



MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: Grayson Moore
Director of Planning & Zoning

MEETING DATE: March 5, 2026

RE: Historic District Permit Application, 890 Simonson Drive.

REQUEST:

The applicant is requesting approval for the installation of a 29' x 17' 6" pergola in the rear yard. The proposed frame color is black, and the proposed louver color is white. As proposed, the pergola is permitted and complies with Zoning Ordinance regulations. The images below show the current conditions of the site.



Figures: 07/2025



BACKGROUND:

Previously, the site located in the Community Residential (R-1) Zoning District was occupied by a 41' x 25' concrete structure that was primarily used for storage. In 2021, this structure was approved for demolition. The current home at 890 Simonson Drive is classified as a noncontributing resource and was approved by the Historic District Commission on March 3, 2023. Historical images of the site are provided below. The image immediately below was taken in June 1978. The subsequent images were obtained from City records but are undated.



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.

IV. THE LAND AND SITE IMPROVEMENTS

D. Patios, Decks, Garden Structures

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

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

6. Garden Structures. (a) Garden structures include open structures which are not secured to permanent footings (below the frost line), such as open play equipment, open gazebos, arbors and trellises, ponds, fountains and bird baths, sculpture or other art works. Garden structures will not be reviewed.

(b) A structure is not considered a garden structure if it has one or more of the following characteristics:

- 1) attached to permanent footings;
- 2) with solid, glassed, or screened walls, and larger than 50 square feet (such as garages, garden sheds);
- 3) attached to the principal structure on the property.

For structures with the above characteristics, review is required. See guidelines on fences (II.C. above), porches (II.E), secondary structures (III.), additions and new construction (V.) which may apply, as well as the Secretary of the Interior's Standards.

V. ADDITIONS AND NEW CONSTRUCTION

A. Additions

1. Compatible Additions. New additions within historic districts can be appropriate if they do not destroy historic features, materials and spatial relationships of the original building and site. Their location, size, height, scale, design and materials should be compatible with the original structure. The Commission may make recommendations to the Planning Commission and/ or the Zoning Board of Appeals concerning placement of additions on the lot.

2. Site Protection. A new addition should be designed and located so that significant site features, including mature trees, are not lost.

3. Distinguishing New from Old. New additions should be designed in such a manner as to make clear what is historic and what is new. They should be constructed so that they can be removed in the future without damage to the building.

4. Massing. It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

Comment:

The subject property at 890 Simonson is a noncontributing resource within the Historic District. Based on the information provided, the proposed pergola appears to be consistent with the Historic District guidelines. The structure is proposed in the rear yard and does not

appear to impact or obscure character-defining features of the noncontributing resource or diminish the historical or architectural significance of the principal structure or surrounding district. The pergola is accessory in nature and subordinate to the primary structure.

The design, scale, and placement of the pergola appear generally compatible with the structure and the visual context of the surrounding area. In addition, the open design of the pergola helps maintain the overall balance of built mass and open space on the site.

Due to the existing topography of the site and canopy coverage in the surrounding area, the pergola is expected to be minimally visible from the public right-of-way, particularly during seasons when the trees are in bloom.

Review of the proposal is required because the structure is larger than 50 square feet and is expected to be installed with permanent footings and/or to the primary structure. The proposal is evaluated under the applicable Historic District guidelines, including those related to garden structures and additions/new construction.

Each application must be evaluated independently by the Historic District commission based on current guidelines and best preservation practices.

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:

1. *Motion to **approve** of the applicant's request for the installation of a 29' x 17' 6" pergola in the rear yard.*

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

a) _____

b) _____



Historic District Permit Application

LOCATION INFORMATION

APPLICATION NUMBER _____

Address 890 Simonson Dr.

Parcel Number _____

APPLICANTS INFORMATION

Name Beecham Builders, LLC Address / PO Box _____

City _____ State _____ Zip _____ Phone _____

Interest In Project Installer E-Mail _____

Signature _____ Date 02-10-2026

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Michael Sullivan 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 Beecham Builders LLC Contact Name Erin Cuti

Address / PO Box _____ City _____

State _____ Zip _____ Fax _____

E-Mail _____

License Number 2102180979 Expiration Date 05/31/2026

PROPERTY INFORMATION

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

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Install 29'x17'6" StruXure Pergola per manufacturers specifications.

Fram Color: Black Louver Color: White



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:

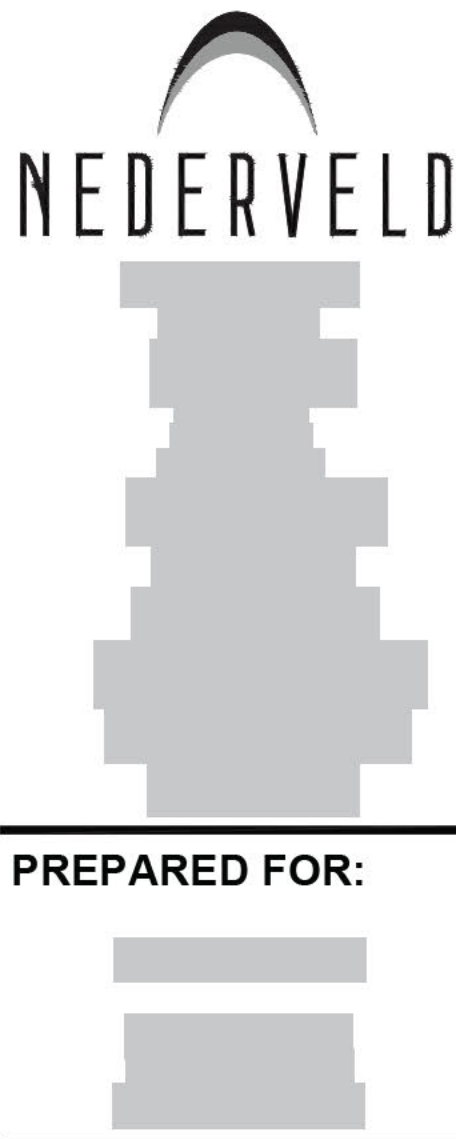
Y N NA

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | 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: _____



REVISIONS:

Title:	City Submittal	Date:	2021.05.03
Drawn:	WDS	Checked:	MJB
Title:	Revised Per Owner	Date:	2022.10.05
Drawn:	WDS	Checked:	MJB
Title:	Revised Per Owner	Date:	2023.03.07
Drawn:	WDS	Checked:	MJB
Title:	Revised Per Owner	Date:	2023.05.03
Drawn:	WDS	Checked:	MJB
Title:	Revised Per Landscaping Plan	Date:	2023.07.10
Drawn:	WDS	Checked:	MJB

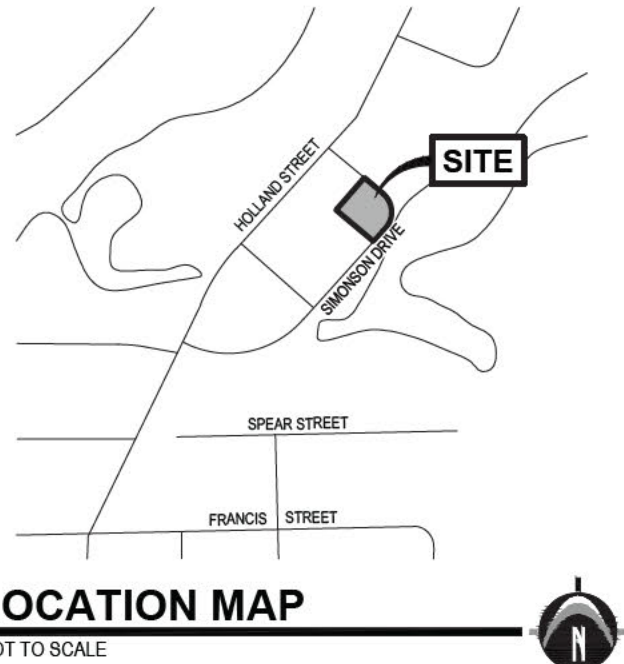
SULLIVAN RESIDENCE

Site Layout, Utility & Grading Plan



PROJECT NO:

SHEET NO: **C-300**



- LEGEND**
- EX. GRADE CONTOUR
 - PROP. GRADE CONTOUR
 - PROP. GRADE ELEV. (BLACKTOP)
 - PROP. GRADE ELEV. (CONCRETE)
 - PROP. GRADE ELEV. (GUTTER)
 - PROP. GRADE ELEV. (EDGE OF METAL)
 - PROP. GRADE ELEV. (HIGH POINT)
 - EX. BITUMINOUS
 - EX. CONCRETE
 - PROPOSED BITUMINOUS (STANDARD DUTY)
 - PROPOSED BITUMINOUS (HEAVY DUTY)
 - PROPOSED CONCRETE (STANDARD DUTY)
 - PROPOSED CONCRETE (HEAVY DUTY)
 - PROP. STORM SEWER
 - PROP. SANITARY SEWER
 - PROP. WATERMAIN
 - SPILL CURB
 - FLOW DIRECTION
 - EMERGENCY OVERTFLOW STORMWATER FLOW ROUTE
 - PROP. LIMITS OF GRADING
 - SILT FENCE

- SOIL MATTING LEGEND**
- PLACE: 200 S.Y. (TOTAL) EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-100 OR APPROVED EQUAL) OVER 4" TOPSOIL ACROSS BOTH SIDES OF DRAIN. OVERLAP ROLL ENDS MIN. 3". PLACE & STAKE MATTING PER MFG. RECOMMENDATIONS (ENTIRE PROJECT)

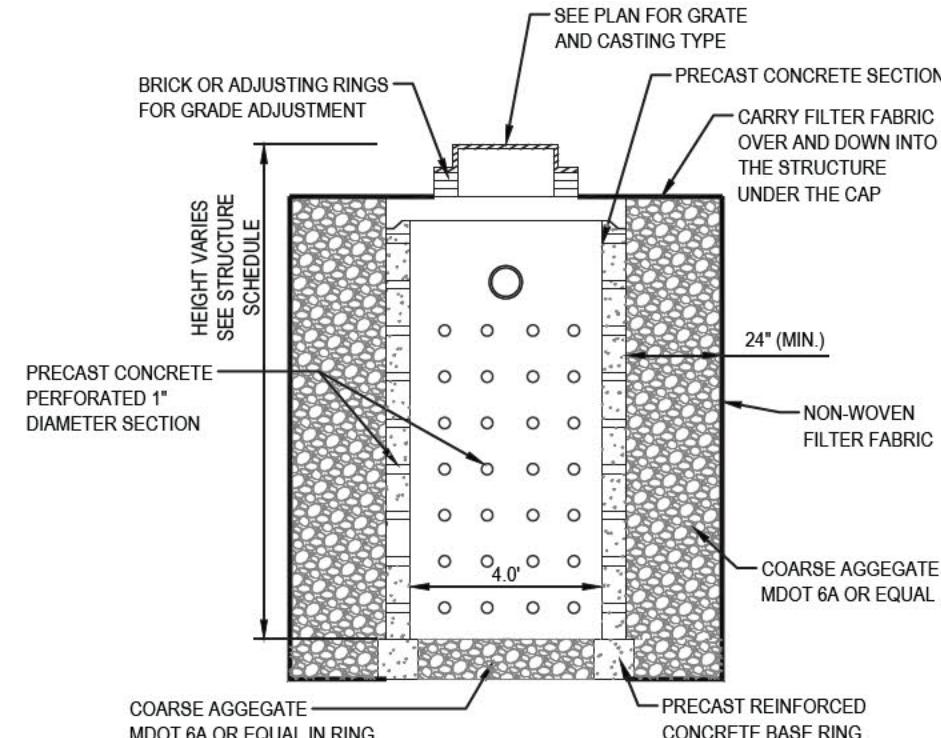
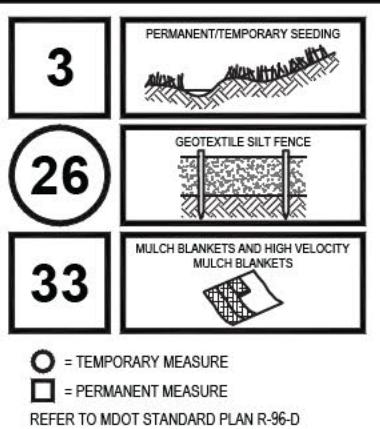
NOTE: NYLOPLAST (PVC) STORM SEWER STRUCTURES WITH DOME GRATE ARE APPROVED ALTERNATE FOR 2 FT. DIAMETER STORM INLET STRUCTURES.

