

# Memorandum

To: Historic Preservation Commission  
From: Mercy Davison, Town Planner  
Re: HPC materials for October 9, 2012 meeting  
Date: October 5, 2012

Enclosed please find the materials for the October 9 meeting. A few notes ...

1. The slate roof at 303 Gregory Street will be discussed again with additional information from the homeowners. Since the last meeting, the owners were able to get a representative from Renaissance Roofing to check the roof, and they had much the same to say – a repair will only give the roof a few more years. Thus, the owners are submitting a grant application for repair. There are two estimates. The estimate from SK Home Improvement (\$5,000) was attached to the Certificate of Appropriateness last month. The October packet includes a second estimate from Renaissance in the amount of \$5,900.
2. Item CA-12-10-17 pertains to the basement windows at 603 Normal Avenue. As stated in the application, the existing windows have metal frames and are rusted/inoperable. The owners are not converting the windows to egress windows (so no need to dig a window well, etc.). They hope to replace with matching windows made of wood. The application only references the window facing the street, although the side windows are arguably visible from the right-of-way. I'd encourage you to walk by – even at a walking pace from the sidewalk, these windows are all hard to see in detail because the house sits back quite far.

Also, I believe the other basement windows are in a similar condition and slated for replacement. It's just not noted in the application.



**HISTORIC PRESERVATION COMMISSION**

**DR. ROBERT G. BONE HISTORIC PRESERVATION GRANT APPLICATION**

Approved  Denied

Property Address: 303 Gregory St, Normal

Case No.:

Historic District: Cedar Crest

Highland

Old North Normal

n/a

Landmark: Yes

No

Construction Date:

Architectural Style: Neo-Tudor

Grant Amount Requested: \$2,950  
*Not to exceed \$5000.00, 2 bid estimates required*

Proposed Restoration Work: Roof Repair-Slate  
*Detailed description required on reverse side*

Applicant Name: Amanda + Douglas Black

Address: 303 Gregory St, Normal, IL 61716

Phone: 309-310-5852 Fax: \_\_\_\_\_ Email: ablack@abccounseling.org

- Attach property front elevation photo here -

THIS FORM MUST BE SUBMITTED 2 WEEKS PRIOR TO MEETING. THE HPC MEETS THE 2<sup>ND</sup> TUESDAY OF EA. MONTH.

Amount Authorized: \_\_\_\_\_ Chair Signature: \_\_\_\_\_

Conditions of Approval:

**REQUIRED**

Certificate of Appropriateness Approval Number: \_\_\_\_\_

Required for grant eligibility

The Bone Grant is for RESTORATION projects ONLY. General maintenance/ repair projects are NOT eligible. (Definition of Restoration: the act of restoring or bringing back to a former place, time, or condition.)

Eligible project examples: Removing aluminum siding to restore wood siding underneath, removing asphalt roof and replacing with original clay tile, reopening an enclosed porch.

Ineligible project examples: General maintenance and repair projects, painting, re-roofing with non-historic materials, replacing gutters or downspouts, removing original wood of any kind (i.e. siding, windows, doors, porch posts, balusters, trim, brackets, beadboard, etc.)

- 2 comparable professional estimates
- Existing conditions photos
- Proposed work description/ material samples/ scale drawings (applicant strongly encourage to work with Town staff prior to application submittal)

**Detailed Description of Proposed Restoration Work:**

(Please provide cost estimates for all project items)

We are requesting repair and maintenance work to be completed on our original slate roof. We would like similar slates to ours to be installed in areas that have missing slates, replacement of rotten wood decking, replace chimney flashing and shield, and remove and reinstall slate to repair underneath. These repairs should solve our leaking issues, as well as restore our slate roof to a much better condition. We would prefer to use Renaissance Roofing to complete this work, as they are much more familiar with this historic material.

Project Start Date: \_\_\_\_\_ Project Completion Date: \_\_\_\_\_

Arcia Block  
Applicant(s) Signature\*

10-4-12  
Date

same  
Property Owner(s) Signature\* (if same as applicant, please indicate as such)

\_\_\_\_\_  
Date

\*Applicant/Owner attests that the above information is complete and true. Violations of any Town ordinance are prosecutable.

RETURN TO: Mercy Davison, Town Planner, Town of Normal – 100 E. Phoenix Avenue, Normal, Illinois 61761 (309) 454-9590

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-----PROPOSAL-----

# Renaissance Roofing

INCORPORATED

Tile & Slate Roof Systems

[www.claytileroof.com](http://www.claytileroof.com)

1-800-699-5695

ORIGINAL

BELVIDERE/CHICAGO OFFICE  
P.O. Box 5024 Rockford, IL 61125-0024  
2231 Hawkey Dr. Belvidere, IL 61008  
815/547-1725 Fax 815/547-1425

ST. LOUIS OFFICE  
2306 Lemp Avenue  
St. Louis, MO 63104  
314/772-6222 Fax 314/772-6224

September 20, 2012

Doug & Amanda Black  
303 Gregory Street  
Bloomington, IL 61761

Cell) 309-310-5852

Email) [hays0037@umn.edu](mailto:hays0037@umn.edu)

RE: ROOF WORK

We hereby propose to do the following roof work on your 16x10 semi-weathering, unfading green, staggered pattern slate style roof.

