

CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

MEETING

May 5, 2026 @ 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 the minutes of the April 7, 2026 regular meeting. Planning**
- OLD BUSINESS:**
- NEW BUSINESS:**
 - A. Case 2026-07: 475 W. Webster Planning**
 - B. Case 2026-08: 1102 Terrace Planning**
 - C. Case 2026-10: 58 E. Grand Planning**
- ANY OTHER BUSINESS:**
 - A. HDC Door Hangers 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

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



Agenda Item Review Form

Muskegon Historic District Commission

Approval of the minutes of the April 7, 2026 regular meeting.	Description of Work:
Applicant:	District:
Current Use:	Date of Construction:
Discussion: The draft minutes will be shared at the meeting.	
Standards:	
Deliberation: I move that the HDC approve the minutes of the April 7, 2026 regular meeting.	



Agenda Item Review Form

Muskegon Historic District Commission

Case 2026-07: 475 W. Webster	Description of Work: Windows and Patio Door
Applicant: Brett Mahaffey (contractor) and Matthew Dickinson (homeowner)	District: Houston
Current Use: Residential	Date of Construction:
<p>Discussion:</p> <p>The applicant is seeking approval to replace 17 existing wood windows in the house with wood composite (Fibrex material) windows with grill patterns and sash ratios to match the original windows, and to replace the existing patio door with a two-panel sliding patio door with a 3w x 5h grill pattern on each panel. Additional information and photos identifying each window are in the attached document.</p>	
<p>Standards:</p> <p>Please see attached <i>Window, Door, and Exterior Woodwork Standards and Guidelines</i>.</p>	
<p>Deliberation:</p> <p>I move that the HDC (approve/deny) the request to replace 17 existing wood windows in the house with wood composite windows with grill patterns and sash ratios to match the original windows, and to replace the existing patio door with a two-panel sliding patio door with a 3w x 5h grill pattern on each panel as depicted in the May 5, 2026 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.</p>	



View from W. Webster Avenue, looking east.



View from W. Webster Avenue, looking south.



View from W. Webster Avenue, with rear addition visible at right.

Contractor

Renewal by Andersen

37720 Amrhein

Livonia, MI 48150

- Homeowner wants to replace 17 windows and 1 patio door
- Renewal by Andersen windows are Fibrex (wood composite) material
- Windows will be installed with a small L trim on the exterior that will not cover the existing brickmold.
- Will match the grille configuration and sash ratio in each window
- Patio door will change to a two panel A-Series gliding patio door with a 3w x 5h grille pattern on each panel. Door is located on back of house which was an addition
- Original structure: (window units) 101, 102, 103, 106, 107, 108, 201, 202, 203, 204, 205, 208, 209, 210
- Addition: (window units) 104, 206, 207 & (patio door) 105
- Windows are hard to operate, missing hardware, have broken frames, and are not energy efficient.
- New windows will not have storm windows



Front of House



210

108

201

107

101

Right side (from road)



202

203

204

205

206

102

103

104

Back of House



NO

204 205

NO

109

Back of House



NO

204

205

105

NO

Left side (from road)

209

208

207

NO

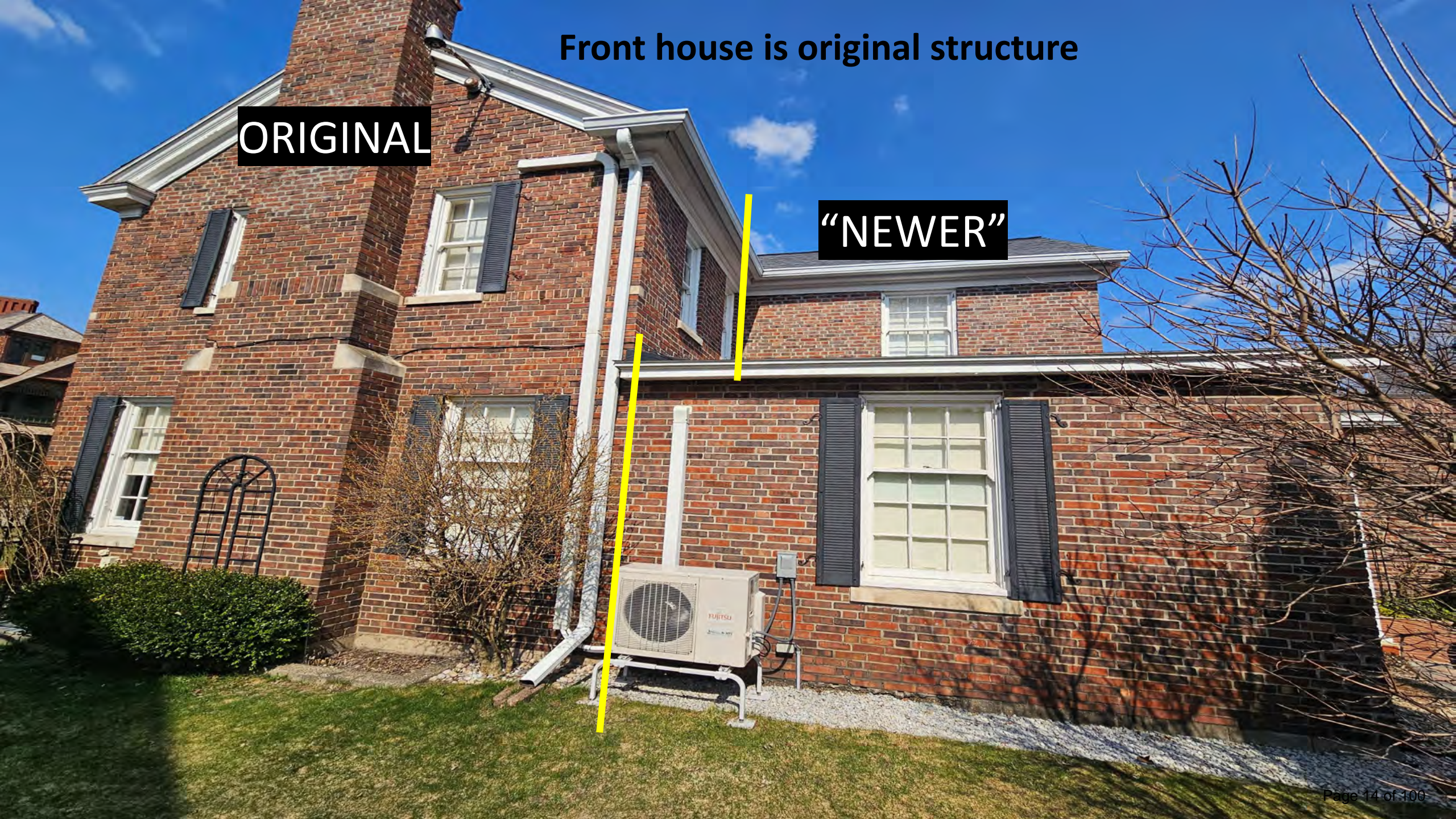
106

109

Front house is original structure

ORIGINAL

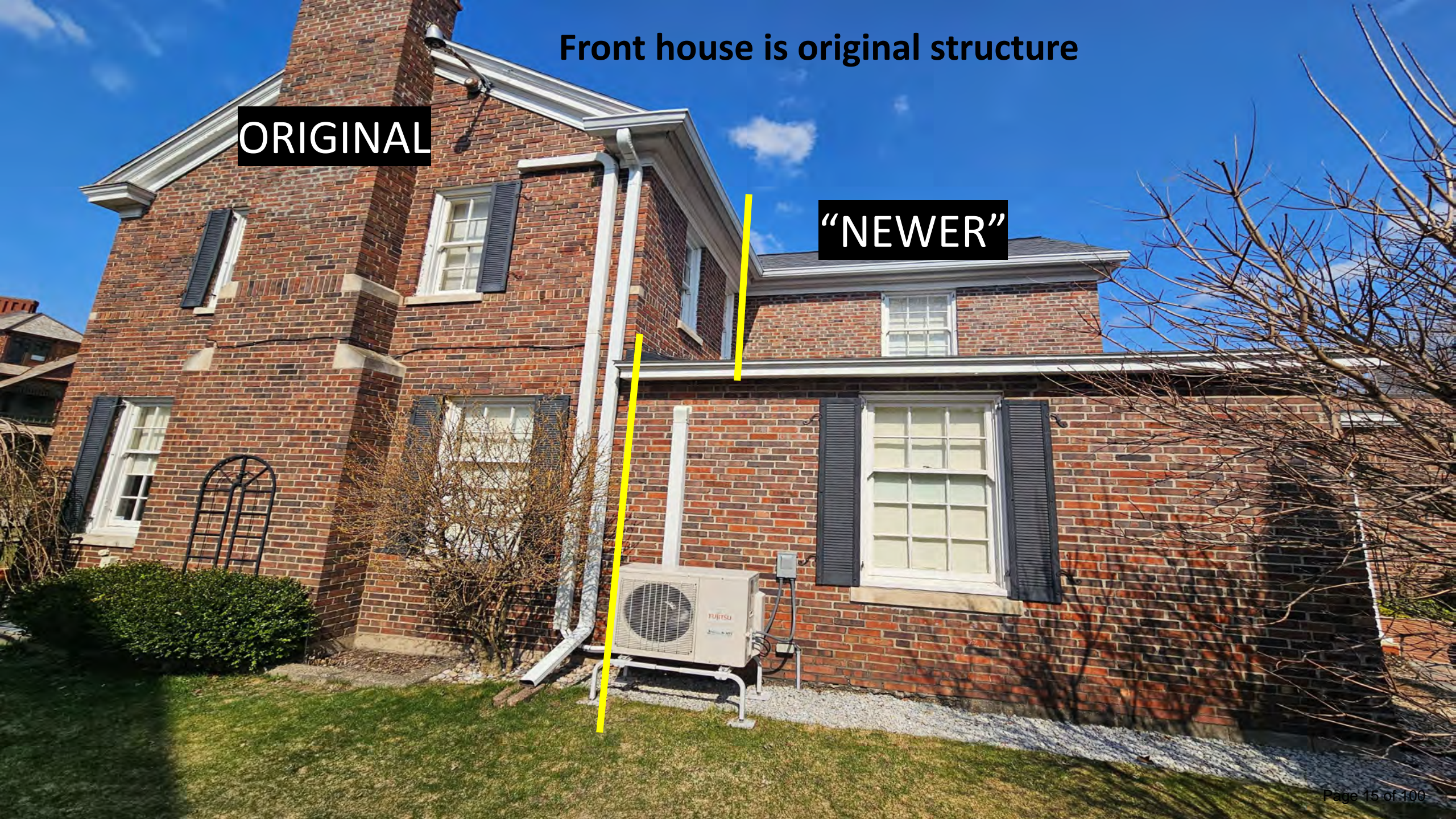
“NEWER”



Front house is original structure

ORIGINAL

“NEWER”



Trim in front portion of house doesn't match the interior trim in the "newer" addition of the house



- Upstairs bedroom door going into bedroom is probably the original door opening
- Wall is 8" thick for this opening



**The boiler heating units
also don't match between
the back part of the house
and front part of the house**



**Foundation changes and
brick color is slightly off**





They blended the bricks between the two additions here with groups of "three" lined up



