

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

September 6, 2022

S. Radtke called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: S. Radtke, D. Gregersen, T. Emory, G. Borgman, J. Huss

MEMBERS ABSENT: K. George

STAFF PRESENT: J. Pesch, R. Kleyn

OTHERS PRESENT: R. Badgerow (116 E. Isabella); D. Ridders (1541 Clinton); D. Rodas and M. Rodas (1586 Peck)

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of July 12, 2022 was made by J. Huss, supported by T. Emory and approved with S. Radtke. D. Gregersen, T. Emory, G. Borgman, and J. Huss voting aye.

OLD BUSINESS

Because there was no applicant present for Case 2022-29, the cases were heard out of order.

NEW BUSINESS

Case 2022-30 – 116 E. Isabella Ave. – Siding and Windows

Applicant: City of Muskegon Community and Neighborhood Services - District: McLaughlin - Current Function: Residential

The applicant was seeking approval to install vinyl siding with the same exposure dimension as the original siding and a smooth finish, and to remove and replace 17 existing wood windows with new windows of the same size, design, proportions, profile, and materials.

S. Radtke asked what width the new siding was proposed to match, and R. Badgerow stated that it would match the house's original wood siding which was likely still in place below the current asphalt siding. R. Kleyn from the City of Muskegon Community and Neighborhood Services Department added that this work was part of a lead abatement project and that the asphalt siding could not be removed to restore the original wood siding because doing so would release more lead dust. J. Pesch noted that the State Historic Preservation Office determined that the proposed work would have no adverse effect as long as the work met their specifications – which it did.

D. Gregersen stated that he thought the proposed changes would bring the house closer in appearance to what it historically had been. The board agreed that no defining features would be lost as a result of the proposed work. R. Badgerow noted that the proposed replacement windows would match the originals in appearance.

The board moved on to discuss the front porch and how the proposed work might affect its appearance. R. Badgerow explained that the existing windows would be wrapped to prevent further deterioration and to contain the lead, then new storm windows would be installed once that work was complete. D. Gregersen noted that the storm door was clearly a replacement and asked if it would be addressed with this work; R. Badgerow stated that the door would be removed and reinstalled. J. Pesch explained that, because replacement of the storm door was

not included in the request, the HDC could not require that it be replaced with a more appropriate door style, but that it could be included as a recommendation in the HDC's final motion. The board discussed the availability of historically accurate wooden storm doors.

A motion that the HDC approve the request to install vinyl siding with a smooth finish and the same exposure dimension as the original wood siding (once that dimension is determined by uncovering a portion of the original siding), to remove and replace 17 existing wood windows with new windows of the same size, design, proportions, profile, and materials, and to install a replacement storm door on the front porch that is historically accurate to the house as long as the work meets all zoning requirements and the necessary permits are obtained was made by G. Borgman, supported by T. Emory and approved with S. Radtke, D. Gregersen, T. Emory, G. Borgman, and J. Huss voting aye.

Case 2022-31 – 1541 Clinton St. – Windows

Applicant: Dan Ridders - District: Clinton-Peck - Current Function: Residential

The applicant was seeking approval to replace a total of nine wood windows with eight wood or vinyl replacement windows of the same size, design, proportions, and profile except for a pair of adjacent double-hung windows on the first-story of the north elevation which would be replaced with a single window filling the windows' original openings. Some of the original windows had been missing for a number of years.

J. Pesch presented photos of the house noting which windows were proposed for replacement. D. Ridders explained that he had been considering replacing the pair of adjacent double-hung windows on the first-story of the north elevation with a picture window that would fill the original openings, but decided instead to retain two double-hung windows to keep an operable window in the kitchen. The HDC was in favor of this decision, adding that wood replacement windows were preferred, but that fiberglass windows could also be an option.

A motion that the HDC approve the request to replace a total of nine windows with wood or fiberglass replacement windows of the same size, design, proportions, and profile filling the windows' original openings as long as the work meets all zoning requirements and the necessary permits are obtained was made by J. Huss, supported by T. Emory and approved with S. Radtke, D. Gregersen, T. Emory, G. Borgman, and J. Huss voting aye.

The board returned to the case listed under Old Business, as the applicant was present.

Case 2022-29 – 1586 Peck St. – Windows, Siding, Trim Wrapping

Applicant: Danny Rodas - District: Clinton-Peck - Current Function: Residential

The applicant was seeking approval to install vinyl siding and trim and wrap the columns on the house's porches to make them square rather than round. This was a continuation of the discussion started at the July meeting where the HDC approved the request to replace all windows with vinyl replacement windows matching the size, shape, and appearance of the original windows and with the condition that all leaded glass windows are retained.

M. Rodas asked what the HDC thought about increasing the height of the front porch railing. The board discussed various methods for meeting modern building codes without sacrificing the appearance of the original, shorter railing height. J. Pesch stated that he did not have photos showing the original style of the balusters used on the porch, and the board determined that using square balusters would be ok. They added that the porch columns could be replaced with replicas made from fiberglass, but preferred that the columns not be wrapped or change in shape.

The board moved on to discuss the request to install vinyl siding on the house. S. Radtke explained that, while vinyl siding had been approved elsewhere by the HDC, this house contained architectural detail that would be obscured by the installation of vinyl siding. He added that, in cases where a new siding material was proposed,

the board preferred removing the existing siding and replacing it rather than installing replacement siding material on top of existing siding; J. Huss explained that this allowed for preserving shadow lines, distinctive trim, dentil molding, and the sunburst feature on the gable ends. The HDC discussed how vinyl siding would align with the existing or replacement trim boards, if that option were approved. S. Radtke said that if new trim boards were needed where existing boards were damaged, wood or composite replacement materials were typically approved by the HDC, but the more decorative trim pieces around windows would need to be preserved. The board determined that if vinyl siding were to be installed, it should only be done after the existing wood siding is removed and it should retain the same exposure dimension of the wood siding. D. Rodas stated that the siding he had purchased was eight inches wide and would not resemble what was existing, so he would likely paint the wood siding instead.

M. Rodas asked if a fence could be installed on existing fence posts. J. Pesch said that, based on the location of the fence posts, he would likely be able to approve that work as staff.

A motion that the HDC approve the request to remove the existing wood siding and replace it with vinyl siding with a smooth finish and the same exposure dimension as the original wood siding, remove and replace the plain trim with new material retaining the original profiles and dimensions and all decorative trim elements and gable ends, and rebuild the front porch as existing but with the porch railing raised up from the floor and the top of the railing raised to no higher than 28" above the porch floor using square balusters as long as the work meets all zoning requirements and the necessary permits are obtained was made by J. Huss, supported by T. Emory and approved with S. Radtke, D. Gregersen, T. Emory, G. Borgman, and J. Huss voting aye.

OTHER BUSINESS

Election of Vice Chairperson – The HDC's Vice Chairperson resigned a few months ago and they have not been replaced. The board agreed to continue through the end of the year without a Vice Chairperson and elect a new one at the start of 2023.

CLG Application Update – The City of Muskegon officially became a Certified Local Government on September 2, 2022. As previously discussed, certification through the program makes Muskegon eligible for annual CLG grant opportunities. Applications for the FY23 grant cycle open October 3, 2022, and at the May meeting, the HDC supported applying for funding to assist with conservation work for the monuments in Hackley Park. J. Pesch discussed future historic survey work that could be completed to review the boundaries of the current historic districts.

ADJOURN

There being no further business, the meeting was adjourned at 5:52 p.m.

JP