



## HISTORIC DISTRICT COMMISSION

February 1, 2024 - 6:00PM  
Saugatuck City Hall  
102 Butler St. Saugatuck, MI 49453

1. **Call to Order**
2. **Roll Call**
3. **Agenda Changes/Additions/Deletions**
4. **Approval of Minutes:**
  - A. Minutes of Regular Meeting held on January 4, 2024
5. **Public Comments on Agenda Items** (*Limit 3 Minutes*)
6. **Unfinished Business:**
7. **New Business:**
  - A. 685 Lake – Renovate Accessory Building
  - B. 311 Water Street – Outdoor Dining Area
  - C. 449 Water Street – Outdoor Dining Area
  - D. 650 Water Street - Outdoor Dining Area, Exhaust Vent, Screening and Pylon Sign Replacement
  - E. New Trash Can and Recycling Pilot
  - F. 2024 Goals
8. **Administrative Approvals & Updates:**
  - A. Historic District Status During Online Search
9. **Communication:**
  - A. Catherine Simon
10. **Public Comments** (*Limit 3 Minutes*)

### NOTICE:

This public meeting will be held in-person. The public can join via Zoom video/audio conference technology.

Join online by visiting:

<https://us02web.zoom.us/j/2698572603>

Join by phone by dialing:  
**(312) 626-6799**

-or-

**(646) 518-9805**

Then enter "Meeting ID":  
**269 857 2603**

Please send questions or comments regarding meeting agenda items prior to meeting to:  
[rcummins@saugatuckcity.com](mailto:rcummins@saugatuckcity.com)

**11. Commission Comments**

**12. Adjourn (Voice Vote)**

*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 January 4, 2024, 6:00 PM**

**PROPOSED**

Saugatuck City Hall  
102 Butler Street

**Call to Order/Roll Call:** Chair Straker called the meeting to order at 6:00 p.m.

**Present:** Chairman Straker, Vice-Chairman Paterson, Commission members: Cannarsa, Donahue, Gardner, Godfrey.

**Absent:** Commission member Leo.

**Others Present:** Director of Planning, Zoning, and Project Management Cummins, Deputy Clerk Williams, City Attorney Jacob Witte.

**Agenda Changes/Additions/Deletions:** None.

**Approval of Minutes for December 7, 2023:**

*Motion by Donahue, second by Paterson, to approve the minutes for the December 7, 2023, meeting minutes. Upon voice vote, the motion carried 6-0.*

**Public Comments:** None.

**Unfinished Business:**

**A. 254 Francis – New Home. (Voice vote)**

The applicant proposes to construct a new dwelling on a lot at 254 Francis Street. The corner lot is zoned Community Residential- R-1 and has 84.63 feet of frontage on Holland Street and 95.20 feet on Francis Street. The lot is 8,712 square feet in size.

*Motion by Donahue, second by Cannarsa to approve a new dwelling at 254 Francis Street in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions: including a change from the shingled*

*chimney to a brick chimney with cut sheets to be provided, and a cut sheet to be provided for the wrought iron railing on the porch. Upon voice vote, the motion carried 6-0.*

**New Business:** None.

**Administrative Approvals & Updates:**

- 149 Griffith – Sign
- Village Square – Banner for new playground

**Communication:**

- G Corwin Stoppel - Email regarding mural at 439 Butler Street.

**Public Comment:** None.

**Commission Comments:**

- Paterson – He said that a few meetings ago, they discussed whether or not there is historical designation in the tax parcels database. He said that there is a place under general information that says “Historical District” where you could enter yes or no but that right now, they are all blank. He thinks that it does not make sense when you are buying or selling a property, the information should appear and represent what the property is.
- Straker – He apologized and said that he totally dropped the ball on the ornament and the note that they discussed in their last meeting to acknowledge the house on Holland Street. He said that it should be a task they complete in the New Year instead of an end of year task.
- Gardner – He said that he got word today from DPW that the playground demolition will start next week. He would like to see some discussion at the HDC meetings on goals and objectives for the next year. Gardner would also like to have some conversation regarding better ways to promote homes and other ways to note in the system that homes are located in the Historic District.

**Adjourn:**

*Motion by Gardner, second by Cannarsa to adjourn. Upon voice vote, motion carried 6-0. Chairman Straker adjourned the meeting at 6:33 p.m.*

Respectfully Submitted by  
Sara Williams,

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Deputy Clerk



**MEMORANDUM**

**TO:** Historic District Commission  
City of Saugatuck

**FROM:** David M. Jirousek, AICP  
Consulting Planner

**DATE:** January 29, 2024

**RE:** Historic District Permit Application, Craig Steenbergh/Cathy Hart 685 Lake Street

**REQUEST:** The applicant proposes a complete exterior renovation of an existing accessory building located in the rear yard of the waterfront lot.

**BACKGROUND:** The property is located in the R-2 Lake Street zoning district and the Historic District. The lot is approximately 66 feet wide and 235 feet deep (15,497 square feet). The applicant proposes the following:

1. Replacement siding
2. Replacement roof
3. Replacement windows
4. Sliding glass door facing the water

While a deck was previously proposed, the applicant withdrew a variance request that was necessary for its construction.

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

**§ 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.*

**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 provided a narrative, site survey, building concept plans, photos, and manufacturer’s specifications for proposed windows and doors. However, siding, roofing, and color details were not provided.

**V.B NEW CONSTRUCTION:** Since the principal building is not a contributing structure, it seems appropriate to review the improvements to the accessory building against new construction guidelines (Section V, B). 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.*

**Comment:** The building is not visible from the public right-of-way.

- 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.*

**Comment:** The principal and accessory buildings are not contributing, and the project will improve the appearance of a deteriorating rear yard building. The project will not cause compatibility issues with the character of the district.

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.*

**Comment:** With the removal of the proposed deck from the scope, the project does not affect issues related to siting and massing.

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.*

**Comment:** The building is not visible from the public right-of-way. However, the proposed roofing and siding materials are intended to be consistent with the detached garage and principal dwelling.

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.*

**Comment:** The building is not visible from the public right-of-way.

6. *Distinguishing New from Old- New buildings should be designed so that they are compatible with, but discernable from, adjacent historic buildings.*

**Comment:** The improvements will not create a false sense of history, nor will they attempt to mimic nearby historic buildings. The purpose of the project is to improve the deteriorated state of the existing accessory building.

**RECOMMENDATION:** The HDC may wish to request siding, shingle, and color details from the applicant before a final decision. Overall, we feel that the intent of § 152.07 D. Guidelines has been met, as this project will be an improvement to the building and property.

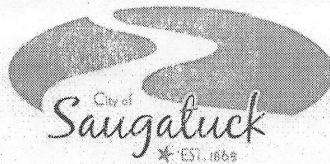
If the HDC determines that the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used.

*I move to approve the renovation of the existing accessory building at 658 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. \_\_\_\_\_



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



## Historic District Permit Application

### LOCATION INFORMATION APPLICATION NUMBER \_\_\_\_\_ - \_\_\_\_\_

Address 685 Lake Street

Parcel Number 0357-515-063-00

### APPLICANTS INFORMATION

Name Craig Steenbergh/Cathy Hart Address / PO Box 685 Lake st

City Saugatuck State MI Zip 49453 Phone 269-720-9581

Interest In Project Owners E-Mail chart@inthebox.com

Signature [Signature] Date \_\_\_\_\_

### OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Owners 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 Aaron Kronemayer Contact Name \_\_\_\_\_

Address / PO Box 6556 118th City Fennville

State MI Zip 49408 Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-Mail ahkronemeyer@yahoo.com

License Number 2101213465 Expiration Date \_\_\_\_\_

### PROPERTY INFORMATION

Depth 235' Width 66 Size 15,496.8' Zoning District R-2 Current Use residence

Check all that apply: Waterfront  Dunes \_\_\_\_\_ Vacant \_\_\_\_\_

### PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

We intend to salvage the 334' building that has a very deteriorated roof and vinyl siding. We intend to maintain refurbish the inside as well as re-side and re-roof the building to match the wood siding on the house and garage which were re-built in 2009 and 2014, respectively. The footprint of the building will stay the same. The windows will also be replaced with new insulated ones and replace the larger window on the wall facing the lake with a sliding door.

We would like to add a one step up deck on the south and west side of the building which will add approximately 200 square feet to the proposed studio footprint. We will also refurbish the interior electrical and plumbing.



