



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 than 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 than 100 square feet and a wall height no greater than 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.





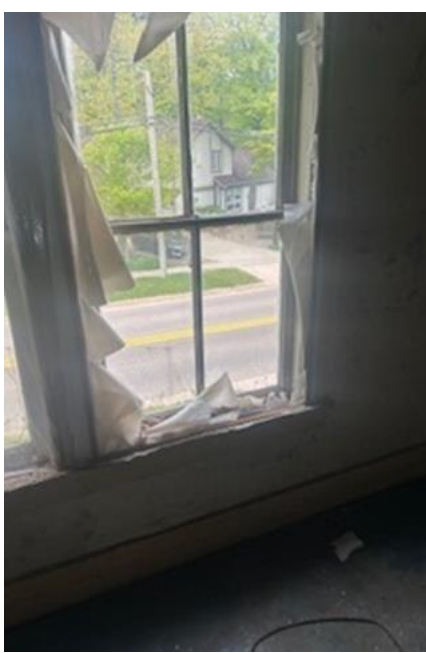
821 Holland St Proposal



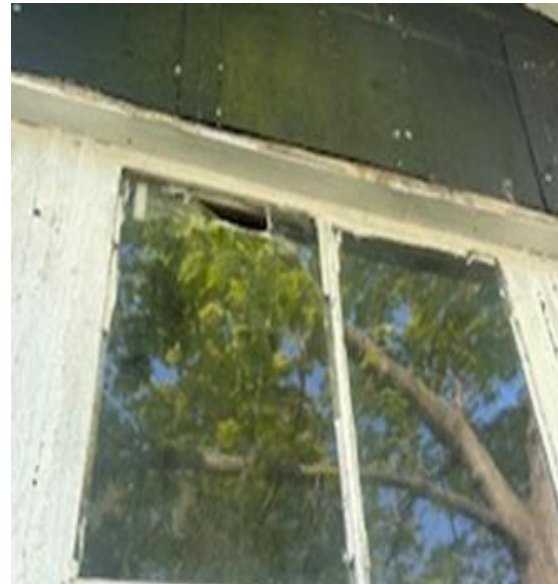
821 Holland St Proposal



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.

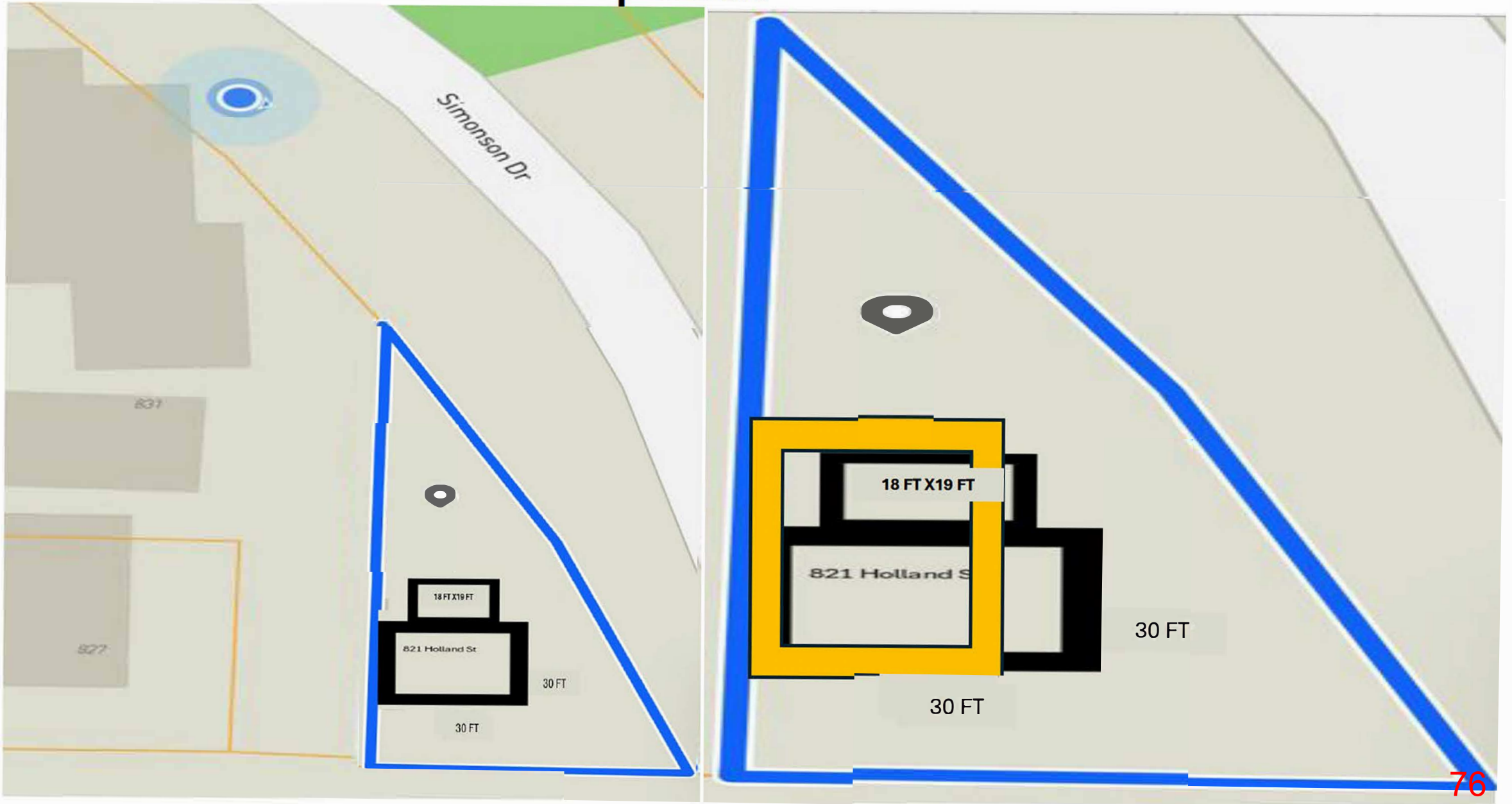
I just checked again, and I can see the invoice number has not been created yet. Still could happen tonight, I'm not just sure all the ins and outs of this new system we have very recently transitioned to. If you haven't received it by tomorrow around noon, please let me know and I can investigate further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

