

MINUTES

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

REGULAR MEETING

April 13, 2010

12:30 p.m.

Members Physically Present

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

Members Physically Absent

None

Others Physically Present

Geoff Fruin, Assistant City Manager; Robert Brewes, applicant representing 102 S. Linden

Call to Order

Ms. Matter called the meeting to order at 12:30 p.m. and noted a quorum was present.

Minutes:

The minutes of the February 9, 2010, were approved 7-0 as submitted.

CA-10-04-06: 102 S. Linden, west and south elevation alterations

Mr. Felumlee moved to approve the application as proposed. Ms. Allen seconded. Ms. Matter opened the floor for discussion.

Mr. Brewes gave an overview of the proposal and explained the need for outdoor space to meet customer demand and also better accommodate patrons who are now required to smoke outdoors. He noted other similar establishments in the Uptown (Maggie Miley's, Pub II) that have recently completed outdoor patio projects. His goal is to complete the project by the time ISU students return for the fall semester.

Ms. Matter suggested that the applicant split the one application into three components. Those components being the south concrete renovation, entry way/door restoration, and window and front porch modifications. The commission agreed with this approach and instructed the applicant to consider this strategy in order to avoid an all or nothing approval or denial.

Mr. Warloe questioned whether the commission should apply the same standards to this landmark as it does to more typical residential applications. The commission acknowledged the same standards apply. Ms. Allen commented the commission should look to preserve the building but make it viable for modern business.

Ms. Matter mentioned a 2002 application that was approved for a wrought iron railing on the west elevation. That work was never completed by the previous owner.

The commission began discussion on each component of the application beginning with the south elevation. The removal of the existing concrete and replacement with new concrete to match porch elevation was acceptable. The existing grates need to remain, which the owner noted that he was intending to preserve those.

On the south elevation, Mr. Felumlee noted that the replacement of the wood decking with like wood decking was acceptable. He also noted that creating a second appropriately designed entry would be considered restoration as a previous building photo showed the existence of a second doorway. Mr. Brewe asked if the stamped concrete could replace the wood decking for maintenance purposes. The Commissioners indicated that they would not support stamped concrete on the west elevation, however it would be OK on the south elevation.

Ms. Burgess asked if the applicant would approach the building owner about replacing the existing entrance door that is not compatible with the historic structure. Mr. Brewe indicated that he would attempt to work with the landlord to replace this door assuming his project moves forward.

Regarding the railing proposal, Mr. Brewe stated that a flat-top fence would be preferable as decorative elements that stick out from the fence present hazards for his patrons who might accidentally fall or sit on those decorative elements. Ms. Matter noted that a modern fence would not be in keeping with the historic structure. Mr. Felumlee noted that the fence should be wrought iron and not a powder coated aluminum. Ms. Burgess agreed and said aluminum would not have been a material used in the period of the building. The commission requested that Mr. Brewe bring them a few samples of wrought iron railing with decorative treatments.

Mr. Warloe stated that he felt the commission should not be concerned with the south elevation as this is a parking lot improvement. The commission agreed on the concrete replacement, however said the fencing should be a concern. The fencing on the south elevation should be same as that on the west elevation.

Mr. Brewe explained the window project, which includes the replacement of glass in one window. The Commission expressed no concern with this so long as the frame was not altered. The existing advertising and reflective material would be removed from windows and the windows would be treated with a tint to protect from heavy sun exposure on the west elevation. Also, two lower windows would be replaced with an extension of the wood paneling. The commission did not note an objection to this plan so long as the wood paneling matched the existing.

Mr. Brewe explained why he wants to create a second entry on the west elevation. The Commission noted a previously existing second entry in this location. They stated the entry needs to be historic in appearance and that a wood door was appropriate. Mr. Brewe is going to ask vendors for some options to show to the commission. Ms. Allen mentioned that this part of the project may be eligible for a Bone Grant.

The commission unanimously denied the application as presented and asked the applicant to resubmit with three separate applications. Mr. Brewe indicated he would resubmit for the May meeting and come with door and railing options.

Other Business:

None

Adjournment

There being no further business, the meeting was adjourned at 1:35 p.m.

Respectfully submitted,

Geoff Fruin
Assistant City Manager