



## HISTORIC DISTRICT COMMISSION

October 5, 2023 - 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 September 7, 2023
5. **Public Comments on Agenda Items** (*Limit 3 Minutes*)
6. **Unfinished Business:** None
7. **New Business:**
  - A. **807 Lake** – Replace railings and posts. *Pg. 7*
  - B. **118 Hoffman** – Retroactive approval of a shed and outdoor freezer. *Pg.12*
  - C. **640 Water** – Remove attached building, rear awning, and vinyl siding, repair and paint block wall and trim, remove sign. *Pg.43*
  - D. **439 Butler** – Painted mural, touch-up existing sign, retroactive approval of window tint. *Pg.55*
8. **Administrative Approvals & Updates:**
  - A. 868 Holland – Roof and garage doors
9. **Communication:**
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 September 7, 2023, 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 Leo, Commission members: Cannarsa, Donahue, Godfrey, & Paterson.

**Absent:** Commission member Lewis.

**Others Present:** Director of Planning, Zoning, and Project Management Cummins & Deputy Clerk Williams.

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

**Approval of Minutes for August 3, 2023:**

*Motion by Leo, second by Donahue, to approve the July 6, 2023, meeting minutes. Upon voice vote, the motion carried 6-0.*

**Public Comments:** None.

**Unfinished Business:** None.

**New Business:**

**A. 321 Water – Fence Replacement (Voice Vote)**

The applicant proposes replacement fence panels/pickets for an existing fence at 321 Water Street. The applicant plans to use the existing fence posts and support system.

The property is located in the C-2 Water Street East (WSE) District zoning district. The lot is approximately 3,700 square feet, with commercial businesses on each side. The C-2 WSE allows a variety of uses: retail services, accommodations, restaurants, and residential dwellings, so improved privacy screening is desired by the applicant.

The Zoning Board of Appeals previously approved a variance to increase the allowable fence height to six feet and ten inches (6'10") instead of the maximum six-foot (6') fence height, an increase of 10 inches (10").

*A motion was made by Cannarsa, second by Leo to approve the new fence at 321 Water Street as submitted. Following voice vote, motion carried 6-0.*

**B. 820 Holland – Various Deviations from Approved Work (Voice Vote)**

The applicant requests several retroactive approvals for the accessory building recently constructed at 820 Holland Street as well as abutting site improvements.

The subject lot is approximately 99 feet in width and 112 feet in depth and is zoned Community Residential- R-1. The HDC previously approved plans to construct a new two-story carriage house and a replacement deck. Several changes were made to the building that were not consistent with the original HDC approval, including the following:

- Garage light fixtures
- Windows on east and west elevations
- Door on east elevation
- Additional windows on north elevation
- Railing on back deck and patio
- Concrete pad
- Privacy fence for screening of garbage can and recycling bin- height unknown
- Dog run fence

*A motion was made by Paterson, second by Donahue to approve the revisions to the approved plans at 820 Holland Street in accordance with the plans and details submitted within the application materials. Following voice vote, motion carried 6-0.*

**C. 344 Lucy Street – Repair siding, repair-replace garage pergola, cover garage service door, replace light fixtures, front door, patio doors with slider doors, rebuild upper and lower deck, install new hand railing. (Voice Vote)**

The applicant proposes several renovations to the existing home.

The property is located in the Community Residential (R-1) zoning district. The lot is approximately 66 feet wide and 148 feet deep (9,768 square feet), and a single-family detached home exists on the site. While the dwelling is within the Historic District, it is not a contributing structure.

The applicant proposes the following:

- Repair siding
- Repair/replace garage pergola (replicate exactly)
- Cover garage service door
- Replace front door
- Replace patio doors with slider doors
- Rebuild upper and lower deck
- Install new hand railings
- Replace light fixtures

*A motion was made by Leo, second by Cannarsa to approve renovations to the structure at 344 Lucy Street in accordance with the plans and details submitted within the application materials. Additional approvals include: Additional door on the second level to match the door below it. Closing off the service door to the garage and replacing the siding, not replacing with the door. Replacing the deck boards on the southern balcony. Following voice vote, motion carried 6-0.*

**D. Waterfront Regulation Report # 2 (Public Input and Zoning Recommendations)**

Planning Consultant Jirousek said that this is the second of two waterfront regulation assessment reports, and it includes an overview of public input and initial recommendations on the framework for waterfront regulation amendments within the Zoning Ordinance. The objective of this phase is to gain consensus on the direction of the changes to the ordinance. After consideration and discussion by the Planning Commission, the final zoning language will be drafted for formal review.

Director of Planning, Zoning and Project Management Cummins gave an update regarding administrative approval for the following:

- A. 346 Butler – Literature Box
- B. 640 Water – Enforcement in progress

**Communication:**

- A. Linda DeWindt – email regarding Historical District Boundaries

**Public Comment:** None.

**Commission Comments:**

Commissioner Cannarsa – Would love to start giving monthly “Preservation Award or Recognition” to recognize the folks who are following guidelines and celebrating those who are doing the right things. He thinks that the Commission could select an individual(s) and it could be announced publicly in the Commercial Record with before and after photos to help educate and raise awareness of what is going on in the community.

**Adjourn:**

*Motion by Leo, second by Cannarsa to adjourn. Upon voice vote, motion carried 6-0.  
Chair Straker adjourned the meeting at 6:54 p.m.*

Respectfully Submitted by

Sara Williams,

\_\_\_\_\_

Deputy Clerk



**MEMORANDUM**

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

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

**DATE:** October 2, 2023

**RE:** Historic District Permit Application, Shady Shores Condos: 807 Lake Street

**REQUEST:** The applicant proposed to replace railings and posts on the existing units.

**BACKGROUND:** The buildings were newly constructed in 2007 and are not contributing resources.

**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 written narrative and a photo of the replacement railing design.

**REVIEW:** New railings and posts are planned to match the dimensions and style of existing railings and posts. Instead of wood replacement materials, the new materials will be a poly material, which will better withstand the elements.

**RECOMMENDATION:** 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 replacement of railings and posts for units at 807 Lake 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 Shady Shores Condominiums Parcel Number \_\_\_\_\_

**APPLICANTS INFORMATION**

Name Richard Traub Address / PO Box 807 Lake St., Unit 6  
City Saugatuck State MI Zip 45954 Phone 312-404-9367  
Interest In Project owner E-Mail rtraub@sgrlaw.com  
Signature [Handwritten Signature] Date 9/15/23

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

Name \_\_\_\_\_ Address / PO Box \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
E-Mail \_\_\_\_\_

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Name COMPLETE DESIGNS LLC Contact Name LaWayne Hochstetler  
Address / PO Box 1720 N 1150 W City Middlebury  
State IN Zip 46540 Phone 574-206-6937 Fax 574-367-2288  
E-Mail sales4completedesigns@gmail.com  
License Number 87-18749776 Expiration Date AUG 31 2025

**PROPERTY INFORMATION**

Depth \_\_\_\_\_ Width \_\_\_\_\_ Size \_\_\_\_\_ Zoning District \_\_\_\_\_ Current Use residential  
Check all that apply: Waterfront  Dunes \_\_\_\_\_ Vacant \_\_\_\_\_

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

We will take off all old wooden railings and exchange with poly Railings while keeping all dimensions as close as possible to existing railings.  
Poly will be white (see picture) and withstand weather much better than wood. All panels will be fastened similar to how panels are fastened now.  
There are a couple intermediate post which may require strengthening added to the framing but no excessive framing work will need to be done on project.  
Owners of Units 2, 3, 4, 5, 8 and 9 to replace all wooden railings with railings composed of composite materials. Unit 7 owner to replace only 2 portions in front of house.  
Design of railings to remain unchanged. No structural changes to be implemented.



**HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)**

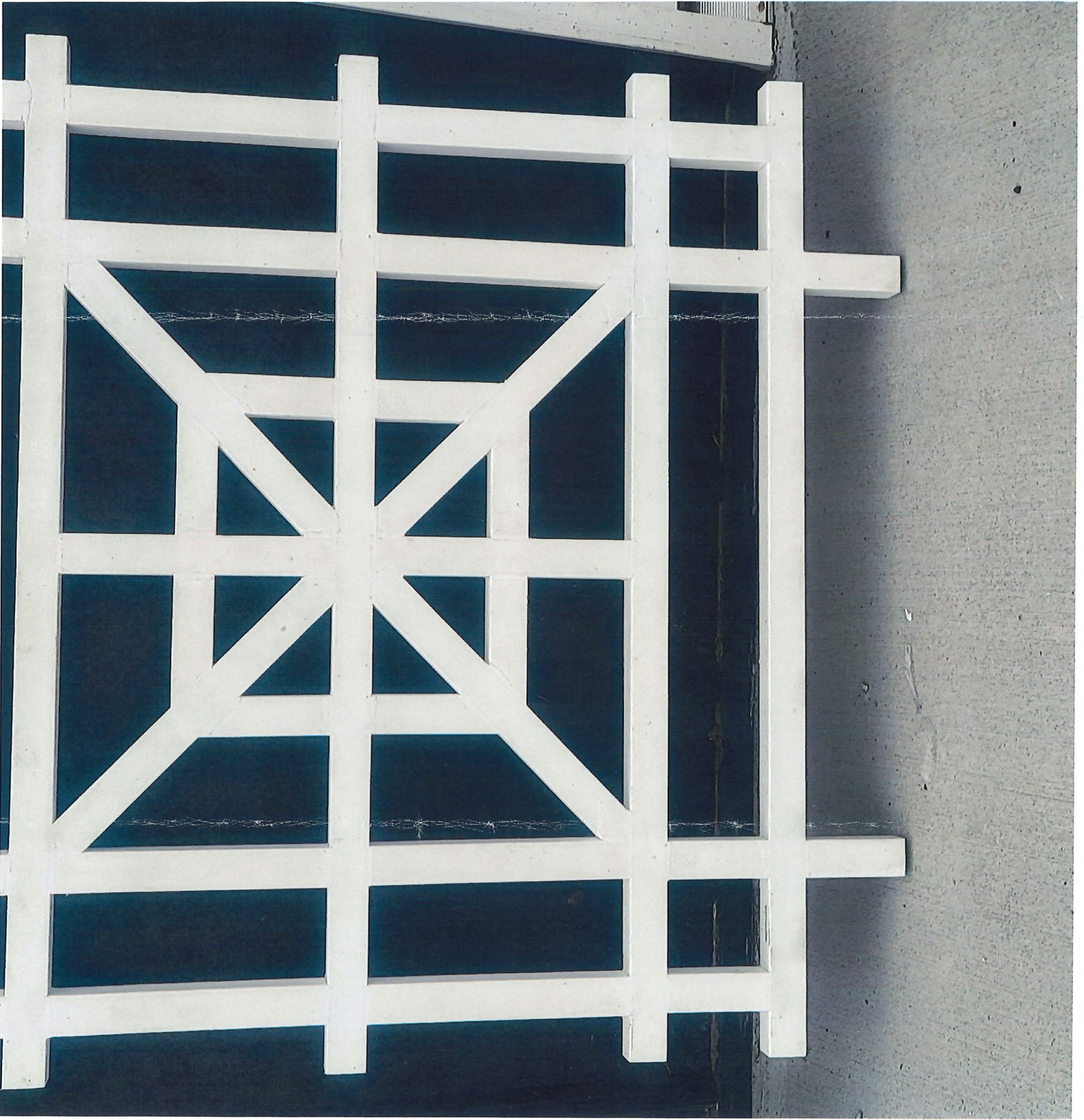
Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

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.

See attached description on Page 1.

**OFFICE USE ONLY:**  
 Application Complete \_\_\_\_\_ Fee Paid \_\_\_\_\_ Date Paid \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





## MEMORANDUM

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

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

**DATE:** October 2, 2023

**RE:** Historic District Permit Application, Erhan Kara: 118 Hoffman Street

**REQUEST:** The applicant requests retroactive approval for the construction of a shed and outdoor freezer on the subject property.

**BACKGROUND:** The property is in the Water Street East (C-2) zoning district and the Historic District. The lot is approximately 41 feet wide and 66 feet deep (2,702 square feet). The applicant previously constructed a wood accessory storage building and an outdoor freezer to accommodate business operations. No permits were secured for this work, and the structures require one or more variances to remain in their current location.

While the building is within the Historic District, it is not a contributing structure.

**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 written narrative, aerial with labels, property survey, and several photographs that were taken before and after construction.

**V.B NEW CONSTRUCTION:** Since the building is not a contributing structure, it seems appropriate to review it 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 improvements will not negatively impact the streetscape, as they are primarily screened from view from Hoffman Street.

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 applicant has provided several examples of nearby sheds and service areas that are of similar character to what is proposed. However, it is unknown if these examples were approved by the HDC.

While most of the freezer is not visible from nearby properties, the top is visible, and a screening system was constructed to block views of the mechanical equipment on the roof. The screen is constructed with horizontal siding and a slightly pitched shed roof. The metal roofing does not match the principal structure, and the paint color used on the siding appears to be a different shade. The shed in front of the freezer is primarily screened from all sides.

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:** The placement of the shed and freezer does not comply with zoning requirements. As such, siting requirements are not met. However, based on the location of nearby sheds, it appears that the placement of the freezer and the construction of the shed are not entirely incompatible with the surroundings.

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:** As mentioned earlier, there was an attempt for the mechanical equipment screening to match the color and roof type of the principal building. However, the color is slightly off. Additionally, the exterior of the cooler is visible over the rear fencing, and the siding of the cooler remains unchanged. The HDC may wish to recommend a different approach to screening the entire cooler from all sides.

Concerning the plywood-sided shed, it is not visible from other properties aside from the immediate neighbor to the west, as side windows are mostly blocked by the new structure. The HDC should determine if the accessory shed should be improved to be compatible with the principal building (color, siding, etc.).

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 project will not impact the public realm and surroundings for pedestrians. The structures are toward the rear of the property and are mostly out of sight from the 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 are they an attempt to mimic nearby historic buildings. However, the screening, siding, and roofing are not compatible with nearby principal buildings. Since the structures are not entirely visible from nearby properties, the HDC should determine if this is an appropriate and compatible project.

**RECOMMENDATION:** Overall, my impression is that the placement and style of the shed and freezer are incompatible with the Historic District. At a minimum, I recommend that the applicant consider improved and expanded screening of the entire cooler, along with matching paint colors.

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 retroactively approve the construction of an accessory storage shed, placement of an outdoor freezer, and construction of freezer equipment screening at 118 Hoffman 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 118 Hoffman st - Saugatuck Parcel Number 57-300-105-00

**APPLICANTS INFORMATION**

Name Erhan Kara Address / PO Box PO box 1121  
City Saugatuck State MI Zip 49453 Phone 269 268 8470  
Interest In Project owner E-Mail erhan.kara@ad.com  
Signature [Signature] Date 9/15/2023

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

**PROPERTY INFORMATION**

Depth 70 Width 40 Size 0-06 Zoning District Business Current Use Business  
Check all that apply: Waterfront \_\_\_\_\_ Dunes \_\_\_\_\_ Vacant \_\_\_\_\_

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

Wooden shed and an attached outdoor walking freezer has been erected at the north west corner of the property for use by Siena cafe, Boardwalk cafe and Fresh Basil cafe-





**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Science Church

The Mitten  
Brewing Company

Grins of Saugatuck

Fenn Va

Saugatuck Tasting

118  
118 Hoffman St

Hoffman St

Uncommon  
Coffee Roasters

Google  
231

private house

Fresh Basil  
cafe

Boardwalk  
deli-icecream  
smoothie

Koorey's  
Jewelry

Uncommon  
coffee

Large  
backyard

private house

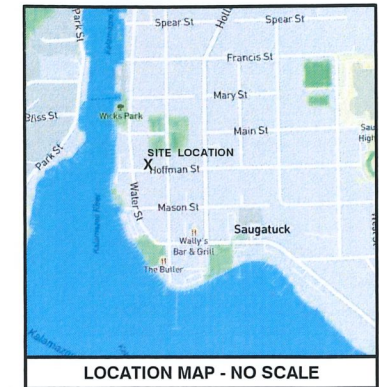
Wally's Bar  
and grill

landsharks  
clothing

toy store

Glies  
clothing

ALTA / NSPS LAND TITLE SURVEY



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Grand Rapids, MI  
 616-249-3800

Kalamazoo, MI  
 269-544-1455

Lansing, MI  
 517-889-6210

Ypsilanti, MI  
 734-368-9483

SCHEDULE "A" LEGAL DESCRIPTION  
 FROM: CHICAGO TITLE INSURANCE COMPANY  
 ORDER NO.: 031131311CML (COMMITMENT DATE: NOVEMBER 5, 2020)

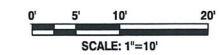
LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF ALLEGAN, CITY OF SAUGATUCK.  
 THE EAST 41 FEET OF LOT 104, KALAMAZOO PLAT, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 111 OF PLATS, PAGE 551, ALLEGAN COUNTY RECORDS.

