

# CITY OF MUSKEGON

## HISTORIC DISTRICT COMMISSION

### MEETING

**October 7, 2025 @ 4:00 PM**  
**MUSKEGON CITY HALL, ROOM 204**  
**933 TERRACE STREET, MUSKEGON, MI 49440**

- CALL TO ORDER:**
- ROLL CALL:**
- APPROVAL OF MINUTES:**
  - A. Approval of Minutes of the July 17, 2025 special meeting, August 5, 2025 regular meeting, and September 2, 2025 regular meeting. Planning
- OLD BUSINESS:**
- NEW BUSINESS:**
  - A. 2025-25: 448 W. Muskegon Planning
  - B. 2025-26: 1378 5th Planning
  - C. 2025-27: 390 W. Muskegon Planning
- ANY OTHER BUSINESS:**
  - A. Temporary Accessible Ramps Planning
  - B. Historic District Boundary Adjustments Planning
- PUBLIC COMMENT:**
- ADJOURNMENT:**

#### **AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES**

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give

comment. Contact information is below. For more details, please visit: [www.shorelinecity.com](http://www.shorelinecity.com)

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 with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705. [clerk@shorelinecity.com](mailto:clerk@shorelinecity.com)



## Agenda Item Review Form

### Muskegon Historic District Commission

<b>Approval of Minutes of the July 17, 2025 special meeting, August 5, 2025 regular meeting, and September 2, 2025 regular meeting.</b>	<b>Description of Work:</b>
<b>Applicant:</b>	<b>District:</b>
<b>Current Use:</b>	<b>Date of Construction:</b>
<b>Discussion:</b>	
<b>Standards:</b>	
<b>Deliberation:</b>  I move that the HDC (approve/deny) the minutes of the July 17, 2025 special meeting, August 5, 2025 regular meeting, and September 2, 2025 regular meeting.	



## Agenda Item Review Form

### Muskegon Historic District Commission

<b>Case 2025-25: 448 W. Muskegon</b>	<b>Description of Work:</b> Windows and Doors
<b>Applicant:</b> Hugo Laranja	<b>District:</b> Houston
<b>Current Use:</b> Vacant	<b>Date of Construction:</b> 1/1/1877
<p><b>Discussion:</b></p> <p>The applicant is seeking approval to 1) remove two windows and two doors on the east elevation and side over the existing openings to match the rest of the house, 2) remove two windows on the north elevation and side over the existing openings to match the rest of the house, replace an existing window with one 36"x80" door, construct exterior steps and a landing, and install one 30"x72" window, 3) remove two doors on the front porch along W. Muskegon Avenue and side over the existing openings to match the rest of the house, 4) replace the existing 32"x90" front door with a new 36"x96" fiberglass door with 3/4 glass exposure, and 5) replace the existing wood double-hung windows in the house with new black fiberglass composite windows of the same size, but shortening the 84"-tall windows to 77".</p>	
<p><b>Standards:</b></p> <p>See attached <i>Window, Door, and Exterior Woodwork Standards and Guidelines</i>.</p>	
<p><b>Deliberation:</b></p> <p>I move that the HDC (approve/deny) the request to remove two windows and two doors on the east elevation and side over the existing openings to match the rest of the house; remove two windows on the north elevation and side over the existing openings to match the rest of the house, replace an existing window with one 36"x80" door, construct exterior steps and a landing, and install one 30"x72" window; remove two doors on the front porch along W. Muskegon Avenue and side over the existing openings to match the rest of the house; replace the existing 32"x90" front door with a new 36"x96" fiberglass door with 3/4 glass exposure in the style depicted in the October 7, 2025 HDC staff report and; replace the existing wood double-hung windows in the house with new black fiberglass composite windows of the same size, but shortening the 84"-tall windows to 77" as long as the work meets all zoning requirements and the necessary permits are obtained.</p>	



View of west elevation from 6<sup>th</sup> Street with front door (boarded) and two windows to be replaced



Two doors on front porch visible at right to be removed, and two boarded windows to be replaced



South and east elevations viewed from W. Muskegon Avenue



Two windows on south elevation to be replaced



Two windows and one of two doors on the east elevation to be removed



Second door on east elevation to be removed (boarded, and not visible from the street)



North elevation showing two small windows on main body of house to be removed; new 30"x72" window to be installed at far left



Leftmost window on north elevation to be replaced with a 36"x80" door, exterior steps, and landing



Existing 32"x90" front door and proposed 36"x96" fiberglass replacement door



Detail photo of existing window sash



Photo of existing window viewed from the interior

CITY OF MUSKEGON  
HISTORIC DISTRICT COMMISSION  
WINDOW, DOOR, AND EXTERIOR WOODWORK  
STANDARDS AND GUIDELINES

(Adopted December 6, 1994 - Effective January 1, 1995)

**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 Windows**

Existing damaged or deteriorating window frames and sash shall be repaired as a first course of action. When repair is not possible, elements shall be replaced with matching wood members. Metal or vinyl replacement windows may be acceptable provided they match the original windows in design and type and that they consist of or are painted an appropriate color. Bare metal finishes generally will not be acceptable.

The size of glass lites and muntin arrangements shall not be altered without Commission approval. Special glazing, such as stained or leaded art glass, shall not be removed without Commission approval. Unusual decorative windows such as Palladian windows, oriels, bays, Gothic arch or segment tops, etc. shall not be removed or altered.

### **Storm Windows**

Wood storm and screen windows are the most appropriate for use in the historic district. Other types of storm, screen, or combination windows will be approved provided that the new storm window mullions align with the mullions of the primary windows. Blind stop storm and screen windows (where such windows are placed inside the existing window frames rather than affixed to the exterior of the frames) are preferable and may be required in some instances. Bare metal storm and screen windows must be painted to match or complement the trim. Interior storm windows may be acceptable as long as they do not detract from the appearance of the primary windows. Care should be taken, however, when using interior storm windows because condensation tends to form on the inside surface of the primary window and could cause damage to the wood and paint if not properly ventilated.

### **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.

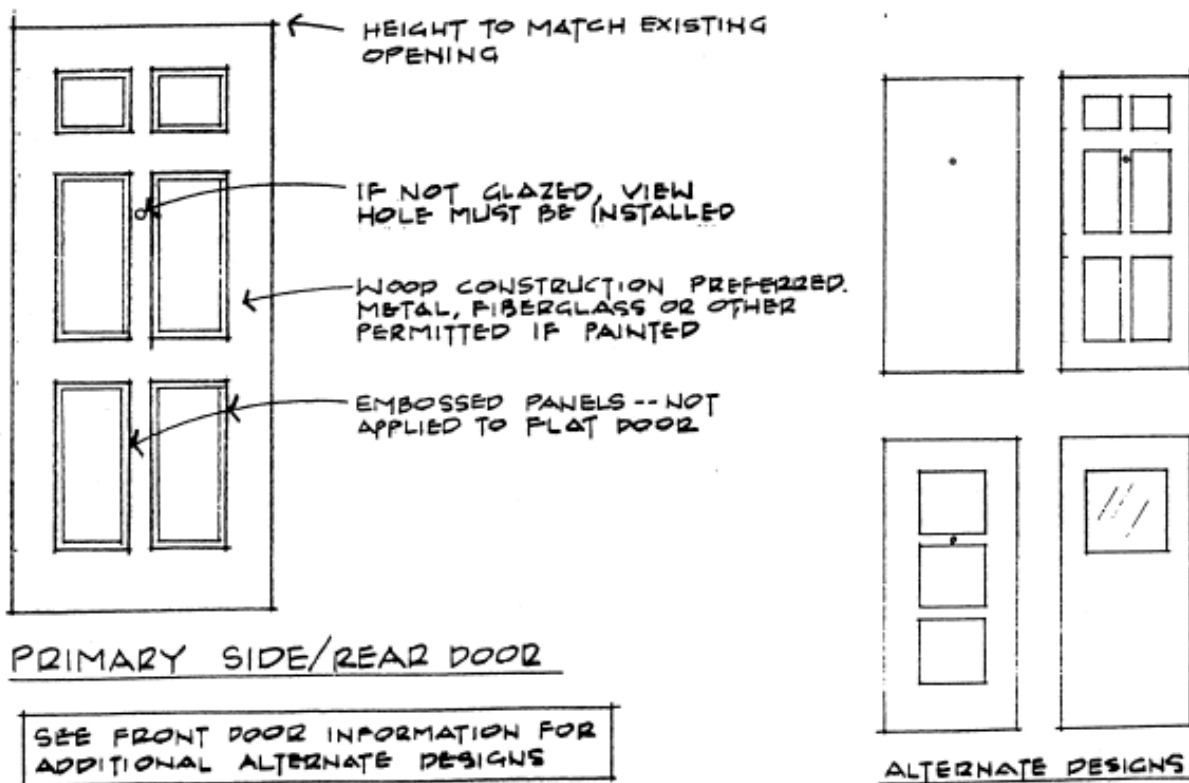
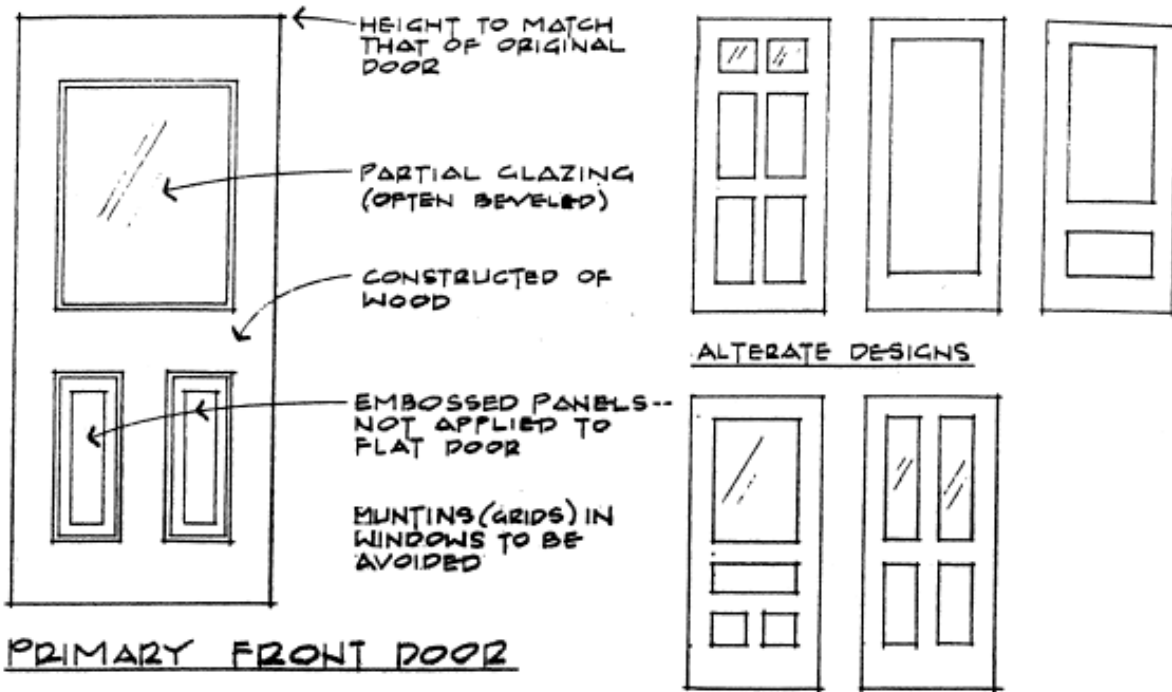
The Commission may approve new wood doors that may slightly differ from the original in cases where replicating the original may not be feasible, as long as such doors generally conform to the ones illustrated on the attached sheet. Under certain circumstances, the Commission may approve doors made of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

