

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

DATE OF MEETING: Tuesday, July 12, 2022
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Conference Room 204, City Hall

AGENDA

- I. Call to Order
- II. Approval of Minutes of the regular meeting of May 12, 2022 and June 7, 2022.
- III. Old Business
- IV. New Business
 - Case 2022-25 – 523 W. Clay – Fence
 - Case 2022-26 – 1188 4th – Fence
 - Case 2022-27 – 26 E. Isabella – Windows
 - Case 2022-28 – 313 W. Webster – Demolition
- V. Other Business
 - New HDC Member
 - 2022 Staff Approval Update #2
 - August 2022 HDC Meeting Date
- 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. APPROVAL OF MINUTES

Approval of Minutes of the regular meeting of May 12, 2022 and June 7, 2022.

III. OLD BUSINESS

None

IV. NEW BUSINESS

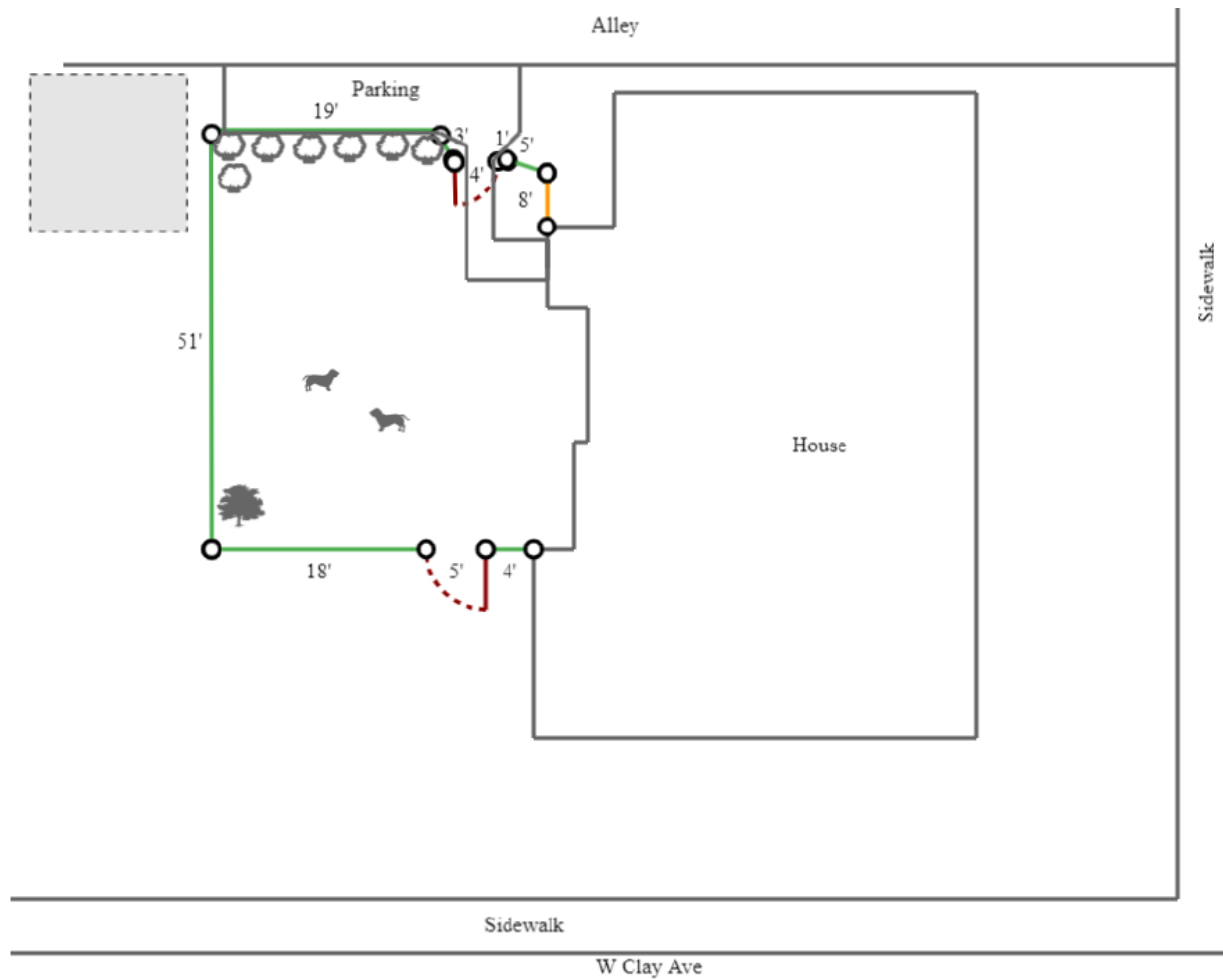
Case 2022-25 – 523 W. Clay – Fence
Applicant: Steven Gibbons and Idalmis M Vidal-Gibbons
District: National Register
Current Function: Residential

Discussion

The applicant is seeking approval to construct a six-foot-tall vinyl privacy fence in the side and rear yard of the property.



