

## MINUTES

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

**REGULAR MEETING  
May 12, 2015  
12:30 p.m.**

### **Members Present**

Kristen Allen, Kathy Burgess, Laurie Christensen, Anne Matter, Bob Ward, and Bruce Warloe

### **Members Absent**

Nancy Armstrong

### **Others Present**

Mercy Davison, Town Planner; Kevin Kessler, Planning Intern; Dorothy Kennett, Immanuel Bible Foundation, 1303 S. Fell

### **Call to Order**

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

### **Minutes**

Mr. Warloe moved to approve the minutes of the April 24, 2015 special meeting. Mr. Ward seconded. The motion carried 5-0. Ms. Allen arrived after the vote.

### **CA-15-05-15: 303 Gregory, Roof Repair and Addition of Ventilation**

Ms. Burgess recused herself because she is co-owner of the property. She then explained the proposed repairs and additions. Ms. Burgess had a complete study of the roof by Renaissance indicating the need to repair the slates on the roof ridge and to add a vent stack for the bathroom, which currently vents into the attic and causes moisture issues. There are also a few broken and missing slates to be replaced.

The roof ridge is currently slate, but it is in disrepair to the point that sunlight can be seen through the gaps. Renaissance said that historically it was common to have either a slate or copper ridge. They recommend the latter, as it will provide the best protection and will last for a very long time.

Mr. Ward said that copper is as appropriate as slate. Ms. Matter concurred. Mr. Warloe noted the inherent problems with overlapping slates on the ridge. Ms. Burgess said the copper would be very plain in design, and if she finds a more decorative copper design, she would come back for commission approval.

Ms. Burgess clarified that the added vent stack for the bathroom would be on the north side of the house, facing the street.

Ms. Matter asked if Ms. Burgess would apply for a grant for future roof repair, as the cost estimates are \$50,000-\$75,000. Ms. Davison said she would check with the Town's corporate counsel regarding the ability for an active commissioner to apply for such a grant.

Ms. Christensen moved to approve the roof repair, including ridge replacement and vent stack addition. Mr. Warloe seconded. The motion carried 5-0.

#### **CA-15-05-16: 303 Gregory, Addition of Louvres to Attic Vents**

Ms. Burgess explained that the existing gable vents are screens that have no covering to keep out the rain. They are all visible from the street. She proposes to add louvres to all three. She researched options, and custom made louvres could be aluminum clad, wood exterior, and copper.

Ms. Matter and Mr. Ward agreed that copper would look good and would be appropriate, but they would also be expensive. Mr. Ward also said copper would last for many years. Ms. Burgess said if she uses wood, she would paint them to match the existing frames. Ms. Matter said wood or copper would be appropriate.

Ms. Allen moved to approve the addition of louvres in either wood or copper. Ms. Christensen seconded. The motion carried 5-0.

#### **CA-15-05-17: 1303 S. Fell, Landmark Designation (Immanuel Bible Foundation/Van Leer's Broadview Mansion)**

Mr. Warloe prior to the meeting pointed out that the Town staff's description of the bell tower stated that the base is 23 square feet. It should be 23 feet square. Ms. Davison said she would change that.

Ms. Davison gave a brief summary of the Van Leer Mansion property and the Town's 2014 agreement to help maintain the property partially in exchange for the property being designated a local historic landmark. She also plans to pursue National Register designation.

Dorothy Kennett, past president of the Immanuel Bible Foundation (the owner and caretaker of the property for many decades), provided further details on the property. She noted that the foundation is in the process of repurchasing the bells, which had been sold off in the late 1970s or early 1980s.

The commissioners asked about the existing vegetable garden and plastic hoop house on the west end of the property. Ms. Kennett said it is run by a group of IWU students, and the foundation has been working with them to improve the aesthetics of the garden operation. Ms. Burgess suggested that perhaps ISU students could be involved in restoring some of the landscaping near the house, which was formerly quite elaborate.

Ms. Kennett said the foundation is very pleased with the new relationship with the Town.

Ms. Davison explained the landmark designation process, which starts with the Historic Preservation Commission approving a Report and Recommendation. This document will be prepared and presented to the HPC at its June meeting along with the code-required photographs.

Ms. Burgess moved to approve the landmark designation. Ms. Christensen seconded. The motion carried 6-0.

**Other Business**

No further business was discussed.

**Adjournment**

The meeting was adjourned at 1:20 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Mercy Davison". The signature is written in a cursive, slightly slanted style.

Mercy Davison  
Town Planner