

CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

MEETING

August 13, 2026 @ 4:00 PM
MUSKEGON CITY HALL, ROOM 204
933 TERRACE STREET, MUSKEGON, MI 49440

MINUTES

CALL TO ORDER

S. Radtke called the meeting to order at 4:12pm and roll was taken.

ROLL CALL

MEMBERS PRESENT: S. Radtke, C. Davis, G. Borgman, K. Kochin

MEMBERS ABSENT:

MEMBERS EXCUSED: D. Gregersen, J. Huss

STAFF PRESENT: J. Pesch, W. Webster

OTHERS PRESENT: T. Depung (Nassau Construction), 502 W. Webster

APPROVAL OF MINUTES

None

OLD BUSINESS

None

NEW BUSINESS

A. Case 2026-15: 502 W Webster Planning

This house suffered a fire in May and the attached garage was demolished recently as a result of the damage. J. Pesch explained that, as part of the process of repairing what remains, the applicant was seeking approval to replace the main hipped roof on the rear addition, and add a new, 5'-wide

covered porch that extends around to the north (rear) elevation. The applicant was also seeking approval to construct a new 26' x 26' two-story carriage house building in the rear yard.

J. Pesch noted that the garage was likely constructed in the 1950s or 1960s and reviewed before and after photos to familiarize the HDC with the portion of the house that was demolished.

T. Depung explained the extent of the damage from the fire and what could be restored; he described the porch that was proposed to be constructed on the site of the former garage, confirming that it would match the portion of the porch that remained on the side of the house. S. Radtke asked if the new porch railings and columns would match what was existing and T. Depung stated that they would. S. Radtke noted that the original structure had a wide cornice board and a watercourse that could be replicated for continuity. T. Depung confirmed that could be done and that all replacement siding and trim would also be wood. G. Borgman asked what type of wood would be used and T. Depung stated that he was hoping to use something that was middle-of-the-road rather than just a standard pine and had a few sources he was looking into. T. Depung explained that the new door had not been chosen yet, but would closely match the existing doors on the side porch.

The HDC moved on to discuss the proposed two-story carriage house building in the rear yard. The board asked if the opening under the second-story was a carport and T. Depung confirmed that it was with the second parking space being enclosed and indoors. S. Radtke asked if the exposed posts supporting the second floor would be 4"x4" and T. Depung responded that they would likely be 6"x6" or larger depending on what was needed to support the load above. S. Radtke recommended that something proportional be used so it didn't appear that the posts could not support the weight of the floor above. T. Depung explained that the second carriage house building shown in the submitted drawings was design inspiration, but the one with two parking stalls was the direction the project was heading. Drawing from that other design, S. Radtke suggested adding a simple beltline band mid-way up all four of the sides of the carriage house could improve the look of the building, breaking up the larger areas of siding and better defining the carport to appear more like a porte cochere.

J. Pesch requested that the HDC formally approve the demolition of the fire-damaged portion of the house as there had been no opportunity for formal review. As that portion of the work required a Notice to Proceed, it needed to be handled separately from any work that would be issued a Certificate of Appropriateness.

A motion that the HDC approve the demolition of the fire-damaged portion of the house that has already been demolished was made by G. Borgman, supported by C. Davis, and approved with C. Davis, G. Borgman, K. Kochin, and S. Radtke voting aye.

A motion that the HDC approve the request to replace the main hipped roof on the rear addition, add a new, 5'-wide covered porch that extends around to the north (rear) elevation with a wooden cornice board, railings, and spindles similar to those of the main house as depicted in the August 13, 2026 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained was made by K. Kochin, supported by G. Borgman. S. Radtke proposed an amendment to the motion to specify that the reveal of the wood siding shall match that of the existing structure, that there should be corner boards and a watercourse, that the details on the porch match that of the existing side porch on the house, and that the proposed new door match the existing doors on the side of the house. K. Kochin accepted the proposed amendments. A revised motion that the HDC approve the request to replace the main hipped roof on the rear addition, add a new, 5'-wide covered porch that extends around to the north (rear) elevation as depicted in the August 13, 2026 HDC staff report with railings and spindles to approximate those of the existing side porch on the house, install a new door of similar proportions and glass area as the existing doors on the side porch, reside the north wall with wood siding to match the reveal of the siding on the rest of the house with corner boards, a watercourse, and a wooden cornice board with appropriate trim as long as the work meets all zoning requirements and the necessary permits are obtained was made by K. Kochin, supported by G. Borgman, and approved with G. Borgman, K. Kochin, C. Davis, and S. Radtke voting aye.

A motion that the HDC approve the request to construct a new 26' x 26' two-story carriage house building in the rear yard as depicted in the August 13, 2026 HDC staff report with visually proportional columns on the west elevation and wooden siding with the addition of a beltline band to complement the trim on the house as long as the work meets all zoning requirements and the necessary permits are obtained was made by K. Kochin, supported by C. Davis, and approved with K. Kochin, S. Radtke, C. Davis, and G. Borgman voting aye.

ANY OTHER BUSINESS

J. Pesch shared that the Nelson House had officially been sold, with the closing having taken place earlier in the day. He noted that he expected the new owners to have work included on an upcoming HDC meeting agenda and that they intended to start making improvements immediately.

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:56pm.

Respectfully Submitted,

Jamie Pesch, Planner