SCHEDULE B-II EXCEPTIONS  
 FROM: CHICAGO TITLE INSURANCE COMPANY  
 ORDER NO.: 031131311CML (COMMITMENT DATE: NOVEMBER 5, 2020)

- 8 THE ENCROACHMENT OF BUILDING OVER AND ONTO ADJOINING PROPERTY ON THE EAST AS REVEALED BY SURVEY PREPARED BY HOLLAND ENGINEERING, INC., DATED MARCH 29, 1993, JOB NO. 93-03-238. (SHOWN ON DRAWING)
- 9 THE ENCROACHMENT OF CONCRETE OVER AND ONTO ADJOINING PROPERTY ON THE WEST AS REVEALED BY SURVEY PREPARED BY HOLLAND ENGINEERING, INC., DATED MARCH 29, 1992, JOB NO. 93-03-238. (SHOWN ON DRAWING)
- 10 THE ENCROACHMENT OF FENCE OVER AND ONTO ADJOINING PROPERTY ON THE WEST AND NORTH AS REVEALED BY SURVEY PREPARED BY HOLLAND ENGINEERING, INC., DATED MARCH 29, 1993, JOB NO. 93-03-238. (SHOWN ON DRAWING)

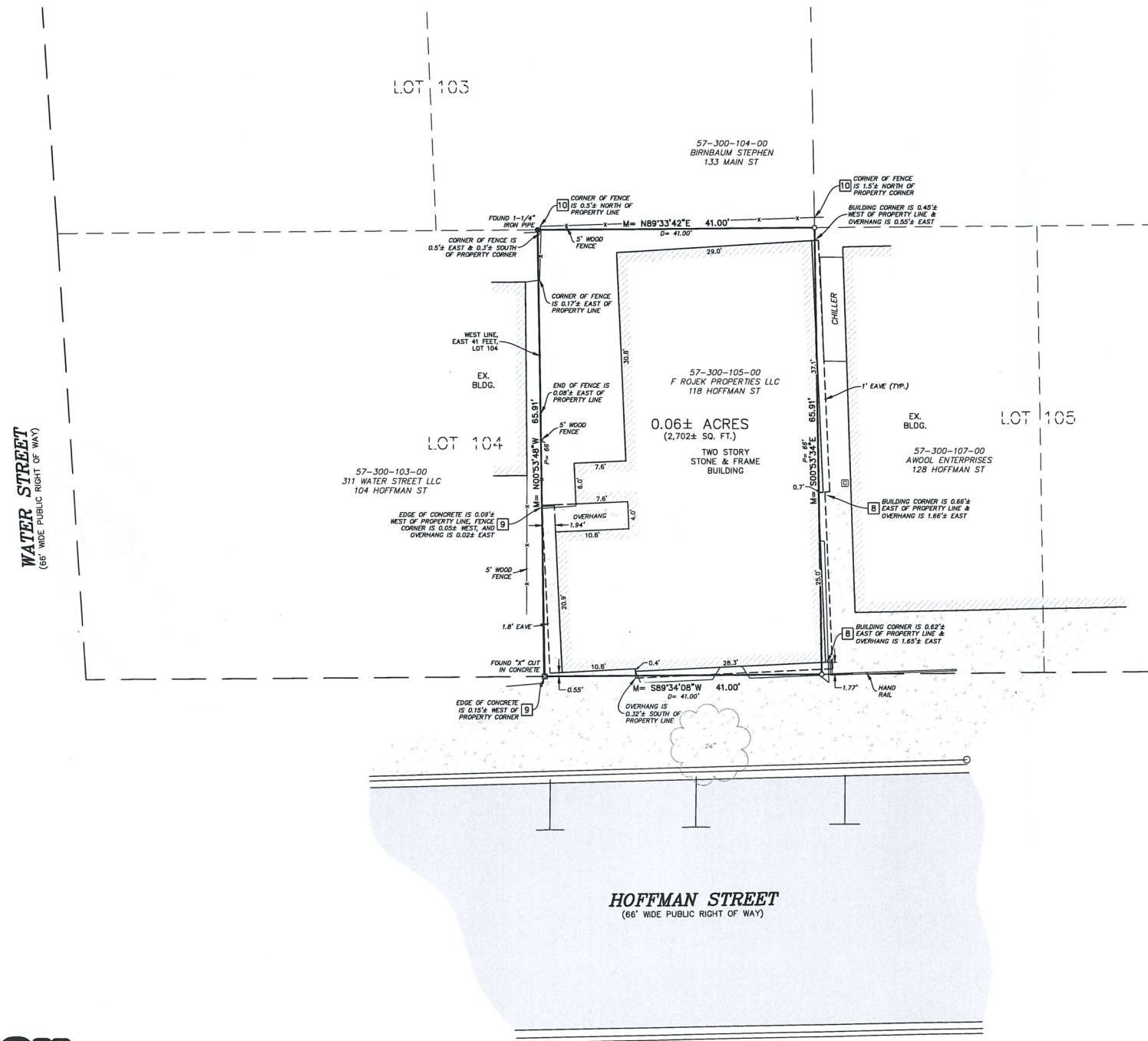
SURVEYOR'S NOTES

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
3. THE FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2021.
4. BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 260305 0001 C, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 1, 1980. ZONE "C" AREAS DETERMINED TO BE AREAS OF MINIMAL FLOODING.
5. ADJOINING DEEDS OF RECORD WERE NOT PROVIDED TO SURVEYOR BY CLIENT AS SPECIFIED IN SEC. 4(I)(A) OF THE 2016 ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS.
6. TOTAL LAND AREA: 0.06± ACRES (2,702± SQUARE FEET).
7. WHILE EVERY EFFORT WAS MADE IN THE EXECUTION OF THIS ALTA/NSPS LAND TITLE SURVEY TO LOCATE ALL VISIBLE EVIDENCE OF SITE UTILITIES AND SUBSTANTIAL IMPROVEMENTS, SNOW COVER MAY HAVE CAUSED CERTAIN ITEMS TO BE OMITTED.



LEGEND

SET CAPPED REBAR #2095	EXISTING
FOUND IRON	○
FOUND CHISELED "X"	⊗
PLATTED	P
DESCRIBED	D
MEASURED	M
GAS METER	⊠
FENCE LINE	—
BITUMINOUS SURFACE	▭
CONCRETE SURFACE	▭
DECIDUOUS TREE	⊗



WATER STREET  
 (66' WIDE PUBLIC RIGHT OF WAY)

HOFFMAN STREET  
 (66' WIDE PUBLIC RIGHT OF WAY)

118 HOFFMAN STREET  
 SAUGATUCK, MICHIGAN 49465  
 SECTION 09, T03N, R16W, CITY OF SAUGATUCK, ALLEGAN CO.  
 -FOR-  
 ERHAN KARA  
 497 CENTER STREET #753, DOUGLAS, MICHIGAN 49406

REVISIONS

1	

Drawn By: GLK  
 Scale: 1"=10'  
 Date: 02-18-2021  
 Project #: 2110077.5A  
 Sheet Title:  
**ALTA/NSPS  
 LAND TITLE  
 SURVEY**  
 Sheet #  
**V-101**  
 1 of 1

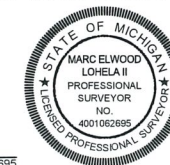
CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY; BOARDWALK CAFE LLC; AND CHASE BUSINESS BANKING, ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, & 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2020.

