-Grain® Cypress Finishes

Featuring a tight grain for a finished look.



PLEASE NOTE:

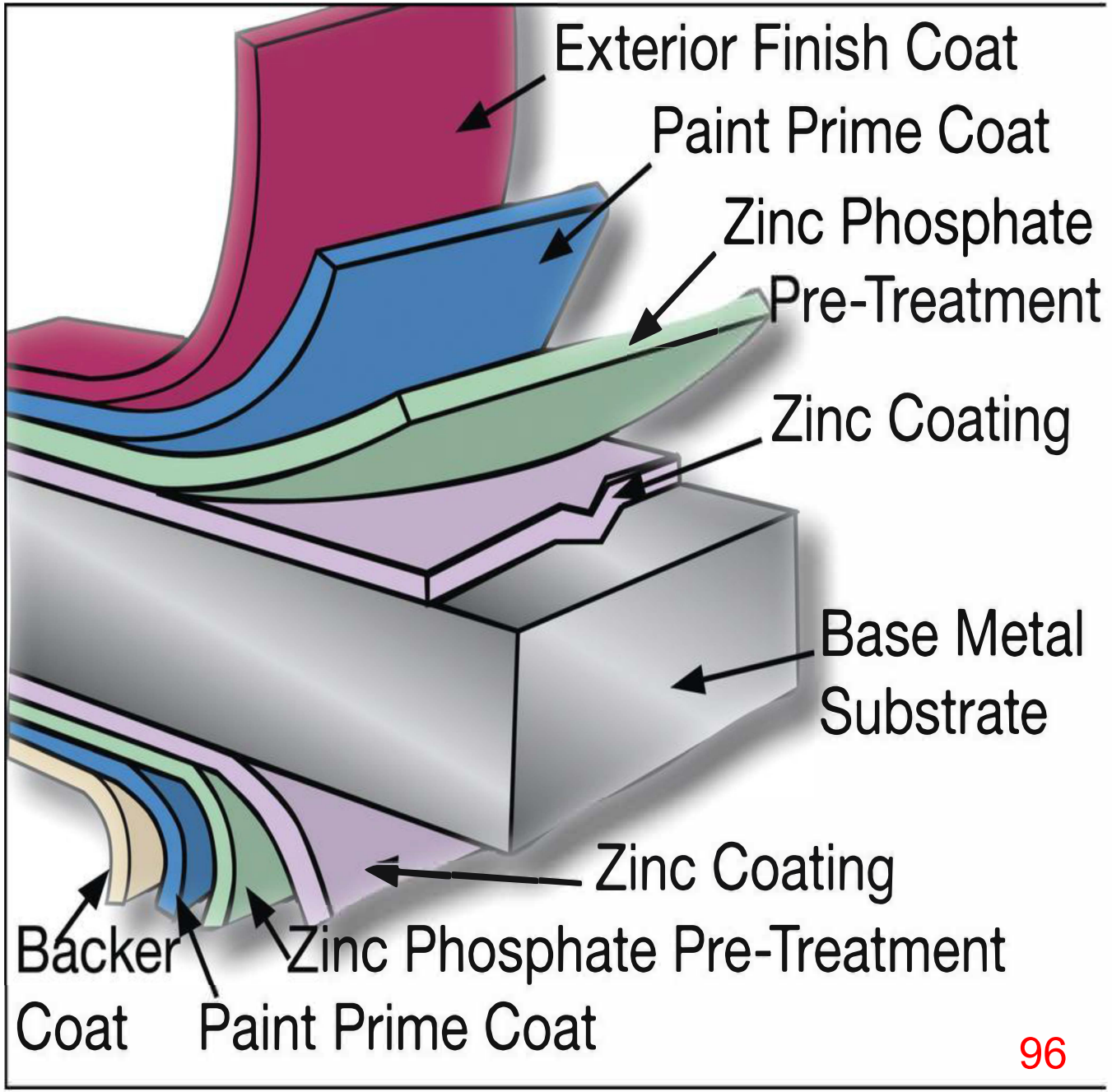
Actual colors may vary from sample photos.

