

CITY OF SAUGATUCK HISTORIC DISTRICT COMMISSION

102 Butler St. Saugatuck Mi 49453 Phone: (269) 857-2603 Fax: (269) 857-4406

March 4, 2021 6:00 PM

Saugatuck City Hall 102 Butler Street

- 1. Call to Order/Roll Call:
- 2. Agenda Changes/Additions/Deletions:
- 3. Approval of Minutes:
 - A. Minutes of regular meeting February 4, 2021
- 4. Public Comments:
- 5. Unfinished Business:
- 6. New Business:
 - **A.** 302 Culver Street replace door
 - **B.** 125 Water Street Marro's pergola.
- 7. Administrative Approvals & Updates:

64 Griffith Street – replace decking, add beam

- 40 Butler Street extend guard rail.
- 8. Communication:

None

- 9. Public Comment:
- 10. Commission Comment:
- 11. Adjourn:

NOTICE:

This public meeting will be held using Zoom video/audio conference technology due to the COVID-19 restrictions currently in place.

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: cindy@saugatuckcity.com

Saugatuck Historic District Commission Meeting February 4, 2021, 6:00 PM Saugatuck City Hall 102 Butler St.

Due to COVID-19 the meeting was held via Zoom.

Call to Order/Roll Call: Chairman Straker called the meeting to order at 6:00 pm.
 Present: Straker, Lewis, Cannarsa, Davenport, Paterson, Leo (joined at 6:16 pm)

Absent: Pannozzo

Others Present: Zoning Administrator Osman, Clerk Wilkinson

2. Agenda Changes/Additions/Deletions: None

3. Approval of Minutes:

- 1. **January 7, 2021** A motion was made by Paterson, 2nd by Lewis, to approve the regular meeting minutes of January 7, 2021. Upon roll call vote the motion passed unanimously.
- 4. **Public Comments**: Ryan Heise (resident) The new City Manager introduced himself and shared a brief experience and background. This week was his first week. From Jackson, Michigan, attended school at Northern Michigan University, studied Urban Planning and a Masters in Public Administration.
- 5. Unfinished Business: None
- 6. New Business:
 - A. Application P-HIS-21001 730 Water Street Place fishing shanty on site. A motion was made by Straker, 2nd by Cannarsa, to approve the Historic Fish Shanty Project application at 730 Water Street as submitted with the following conditions: applicants must provide additional details on the size, material, and manufacturer of the main front door, side garage door, siding, and roof with approval contingent on staff review and approval and it should be in keeping with HDC guidelines regarding natural material (wood) and should be a size, structure, and configuration that is in keeping with the scale and dimensions of the historic property. Upon roll call vote the motion passed unanimously.
 - B. Application P-HIS-21002 880 Holland Street Add walk in coolers, relocate shed. A motion was made by Lewis, 2nd by Davenport, to approve the application for 880 Holland Street for an additional walk-in cooler and relocation of the shed as submitted. Upon roll call vote the motion passed unanimously.
 - C. 820 Holland Street Remove windows, replace siding. A motion was made by Davenport, 2nd by Paterson, to approve the application for 820 Holland Street to replace the kitchen slider with a single glass divided light door and replace the kitchen windows, with materials and dimensions to be

submitted for staff approval, and deny covering any remaining original windows or openings in the application (upstairs windows and the rear window in the staircase not be sided over). Upon roll call vote the motion passed unanimously.

- 7. Administrative Approvals & Updates: None
- 8. **Communication**: 2020 HDC Summary of activities (received as information)
- 9. Public Comment: None
- 10. Commission Comment: None
- 11. **Adjourn**: A motion was made by Lewis, 2nd by Leo, to adjourn the meeting at 7:18 pm. Upon roll call vote the motion passed unanimously.

Respectfully Submitted,

Erin K. Wilkinson Clerk City of Saugatuck



TO: Historic District Commission

FROM: Cindy Osman, Zoning Administrator

DATE: March 4, 2021

RE: Application to replace door at 302 Culver Street

Grow Estate is requsting approval to replace the deteriorated entrance door for Grow.

Background: The building is considered contributing in the 2010 memo by Williams and Works. The records in the assessor's files indicate that this building was built in 1910. The Livery across the street was built in 1905. Based on the 1910 and 1916 Sanborn maps, the structure was of frame construction while the existing building is block and brick. The addition of the building that houses Amaru Leather was probably added some time later, and front half of the Scooters Café and the Burrito Feliz, sometime after that.

In 2011 the HDC approved the addition of an additional exterior door as required by the liquor commission. Other than signs and the dumpster enclosure, there have been no permits issued at this address in the files.

Recent door







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





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Standards: If the Commission agrees that the structure is contributing, Section II, B (2) of the *Local Guidelines regulating additions would apply. It states the following:*

2. Replacing Windows and Doors

- (a) If 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.

 Comment: the door that was most recently in place was not the original door see photos.
- (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.

Comment: Fits the opening pretty closely – same size as before.

- 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. **NA**
- 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. NA
- 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. NA



PROPERTY ADDRESS 302 CALVER ST

HISTORIC DISTRICT APPLICATION

Failure to answer all pertinent questions and to supply all of the requested information could delay processing of this application

PROPERTY OWNER FRED GERIGERY	_EMAIL
ADDRESS / PO BOX	
SIGNATURE	PHONE
APPLICANT NAME SLEC PAYLETINER ADDRESS / PO BOX PO BOX 841, Sangatick SIGNATURE	EMAIL alec Ogran-Sood. Com M1 49453 PHONE 312-480-8161
CHECKLIST PHOTOS OF EACH SIDE OF STRUCTURE IN PRESENT CON *LOCATION *ADDRESS *DATE	IDITION LABELED W/THE FOLLOWING:
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☐ SKETCH IDENTIFYING ALL EXISTING AND PROPOSED MAT	TERIALS / FINISHES THAT INCLUDE MATERIAL LIST
□ PHYSICAL SAMPLES OF MATERIALS / ITEMS TO BE INSTA OF NEW MATERIAL	LLED ACCURATELY DEPICTING TEXTURE/SCALE
□ DETAILED SITE PLAN OF THE PARCEL WITH DIMENSIONS, STRUCTURES INCLUDING FENCES	, EXISTING STRUCTURES AND LOCATION OF NEW
☐ DETAILED DESCRIPTION OF THE PROJECT LISTING ALL IM OF THE STRUCTURE OR SITE (USE SEPARATE PAGE)	PROVEMENTS THAT ARE VISIBLE ON THE EXTERIOR
☐ NAME BRAND AND SERIES NUMBER OF ALL NEW / REPL	ACEMENT WINDOWS