101



102



103



104



104

103

102

101



105



The door is part of the “newer” addition on back of the house

105



The door is part of the “newer” addition on back of the house

106 & 107



106



107



108



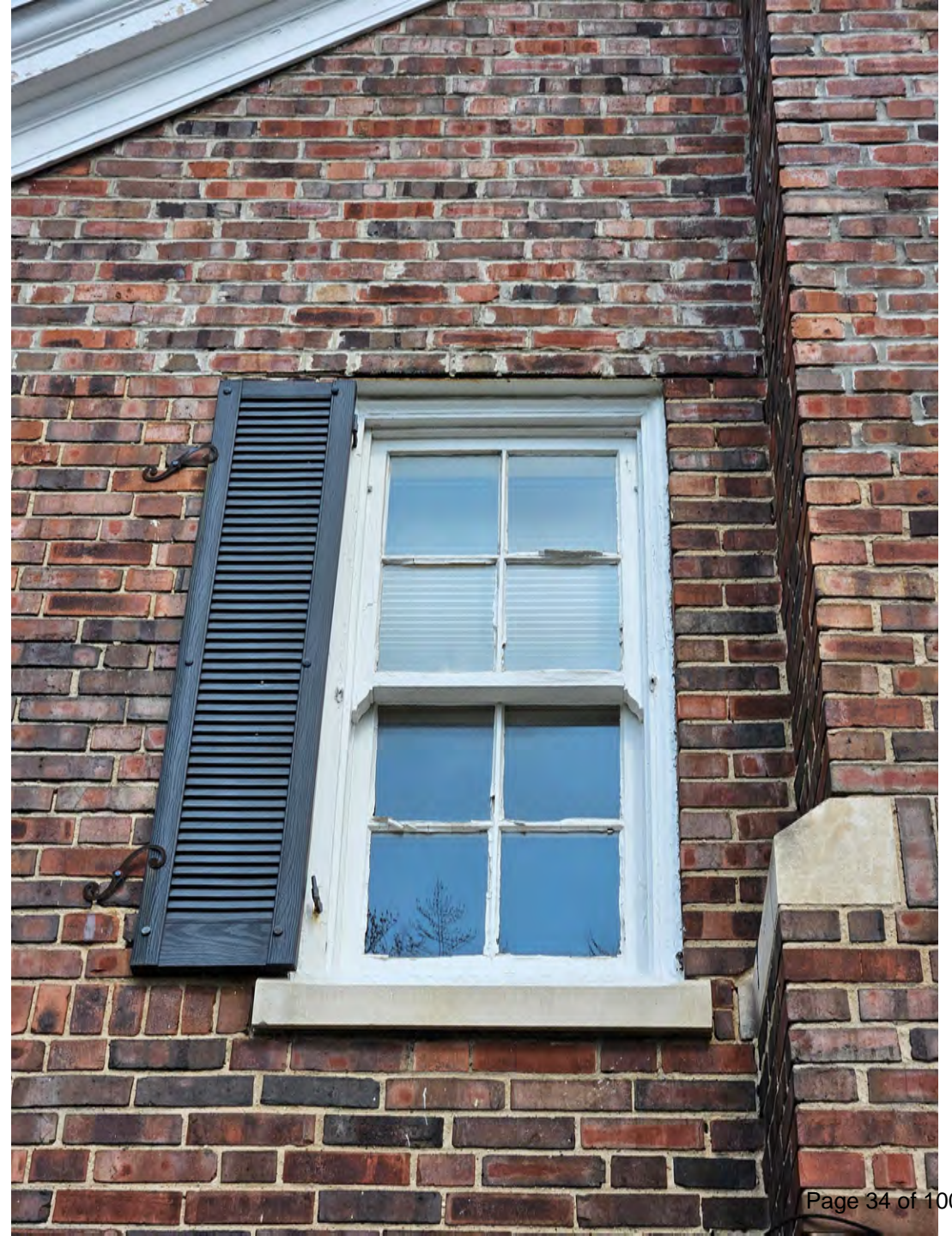
108



201



202



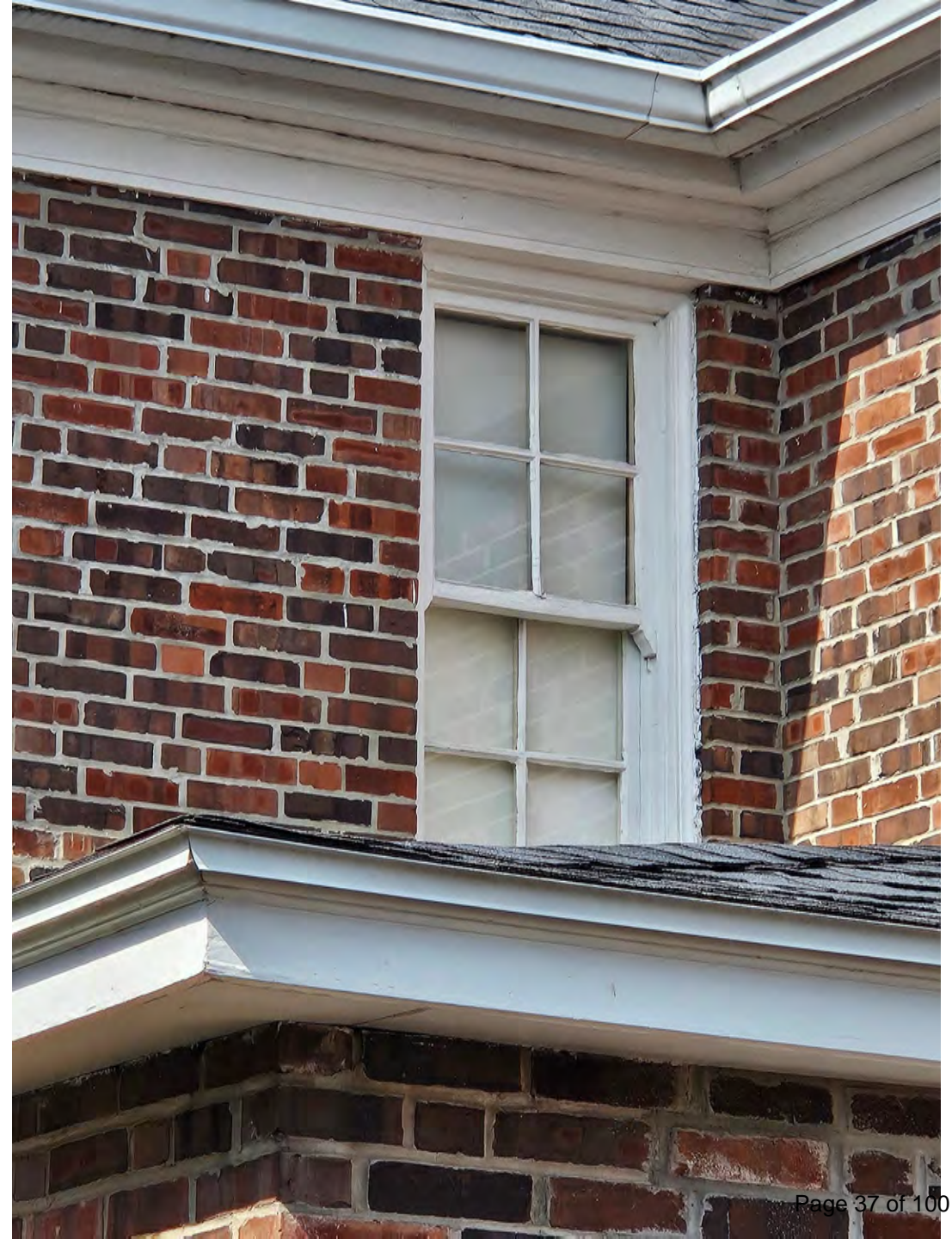
203



204



205



205



206



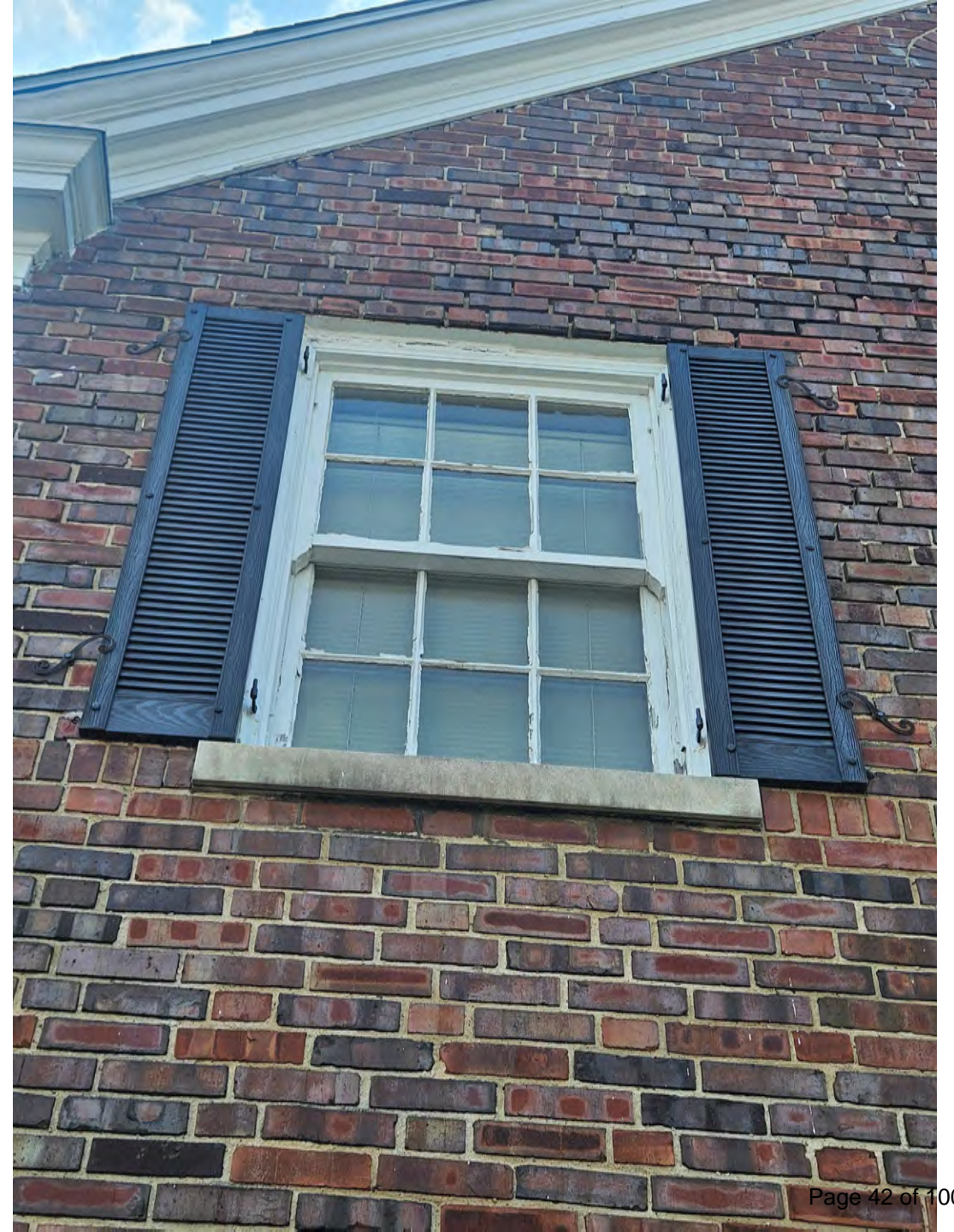
207



207



208



209



209



210



DG DOUBLE-HUNG WINDOW



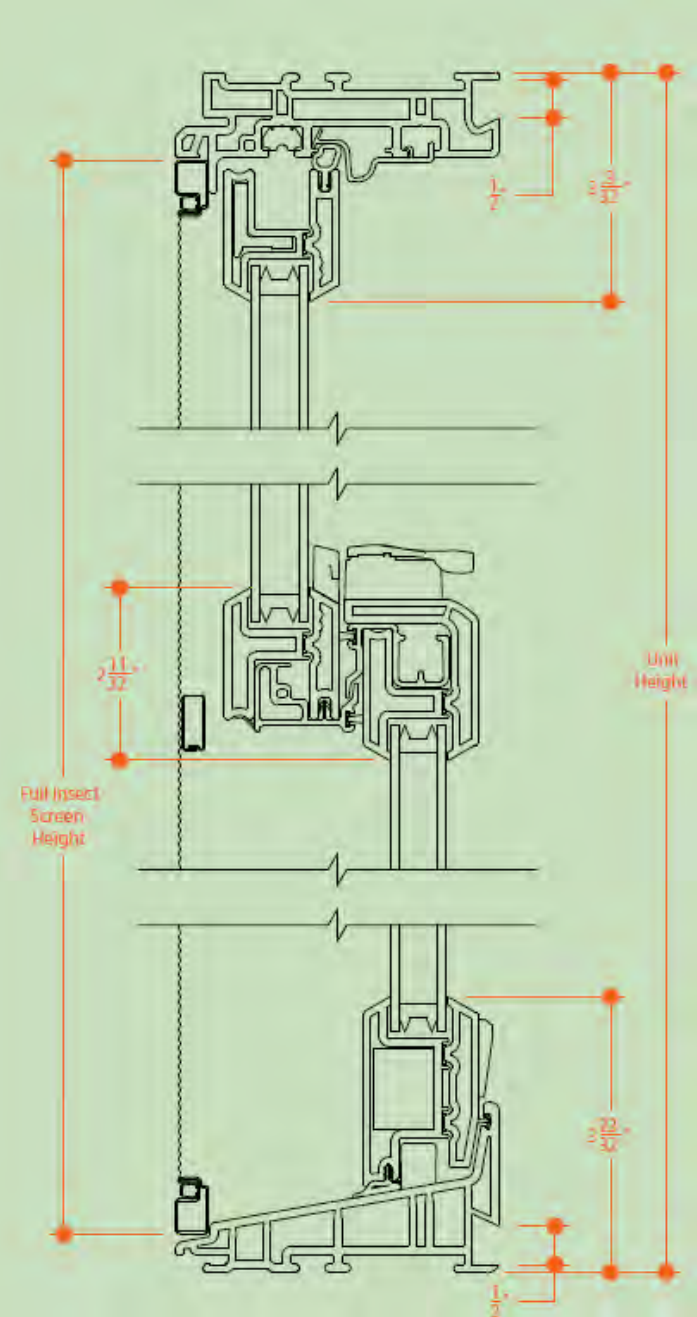


ADVANTAGES:

- Upper and lower sash can be operated for ventilation.
- Upper and lower sash tilt inward for easy cleaning.
- Patented lower sash tilt-latch cassette and interlock assembly provide safe and secure sash tilting for maximum security and structural performance.
- Patented upper sash tilt-latch cassette offers single point activation for safe and easy tilting.
- Surfaces on the sash and frame are designed with smooth radii which are visually pleasing and easier to clean.
- Mortise-and-tenon appearance on the interior AND exterior sash corners provides a traditional, hand-crafted look.
- Sash and frame corners are joined utilizing precision molded corner keys, EPDM (ethylene propylene diene monomer) gaskets and injected hot melt adhesive for superior strength, durability and weather tightness.
- Weatherstrip system is designed utilizing cutting edge materials providing superior weather tightness and durability while allowing easy sash operation.
- Sash are counter-balanced by a coil-spring powered block-and-tackle balancer mounted into the sides of each sash. Each balancer is uniquely configured and engineered for that exact sash size and weight which minimizes operating force.

APPLICATIONS:

- Homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Sash do not project outward, making them suitable for areas facing walkways, decks and other exterior traffic areas.
- Convenient in areas where the sash need to be cleaned from the interior. No need for ladders in hard to reach locations.
- Visually compatible with other Renewal by Andersen® universal frame products.



Flat Sill Option



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

PATIO DOORS



The Better Way to a Better Window®

TRADITIONAL STYLE

FRENCHWOOD®

A-Series Frenchwood Gliding Patio Doors

A-Series gliding patio doors are built strong to last long.¹ We use engineered lumber and our own Fibrex® material. These are high performing, highly energy-efficient patio doors that give you true peace of mind.

Weather Tight

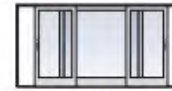
Enhanced security multi-point locking system helps keep the elements out.

Reinforced

Constructed of an engineered LVL core.



Two Panel



Three Panel



Four Panel



More Options Available



Color Options³

INTERIOR



INTERIOR STAIN FINISH



A-Series Gliding Patio Doors / White Interior / Short Fractional Grilles



A-Series Gliding Patio Doors / Cocoa Bean Exterior / Custom Grilles



A-Series Gliding Patio Doors / White Interior / Short Fractional Grilles



FIBREX[®] MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex[®] material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold.*	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification. Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN LLC CORO GREATER MICHIGAN

Legal Name: Renewal by Andersen LLC

2102215127

4765 40th St SE | Grand Rapids, MI 49512

Phone: (616)548-5283 | Fax: (null) | RbAGreaterMISales@andersencorp.com

Matthew Dickinson

475 W Webster Ave

Muskegon, MI 49440

Year Built: 1925

H: (206)795-3790

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
101	living roomh	46 W 76 H	Window: Acclaim™ Double-Hung (DG) 1:1 Limited Travel Reduced 4.625 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Extra Lock Standard Color Hand Lift Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 4w x 3h Misc: None	
102	living room	36 W 64 H	Window: Acclaim™ Double-Hung (DG) Cottage 2:3 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
103	living room	36 W 64 H	Window: Acclaim™ Double-Hung (DG) Cottage 2:3 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: Sash 1: Colonial 3w x 2h Sash 2: Colonial 3w x 3h Misc: None	
104	morning room	36 W 64 H	Window: Acclaim™ Double-Hung (DG) Cottage 2:3 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: Sash 1: Colonial 3w x 2h Sash 2: Colonial 3w x 3h Misc: None	



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H: (206)795-3790

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
105	Room 1	84 W 85 H	Patio Door: Gliding A-Series Traditional 2 Panel Active / Stationary Grey Sill Exterior Canvas Interior Pine Interior Pre-Finish Canvas Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: Tempered High Perf. SmartSun Glass, No Pattern Hardware: Anvers®, Satin Nickel Auxiliary Foot Lock Color Matched Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 3w x 5h Misc: None	
106	dining room	36 W 64 H	Window: Acclaim™ Double-Hung (DG) Cottage 2:3 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: Sash 1: Colonial 3w x 2h Sash 2: Colonial 3w x 3h Misc: None	
107	Dining	46 W 76 H	Window: Acclaim™ Double-Hung (DG) 1:1 Limited Travel Reduced 4.625 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Extra Lock Standard Color Hand Lift Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 3w x 3h Misc: None	
108	landing	36 W 64 H	Window: Acclaim™ Double-Hung (DG) Cottage 2:3 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: Sash 1: High Performance SmartSun Glass No Pattern Tempered Glass Sash 2: High Performance SmartSun Glass No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern:	



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Matthew Dickinson

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Muskegon, MI 49440

Year Built: 1925

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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			Sash 1: Colonial 3w x 2h Sash 2: Colonial 3w x 3h Misc: None	
201	master bedroom	35 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
202	master bedroom	24 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 2w x 2h Misc: None	
203	master bedroom	24 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 2w x 2h Misc: None	
204	master closet	24 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style:	



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 2w x 2h Misc: None	
205	master bath	24 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 2w x 2h Misc: None	
206	dressing room	24 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 2w x 2h Misc: None	
207	back bedroom	36 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
208	master bath	35 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass:	



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Muskegon, MI 49440

Year Built: 1925

H: (206)795-3790

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
209	guest bedroom	35 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Tempered Glass Hardware: Canvas Standard Color Hand Lift Screen: No Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
210	guest bedroom	35 W 52 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Canvas Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Standard Color Hand Lift Screen: TruScene Full Screen Grille Style: Grilles Between Glass (GBG) Wide Bar Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
WINDOWS: 17 PATIO DOORS: 1 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0				PROJECT TOTAL \$63,364



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

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.

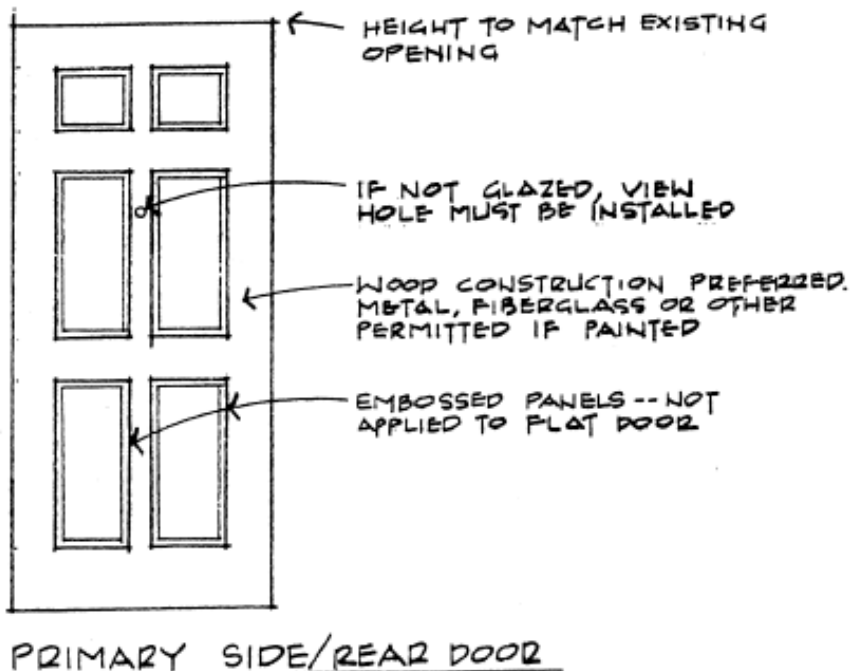
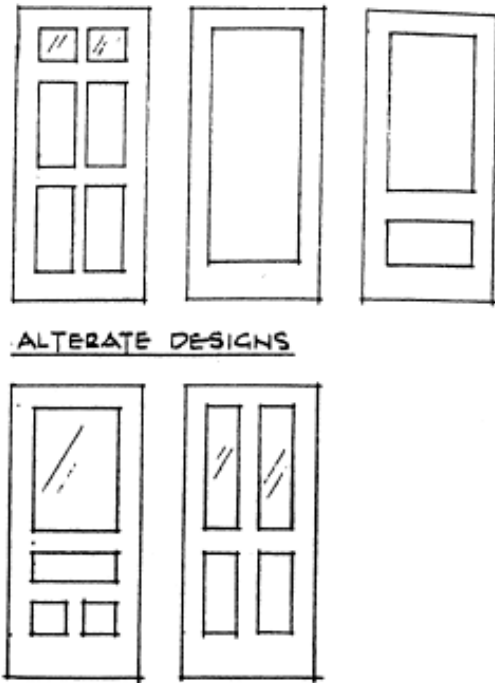
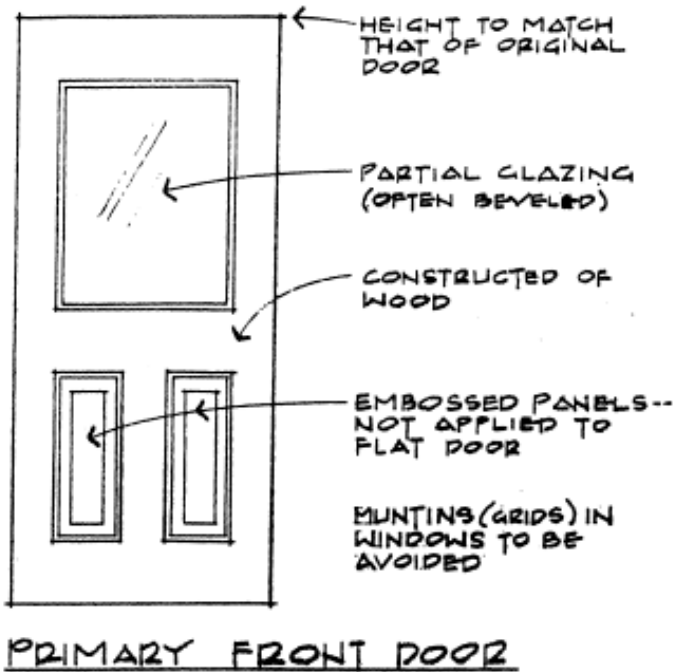
The Commission may approve new wood doors that may slightly differ from the original in cases where replicating the original may not be feasible, as long as such doors generally conform to the ones illustrated on the attached sheet. Under certain circumstances, the Commission may approve doors made of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

