HISTORIC DISTRICT COMMISSION

September 1rst, 2022

Saugatuck City Hall

102 Butler St. Saugatuck, MI 49453

1. Call to Order/Roll Call
2. Agenda Changes/Additions/Deletions
3. Approval of Minutes:
   - **A. Minutes of Regular Meeting held on August 4th, 2022**
4. Public Comments
5. Unfinished Business: None
6. New Business:
   - **A. 584 Lake Street**
   - **B. 820 Holland Street**
   - **C. 233 Lucy Street**
7. Administrative Approvals & Updates: None
8. Communication: None
9. Public Comments
10. Commission Comment
11. Adjourn

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:
ryan@saugatuckcity.com

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.

City of Saugatuck
Historic District Commission

Meeting Minutes August 4th, 2022, 6:00 PM- *Proposed*

Saugatuck City Hall.
102 Butler Street

Call to Order/Roll Call: Chair Straker called the meeting to order at 6:02 p.m.

Present: Cannarsa, Leo, Stanton, Paterson & Straker.

Absent: Pannozzo was excused.

Others Present: Cindy Osman- Zoning Administrator.

Agenda Changes/Additions/Deletions: None.

Approval of Minutes
Motion by Paterson, second by Leo, to approve the May 5th, 2022, meeting minutes. Upon voice vote the motion carried 5-0.

Public Comments: None.

Unfinished Business: None.

New Business:

900 Lake Street:

H2 HOSPITALITY, INC requested approval for the installation of 12-foot by 12-foot deck surrounded by 6-foot privacy fence to be attached to the recently converted conference center. ***Background*:** Based on information found in the assessing records, it looks like this garage with an apartment above, was built in 1992 making it a non-contributing structure.

A motion was made by Leo, 2nd by Stanton to approve the application P-HIS-22007 233 Francis Street, as submitted. Upon voice vote the motion carried 5-0.

Administrative Approvals & Updates:

510 Butler Street – Approved sign to be on post with light on private property at entrance to the parking lot.

Vacant Lot Lake Street - Approved a temporary construction fence.

428 Butler Street – Approved parking sign warning about towing.

Communication: None

Public Comment: None

Commission Comment:
Commission members thanked both Zoning Administrator Cindy Osman and Commission member Jennifer Davenport for their many years of service on the Historic District Commission.

Adjourn: The meeting adjourned at 6:14 p.m.

Respectfully Submitted by
Jamie Wolters,

_____
City Clerk

MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: David M. Jirousek, AICP
Consulting Planner

DATE: August 31, 2022

RE: Historic District Permit Application, Ethan Barde: 584 Lake Street

REQUEST: The applicant proposes to construct a new dwelling on a lot at 584 Lake Street. The subject lot is approximately 132 feet in width and 138 feet in depth and is zoned LS-R2. It is assumed the lot will be split if it has not occurred already. The project scope includes a new two-story single-family dwelling with a walk-out first floor.

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 photographs, property survey, floor plans, and elevation drawings. However, no details were provided concerning building materials, siding, windows, and doors. The dimensions on the scanned copy received for review were not legible due to the resolution of the file.

V.B NEW CONSTRUCTION: The proposed dwelling is a small cottage that is not anticipated to impact the streetscape, nor would it be incompatible with nearby dwellings. The size and massing of the cottage do not appear to be intrusive or inconsistent with other homes. While the architectural style does not intend to replicate historic structures but is a traditional design that may fit well among other dwellings on Lake Street.

Section V, B. of the Local Guidelines regulating new construction apply to this project. Standards are as follows:

1. *Streetscape Compatibility- With new structures or renovations which totally change the facades, the appearance of the streetscape as a whole should be respected. Facades for new structures should be compatible with the overall design and appearance of the surrounding streetscape in its design and appearance*

2. *Architectural Style New structures need not replicate existing styles. They may be honest modern or contemporary adaptations or reflections of traditional styles or they may be totally new, distinctive structures which are nevertheless compatible with the district's character.*
3. *Compatibility of Siting and Massing*
    a. *The historic relationship between buildings, landscape features and open space should be retained. The siting should be reviewed based on existing district setbacks, orientation, spacing and distance between adjacent buildings.*
    b. *The height and bulk of a new building shall be compatible with its surroundings and shall in no event exceed that of existing buildings in the Historic District.*
    c. *If there is a significant variation in siting or in height and bulk from the immediately surrounding buildings which creates a material adverse impact on the character of that area, the Commission may make recommendations to the*

    Planning Commission and/ or the Zoning Board of Appeals concerning height, massing and placement on the lot of the new construction.
4. *Compatible Detailing- In addition to the scale of the structure, details such as roof lines, materials, the size, type, and placement of windows, doors, porches, fences, chimneys and garages, should be considered in assessing the compatibility of the new structure with the existing streetscape.*
5. *Pedestrian Scale- Especially in commercial areas, the scale of architectural elements should provide comfortable surroundings for pedestrians. This applies especially to heights of canopies or awnings, and heights of doors and windows.*
6. *Distinguishing New from Old- New buildings should be designed so that they are compatible with, but discernable from, adjacent historic buildings.*

RECOMMENDATION: It is acknowledged that this application does not include the detail typically requested by the HDC. The application could be tabled, or details could be reviewed administratively as a condition of approval.

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

Motion to approve the new dwelling located at 584 Lake Street in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions (if applicable):

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Historic District Permit Application

LOCATION INFORMATION **APPLICATION NUMBER** ____-_____

Address 584 Lake Street Parcel Number 57-514-052-00

APPLICANTS INFORMATION

Name Ethan Barde Address / PO Box PO Box 2

City Saugatuck State MI Zip 49453 Phone 269-209-0417

Interest In Project Owner E-Mail ethanbarde54@gmail.com

Signature _____ Date _____

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 JPD construction Contact Name Jason Dedic

Address / PO Box 3231 Lakeff. City Saugatuck MI 49453

State _____ Zip _____ Phone 616-566-0337 Fax _____

E-Mail Jason@jpdconstruction.com

License Number 2102192271 Expiration Date 5/31/2023

PROPERTY INFORMATION

Depth 138 Width 132 Size _____ Zoning District _____ Current Use _____

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

- Build single family home on avail. lot.
- See house plans attached.

Historic District Application

Application #_____-_____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

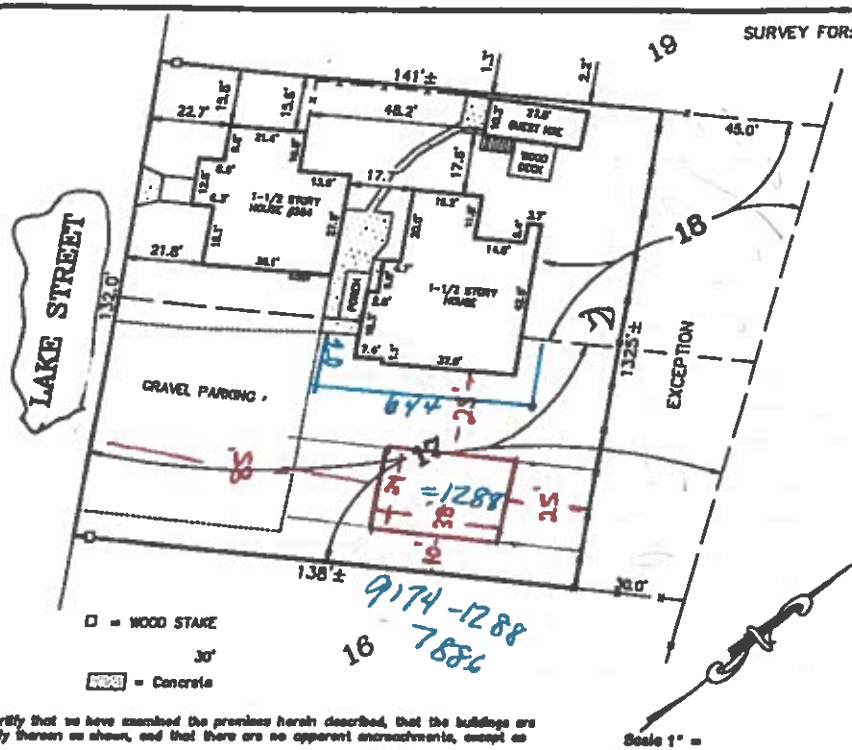
Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

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.
☐	☐	☒	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: _____

Ft setback = 10 Side = 10 Rear = 25

Min area 8,712 coverage 25% or less



SURVEY FOR: Old Kent Bank of Holland
Attn: Nancy
36 E. 8th Street
Holland, MI 49423

ORDERED BY: The Title Office
321 Settlers Road
Holland, MI 49423

RE: Jose & Dawn M. Perez Pola
584 Lake Street

DESCRIPTION: Lots 17 and 18, Block 4, Morrison and Densmore's Addition to the Village (Now City) of Saugatuck, EXCEPT commencing at the Northeast corner of Lot 17; thence Southwesterly 30 feet along the Easterly line of Lot 17; thence Northwesterly across Lot 17 and 18 to a point 45 feet Southwesterly from the Northwesterly corner of Lot 18 on the Westerly line of Lot 18; thence Northeasterly 45 feet to the Northwesterly corner of Lot 18; thence Southeasterly to the place of beginning of this exception.

