

**CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING**

DATE OF MEETING: Tuesday, November 14, 2023
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Conference Room 204, City Hall

AGENDA

- I. Call to Order
- II. Approval of Minutes of the October 3, 2023 regular meeting and October 25, 2023 special meeting
- III. Old Business
- IV. New Business
 - Case 2023-23 – 74 Delaware – Porch
- V. Other Business
 - Update on Dangerous Buildings in the Historic Districts
 - Commercial Storefront Design Standards
 - HDC Public Outreach/Realtors
 - Denial Motions
- VI. Adjourn

“We admire that which is old not because it is old, but because it is beautiful.” Winston Churchill

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The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours’ notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following: Ann Marie Meisch, MMC, City Clerk at 933 Terrace Street, Muskegon, MI 49440 or by calling 231-724-6705 or emailing clerk@shoreline-city.com

II. APPROVAL OF MINUTES

Approval of Minutes of the regular meeting of October 3, 2023 and the special meeting of October 25, 2023.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

Case 2023-23 – 74 Delaware – Porch
Applicant: Tony and Amy Mueller
District: McLaughlin
Current Function: Residential

Discussion

The applicant is seeking approval to remove the damaged front porch and rebuild it.



View of south elevation from Delaware Avenue (photo from November 2022).



View of west elevation from Delaware Avenue (photo from November 2022).



View of east elevation from Delaware Avenue (photo from November 2022).

Standards

PORCH AND DECK STANDARDS AND GUIDELINES

Covered Porches

Newly constructed covered porches shall be decked with tongue and groove decking and painted to complement or contrast the house (unless the construction involves the rebuilding of a missing original porch where documentable evidence shows a different method of decking). Ventilation under the porch deck is necessary to prevent excessive moisture from causing deterioration to the porch members. Therefore, the porch skirt shall be detailed in a similar manner to that shown on the attached decking detail illustration. In some cases, composite decking materials may be permitted for use on covered porches.

Deliberation

I move that the HDC (approve/deny) the request to remove the damaged front porch and rebuild it as long as the work meets all zoning requirements and the necessary permits are obtained.

V. OTHER BUSINESS

Update on Dangerous Buildings in the Historic Districts – Staff from the Building Inspections Department will be in attendance to review the status of properties currently listed by that department as Dangerous Buildings. The Housing Board of Appeals' process for reviewing Dangerous Buildings will also be discussed as it pertains to the responsibilities of the Historic District Commission.

Commercial Storefront Design Standards – At the August meeting, board members discussed potentially adopting local standards for commercial storefronts as the local standards do not currently address such situations. Staff will share examples from other cities and review where such standards could be applicable in the city of Muskegon. This item was originally included on the October meeting agenda, but was not discussed due to time constraints.

HDC Public Outreach/Realtors – Staff and board members continue to monitor when houses are listed for sale in the districts, and at past meetings have discussed hosting an informational meeting for area realtors. Staff proposes a continuation of that discussion. This item was originally included on the October meeting agenda, but was not discussed due to time constraints.

Denial Motions – Staff wishes to discuss the process of denying an applicant's request when an alternative request is settled on and approved at a single meeting. This item was originally included on the October meeting agenda, but was not discussed due to time constraints.

VI. ADJOURN