

## MINUTES

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

**REGULAR MEETING  
October 12, 2010  
12:30 p.m.**

### **Members Physically Present**

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

### **Members Physically Absent**

Matt Felumlee

### **Others Physically Present**

Mercy Davison, Town Planner; Applicants representing 308 Division Street and 313 W. Virginia

### **Call to Order**

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

### **Minutes:**

Mr. Ward moved to approve the minutes of the September 14, 2010 meeting. Ms. Allen seconded. The motion carried 5-0. (Ms. Armstrong arrived after the vote.)

### **CA-10-09-32: 308 Division Street, Window Replacement**

Owner Martha Lakin explained her proposal to replace the lower windows on the front façade of the home and the windows on the west façade. The new windows will match the existing pattern of divided lights, using the “Farmhouse Style” indicated on the attached catalog page.

Mr. Ward moved to approve, and Ms. Burgess seconded. Ms. Matter opened the floor for discussion.

Mr. Warloe asked if the windows are 100% wood. Ms. Lakin said it appears to be wood but is actually a wood composite called “Fibrex.” The commission then discussed the appropriateness of a material that is not 100% wood. Ms. Armstrong noted Fibrex sounds a lot like the material used in Jeld-Wen windows, which use wood impregnated with some synthetic material. Ms. Matter noted the commission has approved such Jeld-Wen windows on more than one occasion. Mr. Warloe said he supports the material.

The commission reviewed the Fibrex description, which states the material is 40% wood. There was no detail on the other 60%. Ms. Matter asked where the windows will be purchased. Ms. Lakin said Windows by Anderson in Peoria.

Ms. Lakin noted the Fibrex can be painted, but the combination of wood with a synthetic material

should make the windows easier to maintain and less likely to deteriorate. Ms. Burgess said the ability to paint Fibrex is critical in her support of it.

Ms. Armstrong asked for a clarification on whether the window design will have exterior muntins given that the style indicated in the submittal does not have exterior muntins. Ms. Lakin said she is willing to install windows with exterior muntins, and the commission said its approval would be conditioned on same. Ms. Davison noted on the application form that the “Full Divided Light” option must be used.

Ms. Matter noted the motion to approve is amended to include the Full Divided Light provision.

The commission then voted 6-0 in favor of the windows with the Full Divided Light condition.

Ms. Lakin told the commission that the process for replacing windows in a historic district would be much better if Town staff could provide applicants with more clear information on what type of windows would be approved. Ms. Davison said it is difficult for staff to commit when window technology and products change so often; however, staff will attempt to be clearer.

Ms. Davison then asked the commission if they would like a window demonstration at an upcoming meeting. The commissioners support that idea.

#### **CA-10-09-33:** 313 W. Virginia Avenue, Egress Window Installation

Owner Sarah Hobbs and contractor Mike Kearns of Nordine Remodeling summarized the proposed addition of an egress window on the west side of the home. The egress window is required by the Town’s building code in order for the Hobbs family to convert the unfinished basement space to livable space. Ms. Davison distributed an email from Mike Kearns with more detail on the window, showing the dimensions of 37” wide by 59” tall.

Mr. Kearns further explained the egress window design. Because the window is under an area of the home with a 2-foot bump-out, the egress window well must be 5 feet from the foundation wall rather than the typical 3 feet. This will provide people exiting through the window a clear space of 3 feet at the top of the well. The interior of the well will have landscaping timbers that will project over the top of the ground by enough to stop debris from falling into the well. The large dimensions of the window are required by code.

Mr. Ward asked for clarification on the style of window, as egress windows are often a casement style. Mr. Kearns said they are using a double hung window so that it can match the window style above on the bump-out. Thus, the egress window will have the same number of lights on the top sash. The window will have a painted, wood frame with the appearance of true divided lights. He will use Azec trim around the window to create the same frame as the window above.

Ms. Allen moved to approve as submitted, and Ms. Armstrong seconded. The motion carried 6-0.

## **Other Business:**

1. Mr. Ward noted it is likely that the commission will be asked to provide Bone Grants for new windows that are a wood composite rather than 100% wood.
2. Ms. Matter reiterated that Town staff can provide more clear answers to homeowners with window questions. Ms. Davison asked for clarification on what types of windows are permitted. Ms. Matter said clad (vinyl or aluminum) windows are only approved when replacing clad windows. If wood windows are being replaced, the new windows must be wood.
3. Ms. Burgess asked if Town staff could get a window sample to keep at city hall to show applicants the difference between interior muntins and those with the appearance of true divided lights.
4. Ms. Burgess asked if the Highland neighborhood has made any progress with Advocate BroMenn on the homes owned by the hospital on Prospect. Ms. Armstrong said the neighborhood has hired an attorney, has obtained appraisals and continues to work with the hospital. The neighborhood has found a person interested in rehabilitating the homes but the purchase price would have to be low enough to offset the cost of rehabilitation. Ms. Burgess asked if the Town's vacant building ordinance could be helpful. Ms. Armstrong said that previous conversation with the Inspections Department suggested that the ordinance is not that strong.

## **Adjournment**

There being no further business, the meeting was adjourned at 1:00 p.m.

Respectfully submitted,  
Mercy Davison  
Town Planner