# 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

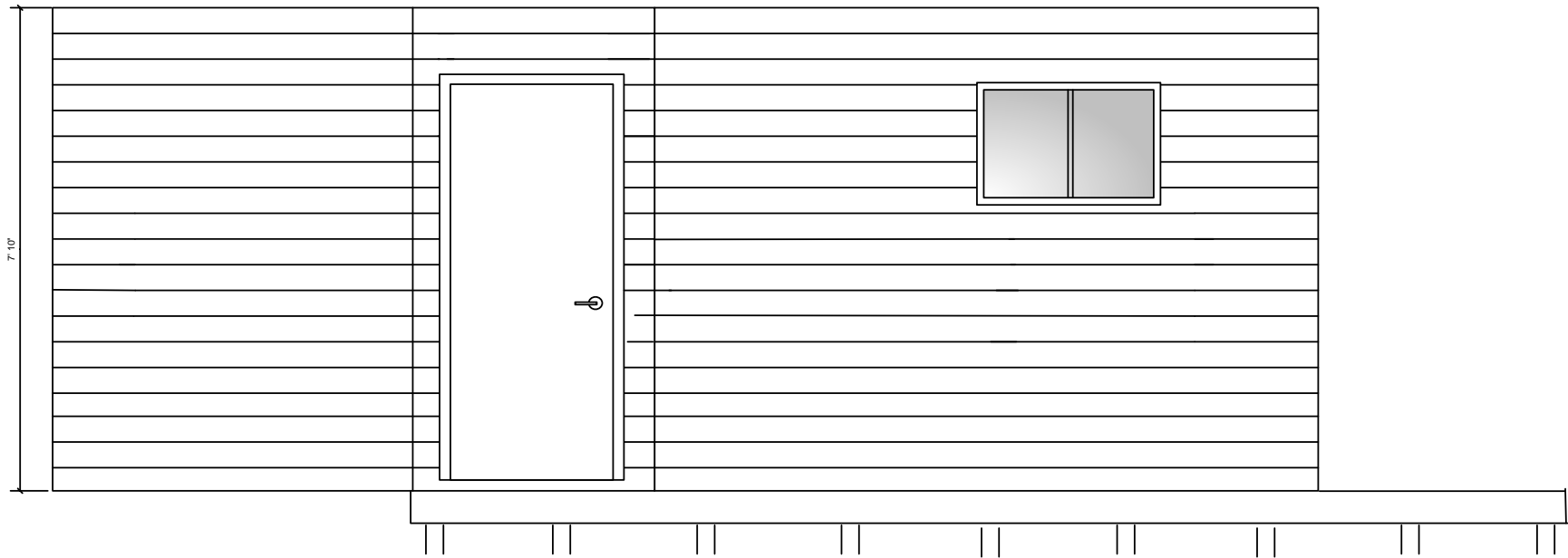
- Photographs of the structure and its relationship to adjacent structures.
- A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
- Elevation drawings of the exterior of the structure or improvements.
- Samples of all proposed exterior finishes and materials.
- 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: \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

### **Description of Artist Studio - 685 Lake street**

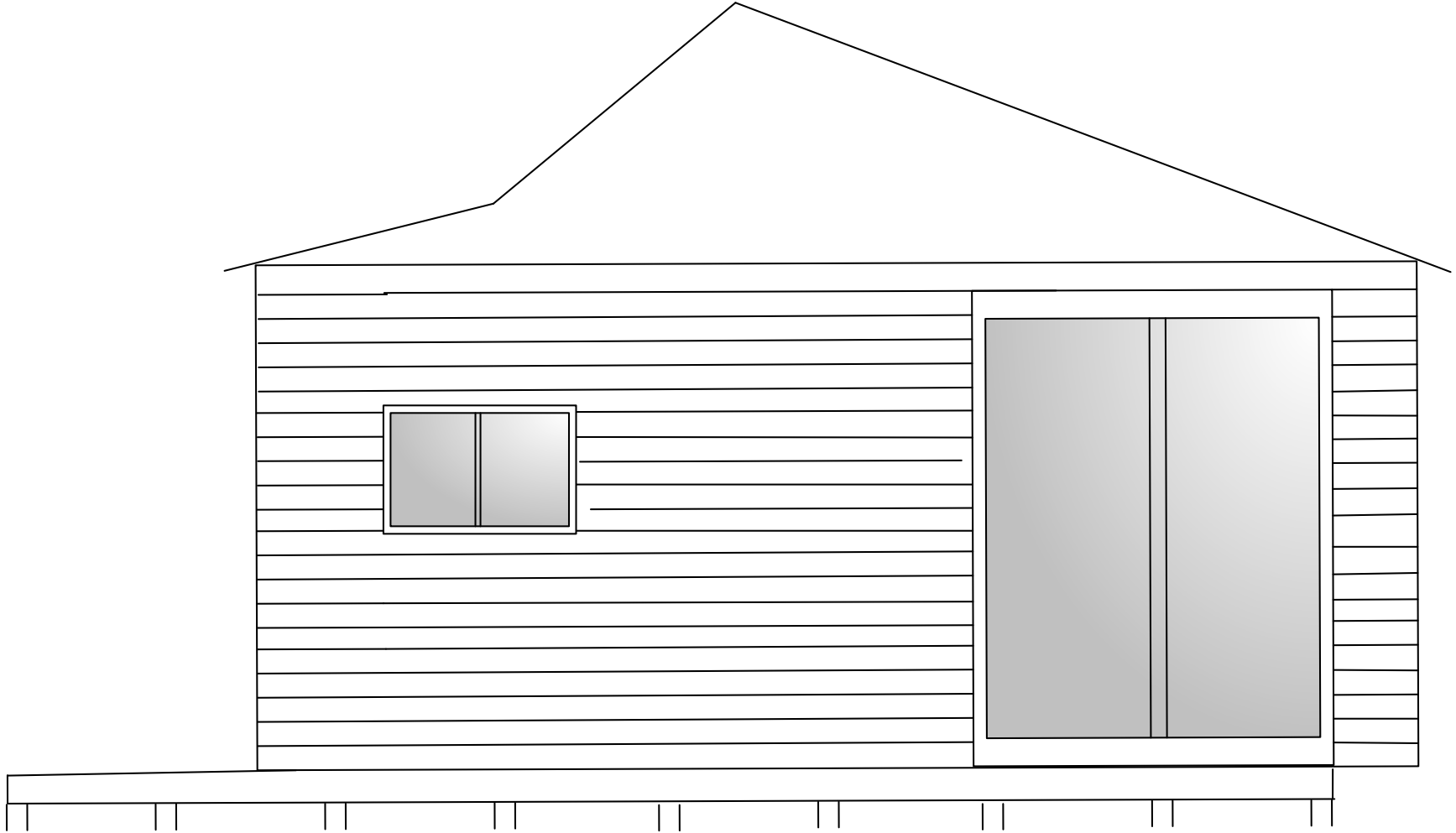
We intend to salvage the 334' building that has a very deteriorated roof and vinyl siding. We intend to refurbish the inside as well as re-side and re-roof the building to match the wood siding on the house and garage which were re-built in 2009 and 2014 respectively. The building footprint will stay the same. The windows will also be replaced with new insulated ones approximately the same size of the existing windows and replace the large window on the wall facing the lake with a sliding door.

We would like to add a one step up deck on the south and west side of the building which will add approximately 200 square feet to the proposed studio footprint. This deck will replace the existing deck ramp to the front door. We will also re-furbish the interior, electrical and plumbing inside the building. We intend to use the artist studio as an artist studio for our own use and we do not intend to use this as a short term rental.

