

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

DATE OF MEETING: Tuesday, June 4, 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 May 7, 2019
- III. New Business
 - Case 2019-8 – 350 W. Webster (Hackley Park) – Pavement
 - Case 2019-9 – 508, 512 W. Webster – House Move / New Construction
 - Case 2019-10 – 561 W. Western – Banner
 - Case 2019-11 – 380 Houston – New Construction
- IV. Old Business
 - Case 2018-42 – 240, 250, 254 Monroe
- V. Other Business
 - HDC Local Standards Review
- VI. Adjourn

“We admire that which is old not because it is old, but because it is beautiful.” Winston Churchill

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CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

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II. MINUTES

CITY OF MUSKEGON HISTORIC DISTRICT COMMISSION MINUTES

May 5, 2019

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

MEMBERS PRESENT: J. Hilt, S. Radtke, D. Warren, K. George, L. Wood

MEMBERS ABSENT: K. Panozzo, excused, A. Riegler, excused

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: P. Camp, N. Bierenga and L. Olechnowicz from the Greater Muskegon Woman's Club

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of April 2, 2019 was made by S. Radtke, supported by K. Panozzo and unanimously approved.

NEW BUSINESS

Case 2019-07 – 280 W. Webster Avenue (Roof). Applicant: The Greater Muskegon Woman's Club. District: Downtown Structures. Current Function: Club. J. Pesch presented the staff report. The applicant is seeking approval to remove the clay tile roof, repair and replace damaged roof boards, reinforce joists as needed, place sheathing over roof surface, install new ice and water shield on all eaves and valleys, and install new metal shingles in clay profile. The applicant prepared a presentation for the meeting.

The slide presentation described the Woman's Club and its history. The roof of the building was the first clay roof in Muskegon but it was now 114 years old and needed replacing. Several of the clay tiles were broken or missing. They had been making repairs as best they could over the years but there was now water leakage and damage to the roof structure so they needed to replace it. The clay tiles were extremely heavy and the club members were concerned about the ability of the 114-year-old building to be able to continue to support a clay tile roof. It was also very expensive, with repair estimates coming in at over \$300,000; they brought in a sample of a clay-tile-look metal roofing product that would cost about half as much and weigh much less. Regarding the gutter system, the current one was built into the roof itself and was in poor condition. They would like to sheet over the existing eaves trough and install new functional gutters. K. Panozzo asked if they would be replacing any boards. L. Olechnowicz stated that, based on the last inspection in 2013, they would need to replace several damaged boards. S. Radtke asked if they had looked into having the roof repaired instead of replacing it. L. Olechnowicz thought that there was too much damage to try to replace tiles. The roofing inspector found so many damaged tiles that he stopped documenting the

damage in photos after the first several. P. Camp stated that they had replaced individual broken tiles in the past but there were too many now, their supply of replacement tiles was depleted, and the underlying roof structure was also damaged. Pictures of several damaged areas of the roof were provided for board members' review. K. George pointed out that just replacing tiles would not necessarily address the water leaks and underlying damage. S. Radtke asked what the life expectancy was on the metal tiles. L. Olechnowicz stated that it was 100 years. They requested input from HDC members in choosing between two colors of metal tiles that they had. Board members concurred that the lighter of the two choices presented was preferable.

A motion that the HDC approve the request to remove the clay tile roof, repair and replace roof boards, reinforce joists as needed, place sheathing over roof surface, install new ice and water shield on all eaves and valleys, and install new metal shingles in clay profile using the lighter shade of the two options, as long as the work meets all zoning requirements and the necessary permits are obtained was made by K. Panozzo, supported by L. Wood and approved, with J. Hilt, D. Warren, K. George, and L. Wood voting aye and S. Radtke voting nay.

OTHER

Muskegon Heritage Museum – there has been a large banner-type sign installed on their exterior wall without HDC approval. J. Pesch stated that he would follow up on it.

Hackley Park – J. Pesch mentioned that there may be a group in the near future requesting to install 5' x 5' cement pads and a cement pathway near the Hackley Park stage to place speakers on.

HDC Local Standards Review – The revised local standards for Window, Door, & Exterior Woodwork and Fence incorporating comments from the April meeting were included with the staff report. Staff and board members gave suggestions for the final update.

Holland Regional HDC Training – J. Pesch notified board members that a free regional HDC training opportunity would take place on Wednesday, May 22nd from 6:00 – 8:30pm in Holland, and he explained how to register for it at <https://southwestmichiganhdctraining2019.eventbrite.com> He encouraged board members to attend if they were able.