Thank you and have a great evening,
Cathy

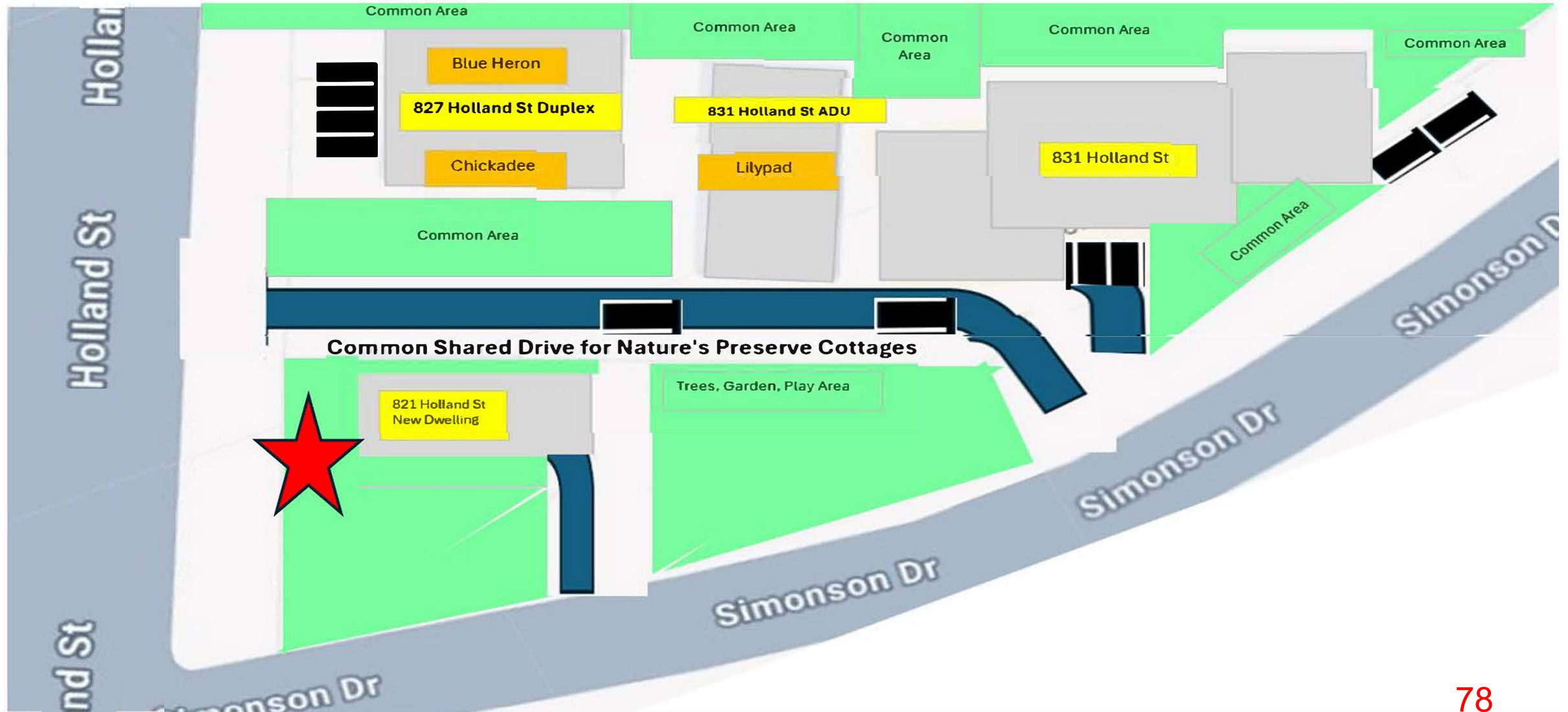
NEDERVELD

Cathy Stabile
[REDACTED]

