



HISTORIC PRESERVATION COMMISSION

ANNUAL REPORT 2015

The Town of Normal Historic Preservation Commission was established in August 20, 1990. The Historic Preservation Commission consists of seven (7) members appointed by the Mayor and Council. The current members include Anne Matter (Chairperson), Bruce Warloe (Vice Chairperson), Kristen Allen, Nancy Armstrong, Kathy Burgess, Laurie Christensen and Robert Ward. The powers and duties of the commission are listed in Section 15.16-1(E) of the Town of Normal Municipal Code. The commission meets at 12:30 p.m. on the second Tuesday of every month. All meetings are open to the public.

Certificate of Appropriateness Applications

The Historic Preservation Commission must issue a Certificate of Appropriateness for any alteration, relocation, construction, removal or demolition that affects the exterior architectural appearance of any landmark or structure within a historic district. Applications for Certificate of Appropriateness are available in the Inspection Department, in the office of the City Clerk, and on the Town website at www.normal.org.

The Commission reviewed and approved 40 applications for Certificate of Appropriateness in 2015, of which 19 underwent expedited review. In addition, the commission reviewed and denied 2 demolition permits. Table 1 provides a summary of the applications.

Landmark, Historic District, or National Register Designations

In August of 2015, the Town designated 1301 S. Fell as a local historic landmark. The property is owned by the Immanuel Bible Foundation. The designation protects the house and all attached structures, the bell tower, the brick wall with implanted iron railing, and the open space. The property was also nominated for National Register status, which will be reviewed in February 2016.

Revisions to the Historic Preservation Code

There were no revisions to the code in 2015.





Table 1: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

“E” denotes Expedited Review

Certificate No.	Address	Project Description	Decision
CA-15-02-01E	615 N. School	Roof repair (slate)	Approved
CA-15-03-02	17 Clinton Pl	New garage door	Approved
CA-15-03-03	17 Clinton Pl	New rear door	Approved
CA-15-04-04	611 Normal	Fence	Approved
CA-15-04-05	707 N School	New construction (house)	Approved
CA-15-04-06E	618 N School	Re-side garage (replace masonite with cement board)	Approved
CA-15-04-07E	304 Gregory	Replace concrete steps with same	Approved
CA-15-04-08E	209 North	Façade repair (stucco, tuckpoint, black glass)	Approved
CA-15-04-09	311 W. Virginia	Fence	
CA-15-04-10E	722 Normal	Fence (replace wood privacy fence with same)	Approved
CA-15-04-11	601 Normal	New fence (powder coated aluminum)	Approved
CA-15-04-12	303 Gregory	New fence (wood picket)	Approved
CA-15-04-13	305 Gregory	New fence (wood picket)	Approved
CA-15-04-14E	14 Broadway Pl	Replace metal garage door with same	Approved
CA-15-05-15	303 Gregory	Roof repair (copper addition) and vent addition	Approved
CA-15-05-16	303 Gregory	Addition of louvres to attic vents	Approved
LD-15-05-17	1303 S. Fell	Landmark designation	Approved
CA-15-06-18	17 Clinton Pl	Brick repair (front porch)	Approved
CA-15-06-19E	504 Normal	New asphalt shingles on roof	Approved
CA-15-07-20	811 N. School	Window replacement (vinyl)	Approved
CA-15-07-21E	1107 S. Fell	Aluminum gutter replacement	Approved
CA-15-07-22E	509 N School	Re-roof (asphalt)	Approved





