

MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION
CONFERENCE ROOM C, CITY HALL
100 EAST PHOENIX AVENUE
NORMAL, ILLINOIS**

**REGULAR MEETING
November 13, 2012
12:30 p.m.**

Members Present

Kristen Allen, Nancy Armstrong, Kathy Burgess, Anne Matter, Bob Ward, and Bruce Warloe

Members Absent

Matt Felumlee

Others Present

Mercy Davison, Town Planner; Quentin Rabideau (1202 S. Fell); Tom LaMonica (603 Normal); Justin Bratcher (Contractor, 26755 Pleasant Hill Road, Lexington, IL)

Call to Order

Ms. Matter called the meeting to order at 12:32 p.m. noting that there was a quorum.

Minutes

Ms. Allen noted that the October minutes were unclear as to the roofing issue at 303 Gregory – the minutes did not clearly separate which part of the discussion occurred at the September versus the October meeting. Ms. Allen moved to approve the October 9, 2012 meeting minutes. Ms. Armstrong seconded. The motion carried 6-0.

CA-12-11-20: Window Restoration, 1202 S. Fell

Owner Quentin Rabideau stated that he prefers to restore the windows, although as noted in the proposal by Galen Winchip, some windows may need to be recreated. Most of the windows currently do not work. There are 5-6 styles of window in the house now, due to previous window replacements. The proposed new and restored windows will all match. The work will include the repair of window ropes and weather stripping. All original/wavy glass will be saved where possible.

Ms. Matter said that Mr. Winchip does excellent work, citing his window work at 305 E. Pine. She also noted that he attended the recent window restoration workshop.

Ms. Burgess asked for clarification on the bay window, which is so tall that it appeared to be a patio door in the photo. Mr. Rabideau confirmed that it is a window.

Ms. Matter asked if Mr. Rabideau has old photos of the home, which would help to confirm the original window style. Mr. Rabideau said no.

Ms. Armstrong moved to approve the restoration of the windows as detailed in the proposal by Galen Winchip. Ms. Allen seconded. The motion carried 6-0.

BG-12-11-05: Window Restoration, 1202 S. Fell

Ms. Davison noted that the application includes all of the windows, for a total project cost of \$13,000; however, the grant program has a maximum award of \$5,000. Mr. Rabideau stated that they want to phase the project and asked if he could split the project into two pieces, with the first project including \$10,000 of work (half of which would be eligible for the maximum \$5,000 grant) and the second phase to perform the balance of the work next year. The later phase may also include storm windows. The commission said it was acceptable to break the project up in this manner.

Ms. Allen noted that this house is positioned in such a way that all of the windows are visible from the public street. Ms. Matter said this is just the type of project that the Bone Grant program is intended to fund. She asked when the project will start. Mr. Rabideau said it will start as soon as Galen is able, and that it will likely be done 1-2 windows at a time.

Ms. Burgess asked that the minutes clarify that the grant can cover the interior painting of the windows because it is an integral component of restoring the wood. (Normally, grant funds cannot be used for interior projects.)

Ms. Burgess moved to approve a grant in the amount of \$5,000. Mr. Warloe seconded. The motion carried 6-0.

CA-12-11-21: Window Replacement, 603 Normal Ave.

Homeowner Tom LaMonica started by explaining that the commission had approved a Certificate of Appropriateness for the replacement of the front basement window at its October meeting. At that time, he had also asked for clarification on which of the remaining 5 basement windows were visible from the public street (and thus requiring a Certificate of Appropriateness). The commission stated that all but the one window on the back side of the house are visible. Also at that meeting, the commission encouraged Mr. LaMonica to pursue grant funding for the 5 visible windows.

Mr. LaMonica then presented his current application for a Certificate of Appropriateness for the remaining 4 windows that are visible from the public street. He proposes to replace them with the same window that was approved for the front side of the house. (The window has a wood exterior and muntins to match the upper-story windows.)

Ms. Armstrong moved to approve the window replacements. Ms. Burgess seconded. The motion carried 6-0.

BG-12-11-06: Window Replacement, 603 Normal Ave.

Mercy clarified that the application shows the total cost of the replacement of all 6 windows, but the requested grant amount of \$1,078 is half of the cost of replacing the 5 that are visible from the public street.

Mr. Ward moved to approve the grant in the amount of \$1,078. Ms. Armstrong seconded. The motion carried 6-0.

Other Business

1. Mr. LaMonica asked the commission about an upcoming window project that he intends to pursue in 2013. His first and second story windows are original wood windows with divided lights. They are covered with aluminum storms. Both the windows and the storms are in poor condition. He asked if he could remove both the windows and the storms and replace with new wood windows and no storms. The new windows would be similar to those he installed on the large room addition on the rear of the home, although those windows are aluminum clad. He would choose a wood window with divided lights that match the original design.

Ms. Matter stated the commission strongly prefers window restoration. Ms. Burgess stated that if restoration is possible but Mr. LaMonica opts for replacement, she would not support grant money. She also said that replacements would have to be wood with no aluminum cladding. Ms. Allen said if restoration is possible, it may not be appropriate to permit replacement.

Mr. LaMonica stated a preference for no separate storm windows, as they are more difficult to deal with than just windows. He said the house likely did not have storms originally. Both he and Mr. Bratcher think the existing windows may be beyond repair and that new windows would be more energy efficient and more secure.

Ms. Davison said it would be prudent for Mr. LaMonica to investigate window restoration. Someone like Galen Winchip could evaluate the windows and may find that some of the windows are beyond repair. It is possible that restoration will be cheaper than replacements. Finally, Ms. Davison noted that the energy claims on new windows are much exaggerated. She will send a list of window restoration professionals to Mr. LaMonica for follow-up.

2. The commissioners decided to move the meetings to Uptown Station starting in January 2013. Ms. Davison will advise the Town Clerk.

Adjournment

The meeting was adjourned at 1:15 p.m.

Respectfully submitted,



Mercy Davison
Town Planner