



HISTORIC DISTRICT COMMISSION

SPECIAL MEETING

March 16, 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:
5. Public Comments on Agenda Items (*Limit 3 Minutes*)
6. Unfinished Business:
 - A. 331-333 Culver – Window and Door Replacement
7. New Business:
8. Administrative Approvals & Updates:
9. Communication: None
10. Public Comments (*Limit 3 Minutes*)
11. Commission Comments
12. Adjourn (*Voice Vote*)

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

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.



MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: David M. Jirousek, AICP
Consulting Planner

DATE: March 14, 2023

RE: Historic District Permit Application, Windjammer Condominium: 331 & 333
Culver Street

REQUEST: The applicant proposes new doors, windows, and sliding glass doors for the subject addresses at Windjammer Condominium.

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 submitted photographs of the areas of focus for both units and specifications for all replacement doors, sliding doors, and windows.

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

II. PRIMARY STRUCTURES: Renovations, including new doors, windows, and sliding glass doors, are planned at two subject units within the building. The exhibit for 331 Culver identifies a door and three sliding glass doors. The exhibit for 333 Culver identifies a door, sliding door, and two windows. The HDC may consider the following guidelines in its decision-making process:

D. Doors and Windows

- 1. Retaining Windows and Doors- Windows and doors that contribute to the overall historic character of a building should be retained and repaired as needed, including their functional and decorative features, such as frames, sash, muntins,*

sills, heads, moldings, surrounds, hardware, shutters, glazing, panels, sidelights, fanlights, and thresholds.

2. *Replacing Windows and Doors*

- a. *replacement of a deteriorated window or door feature or detail is necessary replace only the deteriorated feature in kind rather than the entire unit. Match the original in material, design, dimension, proportion, reflective qualities, profile, sash rails, stiles, muntins, panels, and operation. If replacement of an entire unit is necessary, replace the unit in kind, matching the design, dimension, panels, pane configuration, architectural trim, detail, muntins and materials. It is not appropriate to use snap-in muntins to create a false divided-light appearance.*
 - b. *Replacement windows and doors should maintain and fit existing openings and be consistent in glass size and with existing trim and other features of the structure.*
 - c. *Changing the number, location, and size or glazing pattern of windows and doors through cutting new openings, blocking-in, and installing replacement sash which does not fit the historic opening are not recommended.*
3. *Doors- Original doors should not be substituted with stock doors that do not fit the opening properly or do not fit with the style of the house. Transom windows and sidelights should be preserved.*
4. *Windows- If a replacement window has an insulating glass pane which is not actually divided by muntins, the appropriate muntin pattern should be permanently applied with muntins no wider than 7/8 inch, as well as with spacer bars internal to the insulated glass. There should be no flat muntin grids, nor removable muntin grids, applied to the inside or outside panes.*
5. *Glass Block- The use of glass block to fill in openings is generally not appropriate, unless it was part of the style and period of the structure. Instead, existing features should be repaired.*
6. *Storm Windows- Installation of metal storm windows and doors which have a painted or baked enamel finish may be approved when they do not alter or destroy the original structure and trim of the opening. Replacement, repair, or installation of wood storm or screen doors and which are stained or painted to match the house or trim may also be approved.*

Comment: The proposed replacement doors, windows, and sliding doors are similar to those being replaced and will result in an overall improvement to the building. The replacement materials will not impact the integrity of the building or Historic District.

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 doors, windows, and sliding doors at 331 and 333 Culver Street in accordance with the locations identified in the exhibits and the specification sheets included 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 331 ~~501~~ / 333 Culver St Parcel Number _____
(WINDHAMMER CONDOMINIUM)

APPLICANTS INFORMATION

Name TIMOTHY STRAKER Address / PO Box 333 Culver PO 729
City SAUGATUCK State MI Zip 49453 Phone 614 352 6055
Interest In Project owner / board member E-Mail tstraker@gmail.com
Signature [Signature] Date _____

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name (Same as) Monty Collins Address / PO Box ~~331~~ Culver (331)
City SAUGATUCK State MI Zip 49453 Phone _____
E-Mail MontyCollinsjr@gmail.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 _____

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

Name DAVID FIANT Contact Name _____
Address / PO Box _____ City _____
State _____ Zip _____ Phone 574.326.7467 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)

REPLACE WINDOWS AND DOORS AS SPECIFIED ON ATTACHED DRAWINGS WITH LIKE/AS REPLACEMENT ACCORDING TO ATTACHED CUT SHEETS

<u>333 - FRONT DOOR</u>	<u>331</u>
<u>- NORTH WINDOW TO LEFT OF FD.</u>	<u>331 - FRONT DOOR</u>
<u>- NORTH SLIDING DOOR</u>	<u>- SOUTH FACING SLIDING DOORS</u>
	<u>- NORTH FACING SLIDING DOORS</u>