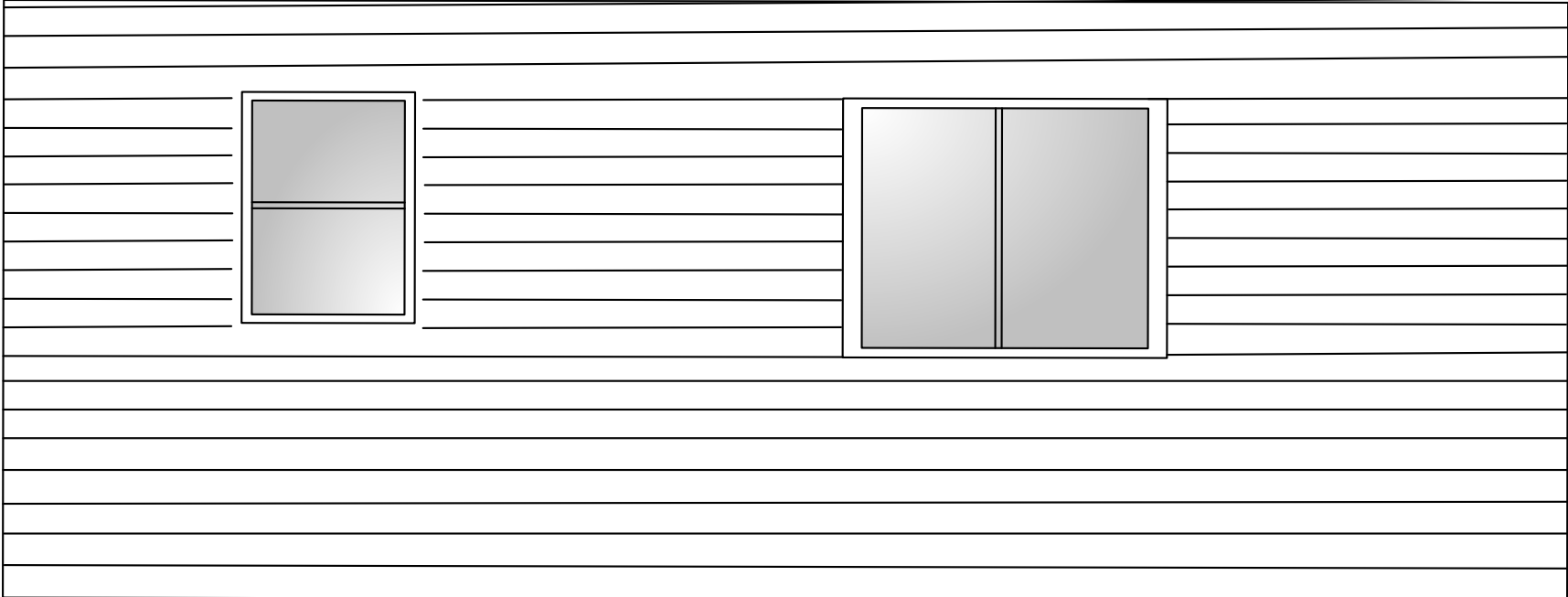


Artist Studio Front/West View

Artist Studio South Wall

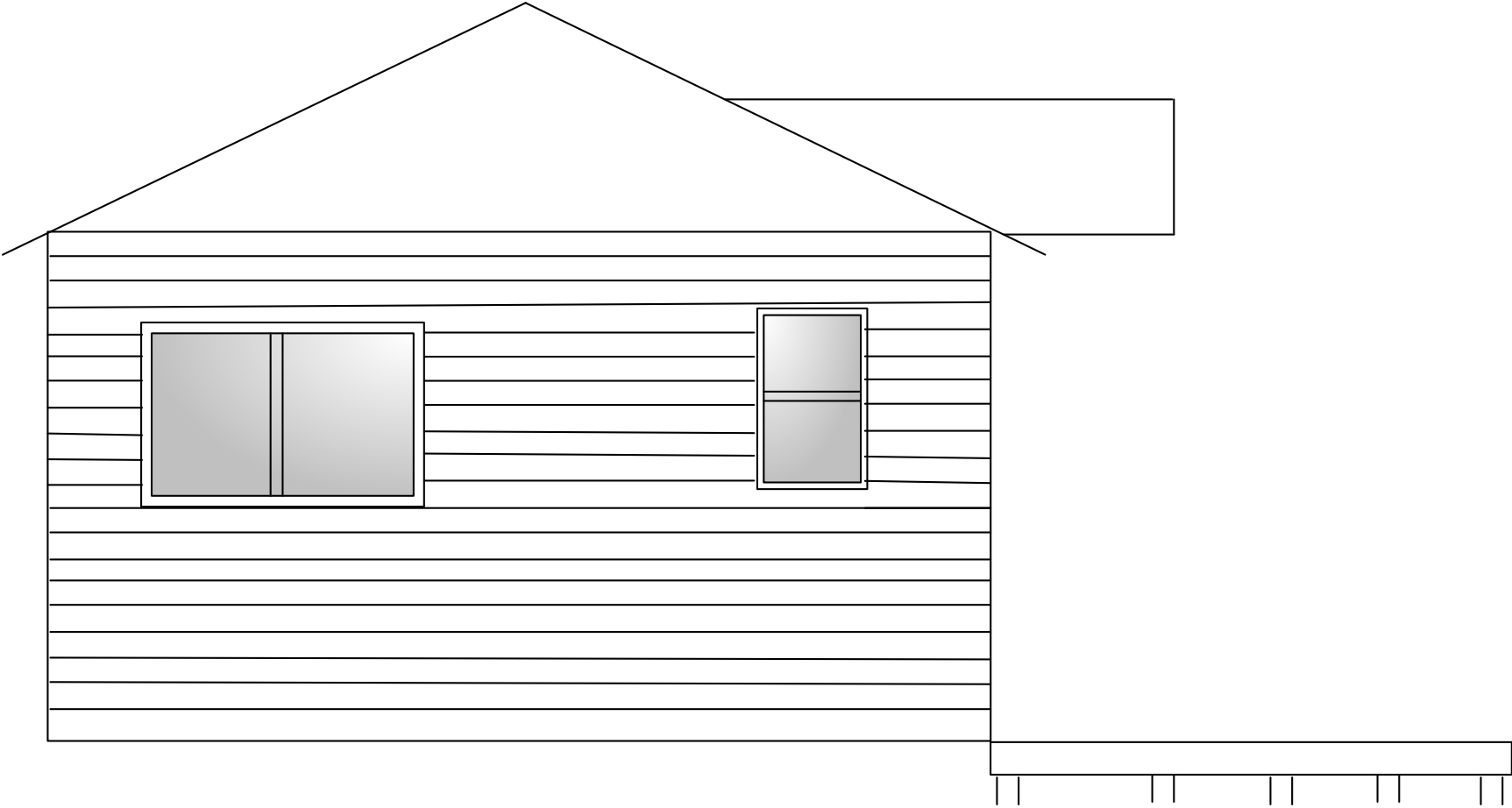


Artist Studio East Wall

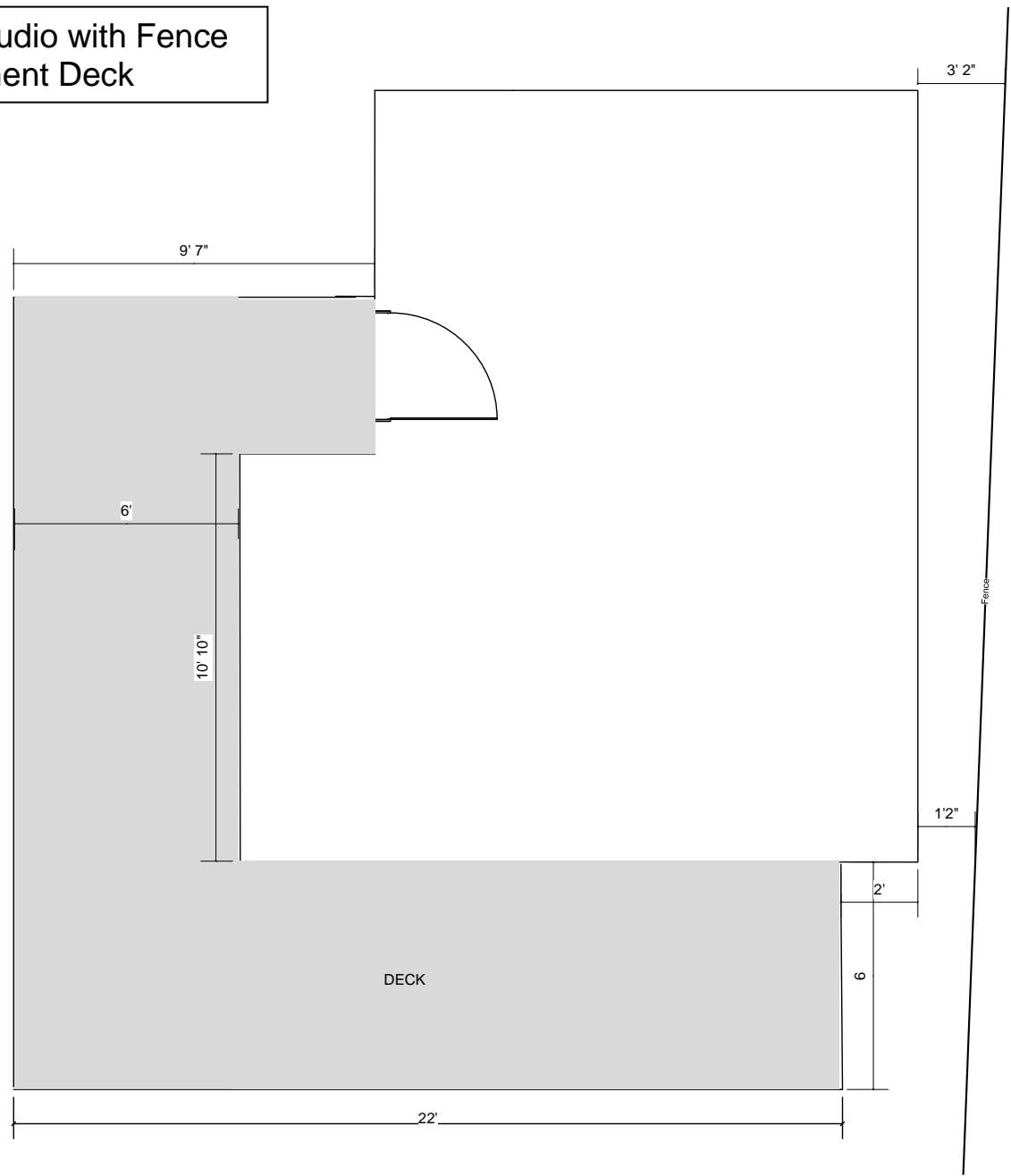


3/4"

North View of Artist Studio



Top View of Artist Studio with Fence and Replacement Deck





## Artist Studio Material

### Windows

**24 x 36 Sliders** JELD-WEN® Better Series 36"W x 24"H



South side, West Side & East side of cabin

**24" x 48" Slider** JELD-WEN® Better Series 48"W x 24"H North side (Kitchen)

**24½ x 38" Double Hung** **24 ¼" x 38"** JELD-WEN® Best Series 24-1/4"W x 38"H  
North Side (bathroom)

**28 ½ x 38" Double Hung** JELD-WEN® Best Series  
East Side (Living room facing Dan's)

**Front Door** Mastercraft® 36"W x 80"H Primed Steel External Grille Three-Quarter 6 Lite 2-Panel  
Exterior Door Only



**Siding LP** Sherwin-Williams Prefinished 38 Series 3/8 x 8 x 12' Textured Lap Siding (Engr. Wood)  
(Actual size 0.354" x 7.84" x 12') Need 100 boards.

