

MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION
UPTOWN STATION, 3rd FLOOR (Illinois Terminal Conference Room)
11 UPTOWN CIRCLE
NORMAL, ILLINOIS**

RESCHEDULED MEETING

June 27th, 2018

12:30 p.m.

Members Present

Nancy Armstrong, Todd Bugg, Laurie Christensen, Chris Niebur, Bruce Warloe

Members Absent

Kathy Burgess, Anne Matter

Others Present

Taylor Long, Associate Planner; Juergen and Meredith Schroeer, 605 Normal Avenue; Carolyn Yockey, 506 Normal Avenue; Michael Brown, Ecology Action Center; Janice Turner and Robert Connelly, 1308 Hillcrest Street; Andy Scott, Energistics Exterior and Design, Inc.

Call to Order

Mr. Warloe called the meeting to order at 12:30 p.m. noting that there was a quorum.

Minutes

Ms. Armstrong moved to approve the minutes of the May 8th, 2018 regular meeting. Ms. Christensen seconded the motion. The motion carried 5-0.

CA-18-06-12: Garage Door Replacement, 605 Normal Avenue

Mr. Warloe summarized the application for the installation of a steel garage door in place of a damaged, fiberglass and wood-framed door at 605 Normal Avenue. Upon invitation, the home's owners, Juergen and Meredith Schroeer, explained that their current door had deteriorated past the point of repair and that their proposed steel replacement would appear indistinguishable from wood given its matte finish and 150-foot setback from the street. Mr. Warloe concurred that the door was in poor condition.

Mr. Schroeer added that the commission had previously approved the installation of steel garage doors across the street on 602 and 604 Normal Avenue. Mr. Long confirmed that assertion and clarified that the commission had approved the installation of steel doors in those and a few other instances in other historic districts in place of damaged fiberglass doors. Staff went further to summarize that in those past instances the commission had deemed steel doors to be a more durable and attractive alternative to any fiberglass door and that the installation of a new, wood door could

be incentivized with the then-funded Bone Grant Program, but not required unless the door being replaced was solid wood. Mr. Schroeer and Mr. Long confirmed that the current, deteriorated door was wood-framed with all eight of its large, recessed panels made of fiberglass. Looking at the proposed door's sixteen-panel design, the commissioners asked the homeowner if the proposed door could instead be customized to feature eight larger panels like the current door. Staff and Mr. Schroeer confirmed that the door could be made to duplicate the current door's design.

Considering the significant setback of the structure from the street and the past considerations regarding the replacement of inoperable and unsightly fiberglass doors, the commissioners agreed that a steel door would be an improvement over the current, dilapidated door. Commissioners Armstrong and Bugg emphasized that the decision was not meant to set a precedent supporting steel garage doors throughout historic districts.

Ms. Armstrong moved to approve the application for the replacement of the garage door at 605 Normal Avenue on the condition that the door feature a recessed panel pattern identical to the current door. Ms. Christensen seconded the motion. The motion carried 5-0.

CA-18-06-13: Porch Restoration, 506 Normal Avenue

Mr. Warloe introduced the application for the restoration of the front porch at 506 Normal Avenue. The applicant and property's owner, Carolyn Yockey, summarized the proposed restoration work and explained that additional tuckpointing work would be required on the porch's brick walls. Commissioner Armstrong inquired as to the availability of matching brick for those that would have to be replaced. Ms. Yockey stated that that was also a concern of hers, but that interior rows of original brick in each wingwall were discovered and that they would be removed and used where necessary. Ms. Yockey added that the porch's top step (made of limestone) would not be replaced with concrete per the application, but that it would instead have its cracks repaired and/or sealed. The commissioners expressed support for the retaining of all the home's original limestone steps and the restoration project wholly.

Ms. Armstrong moved to approve the application for porch restoration at 506 Normal Avenue. Mr. Bugg seconded the motion. The motion carried 5-0.

CA-18-06-14: Sign Installation, 202 W College Avenue (Ecology Action Center)

Due to the lack of a quorum, this item was tabled to the commission's next regular meeting on Tuesday, July 10, 2018.

CA-18-06-18: Window Replacement, 1308 Hillcrest Street

Mr. Warloe summarized the application and staff report for window replacement at 1308 Hillcrest Avenue and invited the home's owners and/or their contractor for the proposed work to address the commission. Janice Turner, the home's owner, explained to the commission that the six windows proposed for replacement were in a sunroom above the home's attached garage and that they had warped and shrunk beyond repair over time. Ms. Turner added that the vinyl windows that she and her contractor, Andy Scott of Engergistics, were proposing were preferred over wood or wood-composite replacement windows due to energy efficiency and cost concerns. Mr. Warloe summarized the commission's history and reasoning for denying the installation of modern, vinyl replacement windows on historic homes. Mr. Scott then presented the commissioners with a sample window like the ones proposed and walked the group through the energy concerns at the heart of the homeowners' decision to pursue their vinyl replacements.

After reviewing the sample window's proportions and comparison crosscut renderings of other modern, non-vinyl windows approved by the commission in the past, the commissioners expressed their appreciation to Mr. Scott for his presentation. However, the commission again detailed that the proposed windows were not visually appropriate or duplicative replacements for the home's original wood windows. Citing the fact that vinyl replacement windows do not, as yet, emulate the nuances in molding profiles, shadow lines, or stylistic details of historic, wood windows of the early 1900s, the commissioners agreed they could not support the window replacement as proposed.

Mr. Long and Mr. Bugg also added that, although energy efficiency is a general and important concern for any homeowners, the commission's governing code makes no mention of energy efficiency as a standard of review or driving consideration for alterations made to historically designated homes. The homeowners and Mr. Scott expressed understanding of this fact and ask that the code be looked at over time to reflect any future changes in the design quality of replacement vinyl windows for historic properties.

The commissioners encouraged the applicants and their contractor to return for the approval of a window replacement using wood or wood composite windows like those recently approved by the body.

Mr. Bugg moved to approve the application for window replacement at 1308 Hillcrest Street. Ms. Armstrong seconded the motion. Vote was 5-0 against. The motion failed.

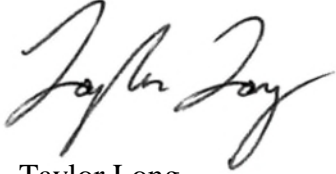
Other Business

1. Mr. Long reminded those commissioners who had RSVP'd to the McLean County Museum's History Maker's Gala of the event's date, time, and location.
2. Newly appointed member Todd Bugg introduced himself to his fellow commissioners and provided the group with a brief history of his years of work as an attorney in the community and his interests in historic preservation – particularly Mid-Century architecture.

Adjournment

The meeting was adjourned at 1:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Taylor Long". The signature is written in a cursive, flowing style with a large initial "T" and "L".

Taylor Long
Associate Planner