MEMORANDUM

TO: Historic District Commission

City of Saugatuck

FROM: Cindy Osman, Zoning Administrator

DATE: March 4, 2021

RE: Application P-HIS-17029; 125/147 WATER ST

MARRO LAND CO LLC is requsting approval for the installation of a 20 x 24 foot aluminum pergola, and a canvas awning to cover the Barrier Free Design ramp.

Background: 125 Water Street was built in 2002 and houses residential space upstairs and commercial space on the first floor. 147 Water Street has been around a long time although I cannot find a photo or document of the original building. Frank and Lyn have added additions to the building since 1975 and made many improvements with tender loving care. However, the additions and other improvements do make this a non-contributing structure.

Standards: Both structures are found by the memo from Williams and Works of 2010 to be noncontributing. My research confirms the designation. If the Commission agrees that the structures are non-contributing, Section V, B. of the *Local Guidelines regulating additions would apply. It states the following:*

B. New Construction

- 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.
- 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.

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

STANDARDS FOR THE AWNING:

Please note that this standard is for contributing structures, but may be helpful in considering the proposed awning:

· Canopies or awnings are encouraged, and placed for a comfortable human scale beneath. Fabric awnings may be considered if historically appropriate and compatible with the storefront in scale, form and material. They should be triangular in form, and not back-lit. They should be between 7 and 10 feet above the sidewalk and a maximum of 1 foot above the store front windows (not including transoms).

City of Saugatuck – Historic District Commission 102 Butler Street, Saugatuck, MI 49453 July 27, 2017 – 7:00 p.m.

1. **Call to Order:** The meeting was called to order by Member Bella at 7:00 p.m.

Roll Call: Present: Hillman, Leo, Davenport, Bella, Burns, Straker

Absent: Deem

Others: Zoning Administrator Osman

Member Straker entered into session at 7:05 p.m. Member Burns entered into session at 7:10 p.m.

2. Agenda Changes:

3. Approval of Minutes:

A. Regular Meeting Minutes of June 22, 2017: A motion was made by Davenport, 2nd by Hillman, to approve the June 22, 2017 minutes as presented. Upon voice vote the motion carried unanimously.

4. **Public Comments:** None

Unfinished Business: None

6. **New Business:**

A. 125 Water Street – Pergola and Awning: A motion was made by Straker, 2nd by Leo, to approve the installation of a 20 x 24 foot aluminum pergola and a canvas awning to cover the Barrier Free Design ramp. Upon voice vote the motion carried unanimously.

Section V(B) of the guidelines are satisfied as the massing and streetscape are respected, and the style is compatible.

The Secretary of the Interior's Standards for Rehabilitation #10 is met.

The staff report is incorporated as part of the findings of fact.

B. 931 Holland Street – Window Replacement: A motion was made by Hillman, 2nd by Straker, to approve the replacement of the bay window on side of the house with two or three double hung style windows subject to review and approval by the zoning administrator. Upon voice vote the motion carried unanimously.

Section II(D)(2) of the City of Saugatuck Historic Preservation Review Guidelines are satisfied.

The staff report is incorporated as part of the findings of fact.

C. 876 Holland Street – Renovate Toilet Rooms / Install Overhead Door: A motion was made by Hillman, 2nd by Davenport, to approve the installation of a new overhead door, new entry door, awnings, renovate toilet rooms and new siding. Upon voice vote the motion carried unanimously.

Section V(B) of the guidelines are satisfied as the massing and streetscape will not change, and the style is compatible.

The Secretary of the Interior's Standards for Rehabilitation #10 is met.

The staff report is incorporated as part of the findings of fact.

- 7. **Administrative Approvals:** Zoning Administrator Osman presented the following administrative approvals:
 - A. 841 Holland Fence
 - B. 346 Butler Fence
 - C. 865 Holland Tear-off, Recover
- 8. **Communications:** None
- 9. **Public Comments:** None
- 10: Commission Comments: None
- 11. **Adjournment:** Member Bella adjourned the meeting at 8:48 p.m.

