

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

DATE OF MEETING: Tuesday, May 7, 2019
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: **Conference Room 203**, City Hall

AGENDA

- I. Call to Order
- II. Approval of Minutes of the regular meeting of April 2, 2019
- III. New Business
 - Case 2019-7 – 280 W. Webster – Roof
- IV. Old Business
- V. Other Business
 - HDC Local Standards Review
 - Holland Regional HDC Training
- 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

April 2, 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, A. Riegler, K. George

MEMBERS ABSENT: L. Wood, excused; K. Panozzo, excused

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: J. and L. McKenna, 18080 Hidden Trail, Spring Lake MI; D. Villafuerte for 1294 Ransom St.; M. Mastenbrook, 1649 Peck St.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of March 5, 2019 was made by S. Radtke, supported by A. Riegler and unanimously approved.

NEW BUSINESS

Case 2019-04 – 487 W. Clay Avenue (New Construction). Applicant: Joseph and Laura McKenna. District: National Register. Current Function: Vacant Lot. The applicant is seeking approval to construct a new house on the vacant lot. Architectural drawings for the proposed new house were provided.

S. Radtke asked how many square feet the house would be. J. McKenna stated that it would be 2,200 square feet. D. Warren observed that the entrance seemed to meet the recently reviewed porch and entry guidelines. L. McKenna asked if they could side the house with wood-look vinyl. S. Radtke stated that wood was the preferred material. J. Pesch pointed out that vinyl had previously been approved for new homes, citing the Midtown Square houses. K. Zimmerman suggested a product called SmartSide, which was a wood composite material that would not fade. A. Riegler stated that vinyl would change the look of the outside of the home, and urged them to consider an alternate material. K. Zimmerman agreed and stated that the neighborhood had many beautiful old homes with wood siding. S. Radtke wondered about the scale and massing compared to other homes in the area. A. Riegler stated that, realistically, people no longer built single-family homes that were as large as some found in the area. K. Zimmerman stated that the architectural style of the new house should fit in nicely in that neighborhood.

A motion that the HDC approve the request to construct a new house on the vacant lot as depicted in the architectural drawings provided at the April 2nd, 2019 HDC meeting as long as the work meets all zoning requirements and the necessary permits are obtained, was made by D. Warren, supported by K. George and unanimously approved.

Case 2019-05 – 1274 Ransom Street (Siding, Porch Repairs). Applicant: Vanessa Lezama Villafuerte. District: McLaughlin. Current Function: Residential. The applicant is seeking approval to reside the house with vinyl and to repair the damaged porch roof. The applicant also wishes to discuss the window trim in regard to the proposed residing work, as well as trim wrapping the corners of the house. J. Pesch stated that he had spoken to a City housing inspector about this case and it was his understanding that the unpainted woodwork was what brought about the enforcement issue. The other defects that needed attention were repairing the beam over the porch and the damaged/missing eave boards.

D. Villafuerte had questions about requirements for trim at the corners and around the windows. D. Warren asked if he would be keeping the trim. He stated that he wanted to install vinyl siding but keep the wood trim. J. Hilt asked what condition the wood siding was in. D. Villafuerte stated that he could paint it, but due to the large size of the house, he preferred to install lower-maintenance vinyl siding. K. Zimmerman asked if he planned to remove the wood or side over it. D. Villafuerte said he would side over it. S. Radtke stated that HDC standards discouraged vinyl siding. A. Riegler, K. Zimmerman, and J. Hilt concurred that wood siding was preferable, and that installing vinyl over the wood would cover a lot of architectural features. J. Pesch confirmed that HDC standards encouraged replacement and repair of existing material, rather than replacement. D. Villafuerte stated that he would paint the house rather than reside with vinyl if that was what was required. J. Hilt stated that it appeared that some repairs had already been made to the porch roof. D. Villafuerte stated that he had to replace the two horizontal beams with one solid beam. J. Pesch stated that it was a structural beam and not trim, so the HDC would only need to approve the appearance of the new repair work.

A motion that the HDC deny the request to reside the house with vinyl siding and to approve the needed repairs to the porch roof with the conditions that 1) the finish work and trim must match the existing, 2) the porch roof profile must match as closely as possible what is existing, and 3) the work meets all zoning requirements and the necessary permits are obtained, was made by A. Riegler, supported by D. Warren and unanimously approved, with J. Hilt, S. Radtke, D. Warren, A. Riegler, and K. George voting aye.

Case 2019-06 – 1649 Peck Street (Shed, Porch). Applicant: Michael Mastenbrook. District: Clinton-Peck. Current Function: Residential. The applicant is seeking approval to construct a new, 12-x16-foot shed at the rear of the property. The applicant is also seeking approval to replace the cement steps on the north side of the house with a small wood deck due to damage from an adjacent tree.