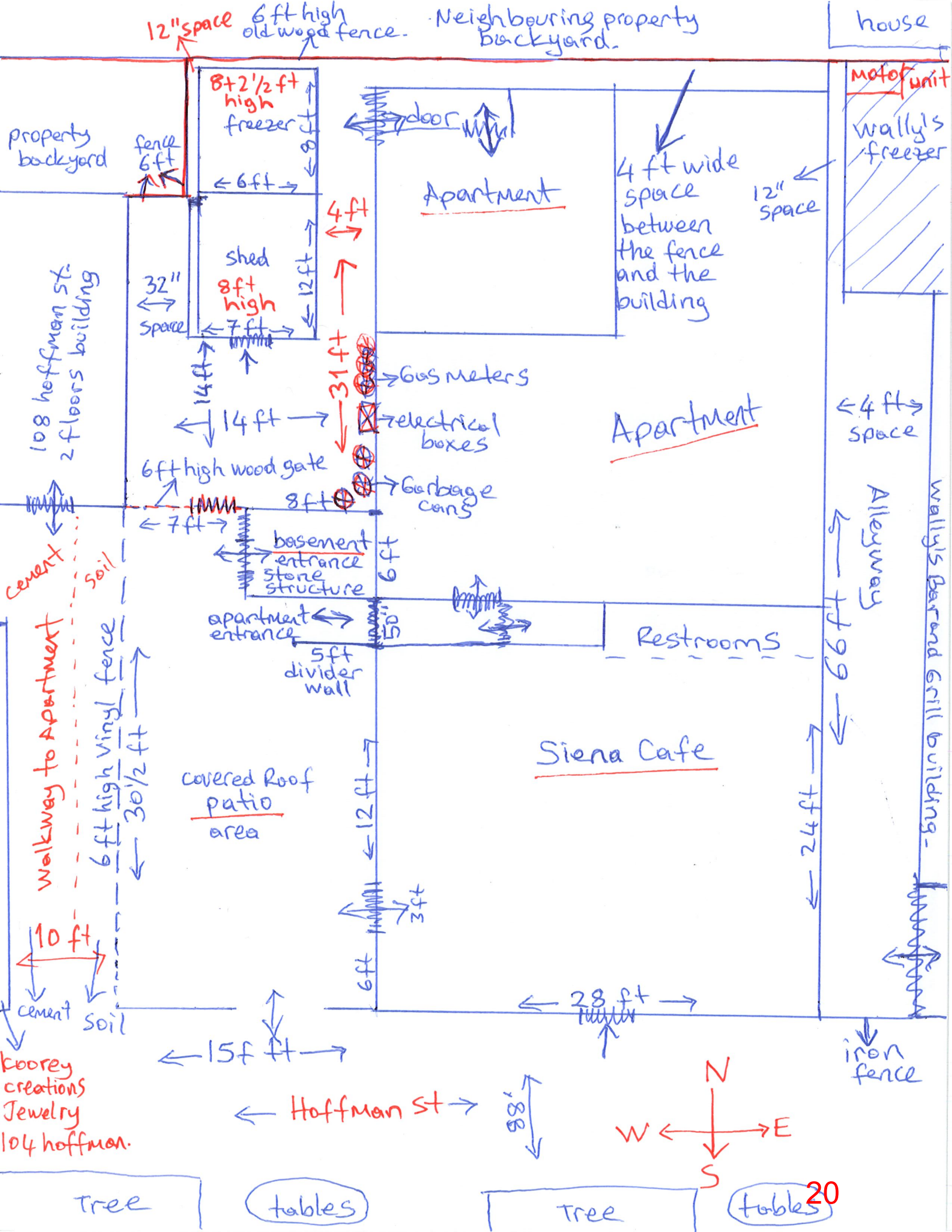
DATE: FEBRUARY 18, 2020



MARC ELWOOD LOHELE, PROFESSIONAL SURVEYOR #4001062695



File Name: C:\Users\Verly\OneDrive\Documents\2021\2110077.5A\2110077.5A.dwg Last Saved: 2/19/2021 2:27:12 PM



12" space  
6 ft high old wood fence.

Neighbouring property backyard.

house

Motor unit

Wally's freezer

Apartment

4 ft wide space between the fence and the building

12" space

8+2 1/2 ft high freezer

Shed  
8 ft high

Gas meters

Electrical boxes

Garbage cans

basement entrance stone structure

apartment entrance  
5 ft divider wall

Restrooms

Siena Cafe

covered roof patio area

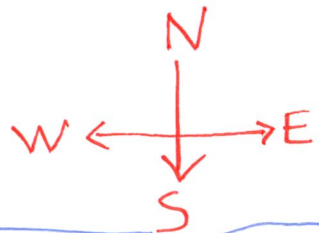
Walkway to Apartment

6 ft high vinyl fence

10 ft  
Cement  
Soil

Kooey creations Jewelry 104 Hoffman.

Hoffman St



Tree

tables

Tree

tables 20

8 ft

Wood Siding

14-8"

12 ft

4 ft

← 2 1/2 ft →

east side of the freezer

↑ 8 ft ↓

← 8 ft →

↑ 6 ft ↓

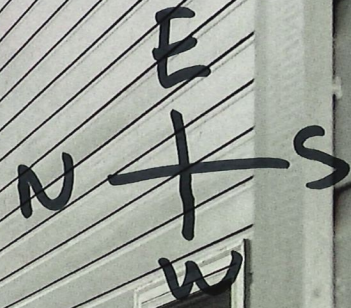
1/2" space

Looking west  
from the property  
corner

Property  
line  
→

←

108 half moon st. property  
backyard.  
view of the freezer.  
\*not visible  
from the street.









"freezer motor"  
→ it can be left  
uncovered.

metal  
→

wood panel  
siding.

7 ft

8 ft

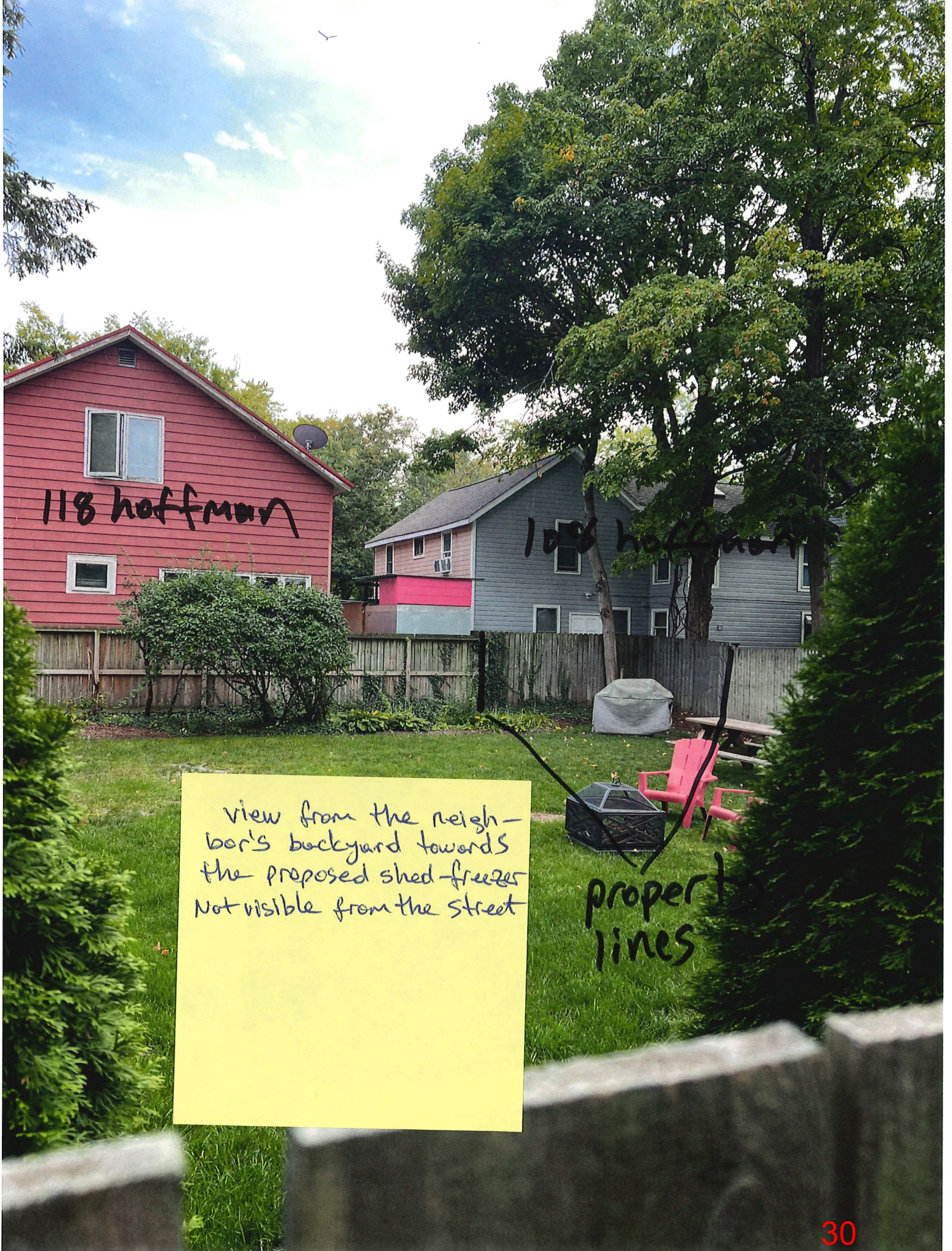


Area in front of the  
shed.



