



HISTORIC DISTRICT COMMISSION

October 6, 2022 - 6:00PM

Saugatuck City Hall

102 Butler St. Saugatuck, MI 49453

1. Call to Order/Roll Call:
2. Agenda Changes/Additions/Deletions:
3. Approval of Minutes:
 - A. **Minutes of Regular Meeting held on September 1, 2022**
4. Public Comments:
5. Unfinished Business: None
6. New Business:
 - A. **329-337 Culver St**
7. Administrative Approvals & Updates:
 - A. **447 Butler – Roof Replacement**
8. Communication: None
9. Public Comments:
10. Commission Comment:
11. Adjourn:

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:

ryan@saugatuckcity.com

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 1, 2022, 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: Cannarsa, Leo, Stanton, Paterson & Straker.

Absent: Pannozzo.

Others Present: Ryan Heise - Interim Zoning Administrator / City Manager.

Agenda Changes/Additions/Deletions: None.

Approval of Minutes

Motion by Leo, second by Cannarsa, to approve the August 4th, 2022, meeting minutes. Upon voice vote the motion carried 5-0.

Public Comments: None.

Unfinished Business: None.

New Business:

584 Lake Street:

The applicant proposes to construct a new dwelling on a lot at 584 Lake Street. The subject lot is approximately 132 feet in width and 138 feet in depth and is zoned LS-R2. It is assumed the lot will be split if it has not occurred already. The project scope includes a new two-story single-family dwelling with a walk-out first floor.

A motion was made by Leo, 2nd by Paterson to table the new dwelling located at 584 Lake Street. Upon voice vote the motion carried 5-0.

Applicant to return with cutsheets (Specifications to describe materials) at a future meeting.

820 Holland Street:

The applicant proposes to construct a new building on a lot at 820 Holland Street. The subject lot is approximately 99 feet in width and 112 feet in depth and is zoned Community Residential- R-1. The project scope includes a new two-storage carriage house and a replacement deck.

A motion was made by Paterson, 2nd by Leo to approve a new carriage house and deck at 820 Holland Street in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions, which can receive administrative approval. Upon voice vote the motion carried 5-0.

1. – review of cut sheets for garage door and carriage lights.

233 Lucy Street:

The applicant proposes a comprehensive renovation to the existing single-Family dwelling at 233 Lucy Street. The subject lot is approximately 66 feet in width and 132 feet in depth and is zoned Community Residential- R-1. The project scope includes the following:

- Removal of an existing chimney, front porch, and a non-original addition
- Restoration of an original window that was covered by bricks and a covering of a nonoriginal window with bricks
- Restoration of the original building façade and front porch

A motion was made by Cannarsa, 2nd by Paterson to approve the application 233 Lucy Street, as submitted. Upon voice vote the motion carried 5-0.

Administrative Approvals & Updates:

447 Butler Street – Comments on roof replacement.

Communication: None

Public Comment: None

Commission Comment:

Adjourn: The meeting adjourned at 7:00 p.m.

Respectfully Submitted by
Jamie Wolters,

City Clerk

MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: David M. Jirousek, AICP
Consulting Planner

DATE: September 29, 2022

RE: Historic District Permit Application, Windjammer Condominium: 329-337 Culver Street

REQUEST: The applicant proposes a comprehensive exterior renovation to the condominium building, including replacement siding, decks, railings, and exterior painting. It appears that improvements are also proposed for the detached garages.

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 submittal information, including existing building photographs, example materials, paint color, and proposed finishes. However, the details of the extent of the decking replacement are vague.

