

## MINUTES

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

**REGULAR MEETING  
May 2010, 2011  
12:30 p.m.**

### **Members Physically Present**

Anne Matter, Kristen Allen, Kathy Burgess and Nancy Armstrong

### **Members Physically Absent**

Matt Felumlee, Bruce Warloe and Bob Ward

### **Others Physically Present**

Geoff Fruin, Assistant City Manager  
Jack Glascock, 23 Broadway Place

### **Call to Order**

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

### **Minutes:**

Ms. Allen moved to approve the minutes of the April 12, 2011 meeting. Ms. Burgess seconded. The motion carried 4-0.

### **CA-11-04-05:** 23 Broadway Place; Copper Flashing

Mr. Glascock provided a history of his roof, gutter and flashing project, which has spanned three years and included multiple Commission approvals and grants. This final phase of the project involves installing copper flashing along the primary structure's roof. The flashing will help the appearance and also prevent further water damage. The Commission approved the application 4-0.

### **BG-11-04-01:** 23 Broadway Place; Copper Flashing

Ms. Armstrong moved to approve the grant and was seconded by Ms. Burgess. Two bids were submitted as required. The low bid on the project came from a contractor with little or no experience working on tile roofs. The other bid was from a company that worked on the owner's roof in previous years. Ms. Armstrong amended her motion to specify that the applicant can select either bid submitted with the application. Ms. Burgess seconded that motion. The Commission approved the Bone Grant for \$1,792 or \$3,374.50 depending on the bid the applicant decides to award.

**Local Landmark Designation:** 305 E. Pine Street (Sprague's Super Service)

Ms. Burgess moved to adopt the presented resolution, changing all references to the 1932 building to the 1930-31 building. Ms. Allen seconded. The resolution was approved 4-0. Mr. Fruin will forward the resolution to the Planning Commission.

**Discussion on 102 Broadway:**

Ms. Matter introduced Mayor Koos who provided the Commission with an overview of the 102 Broadway property, commonly referred to as the Masonic Temple. Mayor Koos stated that the Town has attempted to find a developer interested in rehabilitating that property, but has been unsuccessful due to financial resources needed to bring the building up to accessibility codes. Mayor Koos stated that the Town is in talks with Commerce Bank to redevelop that site. Such an agreement would include demolition of the Masonic Temple building.

The Commission expressed their strong desire to see the Town work to preserve the building. The Commission urged Mayor Koos to try and delay redevelopment of the property until economic conditions improve, which may bring more interest in a rehab project.

If a demolition permit is sought, that permit would go to the Commission for approval. If denied, the permit would go to the Town Council for final consideration.

**Public Comment Policy:**

Ms. Armstrong moved to approve the public comment policy and was seconded by Ms. Allen. The Commission approved the policy 4-0.

**Other Business:**

Ms. Burgess noted that the property at 102 Linden (Brewer-Ha's) recently installed an outdoor counter, which was not part of the approved plan. Mr. Fruin will request that the owner file a Certificate of Appropriateness for that project.

**Adjournment**

There being no further business, the meeting was adjourned at 1:30 p.m.

Respectfully submitted,  
Geoff Fruin  
Assistant City Manager