**Roofing** Owens Corning® Supreme® Teak 3-Tab Roofing Shingles (33.3 sq ft)  
25 Year Warranty

**Slider Door 60" x 80"** Summit Patio Doors 60"W x 80"H













Flood Plan – Star is the Artist Studio





## 685 Lake Street Saugatuck - Home and Accessory Building

Our home at 685 Lake Street has been determined to be a non-contributing resource this is because we were allowed to rebuild the house in 2009.

We would like to rehab the accessory building on the property. The building's age is unknown to us. The vinyl siding on the exterior may place the building in the late 1970's or early 80's but beyond that we do not know. In addition to replacing the siding and re-roofing the building we need to replace all of the windows as those that are there are rotting. We are asking for one window to be replaced by a sliding door so we can have more light in the Artist Studio as well as an access to the low deck we intend to put on 2 sides of the building replacing the existing deck.

### **Historic District Commission Precedents**

The Lake Street district which we live in has had at least two significant cottage "rebuilt" in the last 12 years since we purchased our home with Historic District Commission (HDC).

One storage shed at 611 Lake was turned into a livable cottage with bathroom and kitchen facilities. The footprint was enlarged and everything is either new or significantly altered in that cottage.

The second example is the Old Pike which is 3 doors west of our home and they were able to completely rebuild every cottage they had on the property as well as the large home in new footprints as well as all new building materials.

We had a garage building that had been turned into a living space that was in poor condition and the HDC allowed us to tear down the unit and build a garage in the same footprint with an administrative review.

We are asking the HDC to approve our request and follow established HDC precedent.



## MEMORANDUM

**TO:** Historic District Commission  
City of Saugatuck

**FROM:** David M. Jirousek, AICP  
Consulting Planner

**DATE:** January 29, 2024

**RE:** Historic District Permit Application, Erhan Kara: 311 Water Street

**REQUEST:** The applicant requests Historic District Commission approval for a restaurant with an expanded outdoor seating area.

**BACKGROUND:** The property is in the C-2 Water Street East zoning district and the Historic District. The building is a contributing structure. The scope of the project includes the placement of picnic tables on sidewalks within the public right-of-way.

The tables have light grey plastic tops and seats with dark metal framing. Tables are proposed to be placed on the patio seating areas and on the concrete sidewalk. Four (4) tables are proposed along Water Street and two (2) along Hoffman Street.

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

### § 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.*

**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 provided a sketch plan with table locations and site photographs.

**RECOMMENDATION:** The HDC guidelines have no specific recommendations regarding temporary tables and chairs. In this case, the intent of § 152.07 D. Guidelines should be considered. We feel that the number, style, and location of picnic tables do not detract from the overall character of the contributing property. If the HDC determines that the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used.

*I move to approve the outdoor dining areas 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. \_\_\_\_\_

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



### Historic District Permit Application

**LOCATION INFORMATION** APPLICATION NUMBER \_\_\_\_\_

Address 311 Water St. Saugatuck Parcel Number \_\_\_\_\_

**APPLICANTS INFORMATION**

Name Erhan Kara Address / PO Box 1121  
City Saugatuck State MI Zip 49453 Phone 269-268 8470  
Interest In Project owner E-Mail erhan.kara@aol.com  
Signature [Signature] Date 1/5/2024

**OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)**

Name same 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 \_\_\_\_\_ Contact Name \_\_\_\_\_  
Address / PO Box \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
E-Mail \_\_\_\_\_  
License Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

**PROPERTY INFORMATION**

Depth 24' Width 77' Size 2000 sqft Zoning District Busin Current Use restaurant fast food.  
Check all that apply: Waterfront \_\_\_\_\_ Dunes \_\_\_\_\_ Vacant \_\_\_\_\_

**PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)**

Asking for outdoor seating permit thru the placement of a number of picnic tables in front of the business, out of the way of the pedestrian traffic (NOT car parking space need to be occupied; just the sidewalk!!)  
78" of pedestrian walking space provided after the picnic tables placed and 30" of space provided for cars parked to open their doors.



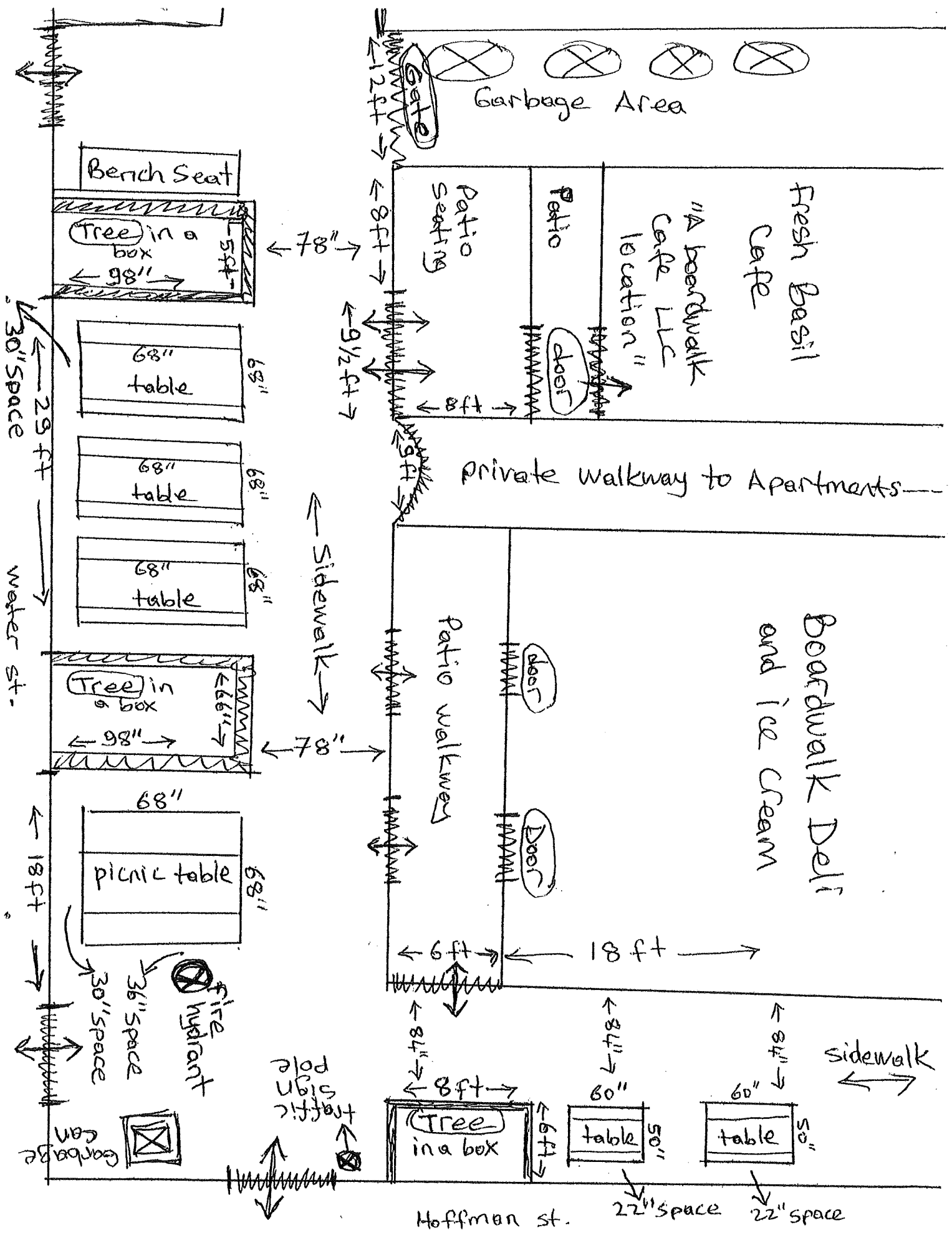
**HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)**

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_











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PURE MICHIGAN ICE CREAM

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Hudsonville  
EST. 1916 • HOLLAND, MI  
NORTH COUNTRY ICE CREAM

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NO SMOKING

SHORE-FREE!







## MEMORANDUM

**TO:** Historic District Commission  
City of Saugatuck

**FROM:** David M. Jirousek, AICP  
Consulting Planner

**DATE:** January 29, 2024

**RE:** Historic District Permit Application, Christine Murphy Pierce: 449 Water Street

**REQUEST:** The applicant requests Historic District Commission approval for a restaurant with an expanded outdoor seating area.

**BACKGROUND:** The property is in the C-2 Water Street East zoning district and the Historic District. The building is a contributing structure. The scope of the project includes the placement of picnic tables on sidewalks and parking spaces within the public right-of-way.

Based on the location of the outdoor dining area in relation to the street and traffic, barrels, planters, and metal partitions are proposed to enclose the area within existing diagonal parking spaces. The picnic tables are constructed with wood, and umbrellas will be installed through a central hole. Areas between the curb and sidewalk are proposed to be improved by installing pavers to provide a stable and clean surface for placing the picnic tables. String lights were previously installed around the boundaries of the angled parking area.

