

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

DATE OF MEETING: Tuesday, October 1, 2019
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 August 6, 2019
- III. New Business
 - Case 2019-20 – 1575-79 Peck – Doors
 - Case 2019-21 – 1275 Ransom – Porch
 - Case 2019-22 – 1502 Peck – Balcony
 - Case 2019-23 – 1188 4th – New Construction (Garage)
- IV. Old Business
 - Case 2019-18 – 511 W. Clay – Siding
 - Case 2019-19 – 1593 Jefferson – Rehabilitation/New Construction
- V. Other Business
 - Adoption of Updated HDC Local Standards
- 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

August 6, 2019

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

MEMBERS PRESENT: J. Hilt, K. George, A. Riegler, D. Warren, S. Radtke

MEMBERS ABSENT: K. Panozzo, excused; L. Wood, excused

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: M. Tisch, Tischco Signs; E. Decker, 416 W. Webster; F. Peterson, 1593 Jefferson

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of July 2, 2019, was made by D. Warren, supported by S. Radtke and unanimously approved.

NEW BUSINESS

Case 2019-16 – 1275 Peck St (Signs). Applicant: Anchor Insurance Group Inc. District: McLaughlin. Current Function: Commercial. J. Pesch presented the staff report. The applicant is seeking approval to remove the existing channel letters reading “INSURANCE” from the east façade of the building and replace with new channel letters. The applicant is also requesting to replace one 3’x7’ sign face on the south façade. Drawings for the proposed sign were provided.

J. Hilt asked if the new letters would be the same size as the old ones. M. Tisch stated that they may not be exactly the same size, but they would fit within the sign allotment. S. Radtke pointed out that this was not a historic building and it was not a contributing resource to the district.

A motion that the HDC approve the request to remove the existing channel letters from the east façade and replace them with new channel letters in the design shown in the application and to replace one 3’x7’ sign face on the south façade with the design shown in the application as long as the work meets all zoning requirements and the necessary permits are obtained, was made by D. Warren, supported by S. Radtke and unanimously approved, with J. Hilt, K. George, A. Riegler, D. Warren, and S. Radtke voting aye.

Case 2019-17 – 416 W. Webster Ave (Fence). Applicant: Eric Decker. District: National Register. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking ap-

proval to construct a six-foot tall wood privacy fence and a three-foot tall privacy fence around the backyard of the property. The work has already been completed.

J. Pesch had contacted the property owners to let them know that the fence required HDC approval. The fence was not in violation of any HDC standards.

A motion that the HDC approve the six-foot tall wood privacy fence and three-foot tall privacy fence around 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 D. Warren and unanimously approved, with J. Hilt, K. George, A. Riegler, D. Warren, and S. Radtke voting aye.

Case 2019-18 – 511 W. Clay Ave (Siding). Applicant: Katherine Jawor/Steve Dahlstrom. District: National Register. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to replace areas of deteriorated wood siding on the rear of the house with a treated engineered wood lap siding (SmartSide) of the same size, color, and spacing.

Board members had questions about the locations of the deteriorated wood and how much of it was going to be replaced. They concurred that they would table the meeting until the applicant or a representative could be present to provide that information.

A motion that the HDC table the request to replace areas of deteriorated wood siding on the rear of the house until additional information was provided, was made by S. Radtke, supported by K. George and unanimously approved, with J. Hilt, K. George, A. Riegler, D. Warren, and S. Radtke voting aye.

Case 2019-19 – 1593 Jefferson St (Rehabilitation/New Construction). Applicant: Frank Peterson. District: Jefferson. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to 1) add aluminum seamless gutters and downspouts, 2) add new shutters to all windows on the front façade, 3) reinstall the storm windows, 4) replace a window on the south side of the house with a new door (to access proposed patio), 5) remove the existing garage doors and reside the existing three-stall garage with a treated engineered wood lap siding, converting the space to a den, 6) build a new, 28'x24' detached garage at the rear of the property, and 7) construct new, 6'-tall cedar privacy fencing to enclose the back yard.