\* Area in front of the shed.






118 hoffman

1006 hoffman

view from the neighbor's backyard towards the proposed shed-freezer  
Not visible from the street

property lines

A photograph of a building under renovation. The building has yellow horizontal siding and white trim around the windows and doors. A yellow sticky note is attached to the wall, containing handwritten text. Two black arrows point from the sticky note towards the left side of the building. In the foreground, a man in a blue shirt and jeans is walking on a wooden plank path. To the right, there is a stack of wooden planks and a white door frame. The ground is concrete with some green paint or residue. The sky is blue and there are trees in the background.

Overgrown bushes used  
to occupy the lot line  
before Siena Cafe built  
it's patio and it's surround  
ings at the west side  
of the property.

An existing wooden 6 ft  
fence was in place before  
it was replaced by a new  
one after the renovation



Shed is not visible






2 apartment  
units in front of  
the freezer

east side of Siena  
Cafe; The alley that  
Wally's use as theirs.  
Outdoor attached  
freezer is at the end  
of the alley.

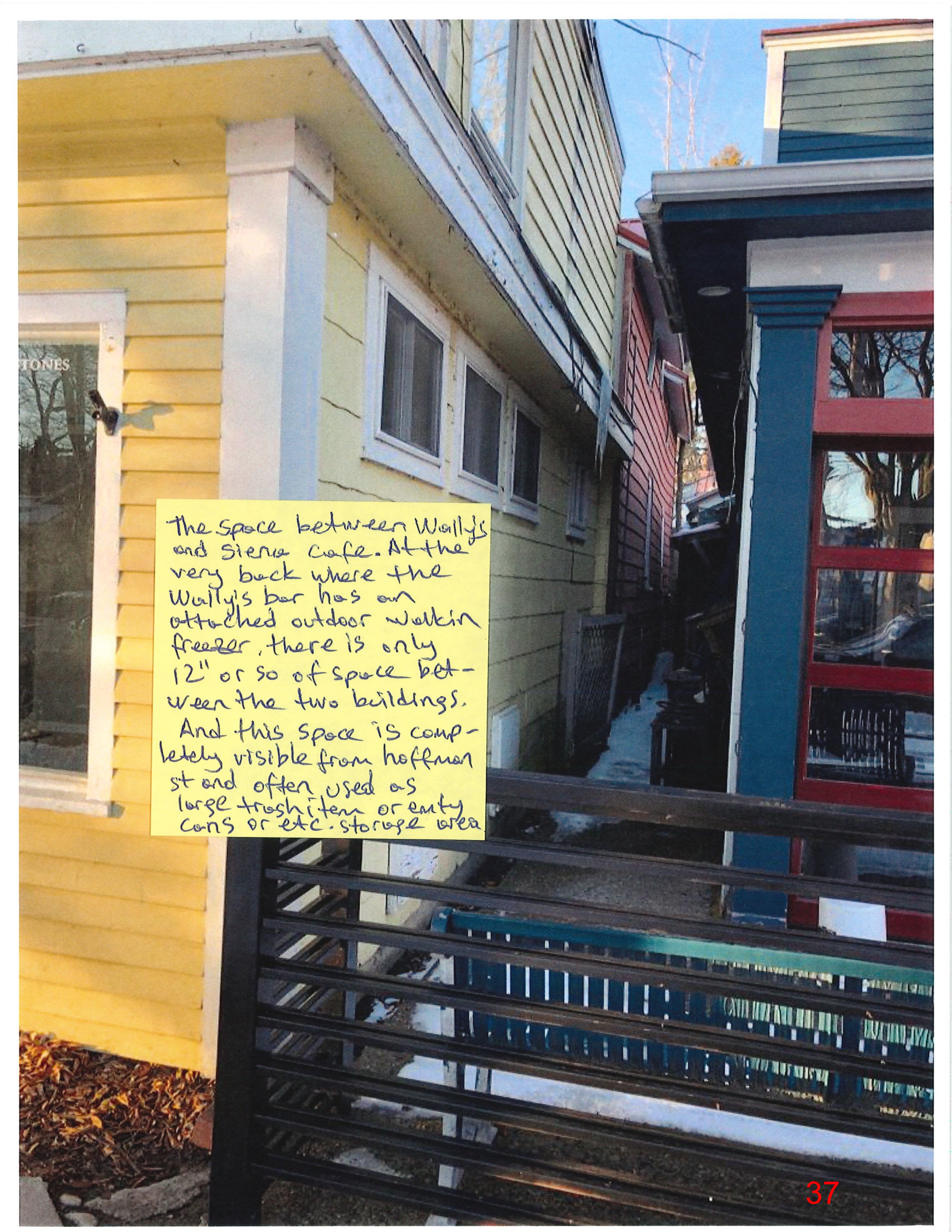
\*Wally's outdoor freezer  
adjacent to 118 Hoffman  
st. building. There is a  
window to an apartment.

12" space  
between  
structures -



\*6 ft fence between the  
patio and the log hoffman property

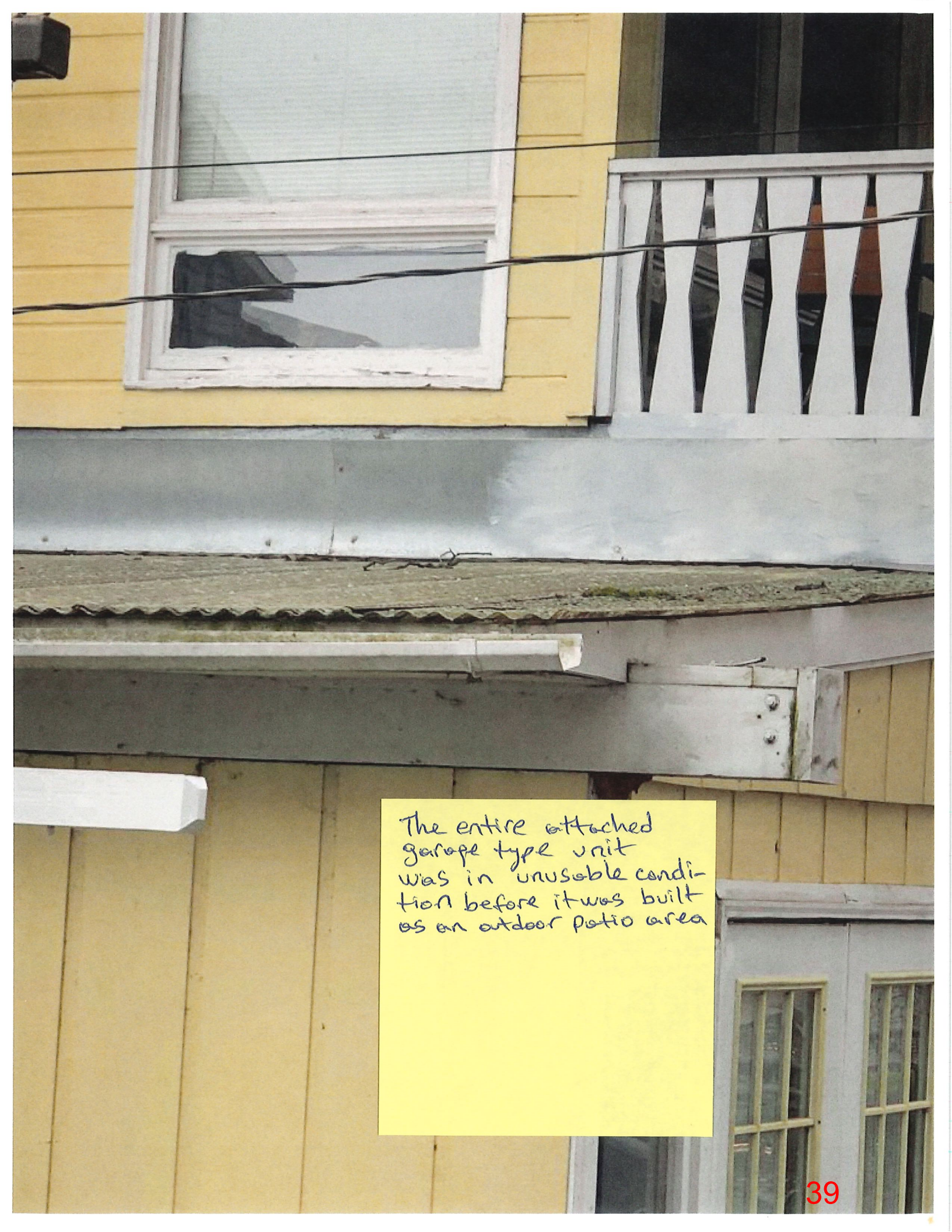
There is a 4' space  
between the building and  
the fence




The space between Wally's and Sierra Cafe. At the very back where the Wally's bar has an attached outdoor walkin freezer, there is only 12" or so of space between the two buildings. And this space is completely visible from Hoffman st and often used as large trash item or empty cans or etc. storage area.