Storm Doors

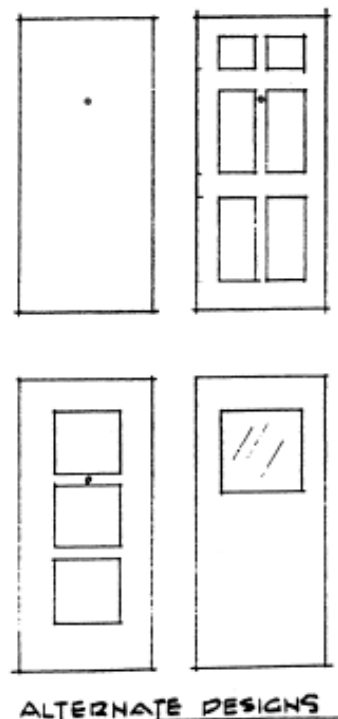
Wooden storm and screen doors are preferred and will generally be the required option especially on the front of the structure. Aluminum or metal storm and screen doors may be used so long as they are not mill finished or anodized aluminum. Baked enamel or other applicable paints or finishes will be 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

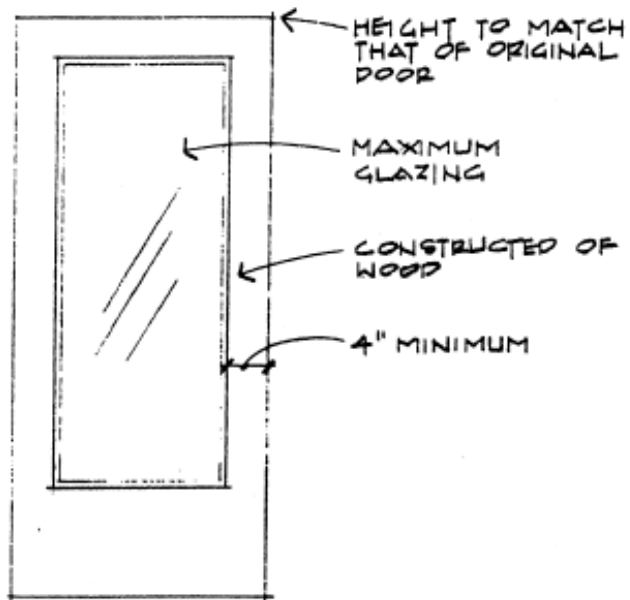
Existing decorative woodwork such as railings, moldings, eave, and gable cornice trim, tracery, columns, observatories, scrolls, bargeboards, lattice, and other carved or sawn wood ornament shall not be removed or altered without Commission approval. Existing deteriorated ornamental woodwork shall not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



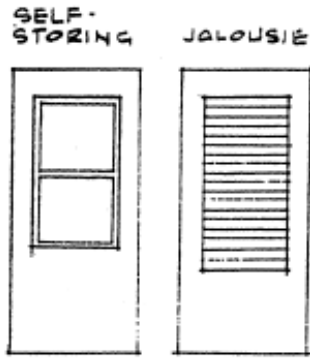
SEE FRONT DOOR INFORMATION FOR ADDITIONAL ALTERNATE DESIGNS



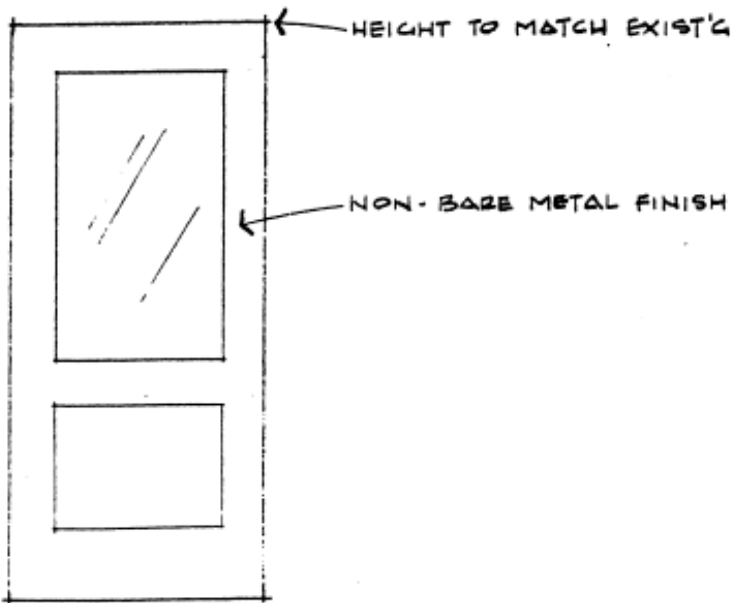
GRAPHICS COURTESY CITY OF KALAMAZOO



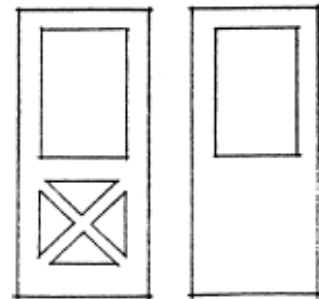
FRONT STORM DOOR



NOT PERMITTED



SIDE/REAR STORM DOOR



GRAPHICS COURTESY CITY OF KALAMAZOO



Agenda Item Review Form

Muskegon Historic District Commission

Case 2026-08: 1102 Terrace	Description of Work: Fence and Deck
Applicant: Elijah Shephard	District: McLaughlin
Current Use: Residential	Date of Construction:
<p>Discussion:</p> <p>The applicant is requesting to reconstruct the existing fence along the south (side) and east (rear) property lines and install new 6'-tall privacy fence in the same style along the north (Hartford Ave) property line, and remove the existing accessible ramp on the south side of the house and construct a 10'x12' deck in the same location using the existing posts with 2"x2" treated vertical railing and spindles spaced 3" apart. The ramp was approved by the HDC in September 1993, and has already been demolished and portions of the deck have been constructed.</p>	
<p>Standards:</p> <p>Please see attached <i>Fence Standards and Guidelines</i> and <i>Porch and Deck Standards and Guidelines</i>.</p>	
<p>Deliberation:</p> <p>I move that the HDC (approve/deny) the request to reconstruct the existing fence along the south (side) and east (rear) property lines and install new 6'-tall privacy fence in the same style along the north (Hartford Avenue) property line, and remove the existing accessible ramp on the south side of the house and construct a 10'x12' deck in the same location using the existing posts with 2"x2" treated vertical railing and spindles spaced 3" apart as depicted in the May 5, 2026 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.</p>	



West (front) and south (side) elevations from Terrace Street, looking northeast; deck and former ramp visible at right.



West (front) and north (side) elevations from Hartford Avenue, looking southeast.



View of rear yard (currently paved) from Hartford Avenue, looking southeast.



View of east (rear) elevation from Hartford Avenue, looking southwest.



Views of the existing condition of the deck.

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).

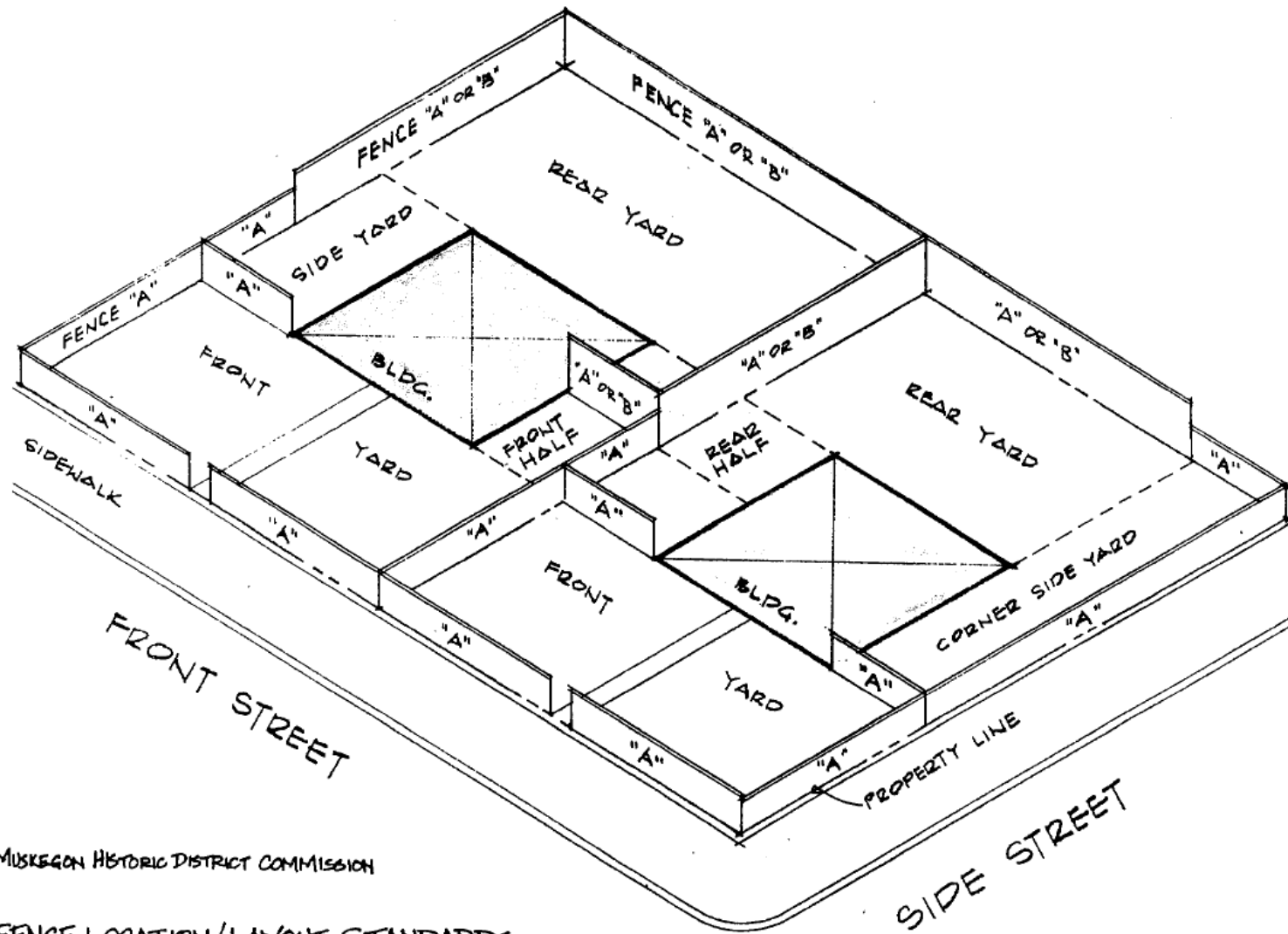
SUPPLEMENTARY GRAPHICS SHEETS:

These sheets are attached and include the following:

Fence Location/Layout Standards

“Type A” - Conforming Walls and Fences

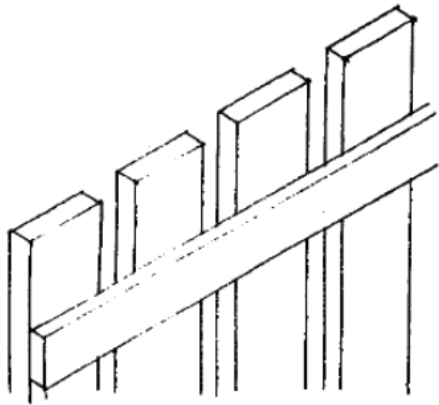
“Type B” - Conforming Rear Lot Fences; Non-Conforming Fences



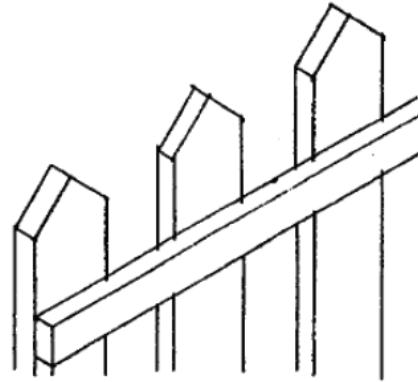
MUSKEGON HISTORIC DISTRICT COMMISSION

FENCE LOCATION/LAYOUT STANDARDS

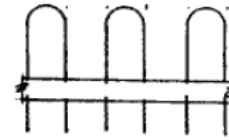
ILLUSTRATION COURTESY CITY OF KALAMAZOO



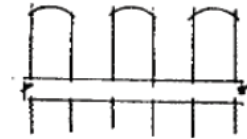
BOARD FENCE



PICKET



ROUND



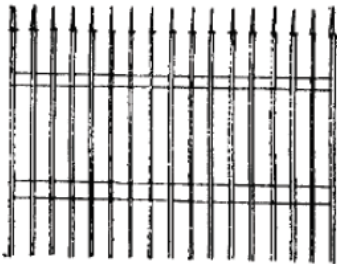
DOG-EARED



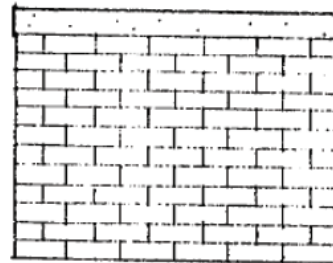
GOthic

ALTERNATE TOPS

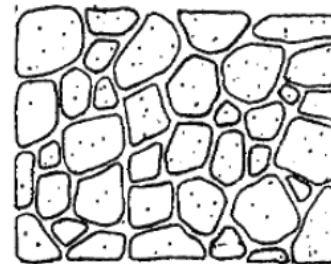
- MAXIMUM HEIGHT: 48"
- SPACE BETWEEN PICKETS MUST BE LESS THAN OR EQUAL TO PICKET WIDTH
- WOOD TREATED FOR CONTACT WITH THE GROUND IS RECOMMENDED
- POST HOLES SHOULD FILLED WITH COMPACTED GRAVEL, RATHER THAN CONCRETE
- OTHER VARIATIONS POSSIBLE
- MUST BE CONSTRUCTED WITH THE "GOOD SIDE" FACING OUT.