### **Storm Doors**

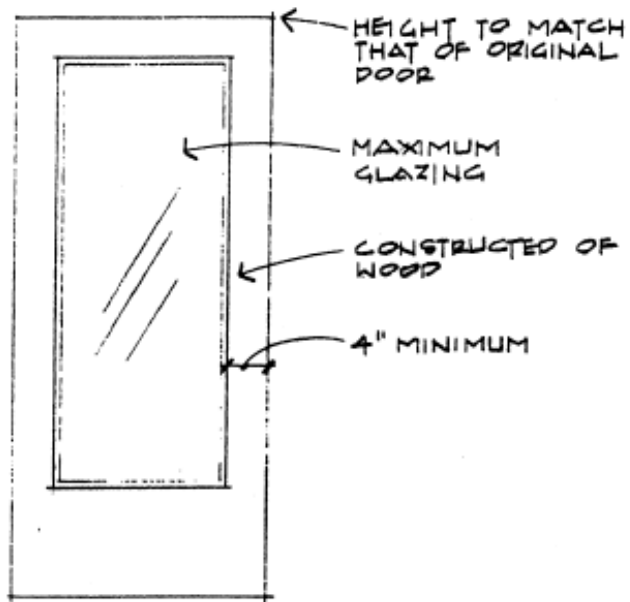
Wooden storm and screen doors are preferred and will generally be the required option especially on the front of the structure. Aluminum or metal storm and screen doors may be used so long as they are not mill finished or anodized aluminum. Baked enamel or other applicable paints or finishes will be acceptable. In general, storm and screen doors shall conform to those illustrated on the attached sheet. The door stiles and rails should be a minimum of 4" wide and one lite doors, where practical, are preferred in order not to detract from the existing primary door. Jalousie doors are not acceptable for use as storm doors in the historic districts. Ornamental iron work safety doors are also generally inappropriate in the historic districts.

### **Exterior Woodwork**

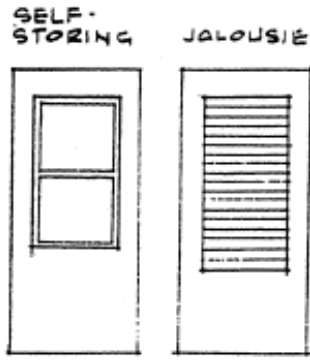
Existing decorative woodwork such as railings, moldings, eave, and gable cornice trim, tracery, columns, observatories, scrolls, bargeboards, lattice, and other carved or sawn wood ornament shall not be removed or altered without Commission approval. Existing deteriorated ornamental woodwork shall not be removed but shall be repaired or replaced with matching materials where possible.



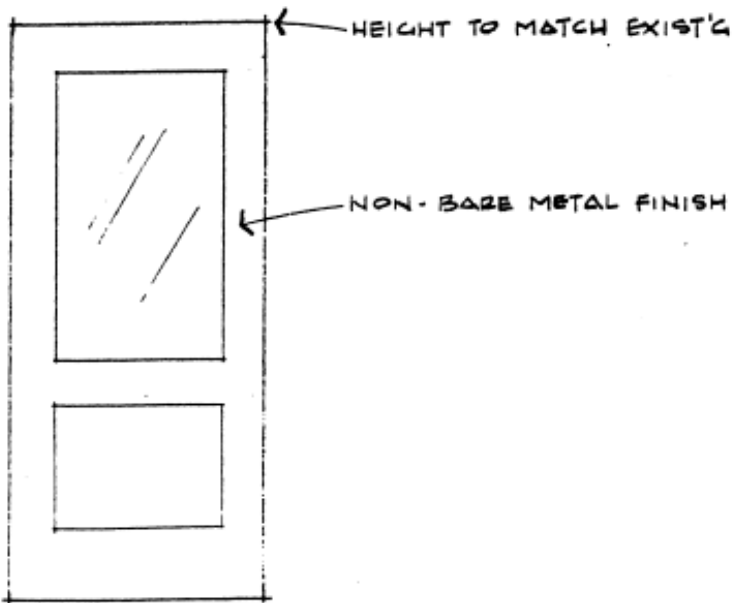
GRAPHICS COURTESY CITY OF KALAMAZOO



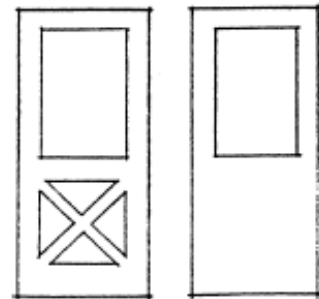
FRONT STORM DOOR



NOT PERMITTED



SIDE/REAR STORM DOOR



GRAPHICS COURTESY CITY OF KALAMAZOO



## Agenda Item Review Form

### Muskegon Historic District Commission

<b>Case 2025-26: 1378 5th</b>	<b>Description of Work:</b> Residing, Trim, Windows, Doors, Porch Skirt, Soffit and Fascia
<b>Applicant:</b> White Lake Construction LLC (Jeff Postema)	<b>District:</b> Campus
<b>Current Use:</b> Residential	<b>Date of Construction:</b> 1/1/1912
<p><b>Discussion:</b></p> <p>The applicant is seeking approval to install vinyl siding and trim on the house, remove and replace existing wood windows with vinyl windows within the same rough openings with elimination of some windows, replace exterior doors with six-lite craftsman doors, replace the front porch skirt lattice with a stone veneer, and install vented aluminum soffit and fascia. Much of the work has already been started.</p>	
<p><b>Standards:</b></p> <p>See attached <i>Residing and Trim Cladding Guidelines, Porch and Deck Standards and Guidelines, and Window, Door, and Exterior Woodwork Standards and Guidelines</i> in Case 2025-25, above.</p>	
<p><b>Deliberation:</b></p> <p>I move that the HDC (approve/deny) the request to install vinyl siding and trim on the house, remove and replace existing wood windows with vinyl windows within the same rough openings with elimination of some windows, replace exterior doors with six-lite craftsman doors, replace the front porch skirt lattice with a stone veneer, and install vented aluminum soffit and fascia as long as the work meets all zoning requirements and the necessary permits are obtained.</p>	



View of west (front) and south elevations from 5<sup>th</sup> Street (photo from July, 2024)



Current view of house from 5<sup>th</sup> Street



View of south (side) and west elevations from 5<sup>th</sup> Street (photo from July, 2024)



Current view of house from 5<sup>th</sup> Street



View of west elevation from 5<sup>th</sup> Street (photo from July, 2024)



Current view of house from 5<sup>th</sup> Street



View of north (side) elevation from 5<sup>th</sup> Street (photo from July, 2024)



View of house from 5<sup>th</sup> Street (photo from September, 2025)



View showing original porch columns and windows, soffit, and trim (photo from June, 2024)

CITY OF MUSKEGON  
HISTORIC DISTRICT COMMISSION  
RESIDING AND TRIM CLADDING GUIDELINES

(Adopted December 6, 1994 - Effective January 1, 1995)

**General**

The Muskegon Historic District Commission does not endorse the residing of structures within the Historic Districts. It is the policy of this Commission that the original fabric of the building should be repaired or replaced where necessary with the original building material.

In cases where the repair or replacement with like materials is impractical or where it can be demonstrated that the original materials will no longer hold paint or that the original materials are so badly deteriorated that they can no longer be reasonably repaired, the residing standards below shall strictly be adhered to.

**Definitions**

For the purpose of this statement, the terms “residing materials” and “trim cladding” shall be understood to encompass the use of any residing materials such as aluminum, vinyl, steel, hardboard, wood, masonry, or molded urethane which is designed to replace or cover all, or any part, of an exterior wall, trim work or other building element or a structure within a designated historic district.

**Purpose**

The Commission shall review all Applications for Certificates of Appropriateness proposing the installation of residing materials or trim cladding as individual cases. Each application shall be decided on its own merit. No person should interpret any Commission approval for residing or trim cladding as being precedent setting. Unrestricted use of residing materials or trim cladding will not be allowed.

In any case where residing materials or trim cladding are proposed for use by a property owner or siding contractor, the property owner shall be required to submit a signed letter stating in detail the intent and scope of the proposed residing or trim cladding installation. Such a letter is to also include the identification of any deterioration or problems occurring relative to the existing siding or exterior building fabric. If known, the cause and extent of this deterioration must be clearly stated.

The following conditions of installation shall be met by all proposals for residing or trim cladding:

1. All existing deterioration shall be made structurally sound and its causes, insofar as possible, shall be corrected prior to the installation of residing materials or trim cladding.