North east part of  
the Siena Cafe.





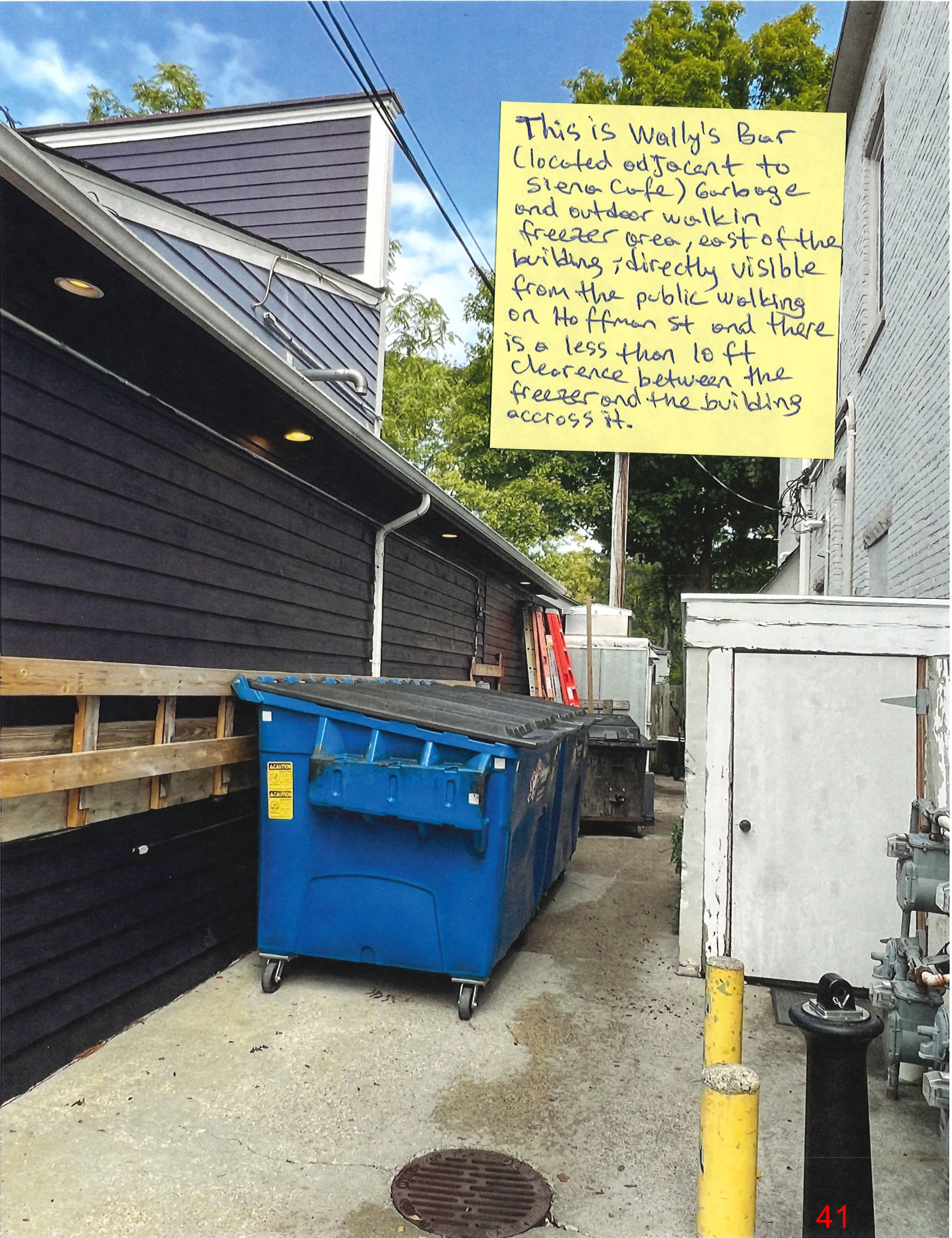
The entire attached  
garage type unit  
was in unusable condi-  
tion before it was built  
as an outdoor patio area

A photograph of a two-story house with a balcony. The house has light-colored siding on the ground floor and a red section on the upper floor. A yellow sticky note is overlaid on the right side of the image, containing handwritten text. The scene is outdoors with snow on the ground and a clear blue sky.

before the patio that  
was built.



This is Wally's Bar (located adjacent to Siena Cafe) Garbage and outdoor walk in freezer area, east of the building; directly visible from the public walking on Hoffman st and there is a less than 10 ft clearance between the freezer and the building across it.





Shed

\*Wallys 2 outdoor freezers are both at the property lines.

Property line

Shed  
property line is right behind this shed 42



## MEMORANDUM

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

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

**DATE:** October 2, 2023

**RE:** Historic District Permit Application, Andrew Galemore: 640 Water Street

**REQUEST:** The applicant proposes to remove structural components of the existing building and to renovate other portions.

**BACKGROUND:** The property is in the Water Street North (C-1) zoning district and the Historic District. The lot is approximately 100 feet wide and 104 feet deep (10,454 square feet).

The principal building is 40 feet by 58 feet and 2,320 square feet in size, with an 18-foot by 22-foot attached building of 396 square feet. The awning to the rear of the building was 4 feet by 27 feet, covering 108 square feet. While the building is within the Historic District, it is not a contributing structure.

The applicant proposes the following:

- Remove the 396 square foot attached building
- Remove the 108 square foot rear awning
- Remove vinyl siding
- Repair and paint block wall and trim
- Remove sign

The applicant commenced the project without approval and was issued a violation notice on September 5, 2023. The rear awning was already removed.

**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 written narrative and purpose statements regarding the demolitions and improvements. Additionally, photos have been provided that indicate the portions of the building to be demolished, and paint color information was provided.

**V.B NEW CONSTRUCTION:** Since the building is not a contributing structure, it seems appropriate to review it 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 improvements will not negatively impact the streetscape. However, 18 feet of building width will be demolished, offering increased river visibility, which is a community priority. Removing the siding and painting the building will improve the overall look of the façade.

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 structure is not contributing, and the improvements will be the same general character and design as the existing building. The addition that will be removed is incompatible with the primary building, so the result will be a more consistent overall building design. The scope of the project does not seem significant enough to 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:** The overall massing, bulk, and scale of the building will be reduced. As mentioned earlier, 18 feet of building width will be demolished, offering increased visibility of the river, which is a community priority.

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:** Although a painted block exterior is likely not an ideal aesthetic, it should be an improvement over aging vinyl siding. The colors are fairly muted, with a light brown wall color (Valdspar VR904B) and white trim.

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:** Aside from the removal of the building attachment, the project will not affect elements of the structure that impact the comfort level of pedestrians.

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 scope of the project is to improve and adapt the building for future tenant use.

**RECOMMENDATION:** 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 demolition of a 108-square-foot rear awning and 396-square-foot building addition, as well as the removal of vinyl siding and painting the underlying block at 640 Water Street in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions (if applicable):*

1. \_\_\_\_\_
2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_



## Historic District Permit Application

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

Address \_\_\_\_\_ Parcel Number \_\_\_\_\_

**APPLICANTS INFORMATION**

Name \_\_\_\_\_ Address / PO Box \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Interest In Project \_\_\_\_\_ E-Mail \_\_\_\_\_  
Signature Andrew Galemore Date \_\_\_\_\_

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

Name \_\_\_\_\_ Address / PO Box \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
E-Mail \_\_\_\_\_

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature Kelzyan Swigman 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 \_\_\_\_\_ Width \_\_\_\_\_ Size \_\_\_\_\_ Zoning District \_\_\_\_\_ Current Use \_\_\_\_\_  
Check all that apply: Waterfront \_\_\_\_\_ Dunes \_\_\_\_\_ Vacant \_\_\_\_\_

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

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**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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# 640 Water St.



