

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

October 11, 2021

Vice-chairperson A. Riegler called the meeting to order at 4:03 p.m. and roll was taken.

MEMBERS PRESENT: T. Emory, A. Riegler, D. Gregersen, E. Trejo

MEMBERS ABSENT: K. George, S. Radtke

STAFF PRESENT: J. Pesch, C. Cashin

OTHERS PRESENT: A. Straub (1164 Terrace); K. Dennison, B. Geise (38 E. Grand); S. Carson (City of Muskegon CNS Department representing 1305 Jefferson)

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of September 7, 2021 was made by A. Riegler, supported by T. Emory and approved with A. Riegler, T. Emory, D. Gregersen, and E. Trejo voting aye.

OLD BUSINESS

None

NEW BUSINESS

Case 2021-31 – 125 Delaware Ave. – Fascia, Soffit, and Eve Trim

Applicant: B. Walker Jr. - District: McLaughlin - Current Function: Residential

A. Riegler presented the staff report. The applicant was seeking approval to wrap the fascia and eve trim with 0.019-gauge white aluminum and to install new aluminum soffit panels. Some of the work had already been completed. J. Pesch explained that a brief discussion of this project had taken place at the original meeting date (October 5), when the contractor for the project, D. Scheibner, was in attendance. At that time, the Commissioners present explained to the contractor that the proposed and completed work was not in line with the HDC's local standards.

Staff had reached out to the contractor since the original meeting date to inform them of the rescheduled meeting date and that they or the property owner could still attend the rescheduled meeting to have the work officially reviewed and voted on. J. Pesch noted that because there was no representative for the case in attendance, it could be assumed that the application had been withdrawn.

Case 2021-32 – 1164 Terrace St. – Side Porch and Doors

Applicant: A. Straub - District: McLaughlin - Current Function: Residential/Vacant

A. Riegler presented the staff report. The applicant was seeking approval to replace the existing wood and vinyl windows with vinyl-clad windows, remove and restore the second story porch on the rear of the house with a new replacement railing design, and renovate the east porch on the first story. Some work had already been started.

The HDC had a short discussion about the replacement window styles and confirmed that the replacements would be double hung without mullions, like the current windows. A. Riegler and A. Straub discussed wanting

to recreate the same pergola style porch roof on the upper rear porch that the HDC approved in the past. The floor to the upper porch would also be tiled and include a drain, since it was open to the elements. The railing around the upper porch would be replaced to look similar to the original, shorter style, but code compliant. A. Straub stated that he would like to remove the existing posts on the first story porch on the east side of the house, and add a railing around the porch. J. Pesch shared old photos of the home to show the previous windows, porches, and railings.

A motion that the HDC approve the request to replace the existing wood and vinyl windows with vinyl-clad windows that fit within the original rough openings, remove and restore the second story porch on the rear of the house with a new replacement railing design, and renovate the east porch on the first story as long as the work meets all zoning requirements and the necessary permits are obtained was made by T. Emory, supported by E. Trejo and approved with T. Emory, D. Gregersen and E. Trejo voting aye, and A. Riegler abstaining.

Case 2021-33 – 38 E. Grand Ave. – Windows, Doors, and Garage Doors

Applicant: B. Geise/K. Dennison - District: Clinton-Peck - Current Function: Residential

A. Riegler presented the staff report. The applicant was seeking approval to 1) remove and replace 10 existing wood windows (four on the east elevation, four on the south elevation's second story, and two on the west elevation's second story) with double hung vinyl windows matching the existing mullion patterns, 2) replace the existing front entry door with a fiberglass door, 3) remove the existing door to the garage roof on the north elevation and side over the opening to match the rest of the house, and 4) replace the existing overhead garage doors with new overhead doors of a similar style with windows.

