

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

DATE OF MEETING: Tuesday, October 2, 2018
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: City Commission Chambers, City Hall

AGENDA

- I. Call to Order
- II. Approval of Minutes of the regular meeting of September 11, 2018
- III. New Business
 - Case 2018-33 – 1267 Ransom – Windows
 - Case 2018-34 – 421 W. Webster – Garage
 - Case 2018-35 – 446 W. Webster – Fence
 - Case 2018-36 – 1173 4th – Chimney Removal
 - Case 2018-37 – 28 W. Forest – Residing
- IV. Old Business
- V. Other Business
 - HDC Local Standards Review – Signage (3:30pm Work Session)
- 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. MINUTES

CITY OF MUSKEGON HISTORIC DISTRICT COMMISSION MINUTES

September 4, 2018

Chairperson J. Hilt called the meeting to order at 4:05 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, A. Riegler, S. Radtke, L. Wood

MEMBERS ABSENT: K. Panozzo, excused; D. Warren, excused; S. Kroes

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: C. Cribley, Purcell Home Improvement, Spring Lake; N. Wobma, Voss Lighting; K. Knight, 406 Houston Ave; J. Gress & K. Gress, 458 W Webster; M. Tisch, Tischco Signs

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of August 7, 2018 was made by J. Hilt, supported by S. Radtke and unanimously approved.

NEW BUSINESS

Case 2018-30 – 406 Houston Residing. Applicant: Louise Knight. District: Houston. Current Function: Residential. The applicant is seeking approval to install vinyl siding on the exterior of the house with the following details: 1) the siding will be 3-inch vinyl siding, 2) there will be custom-formed aluminum trim on doors and fascia boards on all gables and gable brackets, 3) there will be color-matched J-blocks for all exterior lights, exhaust vents, hose spigots, and electrical outlets, and 4) install wire mesh around the gable brackets to stop birds from nesting.

A. Riegler asked if the existing siding was 3 inches and if they would be wrapping the rafter tails. C. Cribley stated that the siding was 3 inches, and they would be leaving the rafter tails open. S. Radtke asked what would be done with the windows. C. Cribley stated that they were already clad in aluminum. A. Riegler stated that one of the concerns with vinyl siding is that all shadow lines would be lost, thus the board was reluctant to approve it on a house like this. C. Cribley stated that most of the homes in that area already had vinyl siding. K. Knight stated that this house had been in his family for decades. It had to be repainted about every 10 years and it was expensive. He wished to have something easier to maintain, as he was getting older and it was getting harder to paint such a large home. S. Radtke asked if they would be installing the vinyl over the existing wood siding, or removing the wood. C. Cribley stated that they were going to install coreboard and vinyl over the existing wood siding. A. Riegler asked what would be done with the windows. C. Cribley stated that there was a 1-inch channel around the windows. L. Wood stated that the win-

dows would appear recessed if the outer siding was built up. Board members discussed the other homes in the neighborhood. They also suggested a less unsightly option than wire mesh for keeping out the birds, such as spike strips. C. Cribley stated that they were called “hot feet” and he would look into that.

A motion that the HDC approve the request to install vinyl siding on the house with the following specifications: 1) 3-inch vinyl siding, 2) custom-formed aluminum trim on doors and fascia boards on all gables and gable brackets, 3) color-matched J-blocks for all exterior lights, exhaust vents, hose spigots, and electrical outlets, and 4) wire spike strips (“hot feet”) attached to the gable brackets to stop birds from nesting, as long as the necessary permits are obtained, was made by S. Radtke, supported by L. Wood and unanimously approved, with J. Hilt, A. Riegler, S. Radtke, and L. Wood voting aye.

Case 2018-31 – 1762 Jefferson Garage Doors. Applicant: William Krick. District: Jefferson. Current Function: Residential. The applicant is seeking approval to replace two damaged wood garage doors with two new, insulated garage doors of the same style and dimensions.

Photos of the proposed style of garage doors were provided. J. Hilt asked if the doors would be with or without windows. W. Krick stated that the new doors would have windows. A. Riegler pointed out that the current configuration had 6 windows. W. Krick stated that that style was no longer available so his new door would have 5 windows.

A motion that the HDC approve the request to remove the damaged wood garage doors and install two new insulated garage doors of a similar style and dimensions with the exception that the new doors will have 5 windows instead 6, as long as the work meets all zoning requirements and the necessary permits are obtained, was made by S. Radtke, supported by J. Hilt and unanimously approved, with J. Hilt, A. Riegler, S. Radtke, and L. Wood voting aye.

