

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

DATE OF MEETING: Tuesday, February 1, 2022
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Conference Room 204, City Hall

AGENDA

- I. Call to Order
- II. Approval of Minutes of the regular meeting of January 12, 2022.
- III. Old Business
- IV. New Business
 - Case 2022-07 – 1183 Terrace – Rehabilitation
- V. Election of Chair and Vice Chair
- VI. Other Business
 - New HDC Member
 - Updating/Expanding Muskegon Homeowners' and Citizens' Guide for Historic Preservation
 - 2022 HDC Goal Setting
 - Michigan's New State Historic Tax Credit
- VII. Adjourn

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

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following: Ann Marie Cummings, City Clerk at 933 Terrace Street, Muskegon, MI 49440 or by calling (231) 724-6705 or TTY/TDD: Dial 7-1-1 and request that representative dial 231-724-6705

II. APPROVAL OF MINUTES

Approval of Minutes of the regular meeting of January 12, 2022.

III. OLD BUSINESS

None

IV. NEW BUSINESS

Case 2022-07 – 1183 Terrace – Rehabilitation

Applicant: City of Muskegon

District: McLaughlin

Current Function: Residential (Vacant)

Discussion

The applicant is seeking approval to 1) remove the existing vinyl siding and trim and replace it with fiber cement siding and trim of the same width, 2) remove and replace 15 existing wood double-hung windows with aluminum-clad wood double-hung windows of the same size, 3) remove one second-story window on the south elevation and add a new second-story window (for egress) in a new location on the south elevation, remove one first-story window, and remove one first-story picture window and adjacent double-hung window (where the proposed garage wall meets the house) and replace them with one double-hung window, 4) remove the pair of second-story windows on the north (Delaware Avenue) elevation and replace them with a pair of wider windows (for egress), replace one four-over-four picture window with a new picture window without mullions, remove one first-story double-hung window and one two-over-one picture window on the north elevation and replace them with shorter windows (to accommodate cabinets/countertop), siding over the blocked-in portion with matching siding, 5) remove one second-story door on the west (rear) elevation and replace it with a double-hung window (for egress) and remove one first-story glass block window on the west elevation, 6) remove three existing storm doors on the front, side, and rear porches and replace them with wood, three-quarter lite storm doors matching the appearance of the originals, 7) remove, strip, refinish, and reinstall all original, decorative wood details, and 8) construct a 1 and ½-stall attached garage on the south side of the house. The house has been vacant since 2016. Additional information will be provided at the meeting.



View of house from Terrace Street, looking west. Proposed attached garage would be to the left, sited toward the rear of the house.



View of house from Delaware Avenue, looking south (September 2018).



Similar view without boarded windows and doors (November 2000).



South elevation, looking west (photo from April 2013). Proposed attached garage would be at left.



