

MINUTES

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

**SPECIAL MEETING
April 24, 2015
12:00 p.m.**

Members Present

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

Members Absent

Laurie Christensen, Bob Ward

Others Present

Mercy Davison, Town Planner

Call to Order

Ms. Matter called the meeting to order at 12:05 p.m. noting that there was a quorum.

Minutes

Ms. Burgess moved to approve the minutes of the April 14, 2015 meeting. Mr. Warloe seconded. The motion carried 5-0.

CA-15-04-11: 601 Normal Ave, New Fence

Ms. Davison explained that the applicant would like a black powder coated aluminum fence installed around the backyard at 601 Normal Avenue. She noted that the commission has only approved such a fence when it was replacing a chain link fence.

The commissioners agreed that the proposed fence was very attractive. Ms. Burgess asked if it could have a matte finish to make it look closer to wrought iron. Ms. Davison said she was not sure but could ask. Ms. Allen said the finish was not a big enough concern to include as a condition.

Ms. Burgess moved to approve the fence as proposed. Ms. Armstrong seconded. The motion carried 5-0.

CA-15-04-12: 303 Gregory, New Fence

Ms. Burgess and her husband recently purchased 303 and 305 Gregory, where their daughters now live. As a result, Ms. Burgess recused herself from the commission's discussion and made herself available for questions.

The application pertained to the proposed addition of a 4-foot fence on the east side of the house at 303 Gregory at the front edge of the house. The fence would be black powder coated aluminum. The commissioners noted that this will be a very short length of fence and will be in front of a non-historic wood deck on the east side of the house.

Ms. Burgess said the fence would be very similar to the fence approved for 601 Normal, although she was not sure about the shape of the fence tips (spear shaped versus spade shaped). Mr. Warloe said that the fence will be too far from the sidewalk for the detail on the tips to be discerned.

Ms. Armstrong moved to approve the fence as proposed, and Ms. Allen seconded. The motion carried 5-0.

CA-15-04-13: 305 Gregory, New Fence

Ms. Davison explained that the proposed fence was the same as that proposed for 303 Gregory except that it would be 6 feet in height in order to contain the resident's dog. The fence would connect the east and west sides of the houses at 303 and 305 Gregory. The replacement wood privacy fence in the backyard would not be visible from the street.

Ms. Matter asked if there would be a problem with a 6-foot fence per the regular zoning code. Ms. Davison said no, as the fence is behind the front of the house. Ms. Matter said the fence is an attractive design and will look nice.

Ms. Armstrong moved to approve the fence as submitted, and Mr. Warloe seconded. The motion carried 5-0.

Other Business

1. Ms. Davison noted that the resident at 14 Broadway Place had applied for expedited review to replace a metal garage door with an identical new door. A replacement wood fence at 722 Normal Ave was also approved via expedited review.
2. Ms. Davison said that code permits the chairperson to approve projects via expedited review when a delay would cause unreasonable hardship. The commissioners agreed that fences could be approved via expedited review based on this code provision if the fence is powder coated aluminum or wood picket. When owners' fence projects are delayed, they are often bumped to the back of a very long waiting list, which is a hardship.
3. Ms. Burgess noted that as the new owner of 303 Gregory, she is planning for the inevitable need to repair or replace the slate roof. She recently read through a detailed assessment of

the roof written by Renaissance Roofing. Per their analysis, the roof is 80-100 years old and is reaching the end of its lifespan.

Mr. Warloe noted that although the slates themselves can be used for many years longer, the issue is usually with the sheathing or other roofing materials, which do deteriorate over time. The labor required to individually remove and re-install the slates is a considerable part of the expense.

Ms. Burgess asked if the commission would support replacement with any modern non-slate materials. The commissioners said it was possible but they would need to see the materials first. Ms. Matter said the roof of that house is a very prominent architectural feature and that the only time a slate roof was removed was through the economic hardship process. She also noted there are new products on the market, and the commission should check out the faux slate roof on a house at Lake Bloomington.

The commission raised the issue of a potential grant to support roof repair or replacement, and Ms. Burgess asked if the property could even qualify for a grant given her status as a commissioner. Ms. Davison said she would check with legal.

Ms. Davison also noted that if the commission permits replacement of a slate roof with faux slates, it will open the door to questions about other modern replacement materials, including aluminum clad windows (which from a distance can look like painted wood).

Adjournment

The meeting was adjourned at 12:30 p.m.

Respectfully submitted,



Mercy Davison
Town Planner