

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

DATE OF MEETING: Tuesday, October 4, 2022
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 regular meeting of September 6, 2022
- III. Old Business
- IV. New Business
 - Case 2022-32 – 593 W. Western – New Construction
 - Case 2022-33 – 1347 Peck – Fence
- V. Other Business
 - Staff Approval Update #3
- VI. Adjourn

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

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

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, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following: Ann Marie Cummings, City Clerk at 933 Terrace Street, Muskegon, MI 49440 or by calling (231) 724-6705 or TTY/TDD: Dial 7-1-1 and request that representative dial 231-724-6705

II. APPROVAL OF MINUTES

Approval of Minutes of the regular meeting of September 6, 2022.

III. OLD BUSINESS

None

IV. NEW BUSINESS

Case 2022-32 – 593 W. Western – New Construction
Applicant: Mulder Western Ave LLC
District: Clay-Western
Current Function: Vacant Lot

Discussion

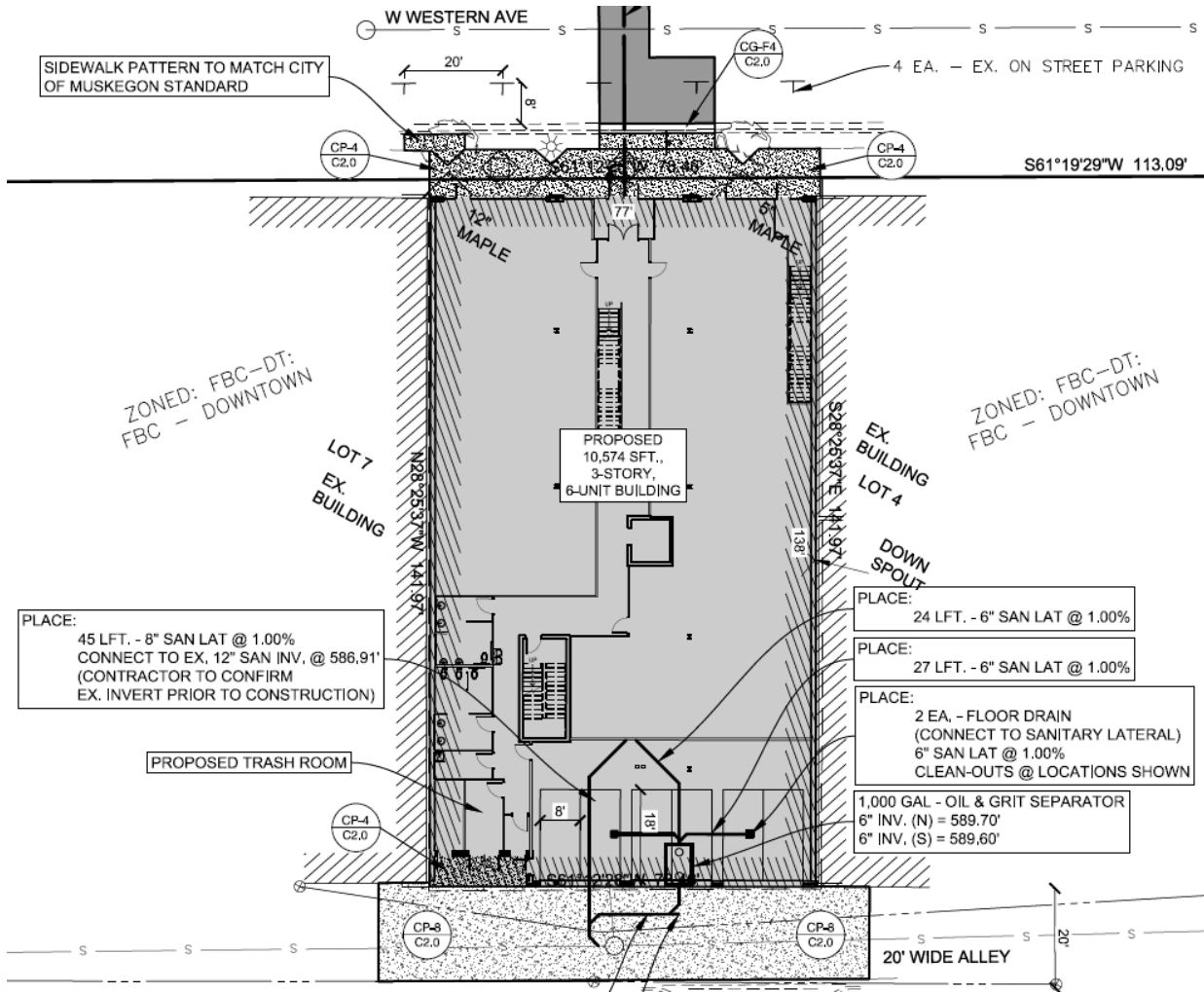
The applicant is seeking approval to construct a new three-story mixed-use building with a community room penthouse level.



