

MINUTES

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

**REGULAR MEETING
April 14, 2015
12:30 p.m.**

Members Present

Kathy Burgess, Laurie Christensen Anne Matter, Bob Ward, and Bruce Warloe

Members Absent

Kristen Allen, Nancy Armstrong

Others Present

Mercy Davison, Town Planner; Tom and Deborah Senger, 311 W. Virginia; Patrick Resendiz and Miranda Erickson, 403 E. Taylor (Bloomington)

Call to Order

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

Minutes

Mr. Ward moved to approve the minutes of the March 10, 2015 meeting. Ms. Burgess seconded. The motion carried 5-0.

CA-15-04-04: 611 Normal Ave., New Fence

Ms. Davison explained that the owner wants to install a small section of 4-foot-tall wood picket fence from her garage to the south property line. It will be very similar in appearance to the neighbor's wood fence. The fence will be approximately 135 feet from the front property line.

Mr. Warloe moved to approve the fence as proposed. Mr. Ward seconded. The motion carried 5-0.

CA-15-04-09: 311 W. Virginia, New Fence

The owners propose to add a 4-foot-tall wood picket fence. It will look similar to other approved wood fences in the neighborhood. Ms. Burgess asked if the gates would be scalloped, as shown in the application. The owners said the gate would be straight across the top.

Ms. Burgess moved to approve the fence. Mr. Ward seconded. The motion carried 5-0.

CA-15-04-05: 707 N. School, New Construction (House)

Applicants Patrick Resendiz and Miranda Erickson explained their plan to build a new Victorian-inspired house on the empty lot at 707 N. School Street. The proposed house would have cement board siding or Louisiana Pacific wood siding, architectural shingles on the main roof, a standing seam metal roof on the front porch and mud room, aluminum clad windows with exterior mullions, and decorative brackets.

They noted that the computer drawings of the house show the front porch and rear porch roofs extending beyond the side line of the house, which is a computer error. The roofs would terminate at the house line. Also, the south side of the front porch roof would have not be open as shown – rather, the roof would slope to the south.

The commissioners asked for clarification on the Louisiana Pacific siding. Mr. Resendiz said it is wood, although it has some polymer infusion to add strength and durability. Ms. Davison noted that many new wood windows have such a composition.

Mr. Resendiz said that regardless of which window company they select, the window mullions would be exterior. The exterior casing around the windows would be either cement board or wood, all 4” wide. Mullions would be 7/8” in width to match a historic window. Some of the windows would have the appearance of leaded glass at the top, while some may have stained glass.

Mr. Ward asked about the aluminum finish on the windows. Mr. Resendiz said it would be baked on rather than painted. Mr. Ward asked if the standing seam metal would be copper. Mr. Resendiz said copper would likely be too expensive so it would be an alternate material.

Although they do not yet have a front door selected, Mr. Resendiz said it will be wood and that the window on the door will have exterior mullions. They are not planning to have a storm door.

Mr. Resendiz said the front porch details are still being finalized. He wanted to get overall approval on the house first. He said the front porch columns will be clad in cement board or wood and will have a base. The steps would have treads and risers. He plans to use Trex for the porch decking.

The commissioners agreed that standing seam metal and aluminum clad windows are appropriate on a new home. Both of these were previously approved for the new house built on W. Virginia.

Mr. Resendiz said they will return to a future meeting with additional porch details and with a fence proposal. The commissioners said vinyl would not be approved. They would like to see samples of Trex or other non-vinyl modern materials if Mr. Resendiz is interested in going that direction.

Mr. Resendiz asked if they could do one fence material on the sides facing the streets and then a less costly alternative around the sides and rear. The house itself sits 48 feet back from the sidewalk, so the sides and rear of the fence would not be visible. The commission said they would consider it.

Ms. Matter asked when construction would start. Mr. Resendiz said mid-June. He and his father will be the general contractors.

Ms. Matter and Ms. Burgess said the house design is really nice and they appreciate the eye to detail. Ms. Burgess noted that the details are what add up to make a house look special.

Ms. Burgess asked about chimneys. Mr. Resendiz said they will not require any chimneys. They make have a gas fireplace, but that would only need a vent.

Ms. Davison asked if the house could sit higher off the ground, which is typical of older homes. Ms. Erickson said they had considered it but she is concerned about visitors with mobility issues or residents of the house who develop mobility issues. That said, they may bump the house up one more step on the front porch. This would make the foundation more visible, and they have not decided about the finish on the foundation.

Ms. Davison asked if there would be side lights on the front door. Mr. Resendiz said no.

Ms. Burgess moved to approve the house design with the condition that the following items come back to the commission for approval:

1. Front porch details (including railings, steps/risers, skirting, columns, lights)
2. Front door details
3. Foundation finish
4. Fence

Ms. Christensen seconded. The motion carried 5-0.

Other Business

1. **CA-15-04-08: Normal Theater, Façade Repair:** Ms. Matter determined that the Normal Theater application (209 North Street) should have been submitted for expedited review as it is simply maintenance.
2. Ms. Davison asked if the commissioners would entertain a code amendment that would permit fences to go through expedited review. They agreed to consider it.
3. Ms. Davison asked if a special meeting could be scheduled due to a few fence requests that came in too late to get onto the April 14 agenda. If the applicants have to wait until the regularly scheduled May meeting, their fence projects will be significantly delayed due to fence company scheduling issues. The commissioners said a special meeting would be fine.

Adjournment

The meeting was adjourned at 1:35 p.m.

Respectfully submitted,



Mercy Davison
Town Planner