Respectfully Submitted,

Monica Nagel, CMC Saugatuck City Clerk Cameron Brinker



Sumner Brinker



struxure.brinkerbrothersoutdoorliving.com brinkerbrothersoutdoorliving.com

Cameron Brinker 269,599,1744

STRUXURE

Sumner Brinker 269,806,4141

PROJECT

MARRO'S

STRUXURE ĭ

STRUXURE OUTDOOR INC. 154 ETHAN ALLEN DRIVE DAHLONEGA, GA

160 SW 12th AVE, SUITE 106
DEERFIELD BEACH, FL 33442
(20) 34-900 | 100) 36-900
TEAMGENGUREENCOMMERGES.COM

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	A102	TOP VIEW
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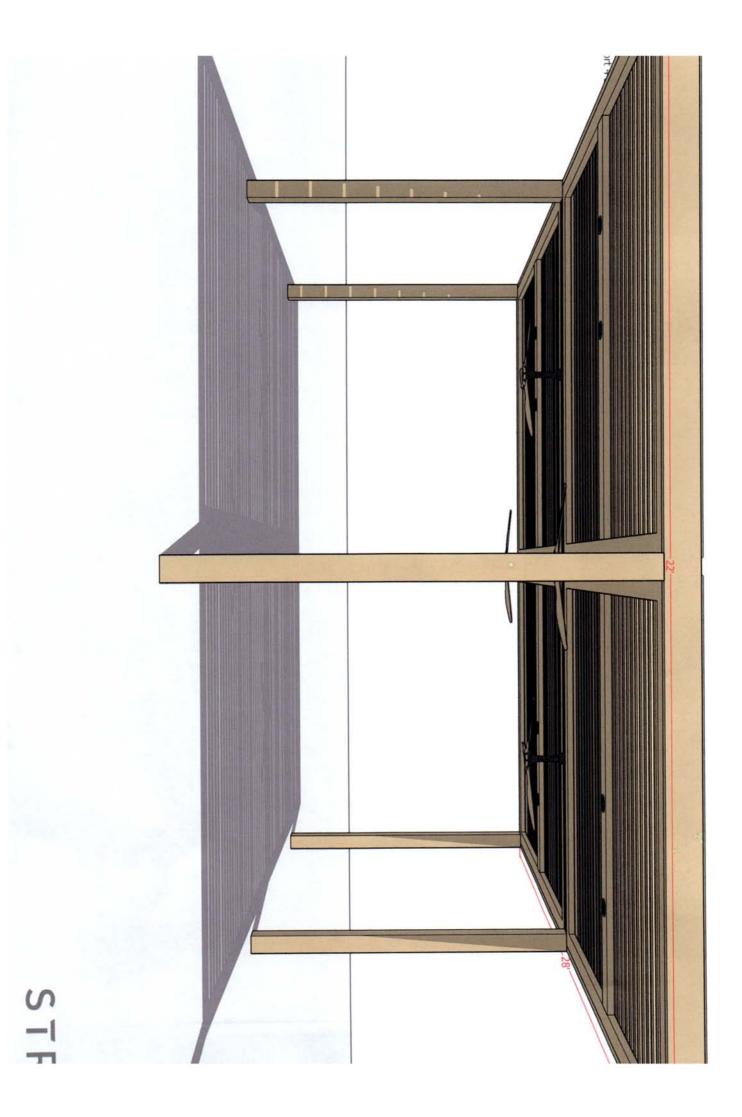
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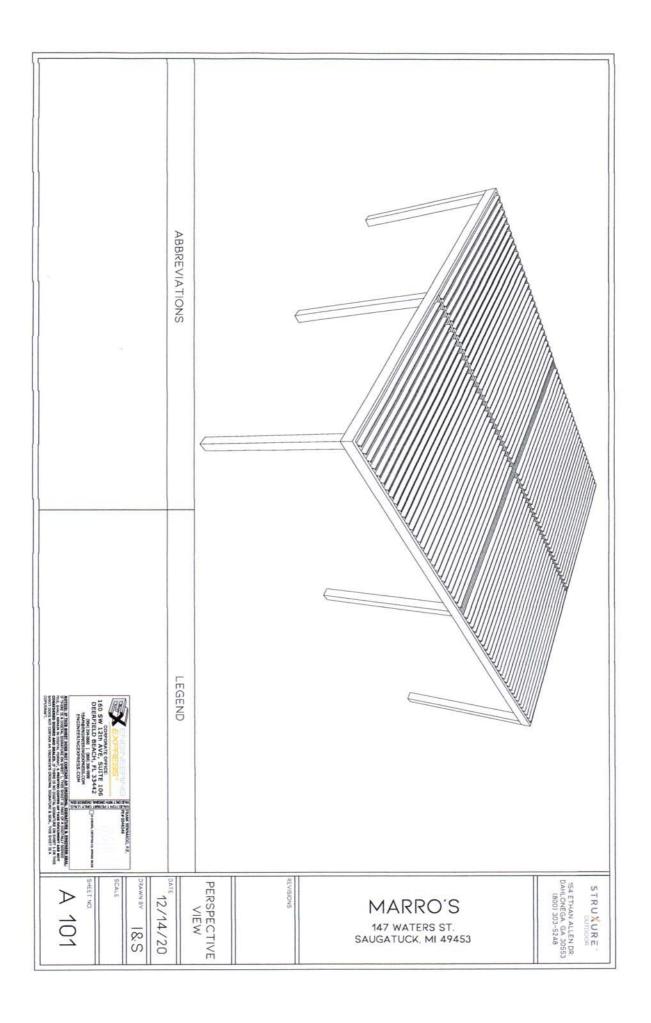
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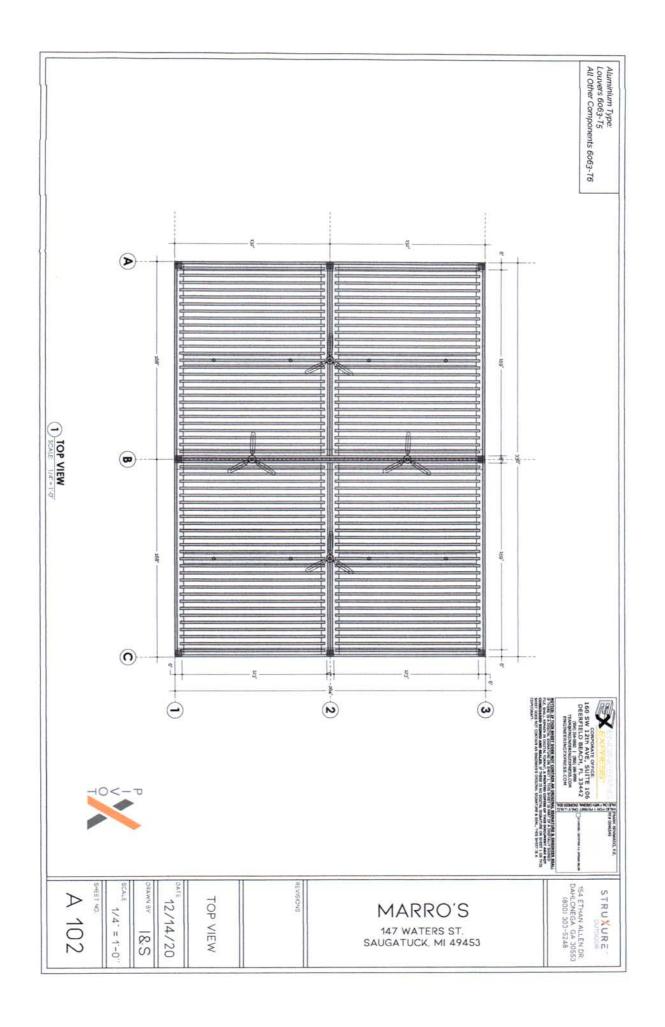
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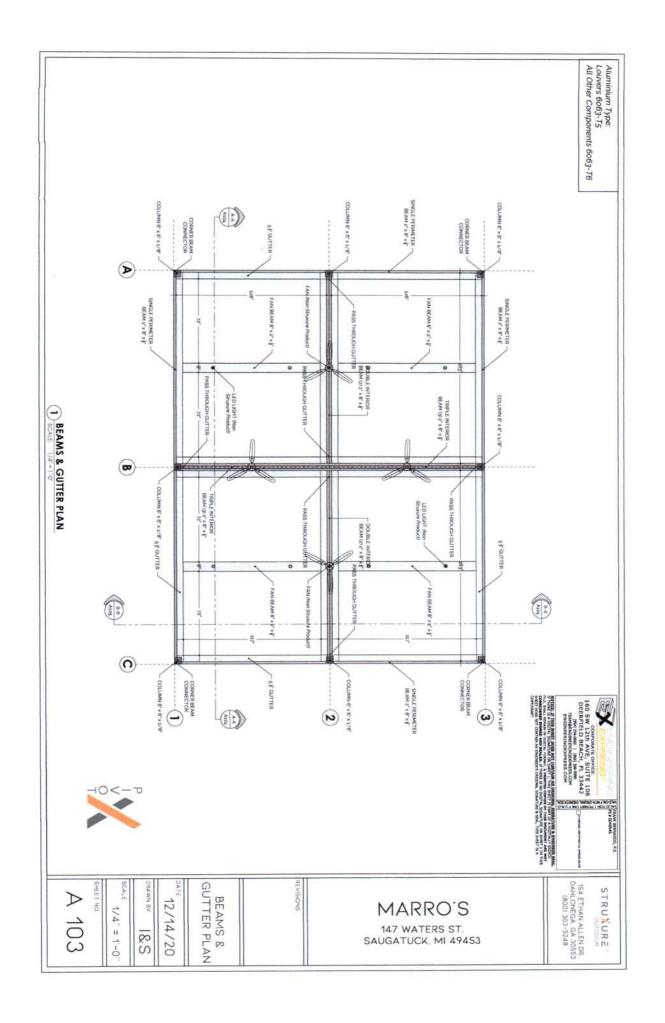
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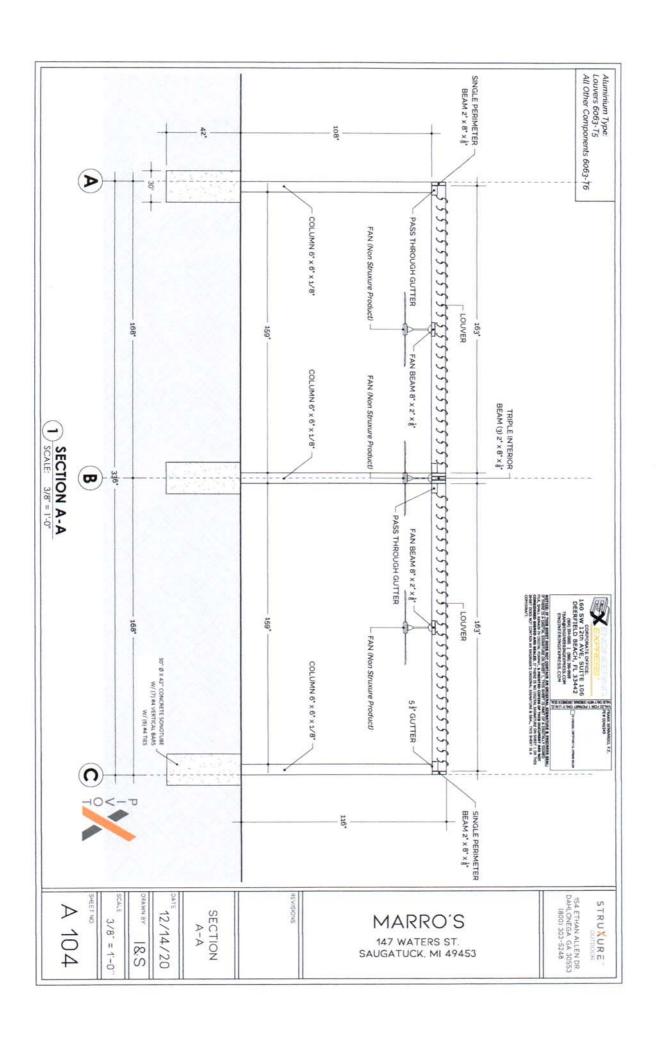
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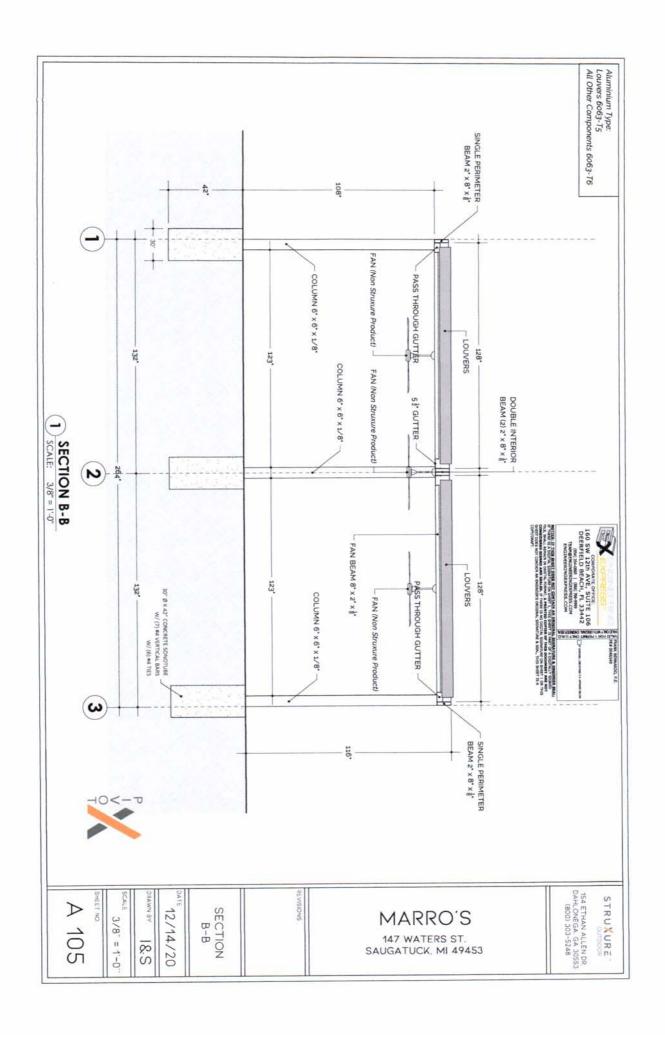