For Precise Color Matches, Read More

Walnut

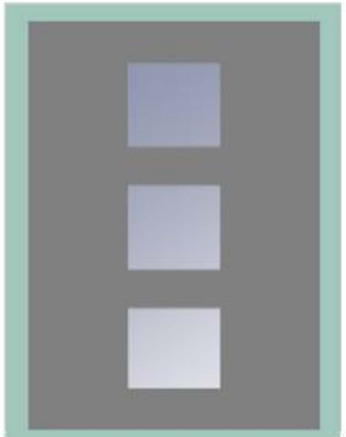



PREMIUM
PRO-RIB

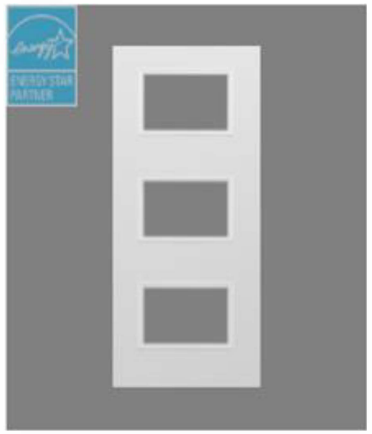

Exterior Finish Coat
Paint Prime Coat
Zinc Phosphate
Pre-Treatment
Zinc Coating
Base Metal
Substrate
Zinc Coating
Backer
Coat
Zinc Phosphate Pre-Treatment
Paint Prime Coat

MASTERCRAFT®

42" x 80" (3'6" x 6'8")



Flush Glazed - Classic B...
(3) 22"X17"

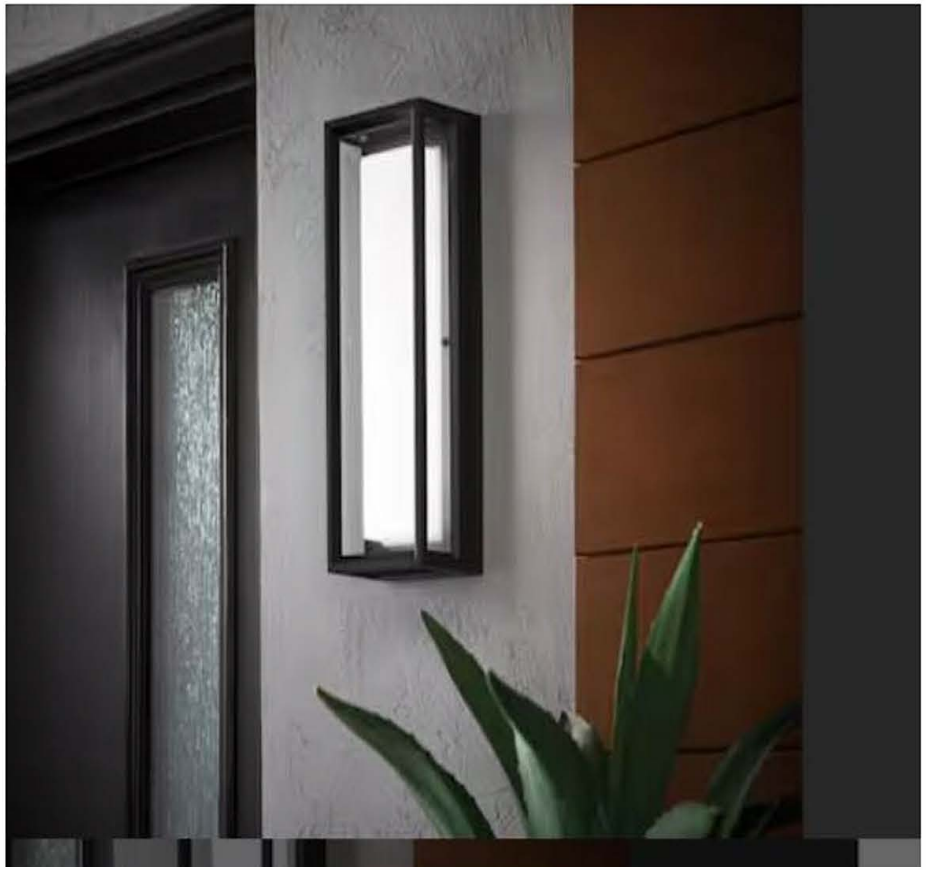


Primed Ready To Paint
3 Lites 22" X 14.5"
Steel



To avoid disturbing humans, choose lights that meet these specifications:

- **Brightness:** 100 to 300 lumens (equivalent to a **4W to 15W LED** or **15W to 40W incandescent**).
- **Color Temperature:** 2000K–2700K ("Warm White") for living spaces; **1800K–2000K (Amber/Red)** for nighttime.
- **Wavelength:** True red or amber light lacks blue wavelengths, which protects your body's **melatonin production** and prevents eye strain.
- **Flicker-Free:** Select high-quality LEDs or pure analog incandescent sources to prevent the subtle, migraine-inducing flickering common in cheap







VERSETTA STONE® SIDING

THE ORIGINAL ARTISAN-CRAFTED STONE PANEL

Backed by decades in the manufactured stone industry, Versetta Stone® is the only siding to master the true look of hand-laid stone walls with panels that offer virtually undetectable joints. Whether it's for interior or exterior applications, natural shapes and handcrafted details give siding pros and DIYers a decided edge in achieving world-class design that feels warm and epic all at once.