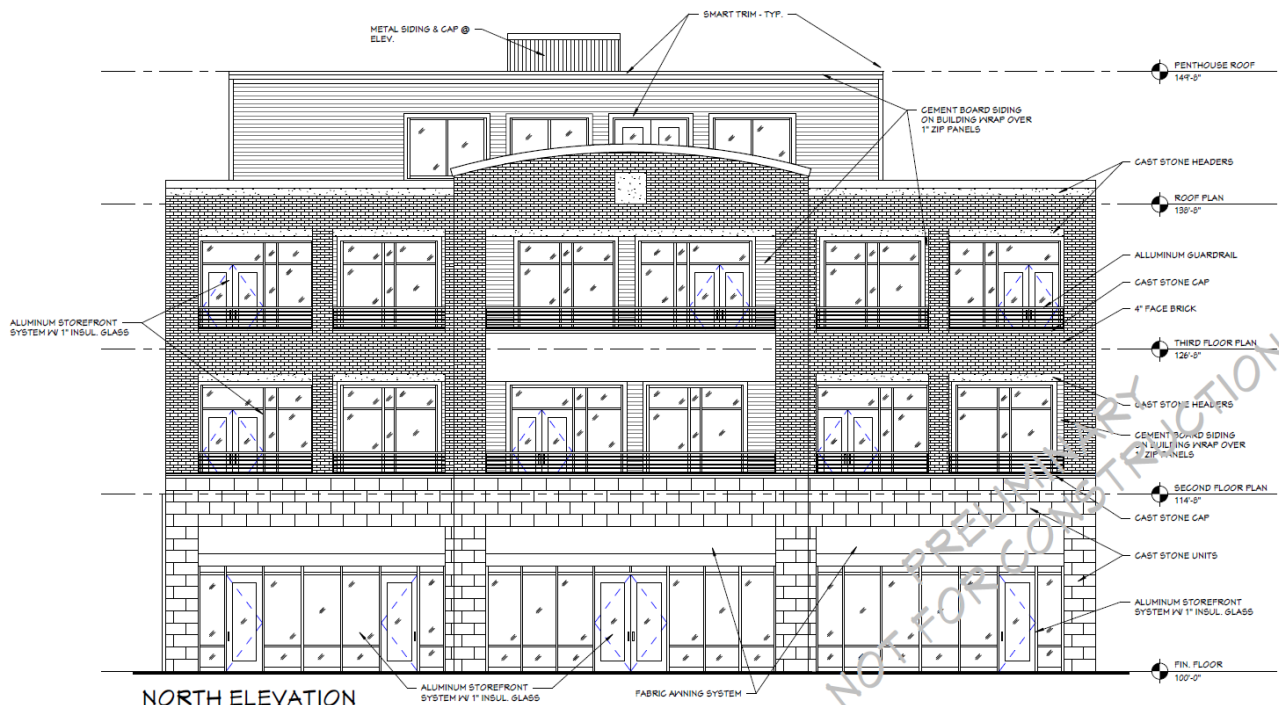
Rendering of proposed new building viewed from W. Western Avenue, looking south.



Existing vacant lot viewed from W. Western Avenue, looking south.



Proposed building site plan.



Proposed W. Western Avenue elevation showing setback penthouse level.

