

MINUTES

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

**REGULAR MEETING
October 9, 2012
12:30 p.m.**

Members Present

Kristen Allen, Nancy Armstrong, Kathy Burgess, Matt Felumlee, and Bruce Warloe

Members Absent

Anne Matter and Bob Ward

Others Present

Mercy Davison, Town Planner; Amanda Black (303 Gregory); Tom LaMonica (603 Normal); Justin Bratcher (Contractor, 26755 Pleasant Hill Road, Lexington, IL)

Call to Order

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

Minutes

Ms. Allen noted that the September minutes erroneously referred to the owners of 4 Clinton Place as husband and wife. Ms. Armstrong moved to approve the September 11, 2012 regular meeting minutes with the amendment requested by Ms. Allen, who seconded. The motion carried 5-0.

CA-12-09-15: Slate Roof Replacement, 303 Gregory (Continued from September 11, 2012)

The slate roof at 303 Gregory is leaking in multiple areas. Owner Amanda Black submitted a Certificate of Appropriateness to replace the roof with an asphalt shingle roof for consideration at the September 11 meeting, noting that she is unable to afford a complete restoration of the roof. At that meeting, the commissioners discussed the importance of maintaining slate roofs. Ms. Black agreed to return to the October 9 meeting with more information on potential roof repair.

Ms. Black explained that she had recently obtained a second estimate to repair the roof from Renaissance Roofing. She is willing to have the roof repaired rather than replaced, although both of the roof contractors said that repairs will only likely last 5-7 years. She prefers to use Renaissance, which stated they have matching slates that they will use to replace slates missing from Ms. Black's roof.

Ms. Armstrong moved to approve the repair of the roof per the specifications in the Renaissance estimate. Ms. Burgess seconded. The motion carried 5-0.

BG-12-10-04: Slate Roof Repair, 303 Gregory

Ms. Black presented both estimates, one from local contractor SK Home Improvements (\$5,000) and one from Renaissance Roofing (\$5,900). She stated her preference to work with Renaissance given their extensive experience with slate roof repair, their ability to install matching slates, and the detailed inspection they performed on her roof.

Mr. Warloe asked if the bids from SK and Renaissance were comparable in scope. Ms. Black reviewed the estimates, and the Renaissance estimate covered more work, including repair work at the base of the chimney and decking repair. The SK estimate was less detailed, and the SK representative did not go onto the roof to inspect as did the rep from Renaissance. Mr. Warloe was very pleased to see decking included in the Renaissance estimate.

The commissioners discussed their strong preference to have Renaissance perform the work given their experience and the level of detail in the bid. They also noted their ability to provide a grant to cover half of a higher bid if there is reason to believe one contractor is more skilled.

Ms. Burgess moved to approve a Bone Grant for \$2,950, which is half of the Renaissance estimate. Ms. Armstrong seconded. The motion carried 5-0.

Ms. Davison also told Ms. Black that she can replace the existing asphalt shingle garage roof via expedited review. Ms. Davison will send her the form.

CA-12-10-17: Window Replacement, 603 Normal Ave.

Contractor Justin Bratcher summarized the project. He stated that the house currently has 6 basement windows, all of which have metal frames and are in a state of serious disrepair (rusted frames and some broken panes). At this time the homeowner is interested in replacing the one window facing Normal Avenue, as it is in the worst condition. He proposes to replace it with a wood frame window that matches the appearance of the metal, with exterior mullions. The window will be painted to match the white window frames on the upper stories of the house. The window will be an awning style rather than fixed in place.

Homeowner Tom LaMonica stated that he ultimately wants to replace all 6 windows but wants direction from the commission as to which of the 6 are visible (thus requiring approval) and what type of replacement window will be acceptable. Depending on the requirements, he may not be able to afford replacing all at once. He is also not sure what type of window he will use for windows not considered to be visible from the public right-of-way. He may choose something less expensive, but he and his wife have been very concerned with maintaining the historic appearance of the house even on the interior.

Ms. Davison said the code requires that the commission approve projects that are visible from the public right-of-way but is not specific as to “how visible” projects need to be. In this case, the house

sits back far enough from the street that it is hard to see the side windows in any detail, but the windows are technically visible. One of the 6 windows is on the rear side of the house and is not visible from the right-of-way at all.

The commissioners asked if Mr. LaMonica had considered applying for a grant to cover the replacement windows. He said he was not sure if this project would qualify for a grant. The commissioners suggested that he return in November with a Certificate of Appropriateness for the rest of the windows and with a Bone Grant application for the overall window project (the 5 windows visible from the right-of-way). The front window will also qualify for a grant as long as he has not completed the project prior to the November meeting. Ms. Davison will send both application forms to the owner.

Ms. Burgess moved to approve the window replacement. Ms. Armstrong seconded. The motion carried 5-0.

Other Business

Ms. Davison noted that future HPC meetings will be held in Conference Room C.

Adjournment

The meeting was adjourned at 1:10 p.m.

Respectfully submitted,



Mercy Davison
Town Planner