

CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

MEETING

September 1, 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 June 2, 2026 and July, 7 2026 regular meetings and the August 13, 2026 special meeting. Planning

☐ **OLD BUSINESS:**

☐ **NEW BUSINESS:**

A. Case 2026-16: 1460 Clinton Planning

☐ **ANY OTHER BUSINESS:**

A. 2026 Staff Approval Update #3 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 June 2, 2026 and July, 7 2026 regular meetings and the August 13, 2026 special 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 June 2, 2026 and July 7, 2026 regular meetings and the August 13, 2026 special meeting.	



Agenda Item Review Form

Muskegon Historic District Commission

Case 2026-16: 1460 Clinton	Description of Work: Garage Doors, Header, and Trim
Applicant: Joshua Minder and Ashleigh Rowe	District: Clinton-Peck
Current Use: Residential	Date of Construction: 1/1/1915
Discussion: The applicant is seeking approval to replace the existing wood, tri-fold garage doors with a pair of new 8'x7' steel overhead garage doors, replace rotted trim on the garage, and replace the header above the opening for the garage doors.	
Standards: Please see attached <i>Window Door and Exterior Woodwork Standards and Guidelines</i> .	
Deliberation: I move that the HDC (approve/deny) the request to replace the existing wood, tri-fold garage doors with a pair of new 8'x7' steel overhead garage doors in the style presented in the September 1, 2026 HDC staff report, replace rotted trim on the garage, and replace the header above the opening for the garage doors, as long as the work meets all zoning requirements and the necessary permits are obtained.	



House and garage viewed from Clinton Street, looking east (photo from August 2023).



Existing garage doors.

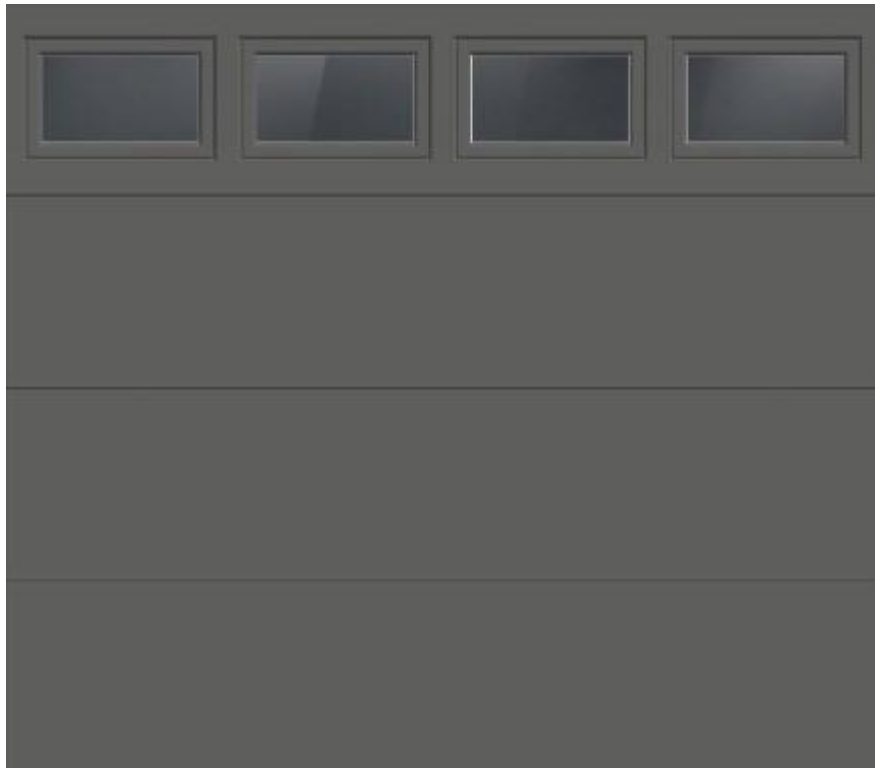


Existing garage doors.