2. Any installation of residing materials shall simulate the appearance of the original building material that it is intended to cover. This simulation shall take into account the size, shape or profile, texture, and linear direction of the original building material.

a. The residing material shall be similar in appearance and dimension to the original siding. The exposure to the weather of the new siding shall range within one inch of the nominal dimension of the original siding. The Historic District Commission shall have the authority to waive this requirement in the event that they believe a different design or dimension siding would be more appropriate to the architectural character of the Historic District.

b. Generally, wood grain textures are not approved by the Commission. However, the appropriateness of a specific siding texture shall be determined on an individual case basis.

3. Any installation of trim cladding shall adhere to the following guidelines for the treatment for architectural trim elements.

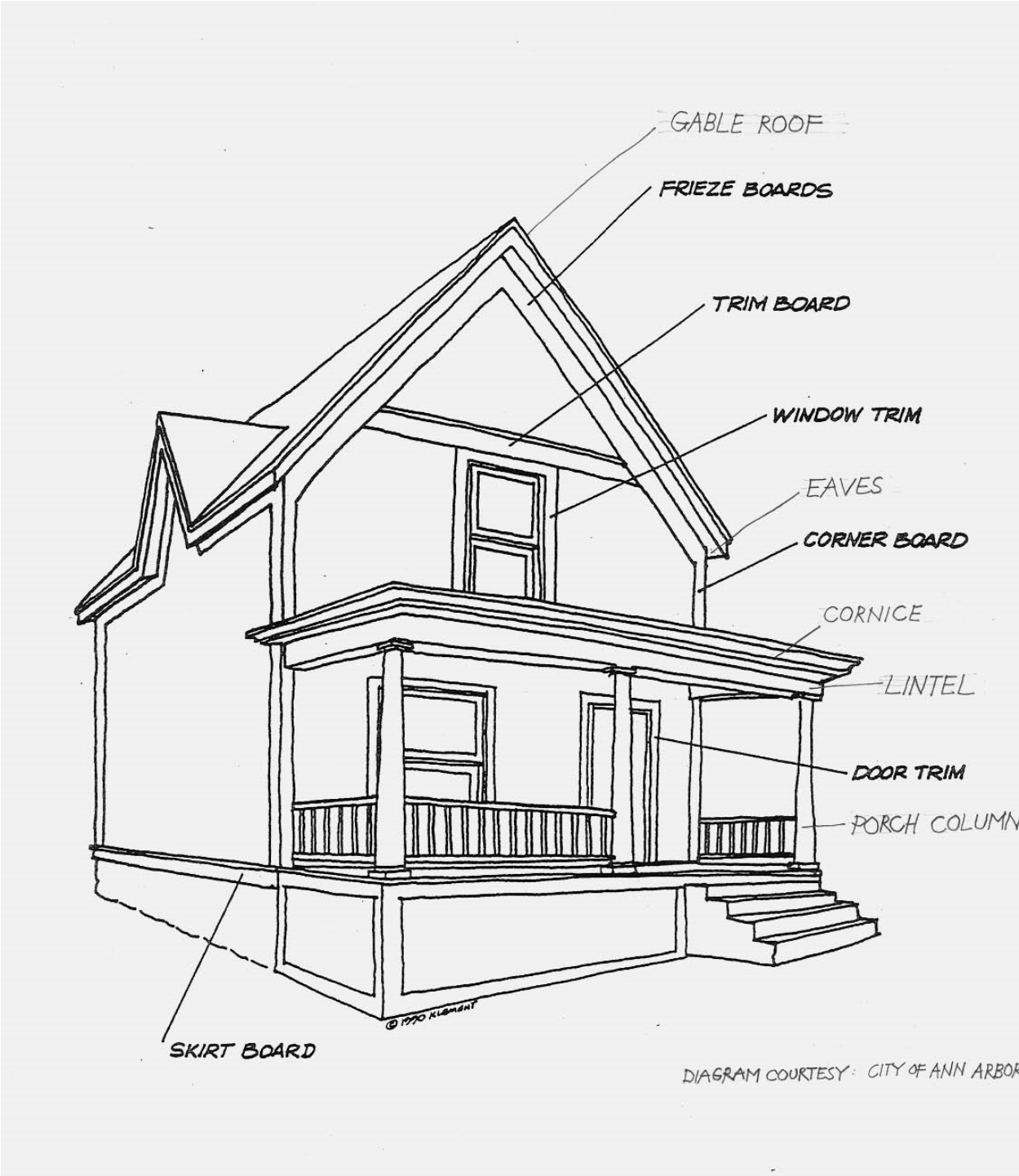
a. Existing cornice or building trim elements shall not be covered or replaced without Commission approval. Commission approval will depend upon how closely the trim cladding or new trim elements duplicate the appearance of the existing building trim elements.

b. The wall siding material shall not extend over the existing trim members such as window and door trim, sills, facias, soffits, frieze members and boards, brackets, aprons, corner boards, trim boards, skirt boards, or any other characteristic moldings or architectural features (see attached illustration).

c. If the above mentioned trim members are to be clad, they shall be covered with custom formed cladding which shall closely approximate the shapes and contours of the existing moldings or trim. Distinctive or unusual trim or architectural elements shall not be clad without prior consideration and Commission approval.

d. No building trim elements or architectural features are to be removed or altered to facilitate the installation of the new siding or trim cladding without approval of the Historic District Commission.

e. In most cases the soffit cladding material shall run parallel and not perpendicular to the plane of the wall.



CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

PORCH AND DECK STANDARDS AND GUIDELINES

(Adopted December 6, 1994 - Effective January 1, 1995)

**Covered Porches**

Newly constructed covered porches shall be decked with tongue and groove decking and painted to complement or contrast the house (unless the construction involves the rebuilding of a missing original porch where documentable evidence shows a different method of decking). Ventilation under the porch deck is necessary to prevent excessive moisture from causing deterioration to the porch members. Therefore, the porch skirt shall be detailed in a similar manner to that shown on the attached decking detail illustration. In some cases, composite decking materials may be permitted for use on covered porches.

**Freestanding or Attached Decks (Uncovered Porches)**

Placement and design of all decks shall be approved by the Commission. Decks should be located in unobtrusive locations and shall feature one of the edge details featured on the attached decking detail illustration. Decking boards shall consist of 5/4" thick pressure treated decking or square-edged fir decking and appropriately finished. In some cases, composite decking materials may be permitted for use on uncovered porches.

**Handrails and Guardrails**

Existing original handrails and guardrails shall not be removed without the approval of the Commission. Deteriorated rails shall be repaired as a first course of action. When replacement is necessary, the original details shall be replicated. In cases where height or spacing is required to be modified to meet code requirements, the Commission will carefully review the options to determine the most appropriate method to accomplish this requirement. In cases where handrails or guardrails are new (including those for new decks), the design shall generally conform to the railing and balustrade detail illustrated on the attached sketches.

New guardrails in the historic districts shall conform to the minimum guardrail height in the most recent edition of the building code.

PORCH OR DECK FLOOR HEIGHT FROM FINISHED GROUND GRADE	MINIMUM GUARDRAIL HEIGHT
0" - 30"	0"
≥ 30"	36"

New guardrails on commercial buildings shall conform to the minimum guardrail height for commercial buildings as defined in the most recent edition of the building code.

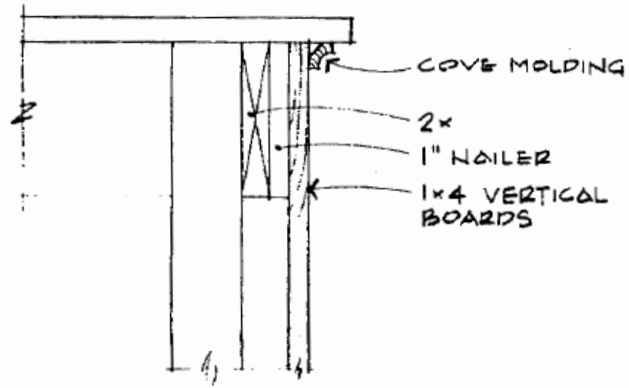
In all cases, if an original guardrail was higher than the minimum height as listed above, then the original height applies.

### **Porch Enclosure**

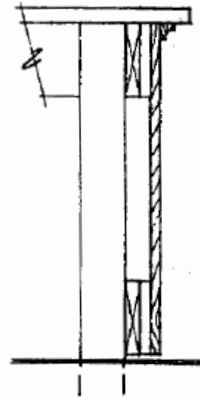
Existing screen or open porches shall not be enclosed with framing or windows without approval by the Commission. Generally, when an open or screened porch is enclosed, the enclosure materials or windows should preserve the appearance of a porch in order to maintain the original design and to avoid the visual effect of a boxed-in appendage. This can often be accomplished with full length windows and exterior screens which would extend from within a few inches off the floor or base of the existing porch opening thus maintaining the effect of a screened in porch or solarium. On most full length porches, building up a half-wall at the base and enclosing it with short windows would not be in keeping with the original design of the house and would detract from the overall appearance. Each request for a porch enclosure will be carefully analyzed by the Commission, taking into consideration the practical and intended usage of the area and the overall visual effect upon the house.

### **Paint**

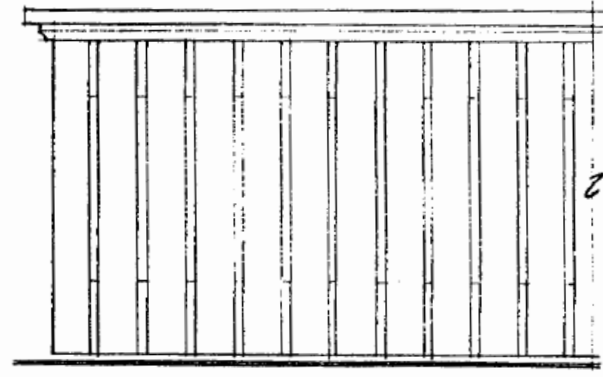
All exposed deck or porch wood shall be painted to complement or contrast the existing structure. Pressure treated wood shall be painted no later than one year after installation.



