

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

DATE OF MEETING: Tuesday, May 5, 2020
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: <https://www.facebook.com/CityofMuskegon>

AGENDA

- I. Call to Order
- II. Election of Chair and Vice Chair
- III. Approval of Minutes of the regular meeting of March 3, 2020
- IV. New Business
 - Case 2020-6 – 1140 Terrace – Garage Door
 - Case 2020-7 – 170 Washington – Solar Panels
- V. Old Business
- VI. Other Business
- VII. Adjourn

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

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OR SUBCOMMITTEES

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III. MINUTES

CITY OF MUSKEGON HISTORIC DISTRICT COMMISSION MINUTES

March 3, 2020

K. George called the meeting to order at 4:05 p.m. and roll was taken.

MEMBERS PRESENT: K. George, L. Wood, T. Emory, K. Panozzo

MEMBERS ABSENT: A. Riegler, excused, T. Painter, excused, S. Radtke

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: F. Camilien, 24 Morrall St; J. Mikesell, 249 W Muskegon; S. A. Higgins, SHPO; K. Kolokithas, SHPO

ELECTION OF OFFICERS

This was postponed until the next meeting in the hope that a full board would be present for nominations.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of February 4, 2020, with the correction of the guest's name for case number 2020-01, was made by K. Panozzo, supported by L. Wood and unanimously approved.

NEW BUSINESS

Cases were heard out of order, with case 2020-05 being heard first.

Case 2020-05 – 24 Morrall St (Shed). Applicant: Franco Camilien. District: McLaughlin. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to construct a new shed at the rear of the property on the same footprint as the previous shed. The original metal-sided shed was recently damaged by a tree. Construction of the new shed had already started.

J. Pesch provided a picture of the shed in progress. He stated that it did not have all the siding on it yet, but it would be fully sided when complete. K. Panozzo asked if the shed was visible from the street. T. Emory stated that she had driven by there, and one side was somewhat visible. F. Camilien stated that he was trying to make the shed match the house siding.

A motion that the HDC approve the request to construct a new shed at the rear of the property within the same footprint as the previous shed as long as the work meets all zoning requirements and the necessary permits are obtained, was made by L. Wood, supported by K. George and unanimously approved, with K. George, L. Wood, T. Emory, and K. Panozzo voting aye.

Case 2020-03 – 249 W. Muskegon Avenue (Siding, Porch, Windows). Applicant: John Mikesell. District: Houston. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to 1) remove the vinyl siding and original wood siding and install an engineered wood siding and trim to match the existing siding and trim, level the roof and rebuild the porch which includes: 2) install new decking on the porch with boards that run perpendicular to the front of the house, 3) remove the existing Tuscan style columns on the front porch and install new structural composite columns of the same style, 4) remove the half walls on the porch and install new composite rails and balustrades, 5) remove and replace the windows (some of which were removed by a past owner) with slim line custom sized vinyl windows matching the sizes of the existing window openings. Additional drawings and information were provided.

K. George asked J. Mikesell if he intended to reuse the crown on the front porch, and stated that if it was not reusable, he should replace it with the same size crown. J. Mikesell stated that he would reuse it if he was able to. J. Pesch presented photos of the house taken in the 1970s, which showed a small peak on the roof over the steps. T. Emory asked if the roof was level. J. Mikesell stated that it was sagging and only one beam was still in decent shape. K. Panozzo asked if he would be putting the peak back, as shown in the old photo. J. Mikesell stated that he did not plan on it, as it was not original to the house. K. George asked what shape the porch rails would be. J. Mikesell stated that they would be square columns with balustrades and a rounded top rail. He stated that the trim would look how it originally did. He provided samples of the engineered wood product and porch rails. K. George explained the wood product, stating that it was of good quality. She asked what Mr. Mikesell planned to do about the windows, as there were a lot of them and the board preferred that vinyl not be used. J. Mikesell stated that they currently had aluminum trim. K. Panozzo asked what they would look like. J. Mikesell stated that they would be double-hung like the originals; there were still a couple of original windows in the house. He provided pictures of the proposed new windows. J. Mikesell talked about removing the upper level of the rear porch which had not been mentioned on the application. K. George asked for details of the work he wanted to do. J. Mikesell stated that the upper left had been added on and it was not tall enough for a person to stand up in. He wanted to remove the second story of the back porch. J. Pesch and staff discussed HDC standards involving porches.