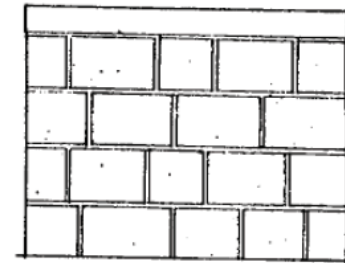
IRON OR BLACK ALUMINUM



BRICK

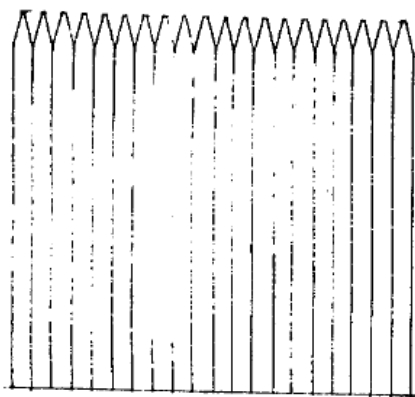


UNCUT FIELD STONE

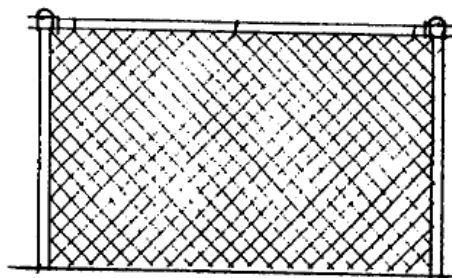


CUT STONE

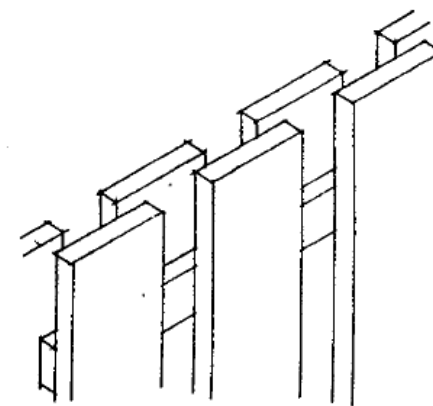
TYPE "A"
CONFORMING WALLS & FENCES



STOCKADE



CHAIN-LINK/CYCLONE

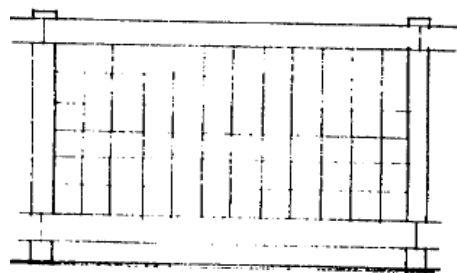


OBSCURING

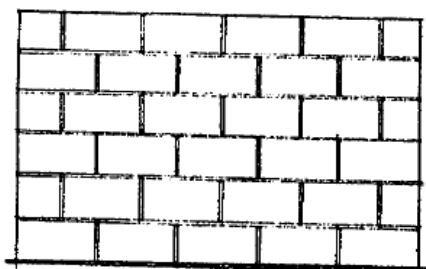
TYPE "B"

CONFORMING REAR LOT FENCES

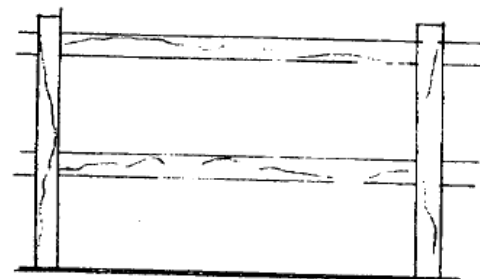
- ALTERNATE TOPS FOR STOCKADE FENCE PERMITTED
- UP TO 6'-0" HIGH



WIRE MESH



CONCRETE BLOCK



SPLIT RAIL

NON-CONFORMING FENCES

CONSTRUCTION MUST BE APPROVED BY
THE HISTORIC DISTRICT COMMISSION

GRAPHICS COURTESY CITY OF KALAMAZOO

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.

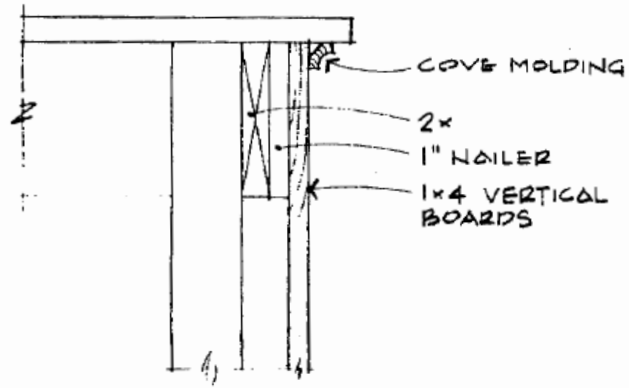
In all cases, if an original guardrail was higher than the minimum height as listed above, then the original height applies.

Porch Enclosure

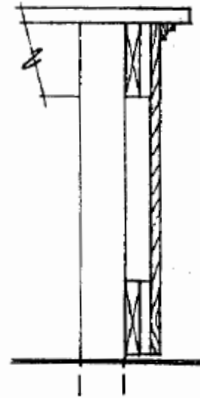
Existing screen or open porches shall not be enclosed with framing or windows without approval by the Commission. Generally, when an open or screened porch is enclosed, the enclosure materials or windows should preserve the appearance of a porch in order to maintain the original design and to avoid the 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

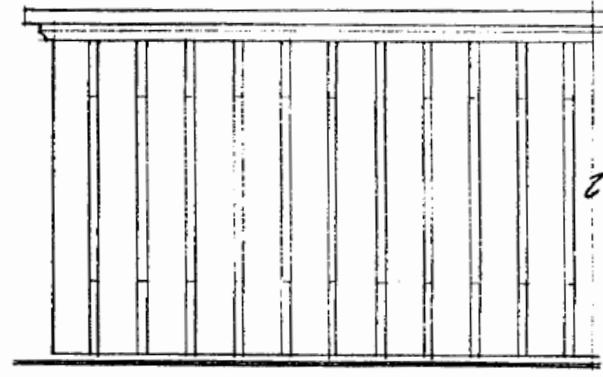
All exposed deck or porch wood shall be painted to complement or contrast the existing structure. Pressure treated wood shall be painted no later than one year after installation.



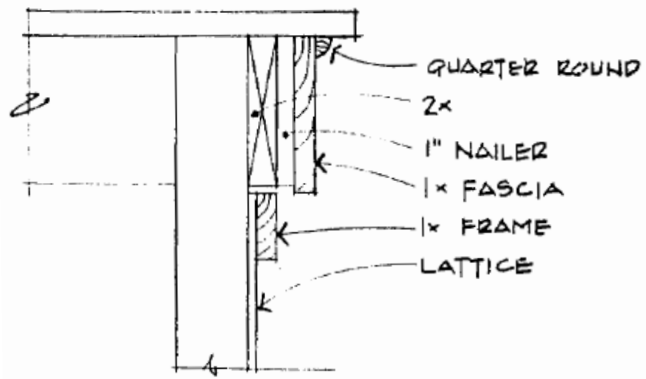
VERTICAL BOARDS



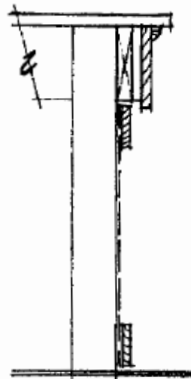
SECTION



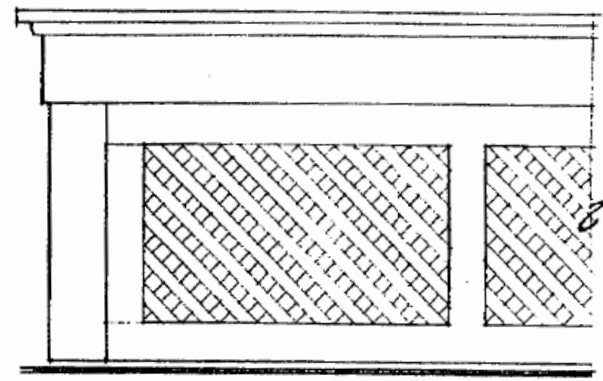
ELEVATION



LATTICE



SECTION

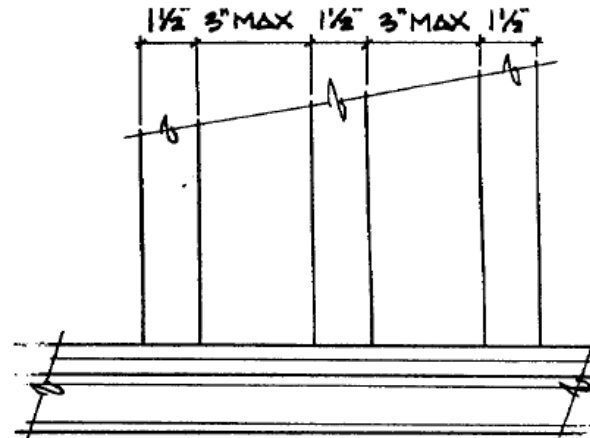
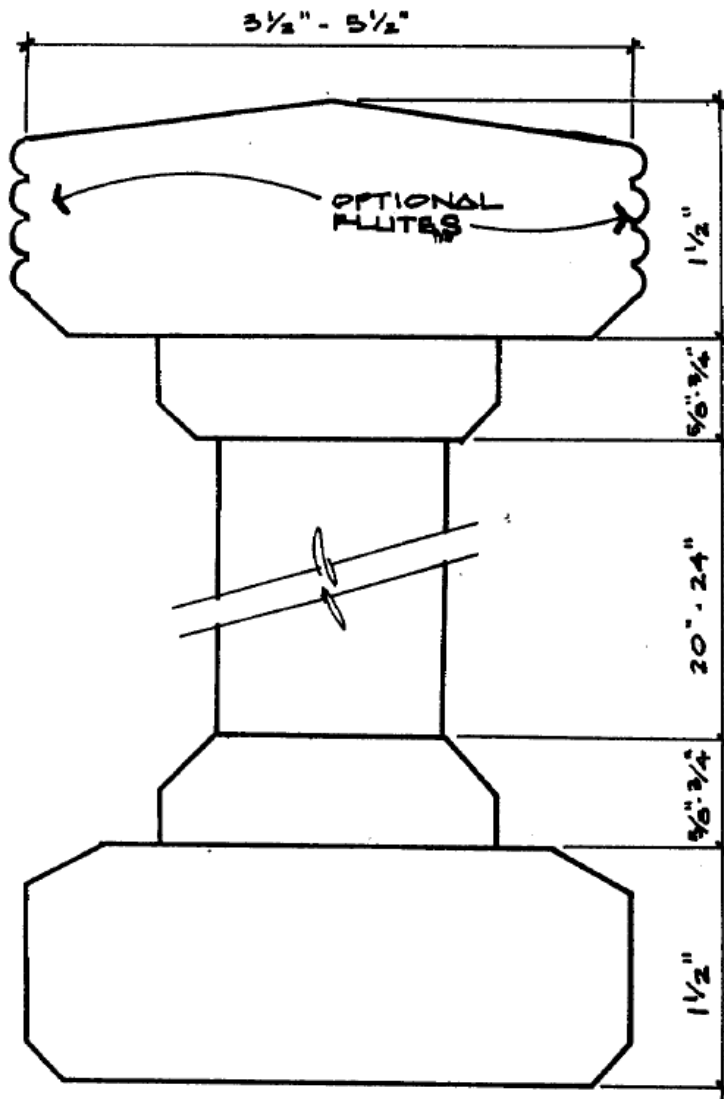


ELEVATION

DECKING DETAILS

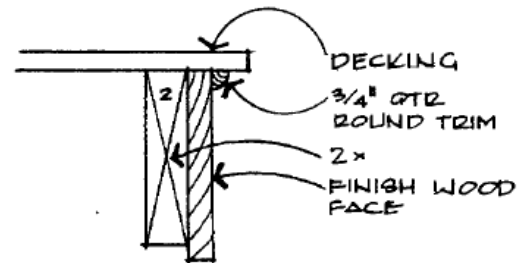
GRAPHICS COURTESY CITY OF KALAMAZOO

DETAIL OF SAMPLE
BALLUSTRADE CONSTRUCTION

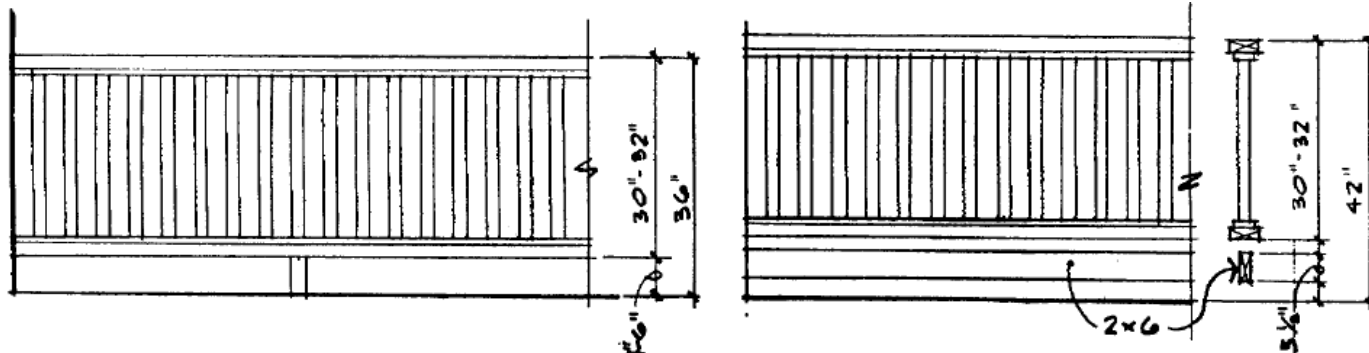


SPACING OF BALLUSTERS

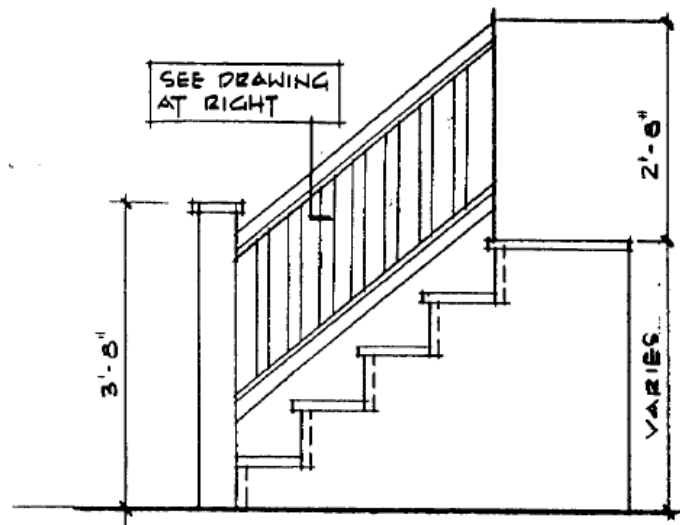
WIDTH x 3 = CENTER-TO-CENTER SPACING



EDGE DETAIL



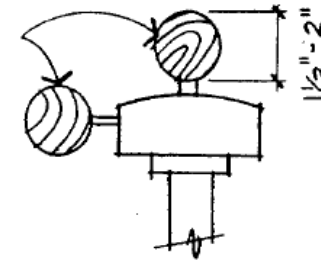
MINIMUM RAIL HEIGHT REQUIREMENTS ARE 24"-30" DEPENDING ON DECK HEIGHT FROM GROUND LEVEL
 IF A GREATER HEIGHT IS RECOMMENDED FOR SAFETY REASONS (WHERE THE RAIL IS NEW OR REBUILT),
 THE ABOVE CONSTRUCTION METHODS MAY BE ACCEPTABLE (PLEASE SEE ATTACHED TEXT FOR DETAILS)



"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

Case 2026-10: 58 E. Grand	Description of Work: New Construction
Applicant: Stephens Homes and Investments	District: Clinton-Peck
Current Use: Vacant Land	Date of Construction:
Discussion: The applicant is seeking approval to construct a new single-family house with an attached garage on the lot. Proposed elevation, floor plan, and site plan drawings are attached.	
Standards: Please see attached <i>Design Guidelines for New Construction</i> .	
Deliberation: I move that the HDC (approve/deny) the request to construct a new single-family house with an attached garage on the lot as depicted in the May 5, 2026 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.	



View of vacant lot at 58 E. Grand from Grand Avenue, looking northwest; approximate location of house is staked on-site.



Front and side elevations of the same house, but mirrored (photo from July 2024).



Front and side elevations of the same house, but mirrored (at 2207 Miner Avenue, photo from July 2024).



Rear elevation of the same house, but mirrored (photo from July 2024).



Surrounding houses, looking east on Grand Avenue; 58 E. Grand located at left, across Clinton Street.



Surrounding houses, looking north on Clinton Street; 58 E. Grand located at right, across Grand Avenue.



Surrounding houses, looking south on Clinton Street; 58 E. Grand located at left.



Surrounding houses, looking west on Grand Avenue; 58 E. Grand located at right.



