

CITY OF MUSKEGON  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES**

**June 5, 2018**

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, L. Wood, A. Riegler, K. Panozzo, S. Radtke

MEMBERS ABSENT: D. Warren, excused

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: K. Zimmerman, Community enCompass; C. Kotchka, City of Muskegon Community & Neighborhood Services (CNS) Department

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of May 1, 2018 was made by J. Hilt, supported by K. Panozzo and unanimously approved.

**NEW BUSINESS**

Case 2018-15 – 34 E. Isabella Ave – Windows and Siding. Applicant: Community enCompass. District: McLaughlin. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to remove the existing wood windows and replace them with vinyl windows. The rough openings will remain the same, as will the existing trim. The applicant is also proposing to remove and replace the existing wood siding with a wood composite siding of the same profile. The existing wood trim and posts will remain.

K. Zimmerman was working on this project for Community enCompass. She stated that they would remove the wood trim and components, strip it, and re-use it. They would like to replace the wood siding with a wood composite material, and replace the windows with vinyl. She provided a sample of the wood composite material and pamphlets showing the proposed new windows. A couple of board members mentioned that they preferred a smoother finish on the wood product. K. Zimmerman wasn't sure if it was available, but she would check. She also stated that there was lead-based paint in the colored window on the house and they planned to wet-scrape and encapsulate that so they could keep that window. K. Zimmerman also stated that vinyl windows now came in a variety of colors, so they would blend in better than the bright white vinyl windows previously available.

S. Radtke arrived at 4:07 PM.

A. Riegler asked if they were going to keep the corner trim. K. Zimmerman confirmed that they were, and stated that she had made the contractor aware of what they wished to preserve. She stated that, regarding the windows, they had looked into wood windows but they were about \$200 more expensive than vinyl, per window. Since Community EnCompass was already putting about \$80,000 into this remodel, it was not feasible to spend that much more on wood windows. She stated that the house had been vacant for over 10 years and had been close to being demolished.

A motion that the HDC approve the request to remove the existing wood windows and replace them with vinyl windows within the same rough openings while retaining the existing trim, to remove and replace the existing wood siding with a wood composite siding of the same profile with no alteration to the existing wood trim and posts, and to use a smoother-finish wood composite siding if one was available, as long as the work meets all zoning requirements and the necessary permits are obtained, was made by A. Riegler, supported by S. Radtke and unanimously approved, with J. Hilt, S. Kroes, L. Wood, A. Riegler, K. Panozzo, and S. Radtke voting aye.

Case 2018-16 (Walk-on) – 1179 4<sup>th</sup> Street – Houston Historic District – City of Muskegon Community and Neighborhood Services. This was a walk-on request, although the property owner had appeared before the HDC in the past to discuss the work that needed to be done on this house. C. Kotchka from the City's CNS Department spoke on behalf of the property owner, as the CNS department was assisting the homeowner with repairs through the City's grant programs. The applicant wished to remove the remaining (partially disassembled) chimney and firebox, stud in the opening, and repair and cover the exterior wall with cedar siding closely matching the original siding on the house. The applicant also requested approval to install vinyl siding on the entire house through the City CNS Department's vinyl siding program at a later date.

J. Pesch showed board members pictures of the house. C. Kotchka stated that the City was assisting the homeowner through their home repair programs and they were hoping to get vinyl siding approved in the future; they only had one contractor doing the siding and he was working on another project at this time. She stated that the houses on both sides of this one had vinyl siding. Since the City did not have a program to help property owners paint their houses, they were hoping to be able to take advantage of the vinyl siding program. J. Pesch asked when someone had started taking the chimney apart. C. Kotchka stated that she was told that a family friend had started the demolition but she was not sure when. J. Hilt asked what other houses in this area were like. J. Pesch stated that several of the houses on this block had been before the HDC and had vinyl siding. It was near the site of the new Midtown Square development. S. Radtke suggested allowing the removal of the chimney and firebox now, and to consider the roof and siding at a later date once J. Pesch had been able to look into it further and write up a staff report.

A motion to allow removal of the remaining chimney and firebox, with the roof and siding being repaired to match the materials currently on the house, was made by S. Radtke, supported by S. Kroes and approved, with J. Hilt, S. Kroes, L. Wood, A. Riegler, K. Panozzo, and S. Radtke voting aye. Board members concurred that they would consider the vinyl siding request at a future date.

## OLD BUSINESS

None

## OTHER

1133 6<sup>th</sup> St. An audience member was considering purchasing the house at 1133 6<sup>th</sup> St, and was seeking input from the HDC on restoring the house, since it was located in an historic district. Board members and staff answered his questions and referred the gentleman to the City's Zoning Administrator for other issues. He was informed that it was unlikely that vinyl siding would be approved at this location.

Certified Local Government (CLG). J. Pesch continued exploring this program through the State. He and the board discussed reviewing sections of the City's historic district standards each month so

they could be updated to reflect the Secretary of the Interior's Standards. He stated that the State would also be looking for consistency in applying the standards.

Case 2015-10 – 316 W. Webster Avenue – Hackley Library doors. J. Pesch updated the board on his discussions about the replacement door issues. He had also reached out to the State Historic Preservation Office (SHPO) for guidance, and determined that it is not likely that the HDC will be able to take further action in this case. J. Pesch stated that consistency in records was stressed by the SHPO concerning proper HDC case documentation, and that he would discuss the matter with K. Huss, President of the Library's Board of Trustees.

There being no further business, the meeting was adjourned at 5:07 PM.