Case 2018-33 – 550 W. Western Accent Lighting. Applicant: Nathan Wobma (Voss Lighting). District: Clay-Western. Current Function: Residential. The applicant is seeking approval to install exterior accent lighting around the top of the building. Twenty-four (24) fixtures would be installed with lights shining downward against the building.

N. Wobma explained that the light fixtures would be placed on the roof of the building and anchored there with sandbags. J. Pesch provided a picture of the proposed fixtures. A. Riegler asked what color they were. N. Wobma stated that they ordered them in black. J. Pesch asked if the lights would be one color, not flashing or changing colors. N. Wobma confirmed that they would be one color. S. Radtke asked if the lights would be angled to wash down the walls. N. Wobma stated that they would.

A motion that the HDC approve the request to install twenty-four (24) exterior accent light fixtures around the top of the building with lights directed downward against the building as long as the work meets all zoning requirements and the necessary permits are obtained, was made by L. Wood, supported by J. Hilt and unanimously approved, with J. Hilt, A. Riegler, S. Radtke, and L. Wood voting aye.

OLD BUSINESS

Case 2018-25 – 458 W. Webster Garage Rehabilitation. Applicant: Jonathan and Katelyn Gress. District: National Register. Current Function: Residential. This case was tabled at the August meeting as more information was requested regarding the materials to be used and a drawing of the current configuration of the garage windows, doors, and other openings. The applicant is seeking approval to 1) completely remove and rebuild the rear garage wall (facing alley) with reinforced CMU block finished with a stucco cement product to match the rest of the structure. The proposed work will also include 2) new windows of a similar size, configuration, and mullion design to replace the deteriorated or missing windows, 3) new “carriage house style” garage doors to replace existing deteriorating and non-functioning doors, 4) addition of an entry door to allow for better egress as well as an additional upstairs window, and 5) new veneer stone lintels over windows. The existing wall is constructed of unreinforced clay masonry block covered with a stucco cement finish, and sustained extensive damage from falling snow and subsequent freeze/thaw last winter. The awning that had been attached above the garage doors was ripped off, damaging several courses of the block it was attached to; full wall replacement was determined to be safer than shoring and replacing individual blocks.

J. Gress stated that in addition to rehabbing the structure, they wanted to add one more window. A. Riegler stated that one of the more important considerations of historic preservation was maintaining window openings, but considering that this was a secondary structure and the new window stayed within the scale of the building, she was comfortable with approving it. S. Radtke asked what kind of window trim would be used. J. Gress stated that most of the window trim was missing. They were looking at wooden Jeld Wen windows, as shown in the informational packet they provided. S. Radtke asked if the new garage doors would be steel and what would be done about the cornice. J. Gress affirmed that they were getting steel doors and said there really wasn't a cornice there; the roof was sloped. A. Riegler asked if they were going to put up gutters and replace the canopy. K. Gress stated that they would put up gutters but the canopy was not an original feature.

A motion that the HDC approve the request to 1) completely remove and rebuild the rear garage wall (facing alley) with reinforced CMU block finished with a stucco cement product to match the rest of the structure, 2) install new windows of a similar size, configuration, and mullion design to replace the deteriorated or missing windows, 3) install new “carriage house style” garage doors to replace existing deteriorating and non-functioning doors, 4) reconfigure the door and window openings to add an entry door as well as an additional upstairs window, and 5) install new veneer stone lintels over windows as long as the work meets all zoning requirements and the necessary permits are obtained, was made by A. Riegler, supported by S. Radtke and unanimously approved, with J. Hilt, A. Riegler, S. Radtke, and L. Wood voting aye.

Case 2018-29 – 1100 3rd Sign. Applicant: Phyllis Watson-Loudermill. District: Houston. Current Function: Commercial. This case was denied at the August meeting, but the applicant has revised their proposed design. The applicant is requesting approval to install one (1) refurbished, non-lit aluminum ground sign at the property. The sign would be located along the 3rd Street frontage. The proposed sign is approximately 4' tall x 8' wide, which is smaller than the one previously requested.

J. Pesch stated that the building was in a Form Based Code zoning district and those requirements did not match the HDC standards. Staff and board members discussed the sign, the base, and the size calculations. A. Riegler stated that the sign still appeared to be out of scale with the building. L. Wood observed that Third St. had an eclectic group of businesses and signage. A. Riegler asked if the sign was lit from the inside, as HDC standards mandated that it be externally lit. M. Tisch stated that it was internally lit. J. Pesch stated that, for comparison purposes, the Eagles and Frauenthal each had internally lit signs that had been approved in the recent past. A. Riegler concurred that this was an eclectic area but she still stated that the sign looked too large for the building. M. Tisch discussed the size allowances listed in the city's sign ordinance and stated that the calculations did not add up. J. Pesch stated that he would look into that.