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION
	1	3/25/26	J. DAVIS	ROUGH DRAFT
	2	4/1/26	J. DAVIS	FINAL

BENEDICT PROJECT

1st Floor Plan

231 HOME DESIGN

DATE:

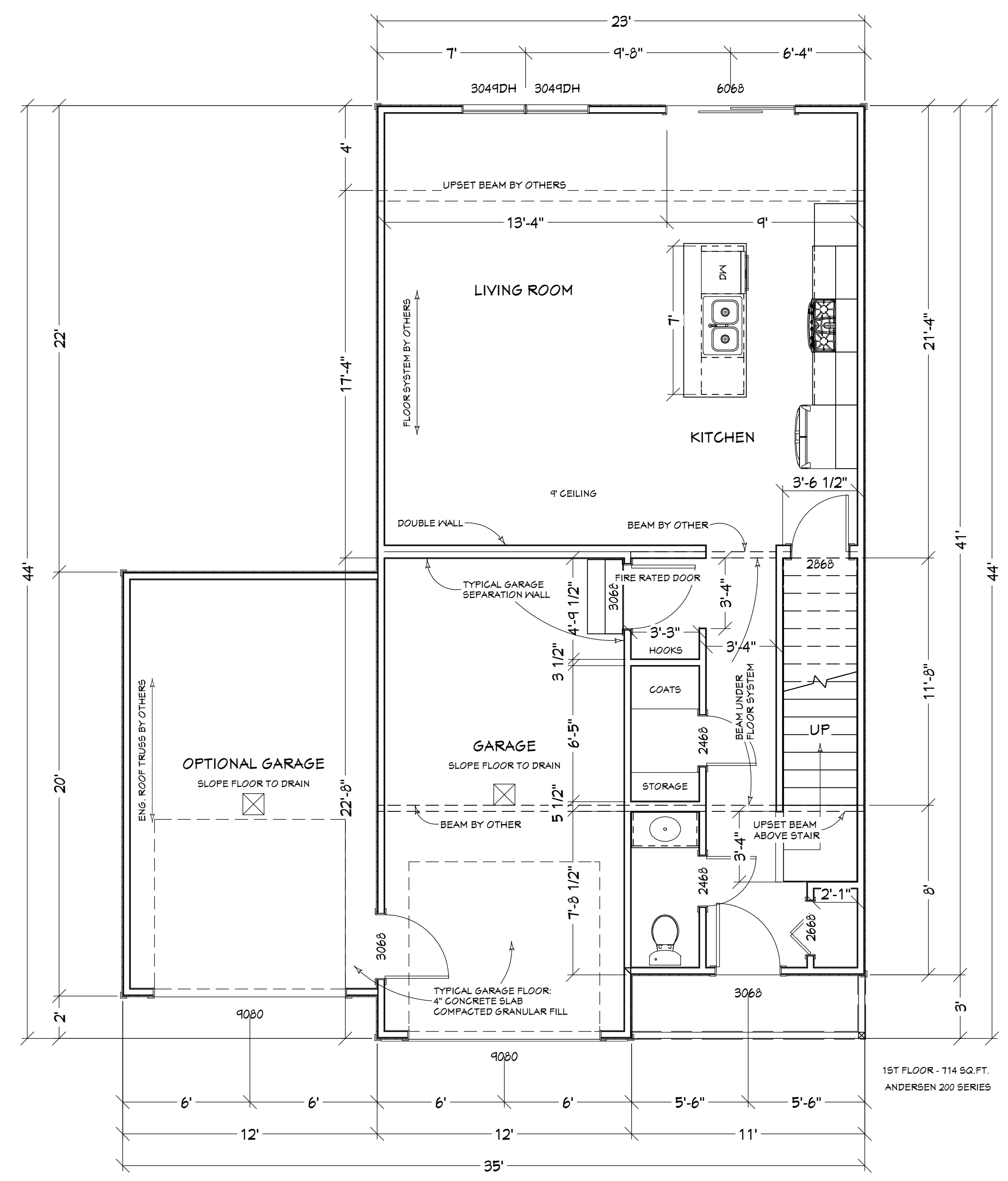
4/2/2026

SCALE:

1/4" = 1'

SHEET:

A-1



1ST FLOOR - 114 SQ. FT.
ANDERSEN 200 SERIES

1st Floor

TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

231 HOME DESIGN LLC ATTEMPTS TO PROVIDE DRAWINGS THAT ARE AS ACCURATE AS POSSIBLE. THE GENERAL & SUB CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF DETAILS & ALL DIMENSIONS PRIOR TO AS WELL AS DURING THE CONSTRUCTION OF THIS PROJECT, CONFORMING TO ALL LOCAL & STATE CODES. THE SCALE OF THIS DRAWING IS OVERRULED BY ACTUAL DIMENSIONS. PLEASE REPORT ANY DISCREPANCIES TO 231 HOME DESIGN LLC.

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- PURCHASING A SET OF DRAWINGS TRANSFERS NO RIGHT OR OWNERSHIP OF THE PLAN TO THE PURCHASER. THE PURCHASER HAS MERELY PURCHASED A LIMITED LICENSE TO BUILD TO THAT STRUCTURE ONE TIME AND ONE TIME ONLY.
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Layout Page Table			
Label	Title	Description	Comments
A-1	1st Floor Plan		
A-2	2nd Floor Plan		
A-5	Foundation Plan		
E-1	Exterior Elevations		
E-2	Exterior Elevations		
D-1.0	Cross Section		



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION
	1	3/25/26	J. DAVIS	ROUGH DRAFT
	2	4/1/26	J. DAVIS	FINAL

BENEDICT PROJECT

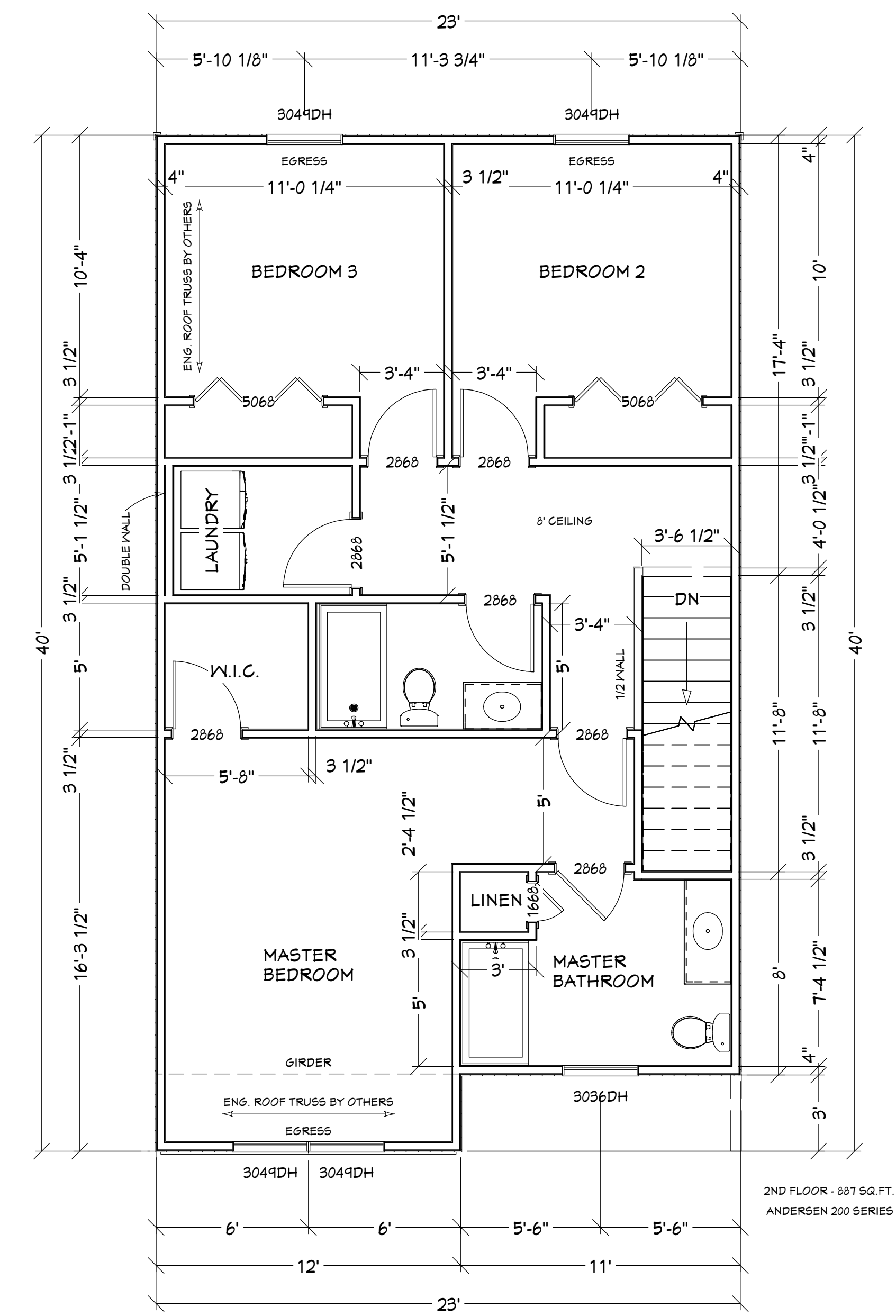
2nd Floor Plan

DRAWINGS PROVIDED BY:
231 HOME DESIGN

DATE:
4/2/2026

SCALE:
1/4" = 1'

SHEET:
A-2



2ND FLOOR - 887 SQ. FT.
ANDERSEN 200 SERIES

2nd Floor

TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

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E-2	Exterior Elevations		
D-1.0	Cross Section		



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION
1	3/25/26	J. DAVIS	ROUGH DRAFT	
2	4/1/26	J. DAVIS	FINAL	

BENEDICT PROJECT

Foundation Plan

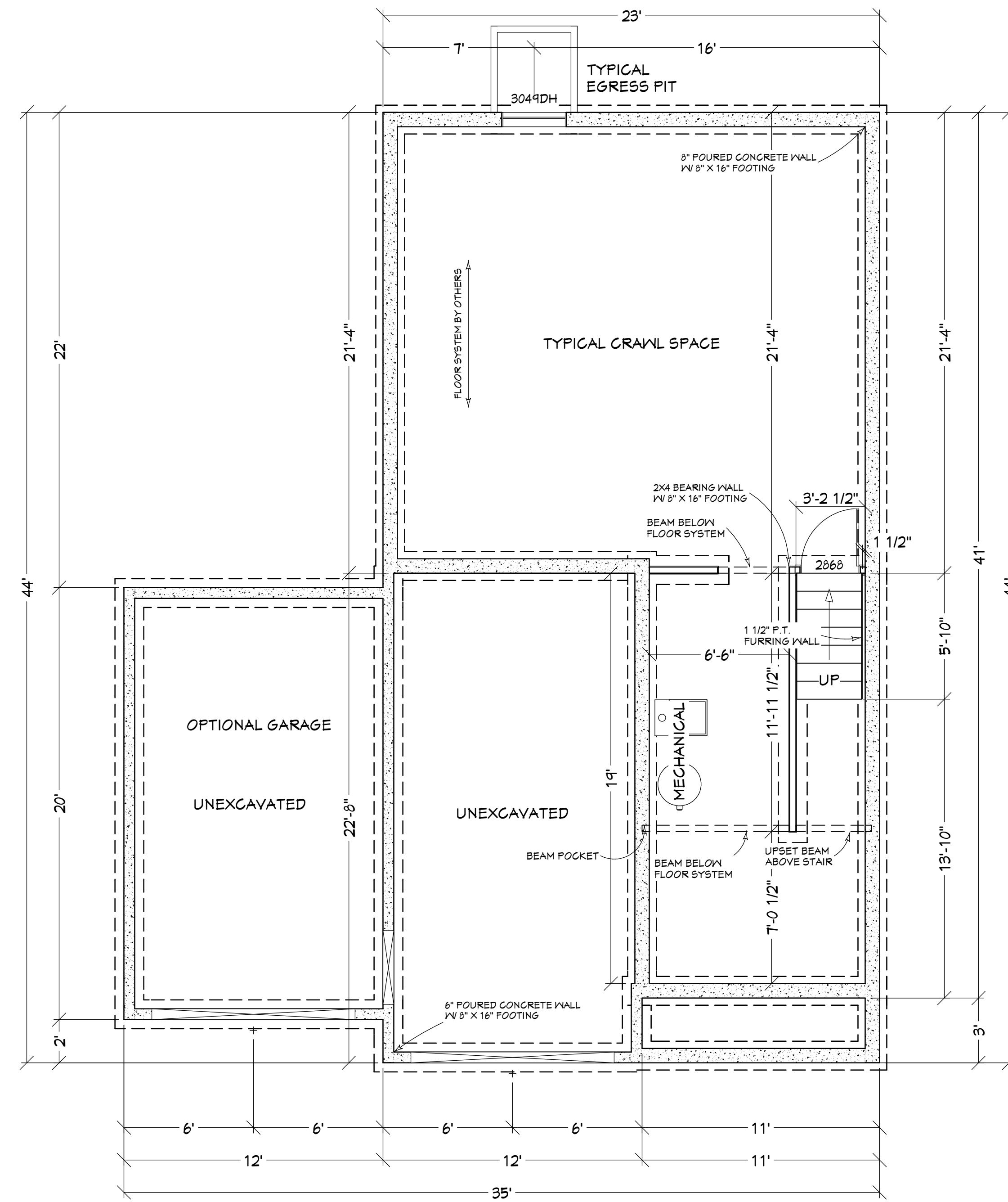
231 HOME DESIGN

DRAWINGS PROVIDED BY:

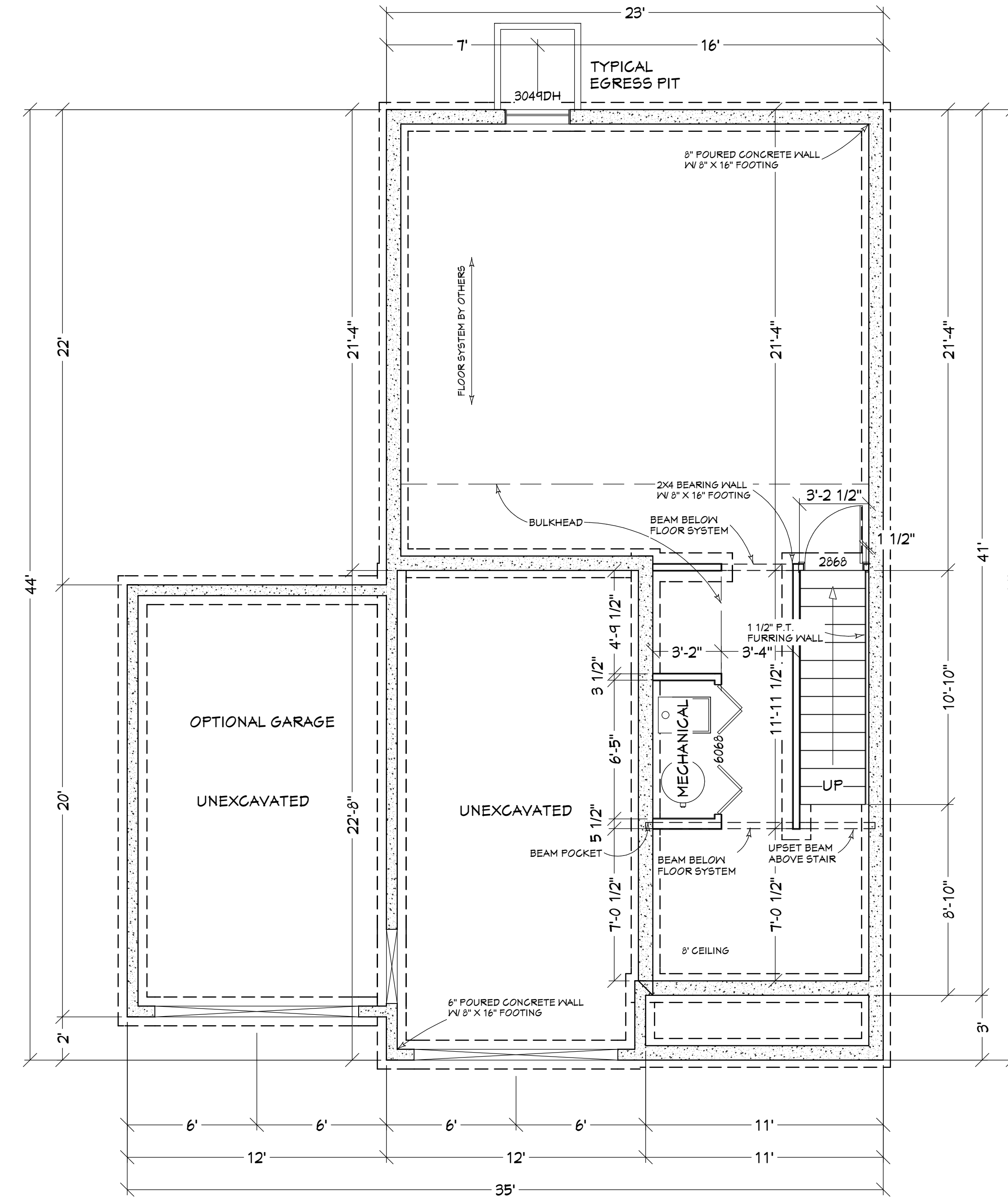
DATE: 4/2/2026

SCALE: 1/4" = 1'