A motion that the HDC approve the request to 1) remove the vinyl siding and original wood siding and install an engineered wood siding and trim to match the existing siding and trim, level the roof and rebuild the porch which includes: 2) install new decking on the porch with boards that run perpendicular to the front of the house, 3) remove the existing Tuscan style columns on the front porch and install new structural composite columns of the same style and diameter, and 4) remove the half walls on the porch and install new composite rails and balustrades; 5) remove and replace the windows with slim line custom-sized vinyl windows matching the sizes of the existing window openings, and 6) remove the upper rear porch enclosure and install balustrades and handrails to code on the flat roof to match the new front porch as long as the work meets all zoning requirements and the

necessary permits are obtained, was made by K. George, supported by L. Wood and unanimously approved, with K. George, L. Wood, T. Emory, and K. Panozzo voting aye.

Case 2020-04 – 430 W. Clay Avenue (Banners). Applicant: Kayla Slager (Revel, representing Lakeshore Museum Center). District: Clay-Webster. Current Function: Institutional. J. Pesch presented the staff report. The applicant is seeking approval to install ten (10) vinyl, vertical banner signs on the structure. The banners will highlight the museum's exhibits, with five (5) signs proposed to be installed on both the W. Clay Avenue façade and the façade facing Fourth Street. Some banners have already been installed. Photos of the building's exterior showing the location of the banners were provided.

There were no questions from board members or the public.

A motion that the HDC approve the request to install ten (10) vinyl, vertical banner signs on the structure highlighting the museum's exhibits, with five (5) signs proposed to be installed on both the W. Clay Avenue façade and the façade facing Fourth Street as long as the work meets all zoning requirements and the necessary permits are obtained, was made by K. Panozzo, supported by K. George and unanimously approved, with K. George, L. Wood, T. Emory, and K. Panozzo voting aye.

OLD BUSINESS

None

OTHER BUSINESS

Certified Local Government (CLG) Presentation – Alan Higgins, the CLG Coordinator for SHPO, presented on the program. Staff had shared the CLG Manual with the board prior to the presentation. The CLG certification manual is also available online.

New Board Member – Tim Painter has been appointed to the Historic District Commission, replacing Jackie Hilt.

There being no further business, the meeting was adjourned at 6:00 p.m.

DR

IV. NEW BUSINESS

Case 2020-6 – 1140 Terrace – Garage Door
Applicant: Tim Sikkenga (Sikkenga Construction)
District: McLaughlin
Current Function: Residential

Discussion

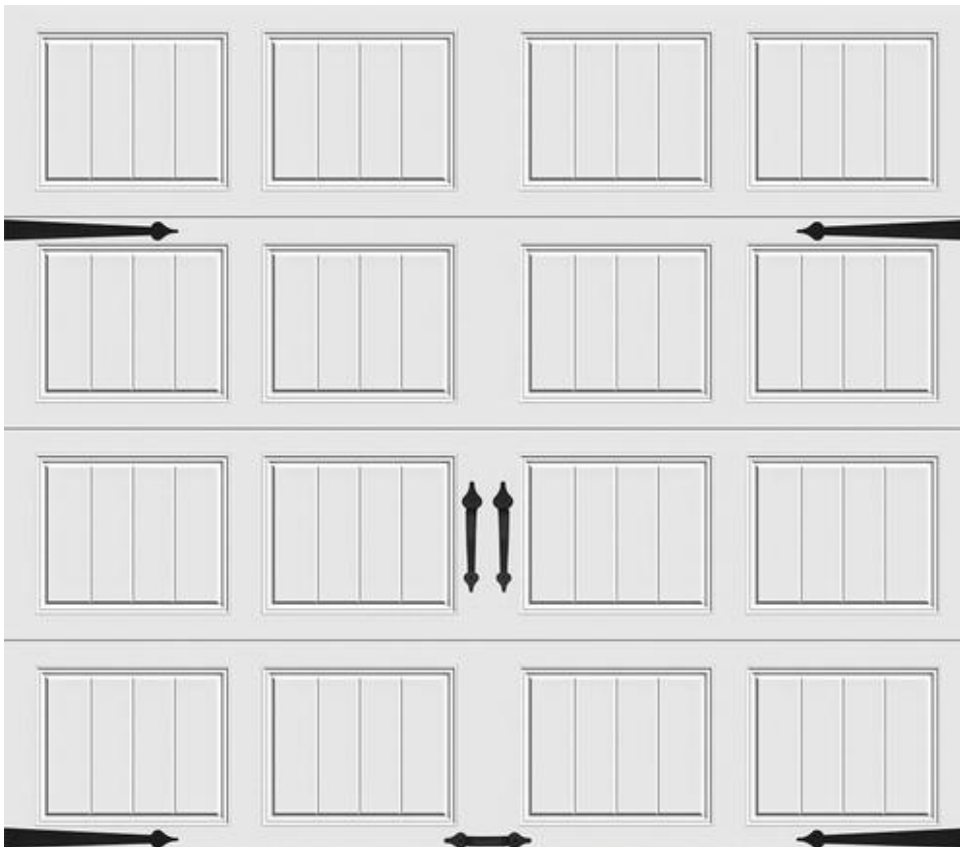
The applicant is seeking approval to replace the wood garage door with a new, 8' x 7' insulated, steel garage door (see below photos).



