

CITY OF HUNTINGTON WOODS  
SPECIAL MEETING OF THE HISTORIC DISTRICT COMMISSION  
MINUTES

**August 24, 2022**

7:30 p.m.

In Person Meeting – Huntington Woods Commission Room

Commissioner Chris Vogelheim called the Meeting to order at 7:34 p.m

**PRESENT:** Steve Behrmann, Jeffrey Abt, Chris Vogelheim, Jeff Jenks, Michael Burshtein, Mark Fink

**ABSENT:** Robert Lebow

City Staff Present: Zoning Administrator, Hank Berry.

**APPROVAL OF MINUTES:**

**No minutes to be approved at this meeting.**

**AGENDA ITEMS:**

*Matter of a Review for a window replacement by “Renewal By Anderson” for the Schmier Residence at 26888 York Rd.*

**Schmier:** Since last time we have modified what our plan is in regards to suggestions made at the last meeting. We are going to take Mr. Lebow’s advice and go with a wooden, more appropriate door for the style. I also called seven different window restoration companies. 5 never called me back. One said call me in 2 years. The last one actually came out, looked at our windows and never called us back. The Anderson windows maintain the image of the house, and they are actually replacement windows for the original windows on the house currently.

**David Schmier, applicant's brother:** I am a senior design consultant at Renewal By Anderson. \*Handed out samples to the commission\* This is an example of what you can do with wood windows.

He then explained the difference in wood as a building material in 1920's compared to now, and showed off Anderson's proprietary wood composite product that will be used in the project. After that he put a sample window on display to show the commission.

**Abt:** If you're working with that window, how do you install them in the opening that you create when you take the old window out? The question in particular has to do with the space between the edge of the window unit and the brick opening.

**David Schmier:** With a historic home, typically it's going to be wet plaster walls inside and then there's going to be a trim around the windows, it's called casing. That's typically made out of oak. With a replacement window in a home like that, when you take out the old window what it means is there's a pocket there with the old ropes and the pulleys in it. So you remove all of the ropes and the pulleys and then you're going to fill it in. You're going to fill it in with high r-value insulation and then put the new windows inside that pocket. On the outside there is something around there called brick mold, which is wood. Typically what we do in an older house is because that's wood and that's also rotting. This material since it never needs to be painted, it retains those sharp lines. It looks clean. We're going to cover the brick mold with aluminum cladding and I have some pictures we can show you.

**Abt:** So what I hear you saying is that right now, you're taking out the windows, replacing with the new ones and you're filling in the gap in the casing with sheet aluminum?

**D. Schmier:** Actually, what it is that there is going to be a small cavity there - about 1/16 of an inch. So we measure that and stuff it with high r-value insulation, we're going to go with low expansion foam. There is a small 1/16 of an inch gap between the window and the brick mold. Then what we're going to do is then we will cover that 1/16 gap and the brick mold itself with aluminum clad.

**Abt:** And it's just going to be flat?

**D. Schmier:** Yes.

**Brett Mahaffey, Renewal by Andersen consultant:** He explained and showed how with the windows that they are proposing, they will gain more glass as opposed to losing glass.

Board members took turns asking questions about different pictures of the property that was presented to the board.

**Berry:** We don't have anything to add other than what was already said at the previous meeting. As the HDC, we don't typically concern ourselves with color choices - just as a reminder.

**Jenks:** It seems to me that the volume of glass is similar, and the dimensions are similar. I would be most concerned on street side as opposed to the sides or the back. As long as the patterning matches, I think without having storms in the front, it will be a better presentation. But also be more energy efficient.

**Fink:** I would like to go back to one thing that Mr. Schmier said but we haven't talked about. You said the existing windows in the house are replacements themselves?

**Schmier:** The pictures suggest that at some point within the 100 years, the original windows were replaced with what is there now.

**McHaffey:** There is a space between the brick mold and the window that is filled, and that is something I have never seen before on original windows in historic homes.

**Fink:** The reason I ask that is because in the standards it indicates that if the change is not significant in its own history - like if the windows were replaced 20

years ago, that's not historically significant. Is there anyway to know, or from your area of expertise, how long ago the windows were replaced?

**Schmier:** When I replaced the doorframe, I found newspapers from 1967 if that means anything.

**Burshtein:** I'm okay with the glass and the dimensions. The only thing I would like if it's possible is to do the return into the brick so it would all look the same, but that's all.

**Abt:** I don't have any other questions. In general, I endorse the plan.

**Behrmann:** After visiting the property, and observing the current windows with the storm windows on them, I think that this is going to be a tremendous improvement and return it back to a look far closer to the original look, than what we see right now. I think it's a good project.

**Vogelheim:** It really shows that the glass to frame ratio is more consistent with the historic so I appreciate the willingness to bring that detail. My questions are all answered.

*Vogelheim opened and closed the meeting to public participation as there was none.*

**Behrmann:** I would first make a motion to separate the door and the windows into their own motions.

Jeff Jenks seconded the motion.

Ayes: Steve Behrmann, Jeffrey Abt, Chris Vogelheim, Mark Fink, Jeff Jenks, Michael Burshtein

Nays: None

Absent: Lebow

The motion passed.

**Abt** motioned to approve the plan for the front door as presented in the photograph. The door will be a wood door that is more consistent with craftsman style homes. The door meets standard number 6 in the secretary of the interiors standards. **Jenks** seconded the motion.

Ayes: Steve Behrmann, Jeffrey Abt, Chris Vogelheim, Mark Fink, Jeff Jenks, Michael Burshtein

Nays: None

Absent: Lebow

The motion passed.

**Berhmann** motioned to approve the window replacement as presented with the brick mold to be left at the discretion of the owners, regarding additional detail. The plan meets standard 2, 3, 4, and 6. The window will also be administratively approved with the aluminum going into the creasing of the window. **Abt** seconded the motion.

Ayes: Steve Behrmann, Jeffrey Abt, Chris Vogelheim, Mark Fink, Jeff Jenks, Michael Burshtein

Nays: None

Absent: Lebow

The motion passed.

### **ADJOURNMENT:**

Moved by Jeff Jenks and seconded by Mark Fink to adjourn the meeting of the Historic District Commission

Ayes: Jeff Jenks, Michael Burshtein, Jeffrey Abt, Chris Vogelheim, Mark Fink Steve Behrmann

Nays: None

Absent: Robert Lebow

**The Motion Carried, meeting adjourned at 8:15 pm.**

Submitted

Amy Berry - Recorder