NATIONAL FLOOD INSURANCE PROGRAM
I have examined the National Flood Insurance Program rate maps and have found that the herein described parcel is not located within Zone "A" (the area of 100 year flood), but is located in Zone "C" (areas of minimal flooding).

STATE OF MICHIGAN RANDAL J. VUGTEVEEN PROFESSIONAL SURVEYOR NO. 25429 LICENSED PROFESSIONAL SURVEYOR

By Randal J. Vugteveen

Randal J. Vugteveen Licensed Land Surveyor No. 25429

We hereby certify that we have examined the premises herein described, that the buildings are located entirely thereon as shown, and that there are no apparent encroachments, except as shown hereon.

This report, for mortgage purposes only, does not represent a property line survey, and should not be used for the establishment of any fence, building, or other improvement lines. The location of fences, walls, or other indications of occupancy along or near boundary lines are shown in proximity only.

This report was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for easements and exceptions.

Scale 1" =

D = Description dimension
M = Measured dimension
P = Platted dimension
• = Set iron stake
O = Found iron stake
—x— Fence Line

nederveld associates
engineering • surveying

Grand Rapids Location, Fax
Ph.

Holland Location, Fax
Ph.

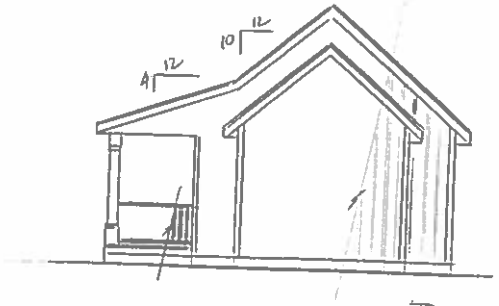
File No. 842911H Date 05-18-94

9

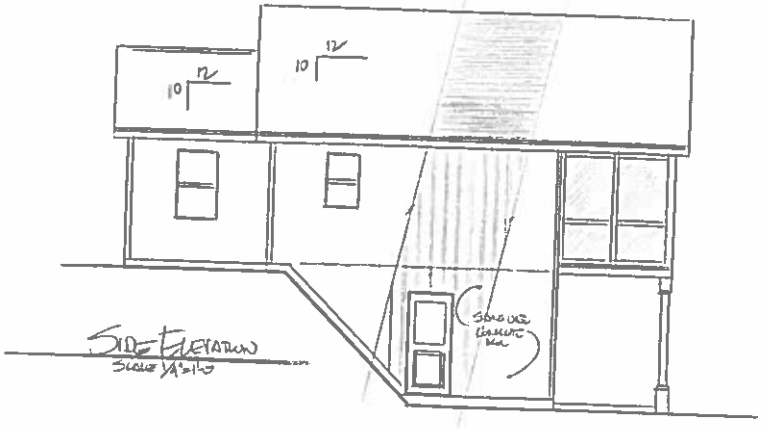
FRONT ELEVATION

REVISIONS	BY

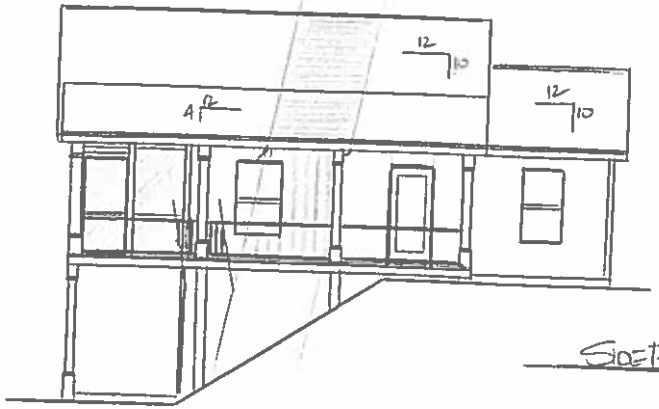
DATE
09 AUG 22
1/4 16 40
JOB NO.
22-29-09
SHEET
1/3
OF SHEETS



BACK ELEVATION
SCALE 1/4=1'-0



SIDE ELEVATION
SCALE 1/4=1'-0



SIDE ELEVATION

CONSTRUCTION NOTES:

SILL PLATES ANCHOR BOLTS: ANCHOR BOLTS SHALL BE A MIN. OF 1/2" IN DIA. AND A MIN. OF 7" INTO CONCRETE. DISTANCE BETWEEN EACH BOLT SHALL NOT EXCEED 6'- 0" AND MUST BE 12" FROM EACH JOINT AND EACH CORNER.

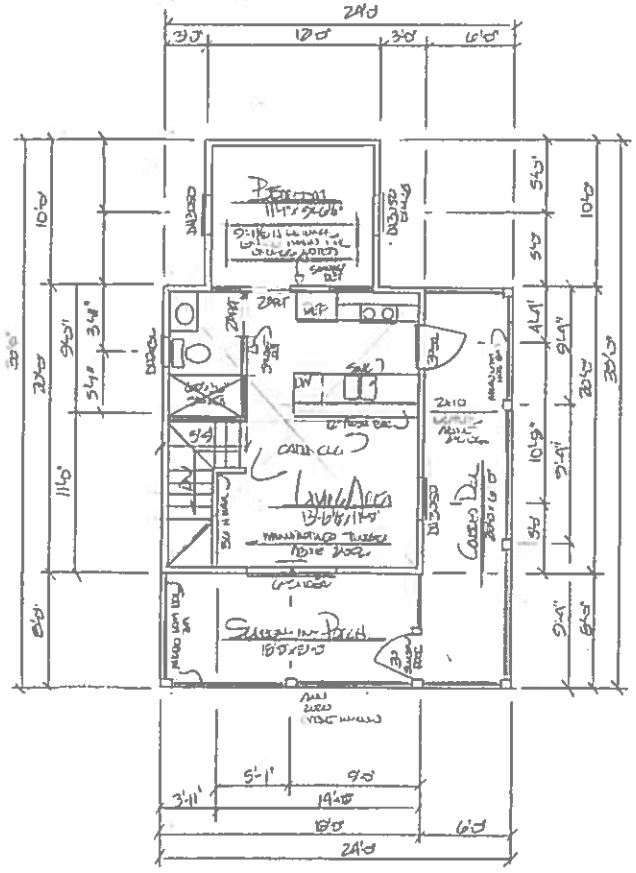
FLOOR LIVE LOAD = 40
ROOF LIVE LOAD = 40
ROOF SNOW LOAD = 30
ULTIMATE DESIGN WIND SPEED = 90
SOIL BEARING ASSUMED 3000 PSF
SOIL TYPE_____

ROOF VENTING
HOUSE
PEAK VENTING = 230 SQ IN
SOFFIT VENTING PER SIDE = 115 SQ IN
GARAGE
PEAK VENTING = _____ SQ IN
SOFFIT VENTING PER SIDE = _____ SQ IN