There being no further business, the meeting was adjourned at 5:03 p.m.

III. NEW BUSINESS

Case 2019-8 – 350 W. Webster (Hackley Park) – Pavement

**Applicant: Eric Shedd
District: National Register
Current Function: Park**

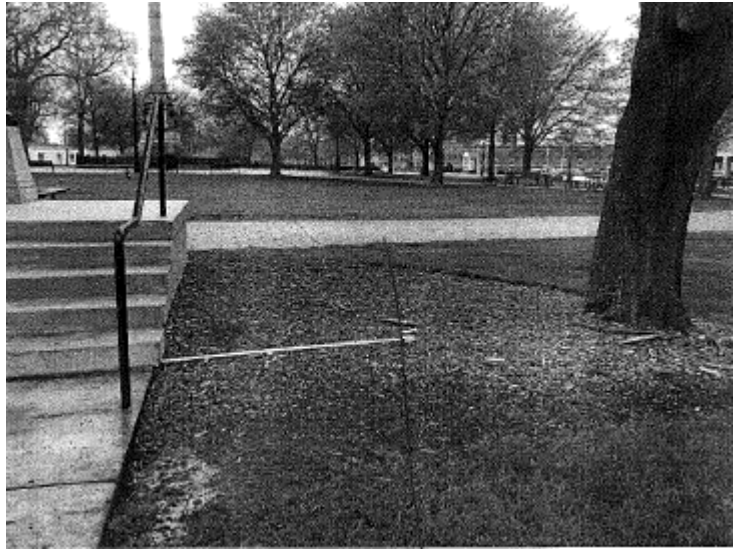
Discussion

The applicant is seeking approval to pave 5' x 5' cement pads on both sides of the stage as well as a sidewalk along the north side of the stage. The paved areas would serve as a ground-level surface for moving and placing temporary speakers used by events held at the park.





Proposed pavement location and width



Proposed location of sidewalk on north side of stage

Standards

The Historic District Commission requested to review the proposed changes due to their location in Hackley Park. Other, similar proposals at Hackley Park were reviewed by the HDC in the past.

Typically, Staff can approve construction/reconstruction of driveways and sidewalks provided no material is historic in nature (i.e. historic pavers and bricks). Staff may also approve repair of driveways and walkways when like material and configuration is used. New construction may be approved if a traditional layout is used. All projects must have Zoning and Engineering approval if necessary.

Deliberation

I move that the HDC (approve/deny) the request to pave 5' x 5' cement pads on both sides of the stage as well as a sidewalk along the north side of the stage as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2019-9 – 508, 512 W. Webster – House Move / New Construction
Applicant: Community enCompass
District: Clay-Western
Current Function: Vacant Lot