Standards

DESIGN GUIDELINES FOR NEW CONSTRUCTION

Although a significant amount of the Commission's work is centered on historic structures, the construction of new structures on vacant lots within historic districts is permitted and encouraged. However, those professionals designing new structures should strive for excellence in design whether small individual infill construction within the existing historic district blocks, or larger independently sited projects. New structures should be in keeping with the existing historical character of the neighborhood or district with a design that is compatible with the size, scale, material, and color of the surrounding buildings and landscaping. Good design which responds positively to its surroundings can be done in several different ways; therefore, it is impossible to develop specific interpretations which will apply in all cases. Every site has its own design opportunities.

The following design recommendations shall be used by the Historic District Commission in evaluating requests for new construction within the districts. These basic criteria should be a part of any proposed design brought before the Commission for approval.

Recommended

Height - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

Scale - Relating the size and proportions of new structures to the scale of adjacent buildings. Although a building may be much larger than its neighbors in terms of square footage, it should maintain the same scale and rhythm as the existing buildings.

Massing - Breaking up uninteresting box-like forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts. For example, if an infill site is large, the mass of the facade can be broken into a number of small bays.

Directional Expression - Relating the vertical, horizontal, or non-directional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent

Not Recommended

Height - Introducing new construction that varies greatly in height (too high or too low) from older buildings in the vicinity. Extreme differences in building heights will have a detrimental visual effects on the appearance of surrounding property.

Scale - Creating buildings that in height, width, or massing violate the existing scale of the area. The new building should not disrupt the scale and rhythm of the streetscape, although it might be appropriate in a different location.

Massing - Introducing single, monolithic forms that are not relieved by variations in massing. Box-like facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.

Directional Expression - Creating strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. A new building that does not relate well to its neighbors or to the rhythm of the streetscape

structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.

Setback - Maintaining the historic facade lines of streetscape by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

Sense of Entry - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few steps above the grade of the property and were a prominent visual feature of the street elevation of the building.

Roof Shapes - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.

Rhythm of Openings - Respecting the recurrent alteration of wall areas with door and window elements in the facade. Also considering the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry or balanced symmetry should be carefully studied.

Design Expression - Composing the materials, textures and colors of the new building facade to compliment adjacent facades and relating details and decorations of the new building to those of existing surrounding buildings.

Imitations - Accurate restoration of or visually compatible additions to existing buildings and former construction, contemporary architecture that well

because of an unbroken horizontal facade should be avoided.

Setback - Violating the existing setback pattern by placing a new building in front of or behind the historic facade line. Placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if property setback is maintained, should be avoided.

Sense of Entry - Introducing facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

Roof Shapes - Introducing roof shapes, pitches, or materials not traditionally used in the area.

Rhythm of Openings - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. For example, glass walls and window and door shapes and locations which are disrespectful to the adjoining buildings.

Design Expression - Violating the existing character of the district by introducing non-compatible materials, textures, colors, details, and decoration on new buildings.

Imitations - Replicating or imitating the styles, motif, or details of older periods. Such attempts detract from the character of the district by compromising what is truly

represents our own time yet, enhances the nature and character of the historic district.

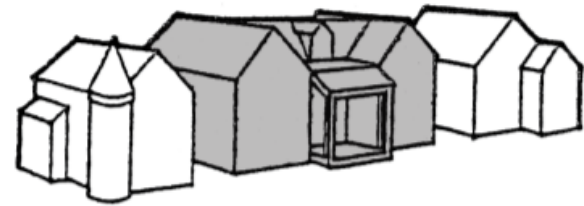
historic.