View of house from Terrace Street (garage door is open in photo)



Existing garage door at 1140 Terrace



Model of replacement steel garage door proposed

Standards (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.

Existing exterior window or door casings, sills, and caps shall not be altered from the original design or appearance. Damaged or deteriorated wood shall be repaired as a first course of action. When repair is not possible, elements shall be replaced with matching wood members. Damaged or deteriorated wood elements may be replaced or covered with formed aluminum or vinyl, subject to Commission approval and provided that the original profile of the woodwork is not altered or changed.

Primary Doors

Every effort should be made to preserve or repair the original doors where damage has occurred. When repair is not possible, a new wood door may be used. Such new door shall match the original in detail and finish.

The Commission may approve new wood doors that may slightly differ from the original in cases where replicating the original may not be feasible, as long as such doors generally conform to the ones illustrated on the attached sheet. Under certain circumstances, the Commission may approve doors made of material other than wood provided they conform to the same design requirements.

Deliberation

I move that the HDC (approve/deny) the request to replace the wood garage door with a new, 8' x 7' insulated, steel garage door in the style presented in the May 5th, 2020 HDC Staff Report as long as the work meets all zoning requirements and the necessary permits are obtained.

Case 2020-7 – 170 Washington – Solar Panels
Applicant: Peter Denicola (Power Home Solar)
District: Campus
Current Function: Residential