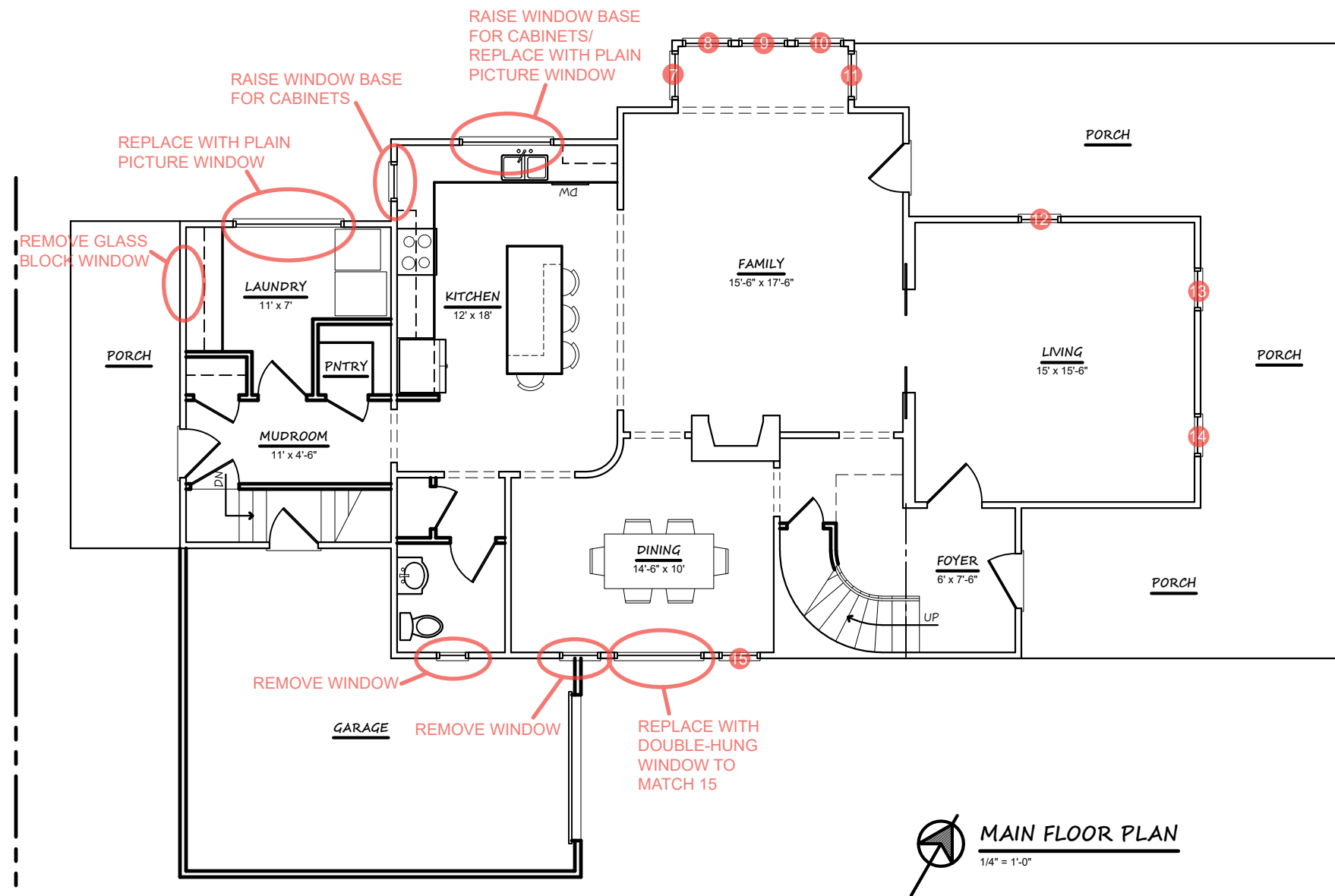
Proposed location of attached garage, with red line marking where front wall would be built.

