



HISTORIC DISTRICT COMMISSION

September 7, 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 August 3, 2023
5. **Public Comments on Agenda Items** (*Limit 3 Minutes*)
6. **Unfinished Business:** None
7. **New Business:**
 - A. **321 Water** – Fence Replacement
 - B. **820 Holland** – Various Deviations from Approved Work
 - C. **344 Lucy** - 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.
 - D. **Waterfront Regulation Report #2 (Public Input and Zoning Recommendations)**
– Discussion and Feedback
8. **Administrative Approvals & Updates:**
 - A. 346 Butler – Literature Box
 - B. 640 Water Street – Enforcement in progress

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

9. Communication:

A. Linda DeWindt

10. Public Comments (*Limit 3 Minutes*)

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 August 3, 2023, 6:00 PM

PROPOSED

Saugatuck City Hall

102 Butler Street

Call to Order/Roll Call: Chair Straker called the meeting to order at 6:01 p.m.

Present: Chairman Straker, Vice-Chairman Leo, Commission members: Cannarsa, Donahue, & Paterson.

Absent: Commission members Lewis.

Others Present: Deputy Clerk/DPW Admin. Assistant Williams.

Agenda Changes/Additions/Deletions: None.

Approval of Minutes for July 6, 2023:

*Motion by Cannarsa, second by Donahue, to approve the July 6, 2023, meeting minutes.
Upon voice vote, the motion carried 5-0.*

Public Comments: None.

Unfinished Business: None.

New Business:

A. 333 Lucy St – Renovations to the enclosed front porch, removal of non-original sliding doors, installation of double-hung windows, installation of a porch side entry door, and replacement of front porch stairs. (Voice Vote)

The applicant proposes renovations to the enclosed front porch, including the removal of five (5) non-original sliding doors, installation of nine (9) double-hung windows, installation of a porch side entry door, and replacement of the front porch stairs.

The property is located in the Community Residential (R-1) zoning district. The lot is approximately 66 feet wide and 132 feet deep (8,712 square feet), and a single-family detached home exists on the site. Known as the Singapore House, the subject building is a contributing Italianate structure built in 1868.

A motion was made by Leo, second by Cannarsa to approve renovations to the structure at 333 Lucy Street, including the removal of five (5) non-original sliding doors, installation of nine (9) double-hung windows, installation of a side entry door, and replacement of the porch stairs, in accordance with the plans and details submitted within the application materials.

Commissioner Leo amended his motion to include the following:

- 1. Replacement window specification sheets for the proposed windows.*
- 2. Description of existing siding and the final proposed replacement siding.*

Following roll call vote, motion carried 5-0.

B. Waterfront Initial Assessment Report – Discussion and Feedback

Chair Straker said that he spoke with Zoning Administrator Cummins and Mayor Dean regarding the surveys that went out. He was surprised that they included things in the Historic District that, to his knowledge, they were not aware that there was a survey being conducted in some sort of intersection with the work of the HDC, and acknowledgement of the guidelines. He said that the report could come back after people weigh in and out of context with “I would love to see 1888 Colonial everywhere”. The Historic District guidelines don’t support things that might come out of that. Then it would be the HDC being the bad guys, when the Commission was not consulted on the language of the survey in the first place. He says that it is just sort of

an ask to maybe work a little closer together. That it was completely innocent, and he believes there was positive intent for that. The result of that was Zoning Administrator Cummins asking Planning Consultant David Jirousek to join them and give the Commission an overview of the work that is in progress.

Planning Consultant Jirousek said that they have produced an initial report concerning the Waterfront Regulation Assessment and the whole project is three phases. They are heading toward the end of the first phase. The initial phase is really studying the project area, and the regulatory regulations in the Master Plan. As a part of that, they prepared the first report, which includes a character assessment of the study area, a kind of a high-level redevelopment and development potential just so they can assess how many lots are likely to be developed or redeveloped. He reviewed the Master Plan as it relates to the recommendations for the downtown area and the waterfront. This report is the first look at the zoning code analysis. They made some observations on the zoning code and some comparisons between districts. In the next report, there will be a full assessment of the zoning code and a summary of the public input. In the summary of the public input, there were two public surveys. They received about 300 responses to both surveys. The first was a visual preference study. Jirousek said that what he attempted to do in that assessment was to pull a number of different types of architectural designs, different buildings, citing buildings of different scale and design. The idea there was to try to find the trends that were most desirable from those taking the survey. He has not yet crunched the numbers on the surveys, but thinks some clear trends are certainly becoming apparent in kind of a more traditional type of look of buildings rather than modern architecture. That will be a part of his report that will come out at the end of next week. There is also a general survey concerning general issues and priorities for the waterfront area. They had representatives of the Planning Commission participating in staff stations at various events and at City Hall and the Post Office just to be able to get people more aware of the projects. There were some exercises on those boards to give a taste of the surveys that are online. They had the QR code and the web link on those boards so that people would be referred to take the online survey. This is toward the end of the initial study session, so he thinks it is a great opportunity to hear the HDC's input and hopefully they have had the chance to page through the report. They are just trying to start the area and get an idea of folks' priority. From there, they will be making recommendations concerning zoning changes. Their initial recommendations will be offered to the Planning Commission after the August meeting. Once they get consensus of the Planning Commission on the direction that they are heading with this they will write the final zoning language. There will be an official public hearing that the Planning Commission level, and then they will move forward for City Council's review and approval. So again, it is like a three-step

process toward the end of the first step in getting to the point where he will begin to develop the recommendations for Zoning changes. He thinks it is a point to consider the Zoning ordinance and then the HDC requirements as well. He doesn't think that there is any intention to replicate any sort of any sort of material or requirements of the HDC. Jirousek says that they want to make sure that they aren't looking at building architecture in the historic aspects but that we are looking more at the placements of the buildings, the scale, setbacks, land use, and other improvements around the buildings themselves. When it gets to the specific elements that you review, as a committee, he thinks that there will be a little overlap here and there, which they will assess during the project.

Chair Straker says that this is where he has a huge issue with this. They have a whole section in their setup about architecture. In fact, in one of the sections you say about the Ship N' Shore that it has no significant architectural features, or preliminary response to the survey is more traditional structures versus modern. He says as he is one Commissioner, if he had been involved in that process with his HDC hat, he would have said, "Hey Zoning, I think you guys are about mass and scale and placement and setback. I don't think that you're about asking people what they like in terms of architecture, because you're going to get a mixed bag of subjectivity." Calling out the Ship N' Shore as one thing, like, that is pretty significant in the downtown district. He says that he would not categorize that as having no significant architectural features. He thinks that is really dangerous for them down the road. He applauds trying to engage everyone on the use of the waterfront and he thinks that is really smart but thinks this is going to be a hole to dig out of when everyone says what they like versus what fits.

Jirousek said that he would have to respectfully disagree with Chair Straker's statement. In Zoning, you can look at building forms and in general elements that have to do with architecture, but they do not get to the details that you address during your meetings. Zoning Codes, especially form-based zoning, does focus on the siting of buildings, but it also has to do with minimum and maximum heights, minimum and maximum width the building as it relates to the width of a lot, the frontage and façade of buildings in the terms of the types of entryways and where the entryways are located and the transparency of window front facing buildings.

Chair Straker said that they will have to disagree on that. He agrees with everything about massing and setback, window placement and all of those things. He said that if he has to go to every Zoning meeting and weigh in on that decision in a Historic District based on guidelines, he thinks that their opinion on the materiality and the architecture, whether a modern building fits in a historic setting is the HDC's decision, not Zoning. It has nothing to do with aesthetics, it has everything to do with the massing. The HDC always defers to Zoning and Planning on those things that are not in their purview. He thinks that the takeaway is to please

hear their concern as they continue the project. He thinks living in a subjective land and the public without a home base of what they are trying to accomplish or muddying it with aesthetics is a dangerous route for what they need to do.

Jirousek finished up by saying that they develop the recommendations and don't know how deep they would get into architecture, if at all, it may be a part of it and it may not. The survey results may be very applicable to the HDC's work and decision making as part of a future building review as well. He thinks it would be very valuable for the HDC to review the results of the surveys, and maybe those are considerations that are more at the HDC level than the Planning Commission's level. He agrees that they need to make sure that they are recognizing the roles of HDC and the Planning Commissions roles and responsibilities and what type of what portion of site planning and building each board and committee are reviewing. They can be very conscious of that and would love to continue this coordination meeting over the next two months.

Administrative Approvals & Updates:

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

- A. 647 Butler – Rear Yard Patio
- B. 790 Lake – Rear Yard Deck
- C. 109 Butler – Sign
- D. 245 Spear – Patios
- E. 133 Butler - Sign

Communication: None.

Public Comment: None.

Commission Comments:

Commissioner Paterson: He had one comment, that he supports exactly what Chair Straker said regarding the Waterfront Overview. And if somebody comes and wants to demo the river deli, we're the ones that make that decision and recommendation, regardless of setbacks and everything else. And that's, that's the train that we're going to be running into here, eventually. And, our recommendations have power, like you're recognizing, if somebody wants to put a three-floor structure where the Worm Shop was, that violates our charter on our Historic District guidelines.

Chair Straker: Wanted to announce that the HDC has a new commissioner coming onboard, Laura Godfrey. She is an HR professional and lives on Francis St. He said that she is well suited to join them and should be attending the next meeting.

Adjourn:

Motion by Cannarsa, second by Donahue to adjourn. Upon voice vote, motion carried 6-0. Chair Straker adjourned the meeting at 6:32 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: September 5, 2023

RE: Historic District Permit Application, Marilyn Migliore: 321 Water Street

REQUEST: 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.

BACKGROUND: 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").

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 submitted a photograph of the front driveway gate and existing fence and also submitted the proposed fence design and location noted on a site survey.

I. KEY ELEMENTS: The building at 321 Water is a contributing structure. The building is known as the previous T.F. Kleeman Saloon, a Greek Revival style structure built before 1864.

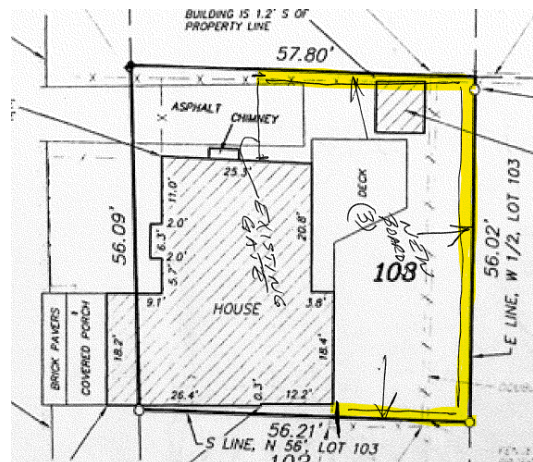
IV. THE LAND AND SITE IMPROVEMENTS

The HDC may consider the following guidelines in its decision-making process:

C. Fences

1. *Rear Yard Fences Erection of fences on the rear, side (except on corner lots), or interior location of the lot, at or behind the building line may receive administrative approval, when height and materials are similar to those regularly approved by the Commission.*
2. *Front and Side Front and side yard fences should not impede clear vision at intersections or driveways, as they could sacrifice safety as well as historical appropriateness. Front yard fencing should not infringe upon or obstruct historic setbacks, vistas, streetscapes or neighborhood continuity.*
3. *Compatible Fences Fencing shall be permitted contingent upon the appearance and appropriateness in relation to the building and Historic District. (Applicants should note that all fencing within the Historic District is also subject to the City Zoning Codes, Chapter 155.143.)*
4. *Height of Fences Height should be between two (2) and six (6) feet, with a maximum height of three (3) feet for front yard fences. Materials should be wood, wrought iron, or other historic materials (some aluminum faux wrought iron products are allowed). Styles may include picket and wood privacy fences, with tops trimmed with horizontal boards or simple dog-ear detail. Other styles not listed will be reviewed on a case by case basis.*

Comments: The survey provided by the applicant, which supplements the application, is not clear on the fence location. However, a survey provided for ZBA review shows the new fence replacement from the driveway gate along the north property line to the northeast corner of the lot, for the entire length of the eastern rear property line, and along the south property line up to the southeast corner of the home (highlights added).



The width of the pickets is unknown, and the curves appear to occur at six (6) foot intervals. It is unknown if the applicant intends to stain or paint the fence, but it is assumed that the intent is for the color to match the existing white gate.

The applicant should clarify the picket width and color.

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 a new fence at 321 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 321 WATER ST

Parcel Number 0357-300-102-00

APPLICANTS INFORMATION

Name Marilyn Mykroie Address / PO Box 321 Water St PO Box 144

City Saugatuck State MI Zip 49453 Phone 734-417-7165

Interest In Project Property owner E-Mail mforeverblue@aol.com

Signature Marilyn Mykroie Date 8/11/2023

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 BRAD NORTHMAN Contact Name BRAD NORTHMAN

Address / PO Box 508 ELLIOTT AVE City GRAND HAVEN

State MI Zip 49417 Phone 616 448 7922 Fax _____

E-Mail BNORTHMAN@MSN.COM

License Number 2101172774 Expiration Date 05/31/2025

PROPERTY INFORMATION

Depth SEE ATTACHED SURVEY Width _____ Size _____ Zoning District _____ Current Use RESIDENTIAL

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

REMOVE WORN FENCE PANELS LEAVING EXISTING STRUCTURE IN TACT. ONLY ON OWNERS SIDE OF BACKYARD FENCE. INSTALL NEW FENCE PANELS ON EXISTING STRUCTURE ON OWNERS SIDE OF FENCE IN BACKYARD ONLY.