STONE DIMENSION AND PRESENCE

- **Delivers the elegant look of stone**
- **Adds timeless texture and visual interest**
- **Offered in a curated collection of popular colors**
- **Features natural shapes and handcrafted details**
- **Adaptable for both interior and exterior applications**
- **Takes home design to the next level**

VERSETTA STONE®

THE INNOVATION RUNS DEEP

From new construction to remodeling, exterior facades to stunning interiors, Versetta Stone® adds the beautiful detail of traditional stone masonry to residential and commercial buildings. With a modern installation method, Versetta Stone offers a complete system founded on quality, selection and speed.

ENGINEERED FOR THE LONG HAUL

- **Patented stone panels and system**
- **Withstands freeze and thaw cycles†**
- **Fiber-reinforced concrete for strength**
- **Resists hurricane-force winds**
- **ICC Evaluation Service Report ESR-2859**

MADE FOR PEACE OF MIND

- **50-Year Warranty**
- **Certified to contain at least 50% recycled content**
- **Flame Spread Index and Smoke Developed Index of 0**

†See Versetta Stone® Product Data Sheet for proprietary test results, located at VersettaStone.com

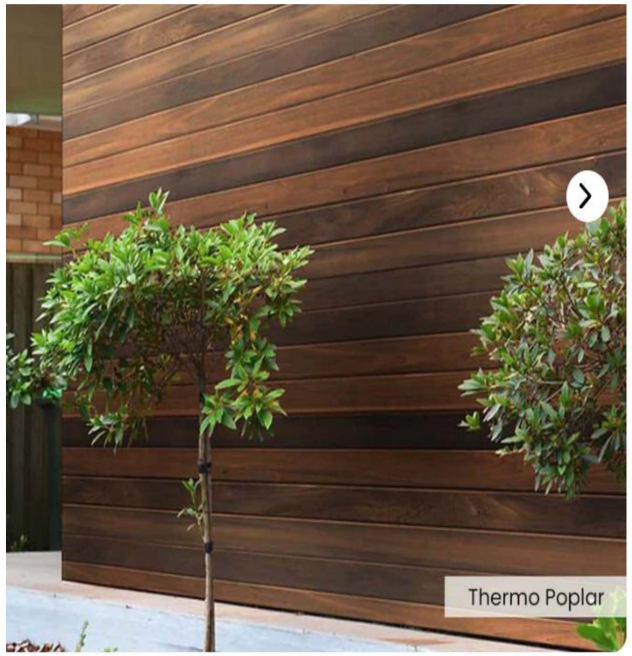






Why Choose Thermo-Cladding?

- **Extended Lifespan**
  Thermo treatment is a chemical-free process that results in unmatched durability and stability.
- **Lowest Maintenance**
  The improved dimensional stability allows for extended maintenance intervals compared to other wood products.
- **Repels Moisture**
  Thermo wood naturally repels moisture to prevent warping, shrinking and swelling on a molecular level.
- **Class B Fire Rating**
  Reduced combustibility plus factory-applied, UV-resistant coating achieves Class B Fire Rating.
- **Manufacturer's Warranty**
  25-year durability guarantee against rot and decay plus natural resistance to termites and pests.



Perfect for Outdoor Applications

Experience the natural beauty of this stunning **thermally-treated clear-grade hardwood** cladding.

We take pride in our *meticulous craftsmanship*, ensuring that every piece of cladding undergoes **precision milling, thorough inspection, and secure packaging**, guaranteeing its arrival at your project site in a ready-to-install condition.

To further *streamline* your construction process, each board is **factory-sealed on all four sides**, saving you valuable time, labor, and material costs on-site.

Specifications	
Thickness	7/8"
Length	Random lengths between 5' and 10'. If specific lengths are required, please speak to your sales rep.
Width	5.25" 1x8, 1x10, and 1x12 Available Here
Quantity	15 Sq Ft Per Box
Profile	T&G
More Info	*Unless specified with a sales rep, orders under 150 SF will be shipped at 5', 6' and 7' lengths.* *Please note: This is a real wood product so coloring, texture, and shading may vary from board to board.*
Trim	Shop Our Matching Trim Here

Commission Review Fee: $250
Administrative Review Fee: $50

Historic District Permit Application

LOCATION INFORMATION — APPLICATION NUMBER _____ - _____

Address 621 Holland St — Parcel Number 57 209 054 00

APPLICANTS INFORMATION

Name John Jenkins — Address / PO Box _____

City Saugatuck — State MI — Zip 49453 — Phone _____

Interest In Project Owner — E-Mail _____

Signature _____ — Date _____

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Same as above — Address / PO Box _____

City _____ — State _____ — Zip _____ — Phone _____

E-Mail _____

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature _____ — Date _____

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name Property Owner — Contact Name _____