SOIL EROSION CONTROL SCHEDULE 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESURF TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

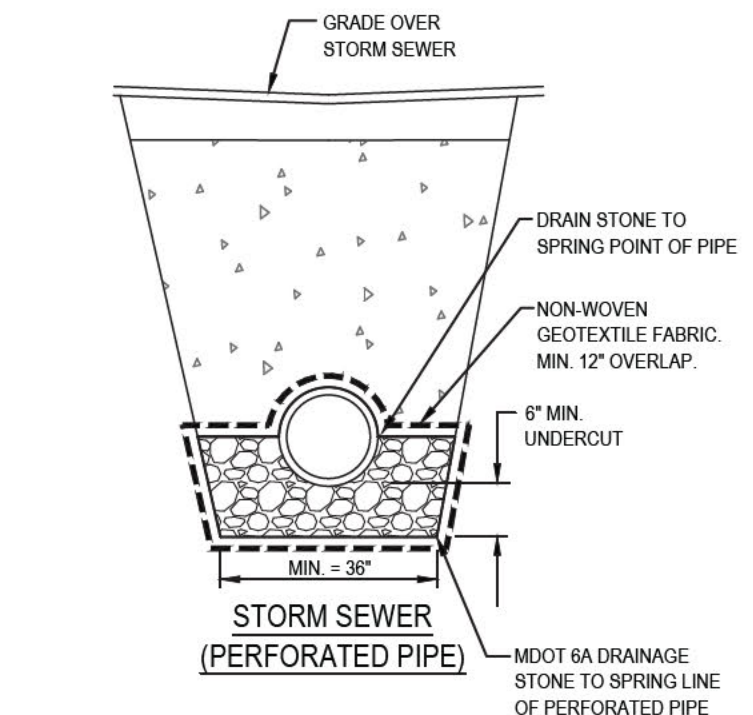
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.O.T.' "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY S&S AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY S&S MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



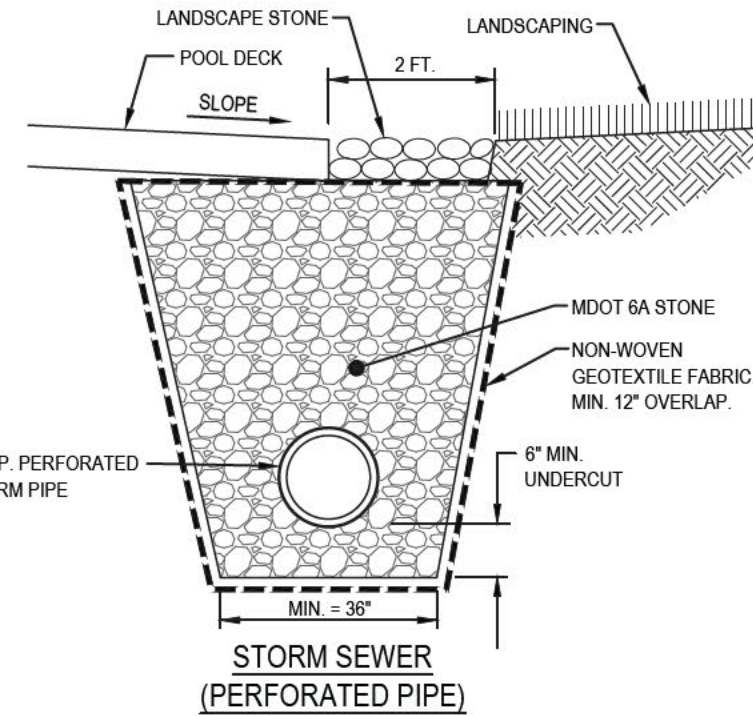
LEACHING BASIN DETAIL

N.T.S.



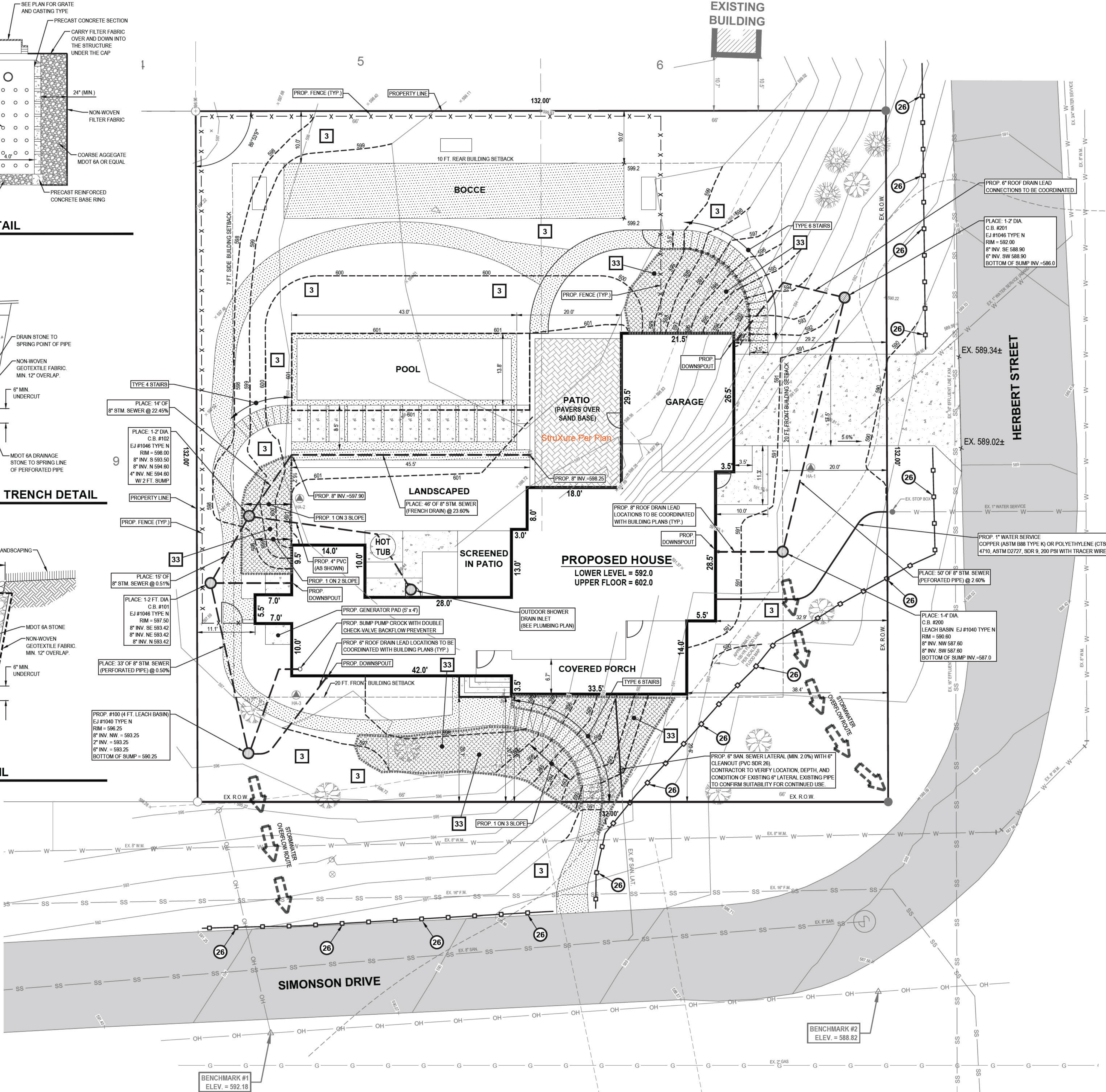
PERFORATED STORM TRENCH DETAIL

N.T.S.



FRENCH DRAIN DETAIL

N.T.S.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

PRESENTED BY:

BEECHAM OUTDOOR LIVING

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DATE ISSUED:

December 24, 2025

ADDRESS

PROJECT SHEETS

A 100/COVER

A 101/ TOP PLAN

A 102/ TOP DETAIL PLAN

A 103/ SIDE ELEVATION

A 104/ FRONT ELEVATION

A 105/ LOUVER DETAIL

A 106/ GUTTER DETAIL

A 107/ POST DETAIL

A 108/ FOOTER DETAIL

A 109/ DETAIL

A 110/ DETAIL

A 111/ DETAIL

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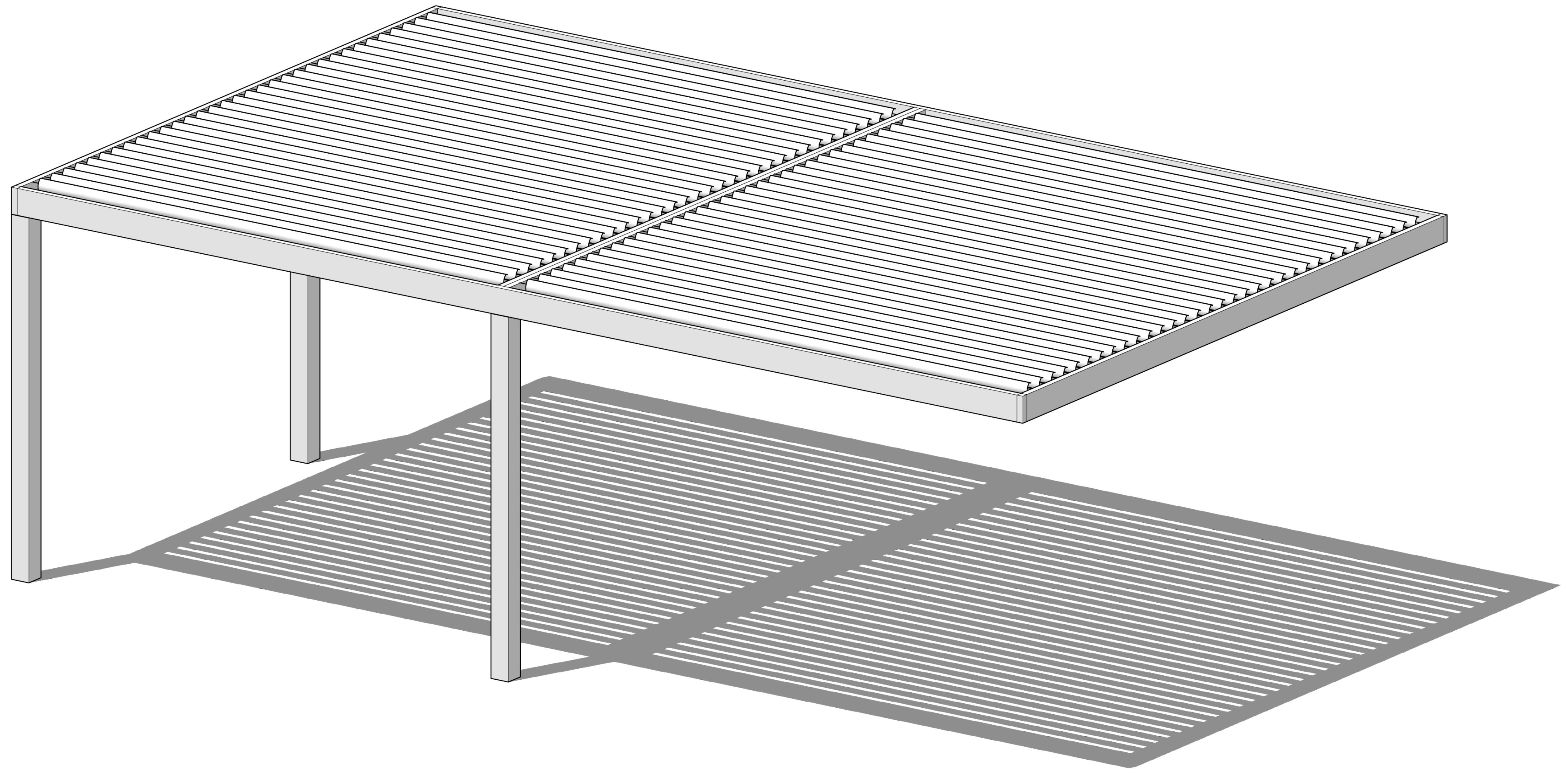
C-100

