

MINUTES

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

REGULAR MEETING

August 14th, 2018

12:30 p.m.

Members Present

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

Members Absent

Anne Matter

Others Present

Taylor Long, Associate Planner; Troy Sondgeroth, Residential Building Inspector; William and Ellen Morgan, 603 N School Street; David Geshiwl, 614 N School Street; Amy and Scott Christensen, 2 Broadway Place

Call to Order

Mr. Warloe called the meeting to order at 12:27 p.m. noting that there was a quorum.

Minutes

Ms. Burgess moved to approve the minutes of the July 10th, 2018 regular meeting. Mr. Bugg seconded the motion. The motion carried 6-0.

CA-18-08-24: Handrail Installation, 603 N School Street

Mr. Warloe introduced the application for a handrail's installation on the front, eastern steps of 603 N School Street and invited the home's owners to further explain their proposal. William and Ellen Morgan stated that the handrail would be metal, painted black, and designed to match a number of other handrails previously approved by the commission and since installed in the Old North Normal Historic District. The commissioners noted the proposed handrail's location on the inside of the steps' northern wingwall and stated no opposition to the project.

Mr. Bugg moved to approve the application for handrail installation at 603 N School Street. Ms. Christensen seconded the motion. The motion carried 6-0.

CA-18-08-25: Addition Alteration, 614 N School Street

Mr. Warloe introduced the application submitted by 614 N School Street's owner, Dave Geshiwlm, and invited him to future explain his plans and reasons for altering his 1870s Italianate house. Mr. Geshiwlm and Town staff summarized the long history of alteration and addition made to the interesting home and displayed photos of the 1930s-era southern, second-story "bump out" in question. Mr. Geshiwlm reminded the commissioners of his intentions to restore the house to its 1870s dimensions and appearance and stated that his plans were to "cut back" the bump out above the southern side porch four to five feet to bring it in line with the original, 1870s wall. See application and attached photos for more clarity.

Mr. Geshiwlm stated that the windows currently in place on the addition would likely not be replaced and that he'd like to leave the addition's roof pitch/angle unchanged. Additionally, once the bump out was removed, he would patch and re-roof the section of the side porch left exposed and re-side the effected walls to match the existing, aluminum siding. Mr. Long stated that once the addition was cut back, however, none of Mr. Geshiwlm's work will be visible from the street.

The commissioners expressed no opposition to Mr. Geshiwlm's plans. Building Inspector Sondgeroth asked if Mr. Geshiwlm would continue the original wall's fascia and gutter around the cut back addition or just connect the two section's differing gutter lines with downspout. Mr. Geshiwlm and Mr. Sondgeroth resolved to discuss this non-visible, but important detail outside of the meeting.

Ms. Armstrong moved to approve the application for addition alteration at 614 N School Street. Ms. Christensen seconded the motion. The motion carried 6-0.

CA-18-08-26: Porch Decking Replacement, 507 Normal Avenue

This and the following item, CA-18-08-27, were discussed after 2 Broadway Place's three Certificate of Appropriateness applications due to the applicant's absence.

Mr. Warloe introduced the application for the like-for-like replacement of 507 Normal Avenue's wooden, front porch decking and steps. Mr. Long explained that the application was for a routine project that would often be approved through the expedited process, but that it was related to the property's other Certificate of Appropriateness application for porch and hand railing installation. The commissioners noted the type and cut of wood to be used for the porch floor and steps' replacement and expressed no concerns.

Ms. Armstrong moved to approve the application for porch decking replacement at 507 Normal Avenue. Mr. Niebur seconded the motion. The motion carried 6-0.

CA-18-08-27: Porch Railing Installation, 507 Normal Avenue

This and the previous item, CA-18-08-26, were discussed after 2 Broadway Place's three Certificate of Appropriateness applications due to the applicant's absence.

Mr. Warloe introduced the application for porch and hand railing installation at 507 Normal Avenue. With the applicant not present at the meeting and after reviewing the drawings of the proposed railings submitted by the applicant, the commissioners decided to table further discussion of the project until more detailed illustrations were submitted. Town staff resolved to work with the applicant on submitting revised Certificate of Appropriateness materials for an upcoming meeting's agenda.

Mr. Bugg moved to table the application for porch railing installation at 507 Normal Avenue. Ms. Christensen seconded the motion. The motion carried 6-0.

CA-18-08-28: Garage Re-Siding, 2 Broadway Place

This item and the following two items, CA-18-08-29 and -30, were discussed prior to the two Certificate of Appropriateness applications for 507 Normal Avenue.

Mr. Warloe introduced the application for the replacement of wood car siding on the non-historic, attached garage at 2 Broadway Place. The applicant, Ms. Christensen, explained that when the garage was attached to the home in 1985, the contractor's sided the north and south faces of the adjoining breezeway and the north, east, and south faces of the garage in painted, vertical car-siding. Ms. Christensen added that the non-historic, wood siding was routinely painted for the sake of appearance and upkeep, but that the material had outlived its usefulness and integrity.