View of house from W. Clay Avenue, looking southeast. Proposed fence location will be on the left.



Proposed location of fence. Grey box is the neighbor's garage.



Rendering of proposed fence location and fence style.



Proposed fence style.

Standards

FENCE STANDARDS AND GUIDELINES (Abbreviated)

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.

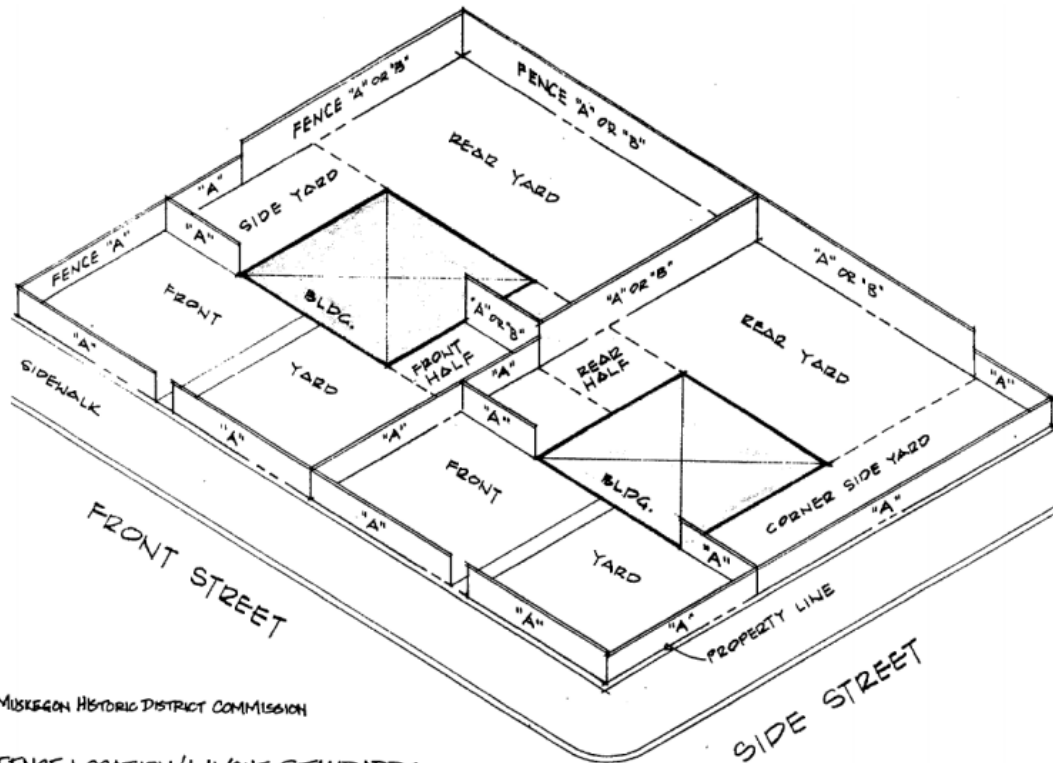
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Fence Standards

LAYOUT REQUIREMENTS: (Please see the attached Supplementary Graphics sheets)

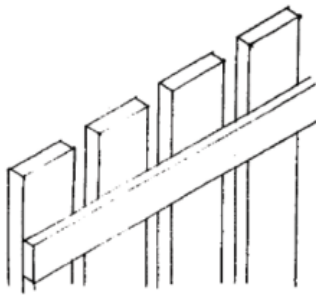
Conforming open fences not over four (4) feet and conforming solid fences not over three (3) feet in height are permitted between the property line and halfway between the front and rear setback lines.

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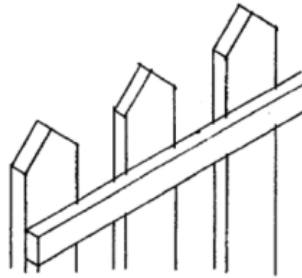