Discussion

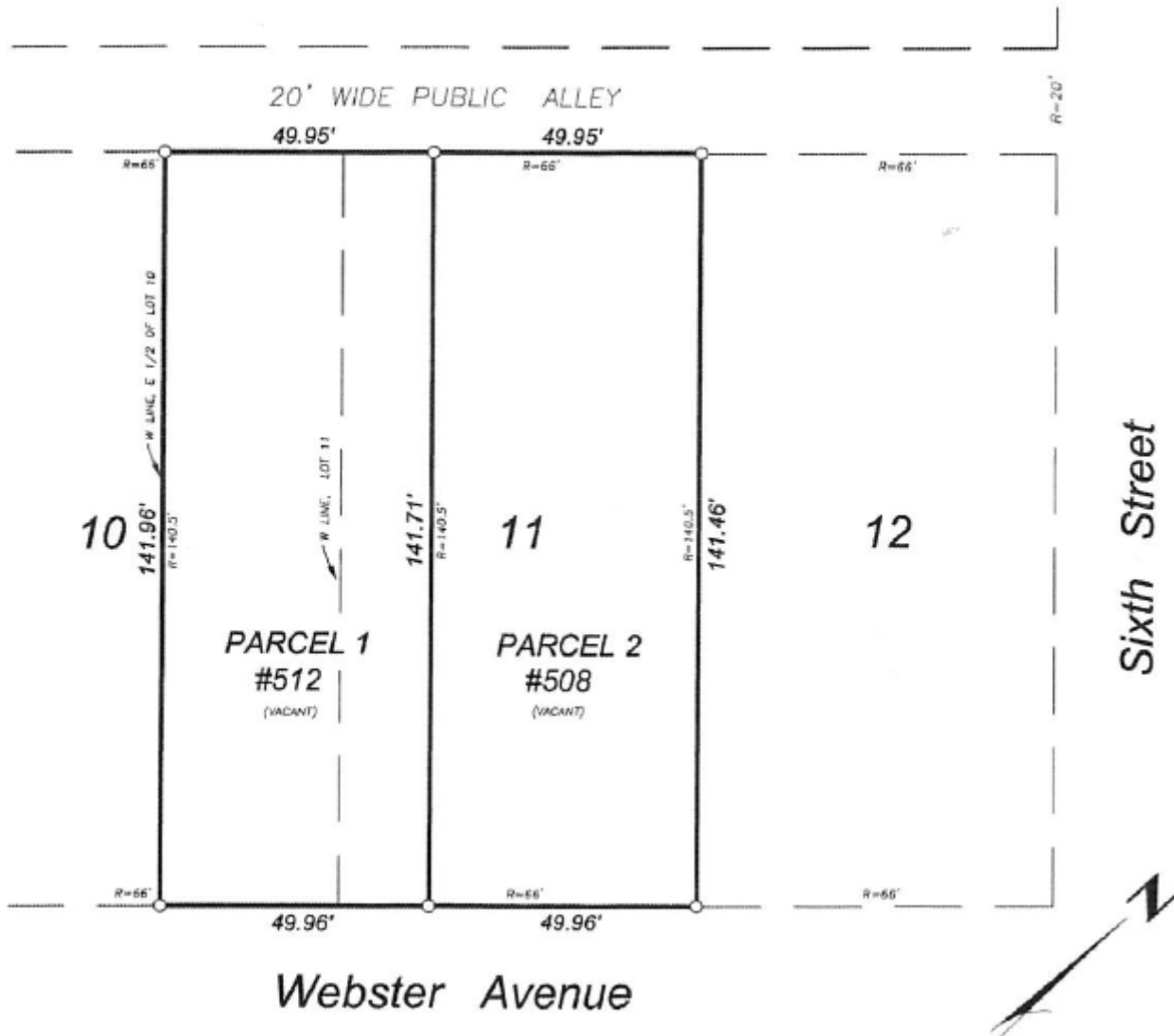
The applicant is seeking approval to relocate the house currently located at 1190 Ireland Avenue to the vacant property at 508 and 512 W. Webster Avenue. The applicant is also requesting to construct a new, two-stall garage at the W. Webster location sided with vinyl siding to match the existing house.



House at 1190 Ireland



Vacant property at 508 and 512 W. Webster



Proposed, adjusted property boundaries at 508 and 512 W. Webster; house would be moved to Parcel 1.

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 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.

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, 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 - 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 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 relocate the house currently located at 1190 Ireland Avenue to the vacant property at 508 and 512 W. Webster Avenue and to construct a new, two-stall garage at the W. Webster location sided with vinyl siding to match the existing house as long as the work meets all zoning requirements and the necessary permits are obtained.

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.

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.

Case 2019-10 – 561 W. Western – Banner
Applicant: Muskegon Heritage Association
District: Clay-Western
Current Function: Commercial

Discussion

The applicant is seeking approval to install a banner sign on the west side of the building near the rear alley. The work has already been completed.



Banner sign as viewed from 6th Street.



Standards (Abbreviated)

Any banner hung either with or without frames that contains a message, symbol, or which is simply a decorative addition is considered a sign...Banners, when permitted, are on an interim basis only and shall be annually reviewed by the Historic District Commission to ensure their sightly appearance.

Deliberation

I move that the HDC (approve/deny) the request to install a banner sign on the west side of the building near the rear alley as long as the work meets all zoning requirements and the necessary permits are obtained.

