

## MINUTES

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

**REGULAR MEETING  
January 12, 2016  
12:30 p.m.**

### **Members Present**

Kristen Allen, Kathy Burgess, Laurie Christensen, Anne Matter, Bruce Warloe

### **Members Absent**

Nancy Armstrong, Bob Ward

### **Others Present**

Mercy Davison, Town Planner; Jeff and Steph Hayes, owners of 408 W. Virginia

### **Call to Order**

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

### **Minutes**

Ms. Christensen moved to approve the minutes of the December 8, 2015 meeting. Mr. Warloe seconded. The motion carried 4-0. Ms. Allen arrived after the approval of the minutes.

### **CA-16-01-02: Gutter Replacement, 408 W. Virginia**

Mr. Hayes summarized the project. The house originally had wooden box gutters, but they have been altered over time. Some of the box gutters have been clad in aluminum and in some areas modern gutters have been added to the outside of the box gutters. The gutters facing the street are aluminum clad. If permitted to add all new gutters with gutter guards, he would also attempt to add a wood trim piece adjacent to the new gutters in a manner that would recreate the original crown molding appearance. All aluminum cladding would be removed.

Mr. Hayes said the current remaining box gutters are leaking and causing damage to the interior of the house.

Ms. Burgess stated her interest in having the trim/crown molding added to the soffits to enhance the home's historic appearance.

Ms. Burgess moved to approve the addition of modern gutters on the condition that wood trim be installed in a manner that recreates the appearance of the original crown molding to the extent possible. Ms. Christensen seconded. The motion carried 5-0.

### **CA-16-01-03: Removal of Two Chimneys, 408 W. Virginia**

Ms. Davison circulated photos of the three chimneys to point out which ones were proposed to be removed. The one in the center toward the back must stay – it still functions as a chase for venting.

Ms. Hayes stated that the other two chimneys haven't been used in decades and they have closed them off. They have no interest in making the fireplaces operational, and they believe it would be very expensive to accomplish. The chimneys have also been associated with quite a bit of water damage over the years. Ms. Hayes said that tuckpointing the two obsolete chimneys would be expensive and it's hard to find a contractor willing to do work at that height. When they re-roof this year, she said it would be the perfect time to remove these obsolete chimneys.

Ms. Matter noted that the chimney they propose to keep appears to have some maintenance needs. Ms. Hayes said it was tuckpointed in recent years and looks worse than it is.

Ms. Burgess asked if they would salvage brick from the removed chimneys. Mr. Hayes said they have salvaged a lot of bricks over the years and would likely salvage as possible.

Ms. Burgess noted that chimneys are a traditional part of the appearance of a historic home. As elements such as chimneys are removed, the house slowly loses its unique quality as a historic home.

Mr. Warloe said he has no problem with the chimney removal, but he is concerned with the state of the remaining chimney.

Ms. Allen said it is a legitimate issue that the non-functioning chimneys are causing damage inside the home. Ms. Burgess agreed and said that of the important architectural details on this house, the chimneys are not the most important.

Ms. Burgess moved to approve the removal of the two obsolete chimneys. Ms. Allen seconded. The motion carried 5-0.

### **CA-16-01-04: Addition of Vinyl Siding, 408 W. Virginia**

Ms. Davison summarized the status of the current vinyl siding, which is on all of the front facades (with the exception of the decorative wood siding in the gables) and on a portion of the east façade. The proposal is to add matching vinyl to the rest of the house, excluding all gable areas with decorative wood. Those areas would remain as-is.

Ms. Hayes stated that they have never been happy with the appearance of the vinyl covering the window details on the front and east facades. They would make sure that does not happen with new siding, and they'd investigate whether they could remedy the windows already covered by vinyl. Mr. Hayes said that some of the original window trim was removed before the vinyl siding was added, and some was simply covered.

Mr. Hayes said that when adding new siding, they would also add insulation (which can't be done from the inside of the house).

Ms. Matter asked Mr. Warloe if it would be possible to add vinyl siding and save the existing decorative wood trim around the windows. Mr. Warloe said it would be possible.

Ms. Burgess noted that the commission has a strong history of opposing vinyl siding but that this is a rare exception where it could be appropriate given that there is already an extensive amount of vinyl on the front façade and portion of the east façade. This is further supported by the potential to remedy the appearance of the windows that lost their trim detail in the vinyl siding project. She also noted that a Bone Grant could apply to the restoration of wood trim on the front windows, but only if it were wood (not decorative vinyl).

Ms. Matter also noted that grant funds could assist with repair of the existing wood siding, including wood siding replacement. Ms. Burgess mentioned that the grant could not cover paint and that the rear façade would not qualify for any grants because it is not visible from the street.

Ms. Allen said that she places greater value on restoring the vinyl-covered windows on the front façade over the loss of wood siding on the east and west facades.

Mr. Hayes said he would gather more information on the cost of multiple options, including repairing the wood siding and remedying the vinyl-covered windows. He was not expecting a final decision today but wanted a general opinion on the vinyl siding issue.

Ms. Matter said that it appeared that vinyl siding would ultimately be approved, but that it would be appropriate at this time to table the item until further information is available. The other commissioners agreed.

### **Other Business**

1. Ms. Davison informed the commission that she submitted Van Leer's Broadview Mansion (1301 S. Fell) for National Register designation. She also noted that she is serving a 3-year term on the Illinois Historic Sites Advisory Commission.

No further business was discussed.

### **Adjournment**

The meeting was adjourned at 1:19 p.m.

Respectfully submitted,



Mercy Davison  
Town Planner