

MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION
INSPECTIONS CONFERENCE ROOM, CITY HALL
100 EAST PHOENIX AVENUE
NORMAL, ILLINOIS**

**REGULAR MEETING
August 9, 2011
12:30 p.m.**

Members Present

Bob Ward, Bruce Warloe, Nancy Armstrong, Anne Matter Matt Felumlee, Kristen Allen and Kathy Burgess

Members Absent

None

Others Present

Geoff Fruin (Town Staff), Bob Hermann (11 Clinton Place), George Nordine (714 Normal Ave), Bill Perry and Catherine O'Reilly (1302 Hillcrest)

Call to Order

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

Minutes

Mr. Felumlee moved to approve the July 12th minutes as submitted. Ms. Armstrong seconded the motion and the minutes were approved 6-0 with Ms. Allen absent at time of vote.

CA-11-08-22 (11 Clinton Place– Brick Restoration)

Ms. Burgess moved to approve the COA and was seconded by Mr. Felumlee. Mr. Hermann explained that brick restoration is necessary in order to maintain the structural integrity. The contractor plans to remove the brick completely down to the foundation prior to rebuilding. Only a few replacement bricks are anticipated to be needed. The Commission requested that Mr. Hermann attempt to match the replacement bricks and mortar style to the best of his abilities. The COA was unanimously approved.

BG-11-08-04 (11 Clinton Place– Brick Restoration)

Three bids were submitted with the lowest acceptable bid totaling \$3,600. Ms. Allen moved to approve the Bone Grant and was seconded by Ms. Armstrong. The Commission noted the distinction between maintenance and restoration. This project is considered restoration as it entails a complete rebuild. Approval of the Bone Grant is conditioned on Mr. Hermann matching the brick styles to the best of his abilities. A grant in the amount of \$1,800 was unanimously approved.

CA-11-08-24 (714 Normal Avenue – Roof and Siding Project)

Ms. Burgess moved to approve the COA as submitted and Ms. Armstrong seconded the motion. Mr. Nordine noted that the roof replacement is a standard like for like material and that a limited amount of siding had to be replaced as well. Due to the fact that steel siding is not obtainable he plans to use a vinyl material that matches other portions of the property. The Commission did not indicate any concerns with the project and the COA was unanimously approved.

CA-11-08-25 (1302 Hillcrest – Brick Restoration)

Ms. Burgess moved to approve the COA and was seconded by Mr. Felumlee. Mr. Perry and Ms. O'Reilly commented on how previous owners have performed brick restoration, however that consistent brick and mortar styles have not been used. A home inspection revealed that significant brick restoration was needed to protect the structural integrity of the residence. All new bricks that are needed will be matched to the best of their ability. The Commission did not indicate any concerns with the project and the COA was unanimously approved.

BG-11-08-05 (1302 Hillcrest – Brick Restoration)

Ms. Allen moved to approve the Bone Grant in the amount of \$2,912.50 and was seconded by Ms. Burgess. The applicant explained that they are seeking the contractor with a higher bid as they believed their approach was more historically appropriate and more thorough. The Commission noted that the project is clearly a restoration project and unanimously approved the Bone Grant for \$2,912.50.

CA-11-08-23 (702 Normal – Garage Replacement)

Mr. Fruin indicated that the applicant could not make the meeting but was anxious to see the project move forward as he is looking to sell the property in the near future. Mr. Fruin also stated that the Town's Inspection Department has viewed the garage and is in agreement that it is likely beyond rehabilitation. The Commission noted that the garage is highly visible on a corner lot. Conceptually the Commission is supportive of a garage rebuild but noted that many questions remained on this project. In order to allow Mr. Ramirez to move forward expeditiously, the Commission noted several conditions instead of tabling the project. Those conditions are:

1. The wood siding used on the garage must match that on the primary residence in terms of size and style.

2. The windows on the garage must be wood and be of the same size, shape and style of those on the home. Reuse of the existing garage windows is permitted.
3. The side entry door to the garage must be wood. If that door includes a window it must be the same style of the windows on the home and elsewhere on the garage.
4. A wood garage door is required. The style should be approved by the Chairperson prior to purchase and installation.
5. The use of any vinyl materials on the project is strictly prohibited.

With the above-mentioned conditions in place the Commission unanimously approved the COA.

Other Business

The Commission talked about ways to reach out to residents in the historic districts, particularly new residents. Mr. Fruin and Mr. Felumlee agreed to explore ways to reach out to new residents through local realtor associations.

Adjournment

The meeting was adjourned at 1:25 p.m.

Respectfully submitted,

Geoff Fruin, Assistant City Manager