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: _____



A Division of U.S. LUMBER

Standard Lumber
 1535 KALAMAZOO AVE SE
 GRAND RAPIDS, MI 49507-2129

Quotation

Quote No 834175
Quote Date 02/01/2023
Expiration Date 02/08/2023
Branch 015001 - SL - Grand Rapids
Customer SLS89410
Contact Name chris
Contact Number 292-6573
Job CHRISTOPHER VAN SPRONSEN
Plot Ref
Your Ref cannarsa
Delivery On 02/01/2023
Taken By Scott Ward
Sales Rep Mike Webb

Invoice Address
 Christopher Van Spronsen
 3517 Bennett Rd
 Saranac, MI, 48881

Delivery Address
 Christopher Van Spronsen
 3517 Bennett Rd
 Saranac, MI, 48881

DOOR



Special Instructions	Notes

Line	Product Code	Description	Qty/Footage	Price	UOM	Total
1	zz_SLIPH_34063	kent door solid core flush 2/8x95" Door Only Special Purchase Flush 2'8" 8'0" Yes Cut Down 7' 11" NO-CHOICE- 0" No Swing 1-3/8 Solid Core BP_NBNO NO-CHOICE- NO-CHOICE-	1 ea	671.06	ea	671.06
2	zz_SLIPH_34064	kent door sol. core flush primed 48"x95" slab. Door Only Special Purchase Flush 4'0" X 8'0" Yes Cut Down 7' 11" NO-CHOICE- 0" No Swing 1-3/8 Solid Core BP_NBNO NO-CHOICE- NO-CHOICE-	1 ea	671.06	ea	671.06
3		48" is widest size available. NO WARRANTY DUE TO SIZE.				
4	zz_SLIPH_34108	3.5" sq. corner satin nickel hinges kent door 2/10x6/8 sol. core flush primed PH SP_Slab 2'10" X 6'8" RH 1-3/8 Solid Core 238DI Bore FJ Primed 4-5/8" RE Stop Loose Mitered 1-3/8" FJ Primed No Casing 5/8" Radius 3 1/2" SP_Hinge NO-CHOICE- NO-CHOICE- NO-CHOICE-	1 ea	328.42	ea	328.42
5	zz_SLIPHDBL_5025	3.5" sq. corner satin nickel 3.5" satin nickel square corner kent door 22"x95" sol. core flush primed Dbl_Dr 3'8" 8'0" Yes Cut Down 7' 11" - 0" Left Hand w/Magnetic Catch Right Hand w/Magnetic Catch 1-3/8 Solid Core Hardboard Special Purchase Flush Magnetic Catch FJ Primed 4-5/8" RE Stop Loose Mitered 1-3/8" FJ Primed No Casing 5/8" Radius 3 1/2" 3.5" sq.	1 ea	1,446.31	ea	1,446.31
6	Delivery Charge	Delivery Charge (automatically calculated)				25.00
7	Fuel Surcharge	Fuel Surcharge				15.00

Total Amount	\$3,156.85
Sales Tax 6.00%	\$189.41
Quotation Total	\$3,346.26

Customer _____ Date _____

This document is a quote or estimate only. The pricing and information contained herein is confidential information of Standard Lumber and you agree to treat such information as confidential and not to share or disclose this information with any third parties, including any competitors of Standard Lumber. Some items included in this estimate may be subject to supply interruptions, quickly changing market conditions, or uncontrollable disruptions. Please be advised that pricing and product availability may be subject to change until further notice.

Standard Lumber

Address: 6566 Fulton St E
Ada, MI 49301

Phone: 616-676-2108
Fax: 616-676-8115



Quote

Quote Number: 11

Date: 1/31/2023

Customer Information

Name: chris vanspronsen
Address:

Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 81-5/8"; R.O. = 38-1/4" x 82"
O.M. of Exterior Trim = 40" x 82-7/8"

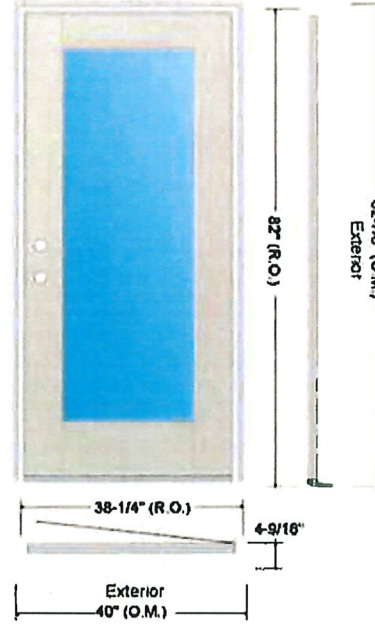


Image is viewed from Exterior!

