

MINUTES

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

REGULAR MEETING

August 19, 2010

12:30 p.m.

Members Physically Present

Nancy Armstrong, Kristen Allen, Kathy Burgess, Bruce Warloe and Bob Ward

Members Physically Absent

Matt Felumlee, Anne Matter

Others Physically Present

Geoff Fruin, Assistant City Manager; Applicants representing 23 Broadway Place, 712 N. School and 102 S. Linden

Call to Order

Mr. Fruin called the meeting to order at 12:30 p.m. and noted a quorum was present.

Minutes:

The minutes of the July, 2010, were approved 5-0 as submitted.

CA-10-07-20: 23 Broadway Place, Replace Flashing and Gutters

The Commission was presented with the shape of the proposed copper gutter, which matches the shape of the aluminum gutter that currently exists on the house. The Commission found the shape and material to be acceptable. Mr. Warloe moved to approve the COA as presented and was seconded by Mr. Ward. The Commission unanimously approved the COA as presented.

BG-10-07-04: 23 Broadway Place, Replace Flashing and Gutters

Mrs. Allen moved to approve the Bone Grant as submitted and was seconded by Mrs. Armstrong. The commission questioned whether the shape that was approved was actually the shape of the gutters on the original house. They noted it was a possibility but had no pictures or other evidence to prove the shape of the original gutters. The Commission agreed that a plain style down spout was likely more historically appropriate. Mrs. Allen modified her motion to condition the approval on the applicant first exploring the possibility of installing a plain style down spout. If a plain style is available then the Bone Grant would be adjusted based on any cost changes. With this condition the Commission approved the Bone Grant application as submitted, 4-0 (Mr. Warloe was not present for this item).

CA-10-08-25: 712 N. School Street, Sunroom Renovations

The applicants noted that the sunroom was installed about 30 years ago and is currently causing problems with the foundation, walls and roof due to water infiltration. The room is in the rear yard but has a small portion that is publicly visible on the side of the house. The applicants want to eliminate a slanted wall, which is causing water issues and replace it with a more traditional vertical wall. The new wall materials will match the existing house and several windows will be installed. The Commission noted that aluminum siding was not historically appropriate, however they were OK with it in this case as it matches the existing home. No other concerns were noted. Mrs. Armstrong moved to approve and was seconded by Mrs. Burgess. The commission unanimously approved the COA as submitted.

CA-10-08-26: 102 S. Linden, Concrete Porch

The applicant previously received approval to replace a wood deck on the west elevation of his building. During the demolition of the existing deck a concrete porch was discovered underneath. The applicant is requesting that he now be able to rebuild a concrete porch, as it will be more easily maintained. The Commission asked if concrete stamps were going to be used and applicant responded that they were not. The Commission agreed this was acceptable and noted that building codes will apply. Mrs. Burgess moved to approve and Mrs. Armstrong seconded. The commission unanimously approved the COA.

BG-10-08-05: 102 S. Linden, Concrete Porch

The Bone grant application lacked two estimates and was therefore incomplete. The Commission generally agreed that this was not likely to receive a Bone Grant in the future as it was not a pure restoration, but rather a more modern concrete porch design. Mrs. Allen moved to approve and was seconded by Mrs. Burgess. The Commission unanimously opposed the Bone Grant application.

CA-10-08-22: 609 Normal Avenue, Fencing Replacement

Mr. Warloe moved to approve and was seconded by Nancy Armstrong. The Commission was presented with two wood fence designs and agreed that the straight top design was most appropriate. The Commission unanimously approved the COA as presented.

CA-10-08-23: 1211 S. Fell, Fencing Replacement

The property has an existing chain link fence. Mrs. Allen moved to approve and was seconded by Mrs. Burgess. The applicant sought an aluminum fence and also requested approval on a wood fence if the aluminum was not found to be acceptable. While aluminum is generally not acceptable, in this case the Commission agreed it was OK as the existing fence was of a lesser quality and could be replaced with a similar lesser quality through an expedited process. The approval of aluminum was noted not to be precedent setting for this reason. The Commission unanimously approved the COA as presented.

CA-10-08-24: 20 Broadway Place, Garage Door Replacement

Mr. Warloe noted that a wood door would be more appropriate. The Commission agreed and also noted that the design for the proposed steel door was not historically appropriate. The Commission tabled the item and requested that staff encourage the applicant to explore a wood door or to bring in alternative designs for a steel door replacement.

Other Business:

None

Adjournment

There being no further business, the meeting was adjourned at 1:35 p.m.

Respectfully submitted,
Geoff Fruin
Assistant City Manager