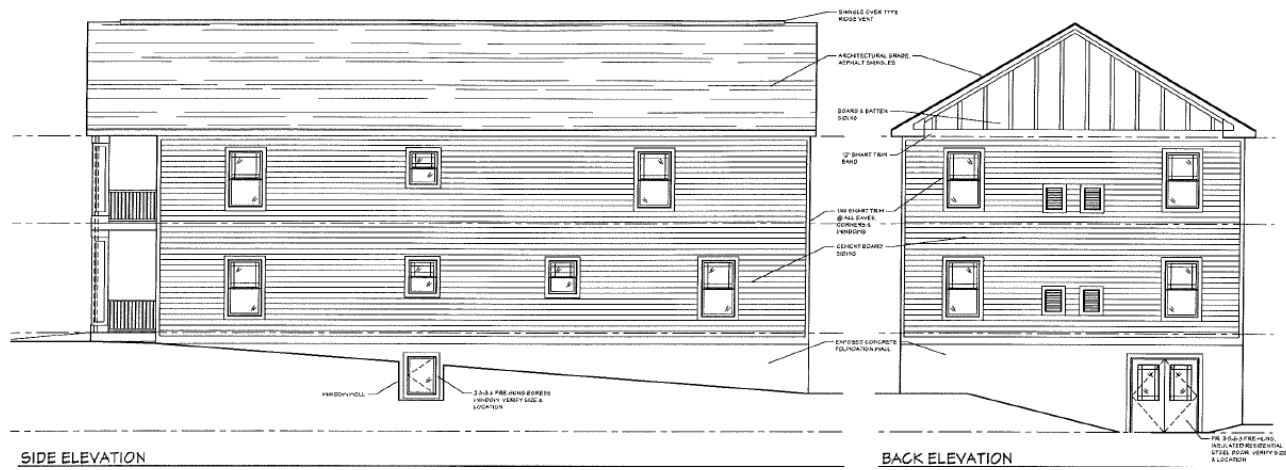
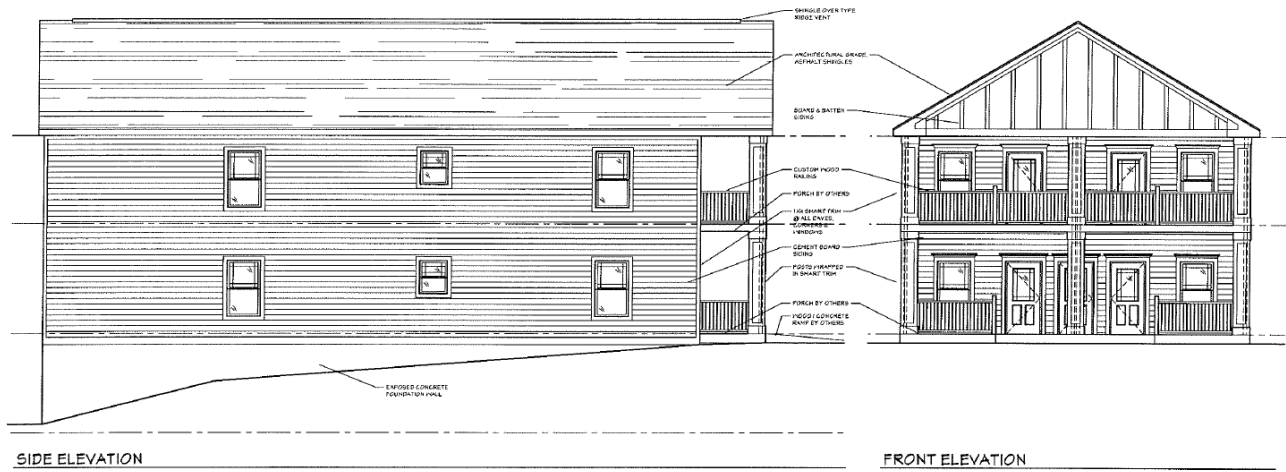
Case 2019-11 – 380 Houston – New Construction
Applicant: Bethany Housing Ministries
District: Houston
Current Function: Vacant Lot