A motion that the HDC deny the request to install one (1) 4' tall by 8' wide refurbished, non-lit aluminum ground sign along the property's 3rd Street frontage was made by A. Riegler, supported by S. Radtke and unanimously approved, with J. Hilt, A. Riegler, S. Radtke, and L. Wood voting aye.

A. Riegler stated that that she would be willing to consider approving a smaller sign if the property owner was willing to reduce the size. M. Tisch stated that he wasn't sure what the property owner would want to do at this point. The board discussed and it agreed that they would approve a smaller sign so the applicant wouldn't have to come back before the board again, if they were satisfied with the smaller sign.

A motion that the HDC approve the request to install a 4-foot tall by 5-foot wide internally lit aluminum ground sign along the property's 3rd Street frontage with the condition that all zoning requirements are met and the necessary permits are obtained, was made by A. Riegler, supported by S. Radtke and unanimously approved, with J. Hilt, A. Riegler, S. Radtke, and L. Wood voting aye.

OTHER

HDC Local Standards Review – Signage. J. Pesch asked board members if they would like to discuss the sign standards. If so, the board could meet 30 minutes prior to the October 2 regular meeting. A work session was scheduled for 3:30pm on Tuesday, October 2nd, prior to the scheduled HDC meeting.

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

III. NEW BUSINESS

Case 2018-33 – 1267 Ransom – Windows

Applicant: Mark Krier

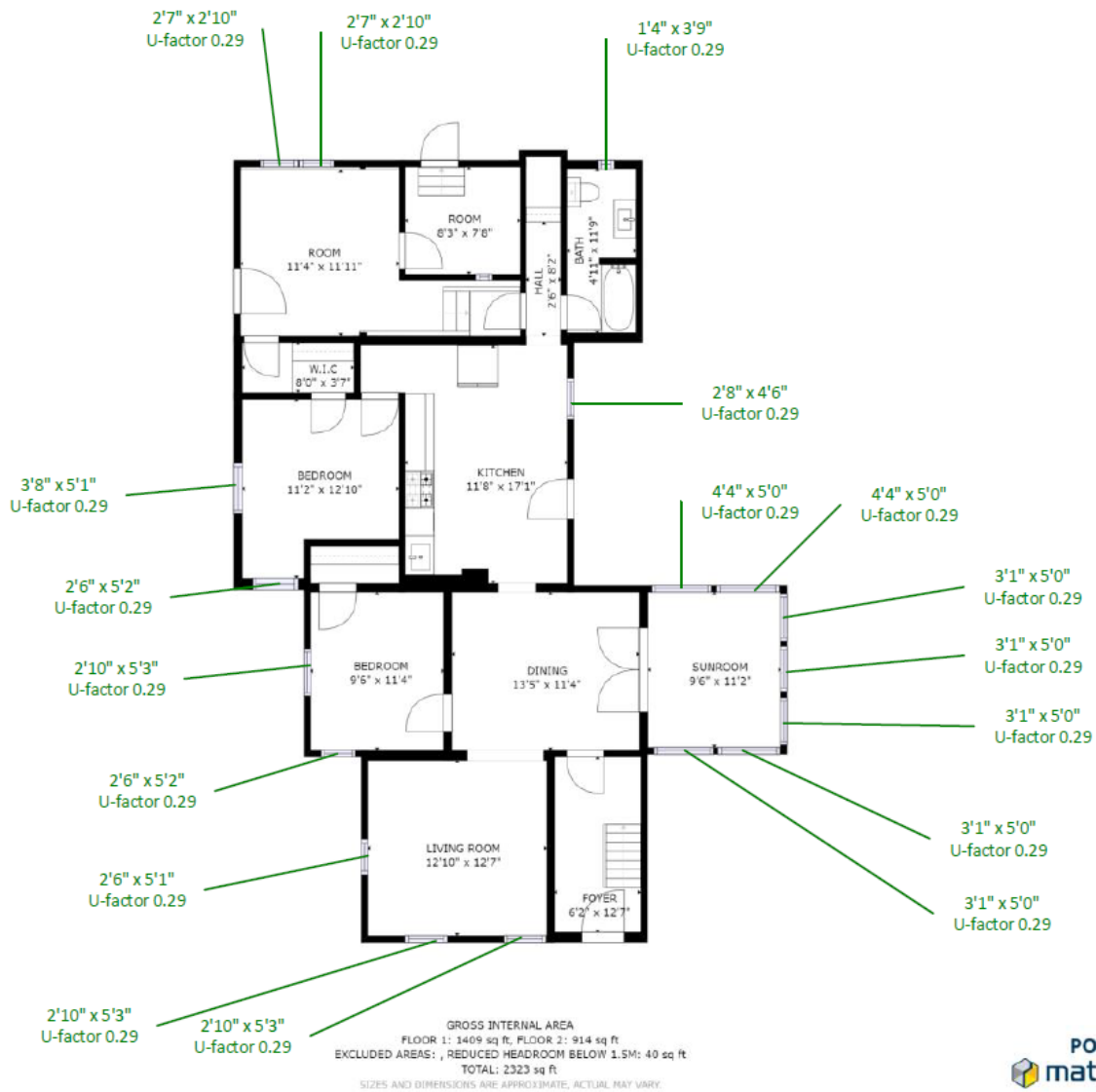
District: McLaughlin

Current Function: Residential

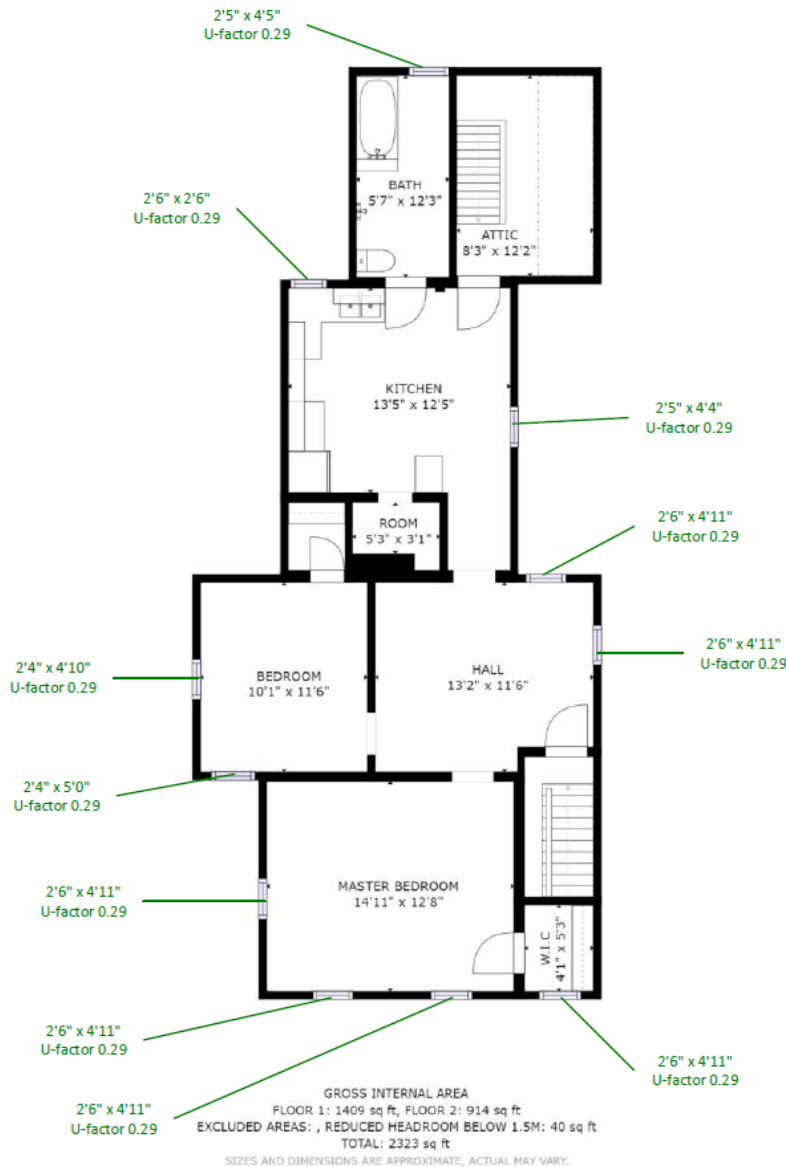
Discussion

The applicant is seeking approval to replace twenty-nine (29) deteriorating windows with new vinyl windows. The rough openings will remain the same.





First floor windows to be replaced



Second floor windows to be replaced

Standards

General

These guidelines pertain only to proposed changes to the structure and do not affect existing construction.

These guidelines are primarily directed toward the front and side elevations of the structure. Greater variances and more leniency may be extended toward proposed changes to the rear elevation of the building by the Commission. All desired or proposed changes should be referred to the Historic District Commission for consideration. Extenuating circumstances, the effect upon the architecture of the particular structure together with the general effect upon the surrounding structures, variables in

architectural design, or the effect upon usage and viability of the structure could dictate a variance from these guidelines.