Address / PO Box _____ — City _____

State _____ — Zip _____ — Phone _____ — Fax _____

E-Mail _____

License Number _____ — Expiration Date _____

PROPERTY INFORMATION

Depth _____ — Width _____ — Size 5,227 — Zoning District _____ — Current Use _____

Check all that apply: Waterfront _____ — Dunes _____ — Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

See Attached

Historic District Application

Application # _____

Historic District Requirements (Section 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y	N	NA	
☐	☐	☐	Photographs of the structure and its relationship to adjacent structures.
☐	☐	☐	A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
☐	☐	☐	Elevation drawings of the exterior of the structure or improvements.
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☐	☐	☐	Location of any flood plains, watersheds, wetlands, easements, critical dunes, or other applicable features.
☐	☐	☐	Description of proposed use and of the building (dwelling, structure, barn, garage and the like) or improvements.
☐	☐	☐	Detailed written description of the activities related to the proposed use and/or improvements.

Office Use Only:
Application Complete _____ Fee Paid_____Date Paid _____
Notes: _____

Letters from Saugatuck Builders:

*Patrick Murphy- Patrick Murphy Builders LLC.

*Jason & Denise Dedic -JPS Construction Inc.

*Pete Beard Bierd Builders LLC.

ZONING PERMIT APPLICATION

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this application

FEES

Fence Only: $75.00
Deck, Patio, Shed, Pool or Hot Tub Only (per item): $125
New Dwelling (Single or Two Family) or Bed and Breakfast: $500
All Others: $250
Escrow Deposit: Zoning Administrator Discretion

City of Saugatuck Zoning Code: https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck_mi/0-0-0-4355

PROPERTY ADDRESS 821 Holland St

PARCEL NUMBER 57 209 054 00

PROPERTY OWNER John Jenkins

ADDRESS / PO BOX [redacted]

EMAIL [redacted]

PHONE [redacted]

I hereby authorize the applicant listed below to make this application for proposed work as my agent. I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

OWNER SIGNATURE [signature] Date 5/29/2026

APPLICANT Same as above

ADDRESS / PO BOX

EMAIL

PHONE

I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. I understand that this application will not be processed until it is deemed complete and the required fees and escrow deposit (if applicable) are paid. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

APPLICANT SIGNATURE Date

PROJECT DESCRIPTION New Dwelling for 821 Holland St

PROPOSED AREA/ DIMENSIONS

LOT AREA (SQ FT) 5,227 LOT COVERAGE (%) 21% HEIGHT 26' 10"

TOTAL FLOOR AREA 1,110 FLOOR AREA RATIO 21%

CHECKLIST

- ☐ SURVEY
- ☐ CURRENT SITE IMPROVEMENTS (include structures, sidewalks, decks, streets, fences, etc)
- ☐ PROPOSED IMPROVEMENTS, DISTANCES FROM OTHER IMPROVEMENTS/PROPERTY LINES, DIMENSIONS
- ☐ LOCATION OF FLOOD PLAINS, WATERSHED, WETLANDS, EASEMENTS, CRITICAL DUNES
- ☐ DESCRIPTION OF PROPOSED USE INCLUDING ACTIVITIES

Remove Current house, Built in 1867 with lot coverage of 1,242 Sq ft and replace with New Dwelling that will have lot coverage of 1,110

Commission Review Fee: $250
Administrative Review Fee: $50

Historic District Permit Application

LOCATION INFORMATION — **APPLICATION NUMBER** ____ - ____

Address 111 Water Street — Parcel Number 57-300-183-00

APPLICANTS INFORMATION

Name Marta Petter — Address / PO Box [redacted]
City Saugatuck — State MI — Zip 49453 — Phone [redacted]
Interest In Project ____ — E-Mail [redacted]

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Marta Petter — Address / PO Box [redacted]
City Saugatuck
E-Mail [redacted]

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature Marta Petter — Date 5/26/26

5/26/26

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name Schippers Construction — Contact Name Steve Raak
Address / PO Box [redacted]
License Number 2102201491 — Expiration Date 5/31/2029

PROPERTY INFORMATION

Depth 132 — Width 26 — Size ____ — Zoning District C1 — Current Use Commercial and Residential
Check all that apply: Waterfront ____ Dunes ____ Vacant ____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

We have leak coming from above our Bay Window on Water Side
Replace Shingles under deck and replace facia board and add gutter like gutters above on rest of building
Will entail placement of dump trailer in driveway and tear off and repair under shingles, attach new shingles and a white gutter to match rest of house.
We plan to do this when property not occupied. Anticipate 1-2 days of work.