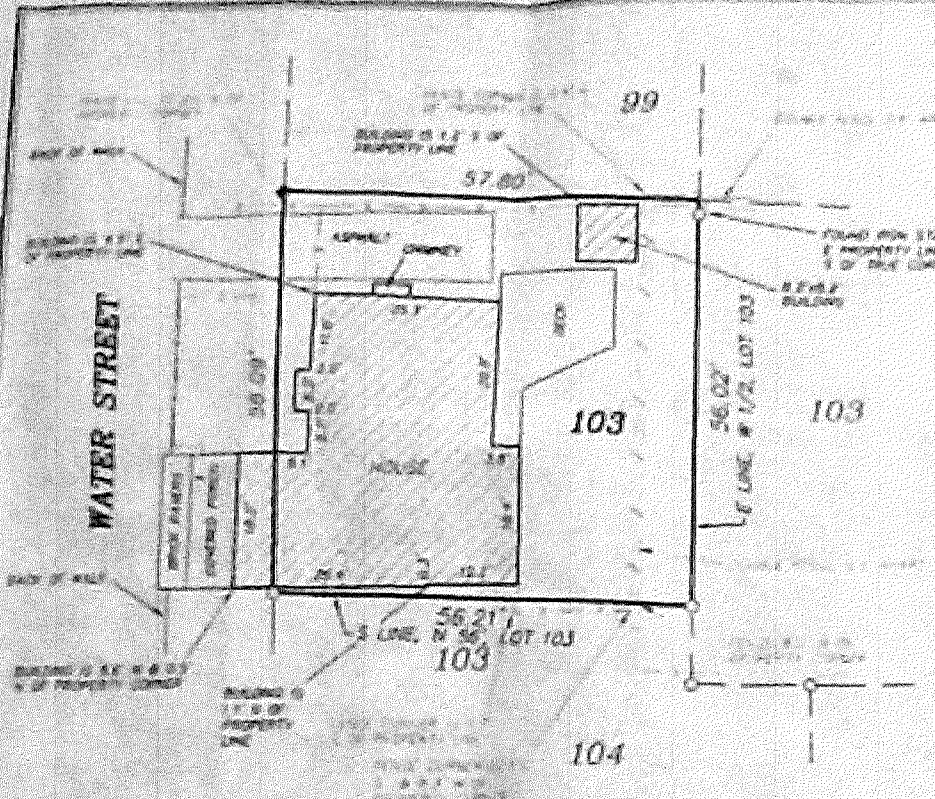
HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

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: _____



PREPARED FOR: Lighthouse Realty
 Tad DeGraaf
 29 Blue Star Highway
 P.O. Box 1210
 Douglas, MI 49408
 RE 321 Water Street

The land referred to in this commitment, situated in the City of Saugatuck, County of Allegan, State of Michigan, is described as follows:

The North 56 feet of the West 1/2 of Lot 103 of the Original Kalamazoo Plat, now known as Saugatuck Village, being 56 feet on Water Street, according to the recorded plat thereof, as recorded in Liber 111 of Plats, Page 591

Parcel No. 03-57-300-102-00

(Lighthouse Title Commitment No. 14-05202639, dated April 22, 2014)

We hereby certify that we have examined the premises herein described, that the improvements are located entirely therein in whole and that there be not encroachments or other defects.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, omissions and exceptions.

- Scale 1" = 5'
- Concrete
 - D - Descriptive Dimension
 - M - Measured Dimension
 - T - Platting Dimension
 - - Set Iron Stake
 - - Found Iron Stake
 - - - - - Fence Line



Dr. Scott A. Hedges
 Scott A. Hedges - Licensed Professional Surveyor No. 67952

NEDERVELD

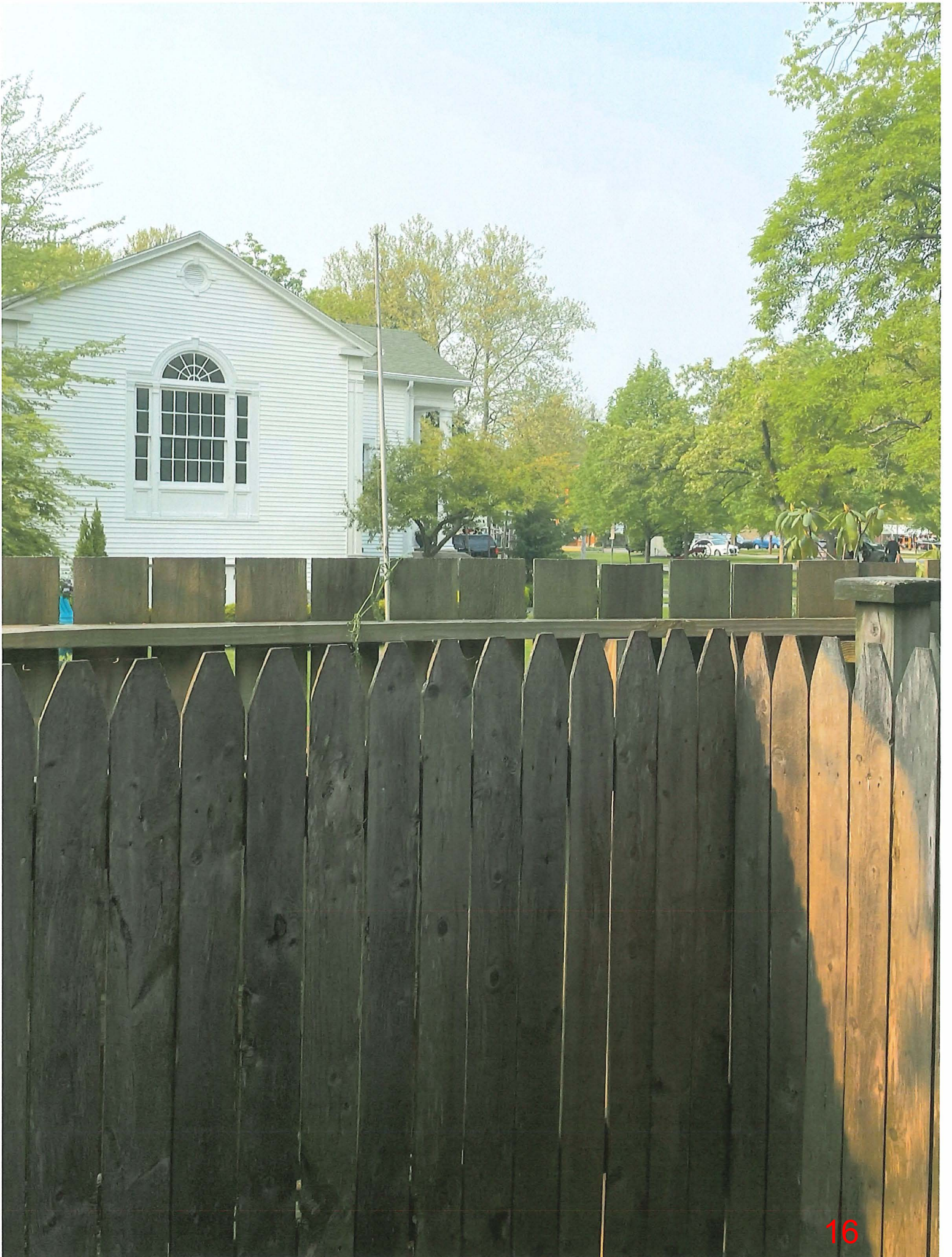
www.nederveld.com
800.222.1868

ANN ARBOR 2025 Miller Road Ann Arbor, MI 48106 PHONE: 734.223.6900	COLUMBUS 629 Old Avery Road, Suite A Dublin, OH 43016 PHONE: 614.899.1127	HOLLAND 347 Phoenix Boulevard Holland, MI 49423 PHONE: 616.365.0468	INDIANAPOLIS 1424 Cantonment Dr., Suite 100 Indianapolis, IN 46224 PHONE: 317.286.3740
CHICAGO 1082 National Parkway Schaumburg, IL 60197 PHONE: 312.879.3977	GRAND RAPIDS 217 Grandville Ave., Suite 300 Grand Rapids, MI 49503 PHONE: 616.275.5190		

REV: _____ DATE: _____
 PROJECT NO: 1420070 DATE: 7/16/14 ME



FENCE
PANELS
TO REMOVE











MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: David M. Jirousek, AICP
Consulting Planner

DATE: September 5, 2023

RE: Historic District Permit Application, Chris Timmons: 820 Holland Street

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

BACKGROUND: 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-storage 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

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 details on all proposed changes from the original approval.

V.B NEW CONSTRUCTION

Section V, B. of the Local Guidelines regulating new construction applied to the original consideration of this project. As such, I suggest that changes to the approved construction are reviewed in the same manner.

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.*

Comments: It does not appear that the departures from the original plan significantly impact the overall improvements of the site and the character of the approved building plan. Although the detailing will be essential to discuss, it is believed that the overall project remains compatible with the character of the area within the 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:

Motion to approve the revisions to the approved plans 820 Holland 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 820 Holland St

Parcel Number 57-100-020-20

APPLICANTS INFORMATION

Name Chris Timmons Address / PO Box 820 Holland St.

City Saugatuck State MI Zip 49453 Phone 773-301-9550

Interest In Project Owner E-Mail d.lisa.gonzalez@gmail.com

Signature _____ Date 8/17/2023

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 Matthew Clark Contact Name _____

Address / PO Box 396 West Lakewood Blvc City Holland

State MI Zip 49424 Phone (616)494-9342 Fax _____

E-Mail _____

License Number 2101186337 Expiration Date _____

PROPERTY INFORMATION

Depth 112.35 Width 98.6 Size .376 acres Zoning District RES-R1 Current Use residential

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Materials update for garage lights, windows on east and west elevations, door on east elevation door and additional windows on north elevation, railing on back deck and patio vs under 30" deck construction.

Need approval for concrete pad to the west of the garage to hold one garbage can and one recycling can, privacy fence there and dog run fence on side yard.



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: _____

Materials:

1. Concrete pad on side of garage and additional privacy fence:

Need approval for concrete pad to store garbage can and recycling bin on side of garage and privacy fence for concrete pad on side of garage (to hide garbage cans from neighbors front yard)

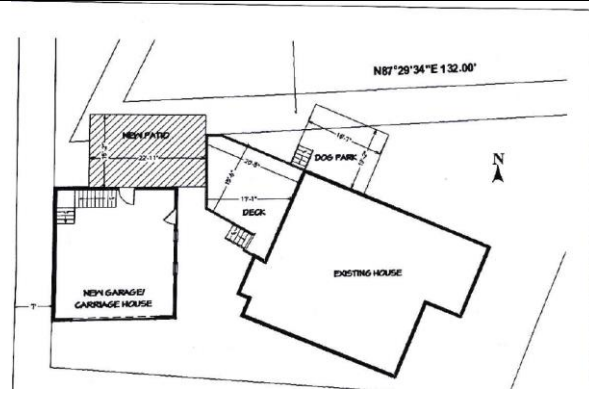
*****Per Historic District Guidelines Section IV The Land and Site Improvements, paragraph C Fences, item 2 Front and Side. Front and side yard fences should not impede clear vision at intersections or driveways, as they could sacrifice safety as well as historical appropriateness. Item 4 Height of Fences: Height should be two and six feet maximum height, with a maximum height of 3 feet for front yard fences. Materials should be wood, wrought iron, or other historic materials Styles may include picket and wood privacy fences, with tops trimmed with horizontal boards or simple dog-ear detail.***



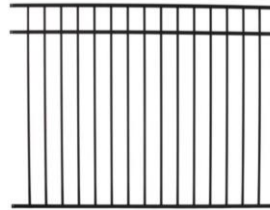
2. Dog run fence:

Approval needed for 4.5' black metal fence on north side of house away from the main streets of Lucy and Holland.

****Per Historic District Guidelines Section IV The Land and Site Improvements, paragraph C Fences, item 2 Front and Side. Front and side yard fences should not impede clear vision at intersections or driveways, as they could sacrifice safety as well as historical appropriateness. Item 4 Height of Fences: Height should be two and six feet maximum height, with a maximum height of 3 feet for front yard fences. Materials should be wood, wrought iron, or other historic materials Styles may include picket and wood privacy fences, with tops trimmed with horizontal boards or simple dog-ear detail.**





EZ Fence Asbury 4' 6" x 6' Black 3-Rail Aluminum Fence Panel
(Actual Size 54" H x 69-3/8" W)



Materials Update:

1. Light Fixtures on either side of Garage:

<p>Approved: Amazon exterior lights</p>	<p>Need Approval: Vintage cast iron exterior lights</p>
	



2. Windows on the east and west elevations

<p>Approved: Jeld-Wen Clad Encasement Mullion or Similar:</p>	<p>Need Approval for: Marvin Elevate Double Hung Wood Window's <i>**Marvin Elevate Double Hung Wood Window's were approved for the main house in 2021**</i></p>
	

3. Door on east elevation

<p>Approved: Full light door</p>	<p>Need Approval for: Half light door</p>
	

4. Door and Additional Windows north elevation

<p>Approved: Marvin Elevate True Divided Light Wood Windows and full light exterior door.</p>	<p>Need Approval: Marvin Elevate True Divided Light Wood Windows and half light exterior door.</p>
 <p>NEW CARRIAGE HOUSE/GARAGE NORTH ELEVATION</p>	

5. Black metal railing for deck

<p>Approved: Black metal railing</p>	<p>Need Approval: Wood railing <i>**matches the wood railing on the front stairs, was approved in 2021 for the front stairs**</i></p>
	

6. Portion of the deck wasn't constructed. Patio was constructed

Approved:
Lower level deck, under 30".