Recommended

Height



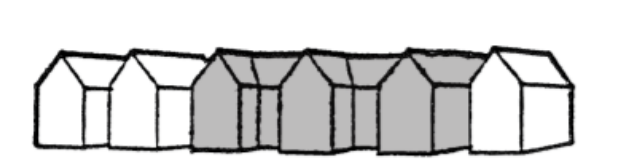
Scale



Massing

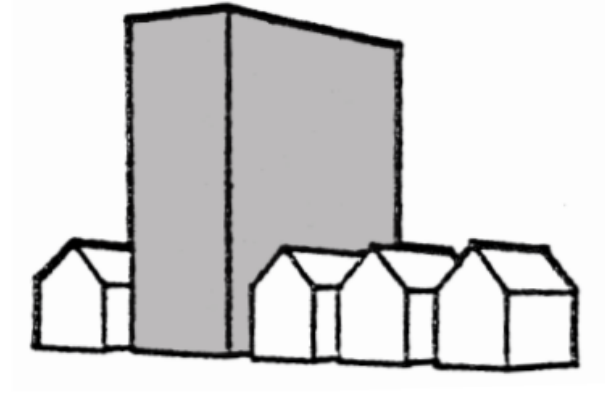


Directional Expression

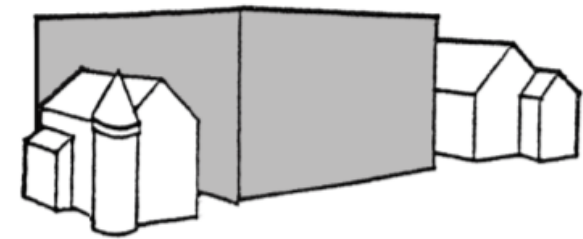


Not Recommended

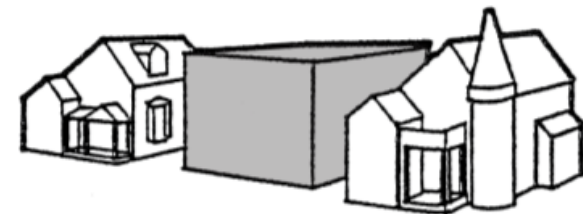
Height



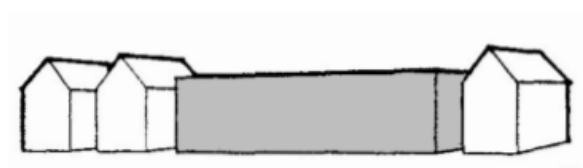
Scale



Massing



Directional Expression

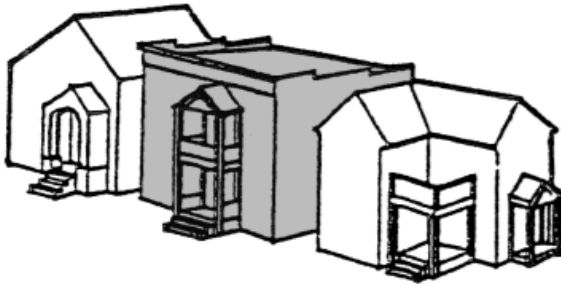


Recommended

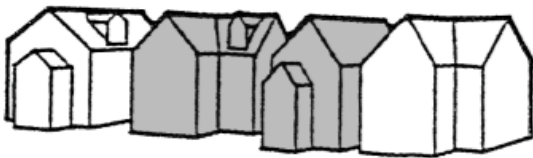
Setback



Sense of Entry



Roof Shapes



Rhythm of Openings

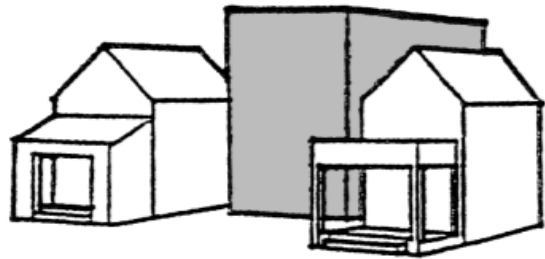


Imitations

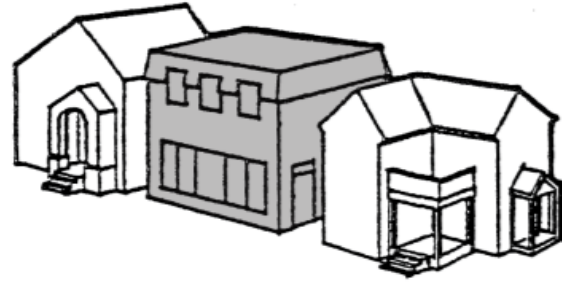


Not Recommended