J. Hilt asked if the house previously had shutters. F. Peterson stated that it did, and he still had two original shutters in the basement. The shutter hardware was also still affixed to the house. He planned to replicate the original shutter when getting others made for the rest of the windows. J. Pesch provided an old photo of the house showing the shutters. A. Riegler asked if the gutters would be white. F. Peterson stated that was correct, and the shutters would be green. J. Hilt asked if there were any storm windows. F. Peterson stated that he had some of the storm windows, and they had "T-style" trim, which he would look into getting replicated. A. Riegler stated that it was important to keep scale in mind when building the new garage. F. Peterson said the garage would sit back by the alley, adjacent to the neighbor's garage. A. Riegler suggested that the garage windows be changed to add divided lites to them to match the house windows. K. George asked if the garage would be sided. F. Peterson stated that it would be sided to match the garage-turned-den on the back of the house. K. George stated that she thought the roof pitch would be sufficient to match

the house but something was needed to break up the street-facing elevation, such as trim or a frieze board. A. Riegler asked if the brick on the rear of the house, currently the garage, would be covered with siding. F. Peterson stated that it would be sided, as there had been a fire there in the past and the brick used to repair the damaged areas did not match the rest of the house. A. Riegler suggested a different type of utility door on the garage, other than flat panel. F. Peterson stated that the door would be facing the alley and not visible. S. Radtke stated that he would like to see the garage roof pitch more closely match the house. F. Peterson stated that his builder recommended against matching the house roof, as it would add substantial cost (Staff has since approved the applicants revised application which includes a hip roof more closely matching that of the house, this affected some of the requirements outlined in the motion – see below). K. George discussed different possibilities to break up the front elevation of the garage to help better match the house; she stated that some simple trim work should be sufficient. Board members discussed how to dress up the garage and concurred that only the elevation facing Jefferson St. needed additional details. K. George asked about the proposed patio door mentioned in item #4 of the staff report. F. Peterson stated that he withdrew that request as they no longer planned to convert that window to a door. He also stated that the lower window sashes were getting very wet and some of the bottom sashes would need to be rebuilt.

A motion that the HDC approve the request to 1) add aluminum seamless gutters and downspouts, 2) add new shutters to all windows on the front façade, 3) reinstall the storm windows, 4) remove the existing garage doors and reside the existing three-stall garage with a treated engineered wood lap siding, 5) build a new, 28'x24' detached garage at the rear of the property as shown in the drawings included in the application (updated to include a hip roof), and 6) construct a new, 6'-tall cedar privacy fence to enclose the back yard, as long as the work meets all zoning requirements and the necessary permits are obtained was made by A. Riegler. K. George suggested that wording about the additional garage details be included in the motion. A. Riegler amended the motion to add that a frieze board or additional decorative trim would be required on the side of the garage facing Jefferson St. (after the change in roof style, this is no longer relevant to the motion). K. George supported the motion which was approved, with K. George, A. Riegler, D. Warren, and S. Radtke voting aye, and J. Hilt voting nay.

Old Business

None

Other

HDC Local Standards Draft – Staff had assembled a draft of the local standards incorporating the various changes discussed over past meetings. A future workshop will be held to review the updated local standards in more detail before final adoption.

41 Irwin Ave (Siding) – The new owner has contacted Staff about vinyl siding previously installed on the house that covers an existing door on the garage and existing windows on the house and breezeway. The residing work was approved by the HDC in December 1996 with the conditions that all trim work, including window and door frames, boards, and architectural features be retained or covered with materials of the same size and shape, as consistent with the residing and trim cladding

standards and guidelines. As this work was not permitted to cover any existing doors or windows. Staff gave the current owner permission to correct this work by removing the siding in these areas.

HDC Staff Approval (Fences) – Staff is requesting that Staff Approval powers be granted for proposed new fencing in historic districts as long as the work complies with the Fence Standards and Guidelines. This type of work would be added to the Staff Approval Form, allowing applicants to bypass full HDC review when installing a new fence. A draft of the Staff Approval Form was provided to board members with additions denoted in **bold**.

Hackley Library – J. Pesch notified board members that the city’s Fire Marshal had stated that address numbers were required on the front of the Hackley Public Library and the Torrent House. The library would like to put address numbers on transom windows above the front door of each building. Board members concurred that that would be acceptable as long as HDC standards were followed.

There being no further business, the meeting was adjourned at 5:15 p.m.