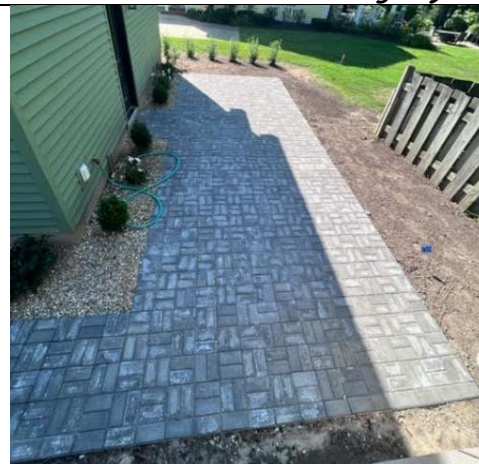
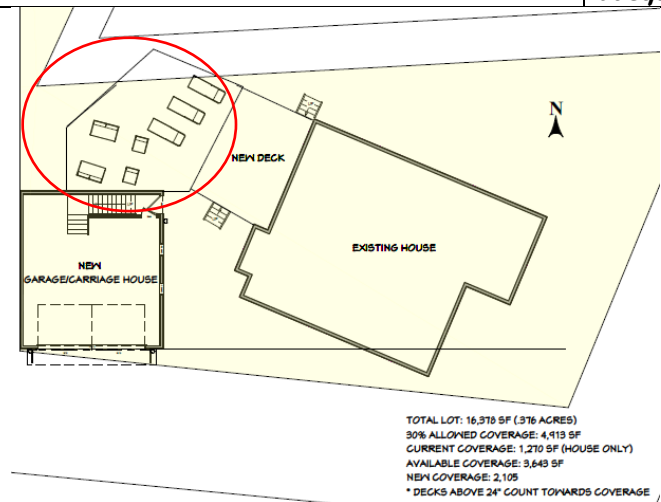
Need Approval:
Flush Paver Patio is not within 3' to any side or rear property line.

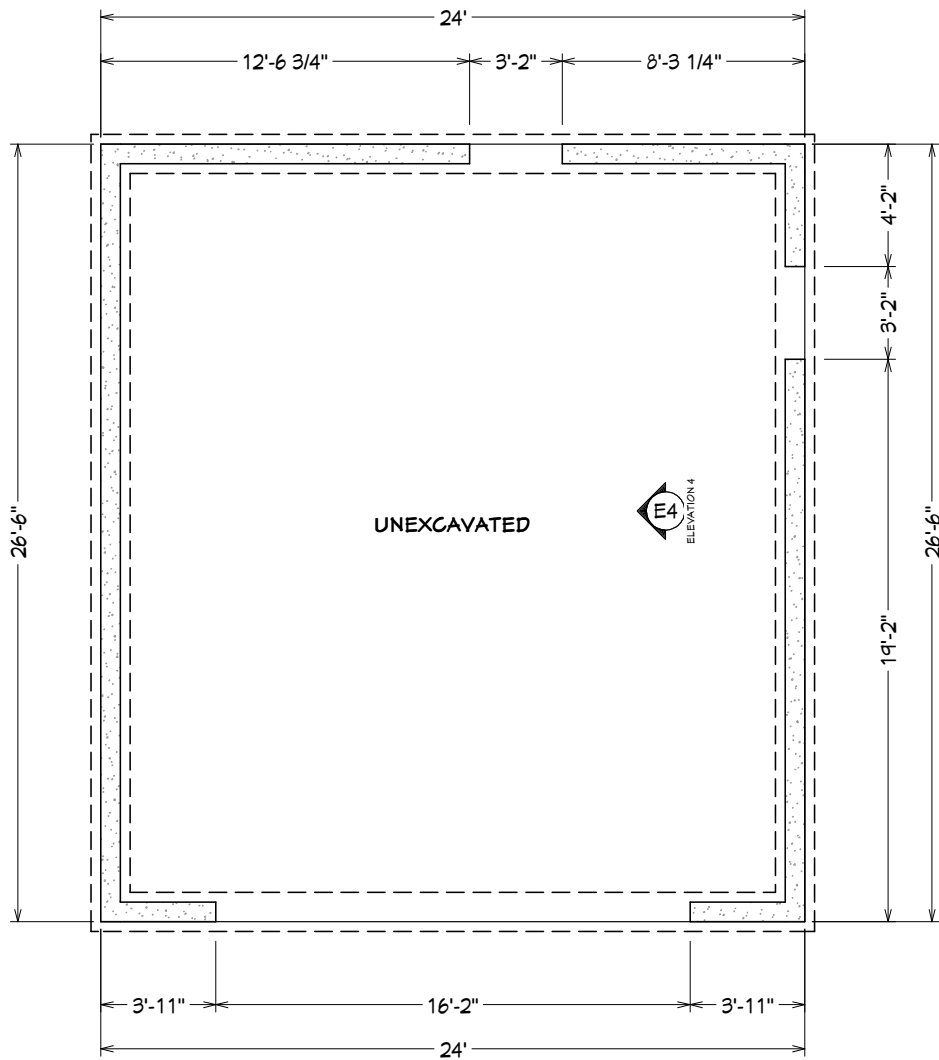
***Per Historic District Guidelines Section IV The Land and Site Improvements, paragraph D Patios, Decks, Garden Structures, item 1 Rear Yard Patios and Decks. Elevated platforms and flush patios may be allowed in rear yards only, unless special circumstances exist.*

***Per Saugatuck, MI Code of Ordinances Section 154.022 General Regulations*

(10) not higher than 12 inches above the surrounding finished grade at any point are permitted to encroach on required side and rear yard setbacks provided they are no closer than 3 feet to any side or rear property line provided there still remains adequate access in the event of an emergency;

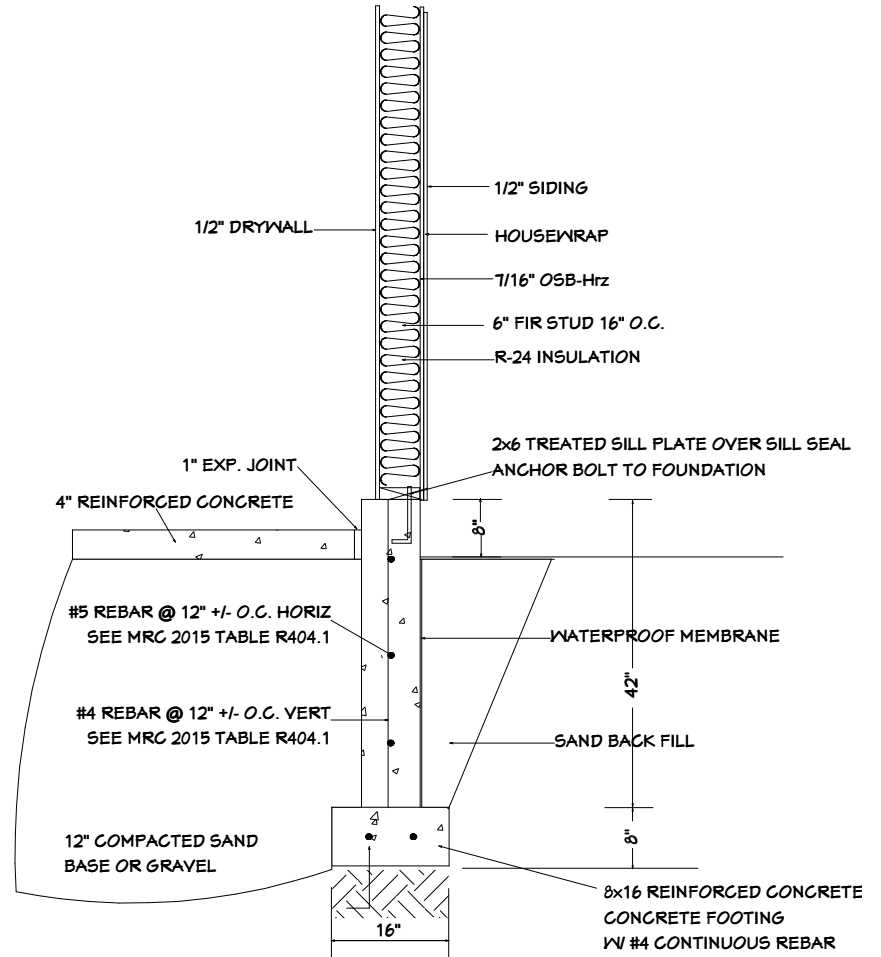
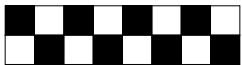
(11) Patios between 12 inches and 30 inches above the surrounding finished grade at any point may encroach on required side and rear yards, provided that they are not closer than seven feet to a side or rear property line provided there still remains adequate access in the event of an emergency





FOUNDATION PLAN

SCALE: 1/2" = 1'



CROSS SECTION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970

SHEET TITLE:
FOUNDATION
PLAN

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49459

CONSTRUCTION:

DATE:

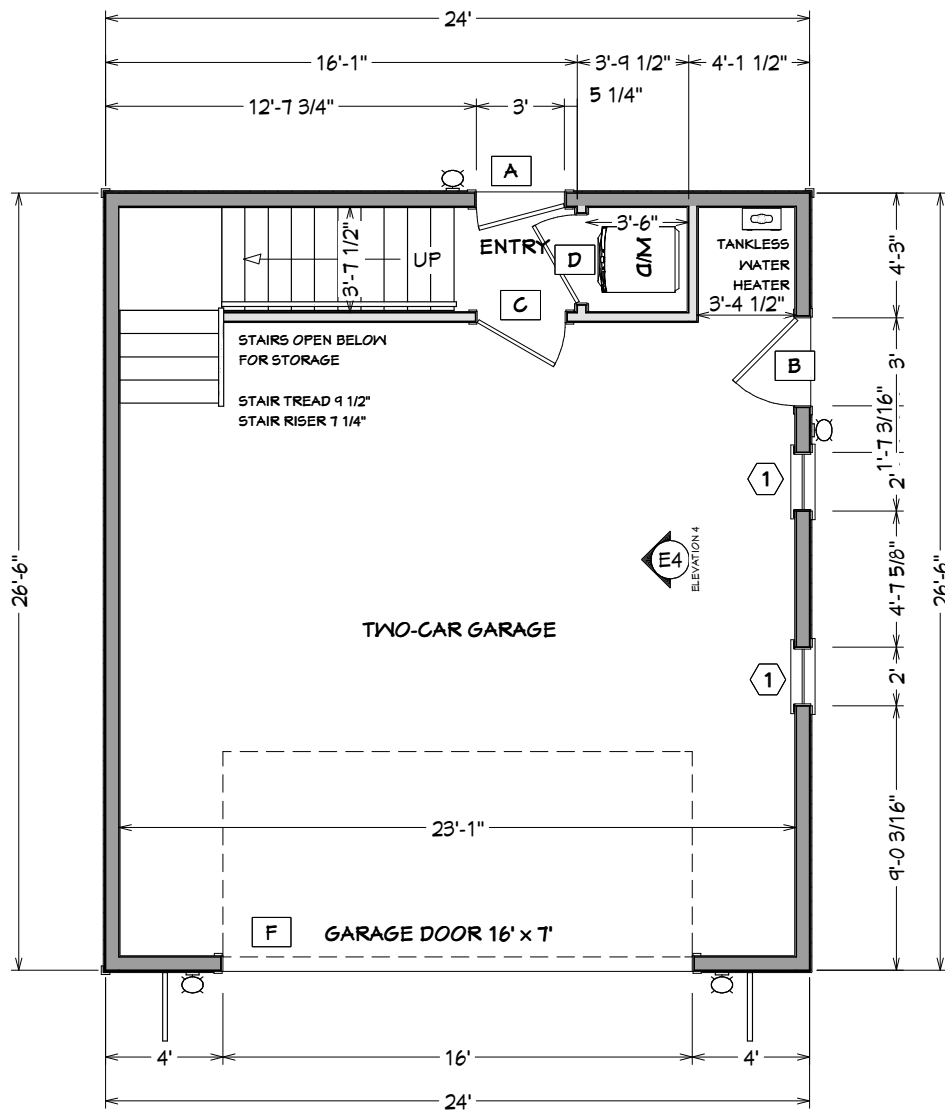
1/5/2023

SCALE:

1/2" = 1'

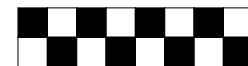
SHEET:

A-1

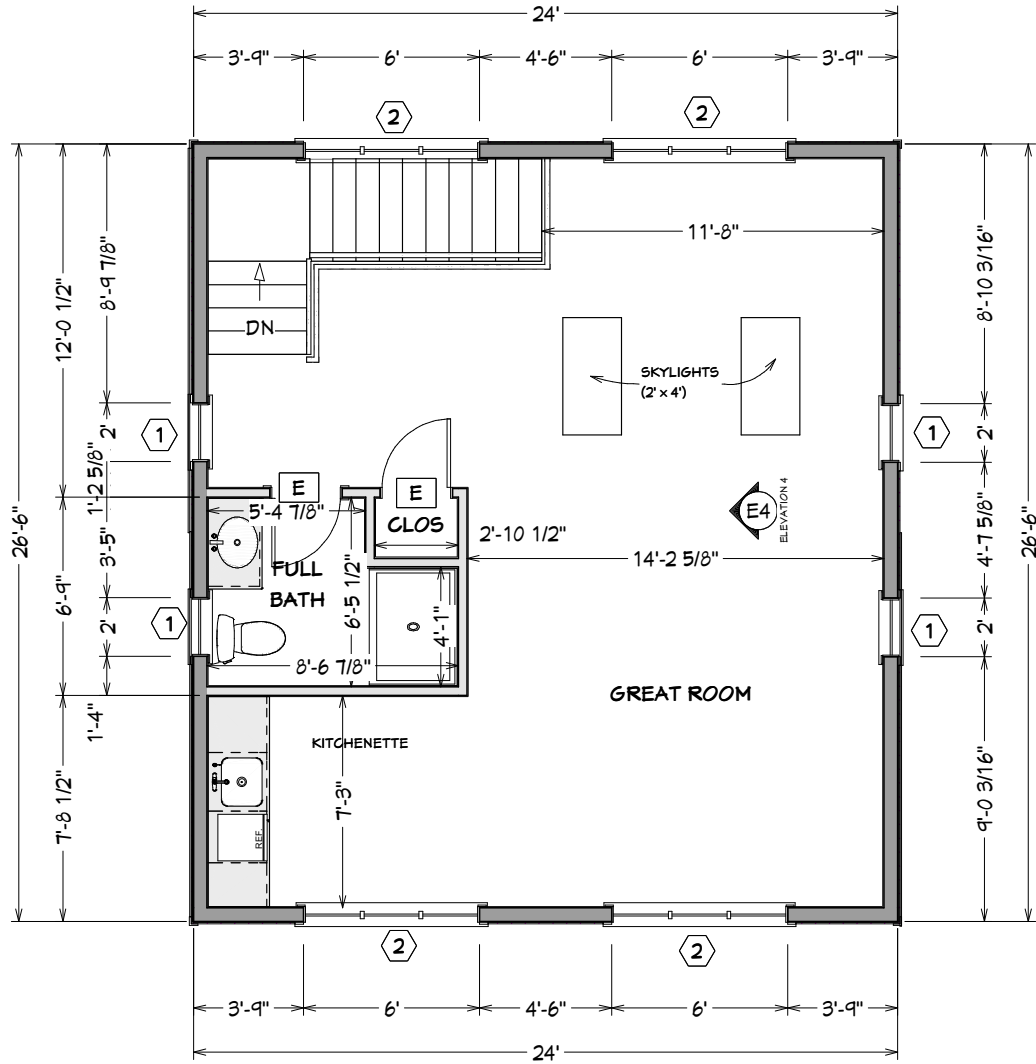


FIRST FLOOR

SCALE: 1/2" = 1'



DESIGN:	NORTH MAIN DESIGN (312) 636-3970
SHEET TITLE:	FIRST FLOOR
PROJECT DESCRIPTION:	TIMMONS RESIDENCE 820 HOLLAND STREET SAUGATUCK, MI 49459
CONSTRUCTION:	
DATE:	1/5/2023
SCALE:	1/2" = 1'
SHEET:	A-2



SECOND FLOOR

SCALE: 1/2" = 1'

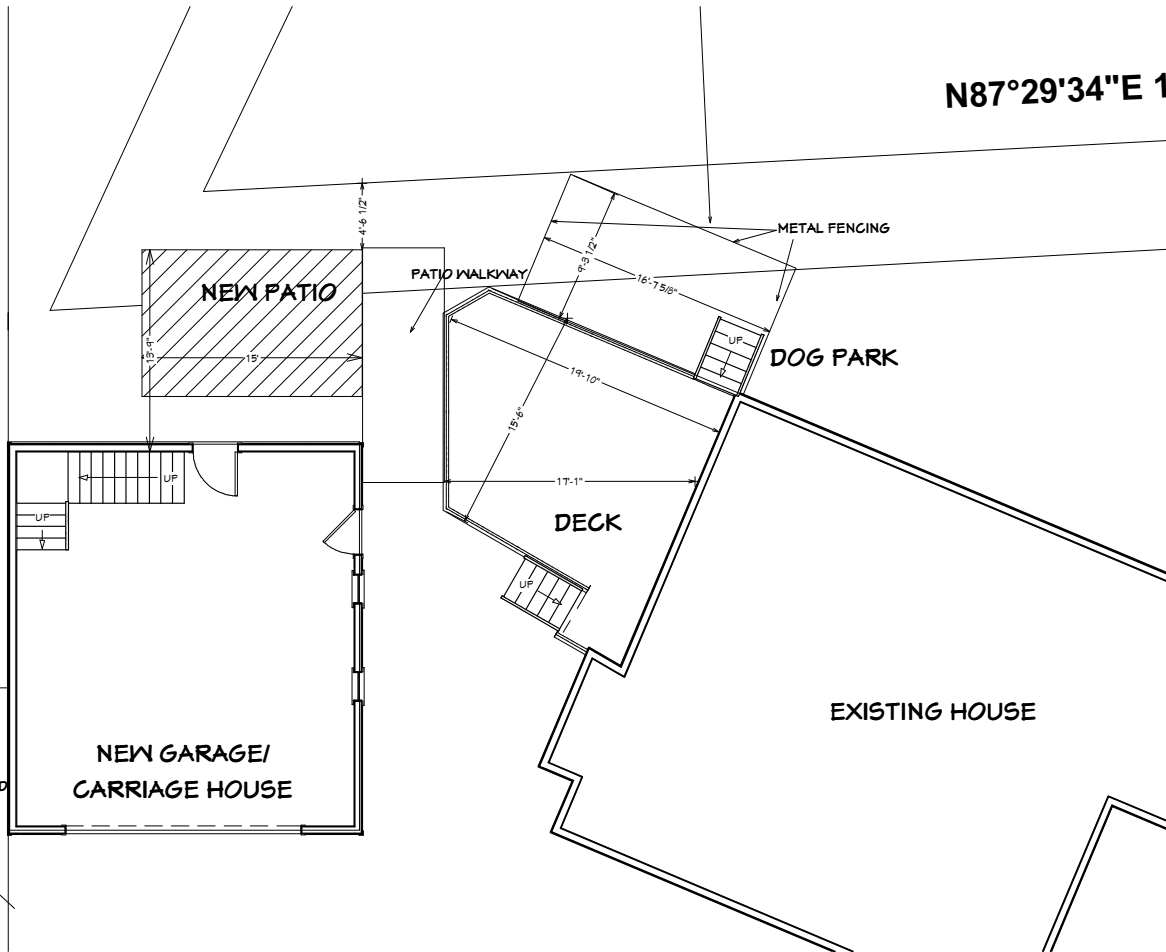


CONSTRUCTION:	PROJECT DESCRIPTION: TIMMONS RESIDENCE 820 HOLLAND STREET SAUGATUCK, MI 49459	SHEET TITLE: SECOND FLOOR	DESIGN: NORTH MAIN DESIGN (312) 636-3970
DATE: 1/5/2023	SCALE: 1/2" = 1'	SHEET: A-3	

S00°55'50"W 152.51'

Dotted line is fence to
hide garbage cans

10' x 5' CONCRETE PAD



SHEET TITLE:

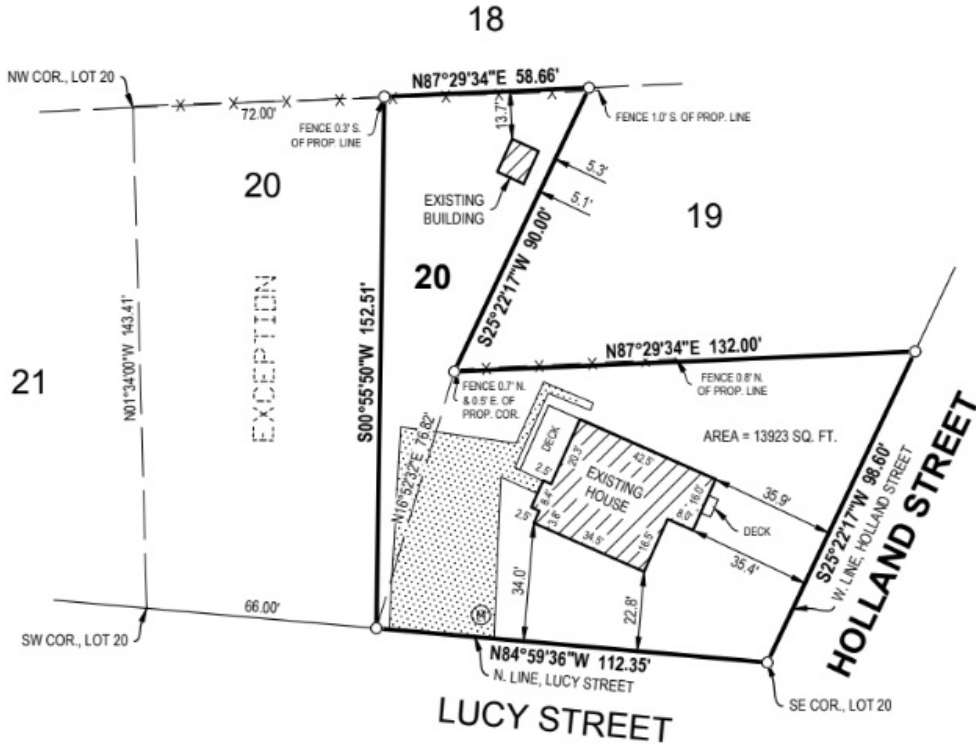
PROJECT DESCRIPTION:
**TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453**

CONSTRUCTION:

DATE:
8/23/2023

SCALE:
N/A

SHEET:
B-1



DESCRIPTION

The land referred to in this Commitment, situated in the County of Allegan, City of Saugatuck, State of Michigan, is described as follows:

Beginning at the Southeast corner of Lot 20, Flint Assessor's Plat in Section 9, City of Saugatuck, Allegan County, Michigan; thence North 84°59'36" West on the North line of Lucy Street 112.35 feet; thence North 16°52'32" East 76.82 feet; thence North 87°29'34" East 132.00 feet to the West line of Holland Street; thence South 25°22'17" West 98.6 feet to the place of beginning.

ALSO

Beginning at the Southwest corner of Lot 20, Flint Assessor's Plat in Section 9, City of Saugatuck, Allegan County, Michigan; thence North 01°34'00" West 143.41 feet; thence North 87°29'34" East 130.66 feet; thence South 25°22'17" West 90.0 feet; thence South 16°52'32" West 76.82 feet to the North line of Lucy Street; thence North 84°59'36" West 66.0 feet to the place of beginning.

EXCEPT

That part of Lot 20, Flint Assessor's Plat in Section 9, City of Saugatuck, Allegan County, Michigan, described as: Beginning at the Southwest corner of said Lot; thence North 01°34'00" West of the West line of said Lot, 143.56 feet to the Northwest corner thereof; thence North 87°25'50" East on the North line of said Lot 72.00 feet; thence South 00°50'50" West 152.51 feet to the North line of Lucy Street; thence North 84°59'36" West on the North line of said Street, 66.00 feet to the place of beginning.

(Premier Lakeshore Title Agency, Commitment No. 4012-282992, dated October 13, 2020)

By: *Scott A. Hendges*
 License No. 21047953
 Scott A. Hendges Licensed Professional Surveyor No. 401047953



LEGEND

- Iron - Found
- (M) Manhole
- X - X - Fence
- [Stippled Box] Concrete
- [Hatched Box] Existing Building

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon. This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCALE: 1" = 40'

Lisa Gonzalez 1339 W. Huron Street Chicago, IL 60642		 www.nederveld.com • 800.222.1868 Holland 347 Hoover Blvd. Holland, MI 49423 Ann Arbor, Chicago, Columbus, Grand Rapids, Indianapolis, St. Louis
820 Holland Street		
DRAWN BY: KV	DATE: 4/27/22	PRJ #: 22200631
REV. BY:	REV. DATE:	
REV.:		1 OF 1