# Scope of work

- Remove metal sided structure on north side of building.
- Remove damaged/ rotted awning on west side of building.
- Remove vinyl siding and repair and seal block wall.
- Paint block wall and trim. Wall Color - Snakeskin ( VR064B)  
Trim Color- White
- Remove existing signage. Future lessee to decide upon signage.

# Structures to be removed.

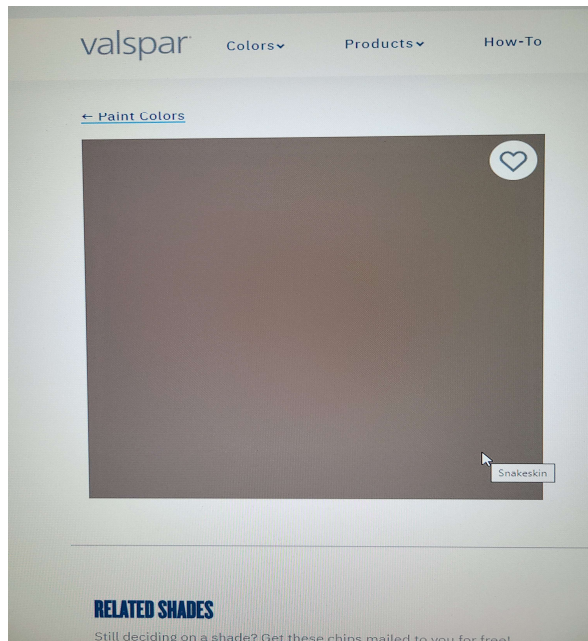


Metal sided structure to be removed.

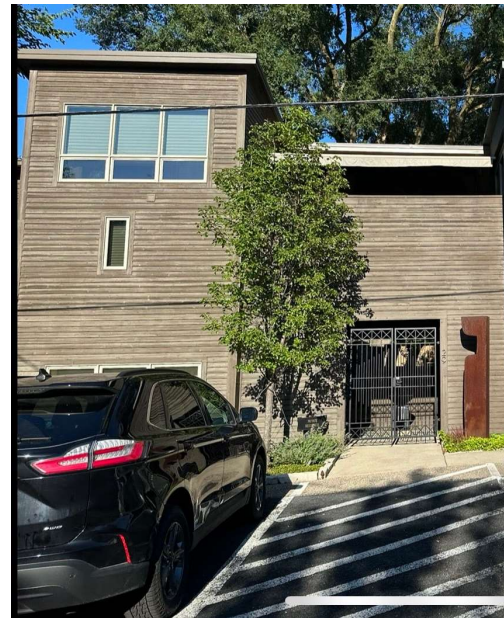
Awning on west elevation to be removed.

# Color Scheme

Wall Color chip. Snakeskin (VR904B)



Matched to this existing building









## MEMORANDUM

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

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

**DATE:** October 2, 2023

**RE:** Historic District Permit Application, James Faasen: 439 Butler Street

**REQUEST:** The applicant proposes a mural on the side of the principal building (in progress), a touch-up of the existing sign, and existing window tinting on unit #6.

**BACKGROUND:** The property is located in the City Center (C-1) zoning district and the Historic District. The original Italianate-style building was constructed in 1904 and was the Koning Hardware store. The main building is a contributing structure, while it appears that the units added to the rear of the property are non-contributing.

**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 several photographs of the mural project and painted side wall sign. Also, a photograph of unit #6 was provided.

**REVIEW:** The City's Historic District Guidelines do not specifically address murals, painted signs, and window tinting. While painting brick is not recommended in the guidelines, murals have been common for many years, serving as art and advertising. The proposed scene is an effort to memorialize the history of Saugatuck in a form that was common at the time when the principal building was constructed. Additionally, refreshing the painted sign is an improvement to the aesthetics of the building.

Concerning tinting, the National Park Service’s Technical Preservation Service recommends installing clear, low-emissivity (low-e) glass or film without noticeable color in historically-clear windows to reduce solar heat gain. The HDC should inspect the window tint to assess the appropriateness of the previously installed film.

**RECOMMENDATION:** 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 mural and sign improvements on the side of the 439 Butler Street building and the existing window tinting 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 439 BUTLER ST.

Parcel Number SOUTH SIDE OF 63+64 VILLAGE OF KALAMAZOO

APPLICANTS INFORMATION

Name JAMES T. FRASEN Address / PO Box 213

City SAUGATUCK State MI Zip 49453 Phone 616 204-8908

Interest In Project MY PAINTING / BUILDING MANAGER E-Mail JTFRASEN@GMAIL.COM

Signature [Signature] Date 26 Sep 23

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name AJ NASSAR Address / PO Box 11046

City FT. LAUDERDALE State FL Zip 33339 Phone \_\_\_\_\_

E-Mail AJNASSAR@ALINIAN.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 [Signature] Date 26 Sep 23

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

Name JAMES T. FRASEN Contact Name \_\_\_\_\_

Address / PO Box \_\_\_\_\_ City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-Mail \_\_\_\_\_ SAME AS APPLICANT

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

PROPERTY INFORMATION

Depth 63.18' Width 74' Size \_\_\_\_\_ Zoning District Historic Current Use Commercial

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

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

PAINT A 14' HIGH X 30' WIDE MURAL ON THE SOUTH SIDE OF THE OLD KUNING HOLLOWAY BLD. DEPICTING THE HISTORIC AREA OF SAUGATUCK FROM THE VIEW OF MT. BALDHEAD CIRCA 1909. IT WOULD BE PAINTED IN SEPIA TONE AND HIGHLIGHT THE LOST HISTORIC BUILDING IN THE DISTRICT SUCH AS THE BIG PAVILION, SWING BRIDGE, ROLLER RINK, HOTEL HAMILTON, BUTLER, AND FIRST CROWERS BANK, ETC. IT IS IN THE BACK GROUND OF AN EXISTING 10' X 10' SIGN THAT I HAVE AND AM RESTORING.

ALSO TINT WINDOWS IN UNIT #6 TO REMOVE HEAT AND UV PROTECT AND FADING IN UNIT THE SUN IS KILLED IN OFFICE

THIS WAS DONE BY

TENNANT IN 76 INSIDE IT LOOKS DARKER AS INTERIOR IS DARK BLUE

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

57



# 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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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Permanent Sign Fee: \$75



### Sign Application

<b>LOCATION INFORMATION</b>	<b>APPLICATION NUMBER</b> _____ - _____
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Address 439 BUTLER ST

Parcel Number SOUTH HALF OF LOTS 68 & 64 VILLAGE OF KALAMAZOO PILOT

<b>APPLICANTS INFORMATION</b>
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Name JAMES T. FRASEN Address / PO Box 213  
 City SAUGATUCK State MI Zip 49453 Phone 616 204 8908  
 Interest In Project PAINTER / RESTORE E-Mail JTFRASEN@GMAIL.COM  
 Signature [Signature] Date 26 Sep 23

<b>OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)</b>
--

Name A. V. NASSAR Address / PO Box 11046  
 City FT. LAUDERDALE State FL Zip 3339 Phone \_\_\_\_\_  
 E-Mail AVNASSAR@ALINIAN.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 [Signature] Date 26 Sep 23

<b>PROPERTY INFORMATION</b>
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Building Width 26' Property Width 74' Current Use COMMERCIAL  
 Historic District X

<b>SIGN DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)</b>
---

Type: Permanent  Temporary \_\_\_\_\_ Attached \_\_\_\_\_ Detached \_\_\_\_\_  
 Proposed Size(s) 10' x 10' Illumination EXISTING LIGHT BULD Dates to be displayed \_\_\_\_\_

Further Comments:  
THIS SIGN ALREADY EXISTS!!  
ALL I AM DOING IS RESTORING / TOUCH UP / REPAINTING  
USING AS BEST SAME PAINT COLORS.  
NOTHING IS BEING ADDED OR MODIFIED!