CERTIFICATE OF APPROPRIATENESS APPLICATIONS cont'd

Certificate No.	Address	Project Description	Decision
CA-15-07-23E	3 Clinton Place	Re-roof (asphalt)	Approved
CA-15-07-24	706 N. School	Window restoration*	Approved
CA-15-08-25E	620 N. School	Re-roof (asphalt)	Approved
CA-15-08-26E	2 Clinton Place	New garage doors	Approved
CA-15-08-27E	811 N. School	New sliding doors	Approved
CA-15-08-28E	811 N. School	New vinyl siding	Approved
CA-15-08-29E	2 Clinton Place	Replace rotten wood siding on detached garage	Approved
CA-15-09-30	2 Clinton Place	Add door to side of detached garage	Approved
CA-15-09-31	2 Clinton Place	Repair rear steps; replace wood railing and column	Approved
CA-15-09-32	2 Clinton Place	Repair wood soffit and remove upper floor shutter	Approved
CA-15-09-33	17 Clinton Place	Chimney tuckpointing	Approved
CA-15-09-34E	819 Normal	Re-roof (asphalt)	Approved
CA-15-09-35E	1 Clinton Place	Re-roof (asphalt)	Approved
CA-15-09-36E	712 Normal	Replace wood steps and iron railings with same	Approved
DP-15-10-37	1300 Franklin, Advocate BroMenn	Demolition of Mecherle Hall and 1913 Wing	Approved 1913 Wing Denied Mecherle
CA-15-10-38E	412 Virginia	Repair soffit with matching materials	Approved
CA-15-10-39E	502 N School	Re-roof (asphalt)	Approved
DP-15-11-40	501 Broadway	Demolition of single family residential structure	Denied
CA-15-12-41	507 N School	New front door	Approved
CA-15-12-42	620 N. School	Addition of rear deck	Approved





Dr. Robert G. Bone Program

The Normal Town Council created the Robert G. Bone Historic Preservation Grant Program in April of 1991. The program provides financial assistance to the owners of designated landmarks and properties or structures located within an historic district for the restoration and preservation of such properties. Bone Grants may fund up to 50% of the total cost of qualified exterior restoration or preservation projects with a maximum of \$5,000.00 per project. An applicant may receive no more than two (2) Bone Grants per fiscal year (April 1 – March 31) and a grant will apply only to the year in which it was initially approved. The total amount approved for restoration projects in calendar year 2015 was \$4,211.85. In 2015, the Town also paid out \$2,973 for grants approved in 2014. The table below provides a summary.

Bone Grant No.	Address	Project Description	Decision	Amount Approved	Amount Paid
BG-14-10-02	305 W. Virginia	Replace vinyl windows with wood	Approved	\$3,553.50	\$2,973
BG-15-03-01	17 Clinton Pl	New garage door	Approved	\$789.50	\$773.00
BG-15-06-02	17 Clinton Pl	Brick repair (front porch)	Approved	\$1,280.35	\$1280.35
BG-15-07-03	706 N. School	Window restoration	Approved	\$1,642	
BG-15-09-04	17 Clinton Pl	Chimney tuckpointing	Approved	\$500	\$500

Education and Outreach

In February 2015 Town staff presented information about historic preservation to the Old North Normal Neighborhood Association. In November, Town staff fulfilled the request of the Payne Place neighborhood group to have a presentation on the process of having Payne Place designated as a historic district. The meeting was well attended, and the neighborhood leaders will continue to work with Town staff on the potential designation based on neighborhood interest.

Also in 2015, the Town celebrated its 150th anniversary with many events, including a history lecture series in which local historians gave presentations on the overall history of Normal and its history of transportation (notably Route 66 and the railroads), the Illinois Soldiers and Sailors Children’s Home, and racial segregation. Two panel discussions covered the period of growth between 1957 and the present. The 1-5-0 celebration also included a commemorative stamp cancellation event and the creation of history boards honoring the story of Normal’s families, institutions, businesses, and more.





Demolition Permits

All demolition permits issued within the Town of Normal are subject to approval by the Historic Preservation Commission. In 2015 the chairperson determined that two demolition permits warranted review by the whole commission rather than her sole sign-off. Both demolition permits were denied by the commission — one for the former single-family residence at 501 Broadway and one for the Mecherle Hall building at Advocate BroMenn. The Town Council did not take action to protect either structure.



501 Broadway



Mecherle Hall

Also in 2015 ...

In late 2015 the Town Council purchased three properties within the Old North Normal historic district: 509, 513, and 614 N. School Street. All three had been operated as nonconforming rooming houses or multi-family structures for many decades. The houses were increasingly deteriorating under the strain of university student residents and marginal landlord upkeep. In addition, the properties were the source of significant complaints from the neighborhood in regard to exterior property maintenance and disruptive resident behavior. The goal of the Town Council was to sell the homes to individuals who would rehabilitate them and return them to single-family use. In the course of putting the homes up for sale, Town staff and local experts determined that 614 N. School was likely built in the 1860s or 1870s, thus making it one of the oldest homes in Normal.