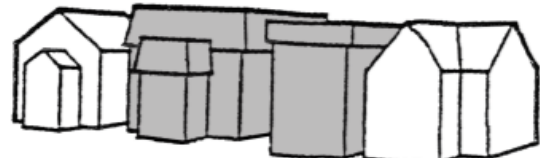
Setback



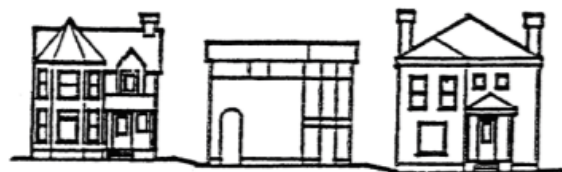
Sense of Entry



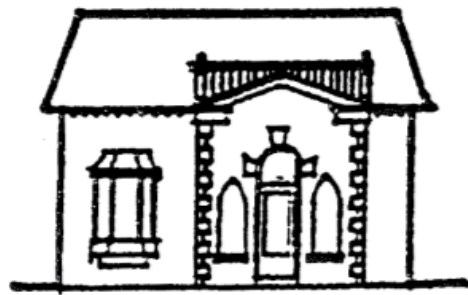
Roof Shapes



Rhythm of Openings



Imitations



Deliberation

I move that the HDC (approve/deny) the request to construct a new three-story mixed-use building with a community room penthouse level as presented at the October 4, 2022 HDC meeting as long as the work meets all zoning requirements and the necessary permits are obtained.

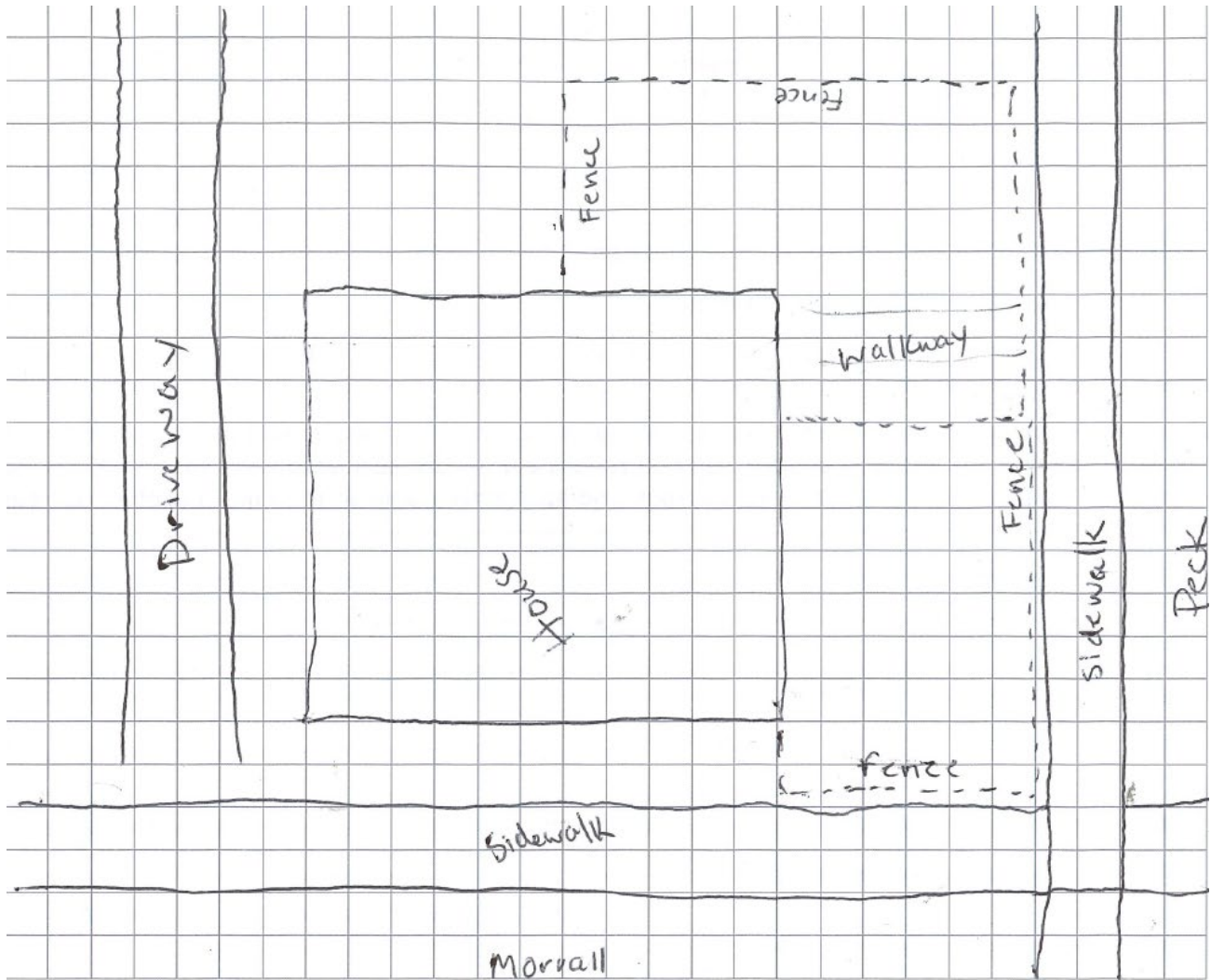
Case 2022-33 – 1347 Peck – Fence
Applicant: Helen Sherman
District: McLaughlin
Current Function: Residential