No exterior doors, windows, or exterior woodwork shall be altered, removed, relocated, or added without Historic District Commission approval.

Existing exterior window or door casings, sills, and caps shall not be altered from the original design or appearance. Damaged or deteriorated wood shall be repaired as a first course of action. When repair is not possible, elements shall be replaced with matching wood members. Damaged or deteriorated wood elements may be replaced or covered with formed aluminum or vinyl, subject to Commission approval and provided that the original profile of the woodwork is not altered or changed.

Primary Windows

Existing damaged or deteriorating window frames and sash shall be repaired as a first course of action. When repair is not possible, elements shall be replaced with matching wood members. Metal or vinyl replacement windows may be acceptable provided they match the original windows in design and type and that they consist of or are painted an appropriate color. Bare metal finishes generally will not be acceptable.

The size of glass lites and muntin arrangements shall not be altered without Commission approval. Special glazing, such as stained or leaded art glass, shall not be removed without Commission approval. Unusual decorative windows such as Palladian windows, oriels, bays, Gothic arch or segment tops, etc. shall not be removed or altered.

Storm Windows

Wood storm and screen windows are the most appropriate for use in the historic district. Other types of storm, screen, or combination windows will be approved provided that the new storm window mullions align with the mullions of the primary windows. Blind stop storm and screen windows (where such windows are placed inside the existing window frames rather than affixed to the exterior of the frames) are preferable and may be required in some instances. Bare metal storm and screen windows must be painted to match or complement the trim. Interior storm windows may be acceptable as long as they do not detract from the appearance of the primary windows. Care should be taken, however, when using interior storm windows because condensation tends to form on the inside surface of the primary window and could cause damage to the wood and paint if not properly ventilated.

Primary Doors

Every effort should be made to preserve or repair the original doors where damage has occurred. When repair is not possible, the first choice shall be a similar salvaged door from a structure of the approximate age and style. A new wood door may be used when a salvaged door is not available. Such new door shall match the original in detail and finish.

The Commission may approve new wood doors that may slightly differ from the original in cases where replicating the original may not be feasible, as long as such doors generally conform to the ones illustrated on the attached sheet. Under certain circumstances, the Commission may approve doors made of material other than wood provided they conform to the same design requirements.

Storm Doors

Wooden storm and screen doors are preferred and will generally be the required option especially on the front of the structure. Aluminum or metal storm and screen doors may be used so long as they are not mill finished or anodized aluminum. Baked enamel or other applicable paints or finishes will be acceptable. In general, storm and screen doors shall conform to those illustrated on an attached sheet. The door stiles and rails should be a minimum of 4" wide and one lite doors, where practical, are preferred in order not to detract from the existing primary door. Jalousie doors are not acceptable for use as storm doors in the historic districts. Ornamental iron work safety doors are also generally inappropriate in the historic districts.

Exterior Woodwork

Existing decorative woodwork such as railings, moldings, eave, and gable cornice trim, tracery, columns, observatories, scrolls, bargeboards, lattice, and other carved or sawn wood ornament shall not be removed or altered without Commission approval. Existing deteriorated ornamental woodwork shall not be removed but shall be repaired or replaced with matching materials where possible.

Deliberation

I move that the HDC (approve/deny) the request to replace twenty-nine (29) deteriorating windows with new vinyl windows within the same rough openings as long as the necessary permits are obtained.

Case 2018-34 – 421 W. Webster – Garage
Applicant: Kevin and Jacquelyn Huss
District: Houston
Current Function: Residential

