

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



Historic District Permit Application

LOCATION INFORMATION

APPLICATION NUMBER _____

Address 421 Water Street

Parcel Number 0357-300-069-00

APPLICANTS INFORMATION

Name Brady Bailiff Address / PO Box [REDACTED]

City Ferndale State MI Zip 48220 Phone [REDACTED]

Interest In Project Property Owner E-Mail [REDACTED]

Signature Brady Bailiff Date 9/9/2026

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name The Ivy, LLC (single member) Address / PO Box [REDACTED]

City Ferndale State MI Zip 48220 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 Brady Bailiff Date 9/9/2026

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

Name Elite Gutter Systems Contact Name Jim Simpkin

Address / PO Box [REDACTED] City Saugatuck

State MI Zip 49453 Phone [REDACTED] Fax [REDACTED]

E-Mail [REDACTED]

License Number NA Expiration Date NA

PROPERTY INFORMATION

Depth 128.69 Width 105.06 Size .31 Acres Zoning District WSE Current Use Retail & Residential

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

see Attached



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: _____

Project Description

In October 2017, I purchased the property at 421 Water Street, formerly known as The Ivy Inn. The property is mixed use; there are single story retail storefronts fronting Water Street and a two-story residence set back which faces the rear of the property. A privacy fence separates the parking area from The Cottage at Wicks on the north, a privacy fence and concrete wall on the east separates the property from the Maplewood Hotel and Village Square Park, and a mixed-use condominium parking lot (corner of Main Street and Water Street) is adjacent to the south side of the property.

Prior to and subsequent to my ownership, the basement floods during heavy rains. I have replaced collapsed clay drain tiles in the basement with PVC plumbing which has improved but not eliminated the water that enters the basement. To preserve the integrity of the basement foundation of the two-story residence, I would like to add gutters and downspouts that divert water away from the structure. I have attached a historical photo which indicates that the residence previously had gutters although the style is not visibly clear from the photographs. In keeping with the historic look and feel of the structure, however, I am proposing to install 6" half round aluminum gutters and round downspouts in a low gloss white color that is consistent with the fascia trim color. I have attached a picture of The Owl House located at 303 Butler Street as the proposed materials are identical to that structure and will be installed by the same contractor, Elite Gutter Systems of Saugatuck.

In addition, I have attached pictures of the residence and the overall plot as well as the expected location of the downspouts. The downspouts will be positioned such that they do not materially change the current drainage (driveway to the north, side yard to the south), they will just divert water away from the foundation preventing further damage to the basement walls and floor.

Please note that I am not seeking approval to put gutters on the single-story storefront buildings which are on crawl spaces or slabs or the single story screen porch, just the two-story residence.

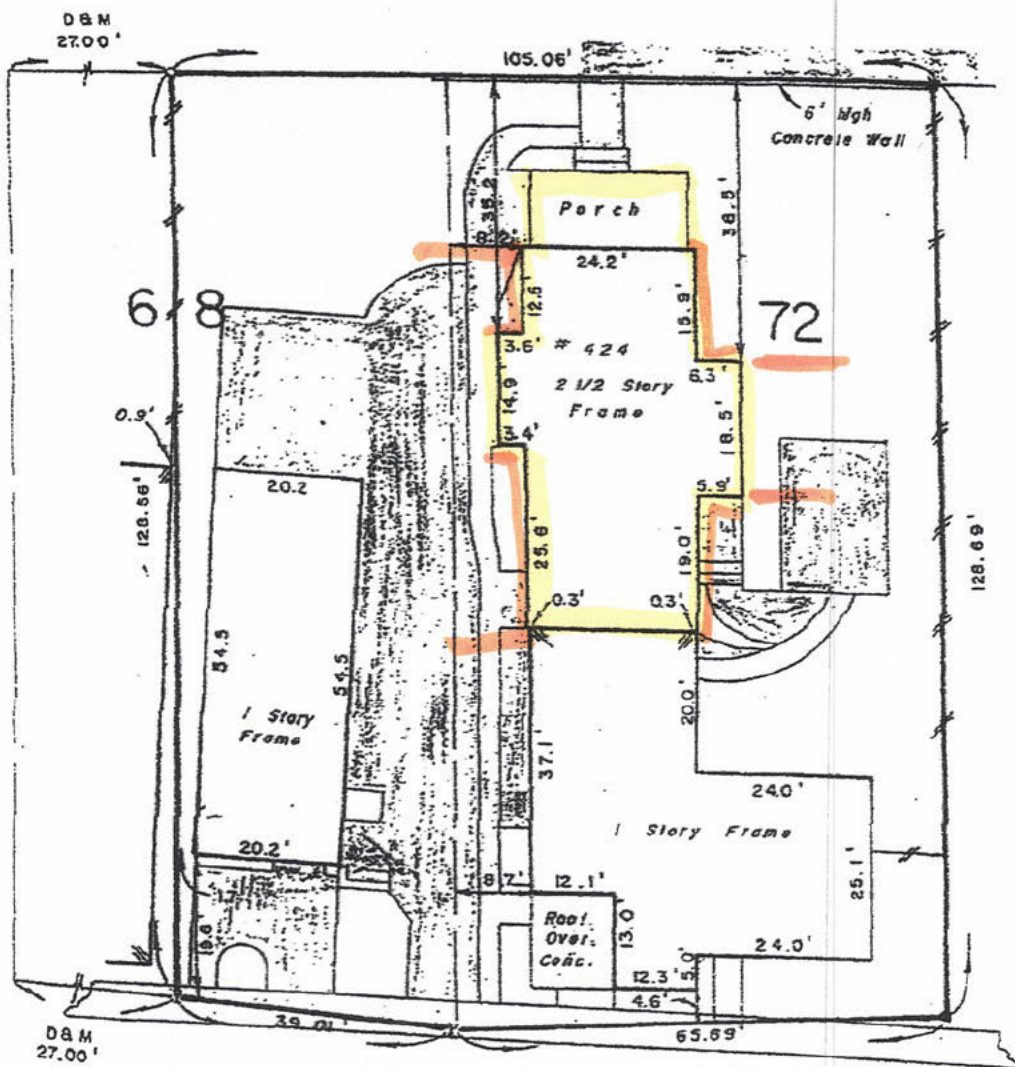
I would like to install the gutters this fall and installation will take a day or two.

This is to certify to

that we have examined the premises described below and that the buildings and surface improvements are located entirely on said described property and do not encroach on any adjoining lands nor do adjacent buildings encroach on said described property except as shown on print of survey. This examination was prepared for the mortgagee in connection with a new mortgage, and no responsibility is extended herein to the present or future land owner.

LEGAL DESCRIPTION

(See Second Page)



SCALE 1" = 20'

Water Street

Anthony Smith
Richard L. Smith

David R. Green

Registered Land Surveyor No. 16042

RECERTIFIED 7-19-93

HOLLAND ENGINEERING, INC.

Date	Drawn by	Checked by	Surveyed by
8-17-87	KYDK	DRC	SL
For:			
Mortgage:			

Residence

Gutters