## Leak Repair & Maintenance Roof Work

(See attached roof diagram for location)

- A) Provide safe work environment.
- B) Homeowner to have tree limbs removed from roof line in order to perform maintenance work.
- C) Carefully remove existing slates from around chimney and save whole sound slate for reinstallation later.
- D) Remove approximately 6 slates from north leak repair area and save whole sound slate for reinstallation later.
- E) Remove approximately 6 to 8 slates from south leak repair area and save whole sound slate for reinstallation later.
- F) Remove chimney flashings and underlayments, as needed, down to wood decking and dispose of.
- G) Replace rotten wood decking, as needed at repair areas.
- H) Furnish and install new Tamko Tile & Metal ice and water shield around chimney.
- I) Furnish and install 2 layers new 30 lb. felt underlayment over all exposed roof areas tying into existing underlayment to ensure proper drainage.
- J) Furnish and install new 24-gauge steel Kynar finish chimney flashings and pocket behind chimney. (Homeowner to determine color.)
- K) Pop rivet, seal chimney flashings seams, as needed, using Amerimax Seamer Mate.
- L) Using colored urethane sealant, seal chimney flashings to brick.

Investment amount(s) are valid for thirty (30) days from the date of the proposal.

PROPOSAL

- M) Reinstall original slates at 3 leak locations using appropriate size copper nails. (Renaissance Roofing, Inc. to furnish additional "used" slates to complete repair work.)
- N) Replace up to 40 broken, damaged, or missing slates using copper nail and bib system over entire roof.
- O) Clean all gutters free from debris and dispose of. (Existing gutters screens will be removed and will not be reinstalled.)
- P) Add 2 gutter hangers at southeast gutter location, using stainless steel screws for attachment.
- Q) Straighten existing diverter at northwest corner and add 2 straps to prevent diverter from falling away from roof.
- R) Furnish and install new 1x6 prepainted wood to close off critter hole at east gable.
- S) Reattach and seal loose flashing at front of south dormer.
- T) Clean up and remove all debris created by our work from the job site.
- U) The chimney flashing work only included in this part is warrantable under our standard workmanship warranty.

\*The above work in to be completed for the total investment of \$5,900.00 and payable as follows:

\$ 2,950.00 initial deposit payable upon acceptance of this proposal

\$ 2,950.00 installment payable upon 100% completion of work

\*Acceptance Total Investment (\$5,900.00) \_\_\_\_\_  
(Credit cards accepted (VISA/MC), a 4% convenience fee applies.) (Signature Required)

Date: \_\_\_\_\_

Investment amount(s) are valid for thirty (30) days from the date of the proposal.



**REQUIRED For Application Consideration:**

**Reason(s) for Applying for a Certificate of Appropriateness:** Detailed description required on reverse side

<input checked="" type="checkbox"/> Windows	New Construction	Other, please specify: _____
<input type="checkbox"/> Siding	Building Addition	_____
<input type="checkbox"/> Roof	Demolition	_____

- Photos of existing conditions
- proposed work/ material samples/ scale drawings (applicant strongly encourage to work with Town staff prior to application submittal)

**Detailed Description of Proposed Work:**

See attached documents

Remove and Replace basement window on front of home. Window will be made of wood and will have mullions that match existing window.

**Impact of Work Proposed on Existing Architectural Elements\***

(\*Photographs, drawings, specifications and sample materials are required and should be attached to this form)

Window will look the same as before. The current window is metal, rusted, and broken. We will be replacing it with a new wood window that matches the existing windows.

Work Start Date: 11/1/2012 Project Complete Date: 11/30/2012

[Signature] 11/2/12  
Applicant(s) Signature\* Date

(same) 11/2/12  
Property Owner(s) Signature\* (if same as applicant, please indicate as such) Date

\*Applicant/Owner attests that the above information is complete and true. Violations of any Town ordinance are prosecutable.

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Tom and Claire Lamonica Residence  
603 Normal Ave  
Normal IL

### Front Elevation

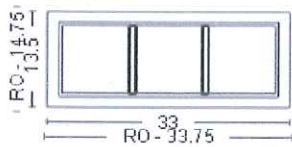


Existing Window



Proposed Window

Existing window  
is below left →  
1st floor  
window +  
left of porch



This is just a sample of a wood basement window. The actual window will have matching mullions to the existing windows as in the schematic



**BRATCHER**  
HOME RENOVATIONS

**26755 Pleasant Hill Rd  
Lexington, IL 61753  
309-275-5052**

# BHR Proposal

Date	Estimate #
9/24/2012	149

Tom and Claire Lamonica  
603 Normal Ave  
Normal, IL 61761

Basement Windows

Description	Qty	Total
Wood Awning Replacement Window Replacement of basement window -Remove existing window -Install new wood replacement window with matching mullions -Caulk and Seal Exterior -Caulk and Seal Interior -Paint exterior and interior two coats \$75.00 per window -Quote of window from Alexander Lumber \$206.23	1	431.23

Thank you for your consideration.	<b>Total</b>	<b>\$431.23</b>
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justinbratcher81@yahoo.com