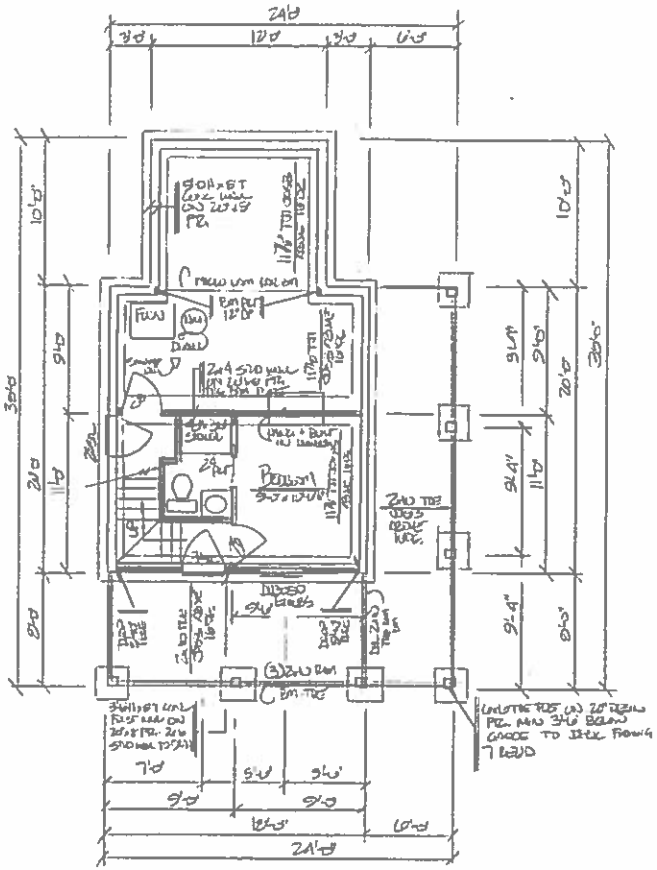
HANDRAILS SHALL BE A MIN. OF 1 1/2" FROM WALL. HANDRAIL DIAMETER SHALL BE NO LESS THAN 1 1/4" AND NO LARGER THAN 2 5/8".

ALL HEADERS OVER 5'0" TO BE CONSTRUCTED OF DBL 2 X 10'S UNLESS SPECIFIED.

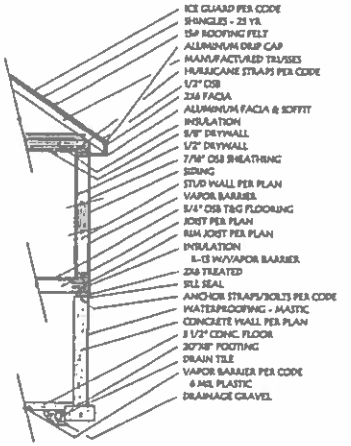
NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES. THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE SUBCONTRACTORS ON THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND MUST BE RESPONSIBLE TO BOTH GENERAL CONTRACTOR AND OWNER FOR SAME. ALL DIMENSIONS RULE OVER SCALE OF THIS DRAWING. ALL DIMENSIONS ARE FIGURED AS ROUGH 2 X 4 BEING 1 1/2" X 3 1/2" OR 2 X 6 BEING 1 1/2" X 5 1/2"