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

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*Council. In reviewing applications and plans, the Commission shall also give consideration to:*

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  - 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.*

**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 provided a plan with table locations and site photographs.

**RECOMMENDATION:** The HDC guidelines have no specific recommendations regarding temporary tables and chairs. In this case, the intent of § 152.07 D. Guidelines should be considered. We feel that the number, style, and location of picnic tables do not detract from the overall character of the contributing property. However, the impact of arrangement of furniture, barriers, and decorations can affect a contributing property. The HDC should consider how the temporary materials affect the view of the building and the character of the property.

It should be noted that the Planning Commission and City Council may also consider the appropriateness of pavers within the public right between the sidewalk and curb. If the HDC determines that the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used.

*I move to approve the outdoor dining areas 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. \_\_\_\_\_

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



### Historic District Permit Application

<b>LOCATION INFORMATION</b>	<b>APPLICATION NUMBER</b> _____
Address <u>449 Water Street</u>	Parcel Number <u>30-57-300-068-00</u>

<b>APPLICANTS INFORMATION</b>	
Name <u>Christine Murphy Pierce</u>	Address / PO Box <u>PO Box 58</u>
City <u>Saugatuck</u>	State <u>Mi</u> Zip <u>49453</u> Phone <u>2698572888</u>
Interest In Project <u>owner</u>	E-Mail <u>christine@wickspark.com</u>
Signature <u>[Signature]</u>	Date <u>1/15/24</u>

<b>OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)</b>	
Name _____	Address / PO Box _____
City <u>*SAME*</u>	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 \_\_\_\_\_

<b>CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)</b>	
Name _____	Contact Name _____
Address / PO Box _____	City _____
State _____ Zip _____	Phone _____ Fax _____
E-Mail _____	
License Number _____	Expiration Date _____

<b>PROPERTY INFORMATION</b>	
Depth _____ Width _____ Size _____	Zoning District <u>C2</u> Current Use <u>Bar &amp; Resturant</u>
Check all that apply: Waterfront <input checked="" type="checkbox"/> Dunes _____ Vacant _____	

**PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)**

REQUESTING EXPANDED OUTDOOR AREA IN PARKING SPOTS IN FRONT OF BUILDING - ATTACHED THERE ARE 3 DRAWINGS

1. THE ORIGINAL SITE PLAN THAT WAS USED IN 2020 2021 2022 2023
2. SITE PLAN WITH A METAL FENCING
3. SITE PLAN WITH A WOODEN FENCING

I AM REQUESTING TABLES IN THE MULCH AREA WHICH IS IN THE RIGHT OF WAY - I WOULD BE OPEN TO PUTTING PAVERS DOWN IF THAT IS NECESSARY

102 Butler Street • P.O. Box 86 • Saugatuck, MI 49453  
Phone: 269-857-2603 • Website: [www.saugatuckcity.com](http://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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



## **Wicks Park Bar & Grille Outdoor Expanded Dining 2024 Season**

**Wicks Park Bar & Grille is applying for a Special Land Use for Outdoor Expanded Dining Area.**

**Plan on doing the exact same design –**

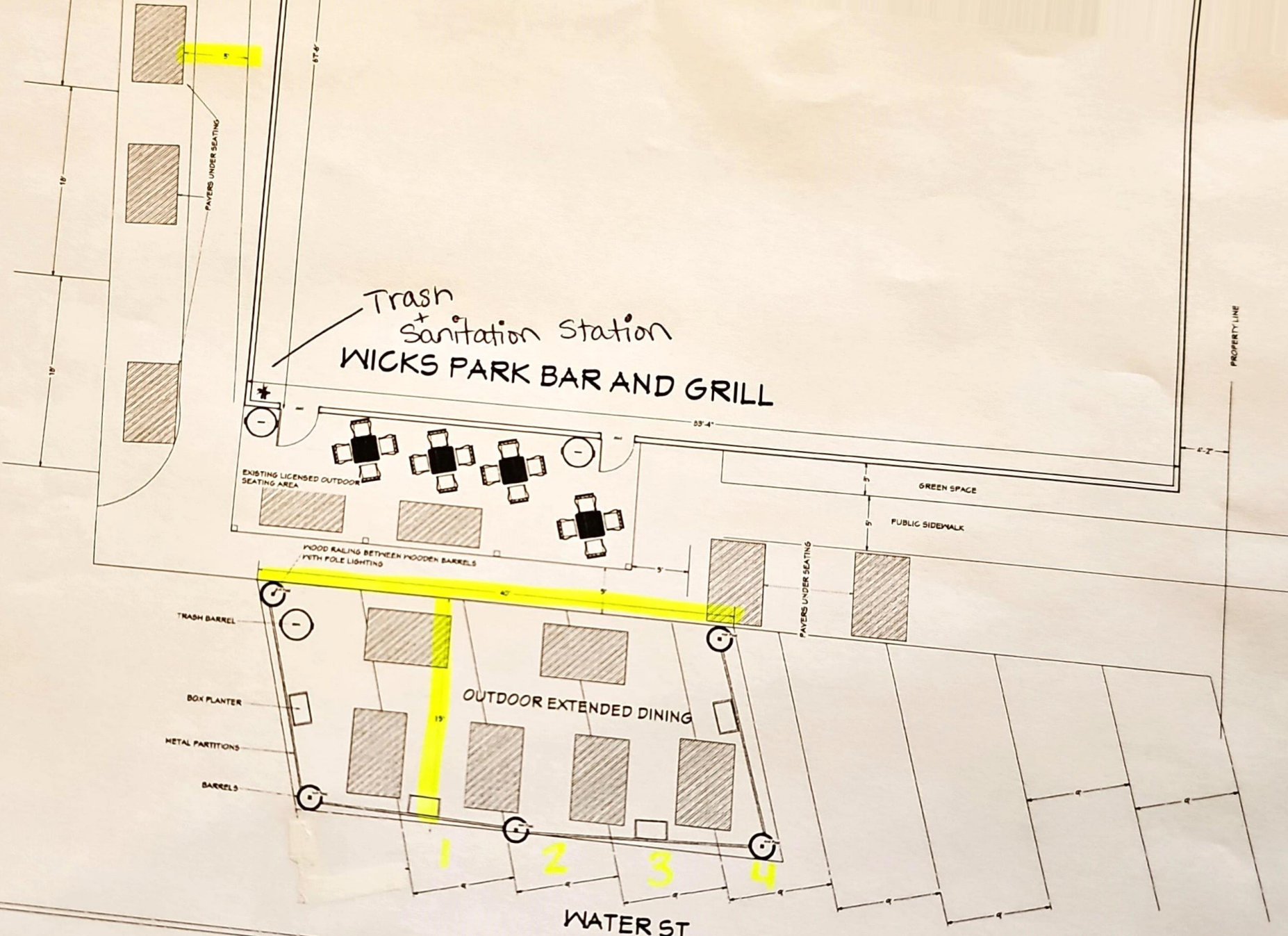
- **4 Parking Spots**
- **Barrels with post in them to hang the string lights from posts and the barrels have the traffic stickers on them for lights.**
- **6 Metal Planters with lots of flowers in them**
- **String Lights that will be on 24 hours**
- **6 Picnic tables in the parking spots – 8 feet and 6 feet tables**
- **3 Picnic tables in the mulch area (right of way area) on Mary Street (Mulch are)**
- **2 Picnic tables on Water Street (right of way area)**
- **picnic tables in the covered awning area and 4 metal tables in the covered awning area.**

**Pictures are attached from past years –**

**Attached**

- **MLCC Liquor License**
- **Health Department License**
- **Insurance Waiver**
- **Site Plan**
- **Survey with the N**

MARY ST.



Trash + Sanitation Station  
WICKS PARK BAR AND GRILL

EXISTING LICENSED OUTDOOR SEATING AREA

GREEN SPACE

PUBLIC SIDEWALK

OUTDOOR EXTENDED DINING

- TRASH BARREL
- BOX PLANTER
- METAL PARTITIONS
- BARRELS

WATER ST.

SHEET TITLE  
EXTENDED OUTDOOR DINING  
METAL FENCE W/ PAVERS

PROJECT DESCRIPTION  
WICKS PARK BAR AND GRILL

DRAWINGS PROVIDED BY:

DATE:  
1-5-24

SCALE:

SHEET:  
A-4

wicks park bar & grille

NAUTIQUES  
42.6550 N  
86.2028 W

wicks park bar & grille

WICKS  
PARK  
BAR &  
GRILLE

Welcome  
to  
WICKS  
PARK  
BAR &  
GRILLE



wicks park bar & grille

wicks park bar & grille



wicks park bar & grille

wicks park bar & grille







48





wicks park bar & grille













56





## MEMORANDUM

**TO:** Historic District Commission  
City of Saugatuck

**FROM:** David M. Jirousek, AICP  
Consulting Planner

**DATE:** January 29, 2024

**RE:** Historic District Permit Application, Alec & Lindsay Payleitner: 650 Water Street

**REQUEST:** The applicant requests Historic District Commission approval for a restaurant with expanded outdoor seating that involves minor exterior alterations and improvements.

**BACKGROUND:** The property is in the C-1 Water Street North zoning district and the Historic District. However, this lot was included within the recently adopted C-2 Waterfront Preservation District, and the rezoning will be effective in mid-February. The building is a contributing structure.