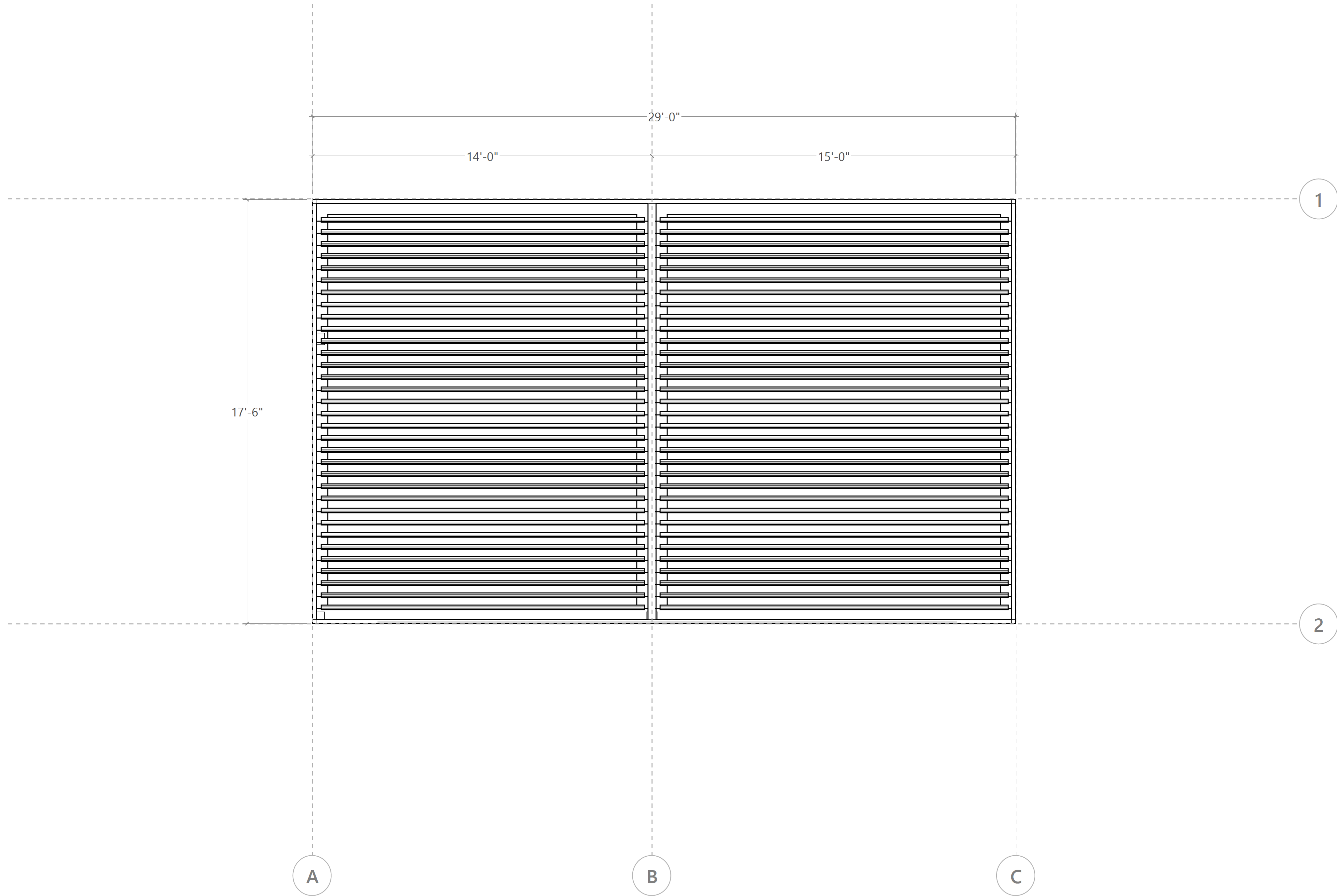
PAGE NAME:

COVER SHEET

PAGE #:

A100





1 :: TOP VIEW
Scale: 1/2" = 1'-0"

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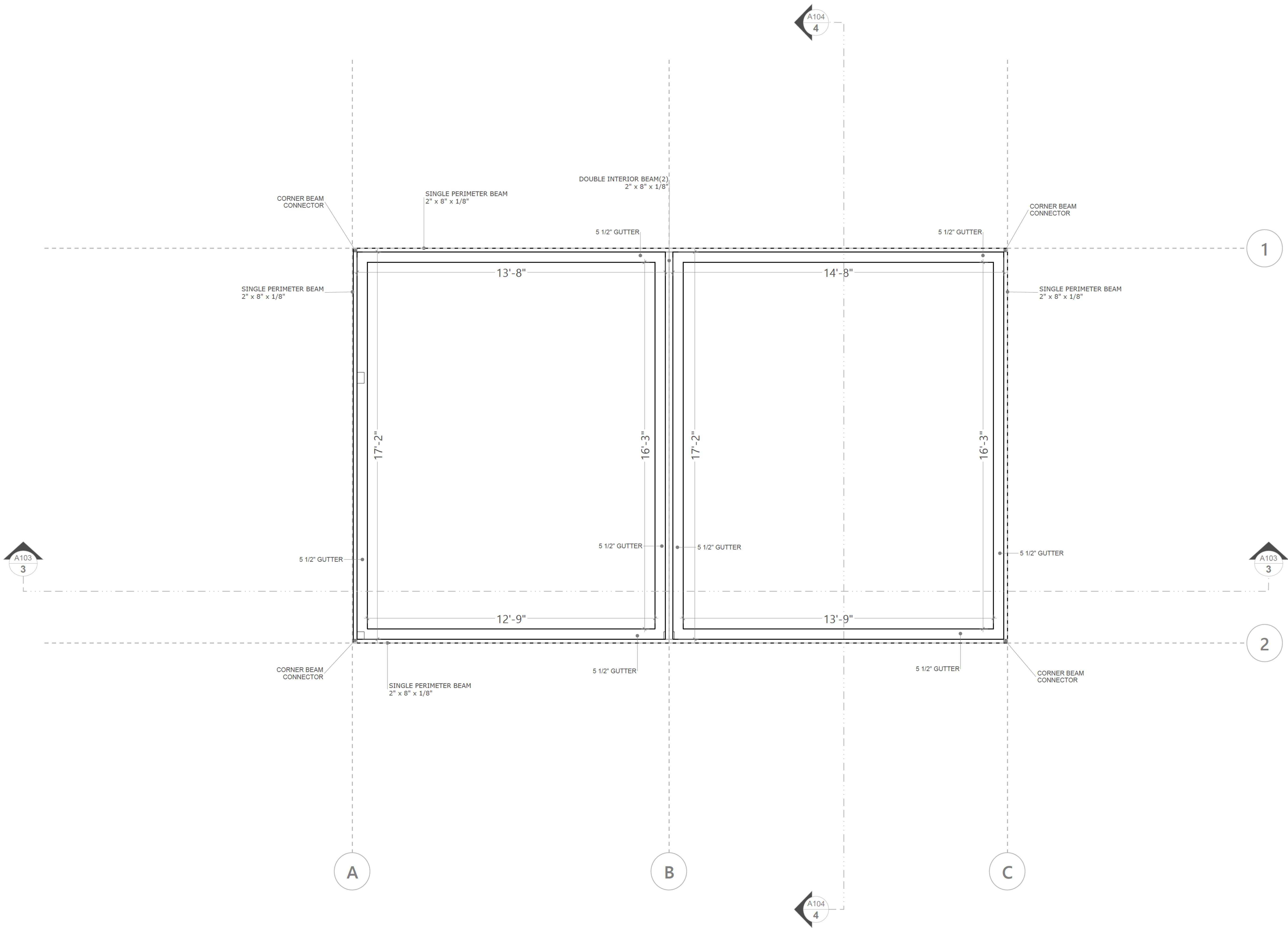
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**890 SIMONSON DR.
SAUGATUCK, MI
49453**

PROJECT #: DRAWING #:
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PAGE NAME:
TOP VIEW

PAGE #:
A101

ALUMINIUM TYPE:
**LOUVERS 6063-T5
ALL OTHER COMPONENTS
6063-T6**



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PROJECT #:

DRAWING #:

2

PAGE NAME:

BEAMS & GUTTERS PLAN

PAGE #:

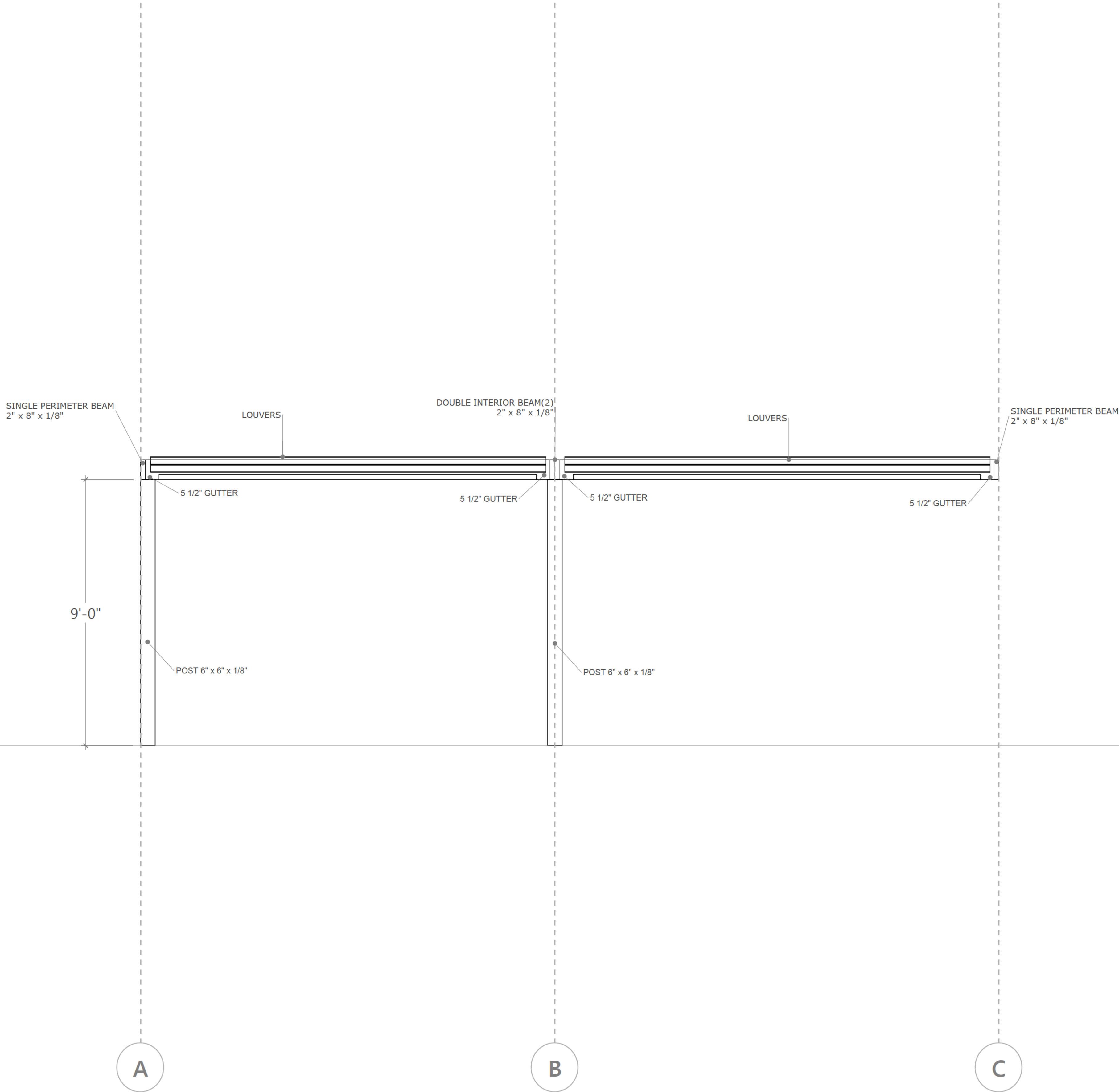
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ALL OTHER COMPONENTS
6063-T6**