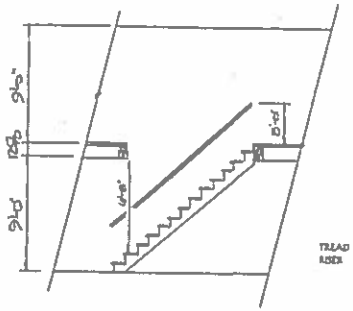
MAIN FLOOR PLAN



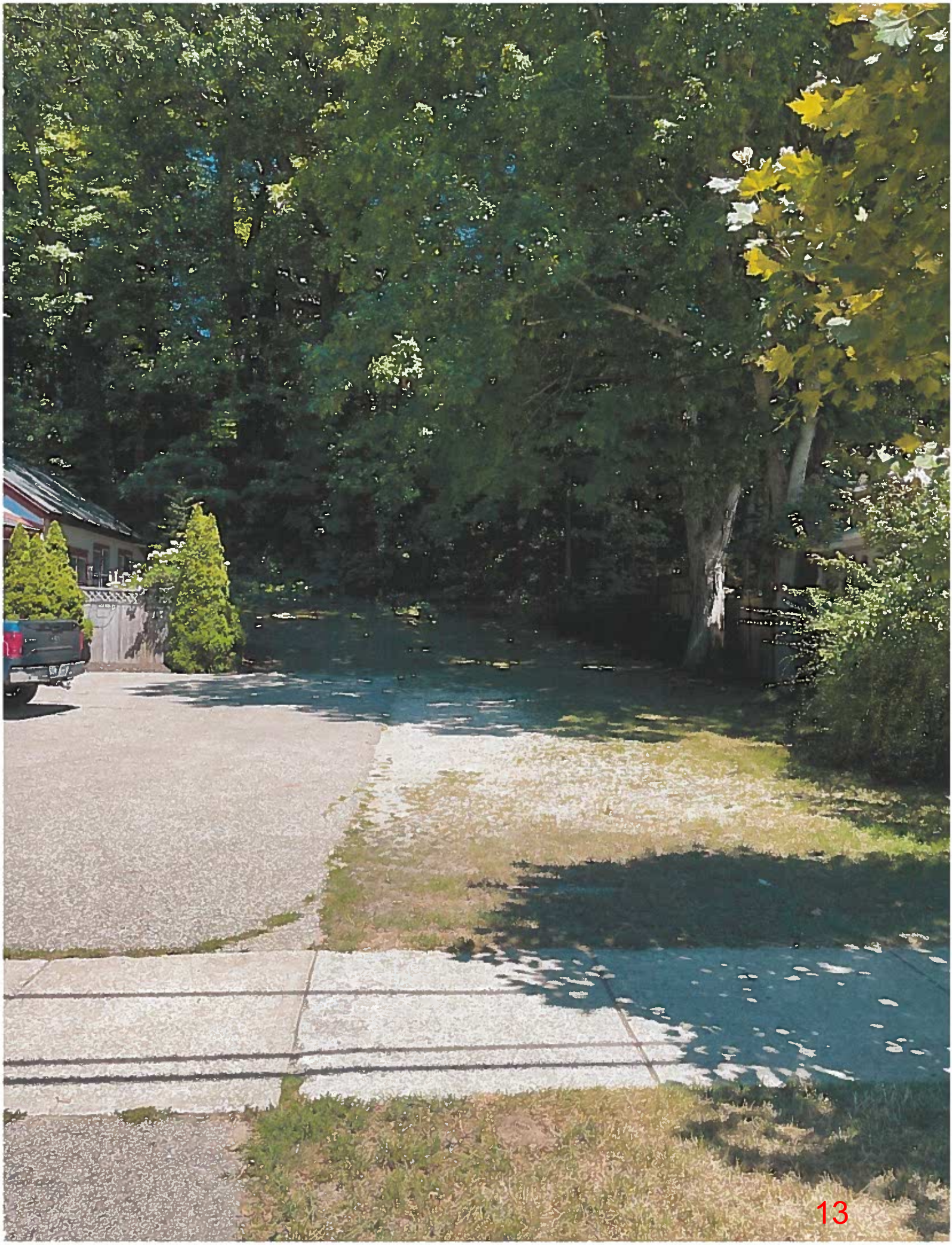
FOUNDATION / BASEMENT PLAN

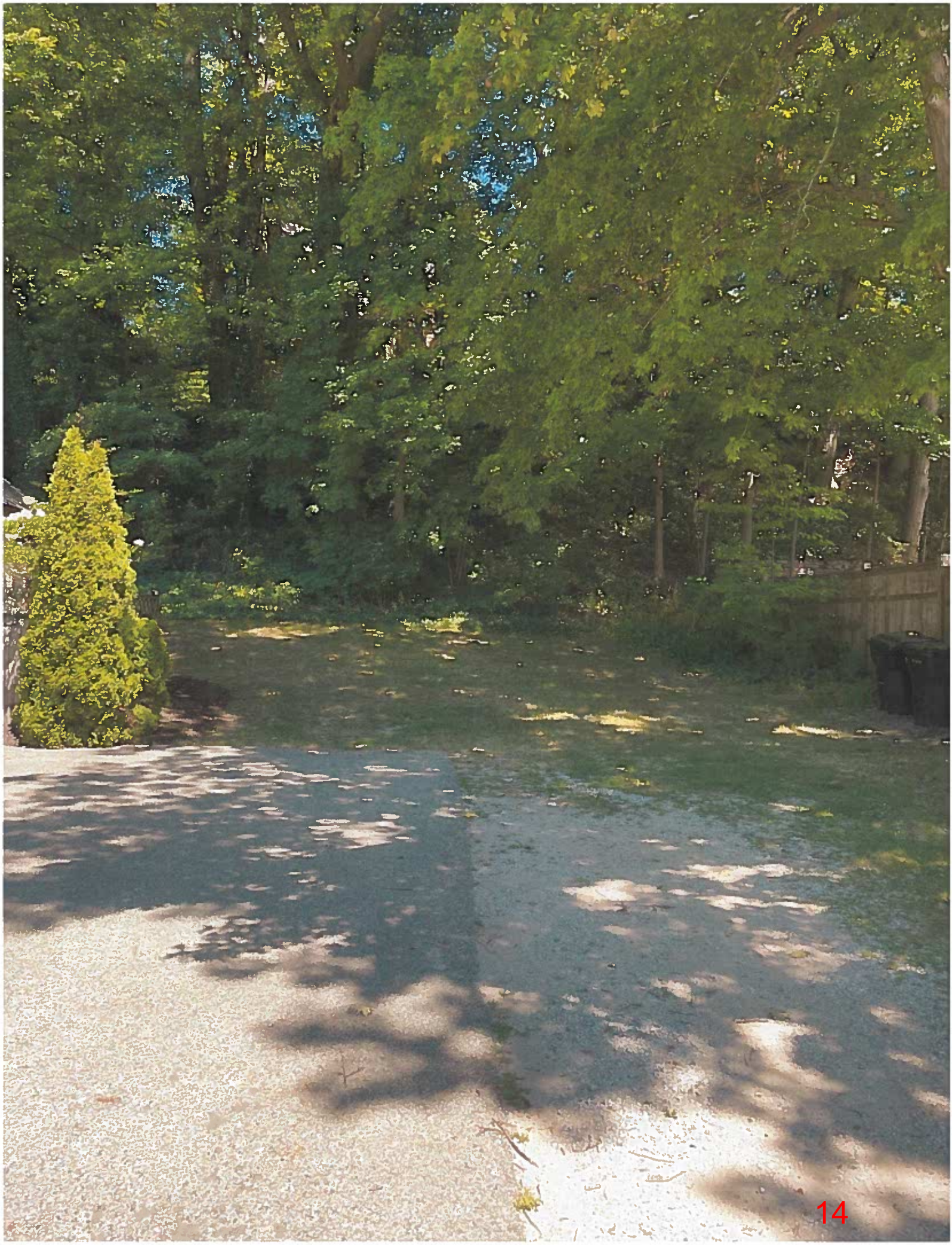


TYPICAL WALL SECTION
SCALE 1/4" = 1'0"



TYPICAL STAIR SECTION
SCALE 1/4" = 1'0"





MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: David M. Jirousek, AICP
Consulting Planner

DATE: August 31, 2022

RE: Historic District Permit Application, Chris Timmons: 820 Holland Street

REQUEST: The applicant proposes to construct a new building on a lot at 820 Holland Street. The subject lot is approximately 99 feet in width and 112 feet in depth and is zoned Community Residential- R-1. The project scope includes a new two-storage carriage house and a replacement deck.

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 the necessary information, including site photographs, site plan, building material notations, and elevation drawings. However, the HPC will likely require manufacturer information and specification sheets for proposed windows and doors.

V.B NEW CONSTRUCTION: The proposed carriage house includes a ground-floor garage with a second-floor accessory dwelling unit. The carriage house will be constructed at the rear of the concrete driveway off Lucy Street, behind the principal building. The architectural style, color scheme, roof type, windows, and doors appear compatible with the existing principal building. While there will be a noticeable visual impact, the building should blend into the existing context. The HDC must also determine if the massing and scale are consistent with the character of the neighborhood.

Section V, B. of the Local Guidelines regulating new construction apply to this project. Standards are as follows:

1. *Streetscape Compatibility- With new structures or renovations which totally change the facades, the appearance of the streetscape as a whole should be respected. Facades for*

new structures should be compatible with the overall design and appearance of the surrounding streetscape in its design and appearance

2. *Architectural Style New structures need not replicate existing styles. They may be honest modern or contemporary adaptations or reflections of traditional styles or they may be totally new, distinctive structures which are nevertheless compatible with the district's character.*
3. *Compatibility of Siting and Massing*
    a. *The historic relationship between buildings, landscape features and open space should be retained. The siting should be reviewed based on existing district setbacks, orientation, spacing and distance between adjacent buildings.*
    b. *The height and bulk of a new building shall be compatible with its surroundings and shall in no event exceed that of existing buildings in the Historic District.*
    c. *If there is a significant variation in siting or in height and bulk from the immediately surrounding buildings which creates a material adverse impact on the character of that area, the Commission may make recommendations to the*

    Planning Commission and/ or the Zoning Board of Appeals concerning height, massing and placement on the lot of the new construction.
4. *Compatible Detailing- In addition to the scale of the structure, details such as roof lines, materials, the size, type, and placement of windows, doors, porches, fences, chimneys and garages, should be considered in assessing the compatibility of the new structure with the existing streetscape.*
5. *Pedestrian Scale- Especially in commercial areas, the scale of architectural elements should provide comfortable surroundings for pedestrians. This applies especially to heights of canopies or awnings, and heights of doors and windows.*
6. *Distinguishing New from Old- New buildings should be designed so that they are compatible with, but discernable from, adjacent historic buildings.*

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

Motion to approve a new carriage house and deck at 820 Holland Street in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions (if applicable):

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Historic District Permit Application

LOCATION INFORMATION **APPLICATION NUMBER_____-_____**

Address 820 Holland Street Parcel Number 57-100-020-20

APPLICANTS INFORMATION

Name Chris Timmons Address / PO Box 1339 West Huron Street

City Chicago State IL Zip 60642 Phone (773) 301-9550

Interest In Project Owner E-Mail ctimmons1339@gmail.com

Signature_____ Date _____

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 Matthew Clark Contact Name _____

Address / PO Box 396 West Lakewood Blvd City Holland

State MI Zip 49424 Phone (616) 494-9342 Fax _____

E-Mail _____

License Number 2101186337 Expiration Date 05/31/23

PROPERTY INFORMATION

Depth 112.35 Width 98.6 Size .376 acres Zoning District RES-R1 Current Use residential

Check all that apply: Waterfront_____ Dunes_____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Construction of a new 2-car garage with studio apartment on the second floor.

Replacement of existing deck and construction of a new deck.

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: _____

820 HOLLAND STREET, FRONT (HOLLAND STREET)

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
EXISTING
STRUCTURE

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-1

820 HOLLAND STREET, SIDE (LUCY STREET)

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
EXISTING
STRUCTURE

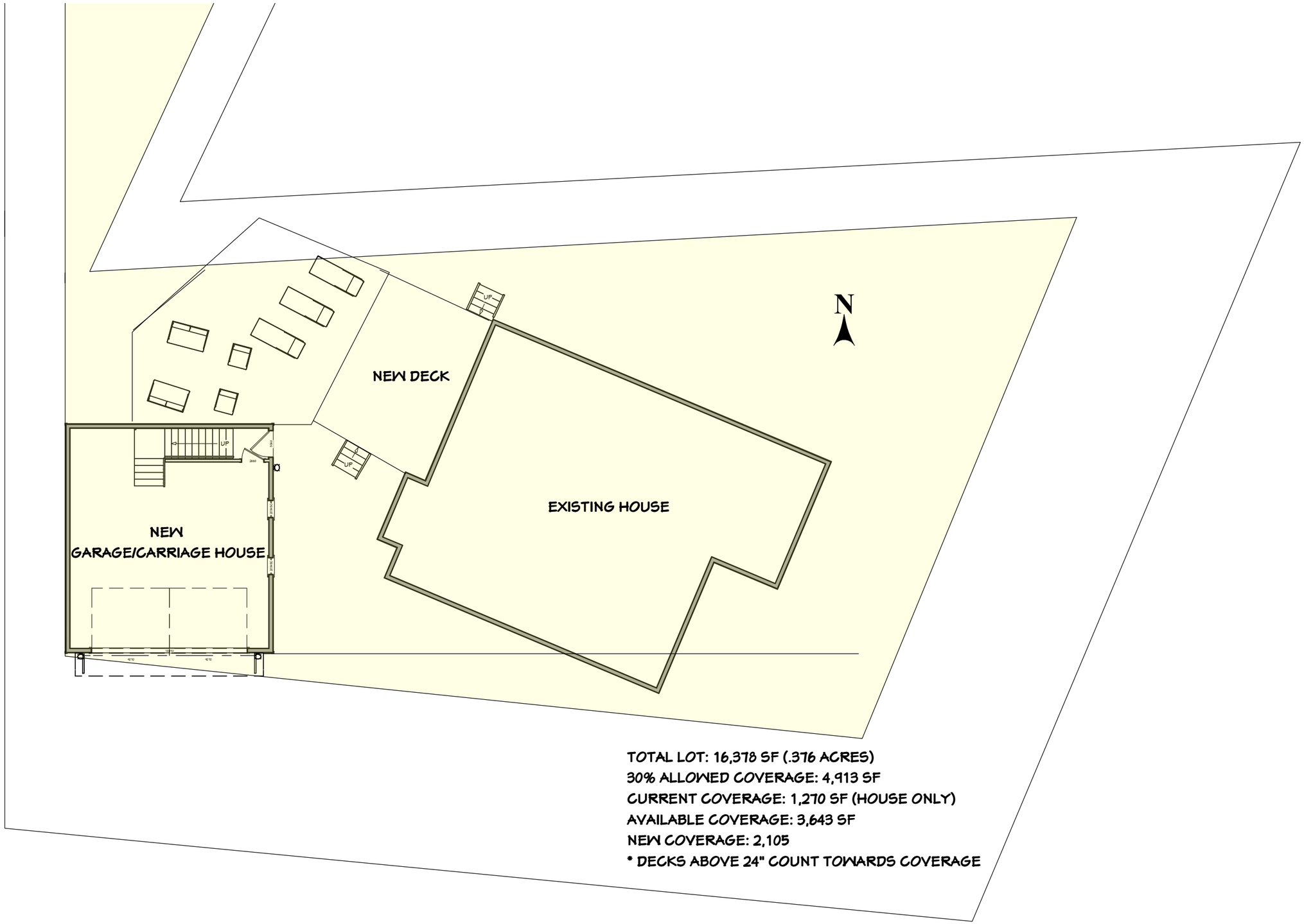
PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-2