Discussion

The applicant is seeking approval to install a four-foot-tall chain link fence in the front and side yards of the property.



View of south and east (front) elevations from Peck Street.



Site plan noting proposed location of fence.

Standards

FENCE STANDARDS AND GUIDELINES

General

Fences and gates are an extension of the architecture of a home. They should be compatible in style and material. They should be appropriate to the size and scale of the structure. They, therefore, require review and approval by the Historic District Commission.

Sometimes it is necessary to use fencing for other than decorative purposes, such as marking boundaries, privacy, screening unsightly areas, or security. Fencing for utilitarian purposes sometimes requires fencing materials which are not of the period or character of the house. Nonconforming fencing materials may be considered for use in the back of the structure.

Fence Guidelines

When building wood fencing, consideration should be given to the kind of wood best suited for the project, adequate post foundations, weatherproofing, color, and amount of maintenance required. Simple variations of wood picket-style fencing are appropriate to many period homes. Wood fences must

be painted to complement or contrast the colors of the house. Pressure treated wood shall be painted no later than one year after installation.

Iron fencing is an appropriate option for Victorian-era homes. Iron fencing was often modest in proportion, seldom exceeding four feet in height. A popular standard was 36 inches.

Fencing materials such as split rails, stone, and brick may be considered if they reflect the feeling of the home in material and character.

Chain-link and similar utilitarian fencing, such as industrial fencing, wire mesh, and barbed wire, is not permitted in the front of a structure.

Hedges and natural fencing are possible alternatives to fences.

Fence Standards

LAYOUT REQUIREMENTS: (Please see the attached Supplementary Graphics sheets)

Conforming open fences not over four (4) feet and conforming solid fences not over three (3) feet in height are permitted between the property line and halfway between the front and rear setback lines.

Corner lots will be considered to have two front yards, except that non-conforming fences higher than four (4) feet will be permitted immediately behind the existing side setback line (rather than halfway between the front and rear).

