

MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION
UPTOWN STATION, 3rd FLOOR (Illinois Terminal Conference Room)
11 UPTOWN CIRCLE
NORMAL, ILLINOIS**

REGULAR MEETING

February 13th, 2018

12:30 p.m.

Members Present

Kristen Allen, Nancy Armstrong, Kathy Burgess, Chris Niebur, Bruce Warloe

Members Absent

Laurie Christensen, Anne Matter

Others Present

Mercy Davison, Town Planner; Taylor Long, Associate Planner; Troy Sondgeroth, Residential Building Inspector; Tom Lamonica, 603 Normal Avenue; Justin Bratcher, Contractor for 603 Normal Avenue; Chip Bone, 2 Clinton Place; Dave Juarez, Contractor for 2 Clinton Place

Call to Order

Mr. Warloe 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 January 9th, 2018 regular meeting. Ms. Niebur seconded. The motion carried 5-0.

CA-18-02-01: Window Replacement, 603 Normal Avenue

Mr. Warloe introduced the application for the replacement of five first-floor windows at 603 Normal Avenue with wood-composite, aluminum clad inserts and invited Justin Bratcher, the contractor for the owners of the home, to make any additional comments. Mr. Bratcher summarized the work, adding that the original wood frames and trim for each window would remain intact. Mr. Long and Mr. Bratcher reminded the commissioners that the exact style of windows being proposed were previously approved by the commission for three separate projects. The most recent approval came in 2017 for the replacement of one northern, kitchen window on the home (see minutes of the Tuesday, March 14, 2017 regular meeting for more discussion).

Ms. Armstrong moved to approve the application for window replacement at 603 Normal Ave. Ms. Burgess seconded. The motion carried 5-0.

CA-18-02-02: Window Replacement, 2 Clinton Place

Mr. Warloe introduced the application for the removal and replacement of 21 wood casement windows on the rear, second-story sunroom at 2 Clinton Place with 13 wider replacement casements (see attached report and renderings). Ms. Armstrong, referring to the staff report, stated her initial opposition to the proposed replacements due to their larger size and the changes to the distance between window breaks that they would cause. Echoed by Ms. Burgess, Ms. Armstrong added that the proposed windows might adversely alter the narrow, vertical appearance of the windows' current massing.

Providing some history and background for the property, the home's longtime owner, Robert "Chip" Bone, Jr., explained that the two-story, stucco house was his home for the majority of his childhood and that the residence had gone through a few periods of exterior alterations prior to today. Mr. Bone elaborated that the home's rear sunroom was a 1950s addition above an existing and original attached garage. Ms. Burgess stated that even though the sunroom was not original to the home's construction, the 1950s addition had historic integrity in its own right and that it most definitely contributes to the overall historic aesthetics of the property. Mr. Bone expressed his understanding of Ms. Burgess' point and further added that the sunroom's current casements, while attractive, were immovable and beyond repair. Dave Juarez, contractor for the proposed work, added that the 13 replacement windows would be wood-composite, aluminum clad casements that would stand as tall as the current windows and take up the same amount of space as the 21 narrower windows currently in place. Mr. Juarez further noted that the costs of replicating each of the current windows would be exorbitant.

Ms. Allen stated that, as a nearby neighbor to 2 Clinton Place, she did not feel that the proposed replacements would alter the narrow, vertical massing of the sunroom's windows in any seriously discernable way. The commissioners discussed several ways in which the windows should be situated to maintain the current arrangements' general positioning. The commissioners decided that the proposed window replacements were acceptable on the conditions that they be as equally spaced/separated as safe building standards would allow, and the final plans for their positioning be reviewed by commissioners Warloe and Niebur before installation.

Ms. Burgess moved to approve the application for window replacement at 2 Clinton Place on the above conditions. Ms. Allen seconded. The motion carried 5-0.

Other Business

1. Mr. Long introduced Residential Building Inspector Troy Sondgeroth who updated the commission on a recent amendment to the Town's Residential Building Code. The amendment to the code, Mr. Sondgeroth explained, provides the Code Official latitude on handrail and guardrail design requirements as applied to existing and historically significant homes. Mr. Sondgeroth clarified that the relief would only apply to exterior applications that contribute to the architectural integrity of a structure as approved by the commission, and not to new construction in a district.

2. Mr. Long reminded the commissioners that Mayor Chris Koos would be attending the group's next regular meeting on Tuesday, March 13th to discuss the budget discussions and final decision regarding the elimination of or reduction to the Robert G. Bone Grant Program's funding. The commissioners expressed their deep concerns about the Bone Grant's future and their anticipation for the Mayor's visit.

Adjournment

The meeting was adjourned at 1:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Taylor Long". The signature is written in a cursive, flowing style.

Taylor Long
Associate Planner