Discussion

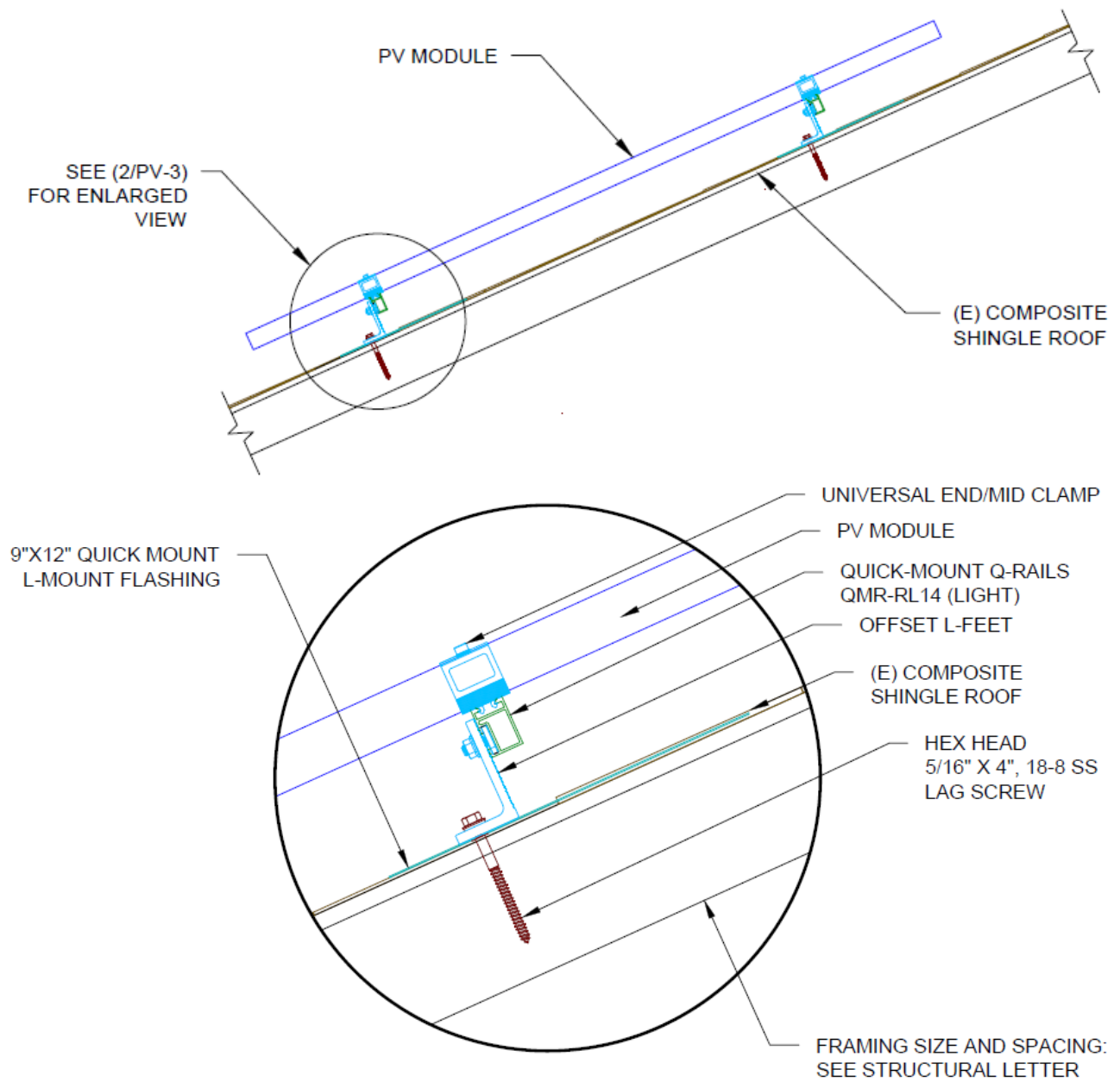
The applicant is seeking approval to install nine (9) roof-mounted solar modules on the roof of the house. Two (2) panels will be installed on the west-facing roof surface, and seven (7) panels will be installed on the east-facing roof surface. The below drawings provide the specific locations of the solar panels and the installation method.



