

MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION
CONFERENCE ROOM C, CITY HALL ANNEX
100 E. PHOENIX AVE.
NORMAL, ILLINOIS**

**REGULAR MEETING
July 9, 2013
12:30 p.m.**

Members Present

Nancy Armstrong, Kathy Burgess, Anne Matter, and Bruce Warloe

Members Absent

Kristen Allen and Bob Ward

Others Present

Mercy Davison, Town Planner; James and Colleen Kalmbach, 714 Normal Ave.

Call to Order

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

Minutes

Ms. Armstrong moved to approve the minutes of the June 11, 2013 meeting. Ms. Burgess seconded. The motion carried 4-0.

CA-13-07-17: Porch Remodel, 714 Normal Ave.

Mr. Kalmbach summarized his proposed porch project, which includes the following elements:

1. Remove screens
2. Remove aluminum door at front edge of porch and relocate to the front of the door into the house
3. Remove the non-original wall segments adjacent to the door in order to create a wider opening
4. Replace the wooden steps with Azec
5. Add railings to both sides of the steps
6. Replace the wood caps on the wing walls flanking the steps with Azec caps

He noted the railings are desired due to his previous slip-and-fall on the icy front steps, which currently have no railing.

Ms. Burgess asked for additional detail on the wing wall caps, specifically regarding the profile of the edges (beveled, flat, etc.) and any crown or angle to help shed water. She also noted that the height of the cap is important in relation to the height of the wing walls. The current wood caps are too short and out of proportion with the walls. Mr. Kalmbach agreed that this detail is important and he is happy to get more detail from his remodeler (Nordine's) and have it go through Ms. Matter for final approval.

Ms. Burgess noted that although the new steps should be painted, the commission does not control the color. Ms. Armstrong asked how the new steps will look when adjacent to the existing porch floor. Mr. Kalmbach said the porch floor is painted white wood and should, therefore, look fine next to the new steps.

Mr. Warloe noted that the new top step should be level with the porch floor and that the new "rise over run" dimensions should be as close to the building code as possible. Ms. Davison noted that this issue comes up frequently in old houses, and the building inspector will work with the Kalmbachs on a good solution.

Ms. Burgess asked for more detail on the profile of the new step treads, specifically whether they will have a curved "bull nose" design. She suggested that, like the caps on the wing walls, the height of the treads and the extent to which the tread extends out over the rise needs to have the right proportions. Mr. Kalmbach agreed and will get additional detail to Ms. Matter.

Ms. Matter asked about the railings, noting that the commission has not permitted new aluminum railings. She also noted that although the railing design should be plain, the version in the submittal is too contemporary. She said she could support a railing made of wrought iron, Azec, or wood. Ms. Kalmbach said they want to avoid wood because it takes up more room than metal. The Kalmbachs said they will use wrought iron and will bring a design to Ms. Matter for approval.

The commission discussed the issue of railing placement – whether it would be affixed to the stairs inside the wing walls or affixed to the top of the wing walls, both of which have been done at nearby residences. The Kalmbachs said they have not considered that detail but will consult with Nordine and have the final design approved by Ms. Matter.

Ms. Matter then brought up the concept of moving the existing, nonhistoric aluminum door from its current location to the main entrance into the house. The Kalmbachs explained their goal of having a screen door in front of their historically appropriate, solid wood front door for air circulation. They want this screen door to be mostly screen because their door is so attractive.

Ms. Matter said the commission would allow the existing aluminum door to be replaced with same in the same location, but she does not support moving it to a new location. Ms. Burgess agreed. The Kalmbachs said they would do a wood screen door. All agreed that would be a supportable option and that the design could be very simple in order to highlight the main door behind it.

Ms. Davison suggested that a historically appropriate screen door could be grant-eligible, and she will look for similar previous grants.

The Kalmbachs agreed to withdraw the door portion of the current proposal and they will come back to the August commission meeting with door options and potentially a grant request. Ms. Armstrong said that she purchased her wood storm doors from Vintage Woodworks. Ms. Burgess said the screen door could be painted wood or plain.

Ms. Burgess moved to approve the application conditioned on the railing being wrought iron and on the following design elements obtaining final approval from Ms. Matter:

1. Railing design
2. Railing placement
3. Wing wall cap design, including adequate height and appropriate profile
4. Stair tread design with bull-nose profile and adequate overhang and height

Ms. Armstrong seconded.

The motion carried 4-0.

Other Business

1. Ms. Davison mentioned that she has reached out several times to Al Legg about his joining the commission as a replacement for Matt Felumlee. However, Mr. Legg's schedule is very busy and he has not yet decided if he can join the commission or not.
2. Ms. Davison said if there is a meeting in August, it will be at the City Hall Annex again.

Adjournment

The meeting was adjourned at 1:05 p.m.

Respectfully submitted,



Mercy Davison
Town Planner