TOTAL LOT: 16,378 SF (.376 ACRES)
30% ALLOWED COVERAGE: 4,913 SF
CURRENT COVERAGE: 1,270 SF (HOUSE ONLY)
AVAILABLE COVERAGE: 3,643 SF
NEW COVERAGE: 2,105
* DECKS ABOVE 24" COUNT TOWARDS COVERAGE

SITE PLAN

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
SITE PLAN

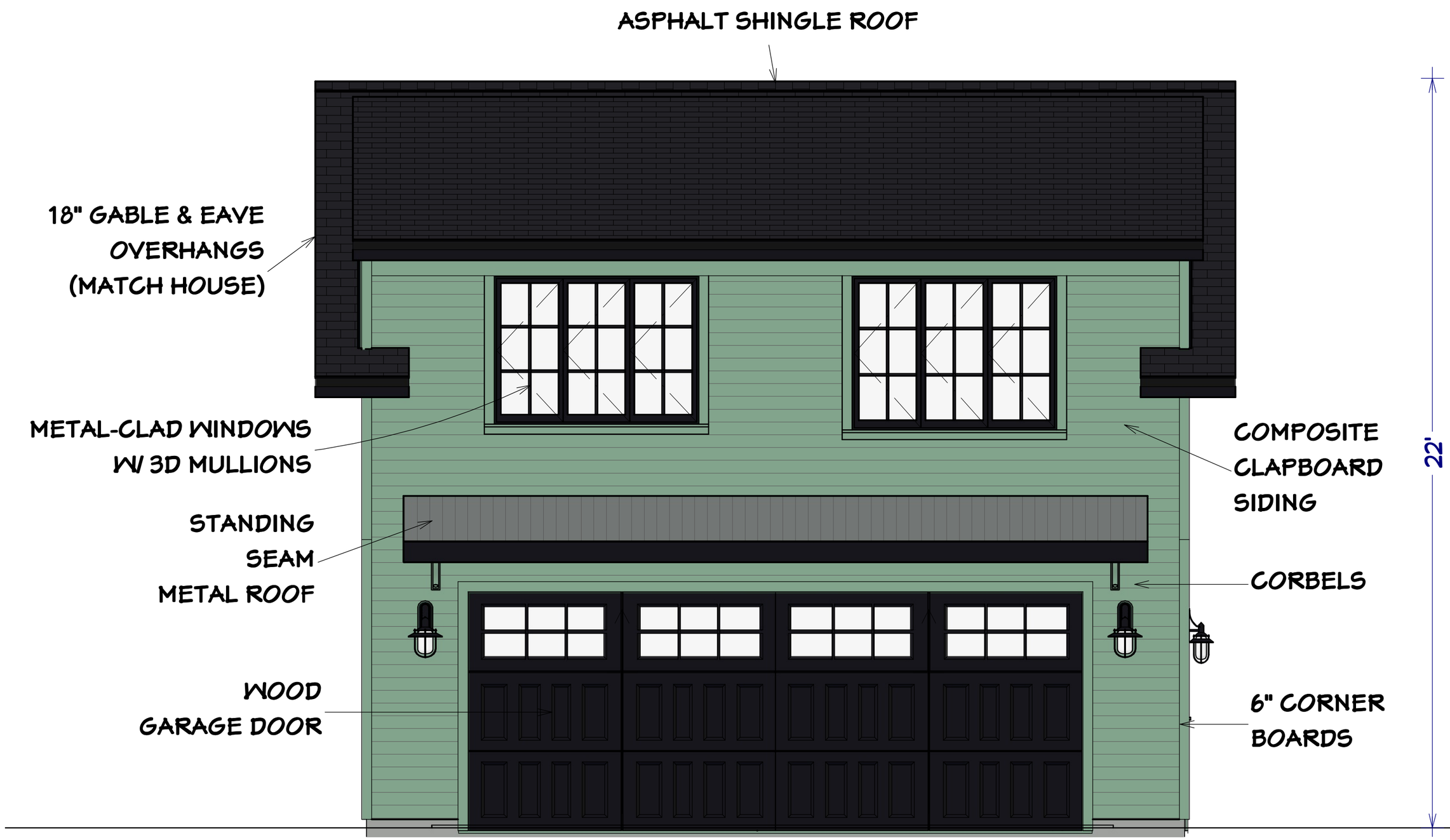
PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-3



NEW CARRIAGE HOUSE/GARAGE
SOUTH ELEVATION

DESIGN: NORTH MAIN DESIGN (312) 636-3970

SHEET TITLE: SOUTH ELEVATION

PROJECT DESCRIPTION: TIMMONS RESIDENCE 820 HOLLAND STREET SAUGATUCK, MI 49453

CONSTRUCTION:

DATE: 8/18/2022

SCALE: 1/2" = 1'