The Planning Commission recently approved a special land use request and associated site plan for restaurant use, expanded outdoor dining areas, and service of alcoholic beverages. Among other things, approval was conditioned upon HDC approval.

The waterfront lot is just under 7,000 square feet in size. No significant exterior changes or site improvements are proposed as part of the project. While significant interior renovations will be involved with the project, noticeable exterior changes and temporarily placed items will be the following:

1. Seasonal or Temporary
  - a. Three six-person tables
  - b. Six two-person tables
  - c. Six planters (20-inch diameter)
  - d. Sanitation station for waste and recycling collection
  - e. Waste containers (side building placement)

2. Permanent

- a. Four-foot high screen for waste containers (side building placement)
- b. Freestanding sign face replacement
- c. Kitchen hood exhaust

It is unclear if existing lighting will be used or if additional light fixtures are proposed. Additionally, staff and consultants recommended that a safety barrier be placed between the north-side outdoor dining area and the seawall. All details have yet to be provided.

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

**§ 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.*

**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 information concerning the outdoor seating area and furniture, kitchen hood exhaust system,

location of the screen fencing, and signage. No information was provided on lighting, the recommended safety barrier, or the details of the screening fence around the waste containers.

**I. KEY ELEMENTS:** The subject building is noted as a contributing resource in the historic resources inventory. Although the HDC could discuss whether the building is still considered contributing per I.2, the proposed improvements are minor and have little impact on the building and land. Applicable sections of the guidelines are included below.

#### **II.H. Lighting Fixtures and Light Sources**

1. *Compatible Lighting Exterior lighting, including lighting of signs, should be consistent with the historical period of the structure. The quality and color of light on or near a building should be comfortable and flattering to the people entering the businesses. Awnings should not be lit with interior bulbs or up-lights.*
2. *Security Lighting Security lighting should be designed and located discretely so as not to detract from the historic building and neighborhood.*
3. *Floodlighting Buildings The illumination of building facades in residential areas with harsh floodlights is not recommended.*
4. *Retaining Fixtures When possible a historic light fixture should be repaired rather than replaced. If fixtures are missing or beyond repair, antique or reproduction lighting fixtures are readily available. Contemporary fixtures that are inconspicuous or that complement the style and the character of the building may be selected for historic buildings.*

**Comment:** The City requires lighting for expanded outdoor dining areas. No details were provided during the Planning Commission review or as part of the HDC submittal. The applicant should clarify whether existing or new fixtures will illuminate the outdoor dining areas.

#### **IV.C. Fences**

1. *Rear Yard Fences Erection of fences on the rear, side (except on corner lots), or interior location of the lot, at or behind the building line may receive administrative approval, when height and materials are similar to those regularly approved by the Commission.*
2. *Front and Side Front and side yard fences should not impede clear vision at intersections or driveways, as they could sacrifice safety as well as historical appropriateness. Front*

*yard fencing should not infringe upon or obstruct historic setbacks, vistas, streetscapes or neighborhood continuity.*

- 3. Compatible Fences Fencing shall be permitted contingent upon the appearance and appropriateness in relation to the building and Historic District. (Applicants should note that all fencing within the Historic District is also subject to the City Zoning Codes, Chapter 155.143.)*
- 4. Height of Fences Height should be between two (2) and six (6) feet, with a maximum height of three (3) feet for front yard fences. Materials should be wood, wrought iron, or other historic materials (some aluminum faux wrought iron products are allowed). Styles may include picket and wood privacy fences, with tops trimmed with horizontal boards or simple dog-ear detail. Other styles not listed will be reviewed on a case by case basis.*

**Comment:** While south-side fence placement is proposed on the site plan, no additional details were provided. However, the proposed placement will not be a prominent feature of the site.

#### **IV.E. Free-Standing Signs**

- 1. Installation/ replacement of all signs, fixed and/ or free-standing may receive administrative approval. (Applicants should note that signs posted in a yard may also be subject to the zoning code.)*
- 2. The size of any free-standing sign should be appropriate to the main structure.*

**Comment:** The sign face will be replaced, but the existing posts will be reused. The overall sign size will be slightly larger than the current sign. Signs are subject to zoning compliance review by City Staff.

#### **VII. B. Mechanical Systems with Outside Elements**

- 1. Mechanical Equipment Not Obtrusive Mechanical equipment and systems include but are not limited to all exterior devices related to heating, electric, plumbing, air conditioning, ventilation and media. A few examples of such devices and systems are vents, exhaust pipes, cable, conduit, electrical boxes, meters, air conditioning units, generators, antennae, and phone and cable boxes. New mechanical systems should be installed so that they cause the least alteration possible to the building's floor plan, the exterior elevation, site and environment, and the least damage to historic building material. All mechanical equipment should be installed in the least visible location, normally the rear of the structure.*

2. *Heating/Air Conditioning units should be installed in the window frames in such a manner that the sash and frames are protected.*
3. *Central Air Conditioning unit(s) should be installed on a side of a structure not facing a public street, where they cannot be seen from the street or are screened from view with shrubbery or appropriate fencing.*
4. *Antennas and Vents Normal-size television and radio antennas, and basement and roof ventilators should be placed to be as little visible as possible from the street or neighboring properties. (Does not include CB and ham radio equipment or satellite dishes.)*
5. *Attaching Equipment When mechanical equipment is affixed to a building it must be installed to avoid damaging the structure. For example, when affixed to a masonry structure, it should be attached to mortar joints, not the brick or stone. Mechanical equipment should be installed low to the ground and using as little space as possible. This will decrease the visual impact, while also enabling the installation of appropriate screening.*

**Comment:** The proposed kitchen hood vent exhaust is proposed along the north side of the building toward the rear. Aside from the opening and hardware required to affix the pipe to the exterior wall, the overall impact on the building will be minimal. It is unknown if rear placement is possible, but the HDC may wish to discuss placement with the applicant.

**RECOMMENDATION:** The HDC may wish to require additional information from the applicant, including screen fence details, protective barrier fence details, and light fixture details, if applicable. In accordance with § 152.07 D. Guidelines, we feel that the number, style, and location of tables and chairs do not detract from the overall character of the contributing property. If the HDC determines that the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used.

*I move to approve the proposed improvements, including a freestanding sign, kitchen exhaust vent, and screening fence 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 650 Water Street

Parcel Number 03-57-300-029-00

**APPLICANTS INFORMATION**

Name Alec + Lindsay Payleitner Address / PO Box PO Box 841

City Saugatuck State MI Zip 49453 Phone 312.480.8161

Interest In Project Business Owners / Operators E-Mail alec@grow-food.com

Signature  Date 01.22.2024

**OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)**

Name AMK Holdings, LLC Address / PO Box 6917 N Maple Rd

City Saline State MI Zip 48176 Phone 734.627.7099

E-Mail jack@amkproperties.com

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 1/17/2024

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

Name Dana White Builders Contact Name Dana White

Address / PO Box PO Box 16 City Douglas

State MI Zip 49406 Phone 616.886.7545 Fax \_\_\_\_\_

E-Mail danawhitebuilders@gmail.com

License Number 2102193025 Expiration Date 05.31.2026

**PROPERTY INFORMATION**

Depth 65.25' Width 169.5' Size 1 acre Zoning District Water Street North, C-1 Current Use N/A

Check all that apply: Waterfront  Dunes \_\_\_\_\_ Vacant \_\_\_\_\_

**PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)**

On the following page is a general project description. Some elements of the product description are irrelevant to the purview of the Historic District Commision. The primary issues of interest in this application are:

1. Outdoor seating (on the north and east sides of the building—7 pages of detail within this application)
2. Exhaust vent for a new kitchen hood (on the north wall of the building—rendering within this application)
3. Outdoor sign (replacement design, same location—3 pages of detail within this application)
4. Wooden privacy fence for garbage cans (on the south side of the building, see site plan)

**PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)**

TYPE OF BUSINESS: Fast Casual Restaurant

CAPACITY: 49

OPERATORS: Chef Lindsay Payleitner and Alec Payleitner, formerly owners/operators of GROW Café + Bistro (2016-2023)

HISTORY OF THE SPACE: Previously River Market Deli, it was operating primarily as a retail establishment (including beer, wine, and liquor) for the past 7 years

INDOOR SEATING: Walk-up ordering, communal seating, no full table service

OUTDOOR SEATING: Temporary sidewalk patio set up to the north and east of the building (see site plan)

HOURS OF OPERATION (tentative): April through October, 7 days a week, 11am - 8pm

SERVICE STYLE: Guests will order/pay at a counter, and have their food and drinks prepared to-order and brought to them to enjoy at the communal seating in the 49-seat dining room, outdoor sidewalk patio, or for takeaway.

PACKAGING: All food and drink items will be in compostable disposables. All alcoholic beverages will be in Social District labeled cups.

OFFERINGS: Tex-mex inspired food, soft serve ice cream sundaes, frozen drinks

ALCOHOLIC BEVERAGES: Upon transfer of our existing liquor license, we will offer beer, wine, and cocktails for on-premise consumption and social district takeaway

INTERIOR IMPROVEMENTS (see attached 'Floor Plan'): Replacement under flooring (concrete), over flooring (epoxy), hood system, two additional ADA restrooms, fire proof ceiling/flooring upgrade

EXTERIOR IMPROVEMENTS: There will be no changes to the footprint of the building, or, with the exception of replacement signage, any changes to the exterior appearance of the building.