SITE SURVEY

DESIGN: NORTH MAIN DESIGN (312) 636-3970

SHEET TITLE: SITE SURVEY

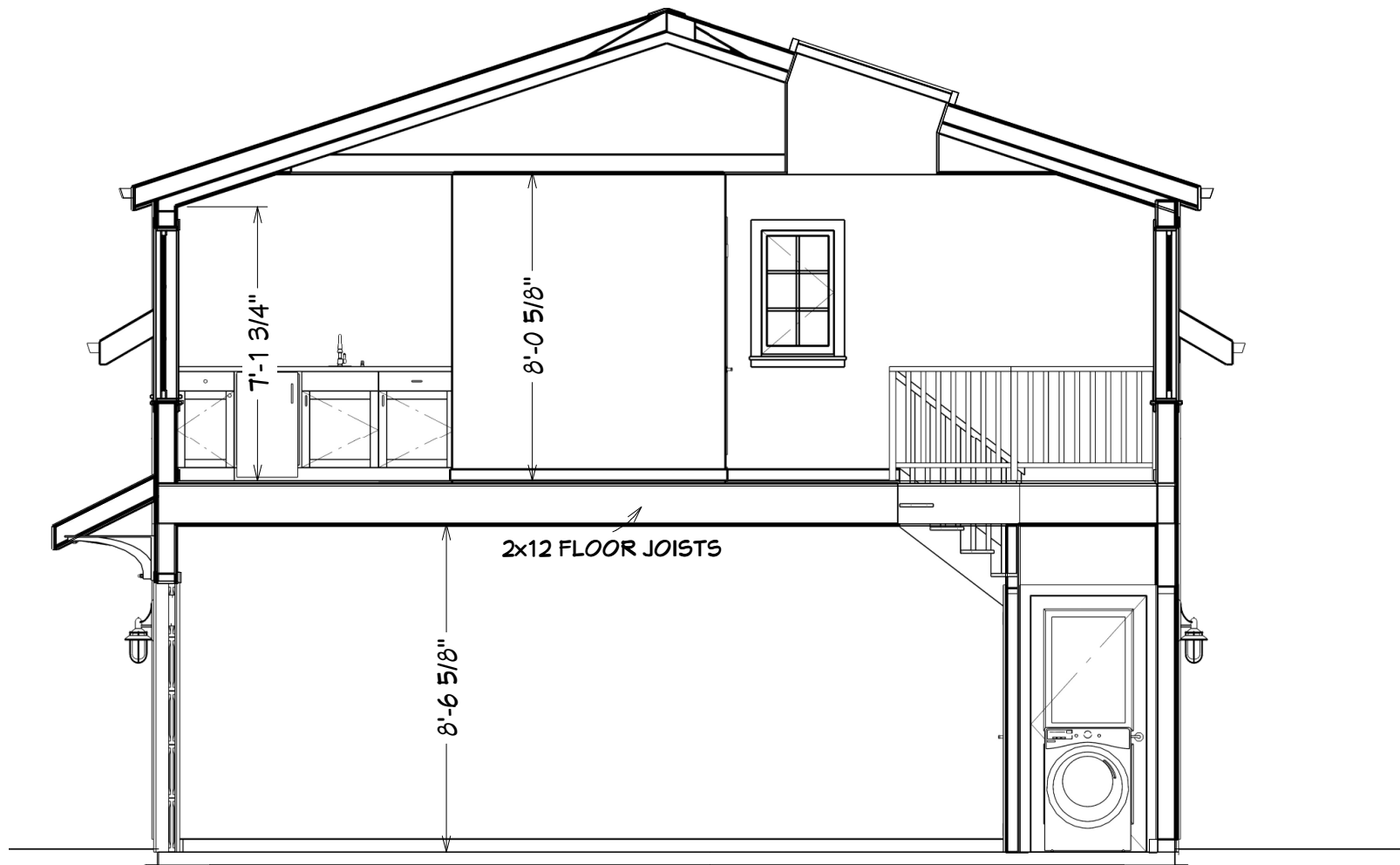
PROJECT DESCRIPTION: TIMMONS RESIDENCE 820 HOLLAND STREET SAUGATUCK, MI 49453

CONSTRUCTION:

DATE: 1/5/2023

SCALE: 1/8" = 1'

SHEET: A-4.1



CROSS SECTION

DESIGN:
**NORTH MAIN
 DESIGN**
 (312) 636-3970

SHEET TITLE:
CROSS SECTION

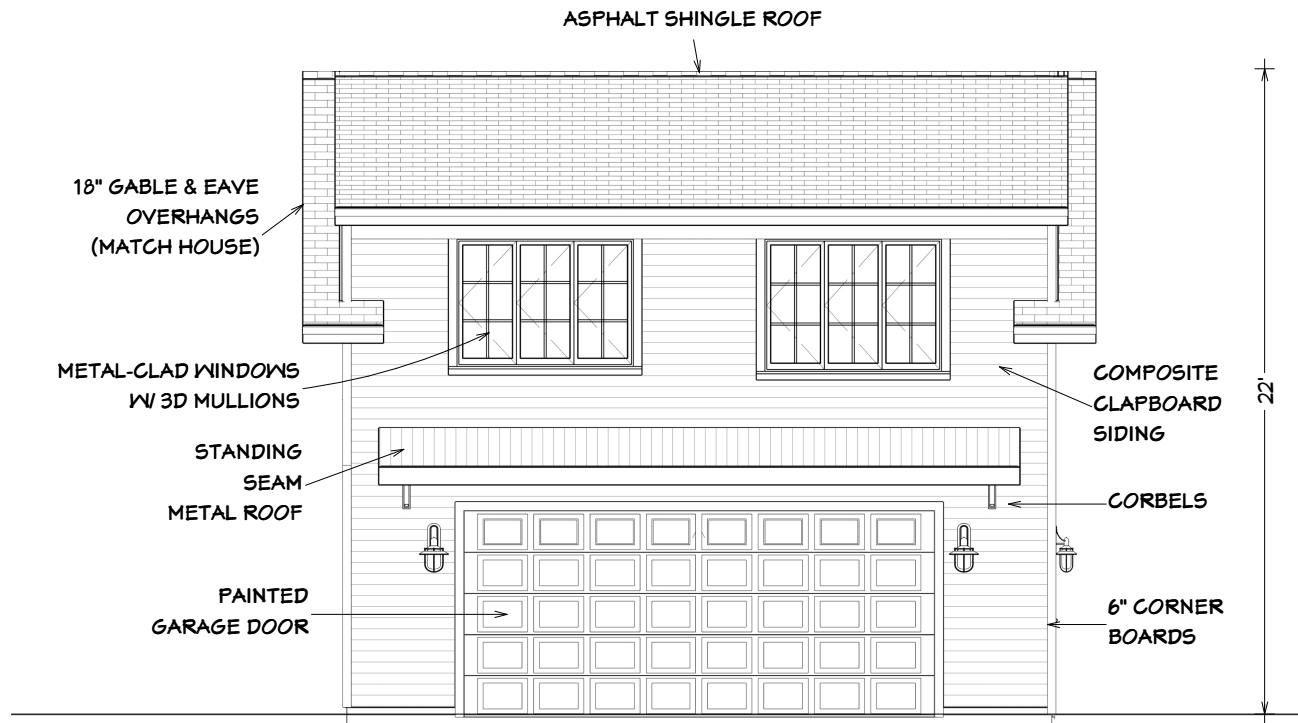
PROJECT DESCRIPTION:
**TIMMONS RESIDENCE
 820 HOLLAND STREET
 SAUGATUCK, MI 49453**

CONSTRUCTION:

DATE:
 1/5/2023

SCALE:
 3/4" = 1'

SHEET:
A-5

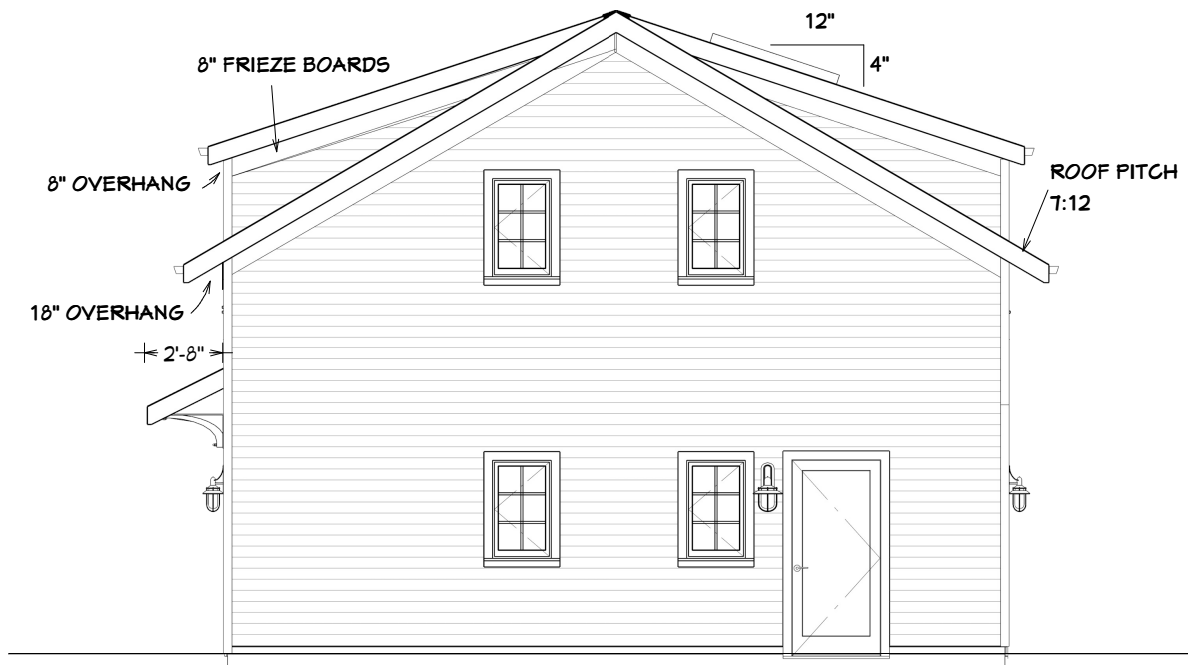


**NEW CARRIAGE HOUSE/GARAGE
SOUTH ELEVATION**

SCALE: 1/2" = 1'



DESIGN:	NORTH MAIN DESIGN (312) 636-3970
SHEET TITLE:	SOUTH ELEVATION
PROJECT DESCRIPTION:	TIMMONS RESIDENCE 820 HOLLAND STREET SAUGATUCK, MI 49459
CONSTRUCTION:	
DATE:	1/5/2023
SCALE:	1/2" = 1'
SHEET:	A-6



**NEW CARRIAGE HOUSE/GARAGE
EAST ELEVATION**

SCALE: 1/2" = 1'



DESIGN:
**NORTH MAIN
DESIGN**
(312) 636-3970

SHEET TITLE:
**EAST
ELEVATION**

PROJECT DESCRIPTION:
**TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49459**

CONSTRUCTION:

DATE:

1/5/2023

SCALE:

1/2" = 1'

SHEET:

A-7



**NEW CARRIAGE HOUSE/GARAGE
NORTH ELEVATION**

SCALE: 1/2" = 1'



CONSTRUCTION:

DATE:

1/5/2023

SCALE:

1/2" = 1'

SHEET:

A-8

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49459

SHEET TITLE:
NORTH
ELEVATION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970



**NEW CARRIAGE HOUSE/GARAGE
WEST ELEVATION**

SCALE: 1/2" = 1'



CONSTRUCTION:

DATE:

1/5/2023

SCALE:

1/2" = 1'

SHEET:

A-9

PROJECT DESCRIPTION:
TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49459

SHEET TITLE:
WEST
ELEVATION

DESIGN:
NORTH MAIN
DESIGN
(312) 636-3970



**NEW CARRIAGE HOUSE/GARAGE
PERSPECTIVE VIEW**

DESIGN: **NORTH MAIN
DESIGN
(312) 636-3970**

SHEET TITLE: **PERSPECTIVE 1**

PROJECT DESCRIPTION: **TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49459**

CONSTRUCTION:

DATE:
1/5/2023

SCALE:
1/2" = 1'

SHEET:
A-10



**NEW CARRIAGE HOUSE/GARAGE
PERSPECTIVE STREET VIEW**

DESIGN:
**NORTH MAIN
DESIGN
(312) 636-3970**

SHEET TITLE:
PERSPECTIVE 1

PROJECT DESCRIPTION:
**TIMMONS RESIDENCE
820 HOLLAND STREET
SAUGATUCK, MI 49453**

CONSTRUCTION:

DATE:
1/5/2023

SCALE:
1/2" = 1'

SHEET:

A-11



Lisa Gonzalez <d.lisa.gonzalez@gmail.com>

820 Holland Street

1 message

Sue Inman <inmansue2@gmail.com>

Mon, Aug 21, 2023 at 9:42 AM

To: "D.Lisa.Gonzalez@gmail.com" <D.Lisa.Gonzalez@gmail.com>

To whom it may concern:

This letter is to state that Mike and Sue Inman of 344 Lucy Street support the owners of 820 Holland in their desire to build a fence on the West side of their new garage that will hide their trash and recycling bins. Our home is directly next to this proposed improvement and we are in favor of allowing the fence to be built.

We can be reached at 312-446-7225 if you would like to discuss this further.

Sincerely,
Mike and Sue Inman
344 Lucy Street



MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: David M. Jirousek, AICP
Consulting Planner

DATE: September 5, 2023

RE: Historic District Permit Application, Kate Kraus: 344 Lucy Street

REQUEST: The applicant proposes several renovations to the existing home.

BACKGROUND: 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

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 submitted pictures of

the existing home and specifications of the replacement doors, light fixtures, railing, deck boards, trim, and porch ceiling.

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 have no impact on the streetscape. The pergola can be seen from the street, but it will be replaced in its exact form. All other improvements aside from general siding repairs and light fixture replacements will be to the rear of the home.

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 of the same general character and design as the existing building. Other project elements will improve the home's appearance, and there are no concerns with compatibility 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: Not applicable.

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: New details and materials will improve the overall appearance of the home, and compatibility issues are not anticipated.

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: Not applicable.

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

Comment: The existing home has always been compatible with the character of the district. The improvements will not create a false sense of history nor will they attempt to mimic nearby historic buildings. All replacement features and the rebuilding of the decks and pergola will remain discernable from historic structures.