821 Holland St Proposal



821, 831, and 827 Holland St Map



821 Holland St Proposal

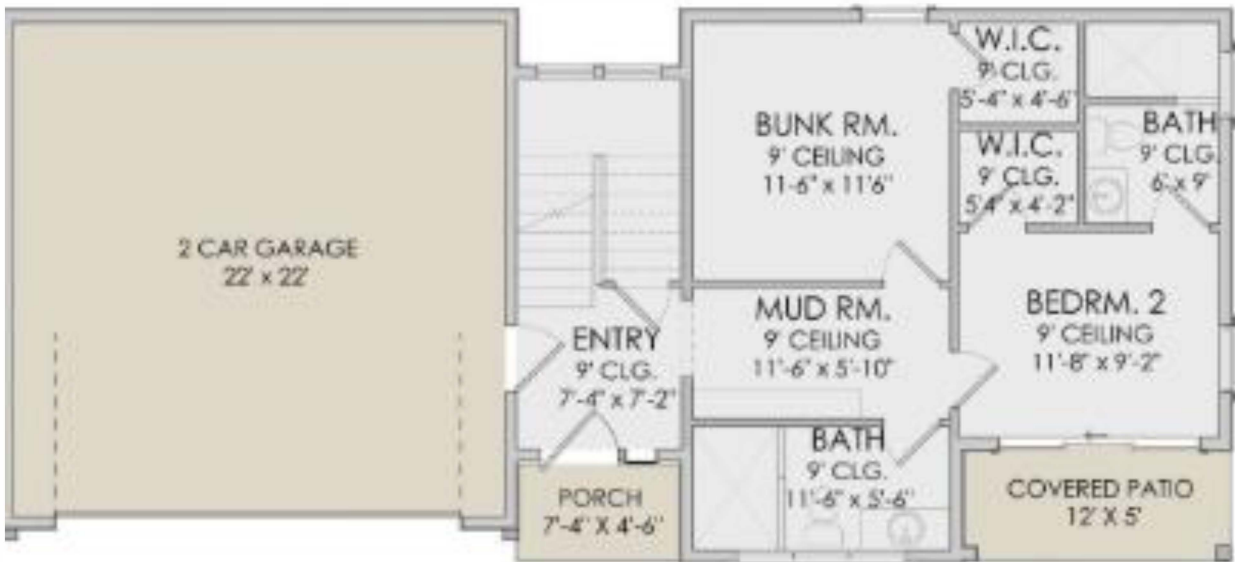


821 Holland St Proposal



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



Appendix Page 30-31 for LP Smart
Siding Specs

821 Holland St Proposed Stone Entry Specs



Versetta Stone- Specs
See Appendix 39

St Proposed Wood Plank Siding

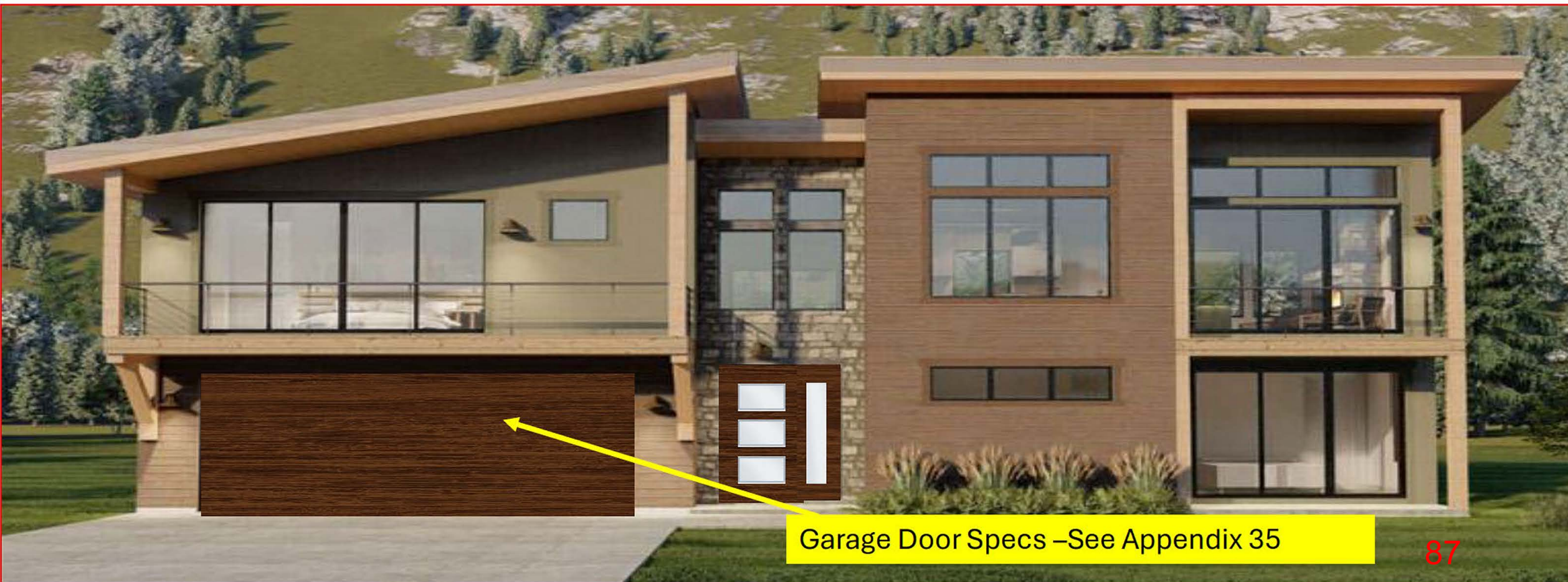


Wood Plank- Specs
See Appendix 40

821 Holland St Proposed Window Specs



Window Specs- See
Appendix 33-34



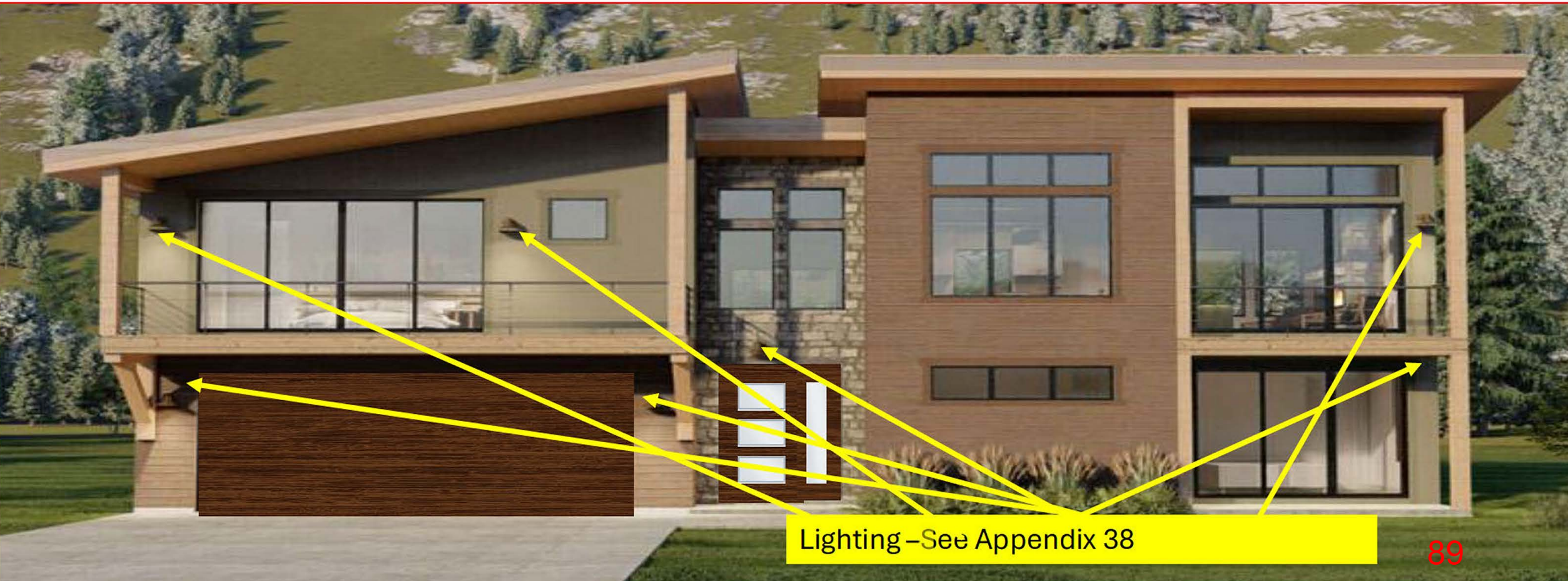
Garage Door Specs –See Appendix 35



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



Garage Door Specs See
Appendix 36

Material Appendix



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