BEAMS & GUTTERS PLAN

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



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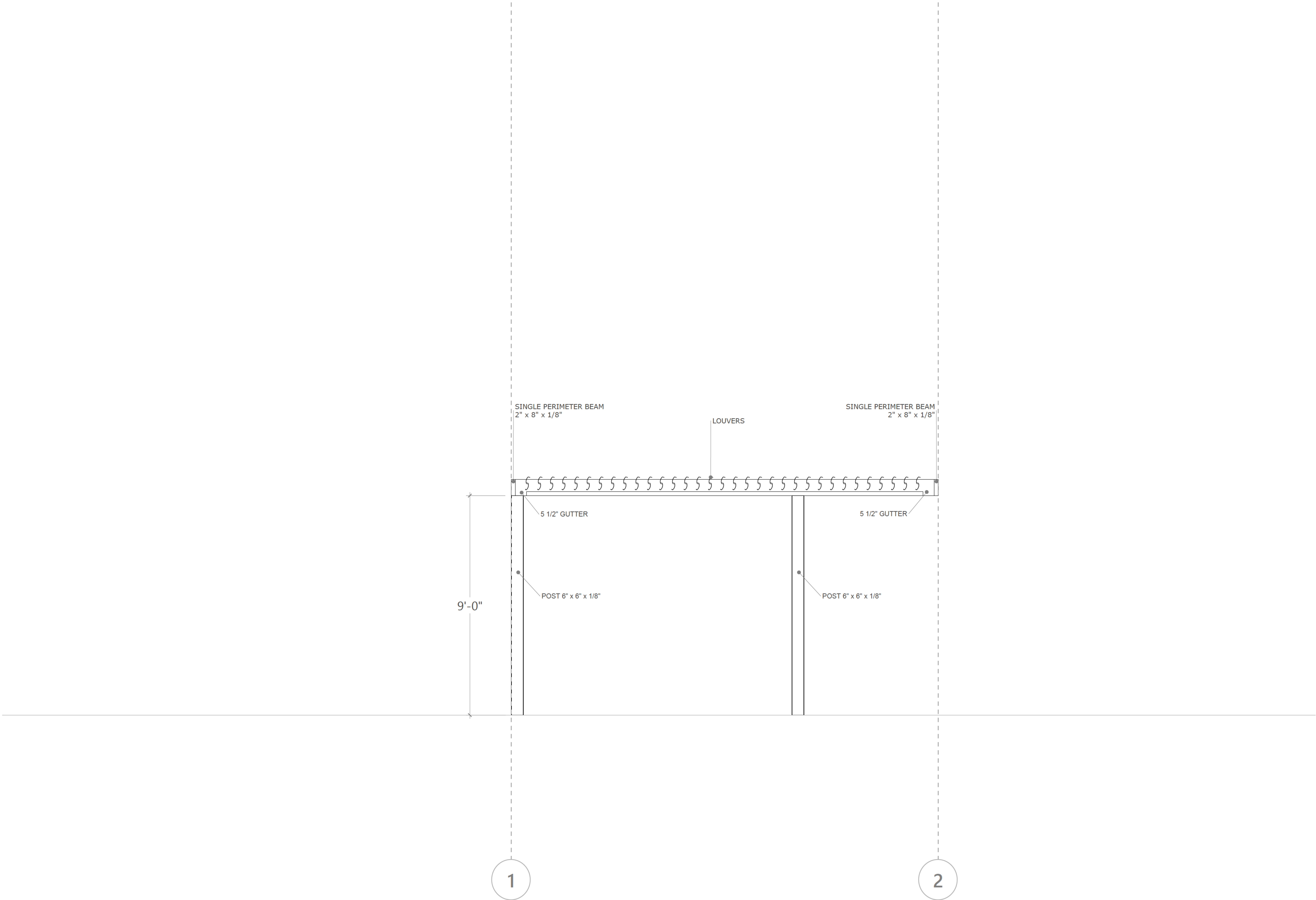
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PAGE #:

A103

ALUMINIUM TYPE:

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ALL OTHER COMPONENTS
6063-T6**



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PROJECT #:

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PAGE NAME:

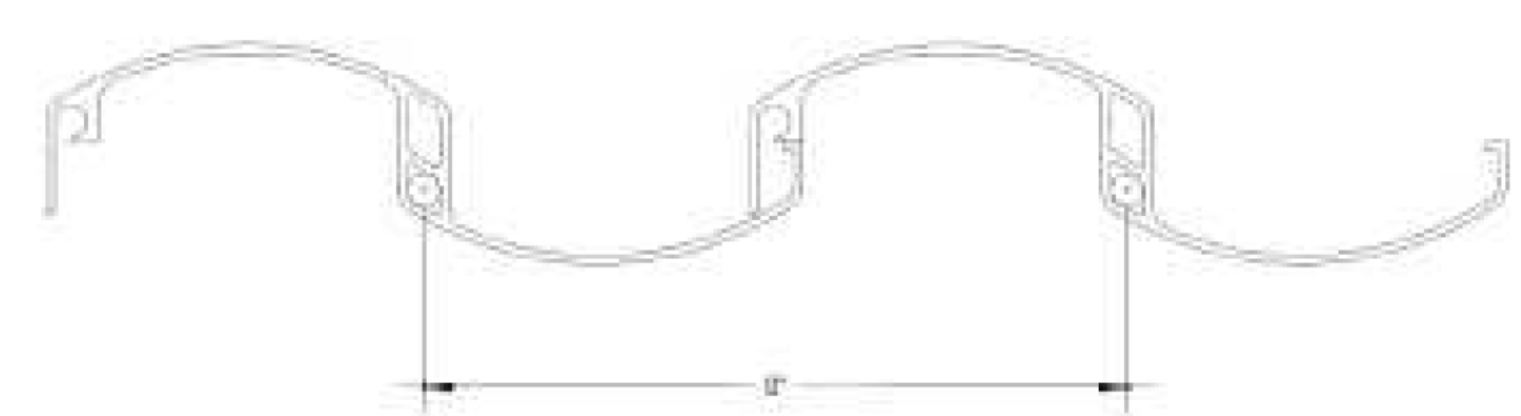
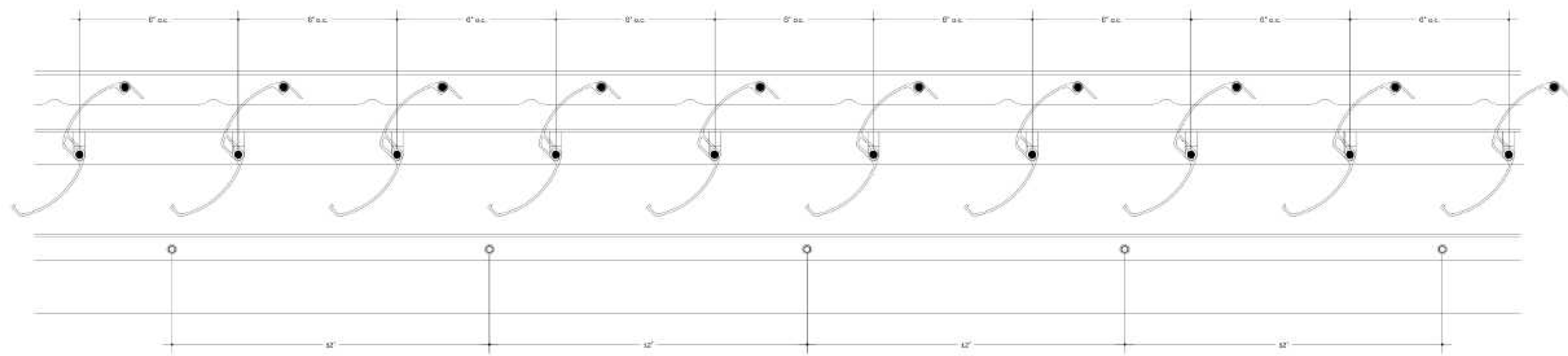
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PAGE #:

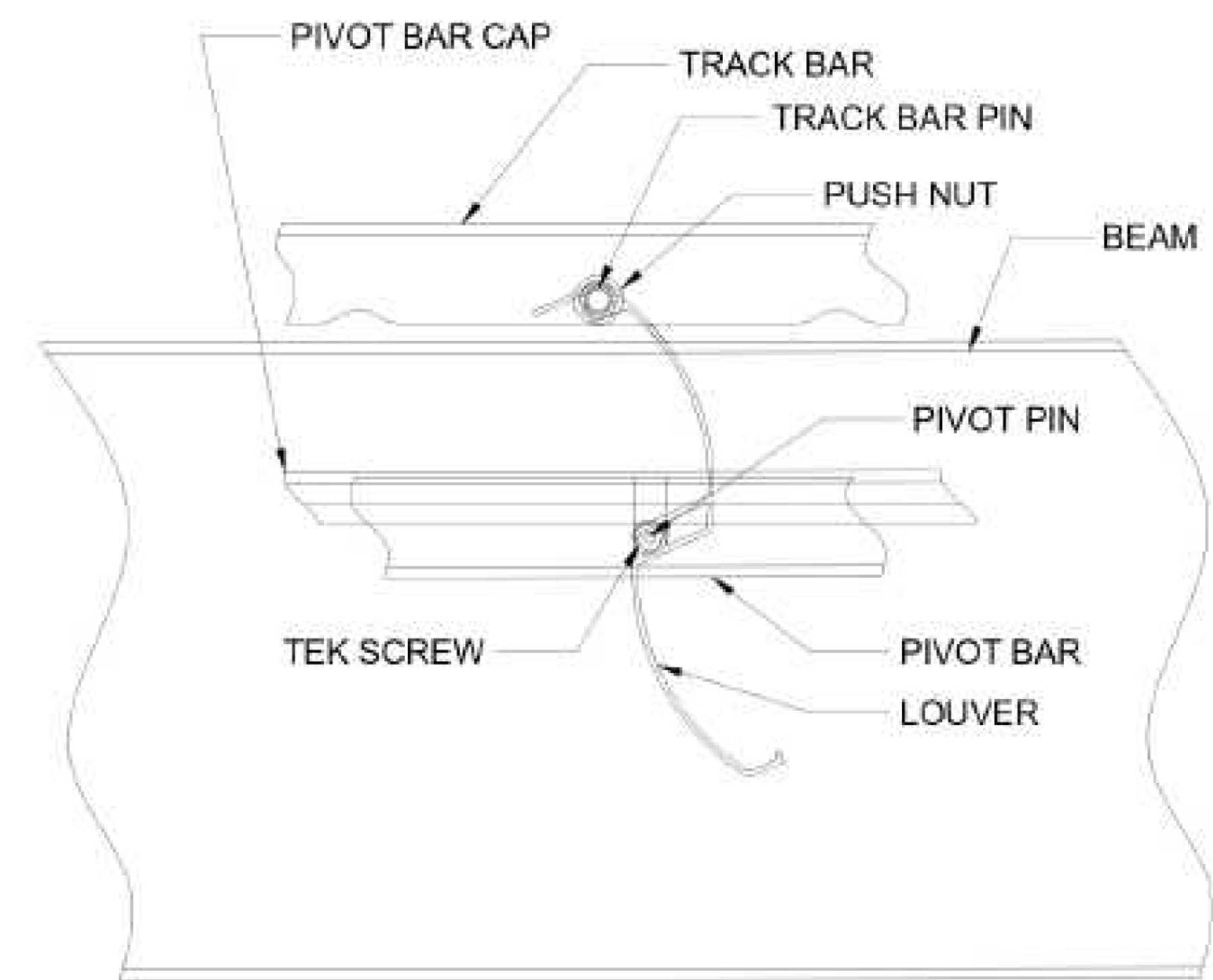
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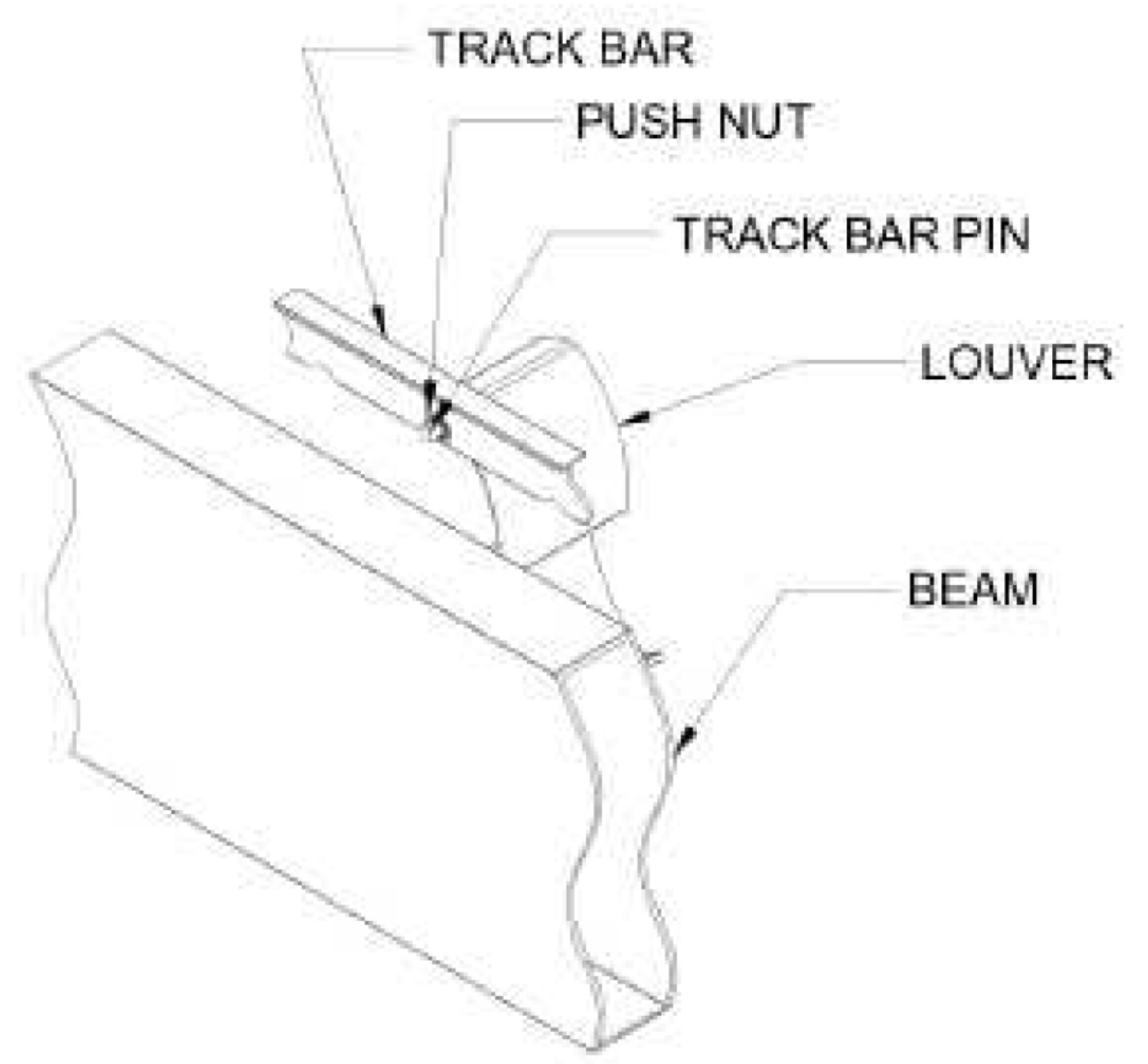
LOUVERS 6063-T5
ALL OTHER COMPONENTS
6063-T6



