

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING

JUNE 3, 2010

The Historic Preservation Advisory Board (Board) met in regular session on Thursday, June 3, 2010, at 5:30 p.m. in the Council Chambers at City Hall.

Board Members present included Board Member Susan Germann, Bill Kent, Brad McKissick, and Julie Parker. Chairperson Clint Scofield, Vice-Chairperson Terry Scott, and Board Member Bob Smith were absent.

Staff Members present included Historic Preservation Officer Guy Giersch and Administrative Assistant Terri Ramey. City Council Liaison Travis Ussery was present.

Board Member Kent called the meeting to order.

Board Member Kent continued the agenda with the Consent Item. On a motion by Board Member McKissick, seconded by Board Member Parker, the Board voted 4-0 to approve the following Consent Item:

Consider the Minutes of the May 6, 2010 Historic Preservation Advisory Board Meeting.

Board Member Kent continued the agenda with the Public Hearing Item.

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Mr. Eric Ciskowski, for Approval of a Certificate of Appropriateness Application to Install Wood Replacement Windows at 402 Parker Street.	2010-026H* PH
--	--------------------------

Mr. Giersch explained the proposed installation of wood replacement windows and stated that Staff is not recommending approval of the Certificate of Appropriateness application for 402 Parker Street. He stated that Staff could recommend approval of storm windows installed over the existing wood windows, since this would preserve the historic wood window while also providing the same or similar R-value as new replacement windows. He stated that Staff had discussed this option with the owner; however, he had not indicated any interest in this option. He stated that the applicant is requesting approval to install wood replacement windows. He stated that they would be the exact same size as the original windows. He stated that the exterior trim would be maintained according to the applicant. He stated that the proposed changes

do conflict with the principles established by the Secretary of the Interior's Standards for the Rehabilitation of Buildings. He stated, therefore, Staff is not able to recommend approval of the replacement windows. He stated that the proposed use of these replacement windows would actually affect the following:

1. Replacement of the windows with low-E replacement wood windows would conceal or destroy the craftsmanship, materials, and possibly molding details that are critical to defining the historic character of the house.
2. The loss of historic details on one home would have a negative affect on the entire district because it reduces the historic visual integrity of the district.

He stated that the property has a medium priority building. He gave some examples. He stated that the following, based on the Secretary of the Interior's Brief # 9, *The Repair of Historic Wooden Windows*, states that the windows on many historic buildings are an important aspect of the architectural character of those buildings. He stated that the primary concern, therefore, in considering replacement windows on a historic building is that it does change the aesthetic nature. He stated that sometimes there are changes in the molding profiles, glazing, size, and the organization of the window panes. He stated that the size would not be changing in this instance. He stated that changes to the character defining features of the building, such as distinctive wood windows, always have an impact on more than just that particular building. He stated that they have an overall effect in terms of the neighborhood, as well as the Historic District. He stated that the structure is located in a neighborhood that is characterized by buildings with medium and high priority ratings. He stated that is what causes Staff's concern about the loss of original wood windows. He stated that studies have shown that replacement of windows do not significantly increase energy savings. He stated that he has a recent e-mail from studies that were done in the Houston, Texas area looking at thermal qualities of windows. He stated that these studies state that replacing single pane wood windows does not make sense in our particular climate. He stated that the general use of shades, awnings, and heavier curtains, etc. would get the same type of effect that replacing the windows themselves would receive. He stated that it is important to remember that, in terms of maintaining the historic character of the home, we need to maintain the architectural integrity by maintaining original windows.

Staff's other concern is that the applicant stated in their Letter of Intent that in going around the neighborhood, he discovered other neighbors who would like to have their windows refurbished as well. Mr. Giersch stated that, if these windows are allowed to be replaced, it begins to set a precedent. He stated that Staff has concerns and can not approve this item.

Mr. Eric Ciskowski, 402 Parker, McKinney, TX 75069, gave a brief background on himself. He stated that he had been working for Jim Wilson Architects for the past three years. He stated that he has a Bachelor's degree in Architecture. He stated that he is working towards his Architectural license. He stated that he has a respect and understanding for architecture. He stated that he is a LEED accredited professional, which in commercial buildings is how to make buildings as "green" as possible. He stated that he is proposing to replace the windows in his house. He distributed some photos of the windows currently in his house, the proposed replacement windows, and some photos of windows taken in the Historic District. He stated that the replacement windows would be the same size as the current windows. He stated that style, rail, etc. is within fractions of an inch of the original windows. He stated that his existing windows do not have a divided light. He stated that the window unit itself is a pretty basic window. He stated that he is keeping the existing trim around the windows that will maintain the character of the windows. He stated that the glazing will change slightly. He stated that he is proposing a low-E window. He stated that he does not believe that it will be noticeable from any distance, especially not having clear, single pane windows right next to it. He stated that some of the photos shown in his handout are new windows that are similar to the ones he proposes. He stated that it is hard to tell the difference between new windows verses old windows. He stated that storm windows were an option; however, he believes that they are covering up the historic window. He stated that he would not see the purpose of keeping the historic window, if there will be storm windows covering them up. He stated that he does not believe that the storm windows are aesthetically as pleasing as seeing the actual window itself. He stated that, in refurbishing his windows, he does not want to throw them away. He stated that he spoke to his neighbors who have the same size and type windows. They

said that they would like to take the windows for replacement windows if something happened to their windows. He stated that his old windows would be put to good use that way. He stated that the federal government is providing a tax credit up to \$1,500 for people to make their houses more energy efficient. He stated that window replacement is one of the items that they promote. He stated that, in his study, it would take about 8 – 10 years for him to repay the cost of refurbishing the current windows. He stated that, if he placed storm windows on, it would be just another cost that he would have to also incur. He stated that he would not propose something that would hurt the character of his house. He stated that the character was the main reason that he purchased the house. He stated that he hopes to start with the windows to bring up the house that had not been taken care of the last couple of years. He stated that he would like to restore it and make it a proud house in McKinney.

Board Member McKissick asked if the replacement windows would be 100% wood windows or if they would have any vinyl on them. Mr. Ciskowski said that they would be 100% wood windows.

Board Member Kent opened the public hearing and called for public comments. There were none. On a motion by Board Member Germann, seconded by Board Member McKissick, the Board voted 4-0 to close the public hearing.

Board Member Kent asked if there were any questions or comments from the Board. Board Member McKissick suggested tabling the item until there were more board members present. Board Member Kent stated that, in his opinion, the original windows are there and that they appear to be in good shape. He stated that the windows would take some work. He stated that he felt it would be different if he did not have the original windows in the house. He stated that he felt the replacement windows would change the look. He believes that the applicant should try to work with his original windows. He stated that he did not agree with removing the windows for energy efficiency reasons. He gave some examples of other ways to get energy efficiency in the older houses in the Historic District.

On a motion by Board Member Parker, seconded by Board Member Germann, the Board voted 3-1 to deny the Certificate of Appropriateness application to install wood replacement windows at 402 Parker Street. Board Member McKissick dissented.

Board Member Kent continued the agenda with the Discussion Item.

Mr. Giersch and Ms. Ramey updated the Board about the status of the Historic Home Recognition Program Calendars.

There being no further business, Board Member Kent declared the meeting adjourned at 5:55 p.m.

Bill Kent

BOARD MEMBER