SHEET: A-4

NEW CARRIAGE HOUSE/GARAGE
EAST ELEVATION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
EAST
ELEVATION

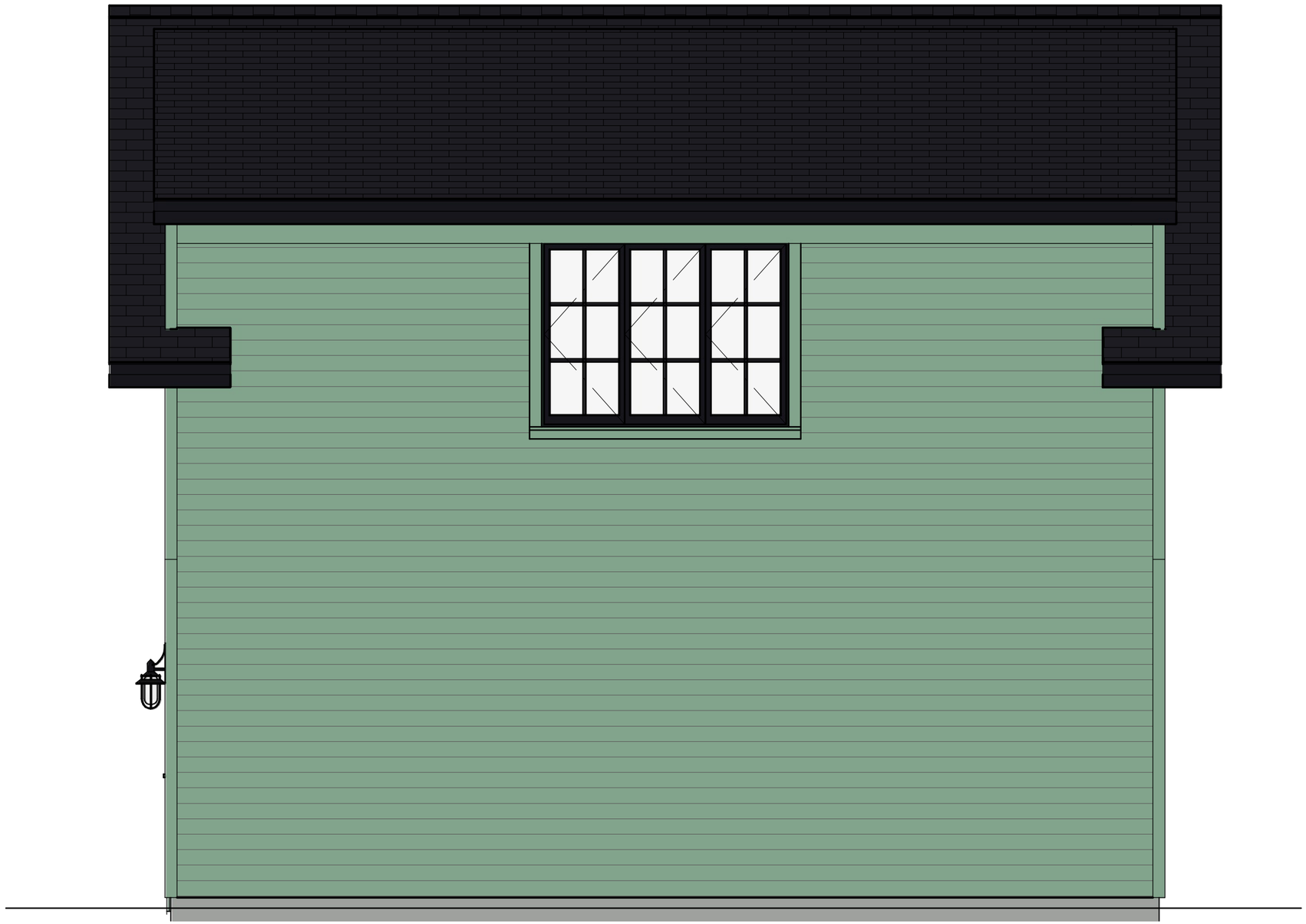
PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-5



NEW CARRIAGE HOUSE/GARAGE
NORTH ELEVATION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
NORTH
ELEVATION

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-6

NEW CARRIAGE HOUSE/GARAGE
WEST ELEVATION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
WEST
ELEVATION

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-7

NEW DECK

MATERIALS
- TREX DECKING
- BLACK WROUGHT IRON RAILING

DESIGN:
NORTH MAIN DESIGN
(312) 636-3970

SHEET TITLE:
NEW DECK DETAIL

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-8

NEW CARRIAGE HOUSE/GARAGE
PERSPECTIVE VIEW

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
PERSPECTIVE 1

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-9

NEW CARRIAGE HOUSE/GARAGE
PERSPECTIVE STREET VIEW

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
PERSPECTIVE 1

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:	8/18/2022
SCALE:	1/2" = 1'
SHEET:	A-10

NEW CARRIAGE HOUSE/GARAGE
PERSPECTIVE STREET VIEW

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
PERSPECTIVE 2

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/18/2022

SCALE:
1/2" = 1'

SHEET:
A-11

MATERIALS

GARAGE/CARRIAGE HOUSE:

- LP SMARTSIDE (OR SIMILAR) WOOD COMPOSITE CLAPBOARDS, PAINTED TO MATCH
  EXISTING HOUSE
- WOOD CORNER BOARDS, FRIEZE BOARDS AND DOOR & WINDOW CASINGS
- ASPHALT ROOF TO MATCH EXISTING HOUSE
- SOFFIT, FASCIA & GUTTERS IN BLACK TO MATCH EXISTING HOUSE

- STANDING SEAM METAL ROOF ON GARAGE DOOR OVERHANG
- WOOD GARAGE DOOR AND SIDE ENTRY DOOR

- JELD-WEN SITELINE CLAD CASEMENT WINDOWS OR SIMILAR, 3-D MULLIONS

DECK

- TREX "CLAM SHELL" DECKING (STAIRS & DECK)

- TRADITION BLACK METAL RAILING

DESIGN: NORTH MAIN DESIGN (312) 636-3970

SHEET TITLE: MATERIALS

PROJECT DESCRIPTION: TIMMONS RESIDENCE 820 HOLLAND STREET SAUGATUCK, MI 49453

CONSTRUCTION:

DATE: 8/31/2022

SCALE: 1/2" = 1'

SHEET: A-12

MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: David M. Jirousek, AICP
Consulting Planner

DATE: August 31, 2022

RE: Historic District Permit Application, John Mayer: 233 Lucy Street

REQUEST: The applicant proposes a comprehensive renovation to the existing single-family dwelling at 233 Lucy Street. The subject lot is approximately 66 feet in width and 132 feet in depth and is zoned Community Residential- R-1. The project scope includes the following:

- Removal of an existing chimney, front porch, and a non-original addition
- Restoration of an original window that was covered by bricks and a covering of a non-original window with bricks
- Restoration of the original building façade and front porch

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 the necessary information, including photographs, plot plan, elevation drawings, and proposed finishes. However, the HPC will likely require manufacturer information and specification sheets for proposed windows and doors.

I. KEY ELEMENTS: The subject dwelling is over 50 years old and appears to be a contributing resource, but some key elements have been removed, covered, or replaced with later designs. The applicant appears to have thoughtfully considered the proposed renovations to restore the dwelling to its original design.

II. PRIMARY STRUCTURES: It appears that the changes are solely focused on the restoration of the building's original design. The proposed materials appear to be consistent with the original building materials. Additionally, the bricks from the chimney removal will be used to cover a non-original window opening. Further, original details, such as lintels, will be uncovered from past renovations. Colors and masonry are proposed to be consistent with the original components of the dwelling. The proposed roof, doors, and windows will better reflect the architectural style of the original construction, but details should be provided.

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.)*

   Comment: Original brick from the chimney is to be reused.

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.*

   d. *The cleaning of exterior masonry for the rehabilitation or restoration of a historic structure may be appropriate, provided that the cleaning technique used will not cause damage or permanent alteration to the historic structure. The natural weathering and discoloration or patina of masonry materials is to be respected as the appearance achieved as a result of the original design's selection of exterior materials. The use of any cleaning technique that would totally remove this natural patina from original building materials should be avoided*

   e. *Cleaning guidelines for metal are available from the National Park Service.*

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.

Comment: Non-original material is proposed to be removed.

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.*

      Comment: Non-original material is proposed to be removed.

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:*
      1. *the substitute material will replace other substitute material on the structure; and*
      2. *the cost of restoring the original material is unreasonable, judged in relation to*
      3. *the finished value of the property; and/ or*
      4. *the original materials (or other suitable alternatives), or the skills necessary to apply those materials are unavailable; or*

5. *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.*

7. *Masonry Repairs- Masonry repairs must retain the original or existing appearance of the masonry. If masonry is to be replaced, the new material must match the original or existing material in color, texture and hardness. Mortar must replicate original or existing mortar in color, consistency, design and hardness. For example, older brick walls were often laid with a higher lime content than is now common, and sometimes with dark gray or black mortar and finished with recessed joints.*

   Comment: Original brick will be re-used to cover a non-original window opening. Proposed mortar should replicate existing mortar.

8. *Sealing Masonry- Sealants should not be applied to masonry unless it is necessary to prevent further deterioration. Use of sealants is subject to review by the Commission.*

9. *Maintaining Metal- Regular maintenance of metal is critical in the prevention of corrosion, oxidation (rust) and water damage which are chemical reactions to air exposure and moisture. A sound coat of appropriate paint can be the key to preserving historic metal (except in the instance of copper and bronze which should retain their natural patina). If corrosion begins it will be necessary to remove all of the rust immediately followed by priming the areas with a zincbased primer or other rust-inhibiting primer. Again this does not apply to copper and bronze. Corrosion can also result from a chemical reaction caused by contact between two dissimilar metals. Patching or replacing deteriorated metal in kind is always preferable to using substitute material. The reactions between dissimilar metals limit the options of patching one metal with another.*

10. *Painting Metal and Concrete- Unpainted metal and unpainted exposed concrete (except in a foundation wall) is prohibited unless it is deemed an essential element to the total design and is compatible with the existing character of the overall Historic District.*

11. *False History- It is not appropriate to introduce wood or architectural metal features or details to a historic building in an attempt to create a false historical appearance.*

B. *Coatings and Colors*

1. *Colors- Colors that are historically associated with the period of the resources shall not be considered for existing structures; however, the commission may recommend a broad palette of colors as being compatible with the overall character of the district.*

   Comment: White porch trim is proposed to match the color of the existing eaves. The wood porch floor and ceilings are proposed to be stained.

