

## MINUTES

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

**RESCHEDULED MEETING  
November 14, 2011  
12:30 p.m.**

### **Members Present**

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

### **Members Absent**

Kristen Allen, Matt Felumlee

### **Others Present**

Mercy Davison, Town Planner; Jeff Hobbs, 313 W. Virginia; Mary Hoblit, 20 Broadway Place; Tim Powell, 705 Broadway; Quentin Rabideau, 1202 S. Fell

### **Call to Order**

Ms. Matter called the meeting to order at 12:30 p.m. noting a quorum was present. Ms. Armstrong arrived at 12:35 p.m. Mr. Ward departed at 1:20 p.m.

### **Minutes**

Ms. Burgess moved to approve the September 13<sup>th</sup> minutes as submitted. Mr. Ward seconded. The motion carried 4-0.

### **CA-11-10-35: 313 W. Virginia, Replacement windows**

The commissioners noted that Mr. Hobbs has been to the commission twice before for windows. In recent years, Mr. Hobbs has replaced all of the first floor windows and has added an egress window for a basement room. Ms. Davison said the proposed second floor replacement windows are the same type as were approved on the first floor. They will have an all-wood exterior notwithstanding the seemingly contradictory spec sheets that describe the windows as "EnduraClad," which is an aluminum cladding. Ms. Davison confirmed with the Pella window representative that the aluminum is on the portion of the window against the slider and will not be visible.

Ms. Burgess moved to approve the windows as submitted. Mr. Warloe seconded. The motion carried 4-0.

**CA-11-10-32:** 20 Broadway Place, New screen door

Ms. Hoblit introduced herself as a relatively new owner of the property. She stated that she mistakenly thought she could replace the front storm door without approval as long as it was wood. Ms. Matter noted that it was fortunate that Ms. Hoblit had selected an appropriate door, as the commission has in the past required the removal of unapproved and inappropriate improvements.

For clarification, Ms. Matter asked if the original door is still on the inside of the storm door. Ms. Hoblit said yes and she plans to restore it.

Ms. Burgess asked if Ms. Hoblit was told about the need for Certificates of Approval by the seller, as the commissioners have often heard that new owners were surprised by historic district rules. Ms. Hoblit said it was a FSBO and the owner did tell her about the need to obtain approval. Ms. Burgess then asked if Town staff still sends welcome letters to new owners, alerting them to the HPC process. Ms. Davison was unsure but said she would send such a mailing to Ms. Hoblit.

Mr. Ward moved to approve the door, and Ms. Armstrong seconded. The motion carried 5-0.

**CA-11-10-34:** 705 Broadway, Replacement windows

Mr. Powell stated that he plans to replace the final two windows on his house. He previously obtained grant money to replace windows. Notwithstanding some of the submittal materials, he plans to use the all-wood replacement windows by Pella (spec sheet dated October 16, 2011). He said these windows will be identical to those he's replacing.

Ms. Armstrong moved to approve the windows, and Ms. Burgess seconded. The motion carried 5-0.

**BG-11-10-07:** 705 Broadway, Replacement windows

Mr. Warloe asked if Mr. Powell had received grant money for previous windows. Mr. Powell said yes. Ms. Davison asked for clarification on the bid dated October 16, 2011, noting that the cost of the windows was \$1,062.02 but the handwritten total was \$1260.01. Mr. Powell said the difference was the cost of installation. Thus, his grant request is for \$630.

Ms. Burgess moved to approve a grant for up to \$630, and Ms. Armstrong seconded. The motion carried 5-0.

**CA-11-10-36:** 1202 S. Fell, Chimney restoration

Ms. Armstrong moved to approve the Certificate of Appropriateness, and Ms. Burgess seconded.

Mr. Rabideau then summarized the project. He purchased the property earlier this year. The chimney was in a significant state of disrepair. The Certificate of Appropriateness pertained to the replacement of the chimney liner and fire brick, both of which have already been done, and to the addition of a new cap and limited tuckpointing.

Ms. Matter stated that the already-completed items are not subject to HPC review because they are on the interior of the home. She said the cap and limited tuckpointing could have been approved via expedited review.

Ms. Armstrong amended her motion to pertain only to the addition of a cap and the tuckpointing. The motion carried 5-0.

**BG-11-10-08:** 1202 S. Fell, Chimney restoration

Ms. Matter stated that only the addition of the cap and the tuckpointing would be eligible for the grant program, but the bid did not mention a cost for either. Thus, Mr. Rabideau would have to resubmit two clear estimates for approval at the December meeting prior to doing the work. Mr. Rabideau stated that the bulk of the project cost was for the new chimney liner and fire brick, and he did not want to pursue a grant for the remaining balance. Thus, he withdrew the grant request.

**CA-11-10-37:** 1202 S. Fell, New garage doors

Mr. Rabideau summarized the project, noting that the limited headroom in the garage makes it difficult to add wood garage doors. He had significant difficulty getting any wood door proposals but was able to get a wood veneer option from Gutwein (“Carriage” style).

Mr. Ward moved to approve the doors, and Ms. Armstrong seconded. The motion carried 5-0.

**BG-11-10-09:** 1202 S. Fell, New garage doors

Ms. Matter noted that the garage doors are very visible from Virginia. Mr. Rabideau stated that without a grant, he will not be able to afford to replace the doors. He asked if he could simply repair the existing plywood doors or replace them with new plywood doors. Ms. Matter said that replacing like-with-like is permitted and could go through expedited review.

The commissioners understood that the applicant was unable to get more than one bid based on the unusual headroom circumstances.

Mr. Warloe moved to approve a grant in the amount of \$3,175, which is half the cost of the Gutwein bid. Ms. Armstrong seconded. The motion carried 4-0.

**CA-11-10-33:** 1211 S. Fell, Replacement of front steps and railing

Ms. Matter summarized the proposal to replace the existing, non-historic front stoop and railings. She stated it will be an improvement over current conditions.

Ms. Burgess moved to approve as submitted, and Ms. Armstrong seconded. The motion carried 4-0.

**Other Business**

Ms. Davison and Ms. Matter encouraged the commissioners to continue making a point of driving by all properties on the agenda.

**Adjournment**

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

Respectfully submitted,

Mercy Davison  
Town Planner