

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

July 2, 2024

J. Huss called the meeting to order at 4:03 p.m. and roll was taken.

MEMBERS PRESENT: J. Huss, G. Borgman, D. Gregersen, K. Kochin

MEMBERS ABSENT: S. Radtke, excused; K. George, absent

STAFF PRESENT: J. Pesch, W. Webster, S. Kiaunis, R. Kleyn

OTHERS PRESENT: E. Shephard (1102 Terrace)

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of June 4, 2024 was made by G. Borgman, supported by K. Kochin and approved with J. Huss, G. Borgman, D. Gregersen, and K. Kochin voting aye.

OLD BUSINESS

None.

NEW BUSINESS

As some applicants were not in attendance, the cases were heard out of order.

Case 2024-06 – 238 Houston Ave. – Demolition

Applicant: City of Muskegon - District: Houston - Current Function: Vacant

The applicant was seeking approval to demolish the structure. A fire occurred at the property in May 2020 and two subsequent cases were reviewed by the HDC in December 2020 and April 2022 in relation to the building's rehabilitation.

S. Kiaunis from the City's Building Inspections Department explained that the Housing Board of Appeals (HBA) had declared the building as unsafe, substandard, dangerous, a public nuisance, and had recommended demolition. He provided an overview of the work that had been completed at the property and the City's actions since the HBA's declaration.

A motion that the HDC approve the request to demolish the structure as long as the work meets all zoning requirements and the necessary permits are obtained was made by D. Gregersen, supported by K. Kochin, and approved with J. Huss, G. Borgman, and D. Gregersen voting aye, and K. Kochin voting no.

Case 2024-05 – 1102 Terrace St. – Windows

Applicant: Elijah and Allyssa Shephard - District: McLaughlin - Current Function: Residential

The applicant was seeking approval to replace four wooden double-hung windows on the second story of the west elevation and one wooden double-hung window on the second story of the south elevation with vinyl windows of the same size and appearance. The interior and exterior trim would be reused. E. Shephard stated that the wood windows were beyond repair. Any trim would either be salvaged or replaced with trim of like material and appearance.

A motion that the HDC approve the request to replace four wooden double-hung windows on the second story of the west elevation and one wooden double-hung window on the second story of the south elevation with vinyl windows of the same size and appearance retaining the exterior trim as long as the work meets all zoning requirements and the necessary permits are obtained was made by G. Borgman, supported by K. Kochin and approved with J. Huss, G. Borgman, D. Gregersen, and K. Kochin voting aye.

Case 2024-04 – 1632 Peck St. – Siding and Soffit/Fascia

Applicant: Peggy Smith - District: Clinton-Peck - Current Function: Residential

The applicant was seeking approval to remove the board and batten siding on the south gable of the house and install a double four-inch vinyl siding in its place, wrap openings using aluminum, and install vented aluminum soffit and custom bent aluminum fascia system on rakes above the siding as well as the two lower eaves on the back of the house. J. Pesch noted that work had been done without permits or HDC approval in the past, and that different materials had been used on the south elevation. The HDC determined that removing the board and batten siding would be more in line with their recommendation.

A motion that the HDC approve the request to remove board and batten siding on the south gable of the house and install a double four-inch vinyl siding in its place with trim that matches the front second-floor siding, wrap openings using aluminum, and install vented aluminum soffit and custom bent aluminum fascia system on rakes above the siding as well as the two lower eaves on the back of the house as long as the work meets all zoning requirements and the necessary permits are obtained was made by G. Borgman, supported by D. Gregersen and approved with J. Huss, G. Borgman, D. Gregersen, and K. Kochin voting aye.

Case 2024-08 – 1326 4th St. – Soffit and Fascia

Applicant: City of Muskegon (CNS) - District: Campus - Current Function: Residential

The HDC agreed to review a walk-on case. J. Pesch noted that R. Kleyn from the City of Muskegon's Community and Neighborhood Services Department was present to explain the proposed work.

The applicant was seeking approval to repair the soffit and fascia damaged by a fallen tree. J. Pesch added that staff approved replacement of the roof and that work had been completed. R. Kleyn explained that they proposed to wrap the soffit and fascia with aluminum. The new roof would not have the proper drip edge without fixing the soffit and fascia at the same time. R. Kleyn noted that some of the wood fascia and molding was salvageable. The HDC recommended salvaging and reusing the decorative molding on the front and side elevations or contacting a lumber yard to see if a matching similar molding was available.

A motion that the HDC approve the request to remove the rotting soffit and fascia and replace the soffit with aluminum vented soffits that match the existing direction of the soffit boards, and retain the original fascia molding or, where rotted, replace with a similar profile wood molding across the

front and sides of the house and using a flat fascia on the rear elevation, if needed as long as the work meets all zoning requirements and the necessary permits are obtained was made by K. Kochin, supported by D. Gregersen and approved with J. Huss, G. Borgman, D. Gregersen, and K. Kochin voting aye.

Case 2024-07 – 1133 6th St. – Accessory Structure

Applicant: Kirk Hunter - District: Clay-Western - Current Function: Residential

The applicant was seeking approval to place a 20' shipping container on a concrete pad in the rear yard of the property partially below grade. The walls of the container that remain exposed would be sided to match the house.

The HDC considered tabling this request until the owner could be present to answer questions. J. Pesch explained that the shipping container would have little visibility from the street and the applicant had plans to install a short fence to screen the top portion of the container that would be visible from the alley. The HDC acknowledged that, while it was not conventional, the siding would match that of the main house and minimally visible from the street.

A motion that the HDC approve the request to place a 20' shipping container on a concrete pad in the rear yard of the property partially below grade with the walls of the container that remain exposed sided and trimmed to match the house as long as a fence that meets the HDC's local standards is installed and as long as the work meets all zoning requirements and the necessary permits are obtained was made by K. Kochin, supported by G. Borgman and approved with J. Huss, G. Borgman, D. Gregersen, and K. Kochin voting aye.

OTHER BUSINESS

HDC Public Outreach – J. Pesch requested that the HDC members narrow the scope of how they wished to proceed with public outreach efforts as many ideas had been floated over previous months. The HDC agreed to begin with a letter sent to all owners and occupants of the historic districts as a means of making an introduction for those that were not familiar with the historic districts or the role of the HDC. J. Pesch stated that he would share a draft letter with the board and accept comments so he could make changes prior to the next meeting.

VI. ADJOURN

There being no further business, the meeting was adjourned at 6:10 p.m.