MUSKEGON HISTORIC DISTRICT COMMISSION

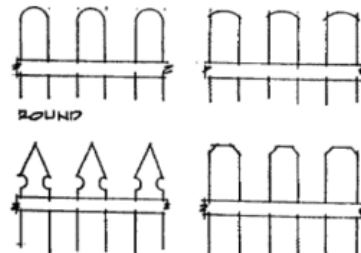
FENCE LOCATION/LAYOUT STANDARDS



BOARD FENCE

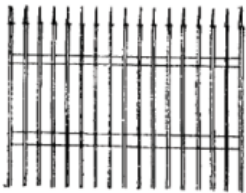


PICKET

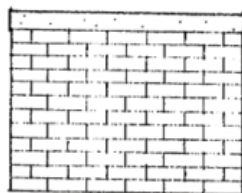


ALTERNATE TOPS

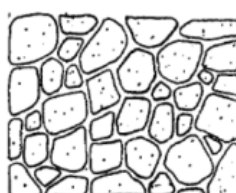
- MAXIMUM HEIGHT: 48"
- SPACE BETWEEN PICKETS MUST BE LESS THAN OR EQUAL TO PICKET WIDTH
- WOOD TREATED FOR CONTACT WITH THE GROUND IS RECOMMENDED
- POST HOLES SHOULD FILLED WITH COMPACTED GRAVEL, RATHER THAN CONCRETE
- OTHER VARIATIONS POSSIBLE
- MUST BE CONSTRUCTED WITH THE "GOOD SIDE" FACING OUT.



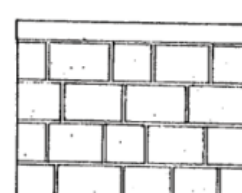
IRON OR BLACK ALUMINUM



BRICK



UNCUT FIELD STONE



CUT STONE

Deliberation

I move that the HDC (approve/deny) the request to construct a six-foot-tall vinyl privacy fence in the side and rear yard of the property as proposed in the July 12, 2022 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2022-26 – 1188 4th – Fence
Applicant: LeighAnn Mikesell
District: Houston
Current Function: Residential

Discussion

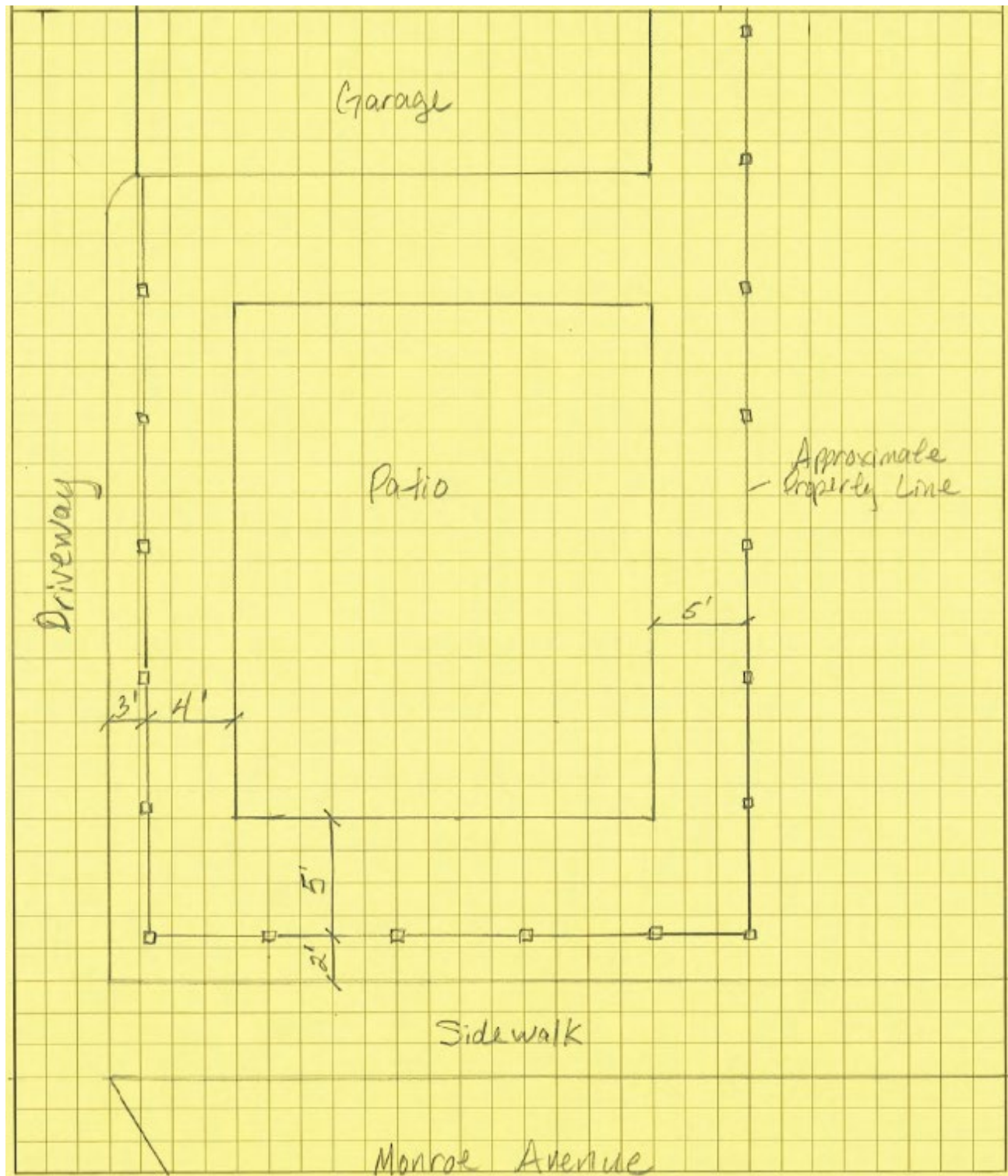
The applicant is seeking approval to construct a six-foot-tall cedar or vinyl privacy fence with the option of lattice panels in the side yard of the property along Monroe Avenue. Because HDC local standards limit privacy fences to no more than four-feet in height in the corner side yard, the fencing proposed cannot be approved by Staff as it does not conform with the local standards at the proposed height.