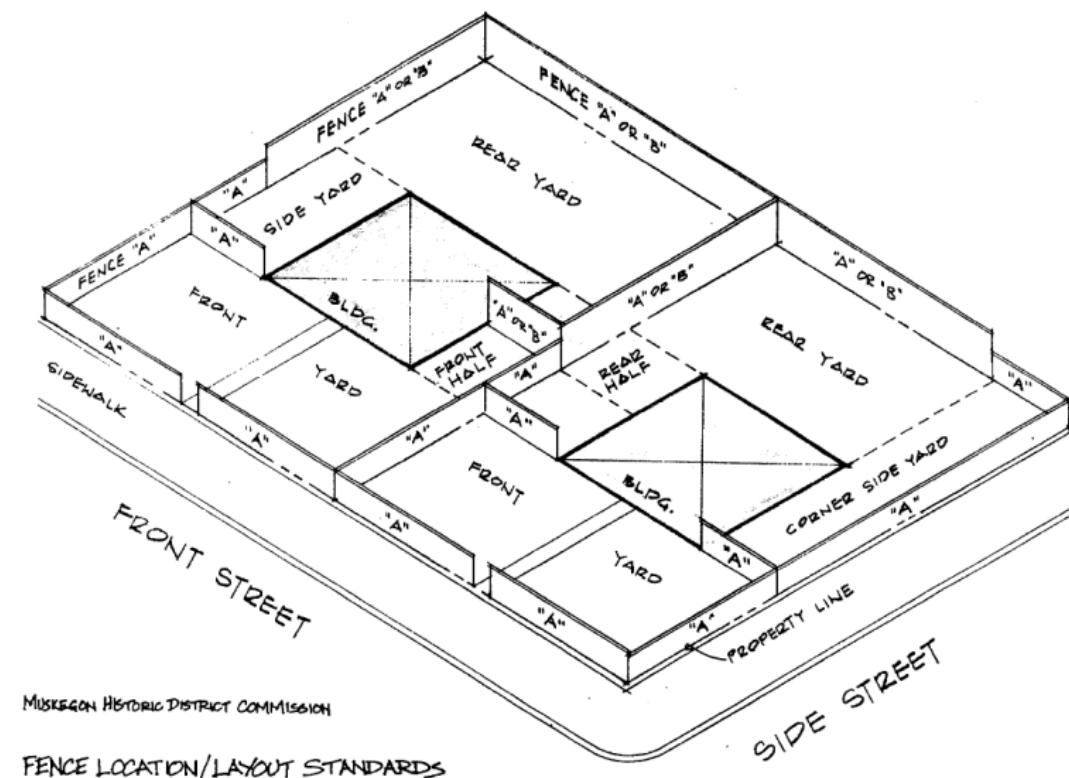
SUPPLEMENTARY GRAPHICS SHEETS:

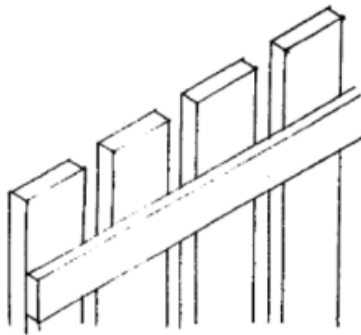
These sheets are attached and include the following:

- Fence Location/Layout Standards

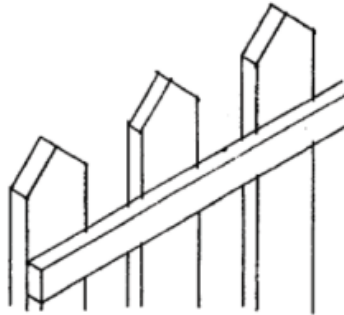
- “Type A” – Conforming Walls and Fences

