

CITY OF MUSKEGON  
**HISTORIC DISTRICT COMMISSION**  
MINUTES

**October 1, 2024**

J. Huss called the meeting to order at 4:08 p.m. and roll was taken.

MEMBERS PRESENT: S. Radtke (late), J. Huss, G. Borgman, D. Gregersen, C. Davis

MEMBERS ABSENT: K. Kochin, excused

STAFF PRESENT: J. Pesch, W. Webster

OTHERS PRESENT: S. Roberts (1148 Terrace); M. Vidal-Gibbons (523 W. Clay); H. Laranja (448 W. Muskegon); F. Peterson (349 W. Webster)

**APPROVAL OF MINUTES**

A motion to approve of the regular meeting minutes of July 2, 2024, August 13, 2024, and September 10, 2024 was made by G. Borgman, supported by D. Gregersen and approved with J. Huss, G. Borgman, D. Gregersen, and C. Davis voting aye.

**OLD BUSINESS**

**Case 2024-15 – 1148 Terrace St. – Siding**

**Applicant: Steven Roberts - District: McLaughlin - Current Function: Residential**

This case was tabled at the September 10<sup>th</sup> meeting. The applicant was seeking approval to replace the siding with a double 4 vinyl siding.

J. Pesch stated that he had shared the HDC's questions from the previous meeting with the property owner, but did not receive much additional information other than the fact that the proposed vinyl siding would have a four-inch reveal. S. Roberts stated that he could provide answers to the questions that were asked at the previous meeting.

J. Pesch shared photos of the house from 1972 and 1984, the former showing the original wood siding. G. Borgman stated that the photo appeared to show a 3" reveal for the original wood siding. J. Pesch added that a question that the HDC had brought up previously was, if approved for residing, would the wood siding be removed and new siding be installed in its place or would the existing wood siding be left in place and new siding be installed on top of it. S. Roberts stated that if the existing siding was rotted he would prefer not to simply cover it with new siding. J. Huss said that would be the preferred approach so as not build up layers of siding and lose the detail of the trim.

The HDC decided to table the case to allow the property owner additional time to provide details regarding the condition of any existing wood siding under the aluminum siding. J. Pesch asked if the HDC would be willing to allow for exploratory demolition to assess the condition of the wood siding, adding that if it were in good condition, its restoration and repair could be something approved by staff. The HDC agreed that this would be fine as long as any request to reside the house return for review at a future meeting.

S. Radtke arrived at 4:21 p.m.

## NEW BUSINESS

### Case 2024-18 – 523 W. Clay Ave. – Pergolas/Gazebo

Applicant: Steven Gibbons and Idalmis Marina Vidal-Gibbons - District: National Register - Current Function: Residential

The applicant was seeking approval to install two 12'x8'-5" pergolas and an approximately 17'x22' gazebo.

M. Vidal-Gibbons provided an overview of the work proposed to be completed at the property explaining that it was to be handled in phases rather than being built all at once. Drawings, renderings, and "mood boards" were shared with the HDC to illustrate the intent of the proposed changes, and M. Vidal-Gibbons pointed out that there was an effort to draw from some of the details of the house, such as the house's corbels and porch columns, without exactly replicating them.

J. Pesch explained that the proposed brick pathway could be approved by staff, but the more constructed features of the masonry work, such as the outdoor kitchen, warranted formal HDC review. J. Huss stated that nothing would be attached directly to the house, and S. Radtke agreed noting that the changes could be removed in the future without affecting the house or leaving a permanent record of their existence.

M. Vidal-Gibbons noted that the materials to be used for construction had not yet been decided as they wanted the HDC's input on that. S. Radtke stated that composite materials had improved in recent years and that the HDC generally preferred smooth-faced (as opposed to faux-woodgrain) finishes, but warned that those were becoming difficult to find. The HDC discussed potentially approving the hardscape items as presented and having the applicant return once they decided on a material for the other items, but ultimately chose to allow for flexibility with the other materials used for construction.