# Sign Application

Application # \_\_\_\_\_ - \_\_\_\_\_

**PLEASE INCLUDE THE FOLLOWING INFORMATION**

Pursuant to Section 154.141, please attach the following supporting documents when applying for sign approval

Y N NA

- Photographs of the structure including any signage to remain
- Dimensions of any signs on the property to remain
- Plot plan showing the following:
  - Location, shape, area and dimension of the lot
  - Current site improvements (including structures, sidewalks, decks, streets, fences, etc)
  - Location of any proposed and existing detached signs
- Samples of all proposed exterior finishes and materials (if located within Historic District)
- A scaled 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)

**OFFICE USE ONLY:**  
 Date Application Complete \_\_\_\_\_ Date Fee Paid \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

*General Concept*



439  
Old Hardware Bldg.  
Back to the **ROCKS** A Flower Shop  
SATYA YOGA  
IN THE  
ELEMENTS RENTAL  
Bikes • Kayaks • SUP • Beach Gear • Shop



SAUGATUCK, MICH FROM MT. BALDHEAD.  
40 HCS 1909.

*working plows*



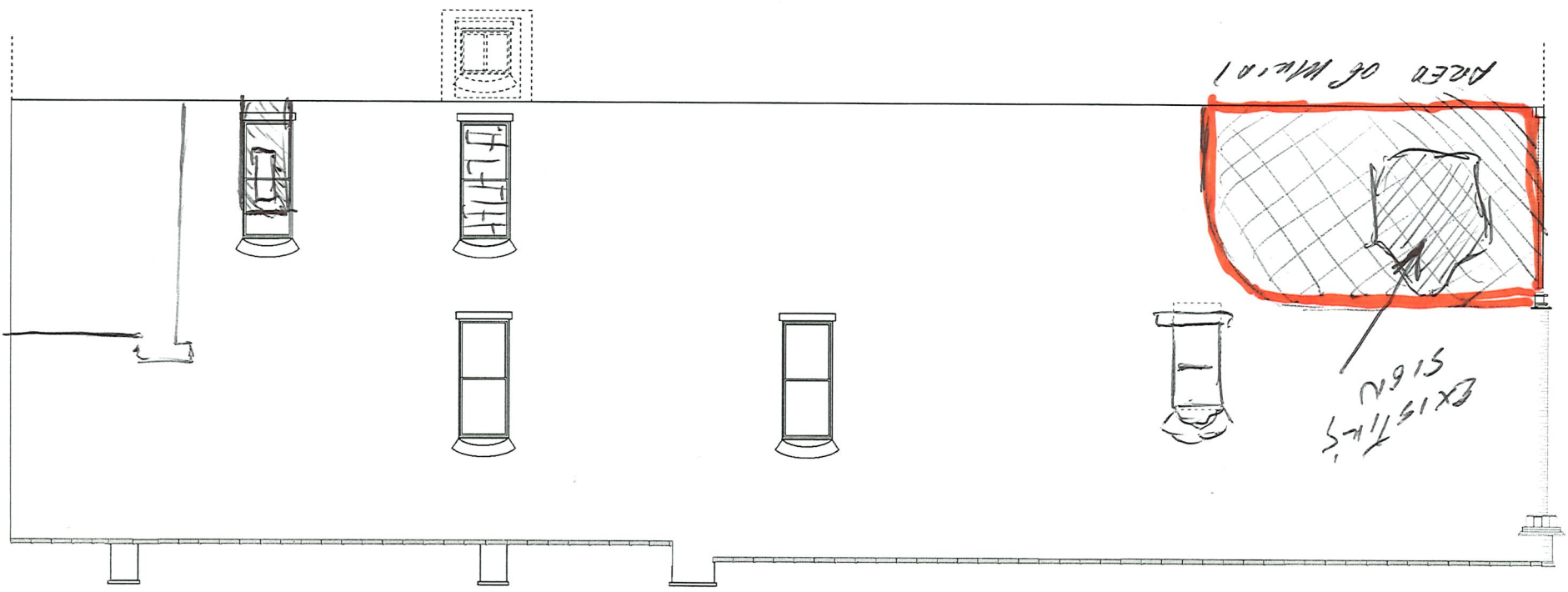
Existing Sign Prior To Work

Drawn by James T. Faasen  
August 27th, 2022

1/8 inches = 1 foot  
or  
8 feet to 1 inch

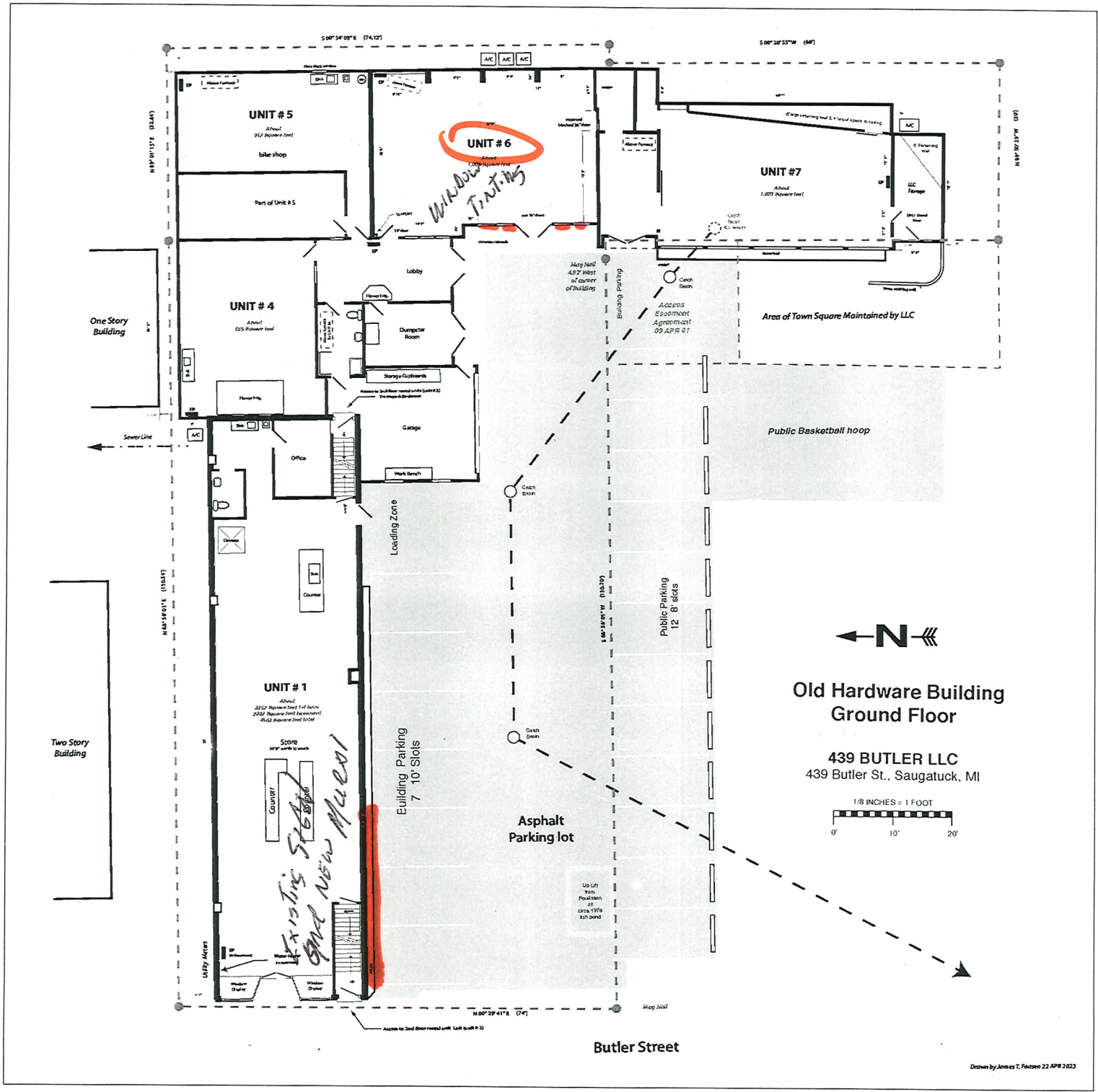
OLD HARDWARE BUILDING  
439 BUTLER STREET  
SAUGATUCK, MICHIGAN

CIRCA 1905



SOUTH ELEVATION





439

Old Hardware Bldg

THE BUTLER PANTRY

Back to the FUCHSIA A Flower Shop

SATYA YOGA

IN THE  
ELEMENTS RENTAL

Bikes • Kayaks • SUP • Beach Gear • Shop

OLD HARDWARE  
PARKING  
ONLY  
ALL OTHERS TOWED



AS IS AS OF 25 Sep 23



IN THE  
ELEMENTS  
RENTAL

SAT  
YOGA

BOUTIQUE

Y  
O  
G  
A