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 renovations to the structure at 344 Lucy 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 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: _____

Quote Number: Date: 7/19/2023

Customer Information

Name:

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 51" x 93-5/8"; R.O. = 51-3/4" x 94"

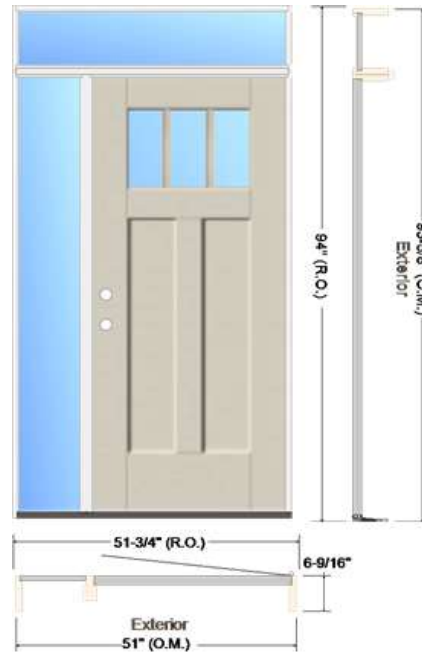


Image is viewed from Exterior!

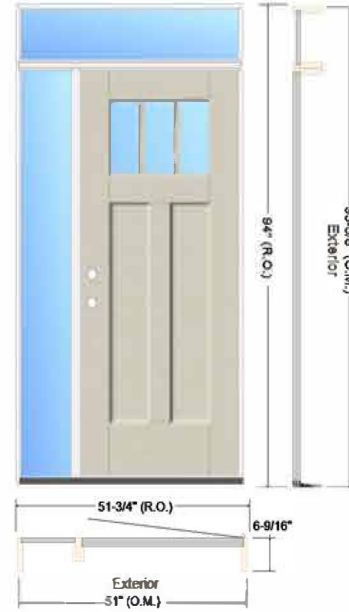
Lead Time: Non-Stock

Comment: Paint Grade Option 1

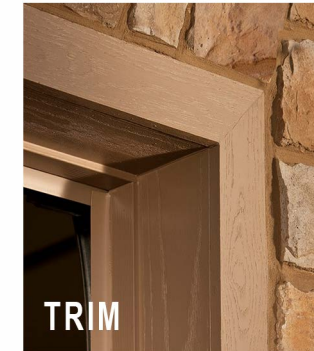
Item Description	Qty
3' 0" x 6' 8" S4813-SDLF1LE Smooth-Star Shaker-Style Fiberglass Door w/Simulated Divided Lite Low E Glass - Right Hand Inswing (Flat 1-1/8" SDL; Tru-Guard Composite Edge)	1
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Mortised Edge Latch Preps w/No Deadbolt Strike Prep	1
Set of T/T Ball-Bearing - Brushed Nickel Hinges	1
Single Sidelite (Left/Lock Side) 12" Wide Custom-DSLE Direct Set w/Low E Glass	1
51" x 12" (Frame Size) Custom-LowE Rectangular Transom w/Low E Glass	1
Dura-Frame (Continuous Head/Sill w/Wide Mull Post) - 6-9/16" Jamb w/No Exterior Trim, Mull Casing, or Storm Door Adaptors	1
Bronze Compression Weatherstrip	1
Tru-Defense Adjustable - Bronze w/Dark Cap Sill (Continuous)	1
Item Total	\$2,430.00



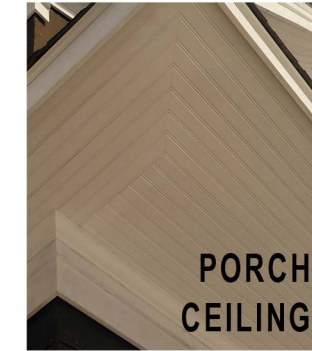
EAST (ENTRY) ELEVATION



FRONT ENTRY DOOR:
THERMATRU -SMOOTH STAR,
SHAKER STYLE



TRIM



PORCH CEILING

DECK MATERIALS

DECK BOARDS: TIMBER TECH- VINTAGE COLLECTION, ENGLISH WALNUT
LOCATION: BACK DECK LOWER & UPPER LEVEL, FRONT BALCONY

RAILING: WESTBURY ALUMINUM RAILING - TUSCANY SERIES, GLOSS WHITE
LOCATION: BACK UPPER DECK, FRONT BALCONY

PORCH CEILING: TRU EXTERIOR - POLY-ASH BEADBOARD, PAINTED WHITE
LOCATION: BACK PORCH CEILING, FRONT ENTRY CEILING

TRIM: TRU EXTERIOR - TRIM ACCESSORIES, PAINTED WHITE
LOCATION: BACK PORCH TRIM



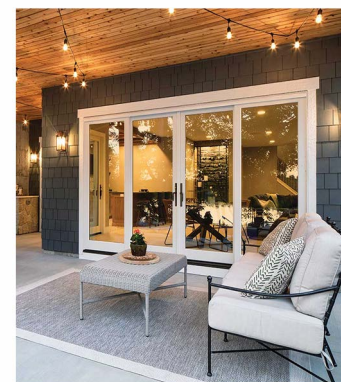
DECK BOARDS



Vintage Collection
English Walnut



NORTH (BACK) ELEVATION



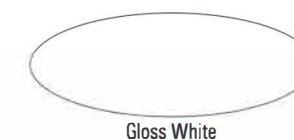
SLIDING BACK DOOR:
MARVIN - ELEVATE



EXTERIOR LIGHTING:
HINKLEY - REPUBLIC SERIES



RAILING



Gloss White

INMAN RESIDENCE

344 LUCY ST, SAUGATUCK MI 49453

MATERIAL SELECTIONS - HISTORIC DISTRICT

AUG 22, 2023



Indigo Design + Build Inman Slider

Quote #: S6H4FE4

A Proposal for Window and Door Products prepared for:

Shipping Address:

THE WINDOW CENTER-HOLLAND
192 E 48TH ST
HOLLAND, MI 49423-9307



WINDOW | DOOR | SOLUTIONS

SINCE 1986

KYLE BRATT

THE WINDOW CENTER-HOLLAND

192 E 48TH ST

HOLLAND, MI 49423-9307

Phone: (616) 392-3796

Email: kyleb@twcwindows.com

This report was generated on 7/20/2023 1:05:23 PM using the Marvin Order Management System, version 0004.03.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

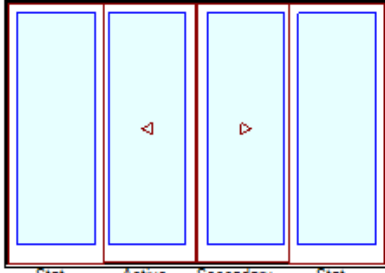
Featuring products from:



LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 12-0 x 8-0 French Slider	Net Price:		6,902.28
Qty: 1		Ext. Net Price:	USD	6,902.28



As Viewed From The Exterior

Entered As: CN
CN 12080
FS 141" X 95 1/2"
RO 142" X 96"
Egress Information
 Width: 59 3/64" Height: 90 47/64"
 Net Clear Opening: 37.21 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.49
 Condensation Resistance: 57
 CPD Number: MAR-N-429-00566-00001
 ENERGY STAR: N, NC
Performance Grade
 Licensee #1128
 101/I.S.2/A440-08
 LC-PG30 4800X2425 mm (189X95.5 in)
 LC-PG30 DP +30/-30
 FL10956
 Ultrex Fiberglass: AAMA 624

Stone White Exterior
 White Interior
 Elevate Sliding French Door OXXO Left Hand
 CN 12080
 Rough Opening 142" X 96"
 **Operator Panels Ship Separate
 Left Panel
 Stone White Exterior
 White Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Stainless Perimeter Bar
 Left Center Panel
 Stone White Exterior
 White Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Stainless Perimeter Bar
 Right Center Panel
 Stone White Exterior
 White Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Stainless Perimeter Bar
 Right Panel
 Stone White Exterior
 White Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Stainless Perimeter Bar
 White Interior Weather Strip Package
 Multi-Point Lock
 Cambridge Handle Satin Nickel PVD Keyed Exterior Primary Handle Set
 Cambridge Handle Satin Nickel PVD Interior Primary Handle Set
 Cambridge Handle Satin Nickel PVD Exterior Secondary Handle Set
 Cambridge Handle Satin Nickel PVD Interior Secondary Handle Set
 No Screen
 Bronze Ultrex Sill / Black Weather Strip
 6 9/16" Jambs
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Phantom Retractable - Installed	Net Price:		1,380.00
Qty: 1		Ext. Net Price:	USD	1,380.00

Materials White Bi-Parting Retractable Screen w/ colored sill and L-Flaps

Project Subtotal Net Price: USD	6,902.28
Taxable Materials: USD	1,380.00
6.000% Sales Tax: USD	496.94
Project Total Net Price: USD	8,779.22

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Memorandum

To: City of Saugatuck Planning Commission
Date: August 14, 2023
From: David M. Jirousek, AICP
RE: Waterfront Regulation Report #2- Public Input and Zoning Recommendations

Overview

This memo 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. The project area is shown in Exhibit 1.



Public Input

The purpose of the public involvement effort was to gain meaningful and valuable local insight from residents and visitors of the City. Our methods for public input involved staffing stations at several community events and public buildings, a waterfront development survey, and a visual preference survey. This process aimed to ensure an understanding of a wide range of community member perspectives and gain a solid foundation for zoning recommendations.

Events

The three poster boards that comprised the public input stations included an introduction board, a priority assessment, and a visual preference exercise. The purpose of this effort was to publicize the study, provide QR codes for the surveys, and provide participants with a preview of the formal survey questions. Boards 2-3 are available to review as Exhibits 2-3 at the end of this report.



Board #1

What are the most important topics to study during this project? choose 3


Building frontages <small>(front or side yards, setbacks, and amount of window wall)</small>	
Building materials <small>(such as brick, stone, wood, stucco, etc.)</small>	
Open spaces <small>(for recreation and treatment of stormwater)</small>	
Land use <small>(for residential, commercial, residential, mixed use, etc.)</small>	
Parking	
Public space <small>(such as courtyards, street parks, and the amount to provide them)</small>	
Rooflines / Roof types	
Scale, height, and width of buildings	
Sidewalks and outdoor seating <small>(within the public realm / right-of-way)</small>	

Board #2

Visual Preference

The City's "visual preference survey" assesses a community assessment of different building designs, forms, and architectural elements. This exercise will attempt to identify patterns and trends regarding participant preferences and also provide the opportunity for you to submit action responses.

Please consider these images as they relate to future waterfront development in the City of Saugatuck along Water Street and Park Street.



Board #3

Waterfront Survey

During this project, a community survey was implemented to ask questions regarding waterfront development priorities, concerns, and preferences. The survey attracted 310 participants over a month-long window for participation. Approximately 76% of respondents were full-time or part-time residents of the City of Saugatuck.

The most common activities of participants included dining, community events, and walking or biking. The most important elements of the waterfront were access to boardwalks and waterfront pathways, views of the river, and parks and open spaces. Participants felt that the project should focus on providing incentives for landowners and developers to provide waterfront pathways and open space and the control of the scale, height, and width of buildings. Views of the water and opportunities for access were common themes.

Concerning building height, participants generally desired buildings not to exceed two and a half stories. Participants did not prioritize more prescriptive requirements concerning building frontages, materials, and roof types. However, most felt parking lots in front of waterfront buildings detracted from their character and were not attractive.

Communities with waterfront development characteristics that were most appreciated were South Haven, Grand Haven, and Harbor Springs. Exhibit 4 includes a more detailed summary of the survey results.

Visual Preference Survey

A visual preference survey was also available during July, and it was intended to serve as a community assessment of different building designs, forms, and architectural elements. The survey attracted 293 participants, and 75% were full-time or part-time residents.

Participants indicated whether they preferred or did not prefer 25 separate images of buildings with a variety of forms, designs, and placements. Our goal was to identify patterns and trends regarding participant preferences and provide the opportunity for written responses.

The following table shows the general findings of the visual preference survey. Exhibit 5 shows more detailed response information with the first question “Do you prefer this building?” The second question was “Are there any aspects of this building that you like.”

Aspect	Preferred Buildings	Buildings not Preferred
For Water Street	8	17
For Park Street	7	18
Stories	1-2	2-5
Siding	Primarily horizontal clapboard	Wide range
Roof	All were pitched or hipped except one	All were flat except one
Style	Mainly traditional	Mostly modern, but some traditional

Recommendations for Zoning Amendments

The City's Zoning Ordinance regulations have the most significant impact on the development and redevelopment potential of the study area, while the Historic Preservation Guidelines considered by the Historic Preservation Committee (HDC) guide the specific architectural design and character of buildings. With that in mind, the following are initial recommendations and options for consideration by the Planning Commission.

Architecture

Zoning ordinances, particularly form-based codes, commonly address articulation, materials, fenestration, entry locations, facades, building min/max height, first-floor ceiling height, etc. Some codes are heavier than others concerning design and architecture, with or without a historic district. Others are silent and focus only on placement and measurable dimensional requirements.

Earlier in the process, requiring a minimum percentage of windows and doors on building facades, entryways oriented to the public right-of-way, and entry features (porch, balconies, stoops, etc.) felt appropriate. However, based on input from the HDC and no conclusive preferences regarding architectural treatments of buildings, it is recommended that the City's zoning practice continues to defer to the Historic Preservation Guidelines and the HDC's work, as the entire study area on the east side of the Kalamazoo River is within the Historic Preservation District.

Parking

While parking is a continued issue and a very high priority based on public input, retaining the on-site parking waiver for C-1 WSN and C-2 WSS is recommended. Still, discussions regarding a comprehensive strategy for public parking should continue. On-street parking, to some extent, will continue to serve customers and residents in the study area. However, the visual impact of on-site parking, when utilized, should be minimized.