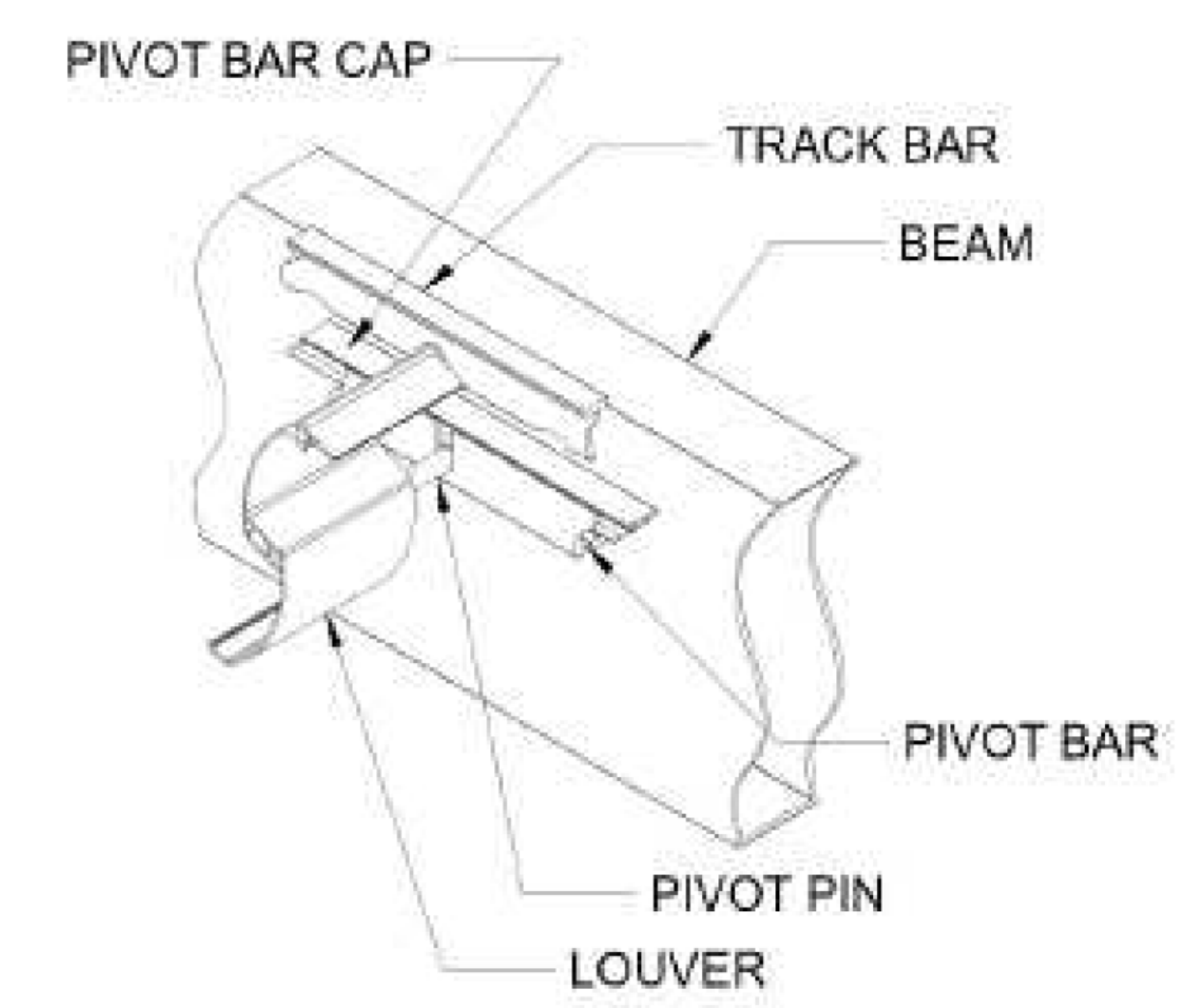
LOUVERS DETAIL



SIDE VIEW

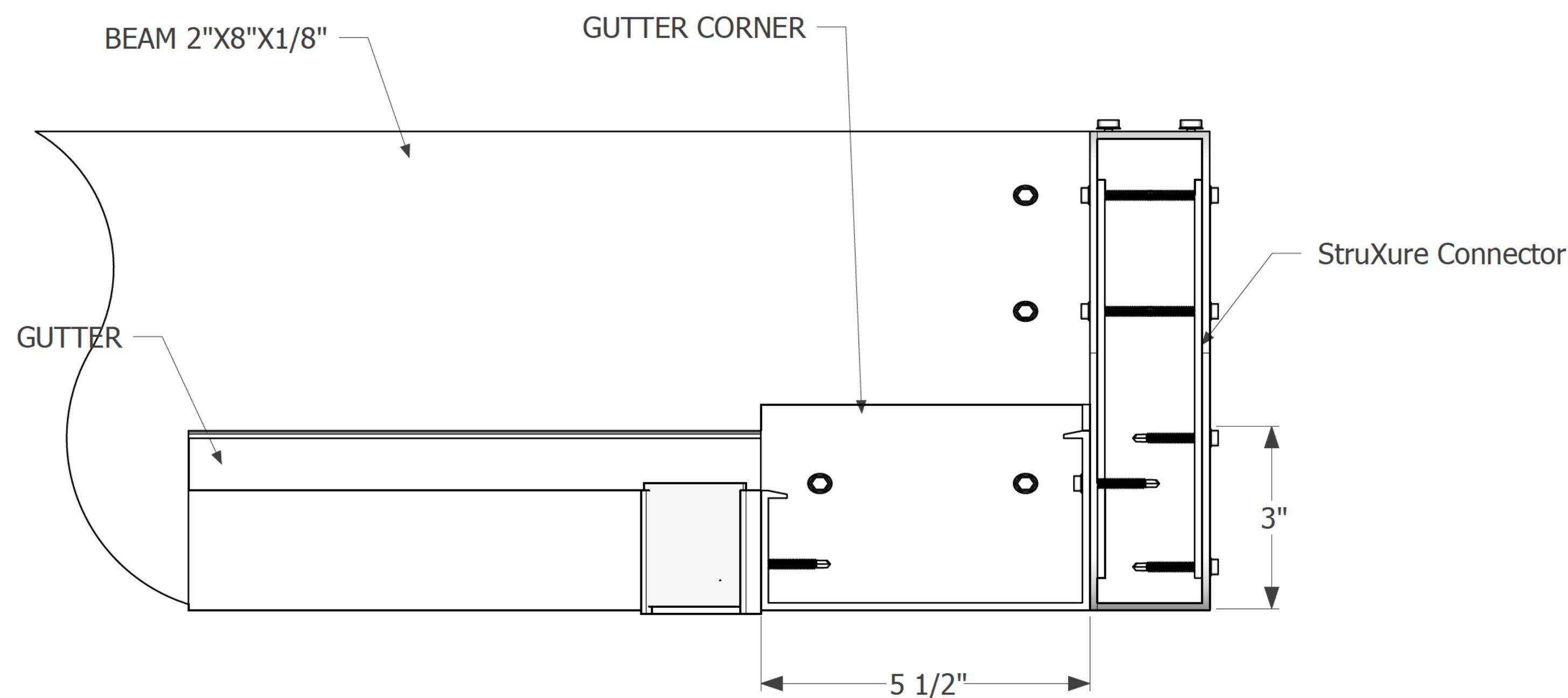
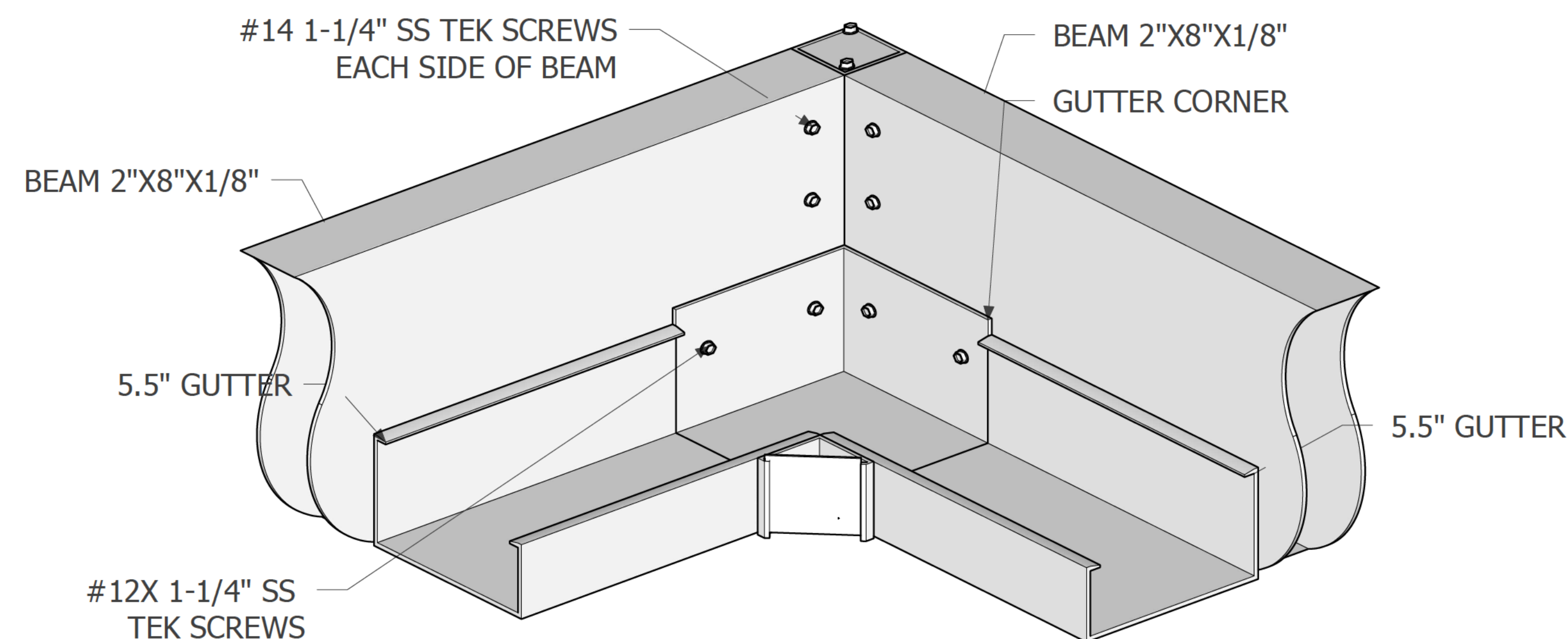
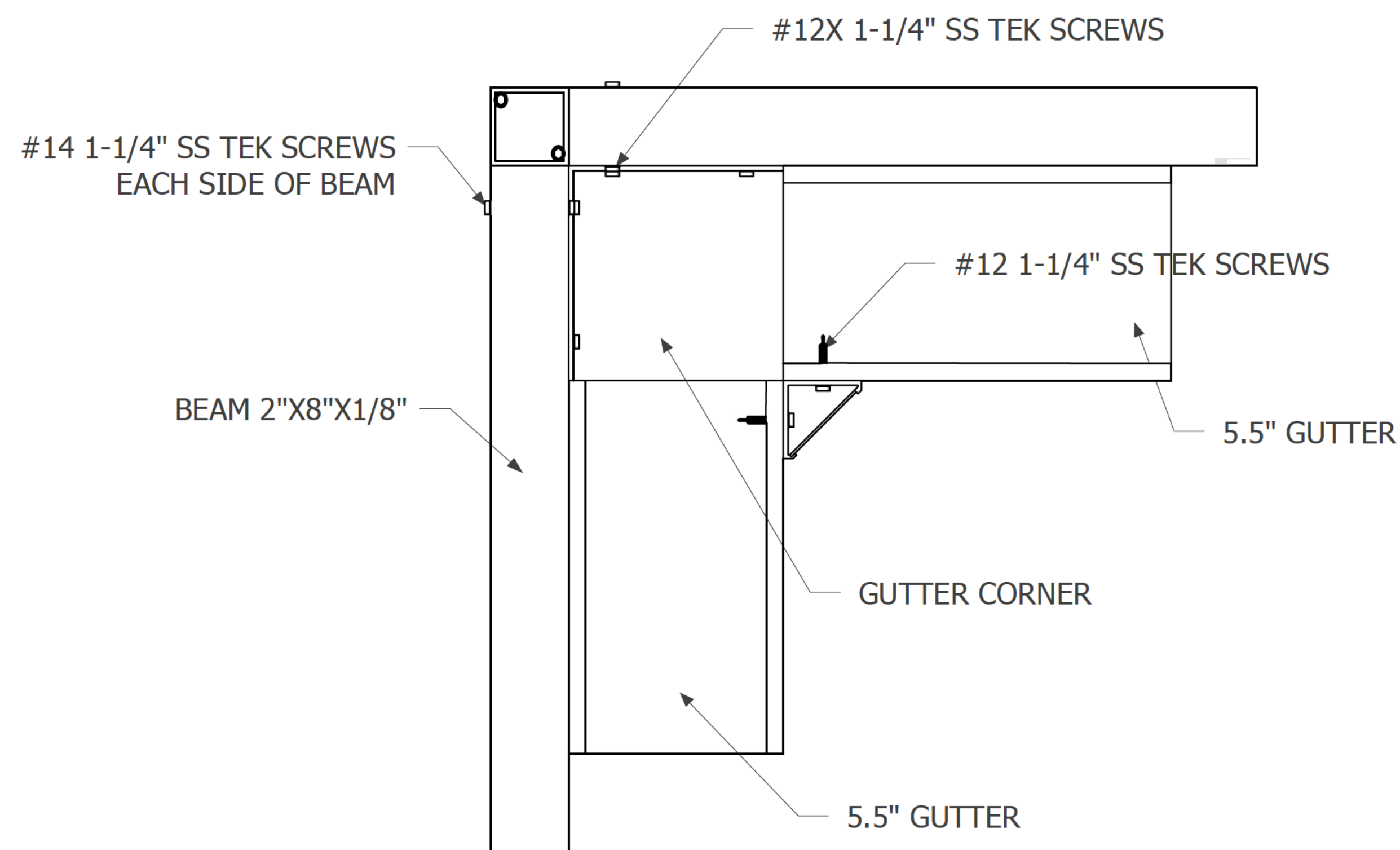