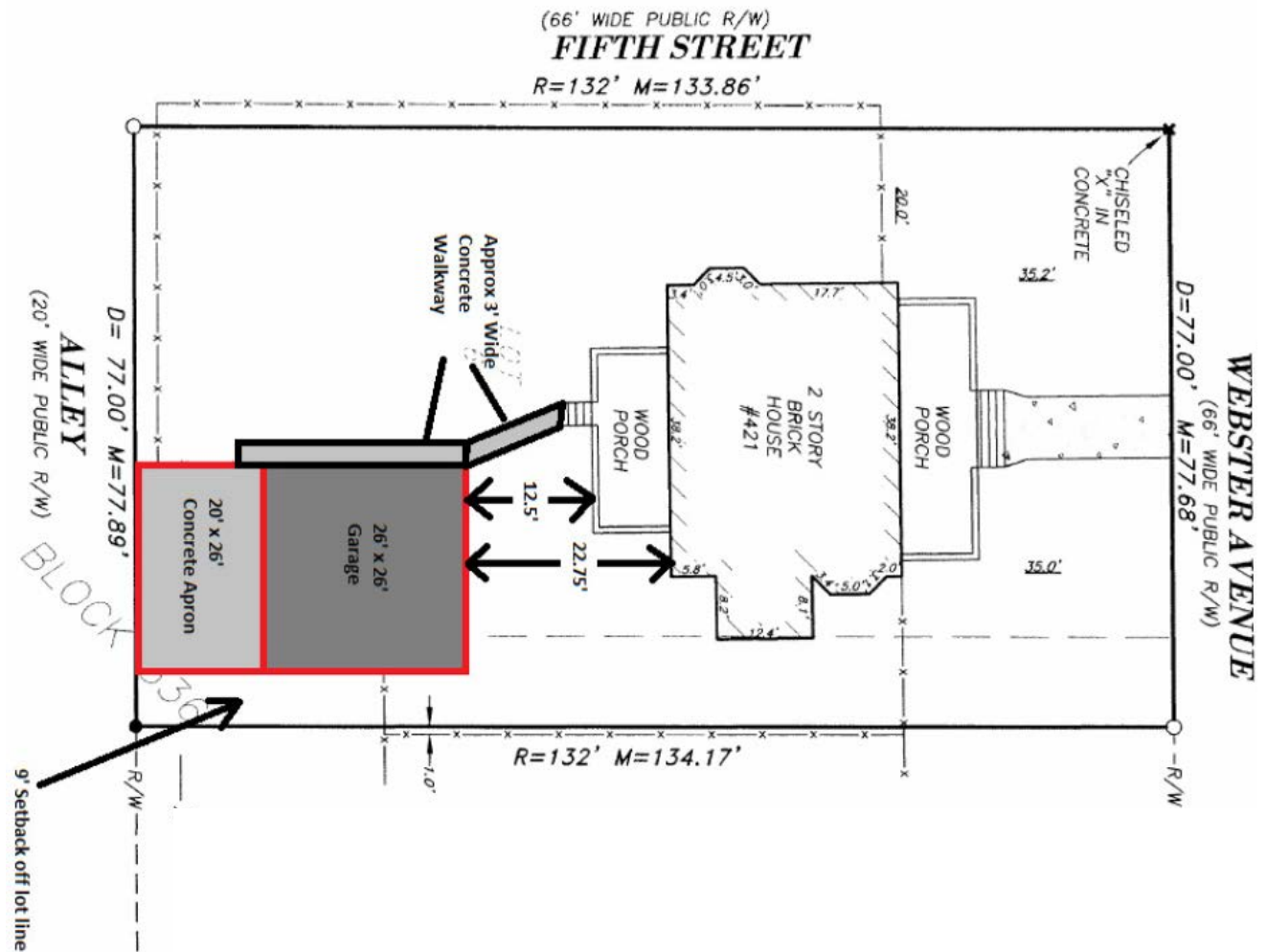
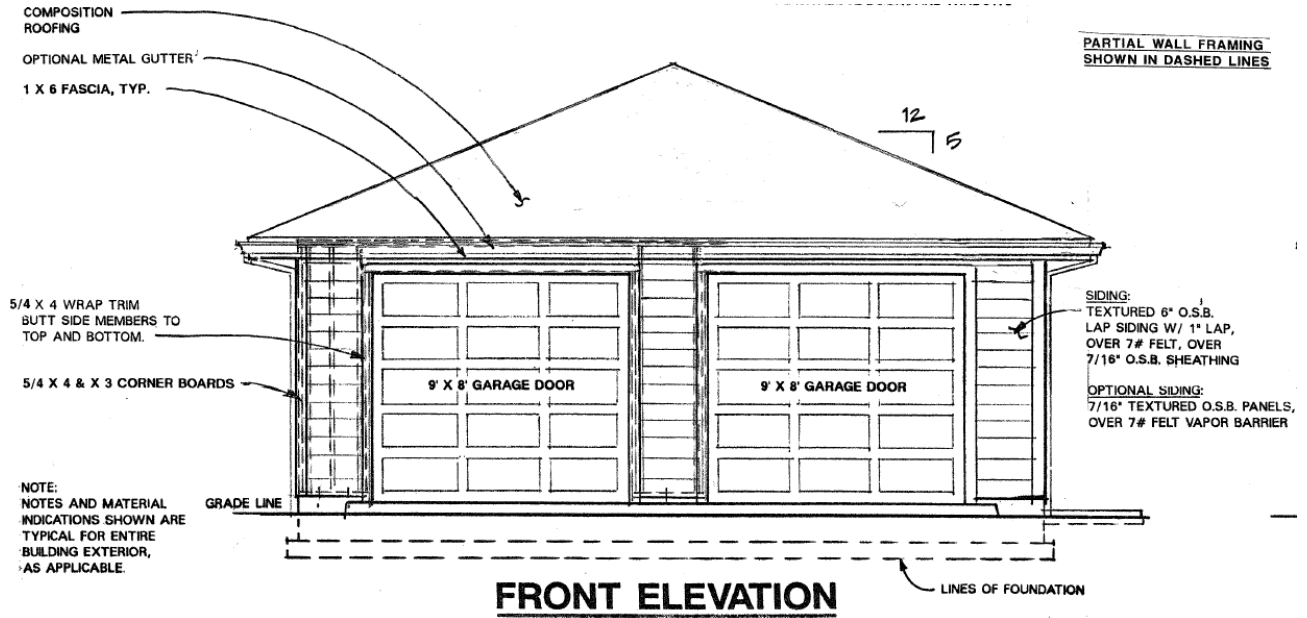
Discussion