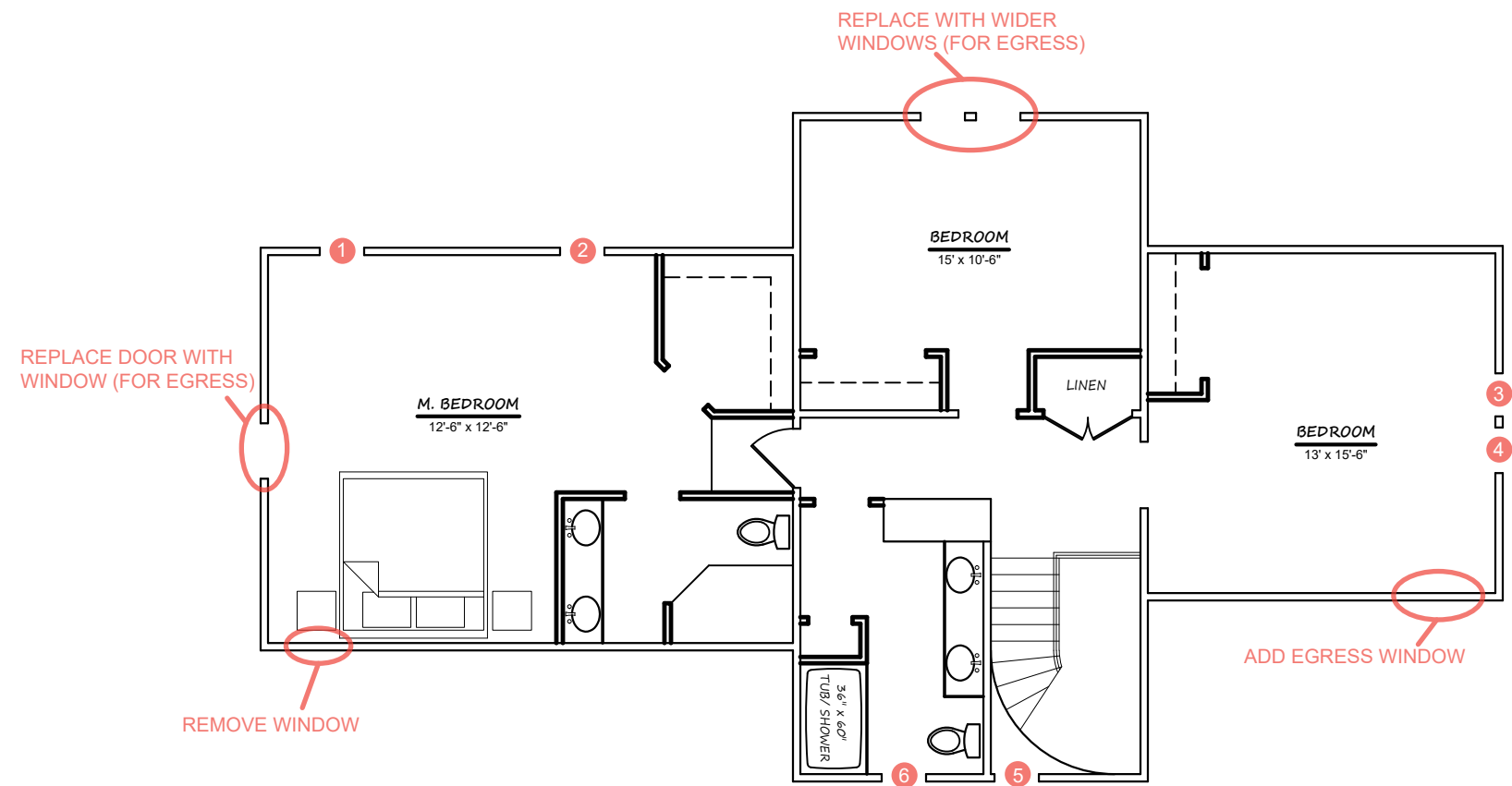


Historic photo of house viewed from Terrace Street (May 1972). Former garage visible at left.



Historic photo of house showing original wood siding, entablature and brackets above second-story windows, and porch doors (photo from May 1984).





SECOND FLOOR PLAN

1/4" = 1'-0"

Standards

Multiple standards apply.

Deliberation

I move that the HDC (approve/deny) the request to 1) remove the existing vinyl siding and trim and replace it with fiber cement siding and trim of the same width, 2) remove and replace 15 existing wood double-hung windows with aluminum-clad wood double-hung windows of the same size, 3) remove one second-story window on the south elevation and add a new second-story window in a new location on the south elevation, remove one first-story window, and remove one first-story picture window and adjacent double-hung window and replace them with one double-hung window, 4) remove the pair of second-story windows on the north elevation and replace them with a pair of wider windows, replace one four-over-four picture window with a new picture window without mullions, remove one first-story double-hung window and one two-over-one picture window on the north elevation and replace them with shorter windows, siding over the blocked-in portion with matching siding, 5) remove one second-story door on the west elevation and replace it with a double-hung window and remove one first-story glass block window on the west elevation, 6) remove three existing storm doors on the front, side, and rear porches and replace them with wood, three-quarter lite storm doors matching the appearance of the originals, 7) remove, strip, refinish, and reinstall all original, decorative wood details, and 8) construct a 1 and ½-stall attached garage on the south side of the house as long as the work meets all zoning requirements and the necessary permits are obtained.

V. ELECTION OF CHAIR AND VICE CHAIR

VI. OTHER BUSINESS

New HDC Member – Jackie Huss has been appointed to the Historic District Commission.

Updating/Expanding Muskegon Homeowners' and Citizens' Guide for Historic Preservation

Created in 2003 utilizing a grant from the National Trust for Historic Preservation, the purpose of this document is to assist homeowners, builders, as well as citizens interested in acquiring an historic resource for rehabilitation or construction within the historic districts.

The document is outdated in some areas, and could be expanded in others. Staff suggests adding details such as appropriate door designs to the architectural styles section of the document as well as other common topics so that the guide can further educate property owners and Muskegon's citizens as was originally intended.

2022 HDC Goal Setting – Staff has identified items from the HDC's previous goal setting discussions that center on increasing awareness of Muskegon's local historic districts within the community, setting a roadmap for future historic preservation planning, and establishing a policy and funding source for assisting property owners in the historic districts with improvement projects that make compliance with HDC decisions more economically feasible.

- Mailings to property owners within the historic districts containing information on the historic districts and HDC procedures.
- Outreach to local realtors with literature highlighting benefits of properties in historic districts.
- Installation of street sign "toppers" identifying the boundaries of the historic districts. Staff has completed an initial inventory of existing street signs in the nine individual historic districts.
- City of Muskegon Master Land Use Plan, Historic Districts/Preservation Plan
 - o Identify resources with particular historic significance to the Muskegon community.
 - o Public outreach using initial list of locally significant resources.
 - o Research/survey final list of significant historic resources to determine eligibility for listing on the National Register of Historic Places.
- Draft a policy for approving/denying funding assistance to property owners in Muskegon's local historic districts with improvement projects that make compliance with HDC decisions more economically feasible.

Michigan's New State Historic Tax Credit – The goal of the program is to launch by mid-2022. More information is available online here: <https://www.miplace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/>

VII. ADJOURN