

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

January 10, 2023

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

MEMBERS PRESENT: S. Radtke, J. Huss, D. Gregersen, T. Emory, G. Borgman

MEMBERS ABSENT: K. George

STAFF PRESENT: J. Pesch

OTHERS PRESENT: None

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of December 6, 2022 was made by G. Borgman, supported by T. Emory and approved with T. Emory, S. Radtke, D. Gregersen, J. Huss, and G. Borgman voting aye.

OLD BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

2022 Staff Approval Update #4 – Since the last update in October 2022, Staff had approved eight projects, those bolded were discussed with the HDC chairperson or the HDC prior to approval:

- **446 W. Webster – Roof and chimney repairs**
- **1347 Peck – Installation of 4'-tall black aluminum fence (to be completed in two phases)**
- 1661 Clinton – Reroof house and garage
- 90 W. Larch – Reroof house
- **458 W. Webster – Remove defunct rear chimney and patch and shingle roof**
- **1624 Jefferson – Installation of 6'-tall wooden privacy fence**
- 1164 Terrace – Reroof house
- 1334 Peck – Reroof house

S. Radtke explained a few of the projects that he had discussed with staff prior to approving. J. Pesch added that there had been an unusually high number of requests for chimney removals throughout the year, but that none of them were architecturally significant nor visible from the street; he added that he would continue to bring any substantial changes before the HDC.

CLG FY23 Grant Application Letter of Support – This item was discussed briefly at the December meeting but a draft letter was not available for review in time for that meeting. City Staff were working to complete a grant application to assist in funding conservation work for the monuments in Hackley Park. While the HDC supported this project as a grant priority at their May meeting, Staff was requesting that the board formally acknowledge this action via a letter of support for the grant application. Staff updated the letter with a few minor changes that had been requested, and the board members signed the final letter.

2022 CLG Annual Report – J. Pesch explained that the State Historic Preservation Office (SHPO) created a template for CLG communities' annual reports, and that Muskegon's first report would cover 2022. The board reviewed the information requested in the report – much of which would be the responsibility of staff to complete – and provided answers for a few of the report's open-ended questions.

1305 Jefferson – J. Pesch informed the HDC that the window replacement work that was approved at the June 15, 2021 special meeting would be starting soon. The contractor had to wait a number of months for manufacturing of the custom windows that aligned with the HDC's approval.

313 W. Webster – The HDC discussed the demolition of the Torrent House addition, which was approved at the October 2022 meeting. Abatement work had been underway for a number of months and demolition of the carriage house had begun earlier in the day. G. Borgman added that large carved sandstone pieces were being salvaged for potential future use on the site.

664 W. Clay – J. Pesch noted that the former Grand Trunk Freight House was being demolished due to the poor condition of the building. He added that while the structure was not located in a historic district, in 1981 the HDC considered it for inclusion in an expanded Clay-Western Historic District; business owners in the block were opposed to the proposal, and the HDC removed the block from their recommendation. He noted that the information in the property's historic survey card – used as the rationale for the attempt to add the block to the local district – had been incorrect and promised to share research on the building's history to the board.

1292 Jefferson – J. Pesch explained that he was not able to schedule a meeting with City staff prior to the holidays, but had discussed the Nelson House with SHPO. SHPO confirmed that the cost of moving the house would be eligible for potential future CLG grant funds. He explained that CLG grant requests typically ranged from \$2,500 to \$50,000, with the maximum request being \$100,000; it was anticipated that \$200,000 would be available in the present grant cycle. There were 40 CLG communities in Michigan, though not all of them applied for a grant each year. The house would also need to be listed in the National Register of Historic Places in order to be eligible for CLG grant funds, and J. Pesch was scheduling a call with SHPO to discuss this process.

The house move projects that the City had undertaken in the 1990s involved moving houses that were slated for demolition into a local historic district on City-owned lots. The houses were placed on new foundations, listed for sale in as-is condition, and private buyers completed the necessary rehabilitation work following HDC approval of any exterior work.

Another update would be provided to the HDC following the meeting with City staff.

Virtual Public Participation Policy – In December 2022 the City Commission adopted a new policy to allow the public to participate virtually in any public meeting of the City of Muskegon. The policy would apply to all of the City's boards, commissions, and committees, including the HDC. Staff explained the new policy, noting how it differed from the policies in place when the board had met virtually due to the pandemic.

ADJOURN

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