Historic District Application

Application #____-____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y	N	NA	
☒	☐	☐	Photographs of the structure and its relationship to adjacent structures.
☐	☐	☒	A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
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☒	☐	☐	Samples of all proposed exterior finishes and materials.
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☐	☐	☒	Detailed written description of the activities related to the proposed use and/or improvements.

OFFICE USE ONLY:
Application Complete _____ Fee Paid____Date Paid _____
Notes: _____




111
The Bayfront
Vacation
Rentals
Call or Text
(312) 543-3521


IMPACT RESISTANT
UL 2218 Class 3
LANDMARK
111 Water
Landmark | Shown in Moire Black
certainteed
SAINT-GOBAIN
LANDMARK®
Designer Shingles
CertaSeal
QuadraBond
NailTrak
StreakFighter
Scan code for more information
LIFETIME LIMITED WARRANTY*
Color Discontinued
Silver Birch
Cobblestone Gray
Colonial Slate
Georgetown Gray
Weathered Wood
Driftwood
Pewter
Moiré Black
Heather Blend
Burnt Sienna
Resawn Shake
Featured Color:
MOIRÉ BLACK
1
2
3
VYCOR® Ice & Water Shield®
WinterGuard® Sand and WinterGuard® Granular
RoofRunner® and DiamondDeck®



Commission Review Fee: $250
Administrative Review Fee: $50

Historic District Permit Application

LOCATION INFORMATION — APPLICATION NUMBER ____ - _____

Address 237 Butler Street Parcel Number 57-300-132-00

APPLICANTS INFORMATION

Name _____ Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

Interest In Project _____ E-Mail _____

Signature _____ Date 5/15/26

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name _____ Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

E-Mail _____

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature _____ Date _____

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name Schippers Construction Contact Name _____

Address / PO Box _____ City _____

State _____ Zip _____ Phone _____ Fax _____

E-Mail _____

License Number 2102201491 Expiration Date _____

PROPERTY INFORMATION

Depth _____ Width _____ Size _____ Zoning District _____ Current Use _____

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Historic District Application

Application #_____- _____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

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OFFICE USE ONLY:

Application Complete _____ Fee Paid____Date Paid _____

Notes: _____





Commission Review Fee: $250
Administrative Review Fee: $50

Historic District Permit Application

Location Information

Application Number -

Address 329 Water Street

Parcel Number 03-57-300-099-00

Applicants Information

Name Chris Andrus

Address / PO Box [redacted]

City [redacted] State MI Zip [redacted] Phone [redacted]

Interest In Project Tenant and operator

E-Mail chris@mittenbrewing.com

Signature [signature]

Date 4/24/21

Owners Information (if different from applicants)

Name Mike Mraz

Address / PO Box [redacted]

City [redacted] State MI Zip [redacted] Phone [redacted]

E-Mail [redacted]

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature

Date

Contractors/ Developers Information (unless proposed work is to be done by the property owner)

Name Property owner and tenant

Contact Name The Mitten Brewing Company, LLC

Address / PO Box [redacted] City [redacted]

State [redacted] Zip [redacted] Phone [redacted] Fax n/a

E-Mail [redacted]

License Number n/a

Expiration Date n/a

Property Information

Depth irregular Width irregular Size 552 sq ft Zoning District C-2 Current Use Restaurant

Check all that apply: Waterfront Dunes Vacant

Project Description (attach more sheets if necessary)

We are currently using the SE end of the yard for outdoor seating, but the area is currently a mix of gravel and woodchips and is difficult to keep clean and seat guests in the manner which we would prefer. We propose adding a natural (treated, unstained pine) deck to seat guests on instead. The hardscaping will require less maintenance and will provide a better experience for both staff and guests. We are not proposing to add any additional capacity or alter any historic aspects of the property. The deck would abut the natural existing fence barriers on the south and east sides of the property. It would be essentially at ground level, requiring a single step up to enter. There would be safety rails installed (see diagram). We would also incorporate the existing trees by building the deck around them, preserving the natural environment. In concert with the property owner, we would be doing the work ourselves.

Historic District Application

Application #____ - ____

Historic District Requirements (Section 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