J. Hilt asked if the shed would be visible from the road. M. Mastenbrook stated that part of it may be visible, but most of it would not be. A. Riegler stated that the shed style did not match the architecture of the house, and asked if he would consider something with a simple gable roof. M. Mastenbrook stated that he needed the overhead storage space that the barn-style shed provided. D. Warren asked if there was a different style that looked less like a barn. M. Mastenbrook stated that

they would paint the shed to match the house and install a brown roof that also matched the house. S. Radtke stated that, since a shed was not a permanent structure like a house or garage, he was inclined to be less strict on the standards. He stated that the property next door had a new shed that had been previously approved by the HDC. J. Pesch pointed out that there was a large tree that would block much of the view of the shed. J. Hilt asked about the plans for replacing the concrete porch that had been damaged by an encroaching tree. M. Mastenbrook stated that he would need to remove about 8 feet of the porch, as the tree roots had pushed it into the house siding. He would like to enlarge the remainder of the porch by adding a small deck which would be about 1 foot off the ground. S. Radtke stated that the porch was not original to the house.

A motion that the HDC approve the request to construct a new 12- x 16-foot shed at the rear of the property and to replace the cement steps on the north side of the house with a small wooden deck as proposed, as long as the work meets all zoning requirements and the necessary permits are obtained, was made by S. Radtke, supported by J. Hilt and unanimously approved, with J. Hilt, S. Radtke, D. Warren, A. Riegler, and K. George voting aye.

OTHER

HDC Local Standards Review – Window, Door, and Exterior Woodwork, Fence – Commissioners and staff discussed the standards for Window, Door, & Exterior Woodwork, and Fences. J. Pesch stated that he had made some changes to the fence regulations due to the City amending the ordinance regulating fences on corner lots. S. Radtke suggested that composite material for use on decks be addressed. He stated that he would prefer to approve that type of request on a case-by-case basis. A. Riegler concurred, and asked if that was allowed. J. Pesch stated that he would look into the legality of it. Regarding decks, S. Radtke asked J. Pesch if they would have to raise the railing height allowance to meet building codes. J. Pesch stated he would check with the building inspection department about that.

D. Warren left at 5:00 PM.

Recap of March HDC Training Workshops – J. Pesch discussed the National Alliance of Preservation Commissions training that he had attended. S. Radtke stated that it would be helpful to have some training geared toward realtors, in the hope that they would pass on that knowledge to their clients considering purchasing property in a historic district.

There being no further business, the meeting was adjourned at 5:25 p.m.

III. NEW BUSINESS

Case 2019-7 – 280 W. Webster – Roof
Applicant: The Greater Muskegon Woman's Club
District: Downtown Structures
Current Function: Club

Discussion

The applicant is seeking approval 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. The applicant has prepared a presentation for the meeting.



Standards

The design of all roofing materials used on sloped roofs and structures within the historic districts shall maintain the appearance of the original roofing materials and be appropriate to the style and period of the structure. Materials shall be selected and installed in accordance with the guidelines as follows:

Installation shall follow existing building codes and manufacturer's recommendations.

Metal Drip/Rake Edge Starter shall be of a color to match the existing fascia, trim, or the new roof material.

Wood Shingles shall be square or edged (diamond, fishscale, hexagonal) with approximately 5" to 6" exposed to the weather. If wood shingles are to be used, it is recommended that they be chemically treated for fire resistance in accordance with Underwriters Laboratory requirements for a fire rated roof. Wide exposure wood shakes are not acceptable.

Tile Roofing shall be either clay or cement tiles in patterns and colors appropriate to the period. Appropriate patterns include French, Gothic, Norman, Williamsburg, Georgian Colonial, Slate design, or Flat shingle tile. Interlocking tiles may be used so long as they are of traditional designs or colors. Spanish or Barrel Mission tile may be used only if the original roof material was similar or upon special approval of the Historic District Commission.

Slate Roofing shall be acceptable.

Metal Roofing for flat or low pitched decks or standing rib metal on sloping roofs, where terne, copper, or other metal roofing has been used previously, shall be acceptable. Stamped metal roofing where the stamped pattern resembles the original roofing material shall be acceptable. Standing-seam metal roofing where not originally installed is not generally permissible.

Rolled Asphalt Roofing, built-up roofing, or single ply roofing may be used where required by roof pitch of 3 in 12 or less or where previously installed.

Asphalt Shingles shall be square butt, strip type, architectural shingles with approximately 5" exposed to the weather. French method hexagonal asphalt shingles may be used if they were used on the original roof. If used, they must match the color of original French Method Asbestos. Generally, T-Lock or other irregular lock type designs are not in keeping with the architectural character of the homes and will not be approved for use in the historic districts.

In most instances, it is preferred that new roofing be the same type and style as was originally installed. However, as a practical matter, asphalt shingles which closely resemble the color and design of the traditional roofing materials may be accepted.

Deliberation

I move that the HDC (approve/deny) 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 as long as the work meets all zoning requirements and the necessary permits are obtained.

IV. OLD BUSINESS

None.

V. OTHER BUSINESS

HDC Local Standards Review – The revised local standards for Window, Door, & Exterior Woodwork and Fence incorporating comments from the April meeting are included with the Staff Report.

Holland Regional HDC Training – A free regional HDC training will take place on Wednesday, May 22nd from 6:00 – 8:30pm in Holland, MI. Register for the training at the following link by Monday, May 20th: <https://southwestmichiganhdctraining2019.eventbrite.com>

VI. ADJOURN