The applicant is seeking approval to construct a detached, 26' x 26' garage behind the home. The proposed garage will be located approximately 8' from the easterly lot line, and a concrete apron will extend to approximately 2' from the rear lot line along the alley. The proposed garage will be sided with "SmartSide" siding of a cedar shake design to resemble the cedar siding on the house. Two garage doors will face the alley, and two adjoining entry doors will face the yard.



View from W. Webster Avenue (above) and 5th Street (below)







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LP SmartSide Perfection Shingle (fiber)



LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
4 ft. (47.88 in.) (1.2 m)	7.88 in. (200.2 mm)	0.375 in. (9.5 mm)	40796	1.5 psf

Proposed siding style



Proposed garage door style



Proposed yard entry door style

Standards

The Historic District Commission strives to protect the historical fabric of Muskegon. The major objectives of the Commission are to safeguard the heritage of the City by preserving historic districts which reflect elements of its cultural, social, economic, political, and architectural history; to stabilize and improve property values in such districts; to foster civic beauty; to strengthen the local economy; and to promote the use of historic districts for the education, pleasure, and welfare of the citizens.

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

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.

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 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.

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

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 historic.

Deliberation

I move that the HDC (approve/deny) the request to construct a detached, 26' x 26' garage behind the home sided with "SmartSide" siding of a cedar shake design with two garage doors facing the alley, and two adjoining entry doors facing the yard as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2018-35 – 446 W. Webster – Fence
Applicant: David and Lori Loring
District: National Register
Current Function: Residential

Discussion

The applicant is seeking approval to install 30 feet of 30” tall fencing and two gates to enclose the backyard of the property.



Standards

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 fences not over four feet (4') in height are permitted between the property line and half way between the front and rear setback lines.

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

Deliberation

I move that the HDC (approve/deny) the request install 30 feet of 30" tall fencing and two gates to enclose the backyard of the property as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2018-36 – 1173 4th – Chimney Removal
Applicant: Community EnCompass
District: Houston
Current Function: Residential

Discussion

The applicant is seeking approval to remove the existing chimney to just below the roofline, or remove and rebuild the chimney to four feet for aesthetics only.





Support post bending under weight of leaning chimney

Standards

Sec. 11-31. Approval of demolition or moving of structures of historic or architectural worth.

1. The demolition or moving of structures of historic or architectural worth shall be discouraged. The commission shall not issue a certificate of approval for demolition of such a structure, except when the structure is deemed a hazard to public health or safety by a responsible

public agency. The commission may, at its own discretion, issue a certificate of approval for the demolition or moving of such structure, but shall be guided by the following conditions in exercising its judgment in granting such a certificate:

- a. The director of building inspection deems such structure to be a hazard to public safety or health and repairs are impossible.
 - b. Such structure is a deterrent to a major improvement program which will be of substantial benefit to the community.
 - c. Retention of such structure would cause undue financial hardship to the owner, which would be defined as a situation where more funds than is reasonable would be required to retain the structure.
 - d. The retention of such structure would not be in the interest of the community as a whole.
2. In cases where approval for demolition is granted, for reasons other than public health or safety, such certificate shall not become effective until six (6) months after the date of such issuance, in order to provide a period of time within which it may be possible to relieve a hardship or to cause the property to be transferred to another owner who will retain the structure. (Ord. No. 737, § 9, 9-25-73)

Deliberation

I move that the HDC (approve/deny) the request to remove the existing chimney to just below the roofline as long as the necessary permits are obtained.