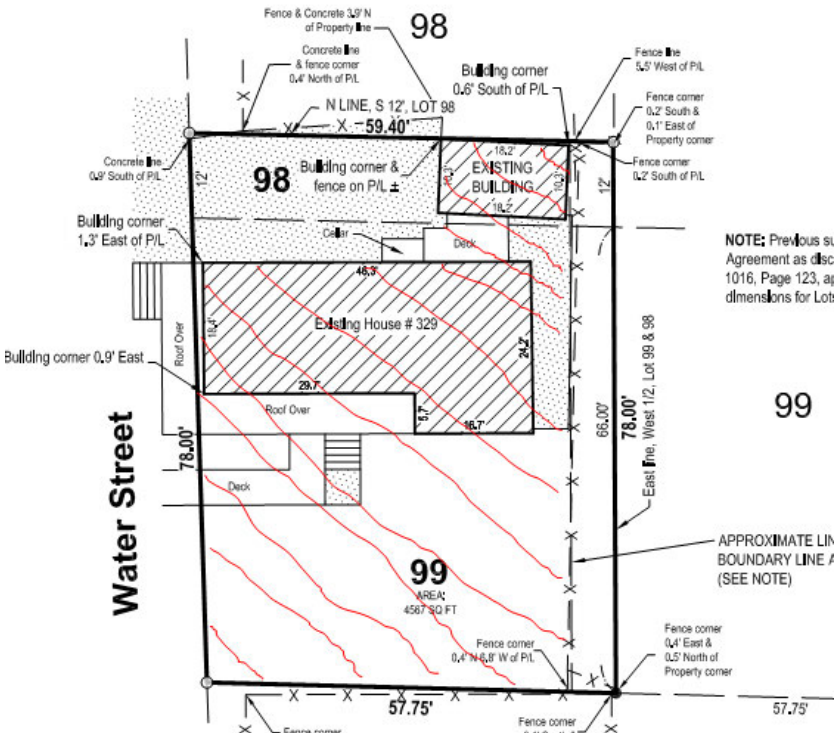
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Office Use Only:

Application Complete _____ Fee Paid____Date Paid _____

Notes: _____

Exhibit A
Floor Plan/Survey

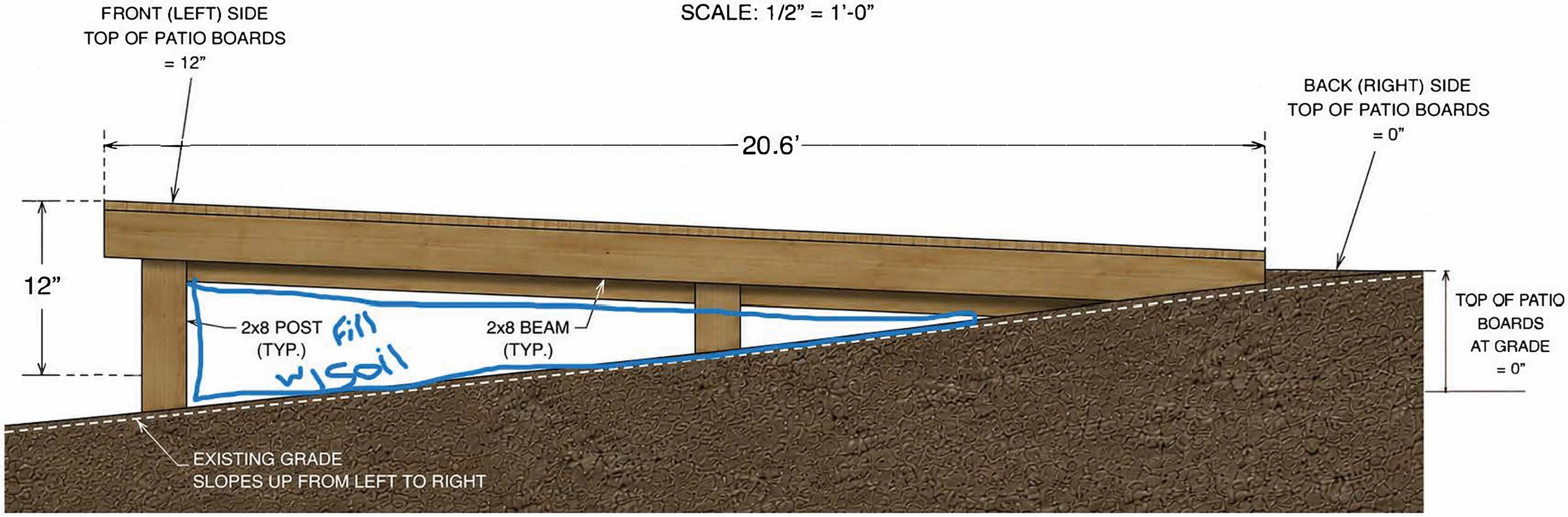



121

PROPOSED TREATED PINE PATIO

HORIZONTAL ELEVATION

SCALE: 1/2" = 1'-0"



NOTES:

- TOP OF PATIO BOARDS SLOPES DOWN FROM LEFT (12") TO RIGHT (0")
- EXISTING GRADE SLOPES UP FROM LEFT TO RIGHT
- FRONT (LEFT) SIDE OF PATIO IS ABOVE GRADE SO TOP OF PATIO BOARDS IS 12" ABOVE GRADE
- BACK (RIGHT) SIDE OF PATIO IS SET INTO GRADE SO TOP OF PATIO BOARDS IS AT 0" ELEVATION
- FOOTINGS CONCEALED BELOW EXISTING GRADE
- ALL STRUCTURAL MEMBERS ARE 2x8 TREATED PINE (TYP.)
- FOOTING SIZE AND DEPTH PER STRUCTURAL (TYP.)