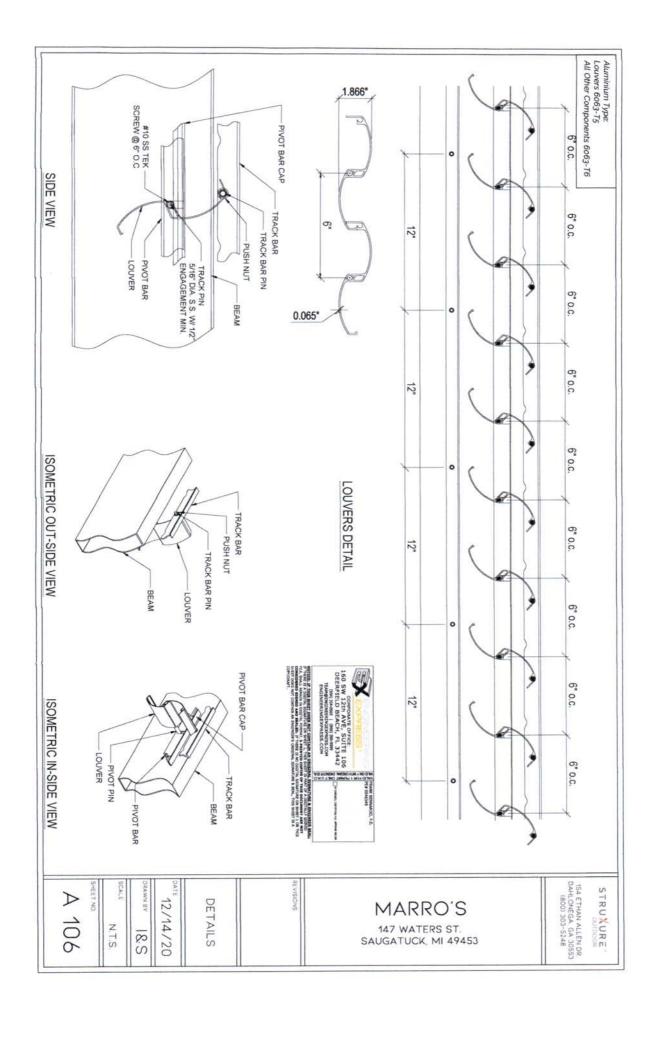


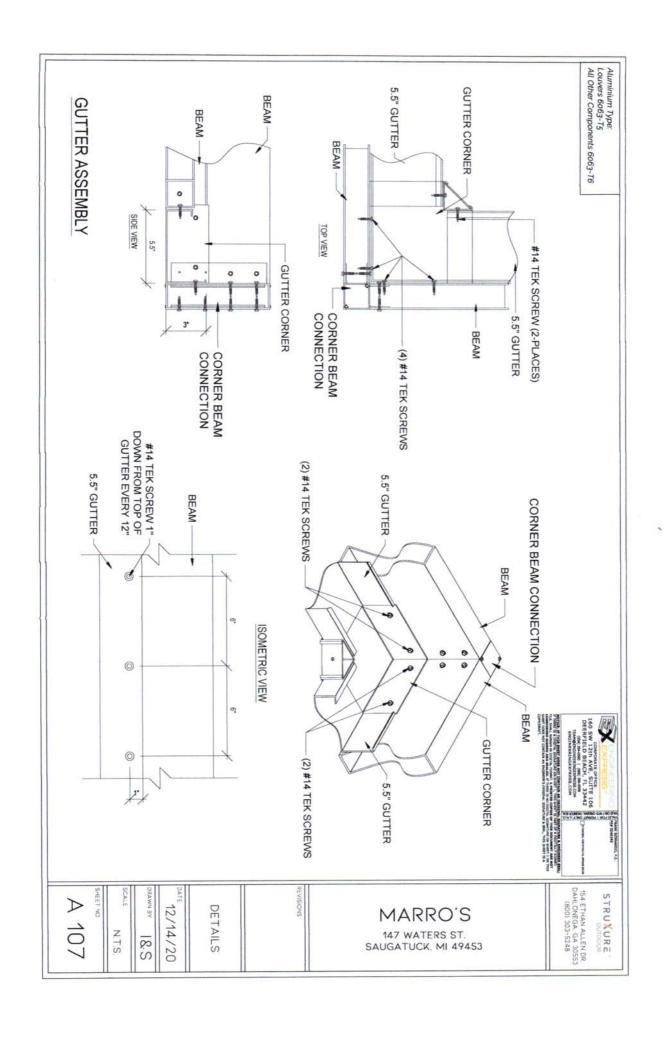


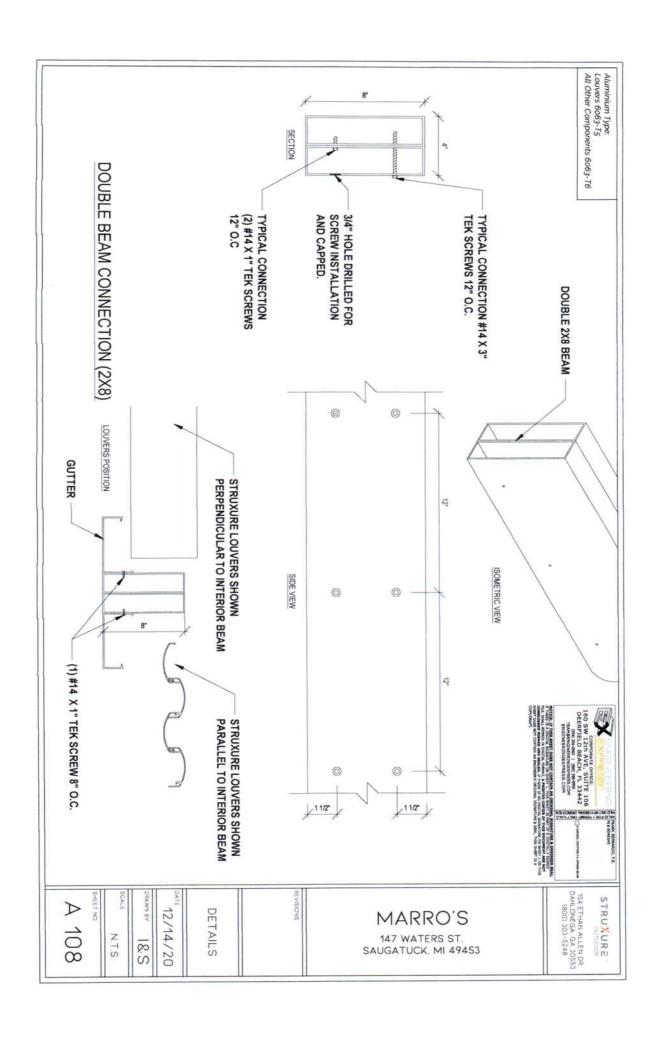


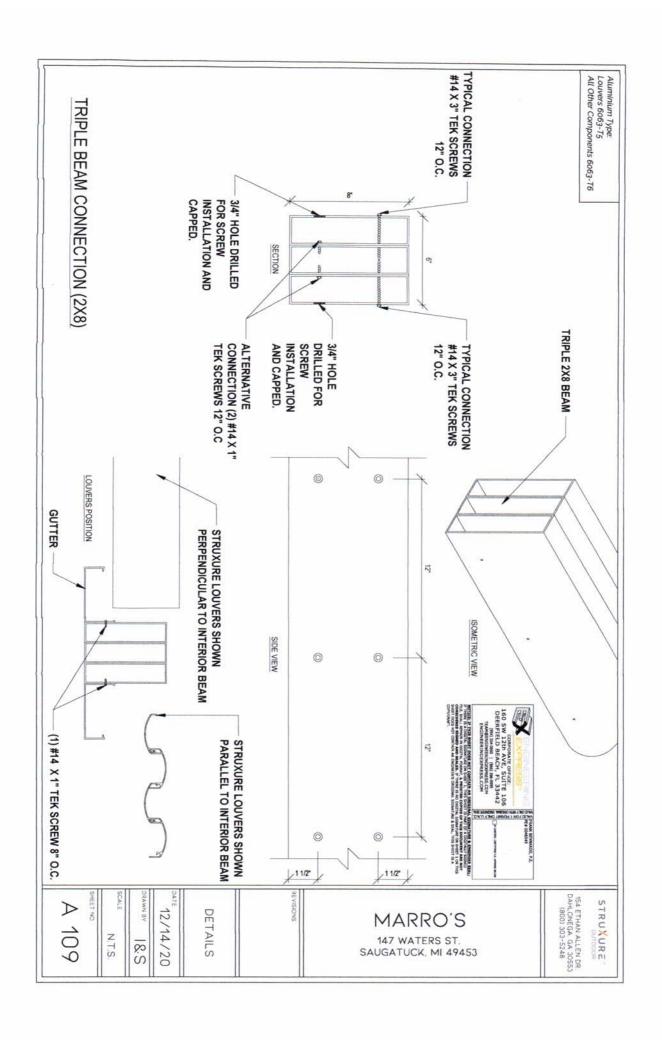


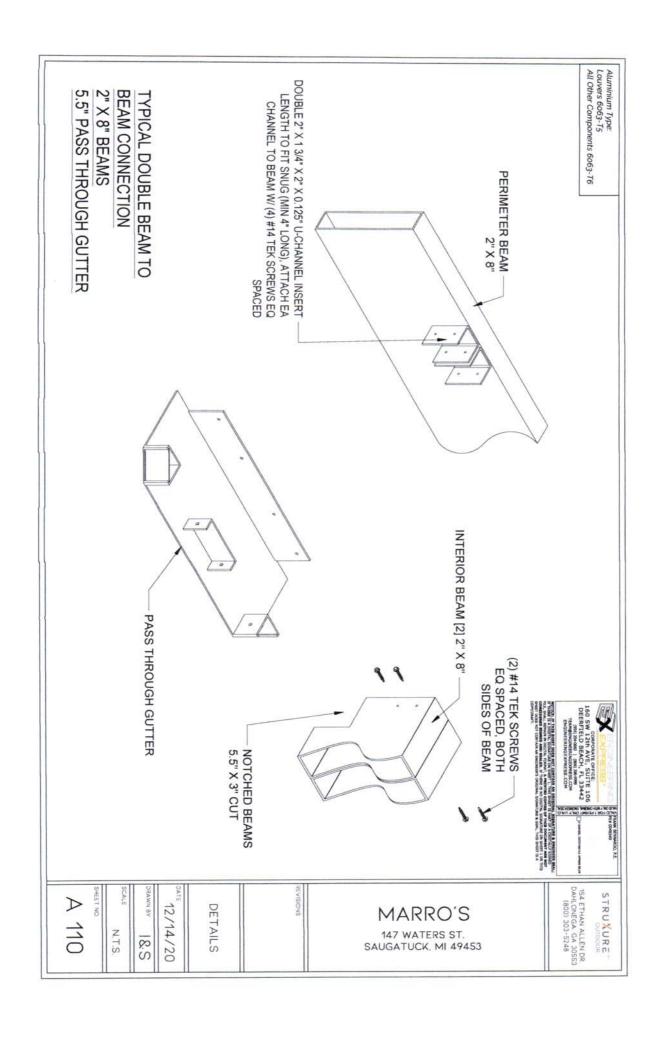


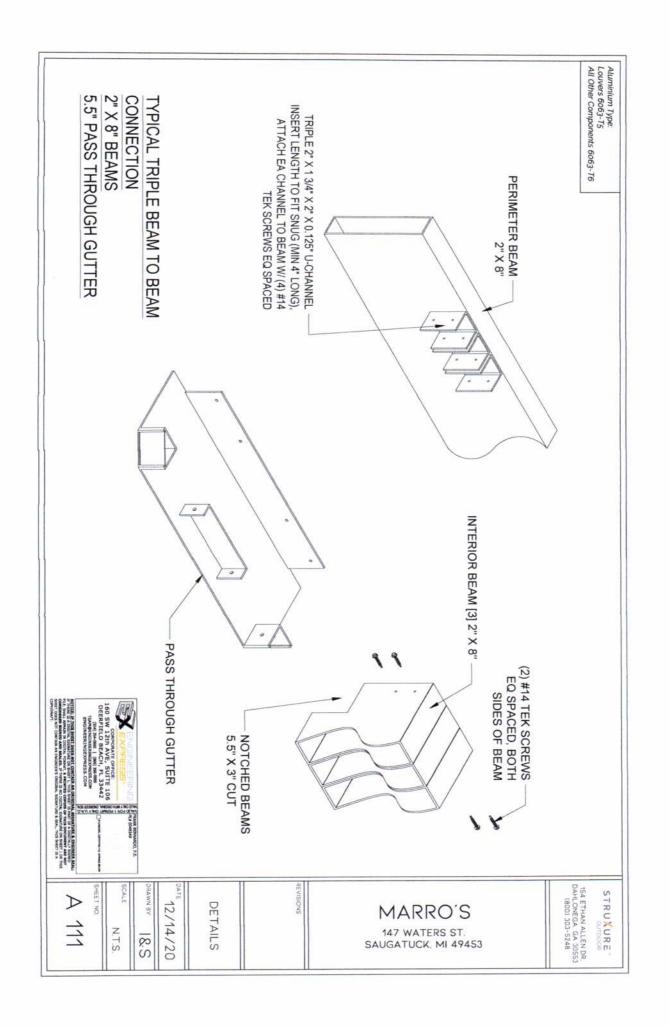


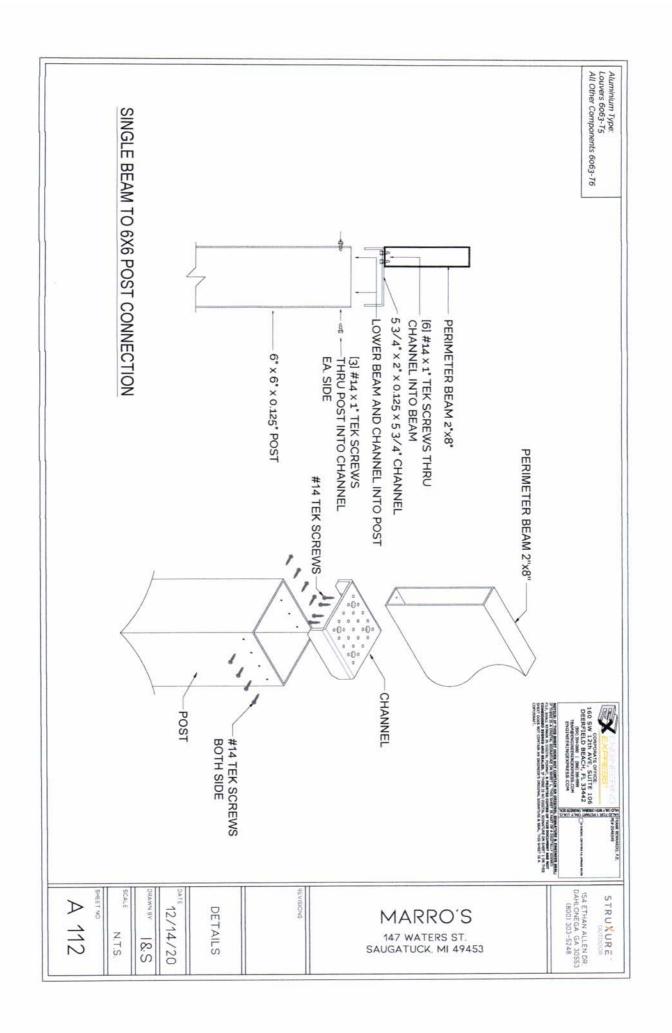


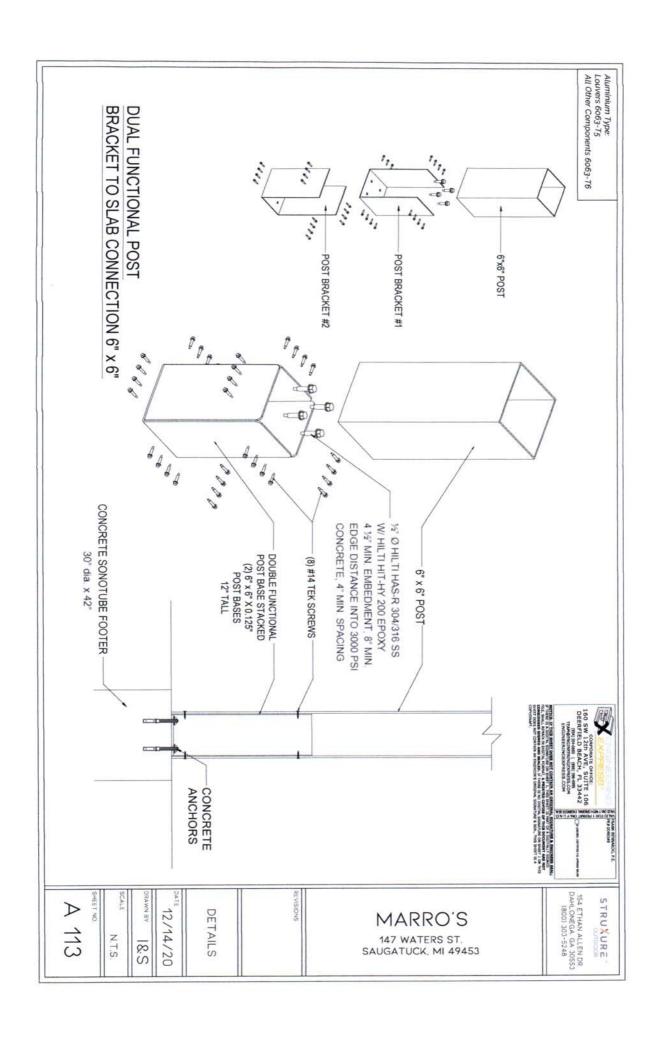


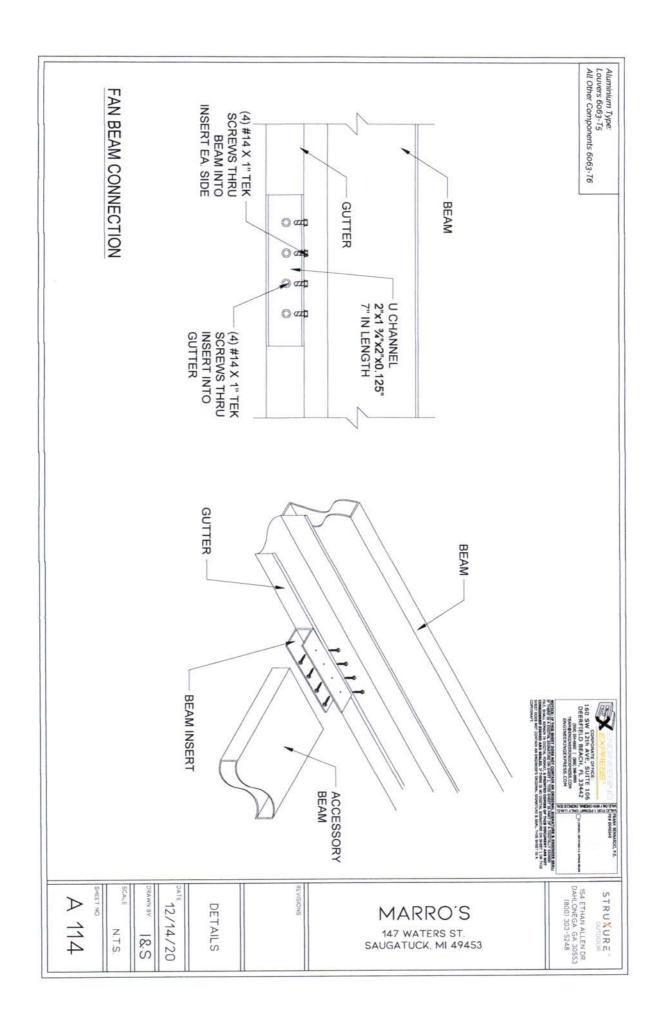














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LOUVERED PERGOLA CONTROL

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Output Voltage	MDCI	240