ISOMETRIC OUT-SIDE VIEW



ISOMETRIC IN-SIDE VIEW

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[Redacted]
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49453**
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PAGE NAME:
LOUVER DETAIL
PAGE #:
A105
ALUMINIUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS
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6

PAGE NAME:

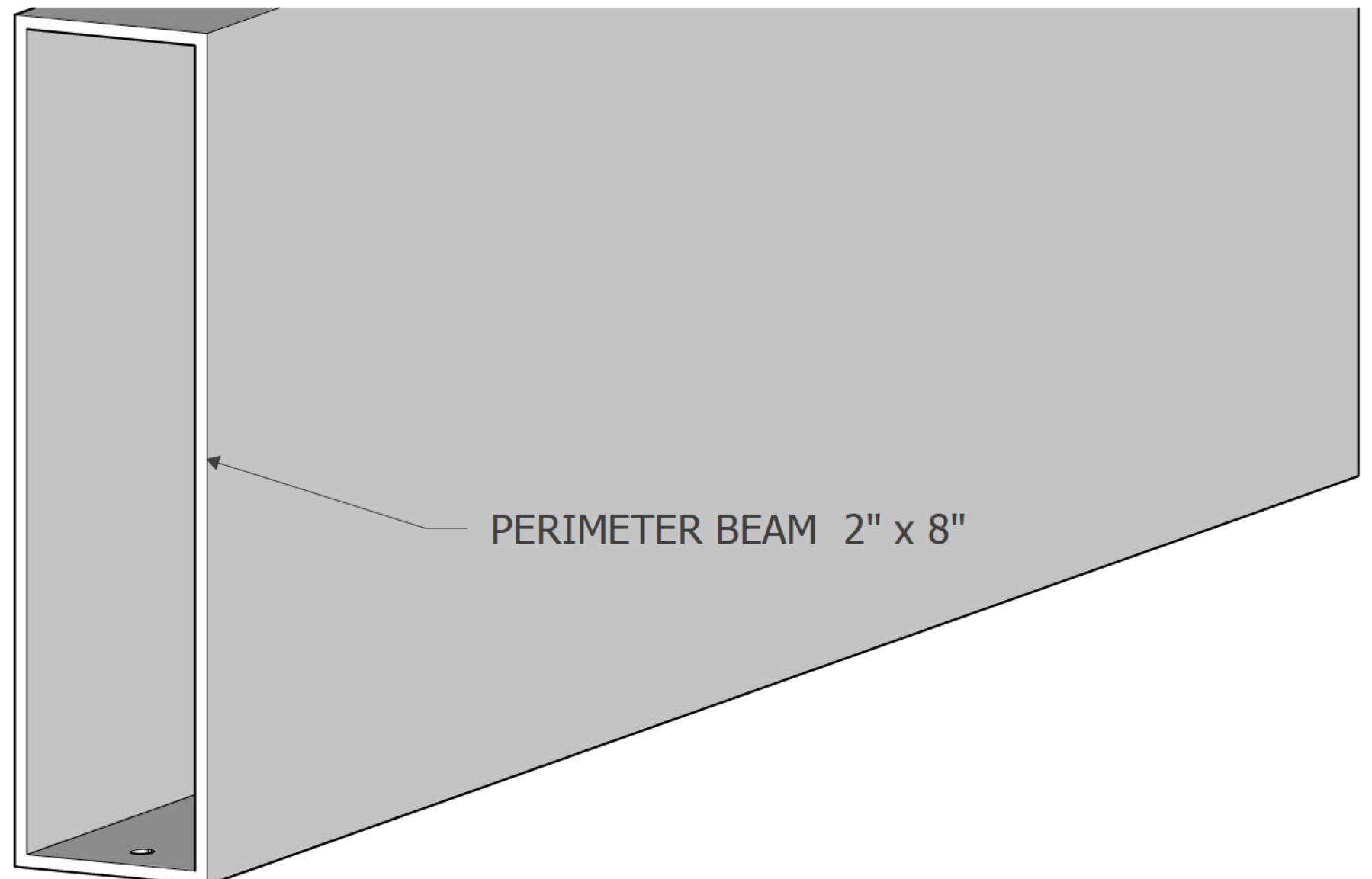
GUTTER DETAIL

PAGE #:

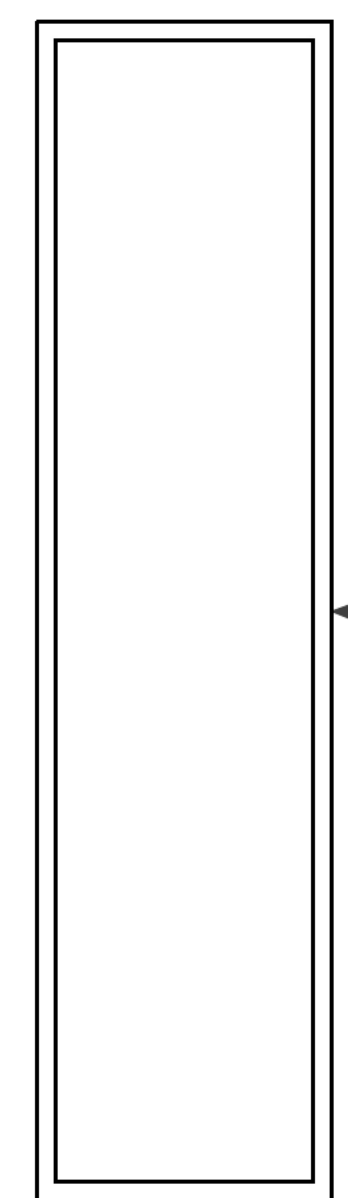
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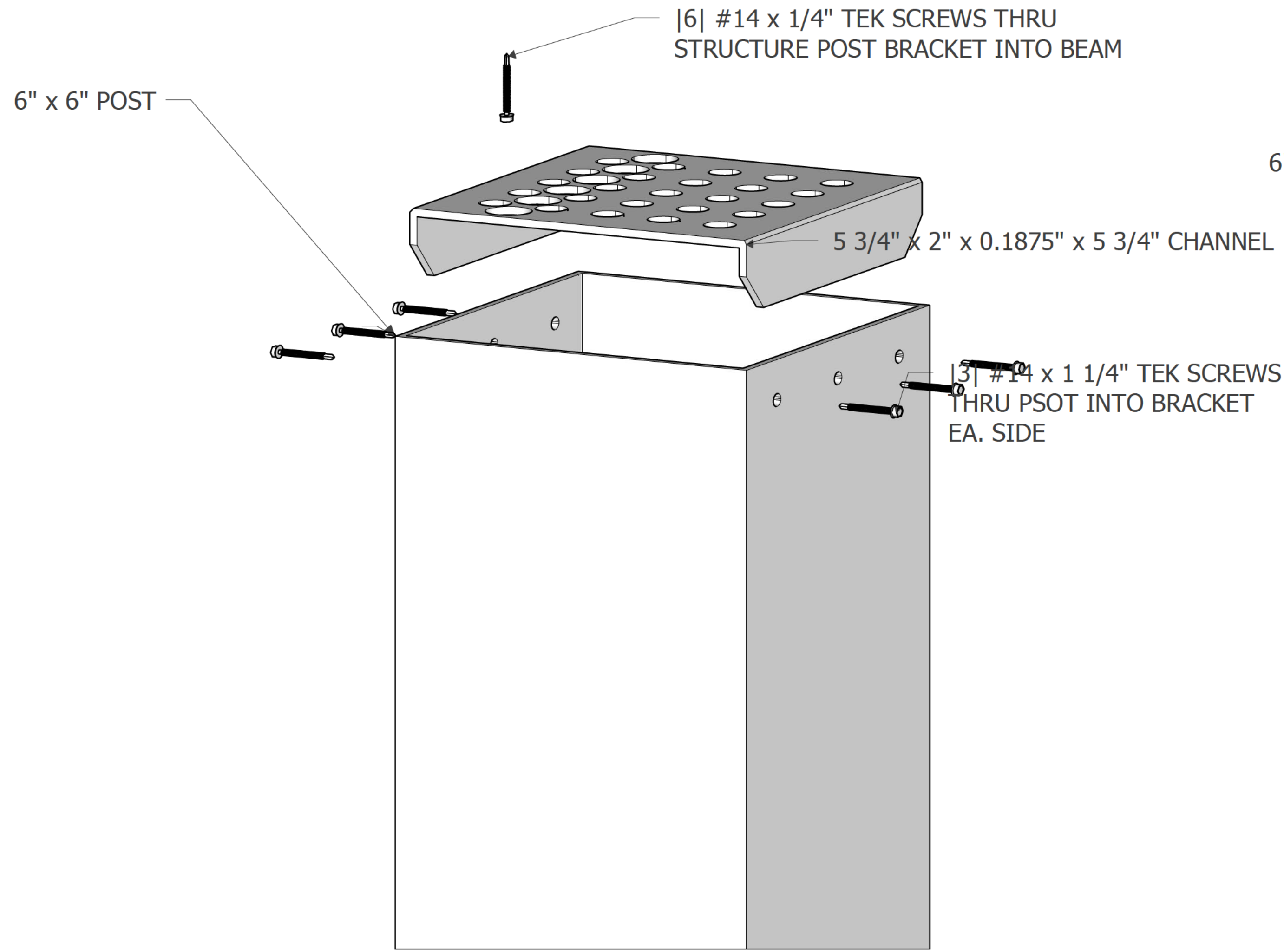
**LOUVERS 6063-T5
ALL OTHER COMPONENTS
6063-T6**