Sustainability Info:

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



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



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 Red	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

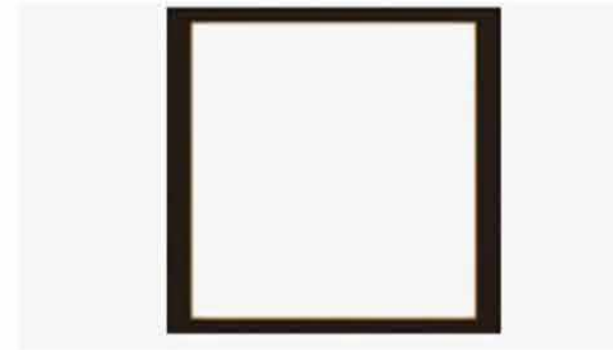
<https://www.youtube.com/watch?v=xoJ74IKghTk>

Andersen Fibrex Wood Composite



- 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-operational 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.



- 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 →](#)



849 Western Avenue North
St. Paul, Minnesota 55117

Telephone: 651-436-3835
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:
MODEL TESTED
NAFS-17/-11/-08

100 Series Picture Window
100REC9051 IG

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

Test

Operating Force
Resistance to Air Infiltration
Resistance to Water Penetration
Resistance to Structural Loading
Forced Entry Resistance

Results Summary

N/A
<0.05 L/s/m² (<0.01 cfm/ft²) (ASTM E283)
Pass at DP50 (ASTM E547)
Pass at DP+50/-50 (ASTM E330)
Pass (ASTM F 588)

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

Test

Operating Ease
Air Tightness
Water Tightness
Wind Load Resistance
Blow-Out
Forced Entry Resistance

Rating

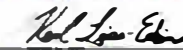
(N/A)
Fixed
B3
C5
C3
Pass (ASTM F 588)

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 Operations



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.

POPULAR



PLEASE NOTE:

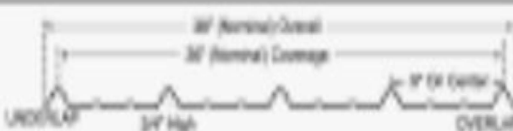
Actual colors may vary from sample photos.

