

MINUTES

**TOWN OF NORMAL HISTORIC PRESERVATION COMMISSION
11 UPTOWN CIRCLE
ILLINOIS TERMINAL CONFERENCE ROOM, ROOM 336, (3RD FLOOR)
NORMAL, ILLINOIS**

REGULAR MEETING

May 14, 2019

12:30 p.m.

Members Present

Zak Boerger, Todd Bugg, Anne Matter, Chris Niebur, Bruce Warloe

Members Absent

Nancy Armstrong, Kathy Burgess

Others Present

Taylor Long, Associate Planner; Jason Querciagrossa, Deputy Corporation Counsel; Gayle McCorkle and Art Wilkinson, 605 N School Street; Brad McMillan, 505 Normal Avenue; Justin Bratcher, Contractor for 606 and 603 Normal Avenue; Tom Lamonica, 603 Normal Avenue; Laura and John DiMascio, 704 Normal Avenue

Call to Order

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

Minutes

Mr. Bugg moved to approve the minutes of the April 9th, 2019 regular meeting. Mr. Warloe seconded the motion. The motion carried 5-0.

CA-19-05-16: Porch Restoration, 605 N School Street

Ms. Matter introduced the application for the restoration of woodwork on the two front, east-facing porches at 605 N School Street and invited the applicant and homeowner, Gayle McCorkle, to summarize the project. Ms. McCorkle explained that since taking ownership of the home in the winter of 2018 she and her husband have been slowly and thoughtfully restoring the interior of the home and were now ready to focus their efforts on the home's exterior and principle façade. Ms. McCorkle stated that in discussions with neighbors and contractors, she'd come up with a scope of work to restore the home's two porches, which had slumped and settled overtime causing damage to the roofs and speeding up the deterioration of the porches' wood steps, floorboards, railings, skirting, columns, and gingerbread trim work. Ms. McCorkle added that a ramp and handrail installed on the north end of the northernmost porch – which was installed to ease the accessibility of the space by

the home's previous, long-time owners, Ed and Juliet Jelks – would be removed as part of this restoration effort.

Ms. McCorkle expressed her admiration for the home's previous owners and their preservation of the home and stated her sincere desires to further preserve and restore the home. The commissioners expressed appreciation for Ms. McCorkle's desires and efforts to preserve the home.

Mr. Bugg moved to approve the application for the restoration of the two front, east-facing porches at 605 N School Street. Mr. Boerger seconded the motion. The motion carried 5-0.

BG-19-05-03: Porch Restoration, 605 N School Street

The commissioners then discussed the applicants' proposal for Bone Grant funding of the porch restoration project. Citing that the applicants and their contractor would not be permanently removing or adversely altering significant architectural elements of the porches and that like materials would be used (wood), the commissioners agreed to approve the grant request. Upon review of the applicant's two requisite estimates for the proposed porch restoration project, staff and the commission determined that the grant would be in the amount of \$4,000, the maximum amount allowed for restoration projects.

Mr. Niebur moved to approve the application for Bone Grant funding of the porch restoration project at 605 N School Street in the amount of \$4,000. Mr. Warloe seconded the motion. The motion carried 5-0.

CA-19-05-17: Stoop Restoration, 505 Normal Avenue

Ms. Matter introduced the application for the restoration of the wooden steps and wingwall or "side box" on the stoop at 505 Normal Avenue. Ms. Matter then invited the applicant, Brad McMillan, to summarize his project. Mr. McMillan explained that the wooden stoop had deteriorated beyond the point of repair prior to his moving into the home in the fall of 2018 and that he was looking to reconstruct the stoop to its existing dimensions and with the same material – wood. The commissioners agreed that the stoop was in serious need of attention and that Mr. McMillan's plans were appropriate and restorative.

Mr. Bugg moved to approve the restoration of the front stoop at 505 Normal Avenue. Mr. Niebur seconded the motion. The motion carried 5-0.