Ms. Christensen asked that the commission consider the replacement of the car siding with red cedar clapboards or vinyl siding. Additionally, the applicant stated that a non-historic door on the western side of the garage would be removed as part of this re-siding project. The commission expressed no opposition to the door's removal.

The commissioners stated that even though the garage was non-historic, to allow the installation of vinyl siding would conflict with the aesthetics of the surrounding properties in the historic district and introduce a material into the neighborhood that the commission regularly denies for window replacements, fences, and the replacement of historic, wood siding.

The commissioners did agree that red cedar would be a most attractive and appropriate material for the re-siding of the garage. What's more, the commission added that the homeowner was also entitled to pursue the installation of cement-fiber boards, like Hardie board, in place of the car siding. Cedar clapboards or cement-fiber boards, the commissioners stated, were decidedly more complimentary to the historic, brick home and the surrounding district than car siding or vinyl siding.

Ms. Burgess moved to approve the application for garage re-siding at 2 Broadway Place with cedar clapboards or cement-fiber boards. Ms. Armstrong seconded the motion. The motion carried 6-0.

CA-18-08-29: Garage Fascia Replacement, 2 Broadway Place

This item, CA-18-08-28, and CA-18-08-30 were discussed prior to the two Certificate of Appropriateness applications for 507 Normal Avenue.

Mr. Warloe introduced the application for garage fascia replacement at 2 Broadway Place and invited Ms. Christensen to explain this portion of she and her husband's garage remodel project. Ms. Christensen stated that the current fascia on her non-historic garage and breezeway were made of low-quality wood boards and that her hope would be to replace them with aluminum fascia. Ms. Christensen added that the gutters on the garage were made of aluminum and that the fascia and gutters on the main home were made of the same metal.

Noting the garage and breezeway's non-historic date of construction and the use of aluminum gutterwork already in place on the property, the commissioners expressed no opposition to Ms. Christensen's request.

Mr. Bugg moved to approve the application for garage fascia replacement at 2 Broadway Place. Ms. Armstrong seconded the motion. The motion carried 6-0.

CA-18-08-30: Garage Re-roof, 2 Broadway Place

This item and the previous two related to 2 Broadway Place were discussed prior to the two Certificate of Appropriateness applications for 507 Normal Avenue.

Mr. Warloe introduced the application for garage re-roofing at 2 Broadway Place and invited Ms. Christensen to explain this final portion of she and her husband's garage remodel project. Ms. Christensen stated that the garage's current, flat roof had finally deteriorated after years of routine upkeep and that she'd like the commission to consider its re-roofing with either replacement rolled-roofing material or a metal roof.

The commissioners stated that since the flat roof was all but invisible from the street – aside from its northern terminus along Highland Avenue – and the garage was not historic, the homeowner was welcome to install either material.

Ms. Armstrong moved to approve the application for garage re-roof at 2 Broadway Place with rolled roofing or metal roofing material. Ms. Burgess seconded the motion. The motion carried 6-0.

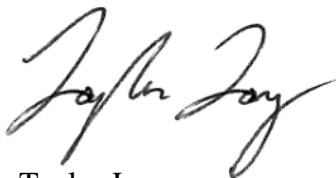
Other Business

1. Mr. Long asked the commissioners for their impressions of a draft letter that professional photographer and Cedar Crest resident Jason Reblando had offered the commission in hopes of obtaining the group's support for a photography project in his neighborhood historic district. The commissioners stated their approval and endorsement of Mr. Reblando's Historic American Building Survey (HABS) project. Mr. Long stated that he would share the news with Mr. Reblando and ask him to attend future commission meetings for status updates once his work was underway.
2. Mr. Long informed the commissioners that the Town had been awarded a 2018 Landmarks Illinois Driehaus Foundation Preservation Award for the Town and Immanuel Bible Foundation's maintenance and preservation agreement for the Van Leer's Broadview Mansion. Mr. Long added that the award would be presented to the Town at a Saturday, September 15th ceremony in Chicago.
3. Mr. Long stated that elections for Chairperson and Vice Chair would be held at the end of the regular Tuesday, September 11th meeting.
4. Lastly, with discussion of the Town's upcoming budget about to be begin at a staff level, Mr. Long stated that it would be a good time for the commissioners to start thinking about a way to formally contact the Town Council and restate the importance of funding the Robert G. Bone Grant Program. The commissioners had discussed the idea of submitting a letter on this topic to the Council with the Mayor at the commission's May 8th, 2018 meeting. Ms. Armstrong resolved to draft a letter for her fellow commissioners to review and edit before the group's September meeting. To properly comply with Open Meetings Act requirements, Mr. Long stressed the importance of one-on-one and not group conversation outside of a regular or published meeting.

Adjournment

The meeting was adjourned at 1:25 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Taylor Long". The signature is written in a cursive, flowing style.

Taylor Long
Associate Planner