

CITY OF MUSKEGON  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES**

**October 2, 2018**

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

MEMBERS PRESENT: J. Hilt, S. Radtke, L. Wood, K. Panozzo; D. Warren

MEMBERS ABSENT: S. Kroes; A. Riegler, excused

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: K. Zimmerman, Community enCompass;

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of September 4, 2018 was made by J. Hilt, supported by K. Panozzo and unanimously approved.

**NEW BUSINESS**

Case 2018-33 – 1267 Ransom – Windows. Applicant: Mark Krier. District: McLaughlin. Current Function: Residential. The applicant is seeking approval to replace twenty-nine (29) deteriorating windows with new vinyl windows. The rough openings will remain the same. A sketch of the home's layout was provided, showing the windows to be replaced.

Board members and staff discussed the many windows on the house. They concurred that they would not require that all windows be replaced with wood; however, they did want the 9 windows facing Ransom Street to be wood.

A motion that the HDC approve the request to replace twenty (20) deteriorating windows with new vinyl windows within the same rough openings, and to replace nine (9) windows from the front-facing façade with wood windows within the same rough openings, as long as the necessary permits are obtained was made by S. Radtke, supported by J. Hilt and unanimously approved, with J. Hilt, S. Radtke, L. Wood, K. Panozzo; and D. Warren voting aye.

Case 2018-34 – 421 W. Webster Ave – Garage. Applicant: Kevin and Jacquelyn Huss. District: Houston. Current Function: Residential. The applicant is seeking approval to construct a detached, 26- x 26-foot garage behind the home. The proposed garage will be located approximately 8 feet from the easterly lot line, and a concrete apron will extend to approximately 2 feet 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.

A motion that the HDC approve the request to construct a detached, 26- x 26-foot garage behind the home sided with "SmartSide" siding of a cedar shake design to match the shadow lines of the home's siding, with two steel garage doors facing the alley, two adjoining wood entry doors facing the yard, and vinyl windows for secondary façades, as long as the work meets all zoning requirements and the

necessary permits are obtained, was made by S. Radtke, supported by L. Wood and unanimously approved, with J. Hilt, S. Radtke, L. Wood, K. Panozzo; and D. Warren voting aye.

Case 2018-35 – 446 W. Webster Ave – Fence. Applicant: David and Lori Loring. District: National Register. Current Function: Residential. The applicant is seeking approval to install 30 feet of 30” tall fencing and two gates to enclose the backyard of the property.

A motion that the HDC approve the request install 30 feet of 30-inch 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, was made by S. Radtke, supported by J. Hilt and unanimously approved, with J. Hilt, S. Radtke, L. Wood, K. Panozzo; and D. Warren voting aye.

Case 2018-36 – 1173 4th St – Chimney Removal. Applicant: Community enCompass. District: Houston. Current Function: Residential. The applicant is seeking approval to remove the existing chimney to just below the roofline, or remove and rebuild the chimney up to four feet for aesthetic purposes only.

S. Radtke confirmed that the fireplace was no longer used and that there were safety issues to consider. K. Zimmerman stated that was correct; it would cost approximately \$10,000 to restore the fireplace to working order. She stated that the chimney’s construction was compromised and they were concerned it could fall down at any time. It was being held up by a metal rod at this time, and was causing leaks in the house. She stated that they would enclose the fireplace inside the house so it couldn’t be used, leaving the recently remodeled mantel.

A motion that the HDC approve the request to remove the existing chimney to just below the roofline, and rebuild the chimney to 4 feet for aesthetic purposes as long as the necessary permits are obtained, was made by D. Warren, supported by L. Wood and unanimously approved, with J. Hilt, S. Radtke, L. Wood, K. Panozzo; and D. Warren voting aye.

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

A motion that the HDC approve the request to replace siding on three sides of the house and the garage (excluding the rear facade) with a smooth-surfaced, cement board siding with cedar shake-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 wooden trim as long as the work meets all zoning requirements and the necessary permits are obtained, was made by S. Radtke, supported by D. Warren and unanimously approved, with J. Hilt, S. Radtke, L. Wood, K. Panozzo; and D. Warren voting aye.

## OLD BUSINESS

None

## OTHER

**HDC Local Standards Review – Signage** – S. Radtke suggested starting with a smaller section of the standards, as efforts to review the signage section had not worked yet. Board members concurred, and it was decided that the first sections to review would be the Roofing and Residing and Trim Cladding sections. Suggested changes would be reviewed by the board after their November meeting.

There being no further business, the meeting was adjourned at 4:47 p.m.