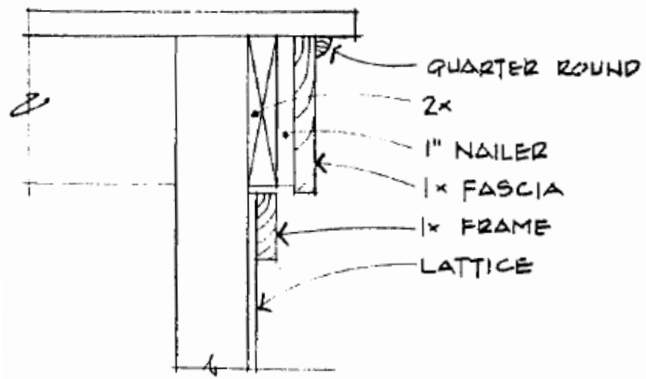
VERTICAL BOARDS



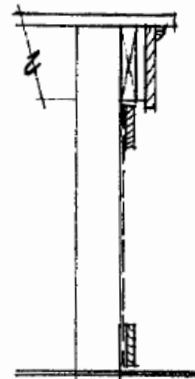
SECTION



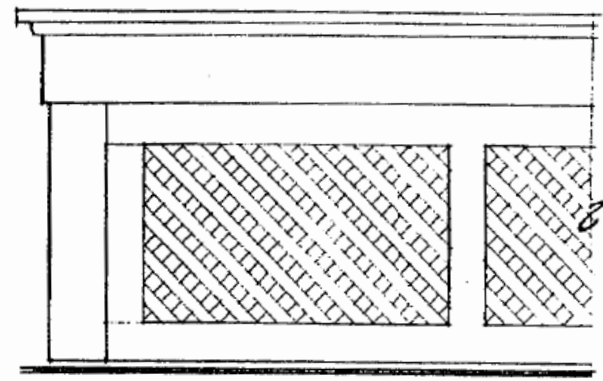
ELEVATION



LATTICE



SECTION

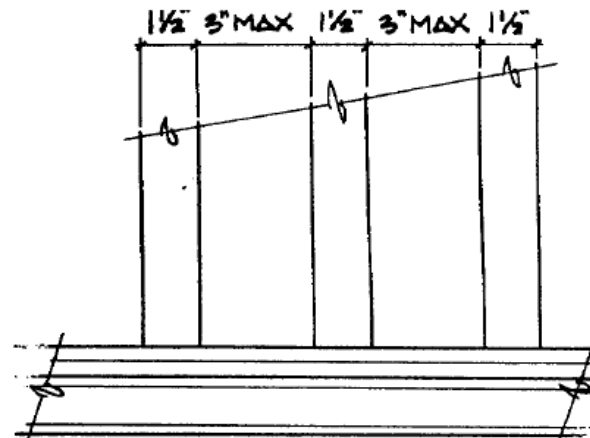
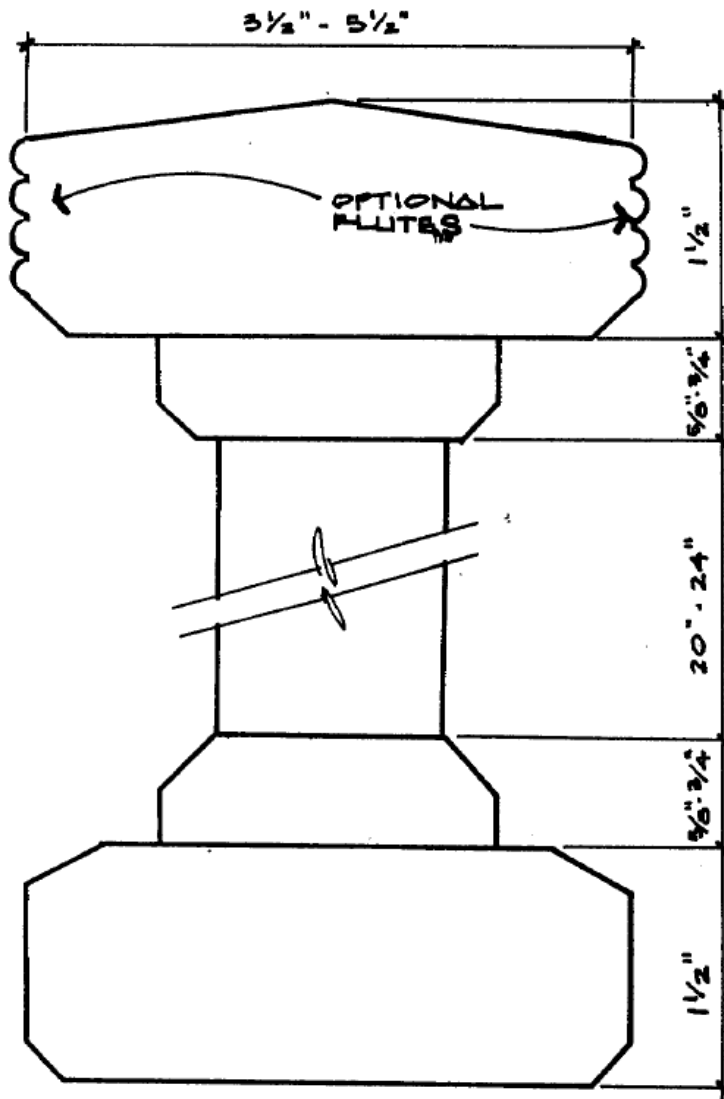


ELEVATION

DECKING DETAILS

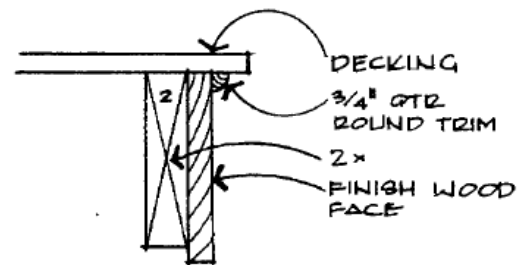
GRAPHICS COURTESY CITY OF KALAMAZOO

DETAIL OF SAMPLE  
BALLUSTRADE CONSTRUCTION

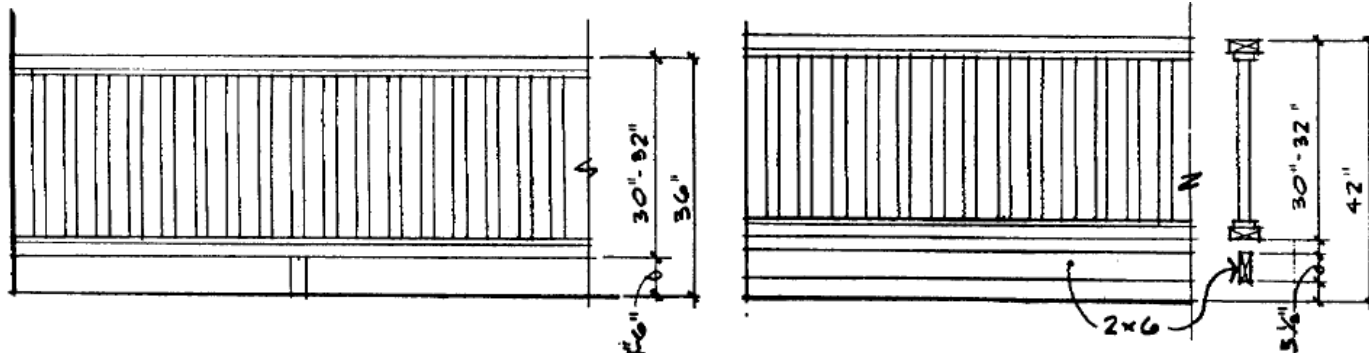


SPACING OF BALLUSTERS

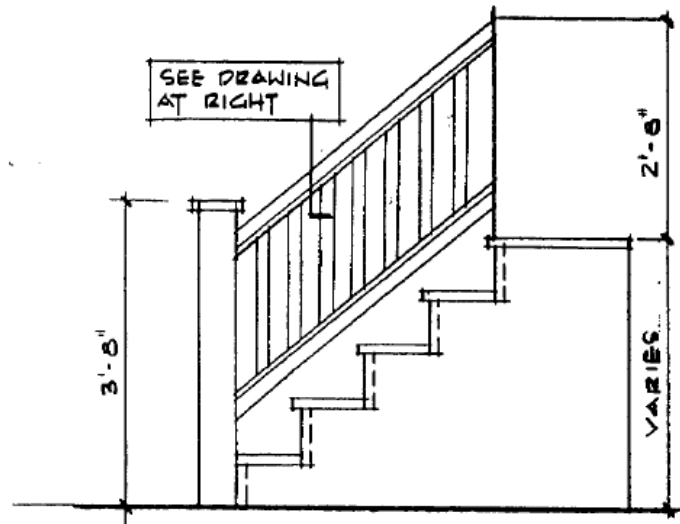
WIDTH x 3 = CENTER-TO-CENTER SPACING



EDGE DETAIL



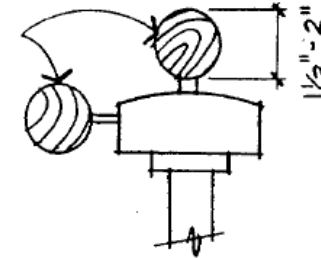
MINIMUM RAIL HEIGHT REQUIREMENTS ARE 24"-30" DEPENDING ON DECK HEIGHT FROM GROUND LEVEL  
 IF A GREATER HEIGHT IS RECOMMENDED FOR SAFETY REASONS (WHERE THE RAIL IS NEW OR REBUILT),  
 THE ABOVE CONSTRUCTION METHODS MAY BE ACCEPTABLE (PLEASE SEE ATTACHED TEXT FOR DETAILS)



"GRASPABLE" HANDRAIL  
 (1 1/2" - 2" CROSS  
 SECTIONAL DIMENSION)

ROUNDED CORNERS

HANDRAIL CAP



SAMPLE  
RAILING DETAILS (NEW RAILS)

