

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

November 5, 2019

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, K. George, L. Wood, D. Warren

MEMBERS ABSENT: K. Panozzo, excused; A. Riegler, excused; S. Radtke, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: None

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of October 1, 2019, was made by D. Warren, supported by J. Hilt and unanimously approved.

NEW BUSINESS

Case 2019-25 – 1561 Peck Street (Windows). Applicant: Elazar Group/Kurtis Fowler. District: Clinton-Peck. Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval to eliminate three existing windows which are currently boarded-up--two on the second floor and one on the first floor, on the north and west façades of the house. The remaining openings will be sided to match the existing siding on the house. The work has been partially completed. This case was last reviewed at the November 6, 2018 HDC meeting. The minutes from that case are as follows:

“Case 2018-41 – 1561 Peck St (Windows). Applicant: Kurtis Fowler. District: Clinton-Peck. Current Function: Residential. J. Pesch stated that the applicant was seeking approval to replace 21 wood windows with vinyl windows of the same size and design. Three existing windows (currently boarded-up) on the north and west façades are proposed to be eliminated. The work had already been partially completed without HDC approval; a stop-work order had been placed on the house, as no building permit had been obtained either. Board members were unhappy that most of the work had been done without approval, and that most of the windows had already been replaced. They concurred that they could not deny the request to replace the windows since the original windows were already gone. They requested that staff look into what action could be taken by the HDC and that fines be levied if possible. They agreed that they would not approve the removal of the boarded-up windows. A motion that the HDC approve the request to replace 21 wood windows with vinyl windows of the same size and design as long as the necessary permits are obtained, and to deny the request to eliminate three existing windows currently boarded-up on the north and west façades, was made by S.

Radtke, supported by J. Hilt and unanimously approved, with J. Hilt, S. Radtke, L. Wood, and K. Panozzo voting aye.”

The property owner was not present at the meeting. Board members concurred that they were still opposed to the three windows being boarded up/covered.

A motion that the HDC give the homeowner until February 5, 2020 to replace the three boarded-up windows with actual windows fitting the original openings and matching the other windows in the house in order to avoid further enforcement action, by was made by K. George, supported by L. Wood and unanimously approved, with J. Hilt, K. George, L. Wood, and D. Warren voting aye.

Case 2019-26 – 621 W. Western Avenue (Siding). Applicant: Muskegon Eagles. District: Clay-Western. Current Function: Recreational. The applicant is seeking approval to cover the east-facing wall on the second floor with sheet steel siding due to continued damage to the brick and sealing repairs.

The applicant was not present at the meeting. K. George discussed the issues with the bricks and solutions for repairing it. She stated that typically, on a brick building, you would tuck point and seal the wall in order to fix water issues. She suggested that they have the stucco sandblasted off, tuckpoint, and seal. Covering the wall with the sheet steel would not solve the water issues nor would it look appropriate for the style of this building, as steel sheeting was more of a contemporary look.

A motion that the HDC deny the request to cover the east-facing wall on the second floor with sheet steel siding was made by D. Warren, supported by J. Hilt and unanimously approved, with J. Hilt, K. George, L. Wood, and D. Warren voting aye.

OLD BUSINESS

None

OTHER

None

There being no further business, the meeting was adjourned at 4:27 p.m.