View of house from 4th Street, looking north. Proposed location of fence at right.



View of existing paved patio and location of proposed fence from Monroe Avenue, looking west.



Proposed location of new privacy fence.



Proposed style of new privacy fence with optional lattice panels for ventilation.

Standards

See Fence Standards and Guidelines in Case 2022-25, above.

Deliberation

I move that the HDC (approve/deny) the request to construct a six-foot-tall (cedar/vinyl) privacy fence (with/without) the optional lattice panels in the side yard of the property in the location proposed in the July 12, 2022 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2022-27 – 26 E. Isabella – Windows
Applicant: Ashley Bucy
District: McLaughlin
Current Function: Residential

Discussion

The applicant is seeking approval to replace all existing windows in the house with vinyl windows of the same size and appearance within the original openings excluding the leaded glass casement window, sidelight windows, and two dormer windows on the front (south) elevation, and replace an existing basement window with a larger egress window and window-well and side over one missing window on the rear (north) elevation.



View of house from E. Isabella Avenue, looking northwest. Picture window partly visible at left, sidelights visible on the front porch, and dormer windows visible at center.



View of the rear elevation of the house from the back yard. Missing window proposed to be removed visible at left and existing basement window proposed to be replaced with a larger window and window-well for egress at right. Upper right window proposed to be replaced with vinyl window of the same size.



View of rear elevation from Arthur Street.



View of house showing windows on side elevation, looking west.



View of windows on side of house and dormer windows, looking north.

Standards

WINDOW, DOOR, AND EXTERIOR WOODWORK STANDARDS AND GUIDELINES (Abbreviated)

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.

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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.

Deliberation

I move that the HDC (approve/deny) the request to replace all existing windows in the house with vinyl windows of the same size and appearance within the original openings excluding the leaded glass casement window, sidelight windows, and two dormer windows on the front elevation, and replace an existing basement window with a larger egress window and window-well and side over one missing window on the rear elevation as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2022-28 – 313 W. Webster – Demolition
Applicant: Downtown Muskegon Development Corporation (DMDC)
District: National Register
Current Function: Commercial/Vacant

Discussion

The applicant is seeking approval to demolish the building addition and carriage house on the property, converting the land to greenspace when demolition is complete. More information will be provided at the meeting.



View of building addition from W. Webster Avenue, looking east.



View of connection point between original house and building addition from W. Webster Avenue.



View of carriage house (left) and building addition (right), looking west.



View of carriage house from rear entry to building addition, looking east.



View of rear entry to building addition and connection point to original house, looking west.



Closer view of connection point between original house and building addition from rear entry to building addition.



View of third-floor connection point between building addition and original house at the former location of the chimney.



Photo of now-covered side of house and carriage house (photo from sometime between 1929-1942).

Standards

No HDC local standards apply.

Deliberation

I move that the HDC (approve/deny) the request to demolish the building addition and carriage house on the property, converting the land to greenspace when demolition is complete as long as the work meets all zoning requirements and the necessary permits are obtained.

VI. OTHER BUSINESS

New HDC Member – Greg Borgman has been appointed to the Historic District Commission.

2022 Staff Approval Update #2 – Since the last update in April 2022, Staff has approved seven projects, those bolded were discussed with the HDC chairperson prior to approval:

- 1649 Peck – Replacement of existing fence with new fence of same design, materials, and appearance
- 1659 Peck – Reroof house and flat roof; install aluminum soffit in place of existing chicken wire soffit on portion of house not visible from surrounding public streets
- 105 Iona – Reroof house
- **401 W. Western – Removal of defunct chimney (on alley)**
- **241 W. Muskegon – Installation of storm windows on the first floor of the attached garage**
- **561 W. Western – Change color of museum window sign to white (green was approved at 6/7/22 HDC meeting)**
- 26 E. Isabella – Reroof house replacing OSB and exposed rafter tails, where damaged

August 2022 HDC Meeting Date – The HDC meeting originally scheduled for Tuesday, August 2, 2022 will need to be rescheduled. Staff and the board will discuss alternate meeting dates in August.

VII. ADJOURN