For instance, parking lots in C-1 WSN and C-2 WSS should have minimum setbacks from the public right-of-way (beyond the front building line) and be placed to the side or rear of buildings. Further, it is recommended that overhead doors facing the public right-of-way and front-loaded garages are prohibited in these districts. The visual impact of parking lots should also be softened by low walls or vegetative screening. However, these recommendations do not apply to the R-4 Resort district based on the depth of lots and lack of on-street parking.

Dimensional Requirements

Summary

The summary of dimensional requirements is provided below for reference while reviewing the following two pages.

Zoning District Comparison- Dimensional Requirements			
Requirement	C-1 WSN	C-2 WSS	C-4 Resort
General			
Min. Lot Area (sq. ft.)	4,560 ¹	6,660 ²	15,000
Min. Lot Width (ft.)	66	66 ³	66
Max. Lot Depth (ft.)	--	100 ⁴	--
Max. Lot Coverage (%)	100	45	50
Max. Building Height (ft.)	28	28	28
Min. Setbacks (ft.)	Front	0	15
	Side	0	10
	Rear	0	10
	Water	25	25
Single-Family Residential (and Two-Family in C-1 WSN only)			
Min. Lot Area (sq. ft.)	6,600	--	8,712
Min. Lot Width (ft.)	66	--	66
Max. Lot Coverage (%)	50	--	25
Max. Building Height (ft.)	28	--	28
Min. Setbacks (ft.)	Front	15	15
	Side	5	7 ⁵
	Rear	10	10
	Water	25	25

¹ 8,712 square feet required for bed and breakfast, hotel/inn, and motel/motor court.

² 13,200 square feet required for hotel/inn, motel/motor court, motion picture facility, and marina commercial/private.

³ 132-foot minimum lot width required for hotel/inn, motel/motor court, motion picture facility, and marina commercial/private.

⁴ 100-foot minimum lot depth required for hotel/inn, motel/motor court, motion picture facility, and marina commercial/private.

⁵ For lots less than 66-feet wide, the side setbacks on each side shall be 10% of the lot width.

Lot Size

In C-1 WSN and C-2 WSS, most existing lots exceed the minimum areas for the subject zoning districts. The Planning Commission may wish to consider increasing minimum lot sizes to at least a quarter of an acre for waterfront lots but possibly slightly less for C-1 WSN. Increased lot sizes will allow for additional room for open space, access, and visibility.

Setbacks

While the front setback of waterfront buildings along Water Street and Park Street range in depth, buildings are generally drawn closer to the street. However, buildings are not drawn as close to the public right-of-way as those along Butler, Culver, Mason, Hoffman, and the east side of Water Street, as those property frontages reflect more of a “main street” character. As such, a zero-foot setback is not recommended for C-1 WSN and C-2 WSS.

For C-1 WSN, an increased minimum front setback of five feet is recommended, and an increased minimum front setback of 10 or 15 feet for C-2 WSS. Along with sidewalks in the public right-of-way, the extra room would allow for outdoor café seating and further limitations on building bulk and scale. With minimum front setbacks, maximum setbacks of 10-20 feet may also be considered, creating a “build-to area” between the minimum and maximum setbacks where the front building line must be placed.

Concerning side setbacks, C-1 WSN should have setbacks of at least 10 feet on each side or 20 feet on one side rather than the zero foot setback. Increasing side setbacks from 10 to 15 or 20 feet in C-2 WSS may be more appropriate. Waivers to reduce side setbacks could be considered through the Planned Unit Development process if a minimum area was maintained within the waterfront yard for public access.

The waterfront setback of 25 feet remains appropriate. Still, a waiver could be considered to reduce the setback to 10-15 feet if at least 10 feet of depth is reserved for public access through the Planned Unit Development process. Further, certain accessory structures may be appropriate and permissible within the setback area, specifically for marinas and related uses.

Building Width and Roof Lines

Maximum building width is not currently regulated. The maximum building width should be around 60%. However, this may be more appropriate to apply to the C-2 WSS and C-4 Resort districts. Due to the narrower lots of C-1 WSN, increased setbacks should be sufficient to address building mass and scale. The Planning Commission may also consider varying the roof lines for larger and wider buildings.

Height

The current city-wide building height maximum is 28 feet (32 feet at peak), and the number of stories is not regulated. While it is unlikely that a three-story building could be constructed with this height limit, the Zoning Ordinance should specifically state that buildings are limited to two and a half stories, and “half story” should be defined to limit the amount of usable floor space.

Building Coverage and Open Space

The C-2 WSS and C-4 Resort districts include maximum building coverages of 45% and 50%, respectively. Waivers to increase lot coverage could be considered through the Planned Unit Development process if a minimum area was maintained within the waterfront yard for public access.

Concerning C-1 WSN, a more restrictive minimum lot coverage is recommended. Acknowledging the smaller-sized parcels of C-1 WSN, lot coverage between 70% and 80% could be considered.

Additionally, for all mixed-use and commercial buildings, there should be a minimum of usable outdoor open space or civic area for use by tenants, customers, or clients, or at the discretion of the owner, use by the general public.

Land Use Regulation

In general, listed land uses should be simplified, modernized, and better defined. As long as dimensional and HDC requirements are met, the use of any portion of a building should be secondary. However, single-family and two-family dwellings do not seem appropriate for C-1 WSN and C-2 WSS, but residential apartment units on the upper floors remain appropriate. While the ordinance currently restricts first-floor dwellings in mixed-use buildings, this restriction may be less important on ground floors facing the waterfront.

Another consideration is to increase reliance on the special land use process to expand the discretionary review authority of the Planning Commission. Several uses currently listed as “permitted” could be reclassified as “special land uses,” such as personal services, galleries, retail stores, and marinas.

Flood Areas

It should be noted that a significant percentage of the study area falls within a Special Flood Hazard Area (SFHA). A SFHA is defined as the area that will be inundated by the flood event having a one-percent chance of being equaled or exceeded in any given year. The one-percent annual chance flood is also referred to as the base flood or 100-year flood.

The most notable areas primarily outside of the SFHA with higher redevelopment potential include the Singapore Yacht Club parking lot and the Coral Gables building. The most notable areas within the SFHA that have a higher redevelopment potential include 640, 650, and 716 Water Street and the Casa Loma Marina property on Park Street.

The lowest floor level of buildings on developed or redeveloped properties within the SFHA must be at least one (1) foot above the Base Flood Elevation (BFE). Buildings proposed to maximize the height allowance will be slightly limited by this provision. In certain circumstances, in zoning practice, the ground floor elevation is prescribed. However, raised buildings will have no bearing on the zoning recommendations in this report.

Recommendations for Zoning District Regulation

Traditional Base Districts or Overlay

While zoning recommendations have been provided, the City must determine how they are applied. Considering the study area includes a portion of each of the three subject zoning districts, we need to ensure that requirements are specific to waterfront lots and not non-waterfront lots in the same districts. A few options are using traditional zoning districts and overlay zoning districts, some more complicated than others. As always, the more straightforward the framework, the better.

1. Divide out three additional waterfront zoning districts.
2. Create a waterfront zoning district for the entire study area with varying applicability of requirements (i.e. lots north vs. south of Francis Street).
3. Establish a waterfront overlay district with a similar intent as the waterfront zoning district.
4. Amend C-1 WSN, C-2 WSS, and C-4 Resort districts separately with distinct “waterfront lot” requirements.

Planned Unit Development

Planned Unit Development (PUD) zoning was recommended early to allow for waivers that may incentivize public access to the waterfront. There are two PUD options envisioned as possibilities.

1. Voluntary PUD. A voluntary waterfront PUD option could have distinct goals and desired design characteristics to demonstrate recognizable waterfront benefits to the community. Development incentives are an essential aspect of this option.
2. Mandatory PUD. The Planning Commission may also consider establishing the entire study area as a PUD with defined goals and design characteristics. With this option, the City would have significant discretionary authority to require developers to submit a preliminary plan before a final site plan for each lot.

Summary

After review of this report, the Planning Commission should continue its discussion but focus on the direction of the zoning requirements and recommendations. From there, the regulatory framework can be drafted and then calibrated when discussed in more detail in September.

Exhibit 1: Area of Study

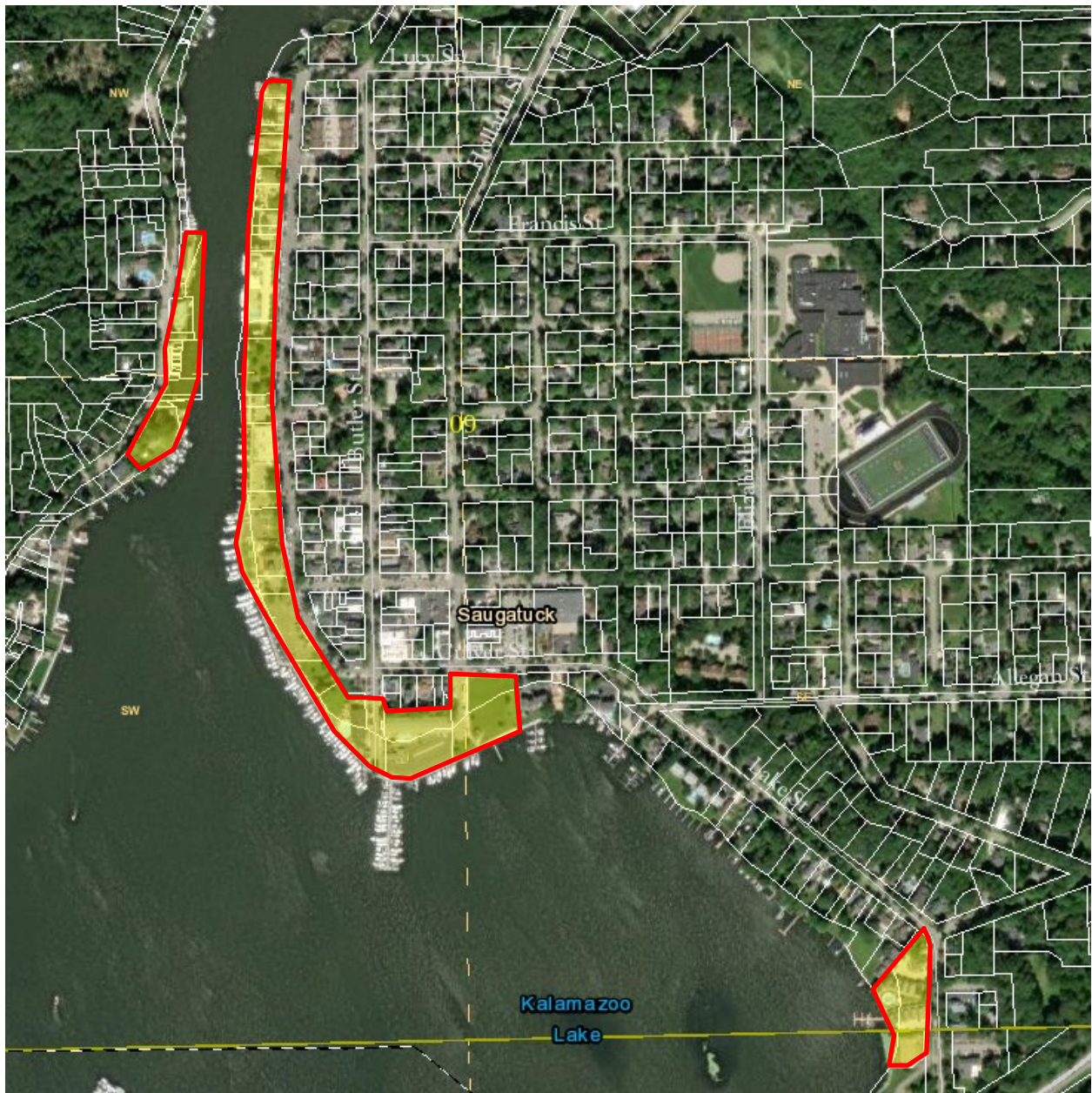


Exhibit 2: Public Input Board- Priorities

What are the most important topics to study during this project? (Choose 3)

place dots here!

Topic	Number of Responses (Dots)
Building frontages <i>(such as entries, porches, overhangs, and amount of window visibility)</i>	10
Building materials <i>(such as brick, metal, wood, stucco, etc.)</i>	4
Green spaces <i>(for natural infiltration and treatment of stormwater)</i>	20
Land use <i>(i.e., retail, office, services, residential, mixed use, etc.)</i>	10
Parking	10
Public space <i>(such as pathways, pocket parks, and the incentives to provide them)</i>	20
Rooflines / Roof types	5
Scale, height, and width of buildings	15
Sidewalks and outdoor seating <i>(within the public realm / right-of-way)</i>	15

TO PROVIDE ADDITIONAL INPUT, PLEASE TAKE OUR ONLINE SURVEY

<https://www.surveymonkey.com/r/waterfront-zoning>

City of Saugatuck EST. 1808

Historic church architecture takes...

Meeting Number	Meeting Date	Meeting Date
1/1/2023	1/1/2023	1/1/2023
2/1/2023	2/1/2023	2/1/2023
3/1/2023	3/1/2023	3/1/2023
4/1/2023	4/1/2023	4/1/2023
5/1/2023	5/1/2023	5/1/2023
6/1/2023	6/1/2023	6/1/2023

Exhibit 3: Public Input Board- Visual Preference


Visual Preference

The City's "visual preference survey" serves as a community assessment of different building designs, forms, and architectural elements. This exercise will attempt to identify patterns and trends regarding participant preferences and also provide the opportunity for you to submit written responses.