BG-19-05-04: Stoop Restoration, 505 Normal Avenue

The commissioners then discussed the applicant's proposal for Bone Grant funding of the stoop restoration project. Noting that the applicant would not be permanently removing or adversely altering significant architectural elements of the home and its stoop and that like materials (wood) would be used in the rebuilding of the structure, the commissioners agreed to approve the grant request. Upon review of the two requisite estimates for the costs of the project, the commissioners and the applicant discussed the large disparity between the two estimates' projected costs (see

attached documents). Mr. Long explained that he and Mr. McMillan had confirmed the scope of work associated with each estimate and that both contractors were professionals and capable of performing the task as required. Ms. Matter and Mr. Long explained to Mr. McMillan that the commission could only award a grant equal to half the costs of the lowest estimate provided (the lower estimate, in this instance, being in the amount of \$500), but that he could return to the commission following the completion of the restoration project (per the approved Certificate of Appropriateness) and request a grant increase were the final costs to be in excess of \$500. Mr. McMillan stated his understanding of these facts. Town staff and the commission determined that the grant would be in the amount of \$250, half of the lower estimate provided.

Mr. Niebur moved to approve the application for Bone Grant funding of the stoop restoration project at 505 Normal Avenue in the amount of \$250. Mr. Boerger seconded the motion. The motion carried 5-0.

CA-19-05-18: Window Replacement, 606 Normal Avenue

Ms. Matter introduced the application for the replacement of 4 windows on the southern sunroom of 606 Normal Avenue. Mr. Bratcher, contractor for the project and representative for the home's owners, explained that the existing windows at issue were installed prior to the creation of the Old North Normal Historic District and were vinyl. Mr. Bratcher explained that the proposed replacement windows are made of a wood composite material and would be of the same design as the home's other existing, historically appropriate windows. The commissioners stated that the proposed replacements were of a material and design routinely approved by the commission for the replacement of wood, original windows, and, thus, certainly an improvement over the existing vinyl windows.

Mr. Bugg moved to approve the application for the replacement of 4 windows at 606 Normal Avenue. Mr. Niebur seconded the motion. The motion carried 5-0.

CA-19-05-19: Skylight Installation, 606 Normal Avenue

Ms. Matter then invited Mr. Bratcher to summarize his clients' wishes to install a skylight or "sun tunnel" on the street-facing run of the southern sunroom's roof at 606 Normal Avenue. Mr. Bratcher explained the difference between the proposed low-profile sun tunnel and the average, raised skylights installed on homes of the past few decades. See the attached staff report for images of the proposed skylight/sun tunnel. The commissioners agreed that the proposed sun tunnel would not adversely alter the profile of the sunroom's asphalt-shingled roof or detract from the home or surrounding residences.

Mr. Bugg moved to approve the application for the installation of a low-profile, skylight or "sun tunnel" on the southern sunroom of 606 Normal Avenue. Mr. Warloe seconded the motion. The motion carried 5-0.

CA-19-05-20: Window Replacement, 603 Normal Avenue

Ms. Matter introduced the application for the replacement of one original, wood window at 603 Normal Avenue with a new wood window externally clad in aluminum. Ms. Matter then invited Justin Bratcher, the contractor for the home's owners, to summarize the project. Mr. Bratcher stated that a number of other windows had already been replaced on the home with the proposed model and that the window in question was located on a stairway landing between the first and second floors on the north side of the home. The commissioners agreed that the proposed replacement window was appropriate and would match the existing window's divided lite pattern.

Mr. Lamonica, the home's owner, asked the commission if and how his window replacement project could qualify for Bone Grant funding. Commissioners and Town staff informed Mr. Lamonica that his project certainly qualified for grant funding given the design and construction of his replacement window, but that such funds could only be awarded were he to return to the commission with a Bone Grant application. Along with the application, Mr. Lamonica was told that he would have to submit a second estimate for the costs of professional services and/or materials for the project – Mr. Bratcher's estimate being the first of the two required by the commission. Lastly, Town staff and the commissioners told Mr. Lamonica that Bone Grant funds could only be awarded to eligible projects that had not begun or been completed prior to the commission's approval of a grant request. Mr. Lamonica expressed understanding and Mr. Long agreed to work with him on his application for future submission to the commission.

Mr. Boerger moved to approve the application for window replacement at 603 Normal Avenue. Mr. Bugg seconded the motion. The motion carried 5-0.

CA-19-05-21: Porch Restoration (Brickwork), 704 Normal Avenue

Ms. Matter introduced the application for the restoration of the front porch at 704 Normal Avenue and invited the applicants, Laura and John DiMascio, to summarize the updated plans for their previously approved restoration project (CA-19-03-07 & -08). Laura DiMascio explained that their contractor began the process of breaking and removing their front porch's concrete steps and floor in April only to discover that the brick foundation walls and wingwalls were not as structurally sound as originally thought. Ms. DiMascio stated that their contractor had originally only planned to have to tuckpoint the bricks and perhaps replace a few broken or damaged bricks, but that an entire rebuild of the porch's brick elements was now required. See the attached staff report and application materials for images of the porch and brick following the removal of the concrete elements. Commissioners Warloe and Niebur discussed different means of properly rebuilding the brick walls to take the weight of the new concrete porch floor with the DiMascios.

