

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

October 6, 2020

Chairperson S. Radtke called the meeting to order at 4:17 p.m. and roll was taken.

MEMBERS PRESENT: S. Radtke, K. George, K. Panozzo, A. Riegler, L. Wood

MEMBERS ABSENT: T. Emory, excused.

STAFF PRESENT: J. Pesch, R. Cummings

OTHERS PRESENT: D. Kamps, Step Up; J. Ferrier, 1665 Jefferson

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of September 1, 2020 was made by K. George, supported by S. Radtke and approved with S. Radtke, K. George, K. Panozzo, A. Riegler, and L. Wood voting aye.

NEW BUSINESS

Case 2020-20 – 1670 Peck (windows). Applicant: Step Up. District: Clinton-Peck. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to replace eight (8) existing wood windows on the second floor of the house with vinyl windows of the same size.

D. Kamps explained Step Up and the non-profit organization's purpose and goals. A. Riegler noted that the house is really fine example of craftsman architecture, and that replacement windows will not get the depth and shadow lines created by the existing window muntins; S. Radtke agreed. A. Riegler proposed that there may be an opportunity to teach the residents of the house to refurbish and repaint the windows. She stated that a less-expensive vinyl window would not be a great replacement and may be difficult to replicate the 12 over 1 configuration that some of the existing windows have. D. Kamps explained that the muntin pattern could be duplicated on vinyl windows.

D. Kamps stated that the wood is not in good shape and has some dry rot. He also noted that the weights were no longer connected. The board emphasized that reattaching the weights would be an easy fix. S. Radtke noted the prominent location of the house on a corner lot and stated that the windows were one of the primary defining features of the house.

D. Kamps noted that the outside frames and trim would not look any different with the proposed replacement windows. K. George noted that while replacement windows may fit into the existing rough openings, a vinyl grill pattern would change the overall look, and that while there may be some rot, restoration does sound feasible. S. Radtke stated that wood windows are infinitely repairable. K. George explained that rebuilding windows is a process that involves many steps. A.

Reigler asked if the HDC could offer resources for wood window restoration to help the applicant determine if it would be a feasible financial option, and noted that window restoration contractors could help to determine a cost.

D. Kamps asked what the board thought the cost might be per window if they were to be rebuilt. K. George stated that it would depend on what is done to the windows and that while minor rot would not be a big deal, reglazing would be more expensive due to the current high cost for glass and other building materials. D. Kamps stated that the current, inefficient single pane windows had large wood storm windows that required two people on ladders to install each year, which was part of the reason he was hoping to install new windows. K. Panozzo asked if there were storm windows for all windows and D. Kamps estimated that three to five of them were missing.

K. Panozzo asked if the windows had water damage or dry rot. D. Kamps stated that it was difficult to tell, but that he would take it as dry rot because the handles on two windows pulled out. A Riegler stated that repair costs vary for many reasons. Generally speaking repairing wood windows can double their lifetime, making it a good long-term investment. S. Radtke noted that the HDC's local standards explicitly do not recommend replacement of original windows.

K. Panozzo asked where the applicant could go locally for window repair specialists. A. Riegler stated she has found that asking local Facebook groups like *Muskegon Informed* for help finding historic preservation professionals is one of the more reliable methods.

A motion that the HDC deny the request to replace eight (8) existing wood windows on the second floor of the house with vinyl windows of the same size was made by A. Riegler, supported by K. Panozzo, and unanimously approved with K. George, K. Panozzo, S. Radtke, A. Riegler, and L. Wood voting aye.

Case 2020-21 – 1665 Jefferson (Replacement Door). Walk-On Case. Applicant: Jerry and Kelly Ferrier. District: Jefferson. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to replace a wood rear entry door. Photos of the existing and replacement door were provided to the HDC prior to the meeting.

S. Radtke stated that while the local standards generally do not encourage replacement of doors, this door was located on the back of the house, under a porch, was not very visible, and did not have any particular architectural merit. K. Panozzo asked if there was a storm door that would go over the replacement door. J. Ferrier stated that there was an existing storm door that would remain and matched the storm door on the front door. J. Ferrier asked the HDC if they thought that the current door could be restored since he was told that it could be original. A. Riegler stated that it was located in a very utilitarian location so it could have been original. S. Radtke noted that this style of door was very popular in the 1940s and 1950s, which made it hard to tell if it was original. He noted that repair of the door would depend on what is wrong with it. The board discussed clues to determining whether the door was original or not.

A motion that the HDC approve the request to replace the wood door on the back side of the house with the replacement wood door that was presented at the October 6, 2020 HDC Regular Meeting as long as the work meets all zoning requirements and the necessary permits are obtained was

made by K. Panozzo, supported by L. Wood, and unanimously approved with K. George, K. Panozzo, S. Radtke, A. Riegler, and L. Wood voting aye.

OLD BUSINESS

J. Pesch noted that he confirmed with T. Painter that he would be resigning his position on the HDC and that Staff would work to fill that position. A. Riegler asked if the City was still looking for applicants for this opening. J. Pesch stated that interested applicants should fill out a Talent Bank Application and submit it to the City Clerk's Office. S. Radtke asked if there were special exemptions for non-residents if they fulfilled a skilled position, like an architect. J. Pesch stated that the current opening was for a resident of the city of Muskegon and that any openings for skilled positions were already filled.

OTHER BUSINESS

Public Comment – Time was allotted for public comment with contact information provided. There were no comments from the public.

Historic Preservation Contractor Database – The HDC discussed the possibility of creating a database of local contractors with specific skills in historic preservation work and debated possible means of funding local training sessions or certifications in historic preservation.

There being no further business, the meeting was adjourned at 5:04 p.m.