

**City of Huntington Woods**  
**Historic District Commission Minutes**  
**Virtual Meeting**  
**May 5, 2021**

**Chairman Chris Vogelheim called the virtual meeting to order at 7:30 pm.**

PRESENT:

Steven Behrmann

Mark Fink

Jim Malloure

Chris Vogelheim

Louse Wibbleman

Martha Shrode

ABSENT:

Robert Lebow

Staff: Hank Berry

**Approval of minutes- March 3, 2021**

**Motion to approve minutes by Wibbleman, Seconded by Fink to approve minutes.**

Roll call vote:

Yay: All yes to approve

Nay:

Applications:

**A. Matter of a door, garage door, window, gutters, shutters and down spout replacement for the Lemish / Radner residence at 8616 Nadine.**

Michael and Peter Ostrowski from Ostrowski design- They have prepared design and survey documents. There are 5 replacement features; non-original garage door, non-original upper level decorative shutters, replacement of non-original gutters and downspouts to original position, non-original front entrance door, replacement of original wood windows. House built in 1940, hipped roof. Gives history. Shows drawings, describes site plan. Footprint is not changing nor is landscaping. Garage door deterioration shown, replacement proposal shown 2 over 2 windows, panels and appropriate for style of home, shutter photos shown of deterioration, proposed shutter style to match garage door, colonial revival. The gutter is shown which is non-original, evidence on bricks where the original was located. The proposed gutter is half round style, with architectural bronze and a leader box on front and side of the house which was original. Non-original front door show, it is warped and worn, deteriorating. Proposal is a 6 panel raised panel door, similar to garage and shutters and colors. Windows are deteriorating, and are inoperable. They fail to open, and they are 81 years old. Window proposals are all wood with metal clad, Pella windows, samples at city offices for inspection.

Secretary of Interiors 10 standards, meets all standards.

Berry- Went through the Secretary of Interiors standards, commented on number #4. some of the proposed windows have been replaced in the past, so it doesn't really apply.

#### **Board discussion-**

Wibbelman- credit to homeowners to re-enhance facade with replacements, concern about window replacements, if they can be repaired. Would like to hear what other commissioners have to say.

Behrmann- Windows concern, they are original part of house, replacement will look identical, lights, panels etc., are they similar to windows that are not going to be replaced? Michael Ostrowski- Yes they are, screens are exterior. Windows are double hung, storms haven't been opened in 10- 15 years and are breaking away from frames, drop in radiant heat due to single panel, proposed double pane, exterior now leaking, there is wind penetration and loss of heat in the winter. There are deteriorating storms, they are leaking, wind and water penetration on sills, thorough survey of windows and have shown deterioration of these.

Malloure- Do we have a historic record on shutters and gutters? Michael Ostrowski- unable to find them, colonial revival homes did have shutters, keeping with the best survey and historical characteristics of the house. Malloure- Windows have been refurbished, when was the last time? Can they not be refurbished? Beth Lemish- they've been re-painted, re-glazed, last time in 2017, we can't open the windows, windows had to have books under them to hold them open, can't open them now, fire hazard.

Peter Ostrowski- Windows are a sash weight system, no access to sash weight, incredible difficult to re-attach weights. Metal ribbon system.

Malloure- windows need to be compatible with original, as close to original as possible. Is front elevation meant to look historic? Michael Ostrowski- planning to match existing windows that are failing, identical to existing, mutton, stiles and rails are the same dimensions. 8 over 8, cottage style on the first floor.

Shrode- why paneled shutter instead of louvre- doesn't look like it goes, are you sure the door isn't original? Michael Ostrowski- it is a replacement door, shutters, colonial revival, there is a variety of shutters, the variant that they are proposing is appropriate to the style. Shrode- what does the mutton bar style look like? Not the same delicacy? Michael- presently it has deteriorated. Shrode- I have mine redone and repaired. Downspouts look heavy.

Berry- Michael, is the mutton style not presently available? Michael- it is not available, this is the closest match. Berry- Michael- survey on each window and notation on deterioration of interior and exterior of each window.

Public Participation opened. Hearing none, Chairman Vogelheim closed public participation.

**Motion to approve by Fink; Motion to approve the application in its entirety in standard #2 for a Certificate of Appropriateness as the entire proposal is in character for the property. Seconded by Behrmann.**

Other comments or discussion by the commission:

Wibbelman-Thanks to Peter about the ribbon and the weights, and explaining the difference as to what she was talking about.

No other comments.

**Roll call vote:**

**Fink- yes**

**Wibbelman- yes**

**Behrmann- yes**

**Maloure- yes**

**Shrode-Yes**

**Vogelheim- Yes**

**Motion approved**

**Other Business:**

None

Chairman Vogelheim then opened the meeting to public comment. Mr and Mrs Lemish thanked the commission. Chairman closed public participation.

Motion to adjourn meeting by Wibbelman, Seconded by Shrode

Yay: All yes to adjourn

Nay: 0

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Nikki Rallis

Recorder