

MINUTES

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

REGULAR MEETING

August 9, 2016

12:30 p.m.

Members Present

Nancy Armstrong, Kathy Burgess, Laurie Christensen, Anne Matter, Bruce Warloe

Members Absent

Kristen Allen, Bob Ward

Others Present

Mercy Davison, Town Planner; Isaac Gaff, 513 N. School

Call to Order

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

Minutes

Ms. Armstrong moved to approve the minutes of the July 12, 2016 regular meeting. Mr. Warloe seconded. The motion carried 4-0. Ms. Christensen arrived after the vote.

CA-16-08-29: Window Replacement, 513 N. School

Ms. Davison explained that the proposal applies to windows on the first and second floor of the front and two sides of the house. It also applies to the two second floor doors that will be converted to windows. Mr. Gaff distributed photos of the house with circles indicating which windows are to be replaced. All of the windows to be removed are vinyl replacements. All windows to be installed are engineered wood exterior and match in height. They will not be replacement windows; rather, they will be the type used in new construction. The second floor window on the south façade (master bedroom) will be 2 inches wider to meet building code egress requirements.

Ms. Matter noted that this issue had been discussed at length at a previous meeting. Ms. Armstrong moved to approve the windows as submitted. Ms. Burgess seconded. The motion carried 5-0.

BG-16-08-07: Window Replacement 513 N. School

Ms. Davison reviewed the two bids, noting that both had been reduced to eliminate the window on the rear of the house (which is not eligible for a grant). The Andersen window bid was \$10,779, and the Jeld Wen bid was \$13,229. Based on these estimates, Mr. Gaff is requesting the maximum \$5,000 grant.

Ms. Burgess asked Mr. Gaff to clarify that the bids do not include painting, which is not eligible for grant funds. He confirmed that there is no paint in the bid, as the windows will come pre-primed.

Ms. Burgess moved to approve the grant in the amount of \$5,000. Ms. Armstrong seconded. The motion carried 5-0.

BG-16-02-01: Porch Restoration, 703 N. School

Ms. Davison explained that the porch project had unexpectedly become more expensive when the contractor discovered that structural repairs were required. The commission had previously approved a grant in the amount \$3,152.50. With the additional work (which has already been performed and paid for), the owner is requesting that the grant amount be increased to \$3,969.50.

Ms. Burgess moved to approve the increased grant amount of \$3,969.50. Ms. Armstrong seconded. The motion carried 5-0.

BG-16-06-05: Porch Restoration, 713 N. School

Ms. Davison explained that this porch project had also encountered issues with the structure. Additional footings repair cost \$1,800 more than the original bid. Thus, the owner asked if the original \$1,100 grant amount be increased to \$2,000.

Ms. Christensen moved to increase the grant amount to \$2,000. Mr. Warloe seconded. The motion carried 5-0.

Other Business

1. Ms. Davison informed the commission that a new HPC member will be appointed prior to the September meeting. Chris Niebur, local architect, will replace Bob Ward, who is being moved to “emeritus” status.
2. Ms. Matter asked if there was further information on the Maple Street home, which is listed in The Legacy as a historically significant home of one of Normal’s first African American families. Ms. Davison said she expects a demolition permit to be filed in September. She also noted that a local contractor had been through the house to provide a cost estimate on renovation. He determined it would cost as much to repair as to replace. If demolition proceeds, Ms. Davison said the Town could consider ways to raise awareness of the Town’s African American history. Ms. Burgess recommended that any historic resources in the home be saved prior to demolition.
3. Ms. Davison noted that the September meeting will include the IHPA workshop on historic and modern materials. Ms. Burgess stated that she wants to ask about the longevity of various types of materials. Ms. Matter encouraged the commissioners to come to the September meeting with a list of questions.
4. Ms. Burgess asked if Ms. Davison had checked with the owners of the house at N. School and Gregory, where a rear porch was built without permission. Ms. Davison said she had sent a letter to the owners but had not heard back. She will check back in.

Adjournment

The meeting was adjourned at 12:55 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