Door Description

Modern Steel™ - Premium Series with Intellicore®

Size : 8'0" x 7'0"

Windcode : W0

Model : 9131

Design : Flush Panel 21"-18" Sections

Construction : 3-layer 1 3/8" Intellicore® Insulation R-value 12.9

Base Color : Charcoal

Top Section : Plain Short 19 1/2" X 12"

Glass Type : Dsb Strength Clear Glass (non-insulated)

Window Placement : Sections 1-2

Spring : Coated Torsion

Track Size : 2" Assembled

Track Type : Low Headroom Front (3.5" Radius)

Mount Type : Bracket

Track Radius :

Lock : No Lock

Lock Options : No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)

Shaft : Standard Shaft

Vinyl Stop Mold : Charcoal

Proposed steel garage door(s) model.



Door does not match proposed model and is shown for illustrative purposes only.



Door does not match proposed model and is shown for illustrative purposes only.

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.

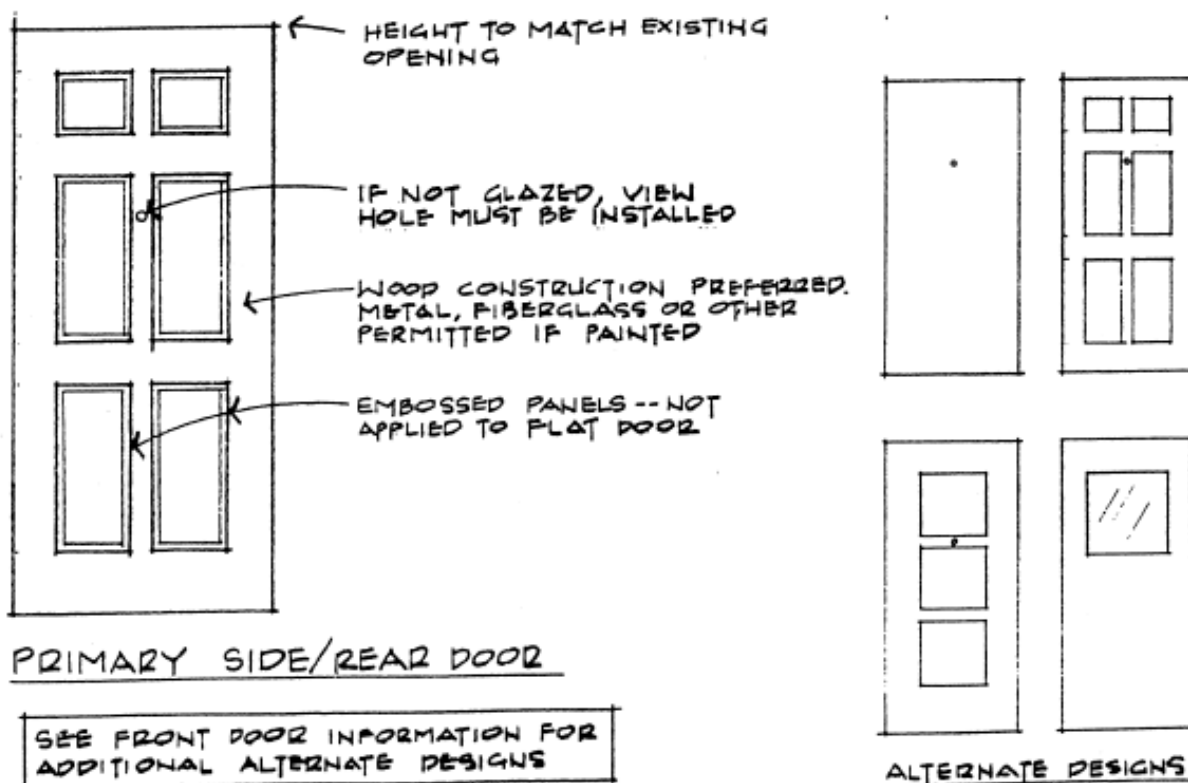
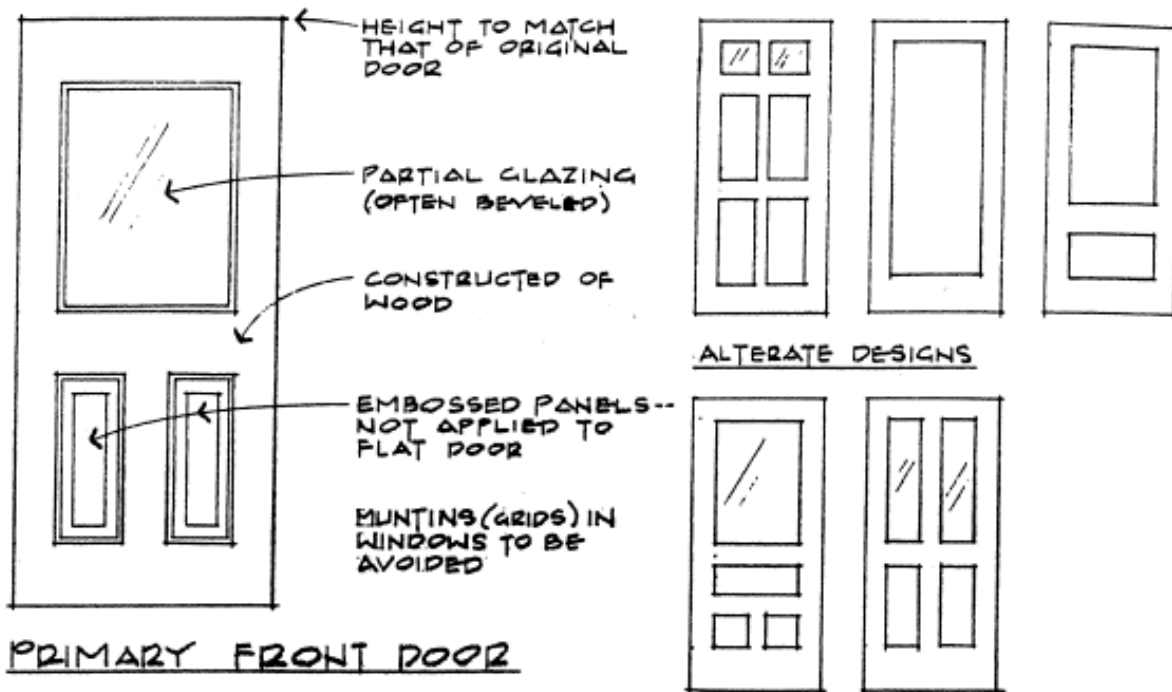
The Commission may approve new wood doors that may slightly differ from the original in cases where replicating the original may not be feasible, as long as such doors generally conform to the ones illustrated on the attached sheet. Under certain circumstances, the Commission may approve doors made of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