PERIMETER BEAM 2" x 8"



PERIMETER BEAM 2" x 8"



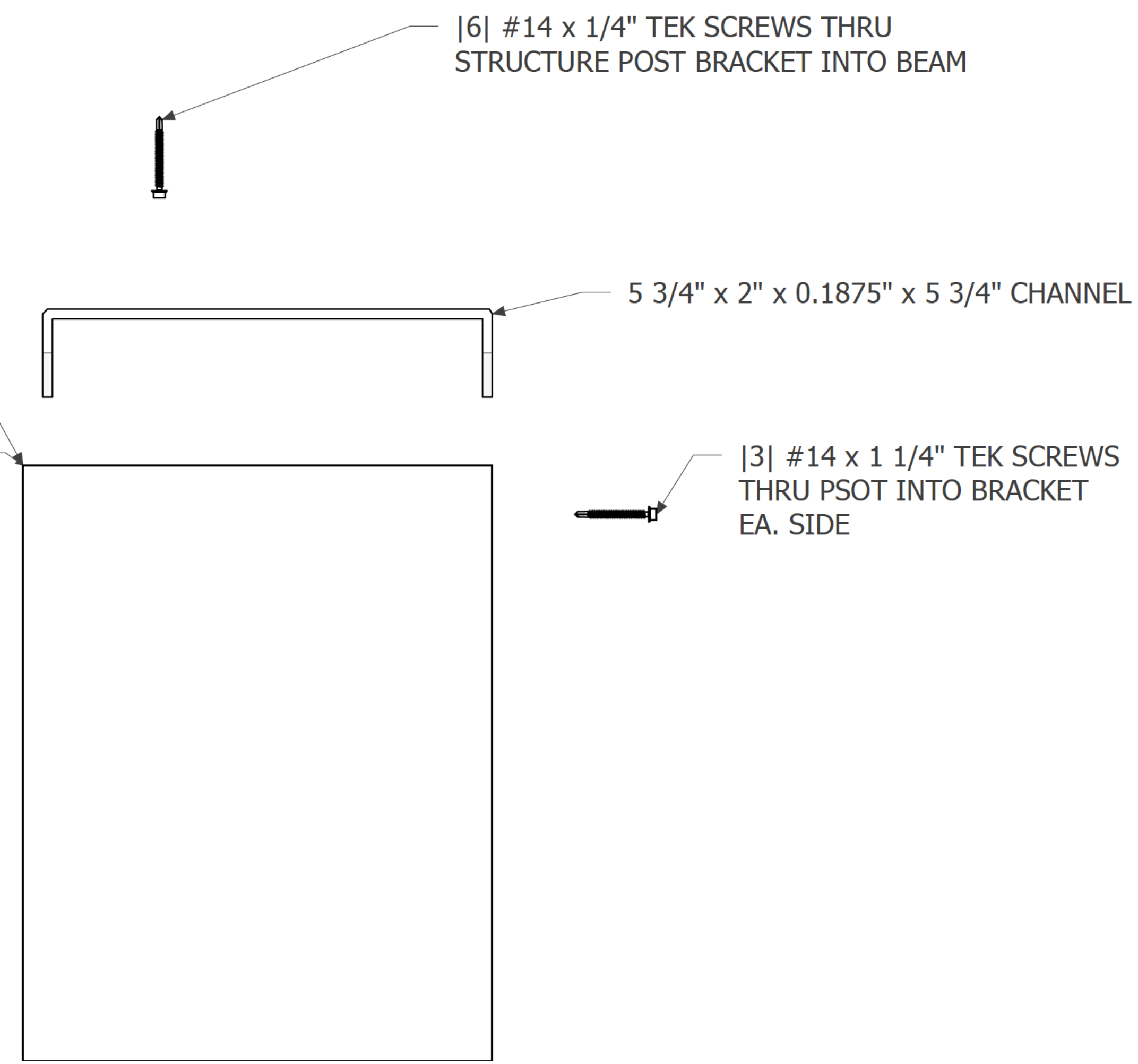
6" x 6" POST

|6| #14 x 1/4" TEK SCREWS THRU
STRUCTURE POST BRACKET INTO BEAM

5 3/4" x 2" x 0.1875" x 5 3/4" CHANNEL

|3| #14 x 1 1/4" TEK SCREWS
THRU PSOT INTO BRACKET
EA. SIDE

6" x 6" POST



|6| #14 x 1/4" TEK SCREWS THRU
STRUCTURE POST BRACKET INTO BEAM

5 3/4" x 2" x 0.1875" x 5 3/4" CHANNEL

|3| #14 x 1 1/4" TEK SCREWS
THRU PSOT INTO BRACKET
EA. SIDE

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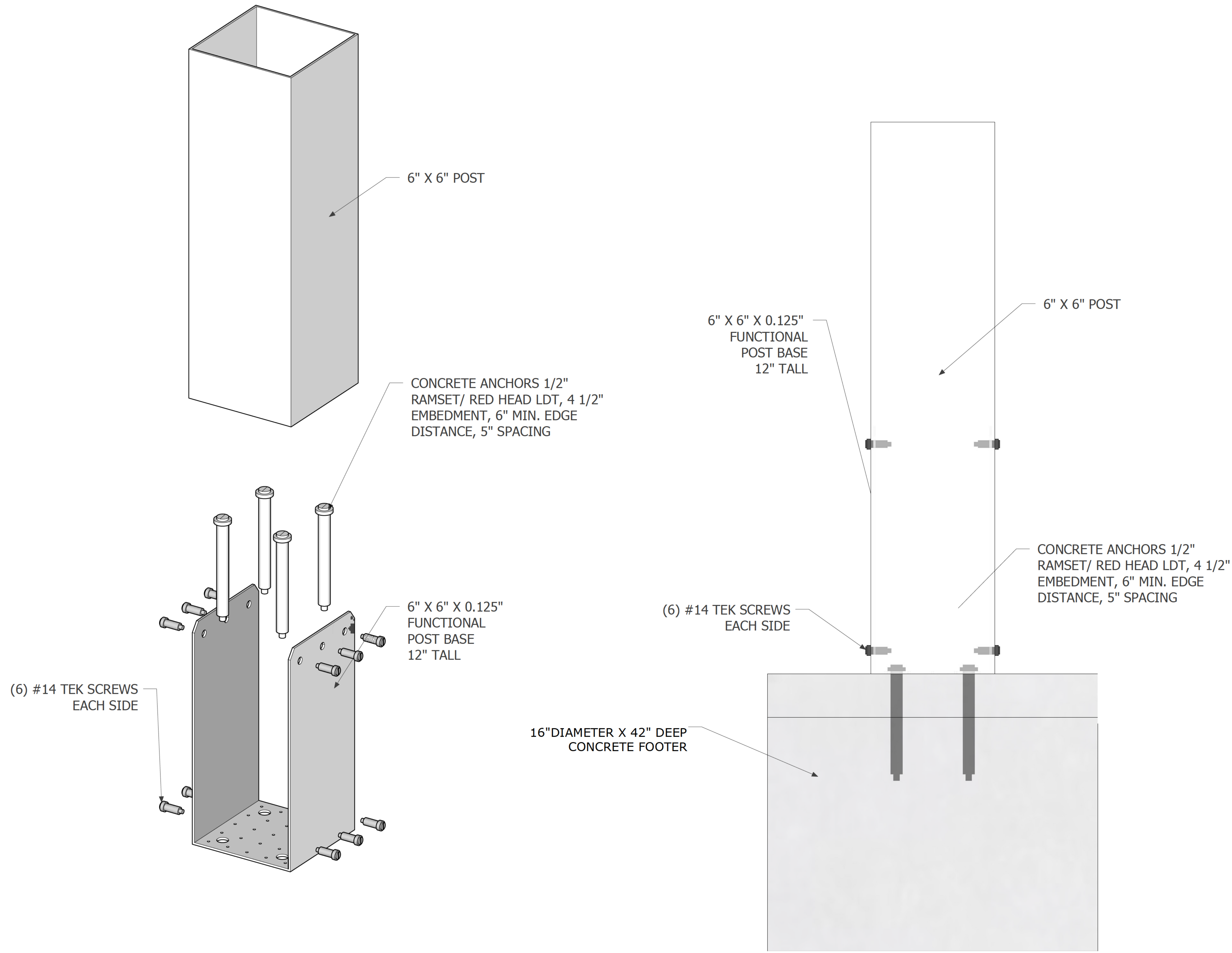
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PROJECT #: DRAWING #:
7

PAGE NAME:
POST DETAIL

PAGE #:
A107

ALUMINIUM TYPE:
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ALL OTHER COMPONENTS
6063-T6



