

MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION
11 UPTOWN CIRCLE
ILLINOIS TERMINAL CONFERENCE ROOM, ROOM 336, (3RD FLOOR)
NORMAL, ILLINOIS**

REGULAR MEETING

April 9, 2019

12:30 p.m.

Members Present

Zak Boerger, Todd Bugg, Anne Matter, Chris Niebur, Bruce Warloe

Members Absent

Nancy Armstrong, Kathy Burgess

Others Present

Taylor Long, Associate Planner; Jason Querciagrossa, Deputy Corporation Counsel; John Holmes, 704 N School Street; Jeff Augspurger, 607 N Main Street; Jim Sikora, 13 Broadway Place

Call to Order

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

Minutes

Mr. Niebur moved to approve the minutes of the March 13th, 2019 rescheduled meeting. Mr. Bugg seconded the motion. The motion carried 5-0.

CA-19-04-10: Chimney Removal, 704 N School Street

Ms. Matter introduced the application for the proposed removal of the chimney at 704 N School Street. Mr. Long summarized the staff report and the applicant, Mr. Holmes, used images of the chimney displayed by staff to describe the deteriorated state of the brick structure. Mr. Holmes added that the home's asphalt roof was soon to be replaced and that the chimney's only present purpose was exhaust for the home's water heater. That exhaust would be redirected were the proposed chimney removal to be approved. Based on the deteriorated state of the chimney, its non-prominent location/design with regards to the rest of the home, and the fact that it no longer served a central or in-use hearth within the home, the commissioners expressed no opposition to its removal.

Mr. Bugg moved to approve the application for the removal of the chimney at 704 N School Street. Mr. Warloe seconded the motion. The motion carried 5-0.

CA-19-04-11: Basement Window Replacement, 704 N School Street

Ms. Matter introduced the application for the replacement of five metal basement windows on the north and west face of the home at 704 N School Street. Mr. Long summarized the staff report and the current, deteriorated state of the windows. Mr. Holmes further stated that the home's current basement windows are no longer manufactured and that the proposed windows would be of the same divided lite design as those in place now and identical to the other externally aluminum-clad windows put in place elsewhere on the home prior to the establishment of the Old North Normal Historic District. Mr. Long added that the windows put in place on the home back before 2003 are the exact type regularly approved by the commission for window replacements today.

The commissioners agreed that the proposed windows were appropriately designed and of a complementary material for the historic structure.

Mr. Niebur moved to approve application for the replacement of five basement windows at 704 N School Street. Mr. Boerger seconded the motion. The motion carried 5-0.

BG-19-04-01: Basement Window Replacement, 704 N School Street

The commissioners then discussed the applicant's proposal for Bone Grant funding for the basement window replacement project. Citing that the proposed windows were appropriately designed and of a material regularly approved for window replacements in historic districts, the commissioners agreed to approve the grant request. Upon review of the applicant's two requisite estimates for the proposed window replacement, staff and the commission determined that the grant would be in the amount of \$2,214.48, half of the lower estimate provided.

Mr. Bugg moved to approve the application for Bone Grant funding of the basement window replacement project at 704 N School Street in the amount of \$2,214.48. Mr. Niebur seconded the motion. The motion carried 5-0.

CA-19-04-12: Window Replacement (Cupola), 607 N Main Street

Ms. Matter introduced the application for the replacement of six original, wood windows in the cupola of the home at 607 N Main Street. Ms. Matter then invited the property's owner, Jeff Augspurger, to discuss the proposed window replacement project. Mr. Augspurger summarized that all eight windows in the cupola needed replacement due to prior, ineffective efforts to prevent water damage in the cupola. These past efforts, Mr. Augspurger explained, in fact led to more water damage. Some years ago, the windows' sills were faultily covered in aluminum that was nailed in place without caulking or sealing, which led to water infiltration and, eventually, mold within the upper floors of the home. Mr. Augspurger explained that the proposed replacement windows would be made to match the existing, original windows' dimensions, materials, and divided lite patterns. Mr. Long clarified that just six of the cupola's eight windows were visible from the street and under the commission's purview for approval.

The commissioners expressed support for the project and commended Mr. Augspurger for the past and ongoing restoration efforts at his 1870s, Italianate home.

Mr. Bugg moved to approve the application for the replacement of six windows in the cupola at 607 N Main Street. Mr. Boerger seconded the motion. The motion carried 5-0.

BG-19-04-02: Window Replacement (Cupola), 607 N Main Street

The commissioners then discussed the applicant's proposal for Bone Grant funding for the cupola window replacement project. Citing that the proposed windows were appropriately designed and of the same material as the existing windows, the commissioners agreed to approve the grant request. Upon review of the applicant's two requisite estimates for the proposed window replacement (one of the two was submitted at the meeting), staff and the commission determined that the grant would be in the amount of \$4,000, the maximum amount allowed for restoration projects.

Mr. Warloe moved to approve the application for Bone Grant funding of the cupola window replacement project at 607 N Main Street in the amount of \$4,000. Mr. Niebur seconded the motion. The motion carried 5-0.

CA-19-04-13: Window Replacement, 13 Broadway Place

Ms. Matter introduced the application for the replacement of a non-original, second-story window at 13 Broadway Place. Ms. Matter then invited the home's owner, Jim Sikora, to explain his proposed window replacement project. Mr. Sikora explained that he and his wife were in the process of remodeling their second-floor bathroom and that the new location of their tub/shower would be below/in the space currently occupied by the window in question. Mr. Sikora explained that the window is currently situated within a closet and that it currently brings no light into the home. To both bring light into the new bathroom and install a replacement window that would not be susceptible to water damage from condensation or insect infiltration, the homeowners and their contractor proposed glass blocks in place of the current, non-original window. Lastly, the homeowner noted that this window was on the rear of the home and only visible from side streets.

The commissioners expressed understanding for the homeowner's situation with regards to the logistics of their interior remodel. The commissioners and applicant discussed the presence of other glass block windows within the Cedar Crest Historic District. Considering the non-prominent location of the window, the presence of other glass block windows in the district, and the fact that the existing window was no more historic than the proposed replacement, the commission agreed that the glass blocks would not be of great detriment to the home or surrounding district.

Mr. Niebur moved to approve the proposed window replacement at 13 Broadway Place. Mr. Bugg seconded the motion. The motion carried 5-0.

Other Business

1. Selection of 2019 Heritage Preservation Awards Recipients

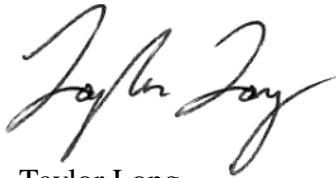
Upon explanation that no nominations were submitted by members of the community for this year's Heritage Preservation Awards, Mr. Long presented the commission with a slate of potential honorees compiled by staff for their review. The commissioners resolved that one of the proposed honorees was deserving of the year's award, but that commission members and staff should look a little further for the other two honorees. Mr. Long agreed to do so and asked that commissioners email him their final decisions on the three honorees in the coming days.

Mr. Long lastly stated that the joint historic preservation awards ceremony with Bloomington's commission and the Old House Society would be held on Tuesday, May 14, 2019 at 5:30 p.m. at the McLean County Museum of History (during National Historic Preservation month).

Adjournment

Mr. Bugg moved to adjourn the meeting. Mr. Boerger seconded the motion. The meeting was adjourned at 1:10 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Taylor Long". The signature is written in a cursive, flowing style.

Taylor Long
Associate Planner