**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

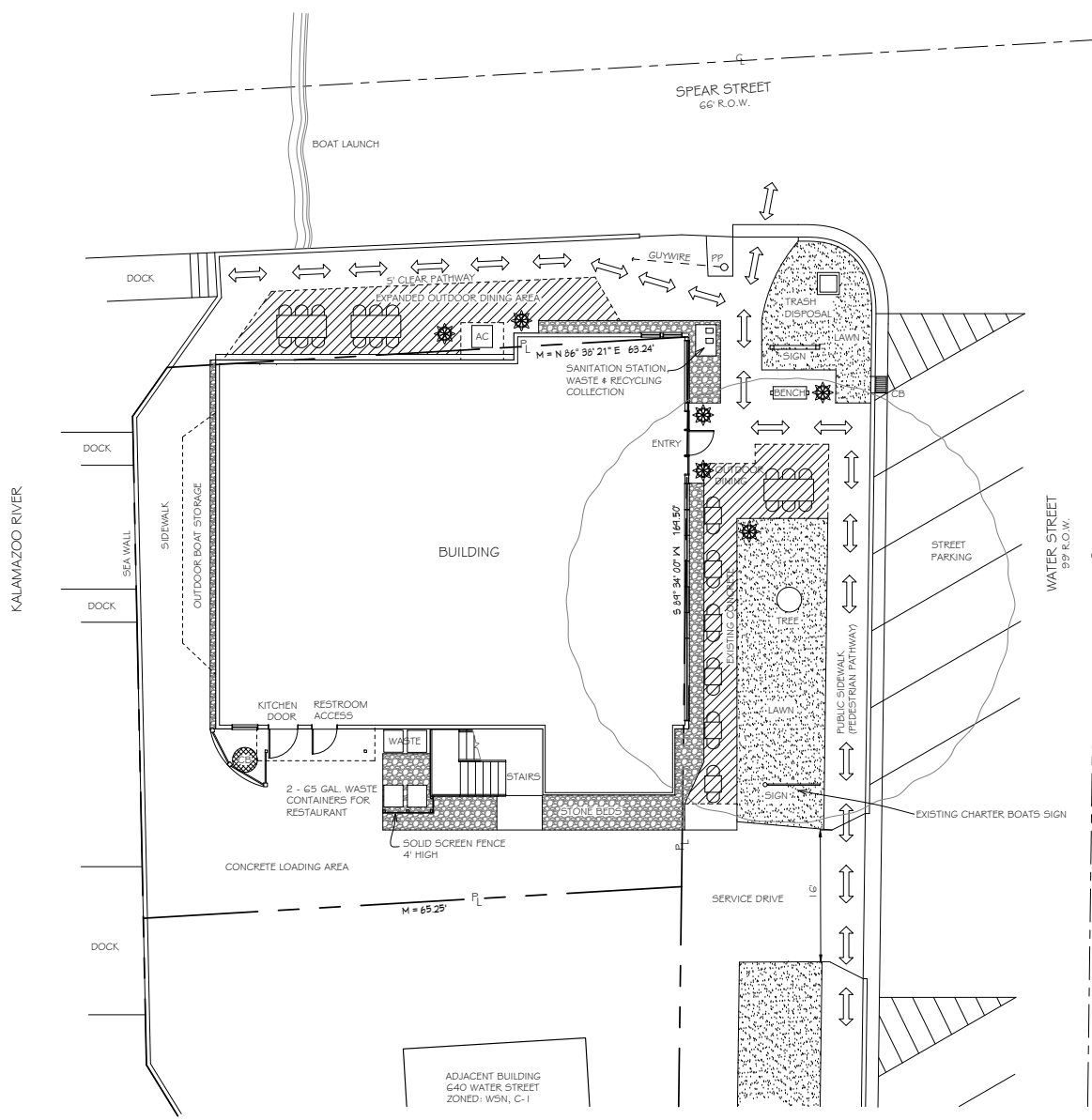
- Photographs of the structure and its relationship to adjacent structures.
- A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
- Elevation drawings of the exterior of the structure or improvements.
- Samples of all proposed exterior finishes and materials.
- 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**650 Water Street**

**PAYLEITNER RESTAURANT**  
650 WATER STREET  
SAUGATUCK, MICHIGAN



**LEGEND**

- 63' x 32' - 6 SEAT TABLE  
3 TOTAL = 18 SEATS
- 24' x 24' - 2 SEAT TABLE  
6 TOTAL = 12 SEATS
- 20' DIA. PLANTER  
6 TOTAL

**NOTES**

- OUTDOOR SEATING AREAS WILL UTILIZE EXISTING PAVED AREAS.
- PROPOSED OUTDOOR SEATING: 30 SEATS
- 2 - 65 GALLON WASTE CONTAINERS WITH PICKUP 3 TIMES PER WEEK.

Parcel Number: 03-57-300-029-00  
Site Area: 1.0 Acres more or less  
Zoned: Water Street North, C-1

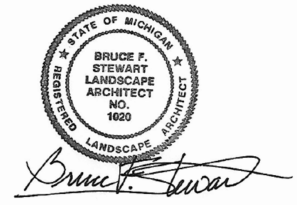
**Legal Description**  
Land in the City of Saugatuck, Allegan County, MI, described as follows: LOT 29 of KALAMAZOO PLAT, according to the plat thereof recorded in Liber 1111 of Plats, Page 551 of Allegan County Records.

Information taken from public records and survey by:  
Exxel Engineering  
5252 Clyde Park, S.W.  
Grand Rapids, MI  
Dated - 09/28/2021

THE PURPOSE OF THIS DRAWING IS ONLY TO REPRESENT GRAPHICALLY THE GENERAL NATURE OF THE WORK.

MARK	DATE	DESCRIPTION
	12/22/23	SITE PLAN

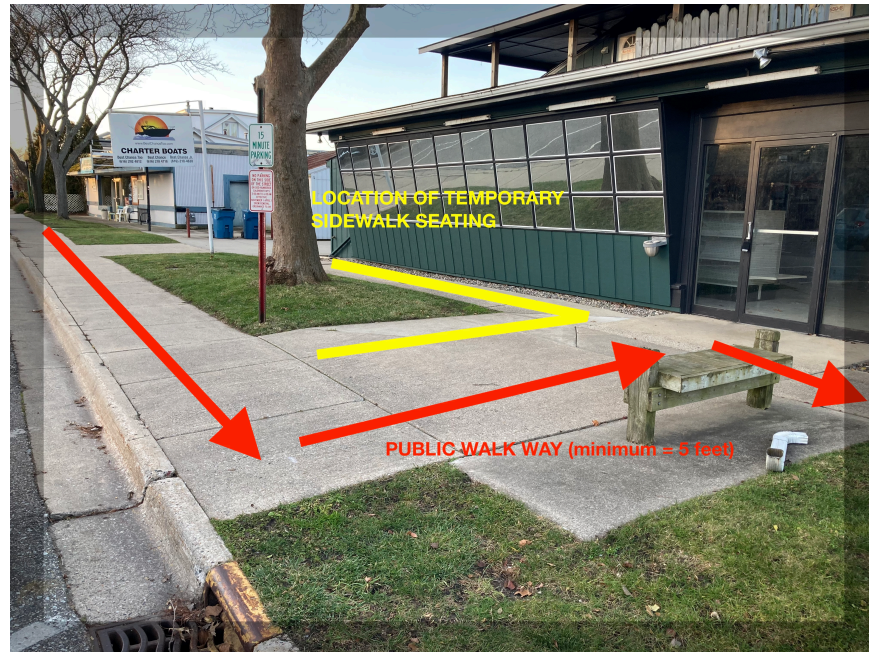
**SITE PLAN**  
SCALE: 1" = 10'



# 650 WATER STREET

Expanded  
Outdoor  
Dining Area

*Proposed  
Layout*



**Front (East) Sidewalk**  
(30' x 4' seating area)  
6 x 2-top tables



**Entryway**  
(8' x 8' seating area)  
1 x 6-top table



**Dockside**  
(24' x 7' seating area)  
2 x 6-top tables



## **650 Water Street**

### **Expanded Outdoor Dining Area**

#### **Furniture Specs**

Page 1 - Chairs

Page 2 - Two-Tops

Page 3 - Six-Tops

Page 4 - Color Selections (TBD)



## Lancaster Table & Seating Alloy Series Orange Outdoor Arm Chair

#164CMARMORN

Item #: 164CMARMORN Qty: \_\_\_\_\_

Project: \_\_\_\_\_

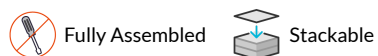
Approval: \_\_\_\_\_ Date: \_\_\_\_\_



### Features

- Rust-resistant steel construction with e-coat sealant and orange powder coat
- Ample 400 lb. weight capacity
- Reinforced frame with under-seat cross bracing enhances strength and stability
- Designed for use indoors and outdoors
- Stackable with other Lancaster Table & Seating Alloy arm chairs for space-saving storage