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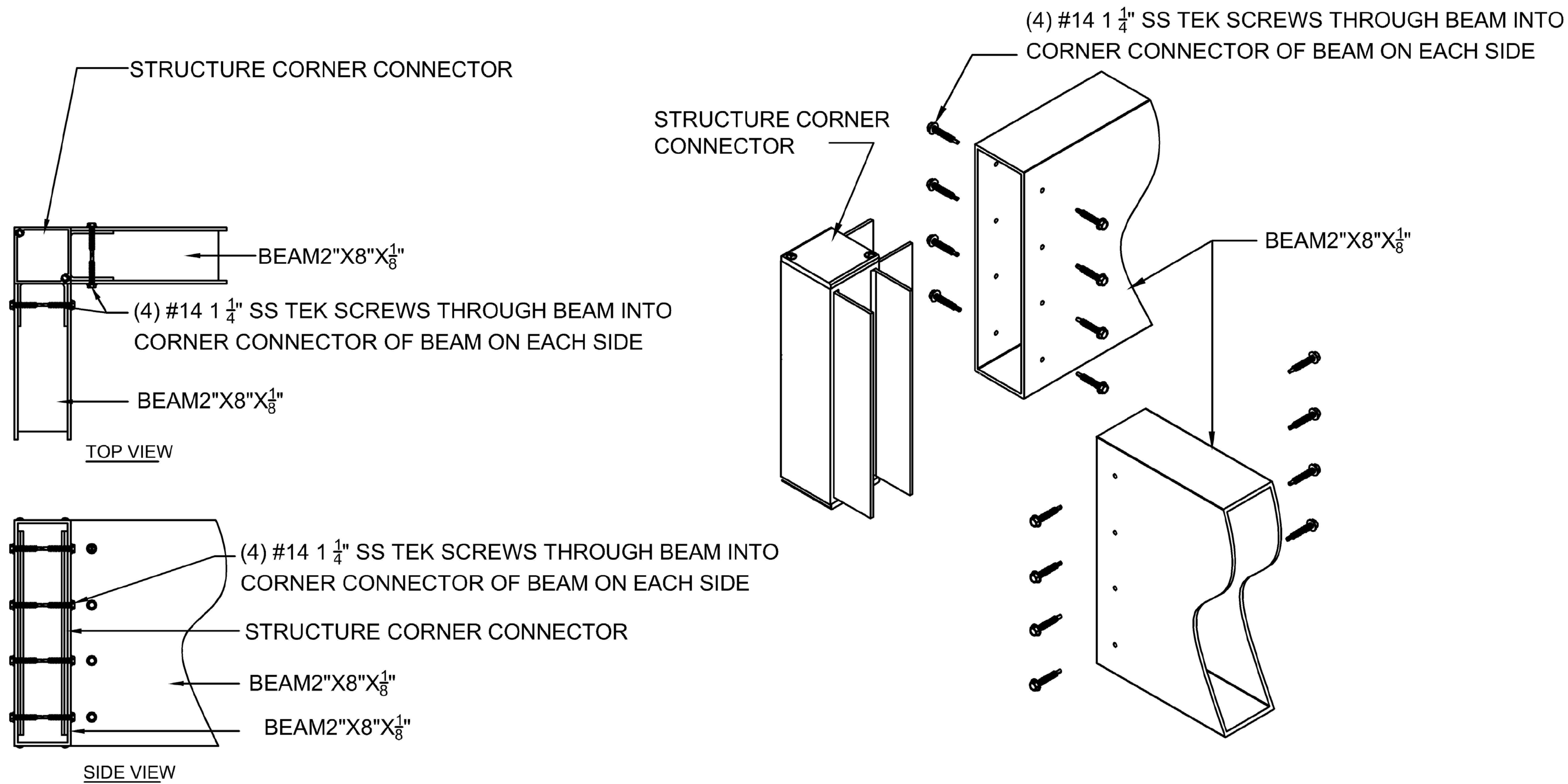
ADDRESS
**890 SIMONSON DR.
SAUGATUCK, MI
49453**

PROJECT #: DRAWING #:
8

PAGE NAME:
FOOTER DETAIL

PAGE #:
A108

ALUMINIUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS
6063-T6



TYPICAL 2"x8" CORNER ASSEMBLY

PRESENTED BY:

**BEECHAM
OUTDOOR LIVING**

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PROJECT #:

DRAWING #:

9

PAGE NAME:

CORNER ASSEMBLY

PAGE #:

A109

ALUMINIUM TYPE:

LOUVERS 6063-T5

ALL OTHER COMPONENTS

6063-T6

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10

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A110

ALUMINIUM TYPE:

LOUVERS 6063-T5

ALL OTHER COMPONENTS

6063-T6

HOST STRUCTURE

PERIMETER BEAM

GUTTER

EXISTING HOST STRUCTURE SHALL BE EITHER
3000 PSI POURED CONCRETE, OR
ASTM90 HOLLOW / GROUT-FILLED CMU OR
#2 SYP WOOD (G=0.55)
AS VERIFIED BY OTHERS

ALUMINUM BEAM
PER PLAN

9/16" HOLE
DRILLED FOR
SCREW
INSTALLATION

3" MIN.

EMBED.

TYPICAL 16" O.C. STUDS

32" O.C.

32" O.C.

16"

16"

16"

16"

9/16" HOLE DRILLED FOR
SCREW INSTALLATION

32" O.C.

32" O.C.

TYPICAL ANCHOR PATTERN (TO WOOD STUDS SHOWN)

FOR CONCRETE ATTACHMENT:

[2] 1/4" DIAM. ITW STAINLESS STEEL TAPCON INTO WALL W/ 3" EMBEDMENT AND
3" EDGE DISTANCE, SPACED 12" O.C. STAGGERED

FOR WOOD ATTACHMENT:

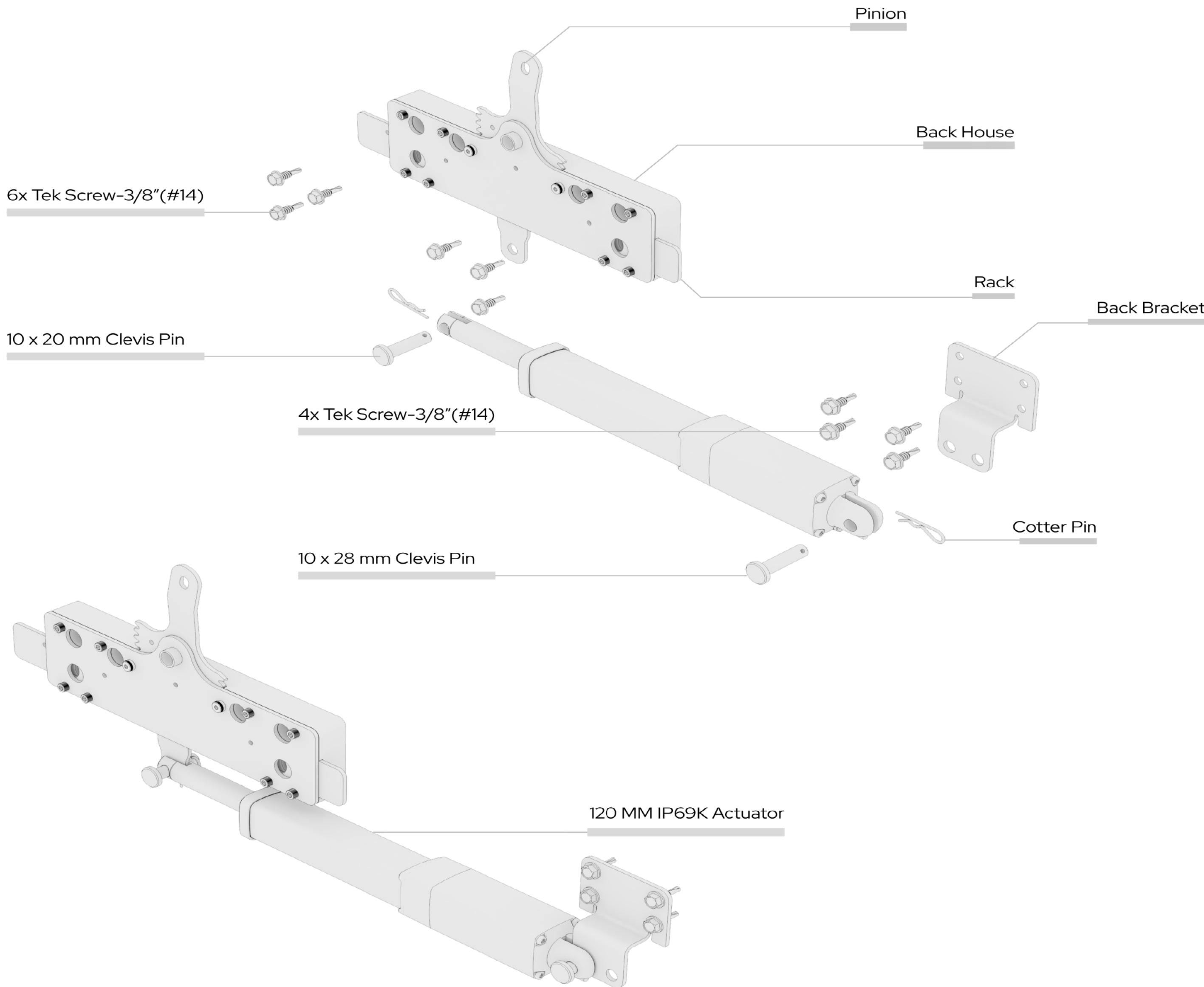
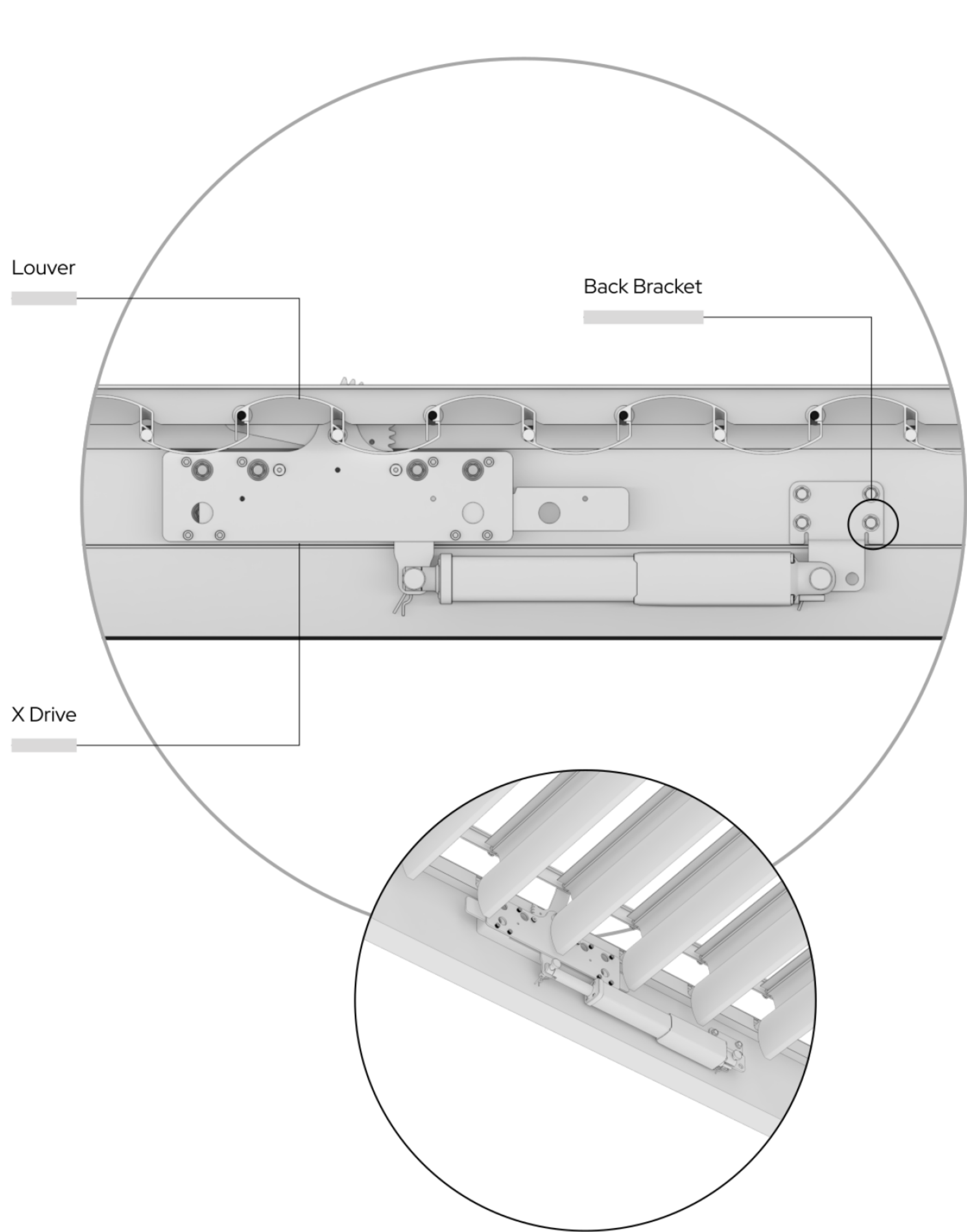
[2] 1/4" DIAM. S.S. WOOD LAG SCREWS INTO WALL W/ 3" THREAD ENGAGEMENT
AND 3/4" MINIMUM EDGE DISTANCE, SPACED 16" O.C. STAGGERED

FOR HOLLOW CMU ATTACHMENT:

[2] 1/4" DIAM. S.S. HILTI KWIK-CON II+ INTO BLOCK FACE W/ 1-3/4" EMBEDMENT
AND 3" MINIMUM EDGE DISTANCE, SPACED 12" O.C. STAGGERED

BEAM TO HOST STRUCTURE CONNECTION

DETAIL



Motor Actuator	
Somfy 120 mm	
Power Rating	DC24V
Duty Cycle	10%, Max.2, Min ON/18 Min OFF
Max Load	Push 2000N
Max Current	3.5 Amp
Water Ingress	IP69

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PROJECT #: DRAWING #:
11

PAGE NAME:
DETAIL
PAGE #:
A111

ALUMINIUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS
6063-T6