III. NEW BUSINESS

Case 2019-20 – 1575-79 Peck – Doors
Applicant: VEL Properties LLC (Vicki Lanting)
District: Clinton-Peck
Current Function: Residential

Discussion

The applicant is seeking approval to replace the two front doors with new front doors of a different style. The work has already been completed.



1575-79 Peck with new style of doors



1575-79 Peck with previous style of doors with glass lites

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

rated 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, a new wood door may be used. 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 the 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 the two front doors with new front doors of a different style as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2019-21 – 1275 Ransom – Porch
Applicant: City of Muskegon CNS (on behalf of Jim Jim)
District: McLaughlin
Current Function: Residential

Discussion

The applicant is seeking approval to remove the rear porch and install a new, 6'x12' porch with stairs, 2"x6" hand rail, and 2"x2" spindles. The porch was heavily damaged in a storm in 2014, but the HDC-approved rebuild/repair of the porch (to match the original) was never completed.



View of 1275 Ransom from street



Current view of rear porch from driveway (above), and 2014 photos of tree damage to porch (below)





Rear porch stairs



View of rear porch from back yard, farther from driveway

Standards

Covered Porches

Newly constructed covered porches shall be decked with tongue and groove decking and painted to complement or contrast the house (unless the construction involves the rebuilding of a missing original porch where documentable evidence shows a different method of decking). Ventilation under the porch deck is necessary to prevent excessive moisture from causing deterioration to the porch members. Therefore, the porch skirt shall be detailed in a similar manner to that shown on the attached decking detail illustration. In some cases, composite decking materials may be permitted for use on covered porches.

Freestanding or Attached Decks (Uncovered Porches)

Placement and design of all decks shall be approved by the Commission. Decks should be located in unobtrusive locations and shall feature one of the edge details featured on the attached decking detail illustration. Decking boards shall consist of 5/4" thick pressure treated decking or square edged fir decking and appropriately finished. In some cases, composite decking materials may be permitted for use on uncovered porches.

Handrails and Guardrails

Existing original handrails and guardrails shall not be removed without the approval of the Commission. Deteriorated rails shall be repaired as a first course of action. When replacement is necessary, the original details shall be replicated. In cases where height or spacing is required to be modified to meet code requirements, the Commission will carefully review the options to determine the most appropriate method to accomplish this requirement. In cases where handrails or guardrails are new (including those for new decks), the design shall generally conform to the railing and balustrade detail illustrated on the attached sketches.

In all cases, if an original guardrail was higher than the minimum height as listed above, then the original height applies. In general, in order to meet building code requirements, the minimum guardrail height in the historic districts shall conform to the following standards:

PORCH OR DECK FLOOR HEIGHT FROM FINISHED GROUND GRADE	MINIMUM GUARDRAIL HEIGHT
0" - 30"	0"
30" - 60"	24"
60" and higher	30"

Porch Enclosure

Existing screen or open porches shall not be enclosed with framing or windows without approval by the Commission. Generally, when an open or screened porch is enclosed, the enclosure materials or windows should preserve the appearance of a porch in order to maintain the original design and to avoid the visual effect of a boxed-in appendage. This can often be accomplished with full length windows and exterior screens which would extend from within a few inches off the floor or base of the existing porch opening thus maintaining the effect of a screened in porch or solarium. On most full length porches, building up a half-wall at the base and enclosing it with short windows would not be in keeping with the original design of the house and would detract from the overall appear-

ance. Each request for a porch enclosure will be carefully analyzed by the Commission, taking into consideration the practical and intended usage of the area and the overall visual effect upon the house.

Paint

All exposed deck or porch wood shall be painted to complement or contrast the existing structure. Pressure treated wood shall be painted no later than one year after installation.

Deliberation

I move that the HDC (approve/deny) the request to remove the rear porch and install a new, 6'x12' porch with stairs, 2"x6" hand rail, and 2"x2" spindles as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2019-22 – 1502 Peck – Balcony
Applicant: Koal Development, LLC
District: Clinton-Peck
Current Function: Residential

Discussion

The applicant is seeking approval to add two jack posts wrapped with wood and painted to match the existing materials to repair and secure the common area balcony on the east side (rear) of the structure.