SHEET: **A-5**



Crawl Space Foundation



Foundation

TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

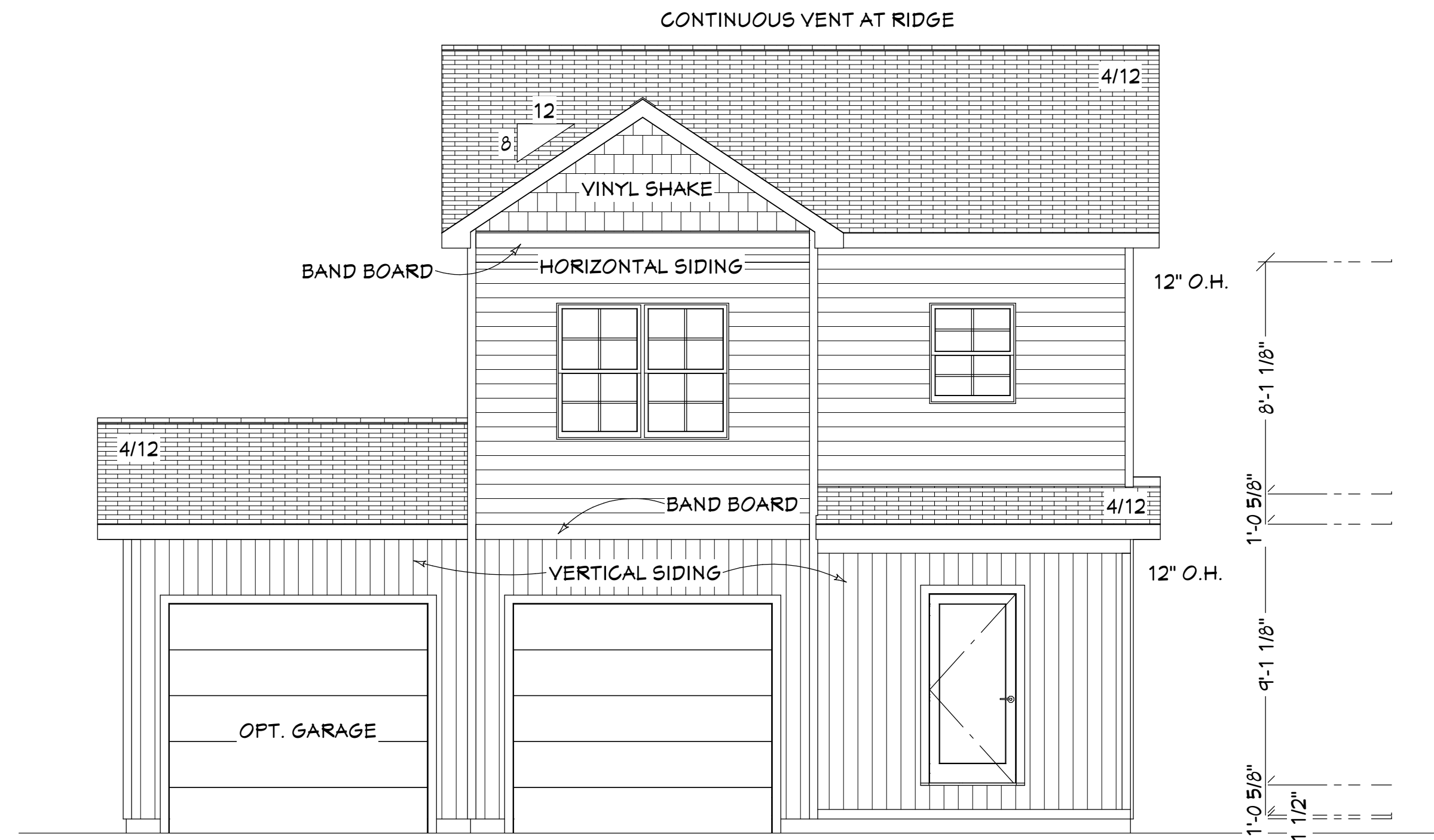
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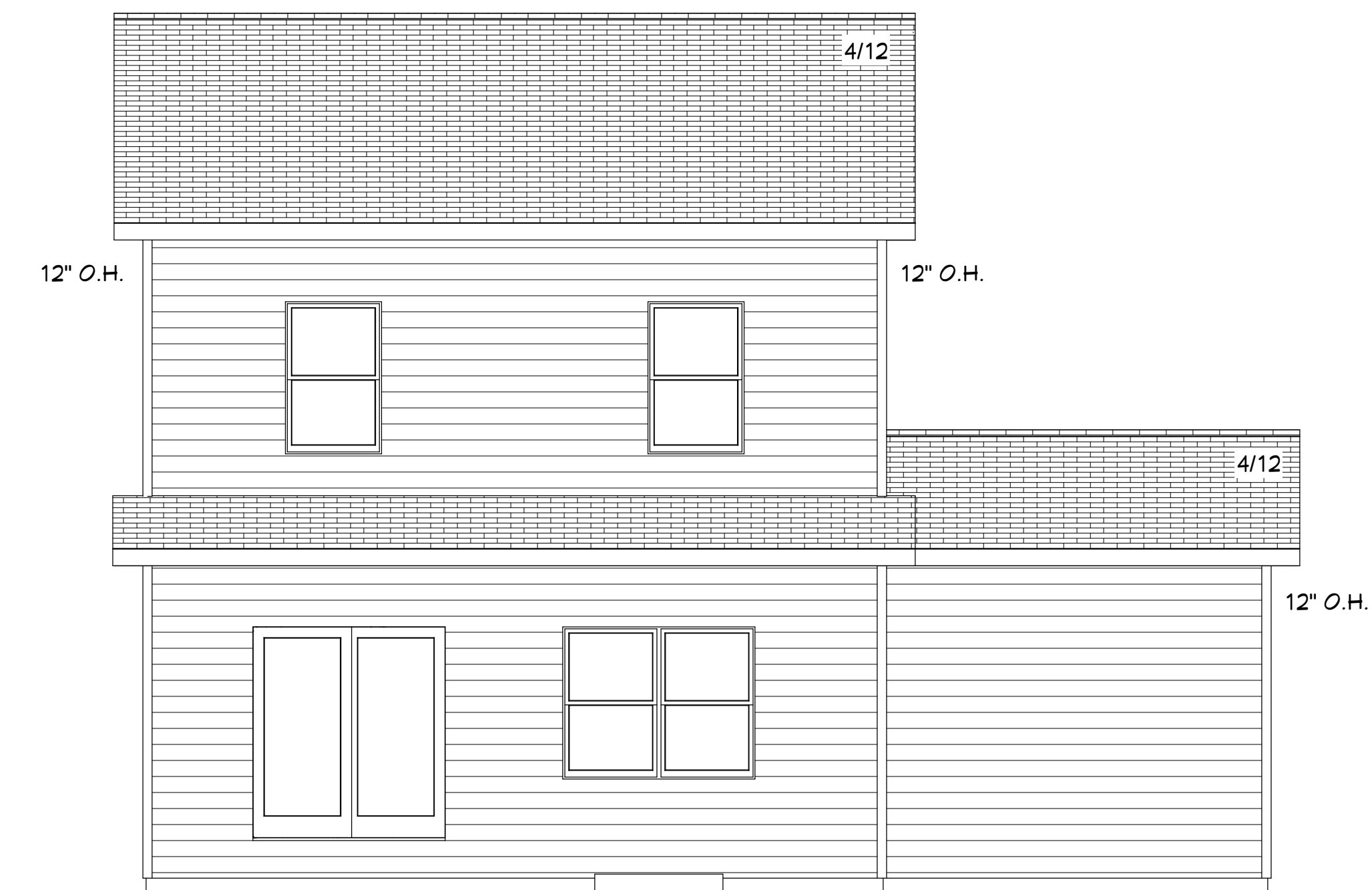
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D-1.0	Cross Section		



FRONT ELEVATION



REAR ELEVATION

TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

231 HOME DESIGN LLC ATTEMPTS TO PROVIDE DRAWINGS THAT ARE AS ACCURATE AS POSSIBLE. THE GENERAL & SUB CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF DETAILS & ALL DIMENSIONS PRIOR TO AS WELL AS DURING THE CONSTRUCTION OF THIS PROJECT, CONFORMING TO ALL LOCAL & STATE CODES. THE SCALE OF THIS DRAWING IS OVERRULED BY ACTUAL DIMENSIONS. PLEASE REPORT ANY DISCREPANCIES TO 231 HOME DESIGN LLC.

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Layout Page Table			
Label	Title	Description	Comments
A-1	1st Floor Plan		
A-2	2nd Floor Plan		
A-5	Foundation Plan		
E-1	Exterior Elevations		
E-2	Exterior Elevations		
D-1.0	Cross Section		



REVISION TABLE		
NUMBER	DATE	DESCRIPTION
1	3/25/26	J. DAVIS ROUGH DRAFT
2	4/1/26	J. DAVIS FINAL

BENEDICT PROJECT

Exterior Elevations

DRAWINGS PROVIDED BY:

231 HOME DESIGN

DATE:

4/2/2026

SCALE:

1/4" = 1'

SHEET:

E-1



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION
	1	3/25/26	J. DAVIS	ROUGH DRAFT
	2	4/1/26	J. DAVIS	FINAL

BENEDICT PROJECT

Exterior Elevations

231 HOME DESIGN

DATE:

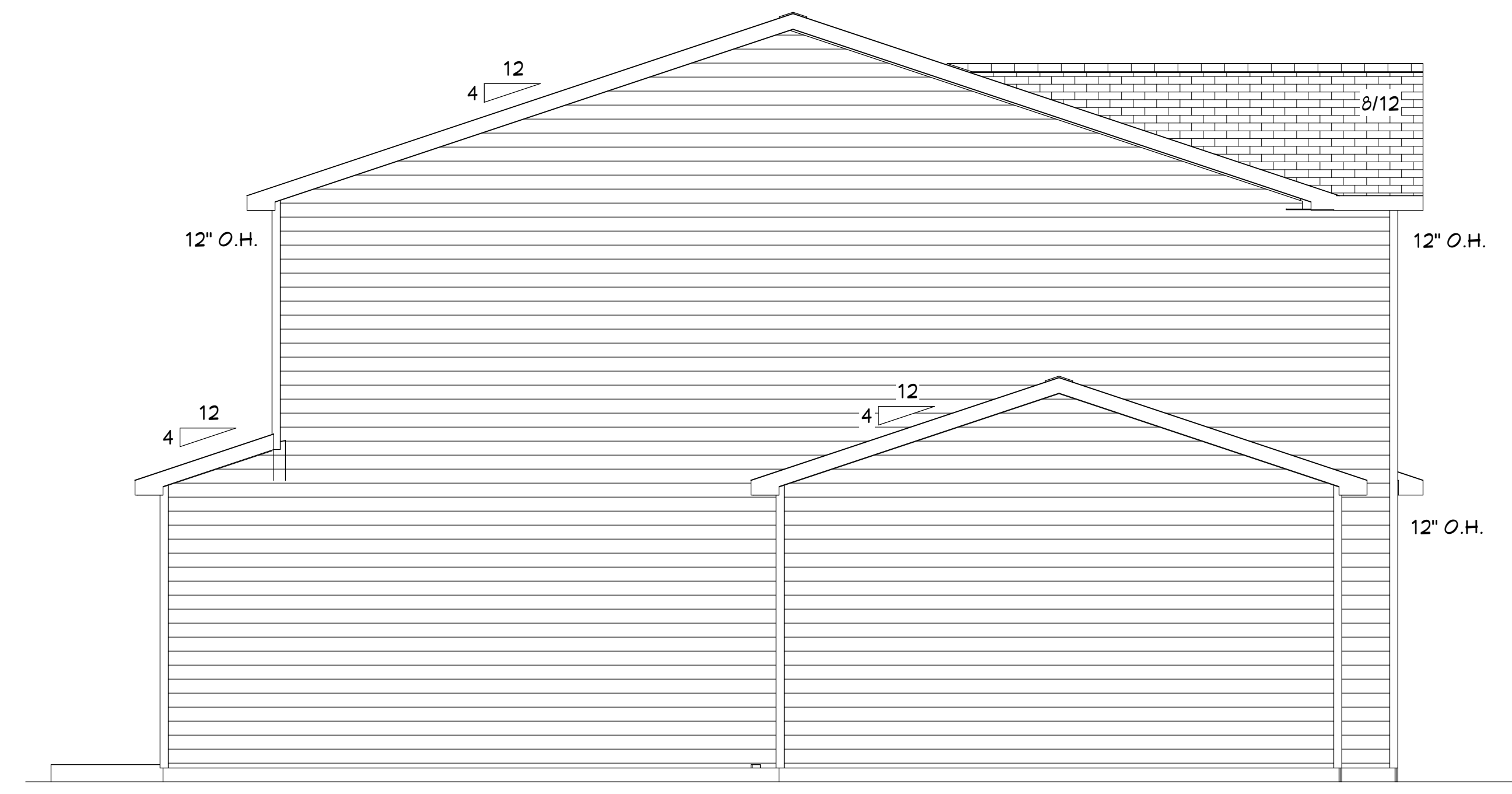
4/2/2026

SCALE:

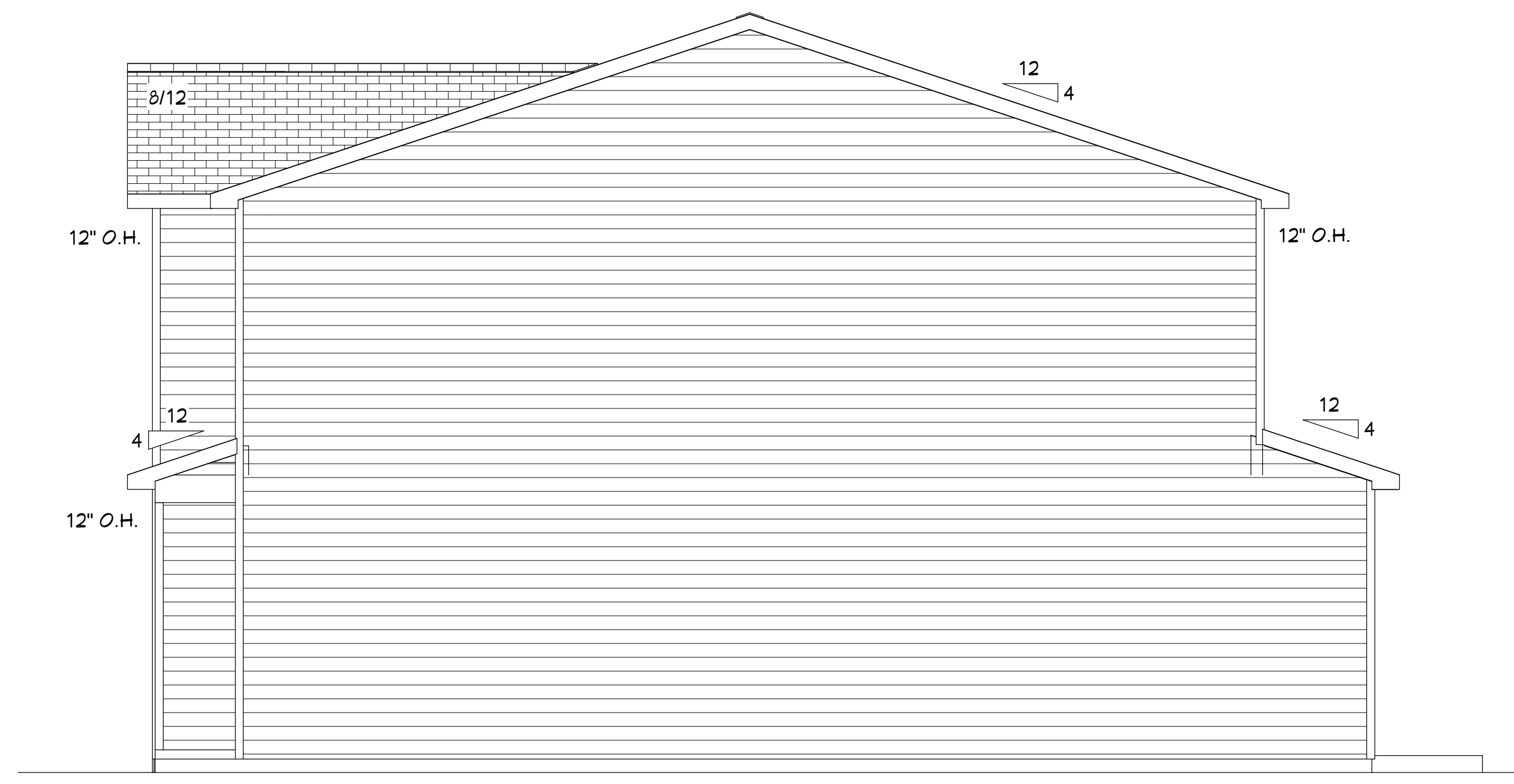
1/4" = 1'

SHEET:

E-2



LEFT ELEVATION



RIGHT ELEVATION

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2	4/1/26	J. DAVIS	FINAL	

BENEDICT PROJECT

Cross Section

231 HOME DESIGN

DRAWINGS PROVIDED BY:

DATE:

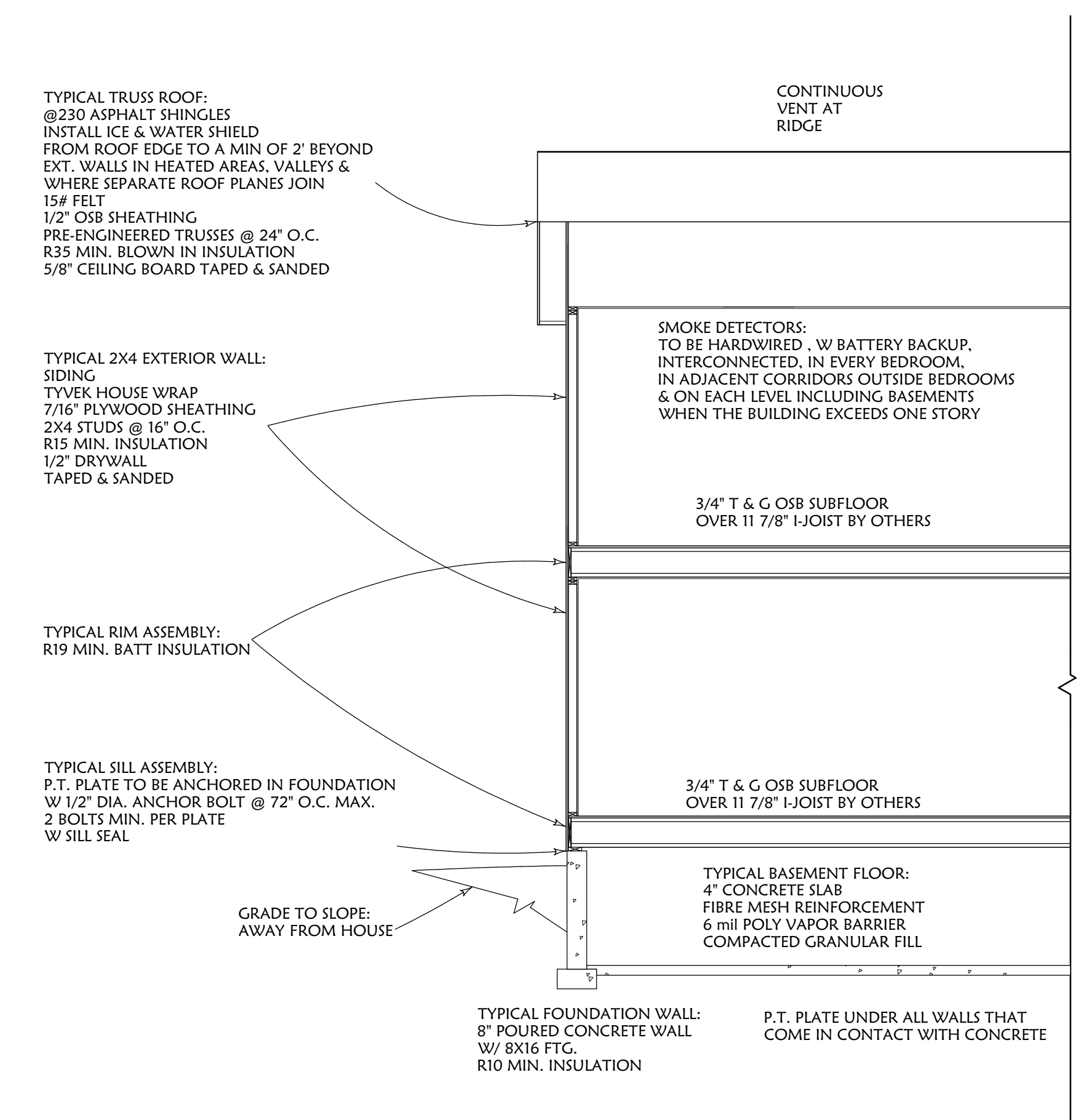
4/2/2026

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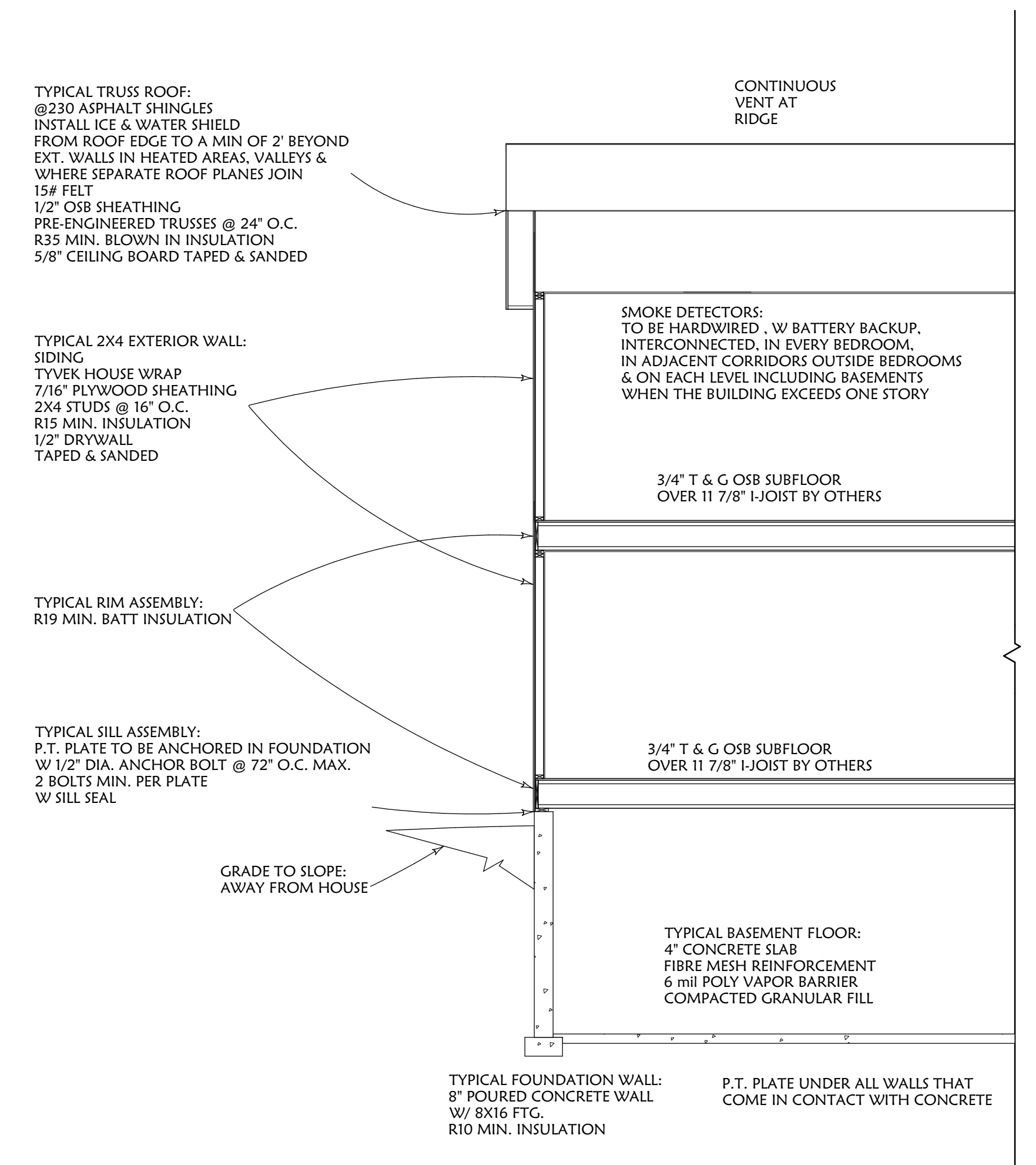
1/4" = 1'

SHEET:

D-1.0



CROSS SECTION



CROSS SECTION

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SITE PLAN

FOR: Steve Benedict
 Stephens Homes and Investments
 1042 Terrace St
 Muskegon, MI 49442



Feenstra
 & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS
 7482 Main Street Phone: 616.457.7050
 Jenison, MI 49428 www.feenstrainc.com

Proj	260232
File	City of Muskegon
Date	04/09/2026
Drafted by	LEEK






DESCRIPTION: The West 1/2 of Lot 9 and the West 1/2 of the South 14.25 feet of Lot 8, Block 275, 1903 Revised Plat of the City of Muskegon, Muskegon County, Michigan, as recorded in Liber 3 of Plats, Page 71.

PROPERTY ADDRESS: 58 E Grand Ave

NOTE: The location of the proposed house including required building setbacks and elevations should be approved by the governing agency prior to staking or start of construction.

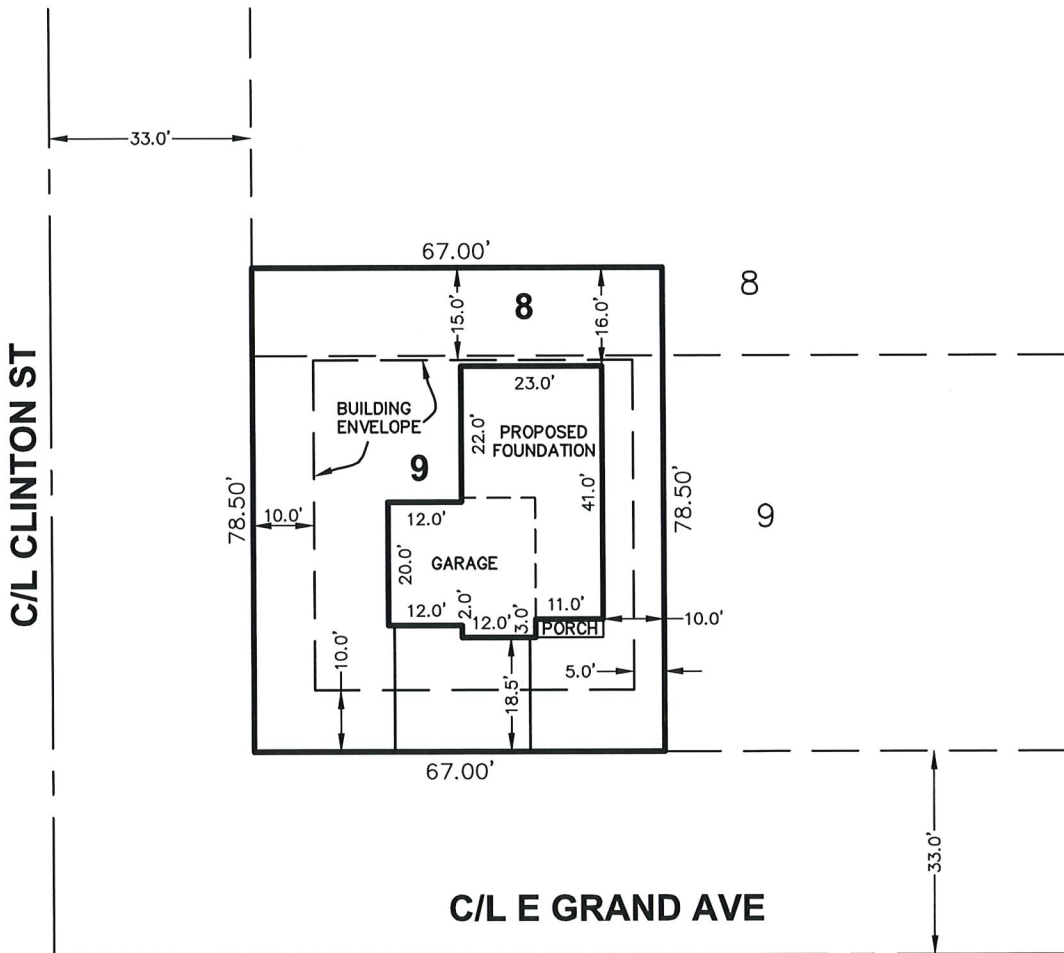
LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- x-x- Fence Line
- D = Deeded
- P = Platted
- M = Measured

-  Building
-  Deck
-  Concrete
-  Asphalt
-  Gravel



Scale 1" = 30'



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
HISTORIC DISTRICT DESIGN GUIDELINES
FOR NEW CONSTRUCTION

(Adopted December 4, 1990)

Although a significant amount of the Commission's work is centered on historic structures, the construction of new structures on vacant lots within historic districts is permitted and encouraged. However, those professionals designing new structures should strive for excellence in design whether small individual infill construction within the existing historic district blocks, or larger independently sited projects. New structures should be in keeping with the existing historical character of the neighborhood or district with a design that is compatible with the size, scale, material, and color of the surrounding buildings and landscaping. Good design which responds positively to its surroundings can be done in several different ways; therefore, it is impossible to develop specific interpretations which will apply in all cases. Every site has its own design opportunities.

The following design recommendations shall be used by the Historic District Commission in evaluating requests for new construction within the districts. These basic criteria should be a part of any proposed design brought before the Commission for approval.

Recommended

Height - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

Scale - Relating the size and proportions of new structures to the scale of adjacent buildings. Although a building may be much larger than its neighbors in terms of square footage, it should maintain the same scale and rhythm as the existing buildings.

Massing - Breaking up uninteresting box-like forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts. For example, if an infill site is large, the mass of the facade can be broken into a number of small bays.

Directional Expression - Relating the vertical, horizontal, or non-directional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.

Setback - Maintaining the historic facade lines of streetscape by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street than neighboring, existing buildings. If existing setbacks vary, new buildings should conform to historic siting patterns.

Not Recommended

Height - Introducing new construction that varies greatly in height (too high or too low) from older buildings in the vicinity. Extreme differences in building heights will have a detrimental visual effects on the appearance of surrounding property.

Scale - Creating buildings that in height, width, or massing violate the existing scale of the area. The new building should not disrupt the scale and rhythm of the streetscape, although it might be appropriate in a different location.

Massing - Introducing single, monolithic forms that are not relieved by variations in massing. Box-like facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.

Directional Expression - Creating strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. A new building that does not relate well to its neighbors or to the rhythm of the streetscape because of an unbroken horizontal facade should be avoided.

Setback - Violating the existing setback pattern by placing a new building in front of or behind the historic facade line. Placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if property setback is maintained, should be avoided.

Sense of Entry - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically a prominent visual feature of the street elevation of the building and often raised a few steps above the grade of the property.

Roof Shapes - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.

Rhythm of Openings - Respecting the recurrent alteration of wall areas with door and window elements in the facade. Also considering the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry or balanced symmetry should be carefully studied.

Design Expression - Composing the materials, textures and colors of the new building facade to compliment adjacent facades and relating details and decorations of the new building to those of existing surrounding buildings.

Imitations - Accurate restoration of or visually compatible additions to existing buildings and former construction, contemporary architecture that well represents our own time yet, enhances the nature and character of the historic district.

Sense of Entry - Introducing facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor façade.

Roof Shapes - Introducing roof shapes, pitches, or materials not traditionally used in the area.

Rhythm of Openings - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. For example, glass walls and window and door shapes and locations which are disrespectful to the adjoining buildings.

Design Expression - Violating the existing character of the district by introducing non-compatible materials, textures, colors, details, and decoration on new buildings.

Imitations - Replicating or imitating the styles, motif, or details of older periods. Such attempts detract from the character of the district by compromising what is truly historic.