GRAPHICS COURTESY CITY OF KALAMAZOO



## Agenda Item Review Form

### Muskegon Historic District Commission

<b>Case 2025-27: 390 W. Muskegon</b>	<b>Description of Work:</b> Porch Stairs and Fence
<b>Applicant:</b> Jeff Lusk	<b>District:</b> Houston
<b>Current Use:</b> Residential	<b>Date of Construction:</b> 1/1/1890
<p><b>Discussion:</b></p> <p>The applicant is seeking approval to widen the stairs on the front porch facing W. Muskegon Avenue to 48" and replace the existing chain link fence with a six-foot tall white vinyl fence in the same location.</p>	
<p><b>Standards:</b></p> <p>See attached <i>Fence Standards and Guidelines</i> and <i>Porch and Deck Standards and Guidelines</i> in Case 2025-26, above.</p>	
<p><b>Deliberation:</b></p> <p>I move that the HDC (approve/deny) the request to widen the stairs on the front porch facing W. Muskegon Avenue to 48" and replace the existing chain link fence with a six-foot tall white vinyl fence in the same location as long as the work meets all zoning requirements and the necessary permits are obtained.</p>	



View of house and fence from W. Muskegon Avenue



View of house from the corner of W. Muskegon Avenue and 5<sup>th</sup> Street



View of front porch from W. Muskegon Avenue



View of front porch staircase



Proposed 6'-tall vinyl fence

CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

FENCE STANDARDS AND GUIDELINES

(Adopted December 6, 1994 - Effective January 1, 1995)

**General**

Fences and gates are an extension of the architecture of a home. They should be compatible in style and material. They should be appropriate to the size and scale of the structure. They, therefore, require review and approval by the Historic District Commission.

Sometimes it is necessary to use fencing for other than decorative purposes, such as marking boundaries, privacy, screening unsightly areas, or security. Fencing for utilitarian purposes sometimes requires fencing materials which are not of the period or character of the house. Non-conforming fencing materials may be considered for use in the back of the structure.

**Fence Guidelines**

When building wood fencing, consideration should be given to the kind of wood best suited for the project, adequate post foundations, weatherproofing, color, and amount of maintenance required. Simple variations of wood picket-style fencing are appropriate to many period homes. Wood fences must be painted to complement or contrast the colors of the house. Pressure treated wood shall be painted no later than one year after installation.

Iron fencing is an appropriate option for Victorian-era homes. Iron fencing was often modest in proportion, seldom exceeding four feet in height. A popular standard was 36 inches.

Fencing materials such as split rails, stone, and brick may be considered if they reflect the feeling of the home in material and character.

Chain-link and similar utilitarian fencing, such as industrial fencing, wire mesh, and barbed wire, is not permitted in the front of a structure.

Hedges and natural fencing are possible alternatives to fences.

**Fence Standards**

LAYOUT REQUIREMENTS: (Please see the attached Supplementary Graphics sheets)

Conforming **open** fences not over four (4) feet and conforming **solid** fences not over three (3) feet in height are permitted between the property line and halfway between the front and rear setback lines.

Corner lots will be considered to have two front yards, except that non-conforming fences higher than four (4) feet will be permitted immediately behind the existing side setback line (rather than

halfway between the front and rear).

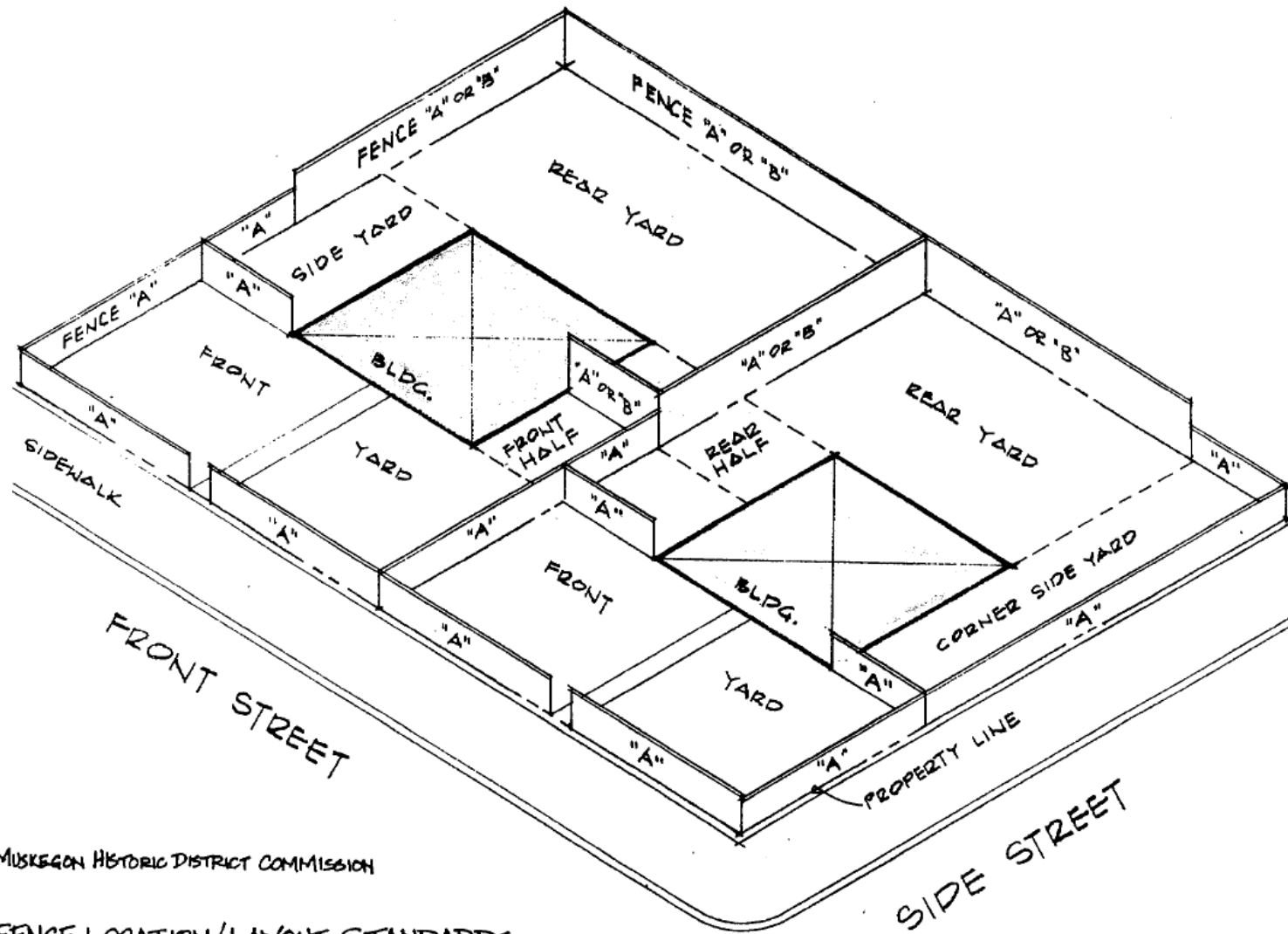
**SUPPLEMENTARY GRAPHICS SHEETS:**

These sheets are attached and include the following:

Fence Location/Layout Standards

“Type A” - Conforming Walls and Fences

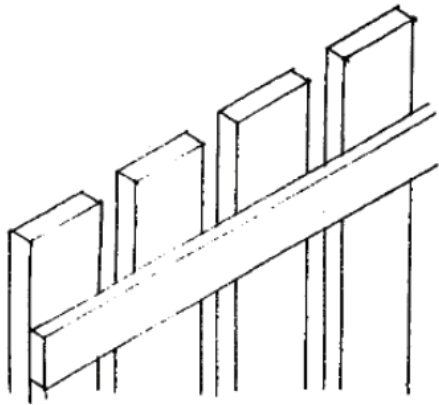
“Type B” - Conforming Rear Lot Fences; Non-Conforming Fences



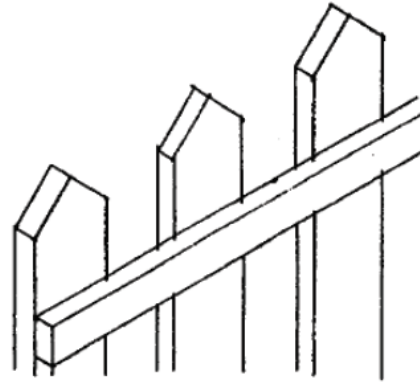
MUSKEGON HISTORIC DISTRICT COMMISSION

FENCE LOCATION/LAYOUT STANDARDS

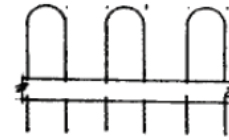
ILLUSTRATION COURTESY CITY OF KALAMAZOO



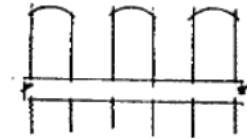
BOARD FENCE



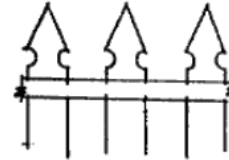
PICKET



ROUND



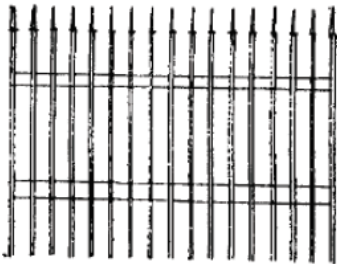
DOG-EARED



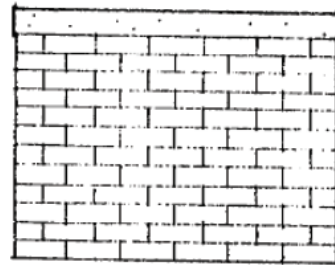
GOthic

ALTERNATE TOPS

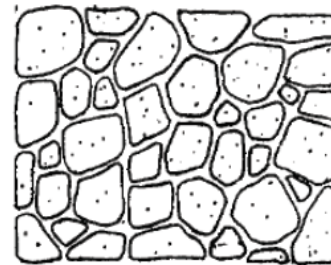
- MAXIMUM HEIGHT: 48"
- SPACE BETWEEN PICKETS MUST BE LESS THAN OR EQUAL TO PICKET WIDTH
- WOOD TREATED FOR CONTACT WITH THE GROUND IS RECOMMENDED
- POST HOLES SHOULD FILLED WITH COMPACTED GRAVEL, RATHER THAN CONCRETE
- OTHER VARIATIONS POSSIBLE
- MUST BE CONSTRUCTED WITH THE "GOOD SIDE" FACING OUT.