Lead Time: Stock (Call to verify)

Item Description	Qty	Price	Extended
3' 0" x 6' 8" S2000 Smooth-Star - Flush Glazed Fiberglass Door w/Clear Glass - Right Hand Inswing (Tru-Guard Composite Edge)	1	729.75	\$729.75
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Mortised Edge Latch Preps w/Deadbolt Schlage (Standard) 1-1/8" x 2-3/4" Strike Prep	1	9.73	\$9.73
Set of T/T Non Ball-Bearing - Brushed Nickel Hinges	1	0.00	\$0.00
Dura-Frame - 4-9/16" Jamb w/Primed Brickmould Exterior Trim (Applied)	1	0.00	\$0.00
Bronze Compression Weatherstrip	1	0.00	\$0.00
Tru-Defense Adjustable - Mill Finish w/Dark Cap Sill	1	0.00	\$0.00
Item Total			\$739.48

Order Sub Total: \$739.48
Tax: \$0.00
Order Total: \$739.48

Distributed by:



Version #: 7.43-O
Version Date: 1/1/2023



SOLD TO:

SOLD BY:
 The Window Center Holland
 192 E 48th St
 Holland, MI 49423-9307
 Fax: 616-392-3778

CREATED DATE
 2/7/2023

LATEST UPDATE
 2/16/2023

OWNER
 Kyle Bratt

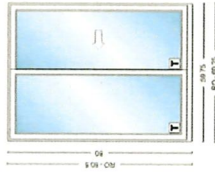
Abbreviated Quote Report - Customer Pricing

QUOTE NAME: Sherd Construction PROJECT NAME: Cannarsa Res QUOTE NUMBER: 3556891 CUSTOMER PO#: TRADE ID: ORDER NOTES:

DELIVERY NOTES:

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Stationary-Right	Std Size 5' x 6'8" Slider	\$3,681.57	\$3,681.57

RO Size = 60 1/4" x 80 1/2" Unit Size = 59 3/4" x 80"



APAT5068, Unit, E-Series Gliding Door, 2 Panel-APAT, 4 9/16" Frame Depth, Factory Assembled, Rigid Vinyl w/Integral Vinyl Drip Cap, Bronze - Painted On-Floor Sill, 2 3/4" Stile Width, 2 3/4" Top Rail Height, 2 3/4" Bottom Rail Height, Terratone 2604 Exterior Frame, Terratone 2604 Exterior Sash/Panel, Mahogany w/Unfinished Interior Frame, Mahogany w/Unfinished Interior Sash/Panel, Stationary-Right, Dual Pane Low-E4 Tempered Argon Fill, Ovolo Glass Stop Stainless Glass / Grille Spacer, Anvers, Oil Rubbed Bronze, Oil Rubbed Bronze, Terratone, 2604, Full Screen, Fiberglass, Top Hung Gliding Wrapping: 5 1/4" Interior Extension Jamb Mahogany / Unfinished Standard Head and Side Member Extension Jambs, Factory Applied

Trim Set 1: APAT Stationary-Right Anvers Oil Rubbed Bronze PN:2565543
 Auxiliary Foot Lock 1: APAT Oil Rubbed Bronze PN:2579955

Insect Screen 1: E-Series Gliding Door 2 Panel-APAT, 26 7/8" X 76" APAT5068 Full Screen Fiberglass Top Hung Gliding Terratone 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.32	NO	A1	22.1250	76.0625	11.6867	

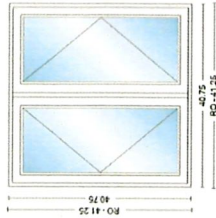
Quote #: 3556891

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All Images Viewed from Exterior

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Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Active Left-Passive Right	Kitchen	\$3,299.28	\$3,299.28



RO Size = 41 1/4" x 41 1/4" Unit Size = 40 3/4" x 40 3/4"

FCAX 3' 4 3/4"X3' 4 3/4", Unit, E-Series French Casement, 2 7/8" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, Terratone 2604 Exterior Frame, Terratone 2604 Exterior Sash/Panel, Mahogany w/Unfinished Interior Frame, Mahogany w/Unfinished Interior Sash/Panel, Active Left-Passive Right, Piano Hinge, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, French Casement Handle, Bronze, Standard, Bronze, Full, Fiberglass Wrapping: 4 9/16" Step Jamb w/Interior Extension Jamb Mahogany / Unfinished 11/16" X 11/16" w/Standard Complete Unit Extension Jamb, Factory Applied

BRZ AX FOLDING CRANK CRANK HANDLE W1080-300KN2 PN:0007661
 BRZ AX FOLDING CRANK CRANK HANDLE W1080-300KN2 PN:0007661
 Insect Screen 1: E-Series French Casement, FCAX 40.75 x 40.75 Full Fiberglass Bronze
 BRZ AX PLST OP CVR L/HRH PIANOW1080-100KN2 PLASTIC PN:9105290
 BRZ AX PLST OP CVR R/HLH PIANOW1080-200KN2 PLASTIC PN:9105291

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	---	---	---	NO	36.4375	36.0625	9.12520	

SUB-TOTAL:	\$6,980.85
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$418.85
TOTAL:	\$7,399.70

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Quote #: 3556891

Print Date: 2/16/2023 2:22:12 PM UTC

All Images Viewed from Exterior

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