2. *Unpainted Masonry- Previously unpainted masonry shall not be painted. Masonry which was previously painted may be re-painted. Unless old paint or other coatings can be removed without damage to the masonry, a painted surface should be re-painted rather than stripped of old paint. In preparing to repaint previously painted masonry, stripping should only occur where the paint can be easily removed without damaging the underlying masonry. Blasting with sand or other highly abrasive materials is not permitted. Where paint stripping cannot be performed without damaging the masonry, repainting over the existing paint is the only appropriate solution.*

3. *Repair Before Painting- Necessary masonry repairs (i.e. tuckpointing, stucco patching, crack repairs, etc.) should be satisfactorily completed prior to cleaning the masonry surface. This will help guard against possible damage that could be caused by cleaning tools or materials penetrating into cracks and holes. A masonry surface must be in a state of good repair before cleaning is attempted.*

C. *Roofs, Parapets, and 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.

Comment: The new porch will include a standing seam metal roof.

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

   Comment: Black architectural replacement shingles are proposed.

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).

5. *Gutters- Both "K Style" and "Half Round" gutters have a historical presence on homes in our historic districts depending on the architectural design of the roof and eaves of the house. The appropriate application of either gutter system is related to the overall roof design for the practical long term success and economy of the roof drainage system.*

   —Appropriate "K Style" Gutter installations rely on a vertical facia board on the eave to support the flat back side of the gutter in a vertical position. The facia board must be large enough to both support the base of the gutter and allow the gutter to be pitched along its length for drainage.

   —Half Round Gutters are designed to suspend below the eave and catch the run-off. Because half-round gutters are self-supporting, not reinforced by a facia board, they are typically manufactured from heavier gauge materials. They are typical and appropriate to houses with tapered eaves and open rafter tails.

   —Built-in gutters that are integral to a historic property are an important characteristic of the property and should be preserved.

D. *Doors and 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 and Doors*

    a. *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.*

Comment: Wood door, windows, and shutters are proposed.

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.*

Comment: Additional detail concerning the porch floor, ceiling, and steps should be provided.

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

Motion to approve the renovations and restoration of the dwelling located at 233 Lucy Street in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions (if applicable):

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

City of Saugatuck EST. 1868

Historic District Permit Application

Location Information

Application Number ____ - _____

Address 233 Lucy Street

Parcel Number 57-300-002-00

Applicants Information

Name John Mayer

Address / PO Box 233 Lucy Street

City Saugatuck State MI Zip 49453 Phone 847-815-3923

Interest In Project owner

E-Mail dundeemayer@comcast.net

Signature John B Mayer

Date 8·16·22

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 TBD

Contact Name _____

Address / PO Box _____ City _____

State _____ Zip _____ Phone _____ Fax _____

E-Mail _____

License Number _____ Expiration Date _____

Property Information

Depth 132 Width 66 Size .2 acres Zoning District RES-R1 Current Use residential

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

Project Description (attach more sheets if necessary)

Removal of existing chimney.
Removal of existing front porch.
Removal of an old addition not original to the house.
Restoration of a bricked-in original window.
Re-brick opening of a non-original window.
Restore original facade.
Construct new front porch.

233 LUCY STREET, NORTH ELEVATION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
NORTH
ELEVATION

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-1

233 LUCY STREET, WEST ELEVATION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
WEST
ELEVATION

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-2

233 LUCY STREET, EAST ELEVATION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
EAST
ELEVATION

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022
SCALE:
1/2" = 1'
SHEET:
A-3

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
SHUTTERS

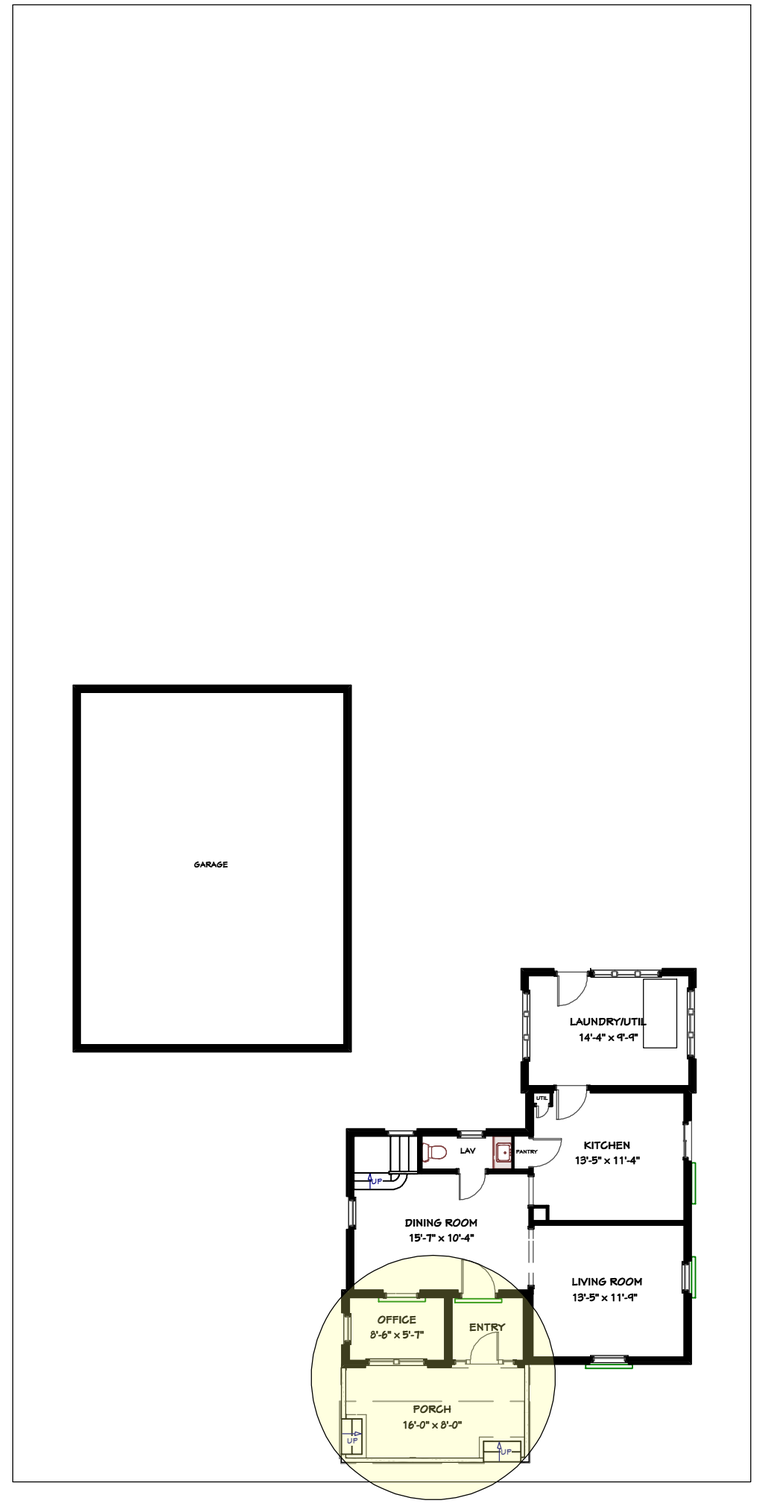
PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-4