A motion that the HDC approve the request to complete the hardscaping brickwork and install two 12'x8'-5" pergolas and an approximately 17'x22' gazebo as depicted in the October 1, 2024 HDC staff report as long as the pergola and gazebo materials are either wood or smooth-face PVC or composite material and as long as the work meets all zoning requirements and the necessary permits are obtained was made by J. Huss, supported by D. Gregersen and approved with S. Radtke, J. Huss, G. Borgman, D. Gregersen, and C. Davis voting aye.

### Case 2024-19 – 448 W. Muskegon Ave. – Siding, Trim, Soffit, and Fascia

Applicant: Hugo Laranja - District: Houston - Current Function: Vacant

The applicant was seeking approval to replace the existing wood fascia and soffit with aluminum fascia and soffit and replace the existing wood trim and siding with wood composite trim and siding with a four-inch reveal. J. Pesch explained that this work was part of a larger rehabilitation project that would include additional work to be reviewed at ensuing meetings.

H. Laranja explained that he hoped this would address issues with the fascia rotting in many areas due to continued water damage and noted that the existing soffit was not vented, leading to other potential problems. S. Radtke asked if the fascia board would be wrapped in aluminum and which way the boards ran on the existing soffit. H. Laranja stated that the fascia would be wrapped and that the

existing soffit boards ran parallel to the house, but he had difficulty finding aluminum soffit that matched that. It was noted that there was a piece of crown molding that transitioned between the cornice board and soffit. H. Laranja explained that he had not planned to retain that crown due to the difficulty connecting it to new aluminum soffit and fascia.

J. Huss said that if an alternate material was approved, the HDC would want it to replicate as much of the detail (cornice board, crown molding, soffit, etc.) as possible. H. Laranja asked how ventilation could be addressed. The board discussed a previous case which faced the same issue which was able to find a product that included hidden vents; D. Gregersen added that there once had been a product that replaced a single soffit board with a full-length vent.

H. Laranja explained that he planned to retain the 4" siding reveal and various existing trim dimensions, but build out the same with a wood composite material on top of the existing siding and trim. He added that he was not able to find a smooth-face wood composite siding option and could not use a fiber cement product as it would crumble if he tried to nail it to the uneven surface of the existing siding. The HDC discussed this and ultimately decided that many of the existing shadow lines would remain as all siding and trim would be expanded out the same distance and only the windows would visually recede slightly.

S. Radtke explained that the existing crowns over the windows would also need to be retained and/or replaced. H. Laranja stated that the window crowns currently collected water on top and he was proposing to remove them avoid that and so that all windows on the house would match. D. Gregersen explained that the window crowns were a defining feature of the Italianate style and that they could be replicated in PVC, composite, or in wood with the top board wrapped with aluminum with a drip edge and flashed behind the siding. S. Radtke added that while the window crowns themselves were significant to the style of the house, he felt that any replacement window crown could be similar in width, but did not have to be an exact replica.

J. Huss left at 5:00 p.m.

H. Laranja provided a brief overview of other planned work (replacement/removal/resizing of windows, repairs and changes to the porch) that was anticipated to be discussed at a future HDC meeting.

A motion that the HDC approve the request to repair or replace the existing wood fascia and soffit with aluminum fascia and soffit run parallel to the house, install wood composite siding with a four-inch reveal and wood composite trim maintaining the existing trim's proportions, and repair or replace the crowns and window crowns with materials of a similar size and profile to the existing as long as the work meets all zoning requirements and the necessary permits are obtained was made by D. Gregersen, supported by G. Borgman and approved with S. Radtke, G. Borgman, D. Gregersen, and C. Davis voting aye.

H. Laranja asked that the HDC reconsider the requirement that crown molding be reinstalled between the cornice board and soffit. J. Pesch stated that the applicant could return to discuss this topic after completing some of the work to determine what would be an appropriate means of addressing this construction detail and the HDC agreed to revisit the discussion at a future meeting, if necessary.

G. Borgman left at 5:34 p.m.

OTHER BUSINESS

**Staff Approval Form Update** – This item was not discussed due to lack of quorum.

**Local Standards Update** – This item was not discussed due to lack of quorum.

ADJOURN

There being no further business, the meeting was adjourned at 5:34 p.m.