B. Geise suggested replacing the front door with a half lite door containing decorative lines/patterns that lined up with the existing sidelites, but the HDC recommended a six-panel door that would be more in line with the style of the home. The HDC discussed the existing casement windows. B. Geise explained the existing windows are deteriorating and cannot be repaired, and stated that he would like to replace the windows with double-hung windows that have fused mullions in a similar pattern to the existing windows. D. Gregersen asked the applicant if they were able to find a garage door with vertical windows rather than horizontal windows, but the applicant had not been able to find a door with that window configuration. A. Riegler asked what type of siding would be used to side over the door that is getting removed above the garage, B. Geise stated that it would be the same type of siding that exists on the home currently.

A motion that the HDC approve the request to remove and replace 10 existing wood windows (four on the east elevation, four on the south elevation's second story, and two on the west elevation's second story) with double hung vinyl windows matching the existing mullion patterns, replace the existing front entry door with a colonial-style six-panel door, remove the existing door to the garage roof on the north elevation and side over the opening to match the rest of the house, and replace the existing overhead garage doors with new overhead doors of a similar style with windows as long as the work meets all zoning requirements and the necessary permits are obtained was made by D. Gregersen, supported by T. Emory and approved with T. Emory, A. Riegler, D. Gregersen, and E. Trejo voting aye.

Case 2021-34 – 1305 Jefferson St. – Siding

Applicant: City of Muskegon CNS - District: Campus - Current Function: Residential

A. Riegler presented the staff report. The applicant was seeking approval to remove the existing wood siding and install a treated engineered wood lap siding with a smooth finish and an exposure dimension that matches the existing siding. The shingles installed near the top of the gable ends will not be replaced.

J. Pesch explained that this request was due to ongoing issues with the lead abatement work taking place at this property. The HDC had no concerns or comments about the siding change.

A motion that the HDC approve the request to remove the existing wood siding and install a treated engineered wood lap siding with a smooth finish and an exposure dimension that matches the existing siding as long as the work meets all zoning requirements and the necessary permits are obtained was made by D. Gregersen, supported by T. Emory and approved with T. Emory, A. Riegler, D. Gregersen, and E. Trejo voting aye.

Case 2021-35 – 1641 Jefferson St. – Shed

Applicant: R. Panozzo - District: Jefferson - Current Function: Residential

J. Pesch presented the staff report. The applicant was seeking approval to install a prefabricated storage shed in the rear yard of the property. Depending on what was available from the supplier, the proposed shed would either be 7'x7' or 8'x10'.

Some HDC members expressed concerns about the shed being visible from the street and discussed options for screening it from the street.

A motion that the HDC approve the request to install a prefabricated storage shed in the rear yard of the property with the condition that a six-foot tall fence or gate matching the style of the existing privacy fence surrounding the rear yard be installed to screen the shed from the street and as long as the work meets all zoning requirements and the necessary permits are obtained was made by D. Gregersen, supported by E. Trejo and approved with T. Emory, A. Riegler, D. Gregersen, and E. Trejo voting aye.

A. Riegler left at 5:00 p.m.

OTHER BUSINESS

New HDC Member – Commissioners welcomed the newest board member, Emilio Trejo.

Local Standards for Sheds – Past discussions of the HDC involved enabling Staff to approve requests for new sheds should they meet certain standards. Staff had drafted the general design standards based on recent conditions of approval used by the HDC and was seeking consent to add them to the Guidelines for New Construction. It was decided that this item would be discussed at a future meeting when more HDC members were in attendance.

Identification of Historic Resources – Staff had previously requested that the board assist in informally identifying resources with particular historic significance to the Muskegon community, and had begun compiling these suggestions into a list and was working on a map. The HDC decided to review the list in further detail at a future meeting.

Muskegon County Civil Rights Survey Project – Staff is involved with a project being run through the State Historic Preservation Office (SHPO) to research and document sites related to the Civil Rights Movement in Muskegon County. This project will conduct an intensive-level survey of Civil Rights-related sites throughout Muskegon County and develop K-12 educational materials based on the findings of the survey. The project began in July 2021 and will continue through December 2022. Staff explained how the public could get involved and provided contact information for Cheri Szkodronski with Firefly Preservation Consulting.

ADJOURN

There being no further business, the meeting was adjourned at 5:10 p.m.

CC