Storm Doors

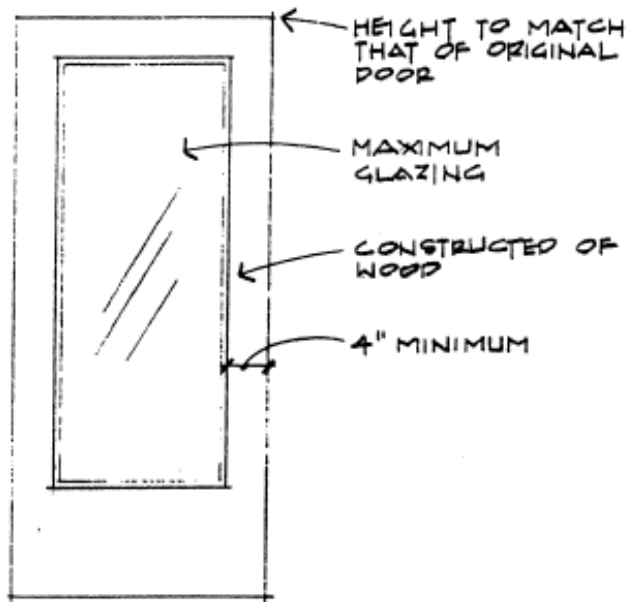
Wooden storm and screen doors are preferred and will generally be the required option especially on the front of the structure. Aluminum or metal storm and screen doors may be used so long as they are not mill finished or anodized aluminum. Baked enamel or other applicable paints or finishes will be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