Ms. DiMascio then explained that the proposed restoration project would include not only the replacement of the bricks associated with the porch, but also the replacement and/or covering of existing brick on the foundational sections of the home's adjacent walls. Ms. DiMascio explained that a mismatch of different brick types had been used for repair projects on the front, street-facing sides of the home over the years, and that this present necessity to rebuild the porch was an

opportune time to ensure that matching, appropriately colored and textured bricks were used across the entirety of the home's principle façade.

The commissioners agreed that Ms. DiMascio's requests were appropriate and reasonable given the worse-than-expected condition of the porch's brick and the inconsistent use of bricks elsewhere on the principle façade.

Mr. Niebur moved to approve the application for the restoration of the brick elements of the porch and adjacent walls at 704 Normal Avenue. Mr. Bugg seconded the motion. The motion carried 5-0.

BG-19-05-05: Porch Restoration (Brickwork), 704 Normal Avenue

The commissioners then discussed the applicants' proposal for Bone Grant funding for the reconstruction of the brick elements of the porch and adjacent walls at 704 Normal Avenue. Citing that the proposed project would not adversely alter or otherwise change architectural details and elements of the porch and home, the commissioners agreed to approve the grant request. Upon review of the applicant's two requisite estimates for the proposed brick reconstruction, staff and the commission determined that the grant would be in the amount of \$2,475, half of the lower estimate provided. The commissioners stated that the DiMascios could return to the commission upon the completion of your porch's restoration and seek a Bone Grant increase – provided the project is completed per the approved Certificate of Appropriateness – should the costs of the project exceed the lower of the two estimates provided.

Mr. Warloe moved to approve the application for Bone Grant funding of the porch brick restoration project at 704 Normal Avenue in the amount of \$2,475. Mr. Boerger seconded the motion. The motion carried 5-0.

CA-19-05-22: Window Replacement, 1202 S Fell Avenue

Ms. Matter introduced the application for the replacement of two south-facing, wood windows at 1202 S Fell Avenue. Mr. Long summarized his staff report and the commissioners agreed that the proposed wood replacement windows were appropriate.

Mr. Bugg moved to approve the replacement of two south-facing windows at 1202 S Fell Avenue. Mr. Boerger seconded the motion. The motion carried 5-0.

BG-19-05-06: Window Replacement, 1202 S Fell Avenue

The commissioners then discussed the applicants' proposal for Bone Grant funding of the window replacement project. Citing that the proposed windows were appropriately designed and of the same material as the existing windows, the commissioners agreed to approve the grant request. Upon review of the applicant's two requisite estimates for the proposed window replacement (disregarding a third estimate submitted for wood-composite replacement windows), staff and the commission determined that the grant would be in the amount of \$1,878.16, half of the lower estimate provided.

Mr. Boerger moved to approve the application for Bone Grant funding of the window replacement project at 1202 S Fell Avenue in the amount of \$1,878.16. Mr. Bugg seconded the motion. The motion carried 5-0.

Other Business

1. 2019 Heritage Preservation Awards Recipients

Mr. Long reminded the commissioners that the Town's Heritage Preservation Awards recipients would be honored that evening at the McLean County Museum of History during the 2019 Preservation Awards ceremony in association with the Old House Society and City of Bloomington. Mr. Long encouraged all commission members to attend.

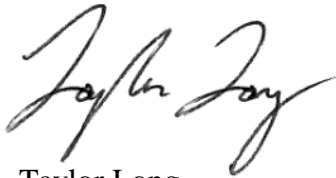
2. 2019 History Maker's Gala

Mr. Long reminded the commissioners to inform him of their interest in attending the McLean County Museum of History's History Maker's Gala on June 19, 2019, by Friday, May 24, 2019.

Adjournment

Mr. Bugg moved to adjourn the meeting. Mr. Niebur seconded the motion. The meeting was adjourned at 1:26 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Taylor Long". The signature is fluid and cursive, with the first and last names being the most prominent.

Taylor Long
Associate Planner