View of structure from Peck Street



View of rear balcony from E. Grand Avenue



Rear balcony highlighting proposed location of jack posts

Standards

See Case 2019-21 above for Porch and Deck Standards

Deliberation

I move that the HDC (approve/deny) the request to add two jack posts wrapped with wood and painted to match the existing materials to repair and secure the common area balcony on the east side (rear) of the structure as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2019-23 – 1188 4th – New Construction (Garage)

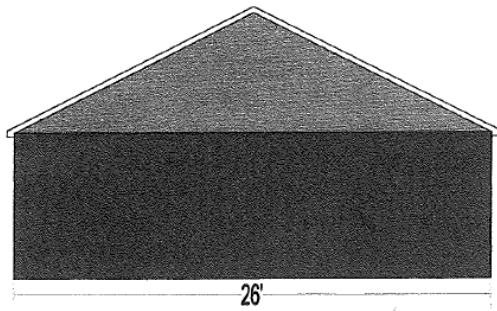
Applicant: City of Muskegon

District: Houston

Current Function: Residential

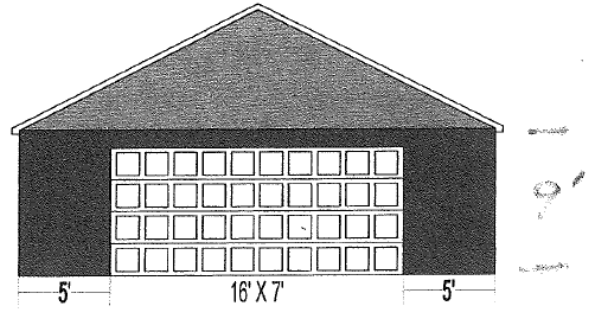
Discussion

The applicant is seeking approval to construct a new 26'x24' detached, two-stall garage at the rear of the house. The garage doors will face the house.



