

MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION
UPTOWN STATION, 3rd FLOOR (Ron Hill Room)
11 UPTOWN CIRCLE
NORMAL, ILLINOIS**

**REGULAR MEETING
October 14, 2014
12:30 p.m.**

Members Present

Kristen Allen, Kathy Burgess, Anne Matter, and Bruce Warloe

Members Absent

Nancy Armstrong, Laurie Christensen, and Bob Ward

Others Present

Mercy Davison, Town Planner; Susan Burt, 602 Normal Avenue; Hassan Mohammadi and Barry Smoots, 305 W. Virginia

Call to Order

Ms. Matter called the meeting to order at 12:40 p.m. noting that there was a quorum.

Minutes

Ms. Allen moved to approve the minutes of the September 9, 2014 meeting. Ms. Burgess seconded. The motion carried 4-0.

CA-14-10-22: 305 W. Virginia, Window Replacement

Ms. Burgess moved to approve the application as submitted. Mr. Warloe seconded. Discussion followed.

Ms. Davison summarized the application for a Certificate of Appropriateness for 305 West Virginia. The commissioners had previously discussed this item because the owners had replaced the original wood windows with vinyl windows without commission approval.

The commissioners discussed the new windows, noting that they all have wood exteriors. Ms. Davison said the original house windows, based on old photographs, did not have divided lights. Rather, they were very plain. There is one remaining original wood window on the west façade, and it does have divided lights.

Ms. Burgess asked about the stained-glass windows on the east façade of the house. Ms. Davison noted that the commission had approved the stained-glass windows at a previous meeting and that

those windows were new to the house. Following their discussion the commissioners voted for 4-0 to approve the Certificate of Appropriateness for new wood windows

BG-14-10-02: 305 W. Virginia, Window Replacement

The commissioners then discussed the application for a Bone Grant to cover half the cost of the new replacement windows. Ms. Davison noted that a similar situation had happened previously with a home on Hillcrest, in which the owners received a grant to replace vinyl windows with wood windows after they had taken out the original wood windows without approval. Ms. Allen said that she had not been present for that matter.

Ms. Burgess moved to approve the grant as requested by the applicant. Ms. Allen seconded. Discussion followed.

Mr. Warloe said the lower bid included \$700 for painting the windows and that Bone Grants do not cover painting. Mr. Warloe requested that the motion be amended to lower the grant amount to not include the money allocated for painting. Ms. Burgess and Ms. Alan agreed to the motion amendment, which resulted in a grant request for \$3,553.50 rather than \$3,903.50. The commission voted 4-0 on the amended motion.

CA-14-10-24: 602 Normal Ave, Garage Door Replacement

Ms. Burt summarized her application for Certificate of Appropriateness to replace her garage door. Ms. Burt and her husband moved to the house in 1990. At that time the garage door was the corrugated fiberglass that she would like to replace. Last summer the door broke but was temporarily fixed. The garage door has broken again recently and now Ms. Burt would like to replace it with something more attractive.

Ms. Burt showed the picture of the proposed new garage door, which is steel. She noted that although the photograph shows decorative hardware, it is not functional, and the salesperson recommended against including it for safety reasons. Thus, Ms. Burt prefers no hardware if the commission is supportive.

Ms. Davison asked Ms. Burt if the current garage door is a typical two-car width. Ms. Burt said yes.

Ms. Burgess said that the proposed garage door design does not match the architectural style of the house in that the house has predominantly straight lines. In contrast, the proposed garage door has curved windows on the ends. Ms. Burgess suggested that it may be more appropriate to have all of the garage windows rectangular. Ms. Burt agreed to that change.

Mr. Warloe asked for clarification that the door is steel. Ms. Burt said yes. Mr. Warloe said this is not exactly a like-with-like situation, and he wondered if she would be interested in pursuing a Bone Grant for a wood door. Ms. Burt said that with the weather changing and winter coming she does not want to wait to pursue a grant. Ms. Burt would rather use the steel door as proposed.

Ms. Matter stated that although this is not exactly like-with-like, it is the replacement of a nonconforming material (fiberglass) with a much improved nonconforming material (steel). Ms.

Matter also said the new proposed door is clearly more appropriate in appearance. For these reasons Ms. Matter supports the proposed door.

Ms. Allen said she also supports the door. Ms. Allen noted that if Ms. Burt wanted to put in a new corrugated fiberglass garage door, she could do it by right. The proposed steel door is a great improvement.

Ms. Burgess stated her concern with setting a precedent of permitting any nonconforming material to replace a nonconforming material. For example if someone has nonconforming aluminum siding on their house, the commission has never permitted them to replace the aluminum with vinyl siding, which is another nonconforming material. Ms. Davison said the minutes can be very clear that in this case the commission had determined a steel door was a preferable nonconforming material over the fiberglass. She further said if someone were to propose a vinyl clad garage door, there would be no precedent where vinyl have been approved.

The commission then voted 4-0 in support of the garage door with the condition that all of the garage windows be rectangle or with no curves. The commission also supported not having the hardware.

Other Business

1. Ms. Davison updated the commission on the progress being made at 602 N. School. The owner is planning to submit applications in November for the demolition of the small shed behind the garage, the installation of a new side door, and the installation of new outdoor lighting at the front and side doors. Ms. Matter said the lights can be approved via expedited review.
2. Ms. Davison updated the commission on property maintenance issues at 509 N. School, which is a student rental. The landlord is out of town and owns two other residences in the historic district. The landlord has been advised of the need to get HPC approval for all exterior projects.
3. Ms. Davison updated the commission on the Town plan to celebrate its 150th anniversary in 2015. Commissioners are welcome to join a committee. Ms. Allen recommended that Ms. Davison talk to Paul Van Ness, a local history buff who grew up in Bloomington.

Adjournment

The meeting was adjourned at 1:15 p.m.

Respectfully submitted,



Mercy Davison
Town Planner