Please consider these images as they relate to future waterfront development in the City of Saugatuck along Water Street and Park Street.

*Blue - City of Saugatuck - Primary (in video)
Red - City of Saugatuck - Secondary (in our assembly)
Green - Other (ie. Towns, Towns Douglas, etc)
Use Pens to designate Preferences
Use Stickers for Priorities*

ONLINE VISUAL PREFERENCE SURVEY



<https://www.surveymonkey.com/r/waterfront-visual>







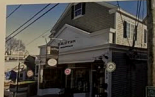



Image	PREFER	DO NOT PREFER	Response
	9	7	19 1 2 1
	4	6	15 2 1 4 3 11 6 4 16
	4	4	5 3 2 6
	4	4	5 3 2 6
	4	4	5 3 2 6
	5	5	2 3 11 4 6 16
	6	6	11
	6	6	11
	6	4	16 2 1 5 3 8 2 3 9
	2	1	5 3 8 2 3 9

Exhibit 4: Waterfront Survey Summary

1. *Are you a full-time or part-time resident of the City of Saugatuck?*
 - Full-time/primary home resident **47% / 145**
 - Part-time/second home resident **29% / 90**
 - Not a resident **24% / 75**
 - Total Respondents **310**

2. *If you are a full-time or part-time resident, where do you live?*
 - Not a resident **27% / 83**
 - On the "Hill" **23% / 70**
 - Downtown **21% / 65**
 - Peninsula/west of the river **17% / 51**
 - North/east side of the river **13% / 39**
 - Total Respondents **308**

3. *If not a resident, are you:*
 - A resident of Saugatuck Township **40% / 57**
 - A resident outside of Allegan County **36% / 51**
 - A resident outside of Saugatuck, Douglas, or Saugatuck Township but within Allegan County **13% / 19**
 - A resident of Douglas **11% / 15**
 - Total Respondents **142**

4. *How do you currently use the waterfront area? (choose all that apply)*
 - Dining **85.81% / 266**
 - Entertainment, i.e. Concerts in the Park, Star of Saugatuck, Art Shows, etc. **82.58% / 256**
 - Walking/running/biking/exercise **76.45% / 237**
 - Shopping **68.39% / 212**
 - Park use **68.06% / 211**
 - Sightseeing **55.48% / 172**
 - Marina use, slip holder, or boat rentals **38.06% / 118**
 - Dog walking **35.48% / 110**
 - Residence **23.23% / 72**
 - Fishing **11.29% / 35**
 - Employment **8.06% / 25**
 - Total Respondents **310**

5. *Which waterfront area features are most important to you? (pick one to three)*
 - Access to boardwalks and waterfront pathways **75.16% / 233**
 - Views of the river from Water Street and Park Street **51.94% / 161**
 - Parks and open space **51.29% / 159**
 - Outdoor dining **25.48 / 79**
 - Historic building preservation **23.87% / 74**
 - Restaurants **20.00% / 62**

- Public docks **13.87% / 43**
 - Parking availability **10.65% / 33**
 - Sidewalks along the street **7.42% / 23**
 - Shopping **4.52% / 14**
 - Housing **2.58% / 8**
 - Wayfinding and historical area signage **2.26% / 7**
 - Fishing areas **1.94% / 6**
 - Hotels **1.29% / 4**
 - Total Respondents **310**
6. *What are the most important topics to study? (pick one to three)*
- Pathways, pocket parks, and public space, and incentives to provide them **61.29% / 190**
 - Scale, height, and width of buildings **57.10% / 177**
 - Sidewalks and outdoor seating within the public realm (right-of-way) **43.87% / 136**
 - Land use- retail, office, services, residential, mixed-use, etc. **38.71% / 120**
 - Green spaces for natural infiltration and treatment of stormwater **35.81% / 111**
 - Parking **21.61% / 67**
 - Building frontages such as entries, porches, overhangs, and amount of window visibility **12.26% / 38**
 - Building materials **7.10% / 22**
 - Rooflines and roof types **4.52% / 14**
 - None of the above **0.65% / 2**
 - Total Respondents **310**
7. *To what degree do you agree or disagree with the following statements? Summary numbers include those who strongly agree or agree.*
- Buildings should be designed and placed to preserve views of the water. **90.58% / 283**
 - Building bulk, mass, and scale should be limited along the waterfront. **86.89% / 270**
 - I am concerned with the character and scale of new buildings along the waterfront. **79.87% / 246**
 - Outdoor dining along sidewalks, such as café seating, is desirable. **73.61% / 226**
 - I would support development incentives, such as building setback reductions if a boardwalk or waterfront access was provided for public use. **67.53% / 208**
 - It is safe to walk along the sidewalks or bike on the street along Water Street. **55.05% / 169**
 - I would support development incentives, such as building height increases if a boardwalk or waterfront access was provided for public use. **37.34% / 115**
 - It is safe to walk or bike along Park Street. **32.03% / 98**
 - I do not mind seeing parking lots in front of waterfront buildings or on waterfront sites. **24.10% / 74**
 - Total Respondents **310**
8. *What building height do you believe is best for the community on the downtown side of the river? (choose one)*
- Buildings up to two or two and a half stories **55.99% / 173**
 - Buildings up to one story **31.07% / 96**

- Buildings up to three stories **8.41% / 26**
 - Buildings up to four stories **4.53% / 14**
 - Total Respondents **309**
9. *What building height do you believe is best for the community on the Peninsula (west) side of the river? (choose one)*
- Buildings up to two or two and a half stories **58.63% / 180**
 - Buildings up to one story **28.01% / 86**
 - Buildings up to three stories **8.47% / 26**
 - Buildings up to four stories **4.89% / 15**
 - Total Respondents **307**
10. *Tell us your “big ideas” for the waterfront. For instance, a playground, commercial development opportunity, fishing pier, boat launch improvement, park benches, bike racks, patio, mixed-use project, housing, etc. Summary of zoning-related ideas below:*
- Preservation of open spaces
 - Ensure views of the river
 - Provide Bike racks
 - Encourage mixed-use buildings
 - Preserve historic character
 - Plan for restaurants and bars
 - Maximize green space
 - Limit size of buildings
 - Control scale and massing
 - Increase outdoor dining options
11. *What are your most significant concerns related to the waterfront? General summary below:*
- Loss of access to the waterfront
 - Tall buildings
 - Larger buildings that are out of scale
 - Blocking views
 - Overdevelopment
 - Loss of historic charm
 - Loss of open space
 - Lack of parking
 - Water quality
12. *What waterfront communities have developed in a way that you would like to see along the Saugatuck waterfront, and what aspects do you like about them?*
- South Haven (14)
 - Buildings do not block views
 - Access to pier and beach
 - Well-designed downtown near the water
 - Connection to Lake Michigan, improved streetscapes, covered farmers market and ice rink.

- Green space and access
- Mixed commercial and residential uses
- Accessible to public
- Good waterfront vibe
- diversity of structures and marina
- mixture of scenic waterways, restaurants, shopping and housing
- Grand Haven (14)
 - Buildings do not block views
 - Boardwalk
 - Public access
 - Boardwalk and access to water
 - Green space along waterfront
 - Sidewalks and green spaces along channel
 - integration of park spaces, beach, boater day slips, outdoor dining, and vibrant downtown. Larger condos are developed on outskirts and further back so not blocking public view.
- Harbor Springs (7)
 - Lovely and not congested
 - Upscale and tasteful
 - Balance of commercial, residential with water views, access, and activities
 - Water views
- Chicago (6)
 - Lakefront paths
 - Green space along the riverfront and lakefront
 - Greenways
- Leland (6)
 - historic buildings along their primary thoroughfare
- Charlevoix (4)
 - Balance of commercial, residential with water views, access, and activities
- Traverse City (3)
 - Balance of water access and scale/massing while with focus on historic district preservation
 - Set back from water
- Petosky (3)
 - Balance of water access and scale/massing while with focus on historic district preservation
 - Parks and green spaces along the bay with views
 - historic character and green spaces
- Holland (3)
- Mackinaw (2)

Several other waterfront communities were mentioned, but only once each.





Exhibit 5: Visual Preference Survey Summary


1. *Are you a full-time or part-time resident of the City of Saugatuck?*
 - Full-time/primary home resident **48% / 141**
 - Part-time/second home resident **27% / 78**
 - Not a resident **25% / 74**
 - Total Respondents **293**

2. *If you are a full-time or part-time resident, where do you live?*
 - Not a resident **29% / 84**
 - Downtown **25% / 72**
 - On the "Hill" **20% / 57**
 - Peninsula/west of the river **17% / 50**
 - North/east side of the river **10% / 29**
 - Total Respondents **292**

3. *If not a resident, are you:*
 - A resident of Saugatuck Township **37% / 46**
 - A resident outside of Allegan County **33% / 41**
 - A resident outside of Saugatuck, Douglas, or Saugatuck Township but within Allegan County **16% / 20**
 - A resident of Douglas **14% / 17**
 - Total Respondents **124**

A summary of building preferences is found on the following pages.





Building		Preference		Other Aspects	
1.		Answer Choices	Responses	Answer Choices	Responses
		Yes- Water Street	7.12% 19	Height or number of stories	8.33% 22
		No- Water Street	92.13% 246	Sidewalk or boardwalk	27.65% 73
		Yes- Park Street	9.74% 26	Landscaping/trees	25.38% 67
		No- Park Street	87.64% 234	Width	5.30% 14
			Answered 267	Roof type	5.30% 14
			Skipped 26	The use of the building (commercial, residential, mixed-use, etc.)	16.29% 43
				Windows and doors	7.95% 21
				Porches or balconies	32.58% 86
				I did not like any aspects of this building	48.48% 128
				Answered 264	
				Skipped 29	
2.		Answer Choices	Responses	Answer Choices	Responses
		Yes- Water Street	14.02% 37	Height or number of stories	14.45% 37
		No- Water Street	85.98% 227	Sidewalk or boardwalk	12.89% 33
		Yes- Park Street	8.71% 23	Landscaping/trees	11.33% 29
		No- Park Street	89.77% 237	Width	1.95% 5
			Answered 264	Roof type	3.91% 10
			Skipped 29	The use of the building (commercial, residential, mixed-use, etc.)	16.02% 41
				Windows and doors	7.03% 18
				Porches or balconies	3.91% 10
				I did not like any aspects of this building	66.02% 169
				Answered 256	
				Skipped 37	
3.		Answer Choices	Responses	Answer Choices	Responses
		Yes- Water Street	76.74% 198	Height or number of stories	71.08% 177
		No- Water Street	22.09% 57	Sidewalk or boardwalk	28.51% 71
		Yes- Park Street	63.18% 163	Landscaping/trees	16.06% 40
		No- Park Street	34.11% 88	Width	24.90% 62
			Answered 258	Roof type	30.92% 77
			Skipped 35	The use of the building (commercial, residential, mixed-use, etc.)	30.52% 76
				Windows and doors	24.90% 62
				Porches or balconies	6.43% 16
				I did not like any aspects of this building	14.46% 36
				Answered 249	
				Skipped 44	
4.		Answer Choices	Responses	Answer Choices	Responses
		Yes- Water Street	9.88% 25	Height or number of stories	9.70% 23
		No- Water Street	89.33% 226	Sidewalk or boardwalk	8.02% 19
		Yes- Park Street	6.72% 17	Landscaping/trees	4.64% 11
		No- Park Street	93.28% 236	Width	2.95% 7
			Answered 253	Roof type	2.95% 7
			Skipped 40	The use of the building (commercial, residential, mixed-use, etc.)	9.70% 23
				Windows and doors	8.02% 19
				Porches or balconies	3.80% 9
				I did not like any aspects of this building	72.57% 172
				Answered 237	
				Skipped 56	

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Yes- Water Street	7.50%	15
No- Water Street	92.50%	185
Yes- Park Street	5.50%	11
No- Park Street	94.50%	189
	Answered	200
	Skipped	93

Answer Choices	Responses	
Height or number of stories	5.68%	10
Sidewalk or boardwalk	2.27%	4
Landscaping/trees	1.14%	2
Width	0.00%	0
Roof type	2.27%	4
The use of the building (commercial, residential, mixed-use, etc.)	7.95%	14
Windows and doors	3.98%	7
Porches or balconies	9.09%	16
I did not like any aspects of this building	80.11%	141
	Answered	176
	Skipped	117

From: Linda DeWindt <lindew50@gmail.com>
Sent: Wednesday, August 2, 2023 4:27 PM
To: Ryan Cummins <rcummins@saugatuckcity.com>
Subject: Historic District Boundary

Please include my letter in the upcoming Historic District meeting.

I am wondering what the logic is for the historic district boundaries on Lucy Street.

Included in the historic district are the properties at 336 and 344 Lucy that were built in the last 20 years. Not included are the four properties at 200, 240, 304, and 300/306 Lucy St, some of which are much older, even 100 yrs plus, historic homes.

At one time the 336/344 parcel was one piece and had an older, original house on it so I understand why it was "historic" then. That doesn't explain why it is now or why the four other properties have been excluded from the Historic District.

Do we need to ask/petition to have our houses classified as non-historical?

Thank you,
Linda DeWindt