

## MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION  
UPTOWN STATION, 3<sup>rd</sup> FLOOR (Union Pacific Room)  
11 UPTOWN CIRCLE  
NORMAL, ILLINOIS**

**REGULAR MEETING  
June 11, 2013  
12:30 p.m.**

### **Members Present**

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

### **Members Absent**

None

### **Others Present**

Mercy Davison, Town Planner; Karen McConnell, 700 N. School; Janet Godbey, 314 Highland

### **Call to Order**

Ms. Matter called the meeting to order at 12:30 p.m. noting that there was a quorum.

### **Minutes**

Ms. Allen moved to approve the minutes of the May 14, 2013 meeting. Ms. Armstrong seconded. The motion carried 6-0.

### **CA-13-06-14: New Porch Steps and Railing, 700 N. School**

Ms. Davison explained the applicant's request to replace the former wood stairs and add a railing on the side porch (south elevation). The previous stairs were unpainted wood with no railing. Per code, the applicant is entitled to replace the wood stairs with wood stairs. The applicant's insurance company is requiring the railing.

Mr. Warloe asked if a hand rail could be attached to the house side of the stairs, thus eliminating the need for the railing on the outer edge. Ms. Davison was not sure if code would permit that, and applicant Karen McConnell was not sure if that would satisfy her insurance company. Ms. Allen said she would be satisfied with either a wall-mounted rail or a rail on the outer edge of the steps.

Ms. Burgess noted that the commission could not require that the stairs be painted because the previous stairs were unpainted; however, the new railing will need to be painted to match the existing railing. The applicant said she may paint the stairs for aesthetic reasons but that the floor of the existing porch is unpainted. The railing is painted and the new railing will be painted to match.

The commissioners asked for clarification on the existing railing spindles. The applicant confirmed that the existing spindles are all matching (beveled at the top and bottom) and affixed to the outside of the top and bottom rail. The new railing would match that style.

Ms. Burgess said that although the existing railing is not historically appropriate, it would be appropriate to approve the proposed new segment of railing so that it all matches.

Ms. Burgess moved to approve the railing addition as proposed with the condition that it be painted to match the existing railing; Ms. Allen seconded. The motion carried 6-0.

### **CA-13-06-15: New Garage, 314 Highland**

Ms. Davison summarized the project, noting a proposed change in the garage location. Applicant Jan Godbey explained that she would like to move the garage further north on her property in order to protect the existing trees along her west property line. This would make the west and north elevations of the garage more visible from Highland. The south and east elevations, including the garage door, are not visible from a public street and thus not subject to commission approval.

Ms. Armstrong moved to approve the project as proposed. Mr. Warloe seconded. The commissioners then discussed the project.

Ms. Burgess asked if the proposed garage meets required setbacks. Ms. Davison said yes, the garage will meet the 5-foot setback from the side and rear property line.

The commissioners asked about windows. Ms. Godbey explained that she had proposed a door and window on the south elevation, facing her house, as that is the side she will use as an entrance/exit. The south elevation is not visible at all from Highland, nor is the east elevation.

Ms. Matter said that based on visibility from Highland, the west elevation should have at least two windows. Ms. Burgess agreed that windows would be more historically appropriate. Mr. Warloe noted that other garages visible from Highland are very plain. Ms. Burgess stated that most of those garages had been built prior to historic designation and should not be taken in to account.

Ms. Burgess questioned the use of non-historic steel siding on a new structure, as the commission typically requires new construction to use historically appropriate materials. The commissioners discussed at length and agreed that in this circumstance steel siding would be appropriate to match the steel siding on the house. It will be painted to match. In addition, Town staff noted that of the more modern materials, steel siding is very durable and able to be maintained, unlike vinyl. Furthermore, the garage is in the rear of the property and not visible from the front elevation.

Ms. Burgess asked about the proposed vinyl clad windows, noting that the commission does control the windows now proposed for the west elevation (in contrast to the window on the south elevation). Ms. Davison stated that aluminum clad windows have been approved many times in the past but not vinyl clad. (The distinction has been in grant funding – the commission has not provided grant

funding for replacement, aluminum clad windows.) The key design requirement has been exterior mullions rather than between the glass panes.

Ms. Godbey indicated that she is willing to put in whatever type of windows is required, although she prefers not to have wood exterior. The commissioners said that Pella, Anderson, and other companies offer architecturally appropriate windows. Ms. Godbey said that for cost reasons, she will likely eliminate the window originally shown on the south elevation.

Ms. Burgess noted that typically new windows subject to commission approval would be reviewed in greater detail; however, the applicant did not submit catalog cutsheets with window detail because the original application did not include windows on the west side. Thus, Ms. Burgess requested that Ms. Godbey run the final window design by Town staff and/or Ms. Matter for final approval. This is particularly important to ensure that any mullions are external. The applicant may choose a plain, double-hung style without mullions at all based on the mixture of window styles on the house.

Ms. Armstrong amended her motion to approve the project in the following manner:

1. Two windows must be added to the west elevation.
2. The windows must be aluminum clad or wood exterior and must be pre-approved by Town staff or Ms. Matter. Mullions, if any, must be external.

She further clarified that the approval of steel siding was based on the matching steel siding on the house.

Mr. Warloe seconded. The motion carried 6-0.

### **Other Business**

1. Ms. Davison mentioned that she had left a message with realtor Al Legg, extending an offer for him to join the commission as a replacement for Matt Felumlee.
2. Ms. Matter and Ms. Burgess noted that some of the dates and house styles in the ISU placemat project were inaccurate. Ms. Davison said she is attempting to get the original files from the professor in order to make the changes.

### **Adjournment**

The meeting was adjourned at 1:02 p.m.

Respectfully submitted,



Mercy Davison  
Town Planner