Case 2018-37 – 28 W. Forest – Residing
Applicant: David Shedd
District: Clinton-Peck
Current Function: Residential

Discussion

The applicant is seeking approval to remove the Masonite siding on three sides of the house (excluding the rear facade) as well as the garage, and to replace it with wood grain, cement board siding with cedar style siding to be installed on the peaks of the three front-facing gable ends. The applicant is also requesting to replace the exterior trim around the windows and door with new 4-inch trim.



Standards

General

The Muskegon Historic District Commission does not endorse the residing of structures within the Historic districts. It is the policy of this Commission that the original fabric of the building should be repaired or replaced where necessary with the original building material.

In cases where the repair or replacement with like materials is impractical or where it can be demonstrated that the original materials will no longer hold paint or that the original materials are so badly deteriorated that they can no longer be reasonably repaired, the residing standards below shall strictly be adhered to.

Definitions

For the purpose of this statement, the terms “residing materials” and “trim cladding” shall be understood to encompass the use of any residing materials such as aluminum, vinyl, steel, hardboard, wood, masonry, or molded urethane which is designed to replace or cover all, or any part, of an exterior wall, trim work or other building element or a structure within a designated historic district.

Purpose

The Commission shall review all applications for Certificates of Appropriateness proposing the installation of residing materials or trim cladding as individual cases. Each application shall be decided on its own merit. No person should interpret any Commission approval for residing or trim cladding as being precedent setting. Unrestricted use of residing materials or trim cladding will not be allowed.

In any case where residing materials or trim cladding are proposed for use by a property owner or siding contractor, the property owner shall be required to submit a signed letter stating in detail the intent and scope of the proposed residing or trim cladding installation. Such a letter is to also include the identification of any deterioration or problems occurring relative to the existing siding or exterior building fabric. If known, the cause and extent of this deterioration must be clearly stated.

The following conditions of installation shall be met by all proposals for residing or trim cladding:

1. All existing deterioration shall be made structurally sound and its causes, insofar as possible, shall be corrected prior to the installation of residing materials or trim cladding.
2. Any installation of residing materials shall simulate the appearance of the original building material that it is intended to cover. This simulation shall take into account the size, shape or profile, texture, and linear direction of the original building material.
 - a. The residing material shall be similar in appearance and dimension to the original siding. The exposure to the weather of the new siding shall range within one inch of the nominal dimension of the original siding. The Historic District Commission shall have the authority to waive this requirement in the event that they believe a different design or dimension siding would be more appropriate to the architectural character of the Historic District.
 - b. A proposed color shall be appropriate as determined by the Commission.
 - c. Generally, wood grain textures are not approved by the Commission. However, the appropriateness of a specific siding texture shall be determined on an individual case basis.
3. Any installation of trim cladding shall adhere to the following guidelines for the treatment for architectural trim elements.
 - a. Existing cornice or building trim elements shall not be covered or replaced without Commission approval. Commission approval will depend upon how closely the trim cladding or new trim elements duplicate the appearance of the existing building trim elements.

- b. The wall siding material shall not extend over the existing trim members such as window and door trim, sills, facias, soffits, frieze members and boards, brackets, aprons, corner boards, trim boards, skirt boards, or any other characteristic moldings or architectural features.
- c. If the above mentioned trim members are to be clad, they shall be covered with custom formed cladding which shall closely approximate the shapes and contours of the existing moldings or trim. Distinctive or unusual trim or architectural elements shall not be clad without prior consideration and Commission approval.
- d. No building trim elements or architectural features are to be removed or altered to facilitate the installation of the new siding or trim cladding without approval of the Historic District Commission.
- e. In most cases the soffit cladding material shall run parallel and not perpendicular to the plane of the wall.

Deliberation

I move that the HDC (approve/deny) the request to replace siding on three sides of the house (excluding the rear facade) as well as the garage with wood grain, cement board siding with cedar style siding installed on the peaks of the three front-facing gable ends and to replace the exterior trim around the windows and door with new 4-inch trim as long as the work meets all zoning requirements and the necessary permits are obtained.

IV. OLD BUSINESS

None

V. OTHER BUSINESS

HDC Local Standards Review – Signage – Commissioners agreed to individually review the Signage Policy section of our local standards in preparation for the September 4th meeting. As that meeting was cancelled and rescheduled, the HDC work session was moved to Tuesday, October 2nd at 3:30pm, a half hour prior to the scheduled HDC meeting.

VI. ADJOURN