For Precise Color Matches, Read More

Walnut



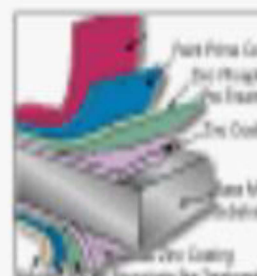
PREMIUM
PRO-RIB



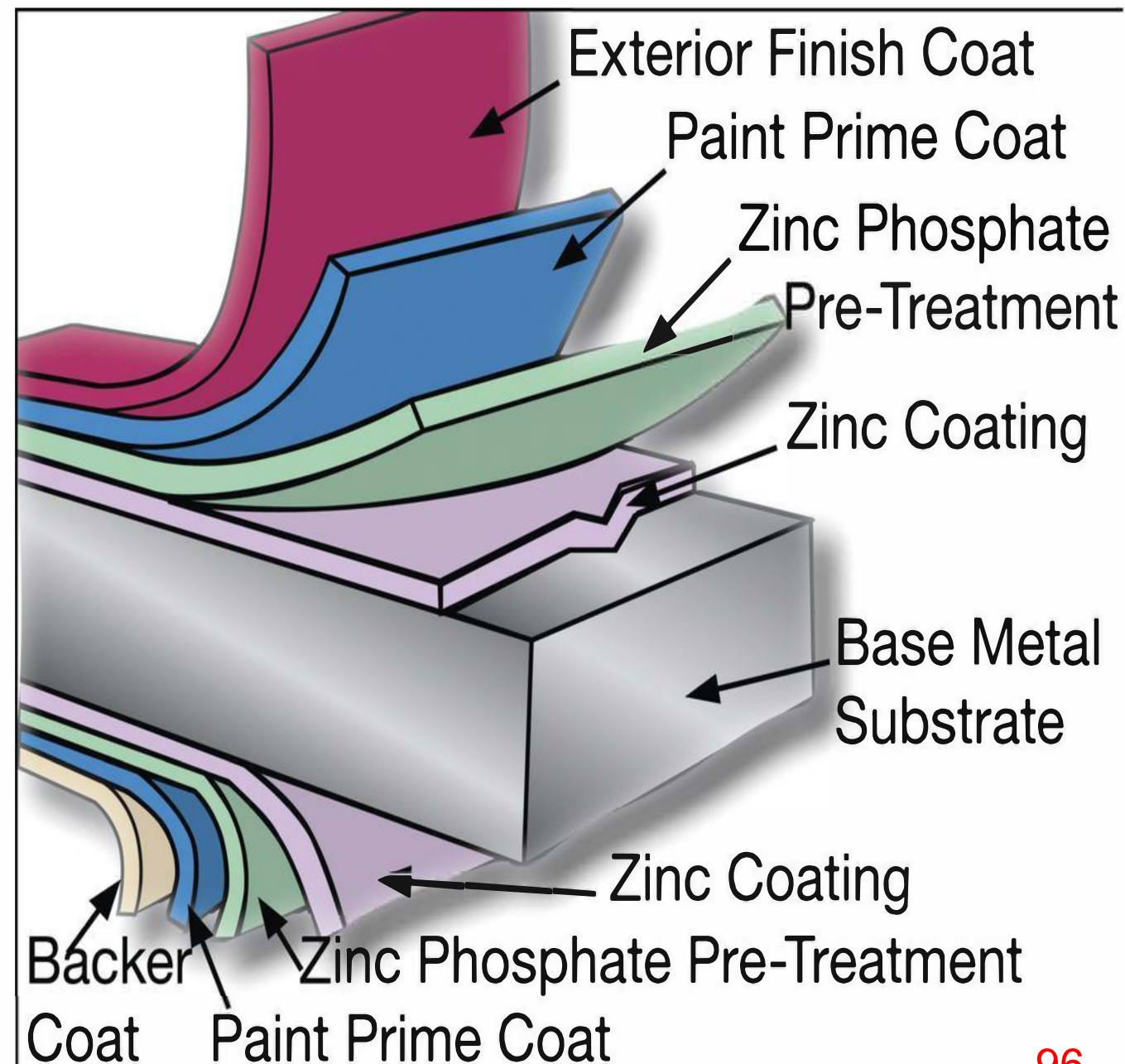
Premium Pro-Rib® is one of the most versatile members of the Pro-Rib® family of quality products. It is truly a premium wall and roof panel whose applications span a tremendous variety of residential, commercial, and industrial construction projects. The superior performance of the Premium Panel System sets this panel apart from the crowd.