Commission Review Fee: $250
Administrative Review Fee: $50

Historic District Permit Application

Location Information — Application Number ____-____

Address 528 Water St Parcel Number _____

Applicants Information

Name Michelle Gibson Address / PO Box [redacted]

City Saugatuck State MI Zip 49453 Phone [redacted]

Interest In Project Project Coordinator E-Mail [redacted]

[redacted] Date May 1, 2026

Owners (if different from applicants)

Name _____ Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

E-Mail _____

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature _____ Date _____

Contractors/ Developers Information (unless proposed work is to be done by the property owner)

Name Diversified Welding Contact Name _____

Address / PO Box [redacted] City Holland

State MI Zip 49423 Phone [redacted] Fax _____

E-Mail _____

License Number _____ Expiration Date _____

Property Information

Depth _____ Width _____ Size _____ Zoning District _____ Current Use _____

Check all that apply: Waterfront X Dunes _____ Vacant _____

Project Description (attach more sheets if necessary)

Chain Ferry Landing Railings

The handrails will be the only change, everything else will be like for like.

The East side is a cattle gate with three rails, and the West side is original with only two rails.

There plan is to make both sides the two rail look, trying to bring them both back to match and be like they originally were.

Historic District Application

Application #_____- _____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

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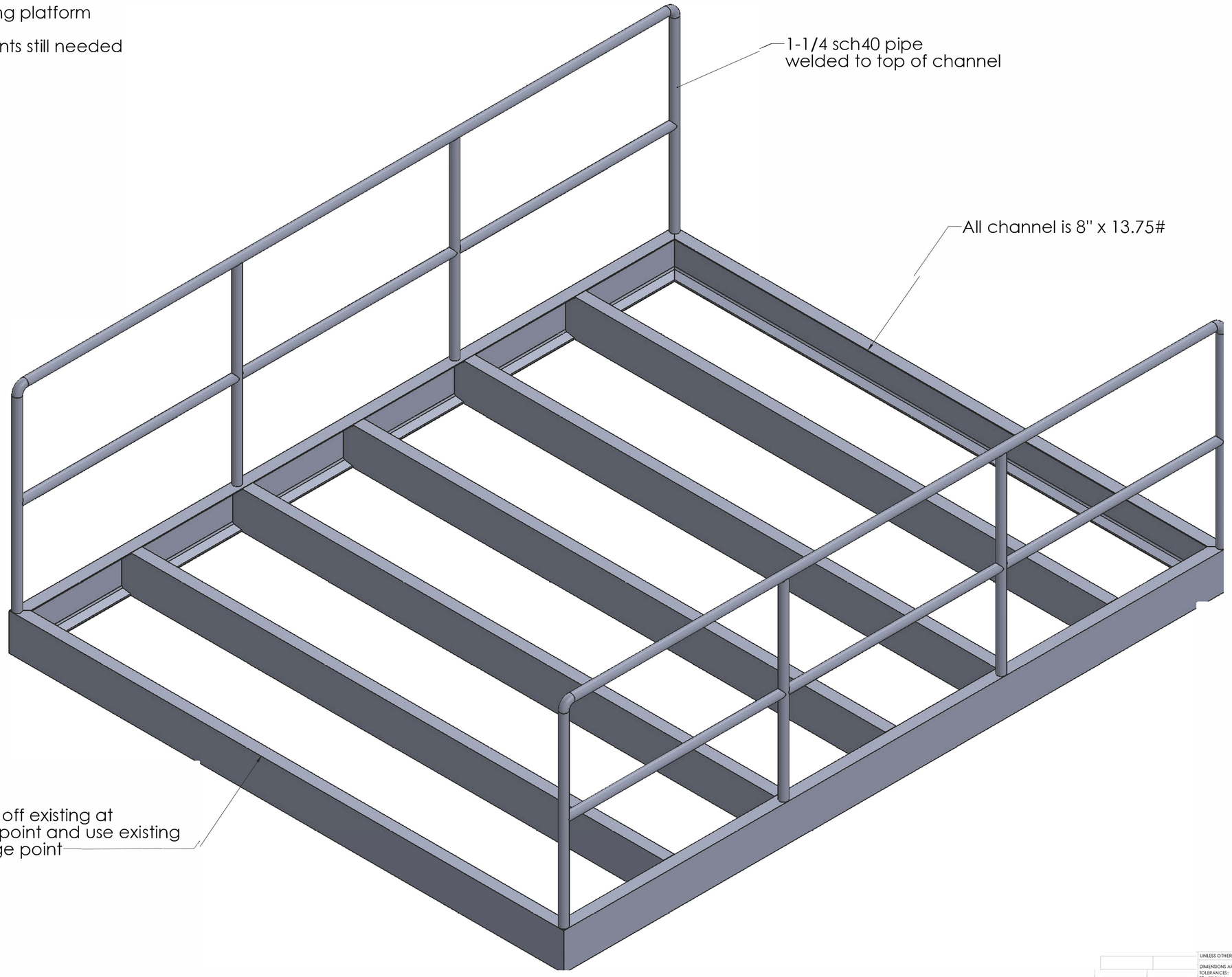
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OFFICE USE ONLY:
Application Complete _____ Fee Paid____Date Paid _____
Notes: _____