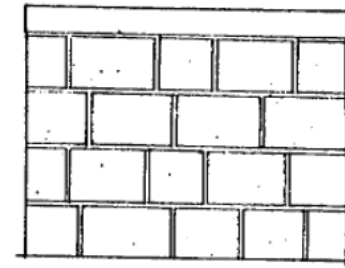
IRON OR BLACK ALUMINUM



BRICK

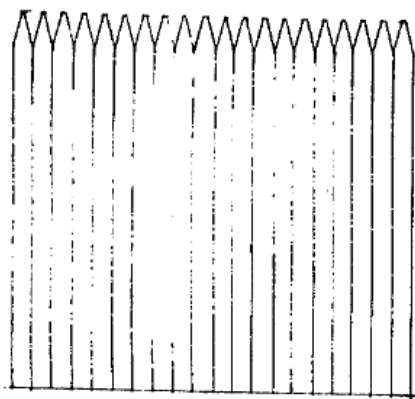


UNCUT FIELD STONE

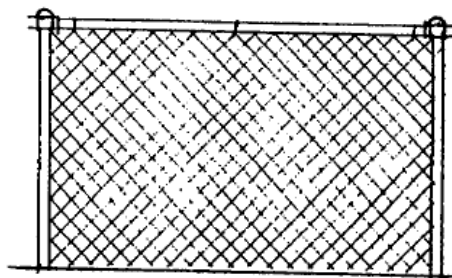


CUT STONE

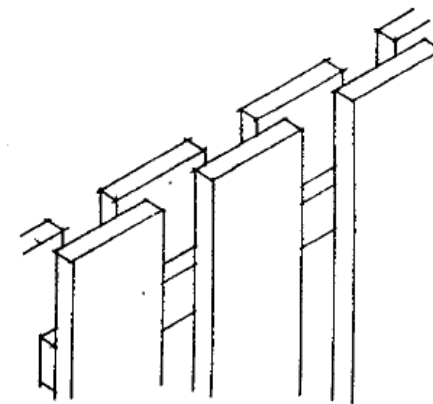
TYPE "A"  
CONFORMING WALLS & FENCES



STOCKADE



CHAIN-LINK/CYCLONE

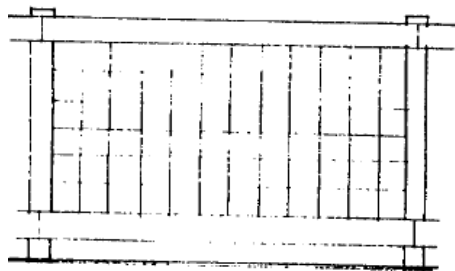


OBSCURING

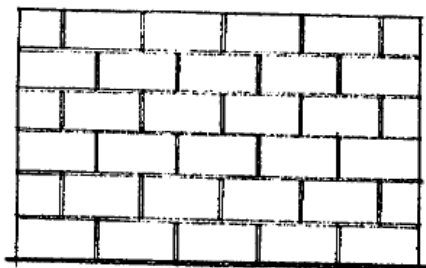
TYPE "B"

CONFORMING REAR LOT FENCES

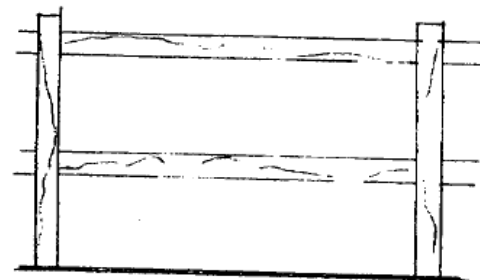
- ALTERNATE TOPS FOR STOCKADE FENCE PERMITTED
- UP TO 6'-0" HIGH



WIRE MESH



CONCRETE BLOCK



SPLIT RAIL

NON-CONFORMING FENCES

CONSTRUCTION MUST BE APPROVED BY  
THE HISTORIC DISTRICT COMMISSION

GRAPHICS COURTESY CITY OF KALAMAZOO



# Agenda Item Review Form

## Muskegon Historic District Commission

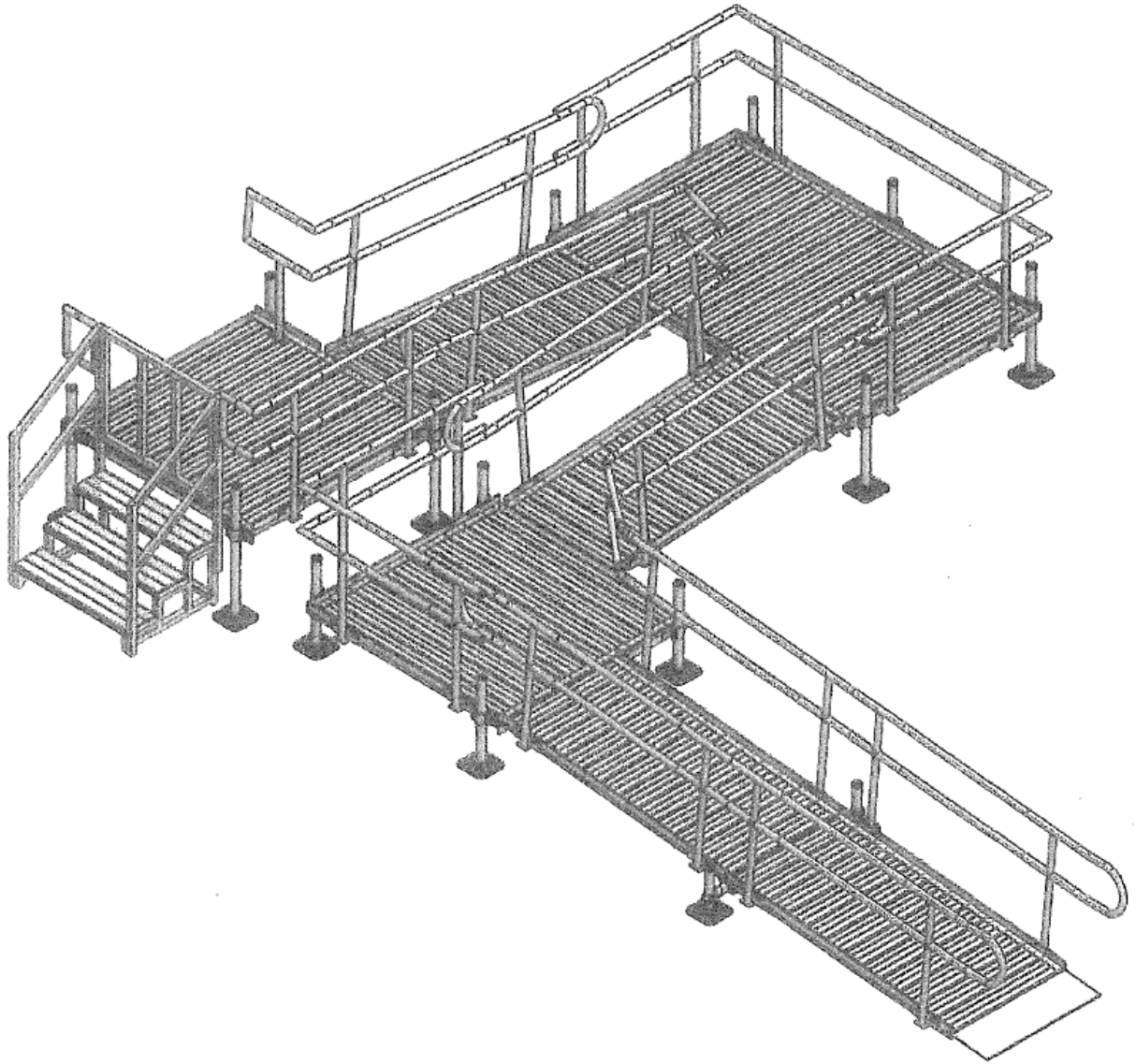
<b>Temporary Accessible Ramps</b>	<b>Description of Work:</b>
<b>Applicant:</b>	<b>District:</b>
<b>Current Use:</b>	<b>Date of Construction:</b>
<b>Discussion:</b>  The HDC does not have a policy for the installation of temporary accessible ramps, though a few have been constructed in the historic districts. These are typically aluminum, not attached to the house, and can be in use for a range of timeframes. Staff would like to discuss the HDC's position on properties that install temporary accessible ramps and potentially craft a policy for review of such features.	
<b>Standards:</b>	
<b>Deliberation:</b>	



Ramp installed on Terrace Street



Ramp installed on Jefferson Street



Rendering of ramp to be installed on Peck Street



# Agenda Item Review Form

## Muskegon Historic District Commission

<b>Historic District Boundary Adjustments</b>	<b>Description of Work:</b>
<b>Applicant:</b>	<b>District:</b>
<b>Current Use:</b>	<b>Date of Construction:</b>
<p><b>Discussion:</b></p> <p>As adopted, the Historical Preservation Ordinance that established the historic districts is very specific in its description of their boundaries and uses block and lot numbers – basically legal descriptions – to define those boundaries (final page of the attached Ordinance). Staff discovered that the historic district boundaries shown on maps have long been incorrect in select areas on the periphery of the Jefferson and McLaughlin Historic Districts. It appears that at some point, there were some liberties taken in drawing the historic district boundaries to include the entirety of some parcels when only a portion is officially located within a district.</p> <p>For example, the boundary description for the Jefferson Historic District has not changed from what was originally adopted in 1973, but it does not align with current property lines, and perhaps never did. In one instance, the west 18 feet of a parcel is included in the district while the east 32 feet of the same parcel is not. Corrections to the City Ordinance will be needed in cases where the boundary description is incorrect, and staff would like to discuss the process of making these revisions.</p>	
<b>Standards:</b>	
<b>Deliberation:</b>	

## Chapter 38

### HISTORICAL PRESERVATION\*

#### Article I. In General

Secs. 38-1—38-100. Reserved.