### Certifications



### Technical Data

Width	21 Inches
Depth	17 1/2 Inches
Height	28 1/2 Inches
Seat Width	14 Inches
Seat Depth	14 Inches
Back Height	12 1/2 Inches
Height Style	Standard Height
Seat Height	18 Inches
Arms	With Arms
Assembled	Fully Assembled



## Lancaster Table & Seating Alloy Series 63" x 32" Orange Standard Height Outdoor Table

#164DA3263ORG

Item #: 164DA3263ORG Qty: \_\_\_\_\_

Project: \_\_\_\_\_


Approval: \_\_\_\_\_ Date: \_\_\_\_\_



### Features

- Designed for use indoors and outdoors
- E-coat sealant and orange powder coat for rust and corrosion resistance
- 63" x 32" rectangular shape and standard height fits a variety of settings
- Durable steel construction is perfect for long-term use
- Easy to assemble and lightweight enough to move around for special events

### Certifications

 Seating Capacity: 6

#### Technical Data

Length	63 Inches
Width	31 1/2 Inches
Height	30 3/16 Inches
Height Style	Standard Height
Assembled	Assembly Required
Color	Orange
Features	E-Coat Sealant Powder Coated
Frame Material	Steel
Installation Type	Freestanding





## Lancaster Table & Seating Alloy Series 24" x 24" Orange Standard Height Outdoor Table

#164DA2424ORG

Item #: 164DA2424ORG Qty: \_\_\_\_\_

Project: \_\_\_\_\_


Approval: \_\_\_\_\_ Date: \_\_\_\_\_



### Features

- Designed for use indoors and outdoors
- E-coat sealant and orange powder coat for rust and corrosion resistance
- 24" x 24" square shape and standard height fits a variety of settings
- Durable steel construction is perfect for long-term use
- Easy to assemble and lightweight enough to move around for special events

### Certifications

 Seating Capacity: 2

#### Technical Data

Length	23 1/2 Inches
Width	23 1/2 Inches
Height	30 1/8 Inches
Height Style	Standard Height
Assembled	Assembly Required
Color	Orange
Features	E-Coat Sealant Powder Coated
Frame Material	Steel
Installation Type	Freestanding

## COLOR SELECTIONS (TBD)



*ADDITIONAL COLOR OPTIONS: Black, White, Distressed Black, Copper, Distressed Copper, Navy, Silver*

## 650 Water Street | Outdoor Hood Ventilation



**CURRENT PHOTO**



**W / EXAMPLE VENTILATION UNIT**

---

*The right photo is a rendering of one example unit. The exact engineering requirements of the hood will be determined on installation. With this application, we're seeking general approval from the Historic District Commission for ventilation duct work on the north side of the building. As indicated in the above photos, this duct work would be located in direct proximity to most of the building's other utilities.*

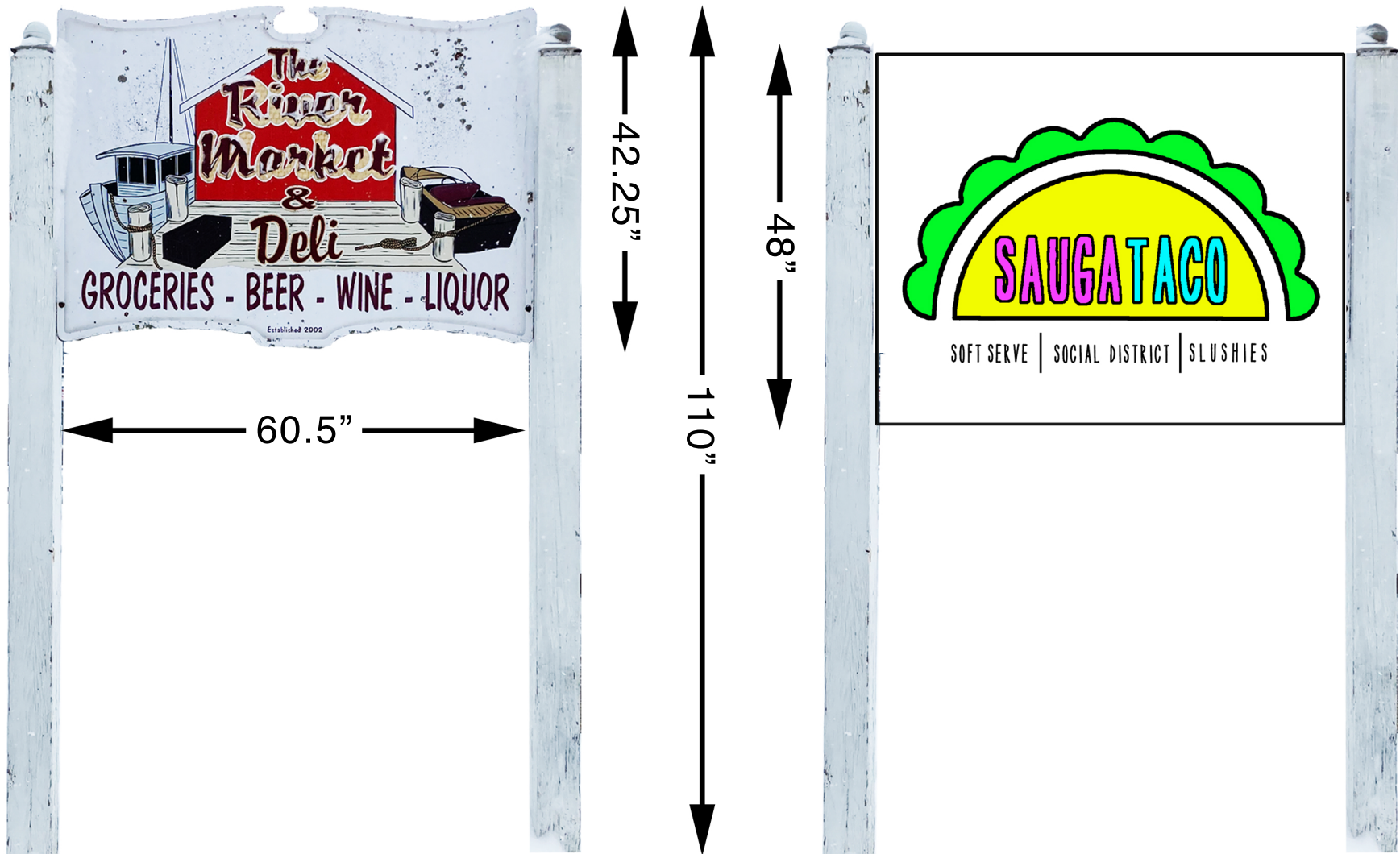
# 650 Water Street | Proposed Sign Design



\*\*\*Color palette is subject to minor changes.

(Scale = 1:8)

# 650 Water Street | Current vs. Replacement Signage



(Scale = 1:20)

\*\*\*Color palette is subject to minor changes.

## 650 Water Street | Current Signage



Facing (almost) West



Facing North

January 17, 2024

RE: Historic District Signage Alterations

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

*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).”*

As owner of the property at 650 Water Street, Saugatuck, MI, I am granting permission to Alec and Lindsay Payleitner (GROW Estate LLC) to make alterations to the outdoor signage in accordance with the requirements of the Saugatuck Historic District Commission.

Name: Jack Brown

Signature: 

Date: January 17, 2024



## Historic District Commission Agenda Item Report

**FROM:** Ryan Cummins, Director of Planning and Zoning

**MEETING DATE:** February 1, 2024

**SUBJECT:** New Trash Can and Recycling Pilot

**DESCRIPTION:**

The City Council listed recycling in City parks on their priority list for 2023. The City's Parks and Public Works Committee studied options and made a recommendation that a recycling pilot project be undertaken. City Council approved, with the understanding that the new trash and recycling receptacles would be reviewed by the Historic District Commission.

The Parks and Public Works Committee is proposing the attached receptacles. For the pilot project, these will be placed at Mt. Baldhead, Village Square, and outside the pharmacy.

**APPLICABILITY:**

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

**§ 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.*







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January 12, 2024

To: Saugatuck City Staff  
Saugatuck City Council  
Saugatuck Historic Commission

From: Catherine L. Simon, Maplewood Hotel

Re: Historic Mural initiated on the south side of 439 Butler Street

I am writing to reiterate the thoughts and comments presented in a recent letter sent by G Corwin Stoppel regarding the mural started by James T. Faasen. As you know, I followed all the proposed changes to the Cottage (building) also owned by A J Nassar. His ownership of both buildings has only improved my surroundings and the general area for all residents and visitors. We should be celebrating the fact that the building's caretaker is a gifted artist desirous to share his talent with the community.

The sign/mural only covers about 1/8 of the Chicago brick which has been identified as an asset. That too could be identified when the mural is completed. I am puzzled by a community that touts itself as "The ART COAST OF MICHIGAN" finds a subtle historic mural objectionable. Saugatuck's public art dates back to the sale of paintings on clothes lines. Even our public restroom displays a rendition of a famous landscape by Seurat.

The challenge becomes more than the set guidelines for lighting and windows. Moreover, how do we incorporate our history as an art community? The proposed mural is not only a whimsical way to display art but properly identified it can be a teachable moment.

Thank you for your consideration of the issue

Sincerely,

Catherine L. Simon