I. KEY ELEMENTS: The subject building is non-contributing.

II. PRIMARY STRUCTURES: Renovations are planned to update the look and character of the existing condominium building. The HDC may consider the following guidelines in its decision-making process:

A. Materials, Maintenance, and Substitutes

5. Substitute Materials

- a. The use of substitute siding or trim in any form on an existing building is not recommended. Substitute siding or trim rarely replicates the dimensions or appearance of original materials*

- b. *Cast, molded, composite or synthetic architectural details and exterior materials may be used on existing structures if the original product is no longer available and if such application would not eliminate any architectural details. Such materials shall be permitted in new construction.*
- c. *In order to qualify for the exceptional approval of substitute materials on an existing building, the application must meet the following tests:*
 - 1. *the substitute material will replace other substitute material on the structure; and*
 - 2. *the cost of restoring the original material is unreasonable, judged in relation to*
 - 3. *the finished value of the property; and/ or*
 - 4. *the original materials (or other suitable alternatives), or the skills necessary to apply those materials are unavailable; or*
 - 5. *there is an emergency (probably temporary) need to provide the material in a time period which does not allow use of the original material (or other suitable alternative).*
- d. *Where substitute material replaces other substitute material, the siding installation should not eliminate any architectural details.*
- e. *On existing structures, the first-time application of vinyl or aluminum siding is not permitted. The use of vinyl or aluminum siding is also not permitted on new structures.*

Comment: New TruExterior horizontal siding is proposed to replace the existing siding. TruExterior is made with fly-ash and is ideal for wet environments and extreme weather. The material mimics wood siding but resists rot, bug damage, and decay. The proposed materials and design are not a significant departure from the existing materials. The overall architectural design of the building will not be affected.

B. Coatings and Colors

- 1. *Colors- Colors that are historically associated with the period of the resources shall not be considered for existing structures; however, the commission may recommend a broad palette of colors as being compatible with the overall character of the district.*

Comment: A near-black exterior paint shade is proposed (Sherwin Williams Caviar). The HDC must decide if this color is consistent with the character of the Historic District and the existing building.

E. Porches, Steps and Entries

- 1. Porch Details- If replacement of a deteriorated detail or element is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. If the original is not known, use a design commonly used at the time the original building was constructed.*
- 2. Complete Replacement- Replacing in-kind an entire porch that is too deteriorated to repair using physical evidence to guide the new work. Design a new entrance or porch if the historic entrance or porch is completely missing using historic evidence.*
- 3. Rails and Skirting- The style of porch railings and skirting should match the original or be consistent with those commonly used at the time the original building was constructed.*
- 4. Porch Flooring- Tongue and groove 3" wide cedar or pine extended 1" past fascia/ trim is the preferred porch flooring. The boards should be laid in the traditional manner, directly on the joists (to allow drying from the underside) and with a slight slope away from the building (to allow drainage—at least 1 ½ inches in 8 feet). Decking is not an appropriate flooring material (but see also IV.C regarding decks).*
- 5. Pressure Treated Wood is not recommended other than where the structural wood will be in contact with the ground and hidden from view by finish material.*
- 6. Risers- All steps should have enclosed/solid risers.*
- 7. Porch Foundations- Repair of masonry porch foundations should match existing or original materials. When replacing missing masonry foundations they should match the foundation of the main building. If such a match is technically or economically unfeasible an unobtrusive material may be used.*
- 8. Painting- All exposed wood elements should be finished or painted. Only types of paint which "breathe" (allow moisture to pass through the surface) should be used on wood surfaces*

Comment: The extent of the project is not entirely clear, but it appears that the existing railings will be replaced, and instead of spindles, glass panels are proposed. A post system will secure the glass to provide increased visibility from waterfront rooms and decks with a minimal and simple design. Additionally, decking materials will be replaced, but the installation type and style are unclear. From the information provided, in general, it appears that the decks will be consistent and compatible with the overall building design.

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

Motion to approve the renovations at 329-337 Culver 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 329 - 337 CULVEO ST

Parcel Number _____

APPLICANTS INFORMATION

Name WINDHAMMER OWNERS Address / PO Box 333 CULVEO ST

City SAUGATUCK State MI Zip 49453 Phone 616.352.6055

Interest In Project OWNER/BOARD MEMBER E-Mail tcstraker@gmail.com

Signature [Signature] Date _____

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name _____ Address / PO Box _____

City SAME 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 [Signature] Date _____

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

Name SHEED CONSTRUCTION Contact Name RON SHEED

Address / PO Box _____ City _____

State _____ Zip TBD 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)