CLOSED

Chain Ferry Loading platform
QTY-2
Exact measurements still needed
(REF) ONLY



UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES	DRAWN		
TOLERANCES:	CHECKED		
FRACTIONAL ±	ENG APPR.		
ANGULAR: MACH ± BEND ±	MFG APPR.		
TWO PLACE DECIMAL ±	Q.A.		
THREE PLACE DECIMAL ±	COMMENTS:		
INTERPRET GEOMETRIC TOLERANCING PER:			
MATERIAL			
FINISH			
NEXT ASSY / USED ON			
APPLICATION / DO NOT SCALE DRAWING			

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF DIVERSIFIED WELDING & FABRICATION. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF DIVERSIFIED WELDING & FABRICATION IS PROHIBITED.

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WELDING & FABRICATION

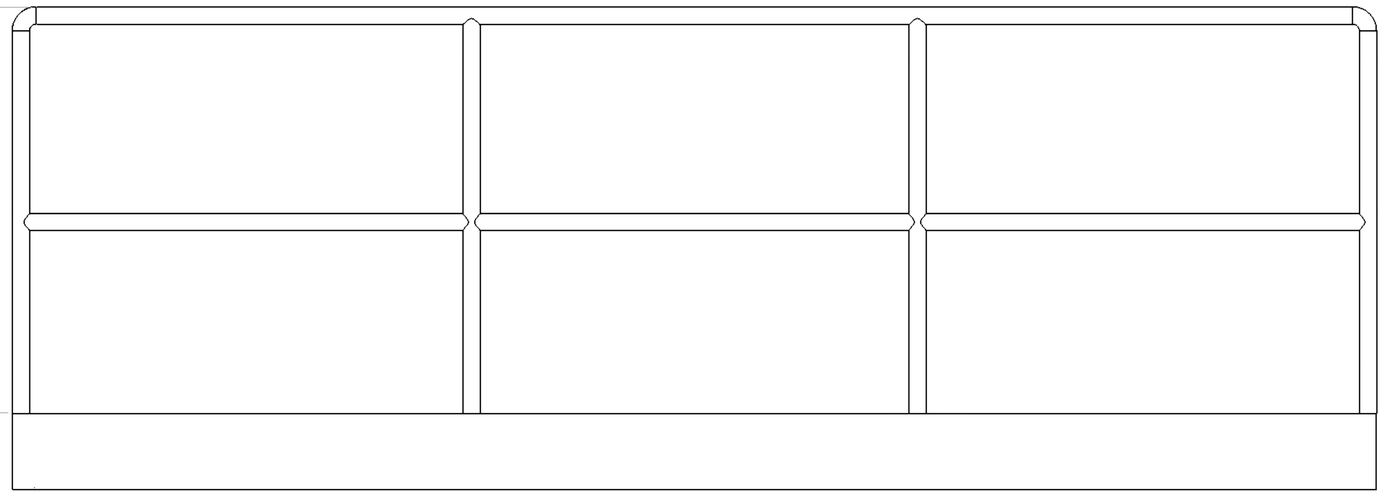
TITLE:
chain ferry
platform

SIZE	DWG. NO.	REV
D		

SCALE: 1:16 WEIGHT: SHEET 1 OF 2

Field verify to Match existing rail height

3'-6 13/16"



PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF <Diversified Welding & Fabrication>. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <INSERT COMPANY NAME HERE> IS PROHIBITED.

		UNLESS OTHERWISE SPECIFIED:		NAME	DATE
		DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN		
			CHECKED		
			ENG APPR.		
			MFG APPR.		
		INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.		
		MATERIAL	COMMENTS:		
NEXT ASSY	USED ON	FINISH			
APPLICATION		DO NOT SCALE DRAWING			

DIVERSIFIED WELDING & FABRICATION

TITLE:

SIZE	DWG. NO.	REV
D		
SCALE: 1:16 WEIGHT:		SHEET 2 OF 2