LUCY STREET

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
SITE PLAN

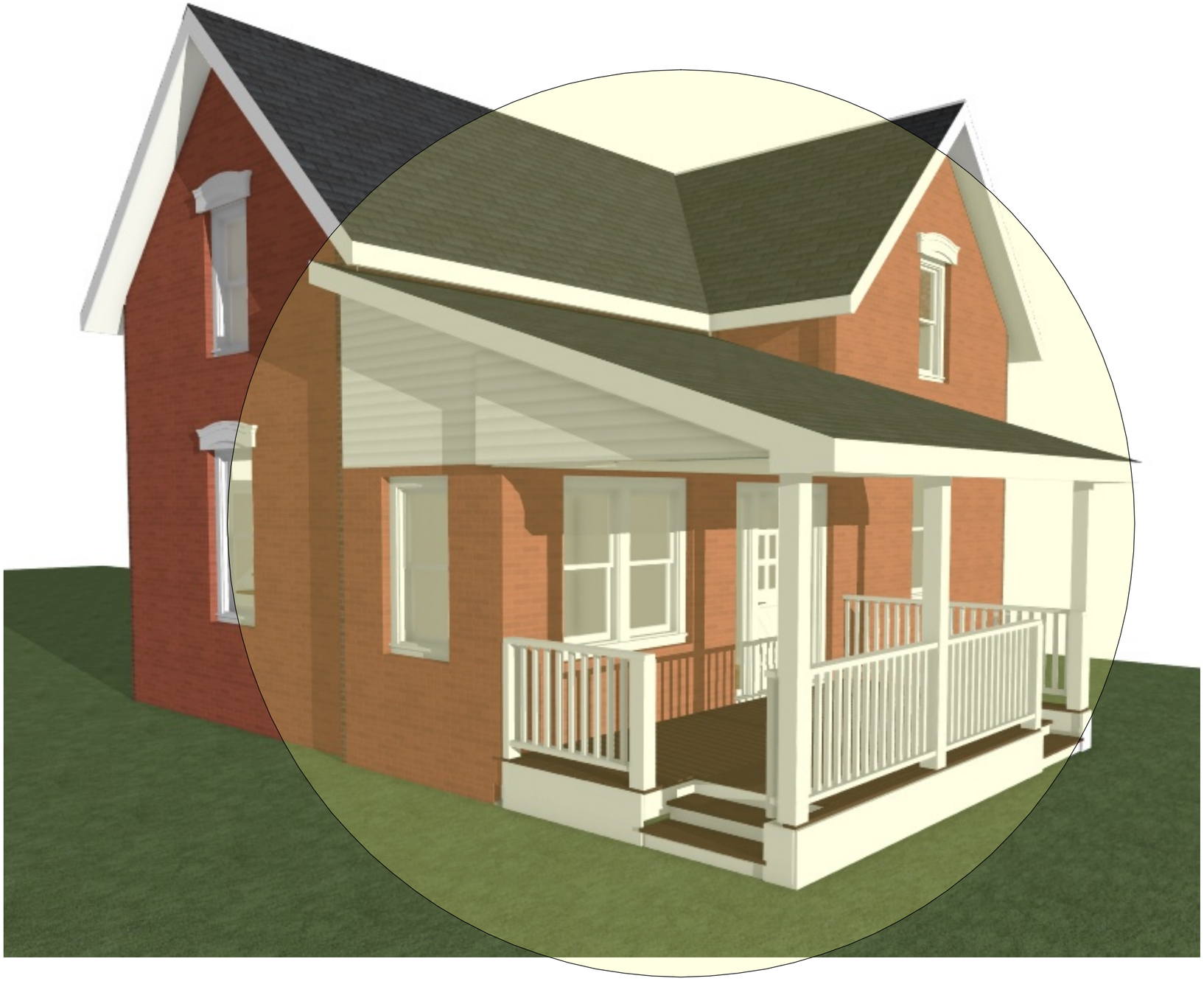
PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-5



PROPOSED DEMOLITION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
DEMOLITION

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-6

- REMOVE CHIMNEY AND SALVAGE MATCHING BRICK
- ORIGINAL DOOR & WINDOW CUT-OUTS (INCLUDING LINTELS) ARE STILL INTACT

DESIGN:
NORTH MAIN DESIGN
(312) 636-3970

SHEET TITLE:
RESTORATION

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-7

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
NEW NORTH
ELEVATION

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:	8/19/2022
SCALE:	1/2" = 1'
SHEET:	A-8

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
NEW WEST
ELEVATION

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-9

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
NEW EAST
ELEVATION

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

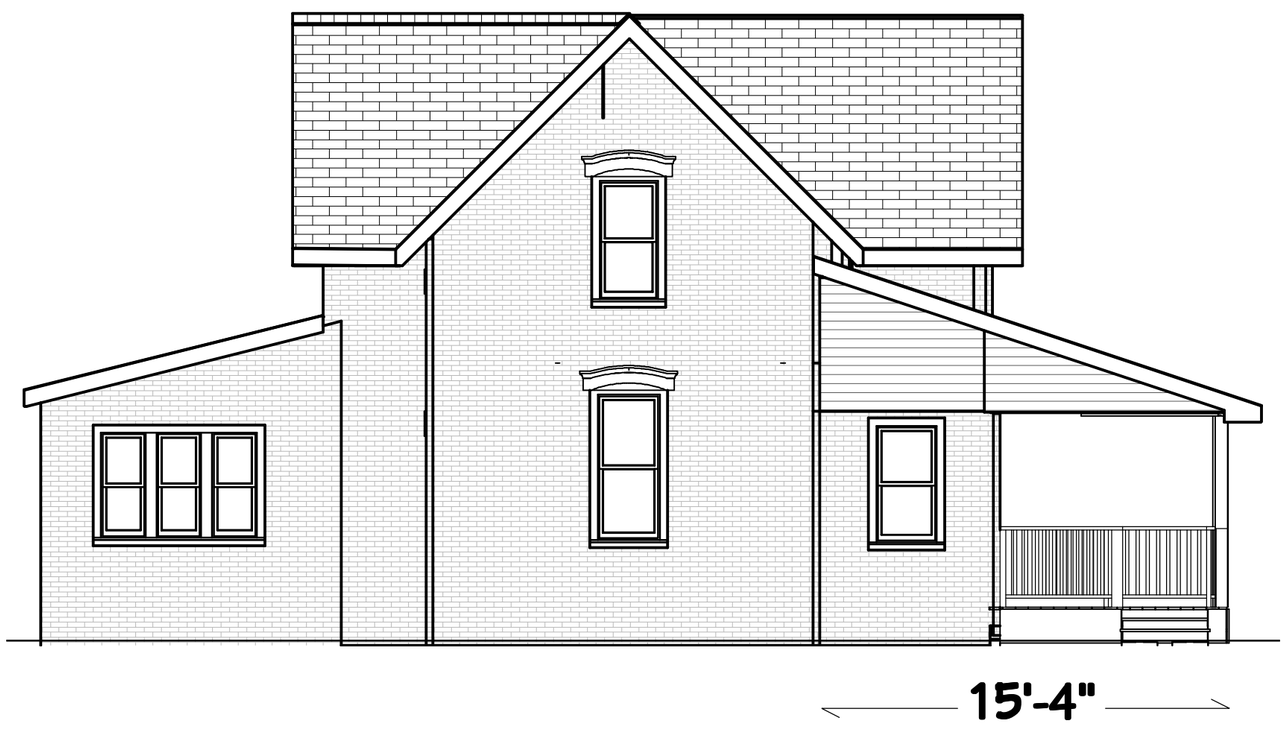
DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-10

MATERIALS:

- METAL CLAD WINDOW
- WOOD FRONT DOOR
- WOOD RAILING AND COLUMNS
- STAINED WOOD PORCH FLOOR
- STAINED WOOD PORCH CEILING
- STANDING SEAM METAL ROOF (PORCH)
- BLACK ARCHITECTURAL SHINGLES (MAIN HOUSE ROOF)
- WOOD SHUTTERS



DESIGN:
NORTH MAIN DESIGN
(312) 636-3970

SHEET TITLE:
OLD VS. NEW PORCH

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-11

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
BEFORE AND
AFTER

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/19/2022

SCALE:
1/2" = 1'

SHEET:
A-11

MATERIALS

HOUSE:

- BRICK FROM EXISTING CHIMNEY FOR ALL REPAIRS
- DOUBLE-HUNG CLAD WINDOWS (WHITE) TO MATCH EXISTING

- WOOD-PANELED FRONT DOOR WITH GLASS
- PAINTED WOOD (BLACK) SHUTTERS W/ HINGES

- BLACK ARCHITECTURAL SHINGLES (NEW ROOF)

PORCH

- 3" CEDAR PLAN DECKING & STEPS (STAINED)

- STANDING SEAM METAL ROOF (PORCH)

- CEILING & BEAMS STAINED TO MATCH

- ALL PORCH COLUMNS, RAILINGS AND TRIM TO BE PAINTED (WHITE) WOOD.

DESIGN:
NORTH MAIN DESIGN
(312) 636-3970

SHEET TITLE:
MATERIALS

PROJECT DESCRIPTION:
MAYER RESIDENCE
233 LUCY STREET
SAUGATUCK, MI 49453

CONSTRUCTION:

DATE:
8/31/2022

SCALE:
1/2" = 1'

SHEET:
A-13