- “Type B” – Conforming Rear Lot Fences; Non-Conforming Fences

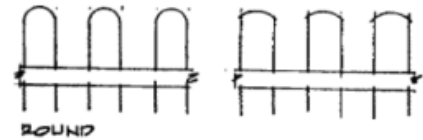




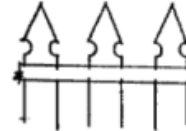
BOARD FENCE



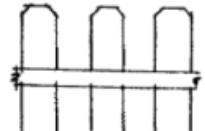
PICKET



ROUND



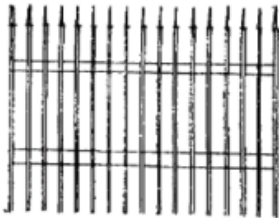
GOthic



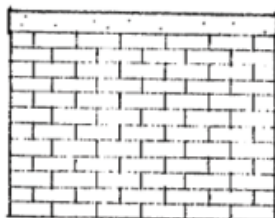
DOG-EARED

ALTERNATE TOPS

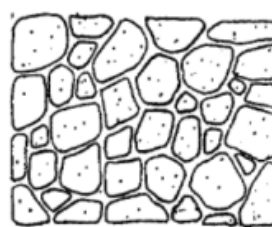
- MAXIMUM HEIGHT: 48"
- SPACE BETWEEN PICKETS MUST BE LESS THAN OR EQUAL TO PICKET WIDTH
- WOOD TREATED FOR CONTACT WITH THE GROUND IS RECOMMENDED
- POST HOLES SHOULD FILLED WITH COMPACTED GRAVEL, RATHER THAN CONCRETE
- OTHER VARIATIONS POSSIBLE
- MUST BE CONSTRUCTED WITH THE "GOOD SIDE" FACING OUT.



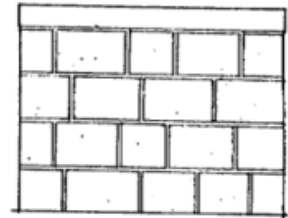
IRON OR BLACK ALUMINUM



BRICK

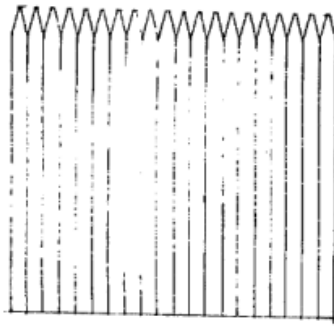


UNCUT FIELD STONE

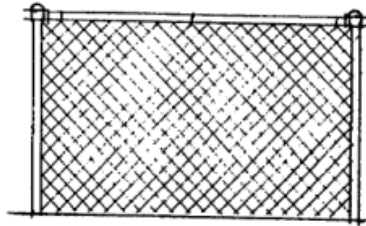


CUT STONE

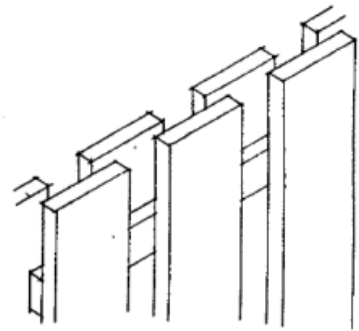
TYPE "A"
CONFORMING WALLS & FENCES



STOCKADE



CHAIN-LINK / CYCLONE

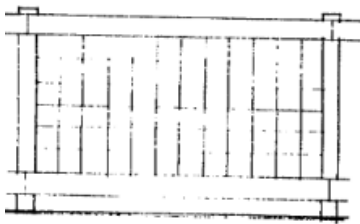


OBSCURING

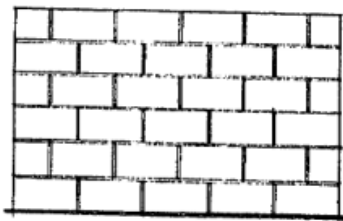
TYPE "B"

CONFORMING REAR LOT FENCES

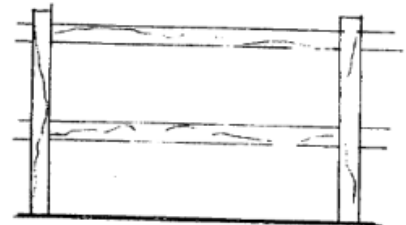
- ALTERNATE TOPS FOR STOCKADE FENCE PERMITTED
- UP TO 6'-0" HIGH



WIRE MESH



CONCRETE BLOCK



SPLIT RAIL

NON-CONFORMING FENCES

CONSTRUCTION MUST BE APPROVED BY
THE HISTORIC DISTRICT COMMISSION

Deliberation

I move that the HDC (approve/deny) the request to install a four-foot-tall chain link fence in the front and side yards of the property as long as the work meets all zoning requirements and the necessary permits are obtained.

VI. OTHER BUSINESS

2022 Staff Approval Update #3 – Since the last update in July 2022, Staff has approved three projects, those bolded were discussed with the HDC chairperson prior to approval:

- **1314 Peck – Removal of defunct chimney**
- 1541 Clinton – Repair damaged siding and trim
- 1642 Jefferson – Installation of 4'-tall black aluminum fence

VII. ADJOURN