#### Article II. Historic District

- Sec. 38-101. Short title.
- Sec. 38-102. Statement of purpose.
- Sec. 38-103. Definitions.
- Sec. 38-104. Historic district study committee and the study committee report.
- Sec. 38-105. Establishing additional, modifying, or eliminating historic districts.
- Sec. 38-106. The historic district commission.
- Sec. 38-107. Historic district commission meetings, recordkeeping and rules of procedure.
- Sec. 38-108. Delegation of minor classes of work.
- Sec. 38-109. Ordinary maintenance.
- Sec. 38-110. Review by the historic district commission.
- Sec. 38-111. Design review standards and guidelines.
- Sec. 38-112. Permit applications.
- Sec. 38-113. Denials.
- Sec. 38-114. Notice to proceed.
- Sec. 38-115. Appeal of a historic district commission decision.
- Sec. 38-116. Work without a permit.
- Sec. 38-117. Demolition by neglect.
- Sec. 38-118. Review of work in proposed districts.
- Sec. 38-119. Emergency moratorium.
- Sec. 38-120. Penalties for violations.
- Sec. 38-121. Acceptance of gifts or grants.
- Sec. 38-122. Acquisition of historic resources.
- Sec. 38-123. Historic district boundary.

\*State law reference—Michigan historical commission, MCL 399.1 et seq.



## ARTICLE I. IN GENERAL

Secs. 38-1—38-100. Reserved.

## ARTICLE II. HISTORIC DISTRICT\*

Sec. 38-101. Short title.

This article shall be known as the "Historic District Ordinance of the City of Muskegon". (Ord. No. 2290, § 1(38.101), 3-8-2011)

Sec. 38-102. Statement of purpose.

(a) Historic preservation is hereby declared to be a public purpose and the city commission may hereby regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the city limits. The purpose of this article is to:

- (1) Safeguard the heritage of the city by preserving districts which reflect elements of its history, architecture, archaeology, engineering, or culture.
- (2) Stabilize and improve property values in each district and surrounding areas.
- (3) Foster civic beauty.
- (4) Strengthen the local economy.
- (5) Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the city and of the state.

(b) The city may, by ordinance, establish one or more historic districts. The historic district shall be administered by the historic district commission and pursuant to this article. (Ord. No. 2290, § 1(38.102), 3-8-2011)

Sec. 38-103. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Alteration* means work that changes the detail of a resource but does not change its basic size or shape.

\*State law reference—Local historic districts act, MCL 339.201 et seq.

*Certificate of appropriateness* means the written approval of a permit application for work that is appropriate and does not adversely affect a resource.

*Commission* means the historic district commission of the city.

*Demolition* means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect.

*Demolition by neglect* means neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.

*Denial* means the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.

*Fire alarm system* means a system designed to detect and announce the presence of fire or byproducts of fire. Fire alarm system includes smoke alarms.

*Historic district* means an area, or group of areas, not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture.

*Historic preservation* means the identification, evaluation, establishment, and protection of resources significant in history, architecture, archaeology, engineering, or culture.

*Historic resource* means a publicly or privately owned building, structure, site, object, feature or open space that is significant in the history, architecture, archaeology, engineering, or culture of the city, state, or the United States.

*Notice to proceed* means the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under Section 399.205(6) of Public Act 169 of 1970, as amended.

*Open space* means undeveloped land, a naturally landscaped area, or a formal or manmade landscaped area that provides a connective link or buffer between other resources.

*Ordinary maintenance* means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for the purposes of this article.

*Proposed historic district* means an area, or group of areas not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.

*Repair* means to restore a decayed or damaged resource to good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for the purposes of this article.

*Resource* means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district.

*Smoke alarm* means a single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this subdivision, the term "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding device into a single unit, operated from a power supply either in the unit or obtained at the point of installation. The term "multiple-station alarm" means two or more single-station alarms that are capable of interconnection such that actuation of one alarm causes all integrated separate audible alarms to operate.

*Work* means construction, addition, alteration, repair, moving, excavation, or demolition. (Ord. No. 2290, § 1(38.103), 3-8-2011)

Sec. 38-104. Historic district study committee and the study committee report.

Before establishing a historic district, the city commission shall appoint a historic district study

committee. A majority of the persons appointed to the historic district study committee shall have a clearly demonstrated interest in or knowledge of historic preservation. The historic district study committee shall contain representation of at least one member appointed from one or more duly organized local historic preservation organizations. The historic district study committee shall do all of the following:

- (1) Conduct a photographic inventory of resources within each proposed historic district following procedures established by the state historic preservation office of the Michigan Historical Center.
- (2) Conduct basic research of each proposed historic district and historic resources located within that district.
- (3) Determine the total number of historic and non-historic resources within a proposed historic district and the percentage of historic resources of that total. In evaluating the significance of historic resources, the historic district study committee shall be guided by the selection criteria for evaluation issued by the United States Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 CFR 60, and criteria established or approved by the state historic preservation office of the Michigan Historical Center.
- (4) Prepare a preliminary historic district study committee report that addresses, at a minimum, all of the following:
  - a. The charge of the committee.
  - b. The composition of committee membership.
  - c. The historic district studied.
  - d. The boundaries of each proposed historic district in writing and on maps.
  - e. The history of each proposed historic district.
  - f. The significance of each district as a whole, as well as a sufficient number of its individual resources to fully

- represent the variety of resources found within the district, relative to the evaluation criteria.
- g. Transmit copies of the preliminary report for review and recommendations to the city planning commission, the state historic preservation office of the Michigan Historical Center, the Michigan Historical Commission, and the state historic preservation review board.
  - h. Make copies of the preliminary report available to the public pursuant to Section 3 (4) of Public Act No. 169 of 1970 (MCL 399.203(4)).
- (5) Not less than 60 calendar days after the transmittal of the preliminary report, the historic district study committee shall hold a public hearing in compliance with Public Act No. 267 of 1976 (MCL 15.261 et seq.). Public notice of the time, date and place of the hearing shall be given in the manner required by Public Act No. 267 of 1976 (MCL 15.261 et seq.). Written notice shall be mailed by first class mail not less than 14 calendar days prior to the hearing to the owners of properties within the proposed historic district, as listed on the most current tax rolls. The report shall be made available to the public in compliance with Public Act No. 442 of 1976 (MCL 15.231 et seq.).
- (6) After the date of the public hearing, the historic district study committee and the city commission have not more than one year, unless otherwise authorized by the city commission, to take the following actions:
- a. The committee shall prepare and submit a final report with its recommendations and the recommendations, if any, of the local planning body to the city commission as to the establishment of a historic district. If the recommendation is to establish a historic district, the final report shall include a draft of the proposed ordinance.
  - b. After receiving a final report that recommends the establishment of a historic district, the city commission, at its discretion, may introduce and pass or reject an ordinance. If the city commission passes an ordinance establishing one or more historic districts, the city shall file a copy of the ordinance, including a legal description of the property or properties located within the historic district, with the register of deeds. The city commission shall not pass an ordinance establishing a contiguous historic district less than 60 days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the local unit, have approved the establishment of the historic district pursuant to a written petition.
- (7) A writing prepared, owned, used, in the possession of, or retained by a committee in the performance of an official function of the historic district commission should be made available to the public in compliance with Public Act No. 442 of 1976 (MCL 15.231 et seq.).
- (Ord. No. 2290, § 1(38.104), 3-8-2011)
- Sec. 38-105. Establishing additional, modifying, or eliminating historic districts.
- (a) The city commission may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district, or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, a historic district study committee appointed by the city commission shall follow the procedures as stated in Section 3 (1-3) of Public Act No. 169 of 1970 (MCL 399.203(1)—(3)). To conduct these activities, the city commission may retain the initial committee, establish a standing committee, or establish a committee to consider only specific proposed districts and then be dissolved. The

committee shall consider any previously written committee reports pertinent to the proposed action.

(b) In considering elimination of a historic district, a committee shall follow the procedures set forth in Section 3 (1-3) of Public Act No. 169 of 1970 (MCL 399.203(1)—(3)) for the issuance of a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing one or more of the following:

- (1) The historic district has lost those physical characteristics that enabled the establishment of the district.
- (2) The historic district was not significant in the way previously defined.
- (3) The historic district was established pursuant to defective procedures.

(Ord. No. 2290, § 1(38.105), 3-8-2011)

Sec. 38-106. The historic district commission.

(a) The city commission establishes a historic district commission. Each member of the historic district commission shall reside within the city limits. The historic district commission shall consist of seven members. Members shall be appointed by the city commission. A majority of the members shall have a clearly demonstrated interest in or knowledge of historic preservation. Members shall be appointed for a term of three years. Members shall be eligible for reappointment. In the event of a vacancy on the historic district commission, interim appointments shall be made by the city commission within 60 calendar days to complete the unexpired term of such position. Two members shall be appointed from a list submitted by duly organized local historic preservation organizations. If such a person is available for appointment, one member shall be an architect who has two years of architectural experience or who is duly registered in the state.

(b) The city commission may prescribe powers and duties of the historic district commission, in addition to those prescribed in this article, that foster historic preservation activities, projects, and programs in the local unit.  
(Ord. No. 2290, § 1(38.106), 3-8-2011)

Sec. 38-107. Historic district commission meetings, recordkeeping and rules of procedure.

(a) The historic district commission shall meet at least quarterly or more frequently at the call of the historic district commission.

(b) The business that the historic district commission may perform shall be conducted at a public meeting held in compliance with the open meetings act, Public Act No. 267 of 1976 (MCL 15.261 et seq.). Public notice of the date, time, and place of the meeting shall be given in the manner required by Public Act No. 267 of 1976 (MCL 15.261 et seq.). A meeting agenda shall be part of the notice and shall include a listing of each permit application to be reviewed or considered by the historic district commission.