Remove deteriorated siding, decks, + railings and replace w/ new materials (samples/renderings shared at mtg).
SIDING - BOARD
DECKS - WOOD
RAILINGS - GLASS] See renderings



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: _____



converted to
"square"

current views/state



current



current



current



DESIGN: **CANNARSA
STRUCTURE & DESIGN**
(616) 610-0907

SHEET TITLE: **CAVIAR**

PROJECT DESCRIPTION: **MINDJAMMER CONDO
335 CULVER STREET
SAUGATUCK, MI 49459**

CONSTRUCTION:

DATE:

8/28/2022

SCALE:

1/2" = 1'

SHEET:

A-1

PROPOSED



Feedback

[View all →](#)

<https://www.brickandbatten.com> › Blog › Exterior Paint

Our Review of Sherwin Williams' Caviar - brick&batten

Jan 4, 2022 — Sherwin Williams' Caviar is one of our top exterior house colors of 2022, and with good reason. This near-black shade is full of drama.

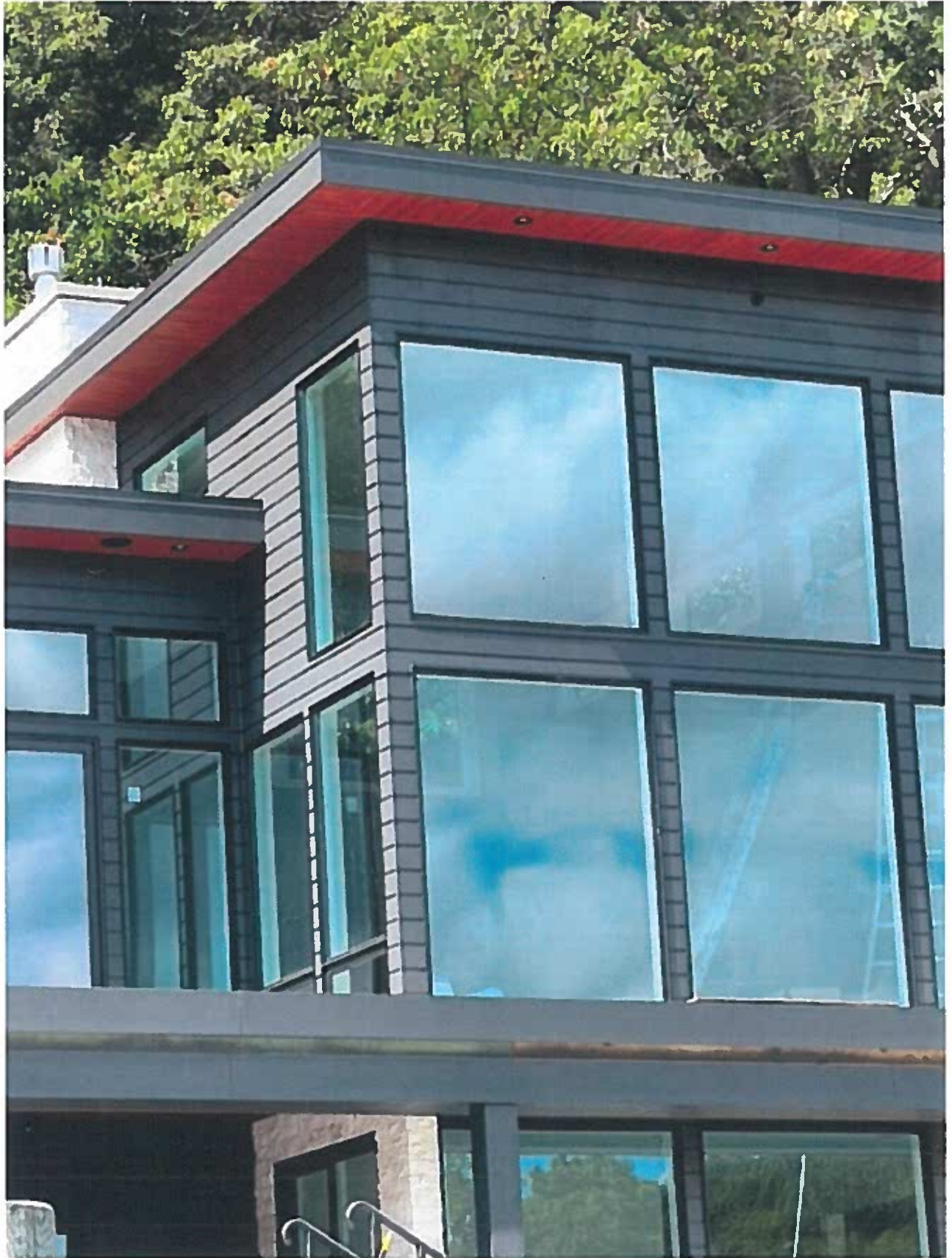
Pros and cons: Striking and daring · Sophisticated and rich · [View full list](#)