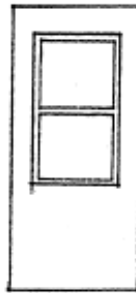


GRAPHICS COURTESY CITY OF KALAMAZOO

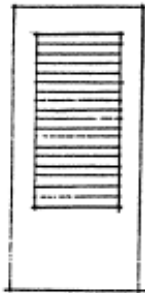


FRONT STORM DOOR

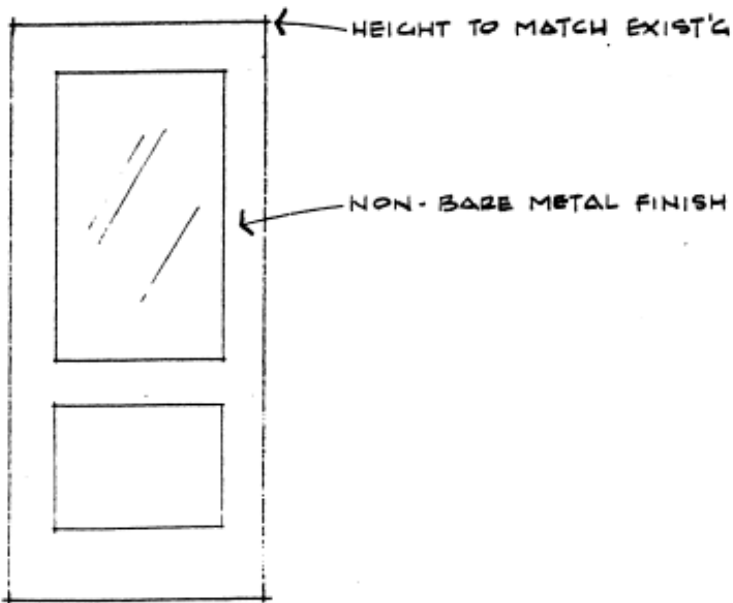
SELF-
STORING



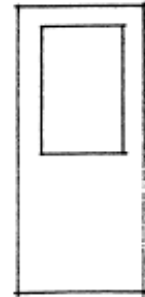
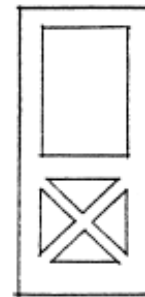
JALOUSIE



NOT PERMITTED



SIDE/REAR STORM DOOR



GRAPHICS COURTESY CITY OF KALAMAZOO



Agenda Item Review Form

Muskegon Historic District Commission

2026 Staff Approval Update #3	Description of Work:
Applicant:	District:
Current Use:	Date of Construction:
Discussion: Since the last update in June 2026, staff has approved 10 projects. Those in bold were discussed with the HDC chairperson prior to approval: • 446 W. Webster - Reroof house • 1197 Terrace - Install short wood privacy fence • 1319 Peck - Reroof flat roof • 448 W. Muskegon - Install new driveway • 609 W. Western - Replace rotted wood on both storefront and rooftop patio railings • 1533 Clinton - Replace garage doors with new doors of same materials and appearance • 1653 Clinton - Reroof house • 245 W. Muskegon - Reroof house • 1095 3rd - Install an additional entry door on the front elevation • 59 Irwin - Replace deteriorated concrete stoop with treated lumber stoop	
Standards:	
Deliberation: I move that the HDC accept the 2026 third quarterly update for staff-approved projects as presented.	