(c) The historic district commission shall keep a record of its resolutions, proceedings and actions. A writing prepared, owned, used, in the possession of, or retained by the historic district commission in the performance of an official function shall be made available to the public in compliance with the freedom of information act, Public Act No. 442 of 1976 (MCL 15.231 et seq.).

(d) The historic district commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines to carry out its duties under this act.  
(Ord. No. 2290, § 1(38.107), 3-8-2011)

Sec. 38-108. Delegation of minor classes of work.

The historic district commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to city staff. The historic district commission shall provide to its delegated authority specific written standards for issuing certificates of appropriateness under this subsection. The historic district commission shall review the certificates of appropriateness issued by the delegate on at least a quarterly basis to determine whether or not the delegated responsibilities should be continued.  
(Ord. No. 2290, § 1(38.108), 3-8-2011)

Sec. 38-109. Ordinary maintenance.

Nothing in this article shall be construed to prevent ordinary maintenance or repair of a resource within a historic district or to prevent work on any resource under a permit issued by the inspector of buildings or other duly delegated authority before this article was enacted. (Ord. No. 2290, § 1(38.109), 3-8-2011)

Sec. 38-110. Review by the historic district commission.

The historic district commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements unless specifically authorized to do so by the city commission or unless interior work will cause visible change to the exterior of the resource. The historic district commission shall not disapprove an application due to considerations not prescribed in Subsection 5(3) of Public Act No. 169 of 1970 (MCL 399.205(3)). (Ord. No. 2290, § 1(38.110), 3-8-2011)

Sec. 38-111. Design review standards and guidelines.

(a) In reviewing plans, the historic district commission shall follow the U.S. Secretary of Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 CFR 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the historic district commission may be followed if they are equivalent in guidance to the Secretary of Interior's Standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.

(b) In reviewing plans, the historic district commission shall also consider all of the following:

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.

- (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
- (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
- (4) Other factors, such as aesthetic value, that the historic district commission finds relevant.
- (5) Whether the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, Public Act No. 230 of 1972 (MCL 125.1501 et seq.).

(Ord. No. 2290, § 1(38.111), 3-8-2011)

Sec. 38-112. Permit applications.

(a) A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within a historic district. The person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a permit with the inspector of buildings. Upon receipt of a complete application, the inspector of buildings shall immediately refer the application, along with all required supporting materials that make the application complete, to the historic district commission. 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 as prescribed in this article. A historic district commission shall not issue a certificate of appropriateness unless the applicant certifies in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, Public Act No. 230 of 1972 (MCL 125.1501 et seq.).

(b) The historic district commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the inspector of buildings. A permit shall not be issued until the historic district commission has acted as prescribed by this article.

(c) If an application is for work that will adversely affect the exterior of a resource the historic district commission considers valuable to the city, the state, or the nation, and the historic district commission determines that the alteration or loss of that resource will adversely affect the public purpose of the city, state, or nation, the historic district commission shall attempt to establish with the owner of the resource an economically feasible plan for the preservation of the resource.

(d) The failure of the historic district commission to act on an application within 60 calendar days after the date a complete application is filed with the historic district commission, unless an extension is agreed upon in writing by the applicant and the historic district commission, shall be considered to constitute approval.

(e) The historic district commission may charge a reasonable fee to process a permit application. (Ord. No. 2290, § 1(38.112), 3-8-2011)

Sec. 38-113. Denials.

If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied by a written explanation by the historic district commission of the reasons for denial and, if appropriate, a notice that an application may be re-submitted for historic district commission review when the suggested changes have been made. The denial shall also include the notification of the applicant's right to appeal to the state historic preservation review board and to the circuit court. (Ord. No. 2290, § 1(38.113), 3-8-2011)

Sec. 38-114. Notice to proceed.

Work within a historic district shall be permitted through the issuance of a notice to proceed by the historic district commission if any of the following conditions prevail and if the proposed

work can be demonstrated by a finding of the historic district commission to be necessary to substantially improve or correct any of the following conditions:

- (1) The resource constitutes a hazard to the safety of the public or to the structure's occupants.
- (2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- (3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- (4) Retaining the resource is not in the interest of the majority of the community. (Ord. No. 2290, § 1(38.114), 3-8-2011)

Sec. 38-115. Appeal of a historic district commission decision.

(a) An applicant aggrieved by a decision of the historic district commission concerning a permit application may file an appeal with the state historic preservation review board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. The state historic preservation review board shall consider an appeal at its first regularly scheduled meeting after receiving the appeal. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the county circuit court.

(b) Any citizen or duly organized historic preservation organization in the city, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission may appeal the decision to the county circuit court, except that a permit applicant aggrieved by a decision rendered under this article may not appeal to the court without first exhausting the right to appeal to the state historic preservation review board.

(Ord. No. 2290, § 1(38.115), 3-8-2011)

#### Sec. 38-116. Work without a permit.

When work has been done upon a resource without a permit, and the historic district commission finds that the work does not qualify for a certificate of appropriateness, the historic district commission may require an owner to restore the resource to the condition that the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the historic district commission may seek an order from the county circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the historic district commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work done shall be charged to the owner, and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the circuit court, the historic district commission or its agents may enter a property for purposes of this section.

(Ord. No. 2290, § 1(38.116), 3-8-2011)

#### Sec. 38-117. Demolition by neglect.

Upon a finding by the historic district commission that a historic resource within a historic district or a proposed historic district subject to

its review and approval is threatened with demolition by neglect, the historic district commission may do either of the following:

- (1) Require the owner of the resource to repair all conditions contributing to demolition by neglect.
- (2) If the owner does not make repairs within a reasonable time, the historic district commission or its agents may enter the property and make such repairs as necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. The historic district commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

(Ord. No. 2290, § 1(38.117), 3-8-2011)

#### Sec. 38-118. Review of work in proposed districts.

Upon receipt of substantial evidence showing the presence of historic, architectural, archaeological, engineering, or cultural significance of a proposed historic district, the city commission may, at its discretion, adopt a resolution requiring that all applications for permits within the proposed historic district be referred to the historic district commission as prescribed in section 38-112. The historic district commission shall review permit applications with the same powers that would apply if the proposed historic district was an established historic district. The review may continue in the proposed historic district for not more than one year, or until such time as the city commission approves or rejects the establishment of the historic district by ordinance, whichever occurs first.

(Ord. No. 2290, § 1(38.118), 3-8-2011)

#### Sec. 38-119. Emergency moratorium.

If the city commission determines that pending work will cause irreparable harm to resources located within an established or proposed historic district, the city commission may by resolution declare an emergency moratorium on all such work for a period not to exceed six months. The

city commission may extend the emergency moratorium for an additional period not to exceed six months, upon finding that the threat of irreparable harm to resources is still present. Any pending permit application concerning a resource subject to an emergency moratorium may be summarily denied.  
(Ord. No. 2290, § 1(38.119), 3-8-2011)

Sec. 38-120. Penalties for violations.

(a) A person that violates this article is responsible for a municipal civil infraction and may be fined the maximum permitted by law, not more than \$5,000.00.

(b) A person that violates this article may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated or demolished.  
(Ord. No. 2290, § 1(38.120), 3-8-2011)

Sec. 38-121. Acceptance of gifts or grants.

The city commission may accept state or federal grants for historic preservation purposes, may participate in state and federal programs that benefit historic preservation, and may accept public or private gifts for historic preservation purposes. The city commission may appoint the historic district commission to accept and administer grants, gifts, and program responsibilities.  
(Ord. No. 2290, § 1(38.121), 3-8-2011)

Sec. 38-122. Acquisition of historic resources.

If all efforts by the historic district commission to preserve a resource fail, or if it is determined by the city commission that public ownership is most suitable, the city commission, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants or proceeds from the issuance of revenue bonds. The acquisition shall be based upon the recommendation of the historic district commission. The historic district commission is responsible for maintaining publicly owned resources using its own funds, if not specifically designated for other purposes, or public funds committed for that use by the city commission. Upon recommendation of

the historic district commission, the city may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.  
(Ord. No. 2290, § 1(38.122), 3-8-2011)

Sec. 38-123. Historic district boundary.

(a) *Houston Historic District.* All land located within an area described by blocks 336, 337, 348, 349, 350, 351; block 367, lots 3-10; block 368.

(b) *Campus Historic District.* All land located within an area described by blocks 396, 397, 399.

(c) *McLaughlin Historic District.* All land located within an area described by blocks 226, lots 1-5, and 12; blocks 227, 228, 229; block 230, lots 1-5 and 14; block 238, lots 1-5 and 12; blocks 239, 240, 241; block 242, lots 7-10; blocks 243, 253; block 254, easterly 66 feet of lots 7-10; block 362, lots 10-19; block 383, lots 7-12; block 394, lots 9-16.

(d) *Clinton-Peck Historic District.* All land located within an area described by block 275, lots 1-9; block 276, lots 7-14; block 277; block 278, lots 1-6; blocks 288, 289; block 300, lots 1-6; block 423, lots 7-12; block 424, lots 7-12; block 444, lots 7-12; block 445, lots 7-12.

(e) *Jefferson Historic District.* All land located within an area described by block 425, lots 1-6; block 426, lots 8-14; block 442, lots 8-14; block 443, lots 1-6; block 446, W 162 feet lot 1, N 74.5 feet of W 154 feet lot 2, and N 75 feet of S 149.5 feet of W 154 feet lot 2; block 447, lots 8-14; block 463, lots 7-9 and E 105.1 feet lot 10; block 464, lots 1-4.

(f) *Clay-Western Historic District.* All land located within an area described by blocks 314, 315, 316, 323, 568 and 570.

(g) *National Register Historic District.* All land located within an area described by blocks 324, 325, 326; block 327, lots 4-9; block 334, lots 4-9; block 335.

(h) *Other areas.* The following land area is hereby included within the historic districts: Block 313, lots 1, 2 and the east 20 feet of lot 3; block 327, lots 10, 11; block 334, lots 1-3 and 10-12.  
(Ord. No. 2290, § 1(38.123), 3-8-2011)