Voltage Adjustable Range	IVDCI	21.6 - 28.8V
Current Range	[A]	0.146
Rated Power	[W]	350.4
Safety Standard	BUE Certification!	UL80950-1
POWER SUPPLY CABLE (NOT SHOWN)		
Safety Standard	IETL Certification)	19170291
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UV Riving	SUL Certification!	UL 746C
Flammybilly Riding	IUL Certification!	UL 94

NOT PART OF CERTIFICATION - FOR REFERENCE ONLY

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AJINWATER NOTE:
SYSTEM NOT DESIGNED FOR WATERSHED OF RAINFALL FROM
ADJACENT ROOPS UNLESS SPECIFICALLY SHOWN HEREIN, TYP.

1 1/2" BEARING NOTE:
ALL WEAMS SHALL HAVE A MINIMUM 1 1" DEFTH FUIL BEARING SUPPORT UNLESS NOTED OTHERWISE.

GLASS PANEL NOTE (IF SHOWN):
SHALL BE MIN 3/6" FULLY TEMPERED GLASS - COMPLY WITH ANSI
297.1 (CATEGORY II OPSC 16 CPR 1201 AS CERTIFIED BY GLASS

VISIT ECALC.IO/STRUXURE

FOR ENGINEER CERTIFIED ORIGINALS
& MORE INFORMATION ABOUT THIS DOCUMENT
OR SCAN THE OR CODE TO THE RIGHT >

SCALE: NTS UNLESS NOT 20-35192 BEECHAM BUILDERS, LLC

1. THIS STRUCTURE HAS REIN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE STRUCTURAL PROVISIONS OF THE ABOVE REFRENCED BULLDING CODE.

FURNITURE SHALL BE FABRICATED IN ACCORDANCE WITH ALL CONSERVING CODES, CONTRACTORS, SHALL WERE SHALL BY A WARD AND CODES.

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LOUVERS SHALL BE SPACED SUCH THAT THEY ALLOW 50% SYSTEM POROSITY WHEN FULLY OPENED. SYSTEM NOT DESIGNED TO HANDLE CONCENTRATED LOADS FROM HUMAN ACTIVITY.

Ss=0.097, S1=0.080

OPEN STRUCTURE

115 MPH (ASD = SQRT(O.6)*Vult)

D

Kd=0.85, G=0.85, Kz=0.85, Kzt=1.0

9.7 FEET

O FEET (AT GRADE)

16175 ROBBINS RD. GRAND HAVEN, MI 616-638-3457

MARROS 147 WATER STREET

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