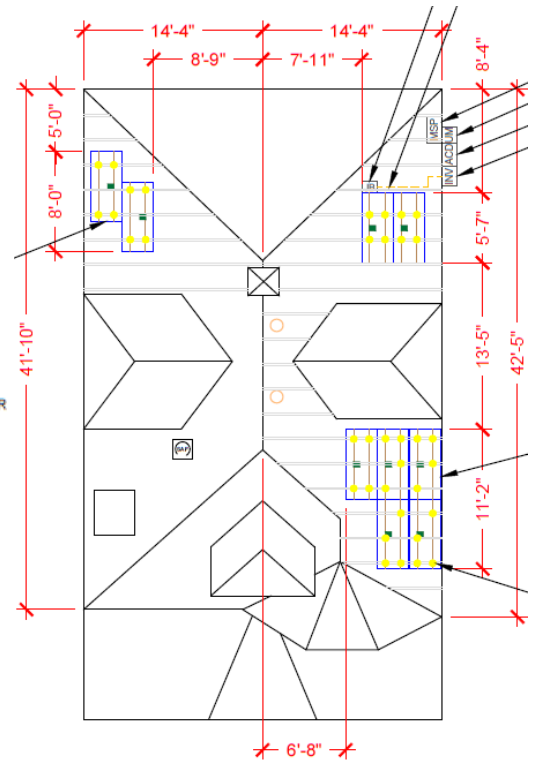
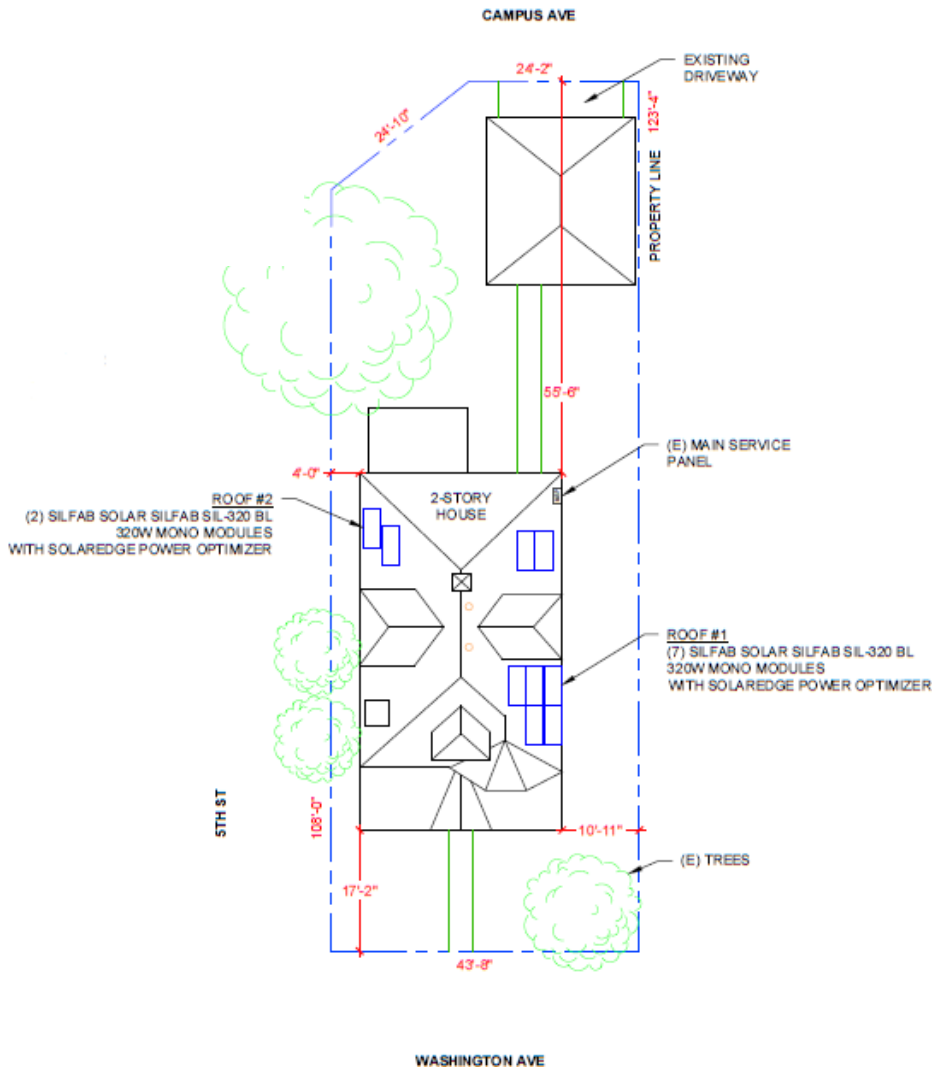
View of house from Washington Avenue from the west (left) and east (right)



Rear view of house from Campus Avenue



Proposed panel installation method



Proposed solar panel locations

Standards

From the Historic Preservation Ordinance: "The historic district commission shall review and act upon only exterior features of a resource ... A permit shall not be issued and proposed work shall not proceed until the historic district commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed.

No specific local standards apply.

Deliberation

I move that the HDC (approve/deny) the request to install nine (9) roof-mounted solar modules on the roof of the house with two (2) panels on the west-facing roof surface, and seven (7) panels on the east-facing roof surface to the location and installation specifications provided in the May 5th, 2020 HDC Staff Report and as long as the work meets all zoning requirements and the necessary permits are obtained.

V. OLD BUSINESS

None

VI. OTHER BUSINESS

None

VII. ADJOURN