Discussion

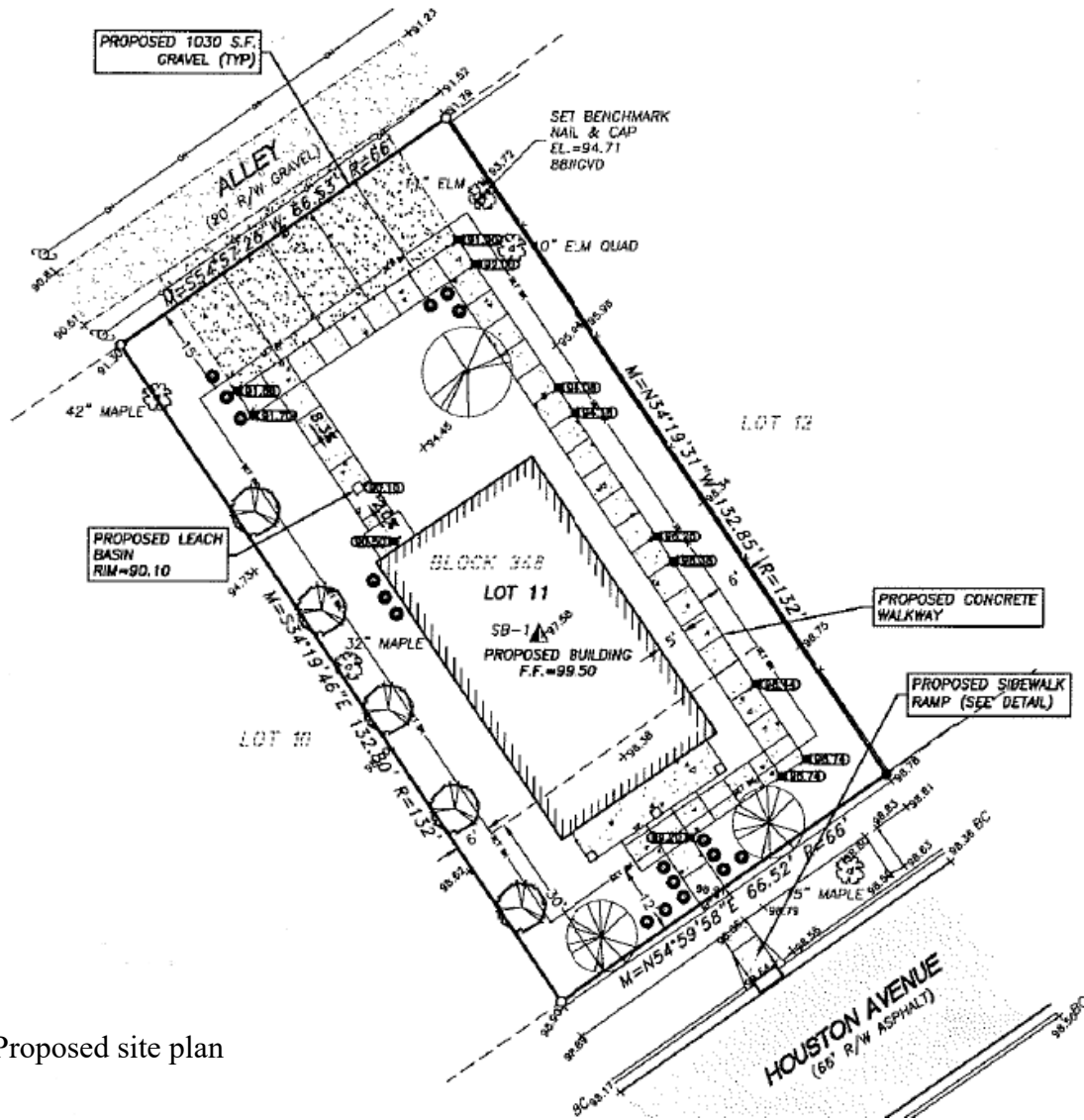
The applicant is seeking approval to construct a fourplex (see included site plan and elevation drawings). The structure will be sided with SmartSide engineered wood siding and trim, and the front of the structure will also have decorative trim to reflect existing homes in the area.



Vacant lot at 380 Houston



Proposed elevations



Proposed site plan

Standards

See above Design Guidelines for New Construction included with case 2019-9.

Deliberation

I move that the HDC (approve/deny) the request to construct the fourplex as depicted in the drawings provided at the June 4th, 2019 HDC meeting and that the structure be sided with SmartSide engineered wood siding and trim, and decorative trim on the front of the structure as long as the work meets all zoning requirements and the necessary permits are obtained.

IV. OLD BUSINESS

Case 2018-42 – 240, 250, 254 Monroe – New Construction
Applicant: City of Muskegon/Dave Dusendang Custom Homes
District: Houston
Current Function: Vacant Lot

Discussion

At the December 4, 2018 meeting, a motion that the HDC approve the concept of building six modular rowhouses on the vacant lots at 240, 250, and 254 Monroe Avenue but table the approval until revised drawings were presented based on input given by the HDC, was approved. The applicant is seeking approval to construct six rowhouses on three vacant lots on the north side of Monroe Avenue between 3rd Street and 4th Street (four additional rowhouses will be built across the street on 235 and 239 Monroe, but those will not be located in an historic district). The units will have attached garages accessed from the rear alley. Updated drawings will be available at the meeting.



Original drawing submitted showing front façade

Standards

See above Design Guidelines for New Construction included with case 2019-9.

Deliberation

I move that the HDC (approve/deny) the request to construct six rowhouses on the vacant lots at 240, 250, and 254 Monroe Avenue as depicted in the drawings provided at the June 4th, 2019 HDC meeting as long as the work meets all zoning requirements and the necessary permits are obtained.

V. OTHER BUSINESS

HDC Local Standards Review – Staff is assembling a final draft incorporating the changes to the HDC's various local standards discussed over past meetings.

VI. ADJOURN