

MINUTES

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

**SPECIAL MEETING
November 10, 2009
12:30 p.m.**

Members Physically Present

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

Members Physically Absent

Matt Felumlee

Others Physically Present

Lauren Sunkel, Associate Town Planner; Kyle Baner

Call to Order

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

Minutes:

The minutes were approved 5-0 as submitted.

Mr. Ward arrived.

CA-09-11-34 – 801 Normal Avenue – Restore Wood Windows

Ms. Sunkel introduced Mr. Baner and reviewed the project. She noted that over the years almost all of the original windows had been replaced at one time or another with windows of varying materials and style and Mr. Baner wished to replace all the windows (except the casement windows on either side of front door and the skylight windows) with wood replacements. He said that there are twelve windows in total, including two on the rear (west) side of the house. Ms. Sunkel said that this house is on a corner lot. Ms. Burgess asked if those windows were visible from the public right-of-way. Mr. Baner said that they were. The Commission asked that Ms. Sunkel verify which windows were visible from the public rights-of-way.

In researching appropriate windows for the Spanish Mission style house she said four over four windows would be most appropriate, but deferred to Mr. Ward. Mr. Ward agreed that the four over four windows were most appropriate given that most windows for this style are square.

The Commissioners agreed that a complete window restoration was appropriate, as long as the windows had three dimensional muntins at least on the exterior of the window.

Ms. Sunkel explained to the homeowner that this meant the grid pattern on the windows.

Ms. Allen moved to approve the Certificate of Appropriateness request CA-09-11-34 for 801 Normal Avenue as submitted with the following conditions:

1. The exterior muntins must be three dimensional.
2. The windows must be four over four.

Ms. Armstrong seconded.

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

Nays: None

The motion carried, 6-0.

BG-09-11-10 – 801 Normal Avenue – Restore Wood Windows

The Commission then reviewed the two bids for the window replacement. Ms. Matter asked Mr. Baner to explain the differences in the estimates. Mr. Baner said that the first estimate, Option 1, was for standard Pella window replacements. The second estimate, Option 2, was for custom Crestline window replacements that were of a higher quality.

Mr. Warloe noted that the estimate for the custom Crestline window indicated that they were clad. He asked to see the brochure.

Ms. Sunkel asked Mr. Baner if the window that he saw when he got the estimate had an aluminum exterior or cladding. Mr. Baner said that he could not recall.

In reviewing both estimates it was unclear as to whether the windows were true wood windows, wood on the exterior and the interior.

Ms. Matter said that the Commission would only be supportive of giving grant funds for true wood windows. She asked that Mr. Baner verify if his estimates were for true wood windows and if not, that he would get bids for such.

Ms. Allen amended her previous motion to approve the Certificate of Appropriateness request CA-09-11-34 for 801 Normal Avenue to include the following conditions:

1. The exterior muntins must be three dimensional.
2. The windows must be four over four.
3. The windows must be all wood on the interior and exterior.
4. All of the windows must be visible from the public rights-of-way

Ms. Armstrong seconded.

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

Nays: None

The motion carried, 6-0.

Ms. Allen said that Commission could approve the grant request in concept with an amount not to exceed \$5,000.00. Ms. Matter said that once Ms. Sunkel receives the new estimates for true wood windows from Mr. Baner she could then agree to the lower of the two amounts.

Ms. Allen moved to approve the Bone Grant request BG-09-11-10 for 801 Normal Avenue in an amount to be verified by Ms. Sunkel and Ms. Matter, but not to exceed \$5,000.00 and with the following conditions:

1. The exterior muntins must be three dimensional.
2. The windows must be four over four.
3. The windows must be all wood on the interior and exterior.
4. All of the windows must be visible from the public rights-of-way

Ms. Armstrong seconded.

Ayes: Kristen Allen, Nancy Armstrong, Kathy Burgess, Anne Matter, Bob Ward, Bruce Warloe
Nays: None

The motion carried, 6-0.

CA-09-11-35 and BG-09-11-11 – 801 Normal Avenue, Restore Wood Door

Mr. Baner said that currently the front door of the house is steel. He then shared two versions of wood door replacements that he liked.

The Commission agreed that although the style of his home was unique in the area that the door style that he proposed were not appropriate.

Ms. Armstrong was also concerned with the type of wood. She said that Mr. Baner would likely not be happy with the condition of the door in a few years given that he does not have a storm door or overhang to protect the door against the elements. She offered to forward Mr. Baner some information on higher quality historic doors with a variety of styles.

Mr. Baner said that he hoped to replace the door along with the windows, but would look into the information Ms. Armstrong had and revisit the issue.

Ms. Burgess said that the Commission could just carry the item over to the next meeting agenda.

Ms. Burgess motioned to table items CA-09-11-35 and BG-09-11-11 for the restoration of the front door at 801 Normal Avenue until the next regular meeting.

Ms. Armstrong seconded.

Ayes: Kristen Allen, Nancy Armstrong, Kathy Burgess, Anne Matter, Bob Ward, Bruce Warloe
Nays: None

The motion carried, 6-0.

Adjournment

There being no further business, the meeting was adjourned at approximately 1:25 p.m.

Respectfully submitted,
Lauren Sunkel
Associate Town Planner