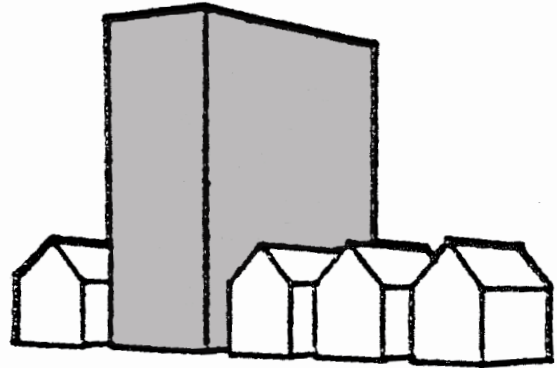
Recommended

Height

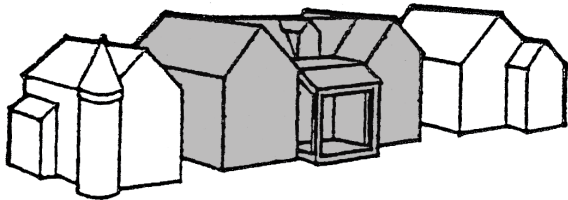


Not Recommended

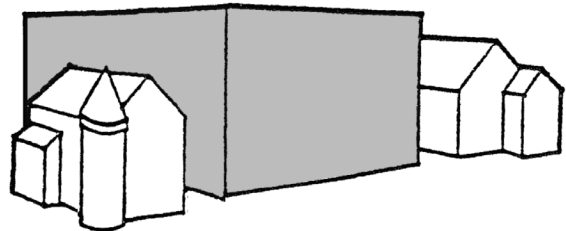
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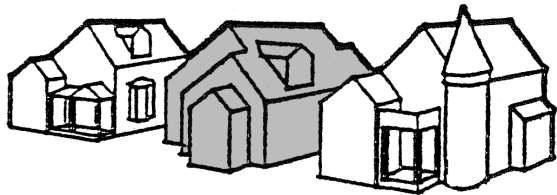
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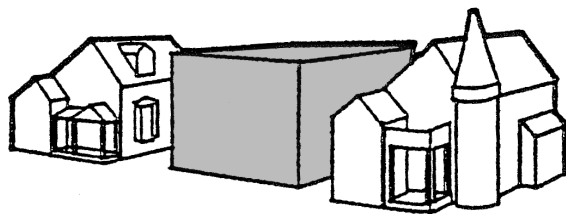
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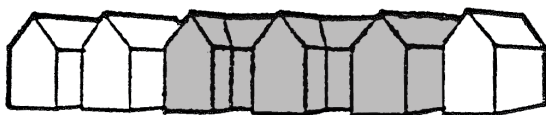
Massing



Massing



Directional Expression

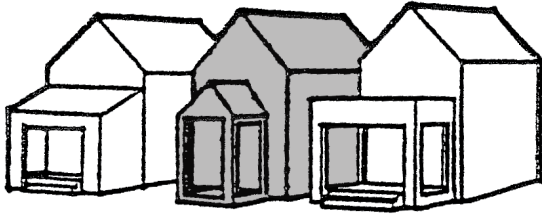


Directional Expression

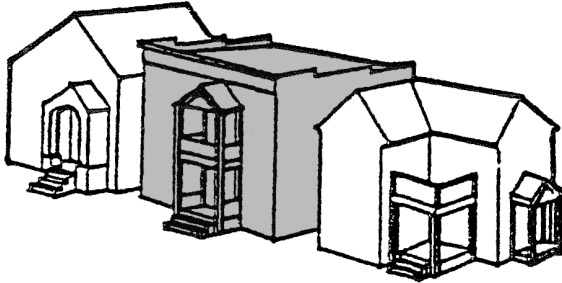


Recommended

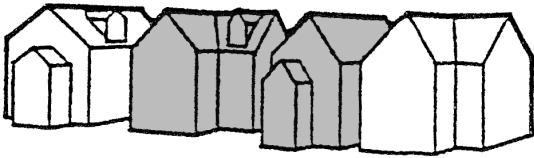
Setback



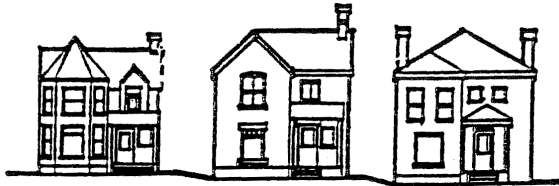
Sense of Entry



Roof Shapes



Rhythm of Openings

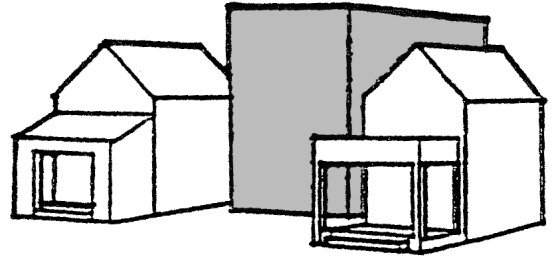


Imitations

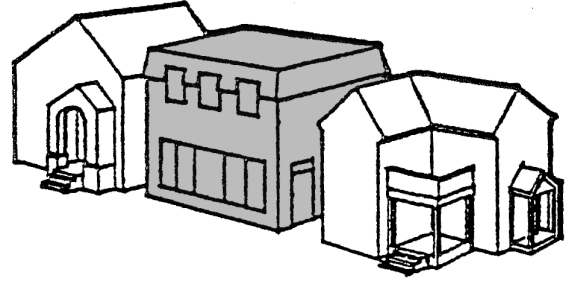


Not Recommended

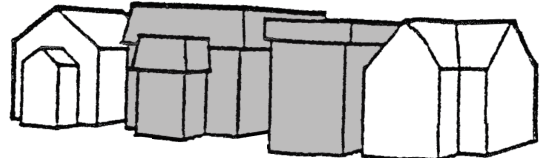
Setback



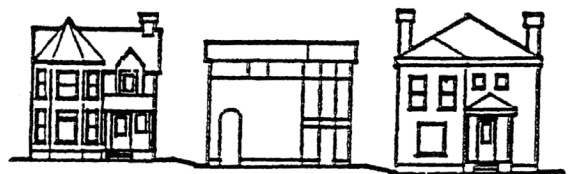
Sense of Entry



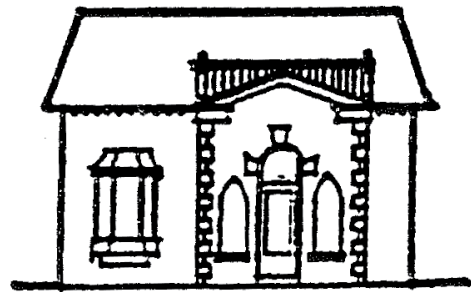
Roof Shapes



Rhythm of Openings



Imitations

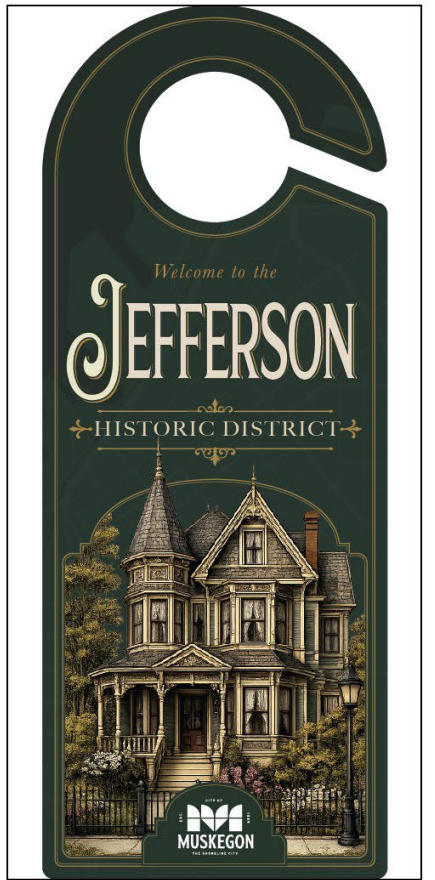
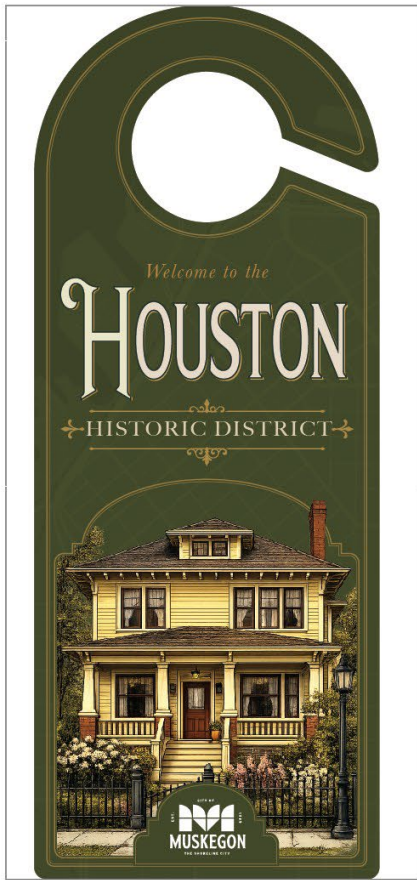
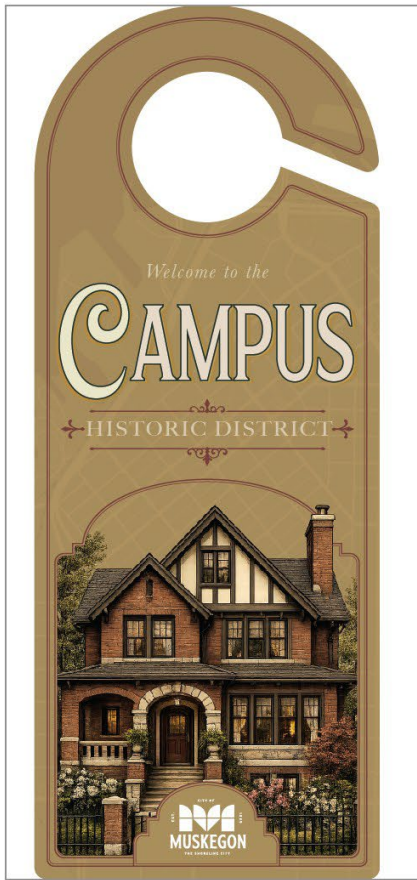
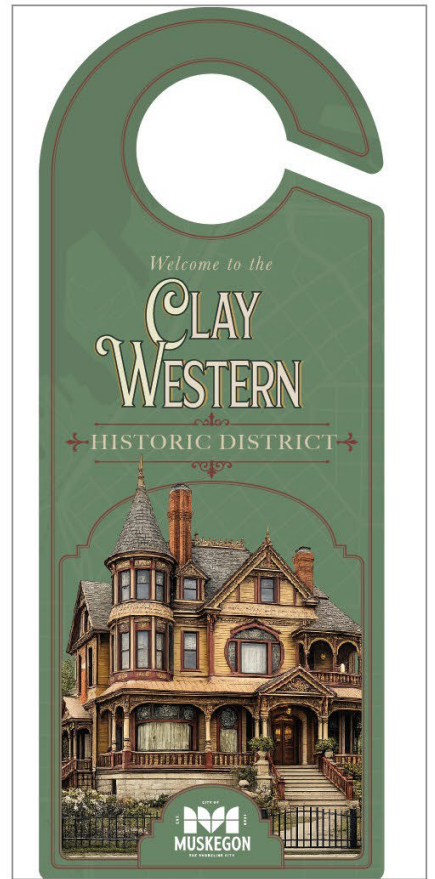
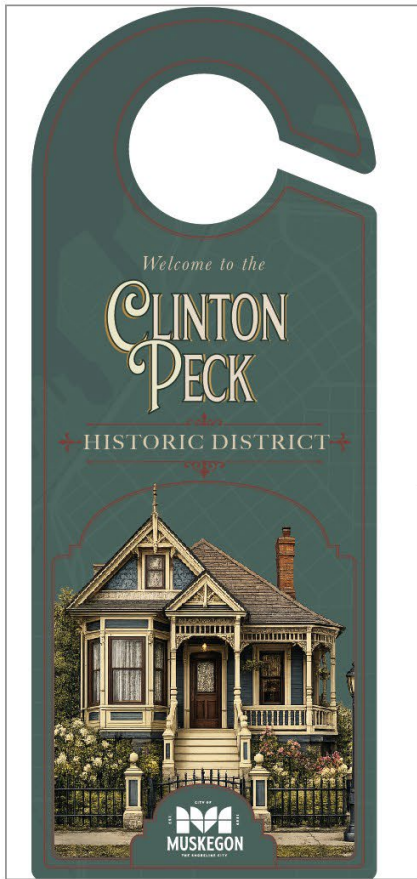
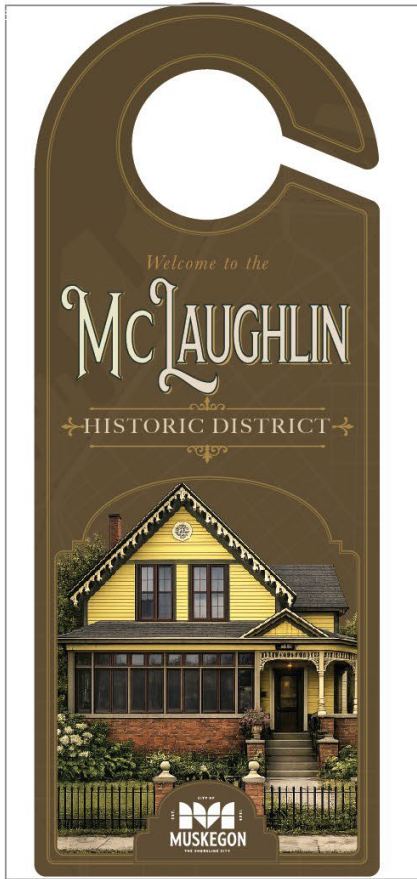




Agenda Item Review Form

Muskegon Historic District Commission

HDC Door Hangers	Description of Work:
Applicant:	District:
Current Use:	Date of Construction:
Discussion: C. Davis and G. Borgman worked to create the attached drafts of door hangers that could be used to notify residents of the historic districts of the HDC and the districts themselves.	
Standards:	
Deliberation:	



*Welcome to the
Neighborhood!*

Homes like this are part of what make Muskegon's historic districts so special—shaped over time by craftsmanship, care, and the people who have lived in them. The details you see, from the architecture to the rhythm of the street, all contribute to a shared sense of place that continues to evolve.

The Historic District Commission is here to help preserve that character. We work alongside homeowners as a resource, offering guidance and support to ensure updates and improvements complement the historic fabric of the neighborhood.

If you're planning exterior changes, we invite you to connect with us early! For more information and answers to FAQs, please visit the QR code below:

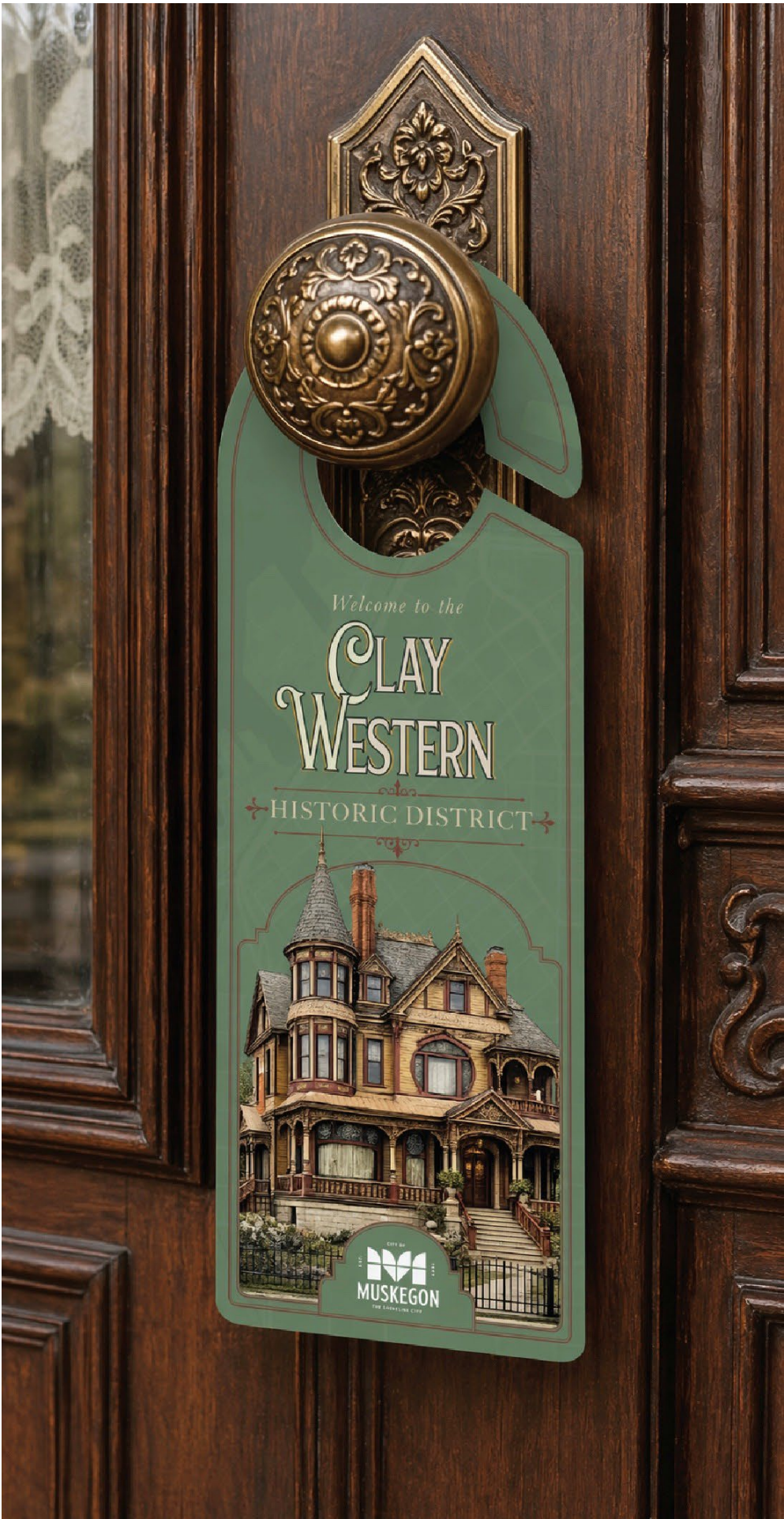


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Welcome to the

CLAY WESTERN

HISTORIC DISTRICT



CITY OF
MUSKEGON
THE ENGINEERING CITY