28 Gauge Panel
Actual 0.0157\" minimum thickness before painting
.0161\" nominal thickness after painting
G-100 Galvalume Coating plus Zinc Phosphate
Limited Lifetime Paint Warranty

OFF WHITE	WHITE	LIGHT STONE	TAN	OLIVE	GOLD
Bronze	BURNISHED BLUE	BROWN	CHARCOAL BLUE	MIDNIGHT BLUE	EMERALD GREEN
LIGHT GRAY	LIGHT BLUE	CHARCOAL GRAY	MIDNIGHT GRAY	COBALT BLUE	MIDNIGHT BLUE
BRIGHT RED	RED	COPPER RED	BURGUNDY	COPPER ORANGE	

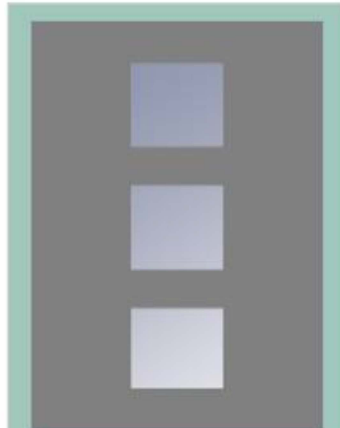


Not Available in All Colors
Also Phosphate Pre-Treatment
Coil Coating "Paint" Process 40% A-100
Structural Strength 40% A-100
Grade 50 (Full Yield Steel)
UL 1000 & 1000 Series Strength
UL 2000 Class 1 Hot Resistance
UL 790 Class A Fire Resistance
UL 1000 Series 10 Year Life
Paints (See Appendix A) 10 Year Life
Paints (See Appendix A) 10 Year Life
Paints (See Appendix A) 10 Year Life



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.

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

STONE DIMENSION AND PRESENCE

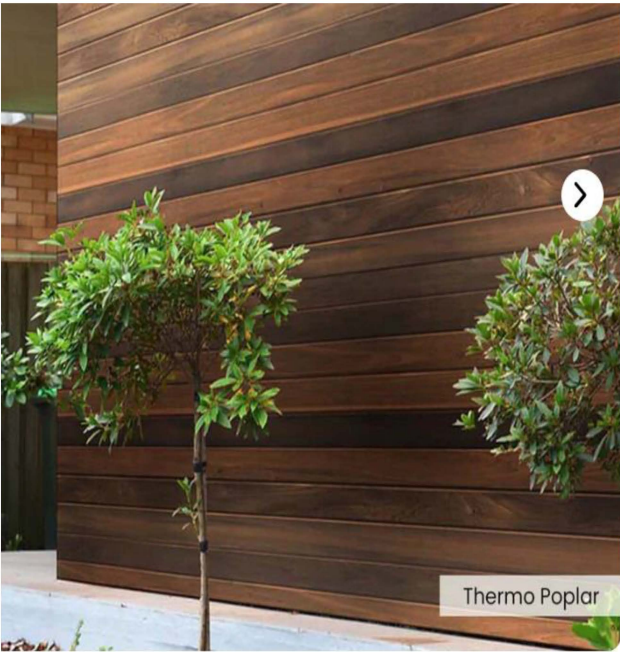
- Delivers the elegant look of stone
- Adds timeless texture and visual interest
- Offered in a curated collection of popular colors
- Features natural shapes and handcrafted details
- Adaptable for both interior and exterior applications
- Takes home design to the next level





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	<i>Unless specified with a sales rep, orders under 150 SF will be shipped at 5', 6' and 7' lengths.</i> <i>Please note: This is a real wood product so coloring, texture, and shading may vary from board to board.</i>
Trim	Shop Our Matching Trim Here

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



Historic District Permit Application

LOCATION INFORMATION

Address 621 Holland St

APPLICATION NUMBER

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

Date

Signature

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

Contract 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

102 Butler Street • P.O. Box 86 • Saugatuck, MI 49453
Phone: 269-857-2603 • Website: www.saugatuckcity.com



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:

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.milegal.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 _____

EMAIL _____

PHONE _____

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 _____

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

102 Butler Street • PO Box 86 • Saugatuck, MI 49453
Phone: 269-857-2603 • Website: www.saugatuckcity.com