Color & Finish



SAMPLE TECHNIQUE +
MATERIAL



Sample technique

THE REAL ADVANTAGES OF TRUEXTERIOR SIDING & TRIM



Innovative **Poly-Ash Technology**

TruExterior products are made with fly-ash, a by-product recovered from coal combustion. When fly-ash is combined with polymers, it becomes a durable material that's ideally suited for exterior siding and trim. Rigorously tested in various extreme climates, TruExterior products are resistant to moisture and bugs once installed.

Subscribe to Newsletter

Bring On The Rain

- Ideal for high humidity and rainy environments
- Resists damage from freezing rain, snow and freeze thaw conditions
- Ideal for ground contact or contact with masonry

Resists Rot, Bugs and Decay

Poly-ash is an inorganic material that offers no food source to carpenter ants, termites, wood-boring bees and more.



Phenomenal Performance. **Remarkable Workability.**

TruExterior Siding & Trim offers both and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

Application

- Designed for use in non-structural applications
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

Tools

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

Fastening

- Accepts common high-quality, exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

Pre-Primed – **So You Can Choose Your Perfect Color**

TruExterior Siding & Trim come pre-primed so you can create the look you want. You can even choose dark colors with the confidence of knowing your paint job will last.

Glass Post System Product Information

The metal glass railing posts are similar to Viewrail's other rod railing and cable railing posts, but are simply created to work with glass clips rather than rod and cable infill. You should use two glass railing posts for every 4' panel of glass for stair or deck railing. It is part of our Signature Railing series, defining the industry standards of premium **glass railing on decks**. As the minimalistic framed solution of choice, the strength of **glass panels** reinforces safety and security. Much like our Cable and Rod Signature Systems, the posts are able to be fabricated from either aluminum or stainless steel, giving high levels of customization in color and finish capabilities. Every post comes pre-drilled to your specifications, complete with a handrail bracket at the top where wooden or metal handrail can be attached. Additionally, choose between surface or fascia mount styles, with the possibility of an even slimmer profile with our slim side mount posts.

Metal Posts FAQ





Our Glass Post System combines the undeniable views offered by glass railing with Viewrail's trademark square posts. It is part of our Signature Railing series, defining the industry standards of premium glass railing as the minimalistic framed solution of choice. The glass post railing system is made up of metal posts and **glass clips**. Each clip is made from 2205 duplex stainless steel, the same material used for deep sea oil rigs. It grips the glass panels from both sides using rubber pads in between steel plates. Use the clips with normal glass, or secure them to pre-drilled glass with a bolt for extra strength. Almost every post comes with a handrail bracket at the top where wooden or metal handrail can be attached. Choose between a flat top or universal top handrail bracket to decide whether your handrail sits flush against the top of the post, or whether it is elevated above it.

Frequently Bought Together



Glass Clip



Glass Rail Install Kit



Aluminum Post Foot Cover



Mounting Screws



Handrail Mounting Screws



Stainless Steel Handrail 1" x 2"

SHOP

DESIGN HELP

Frequently Asked Questions



*SIMILAR
TO
THIS*

What thickness of glass does this system support?

+

Are your posts pre-drilled?

+

What handrail options are available?

+

How do the glass clips attach to the glass?

+

What about unique surface installs, like concrete?

+

Related Products