Gable Front View

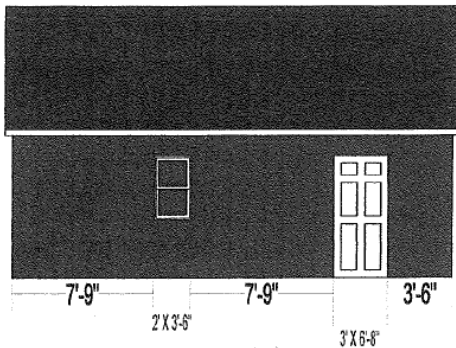
NEIGHBOR VIEW



Gable Back View

(1) - GARAGE DOOR 16X7 WHITE INSUL RAISED PNL EZSETTORSN

DRIVE VIEW

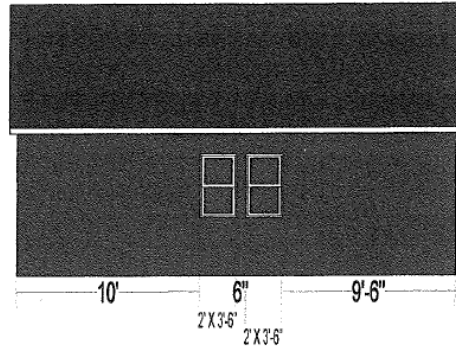


Eave Front View

(1) - SINGLE HUNG (GOOD) 24X42

(1) - PREHUNG STE PH36RH STEE CM-1 6-PANEL STEEL DOOR

REAR VIEW

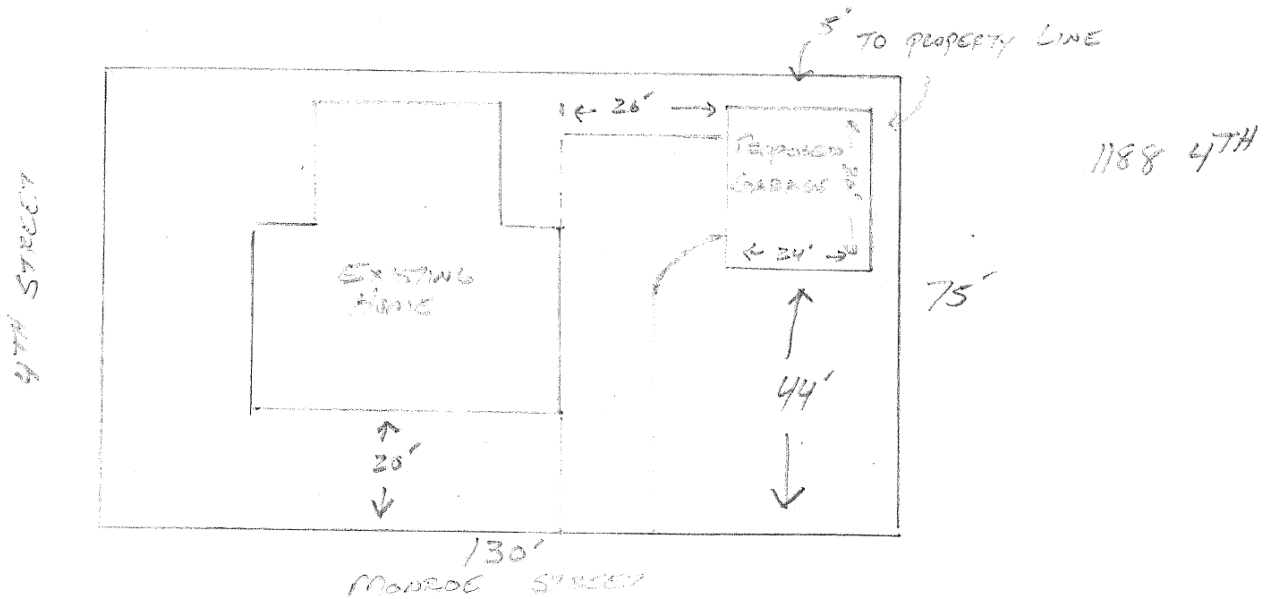


Eave Back View

(2) - SINGLE HUNG (GOOD) 24X42

MONROE VIEW

Elevations of proposed garage



Site plan for prosed garage at 1188 4th Street

Standards

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

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,

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 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

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 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.

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

Deliberation

I move that the HDC (approve/deny) the request to construct a new 26'x24' detached, two-stall garage at the rear of the house as depicted in the drawings provided for the October 1, 2019 HDC meeting as long as the work meets all zoning requirements and the necessary permits are obtained.

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 historic.

IV. OLD BUSINESS

Case 2019-18 – 511 W. Clay – Siding
Applicant: Katherine Jawor/Steve Dahlstrom
District: National Register
Current Function: Residential

Discussion

This case was tabled at the August meeting. The applicant is seeking approval to replace areas of deteriorated wood siding on the rear of the house with a treated engineered wood lap siding (Smart-Side) of the same size, color, and spacing.



View of house and garage from alley

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 areas of deteriorated wood siding on the rear of the house with a treated engineered wood lap siding of the same size and spacing as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2019-19 – 1593 Jefferson – Rehabilitation/New Construction

Applicant: Frank Peterson

District: Jefferson

Current Function: Residential

Discussion

The applicant has revised his application (which was reviewed at the August meeting) to request to remove the existing garage doors and install 72” sliding patio doors on the two outside openings rather than adding walls/windows in these locations. The applicant still plans to reside the existing three-stall garage with a treated engineered wood lap siding, and convert the space to a den. Renderings of what was previously approved and what is now being requested are provided below.



Existing three-stall garage viewed from alley



Revised rendering (current proposal)



Previously approved rendering

Standards

Various local standards apply.

Deliberation

I move that the HDC (approve/deny) the request to 1) add aluminum seamless gutters and downspouts, 2) add new shutters to all windows on the front façade, 3) reinstall the storm windows, 4) replace the noted window on the south side of the house with a new door, 5) remove the existing garage doors and reside the existing three-stall garage with a treated engineered wood lap siding, 6) build a new, 28'x24' detached garage at the rear of the property as shown in the drawings included in the application, and 7) construct new, 6'-tall cedar privacy fencing to enclose the backyard as long as the work meets all zoning requirements and the necessary permits are obtained.

V. OTHER BUSINESS

HDC Local Standards Draft – Staff and HDC members have finalized changes to the local standards over past meetings and workshops. The HDC must vote to approve final adoption of the updated local standards.

VI. ADJOURN