

## MINUTES

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

### **REGULAR MEETING**

**June 11, 2019**

**12:30 p.m.**

#### **Members Present**

Nancy Armstrong, Todd Bugg, Anne Matter, Chris Niebur, Bruce Warloe

#### **Members Absent**

Zak Boerger, Kathy Burgess

#### **Others Present**

Taylor Long, Associate Planner; Jason Querciagrossa, Deputy Corporation Counsel; Tom Lamonica, 603 Normal Avenue; Mark Clinch, Town of Normal Director of Facilities and Energy Management; Eric Heggie, Town of Normal Facilities Management Supervisor; Terri Rybern, 305 E Pine Street; Bill Perry, 1302 Hillcrest Street

#### **Others Present by Phone**

Bill Kaeb, Apostolic Christian Church; Adam Kimball, 407 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. Niebur moved to approve the minutes of the May 14<sup>th</sup>, 2019 regular meeting. Mr. Bugg seconded the motion. The motion carried 4-0. Ms. Armstrong arrived after the vote.

#### **BG-19-06-07: Window Replacement, 603 Normal Avenue**

Ms. Matter introduced the Bone Grant application related to CA-19-05-20, approved on May 14, 2019, for a window's replacement at 603 Normal Avenue. Ms. Matter reminded the commissioners of the previous month's approval of an appropriate, grant-eligible replacement window for the north face of the home and explained that Mr. Lamonica, its owner, had returned to the commission with the requisite two estimates for a Bone Grant's consideration and that work on the project had not yet taken place. Upon review of the two estimates for the window's replacement, staff and the commission determined that the grant would be in the amount of \$795.56, half the amount of the lower estimate.

Mr. Bugg moved to approve the application for Bone Grant funding of the window replacement project at 603 Normal Avenue in the amount of \$795.56. Mr. Warloe seconded the motion. The motion carried 4-0. Ms. Armstrong arrived after the vote.

#### **CA-19-06-24: Garage Door Replacement, 305 E Pine Street**

Ms. Matter introduced the application submitted by the Town of Normal's Facilities and Energy Management Department for the replacement of the wooden, easternmost garage door at 305 E Pine, Sprague's Super Service. Director of Facilities Mark Clinch summarized the reason for the garage door's proposed replacement and each of the three options being considered by the department. Mr. Clinch explained that his department was seeking the commission's input on the appropriateness of all options. He further stated that the Town would pursue all or any one of the options were the commission to decide one was most historically appropriate for the structure. See attached memo from Mr. Clinch for additional context. The options considered were:

Option #1: Replacement of the existing door with an identical model functioning in the same, overhead fashion.

Option #2: Replacement of the existing door with a substitute of the same material and design, but which functions in a folding or accordion-style fashion.

Option #3: Split the current garage door opening down the middle with a new column of brick where the above course of brick changes its directional layout (see staff report). The divided garage opening would then feature two wood doors functioning in either an overhead or folding fashion.

The commissioners first agreed that Option #1 was appropriate and allowable due to it being a like-for-like replacement of the existing door. Ms. Matter then stated that, based on the review of images of other comparable service stations from the 1920s and 30s, it seemed quite likely that the garage doors on the larger service bay at 305 E Pine were some form of folding doors (i.e. those proposed as part of Option #2). The commissioners agreed that this option would also be appropriate for Mr. Clinch and the Facilities and Energy Management Department to pursue.

Lastly, the commissioners discussed the appropriateness of Option #3 (see the attached staff report for additional context). Mr. Clinch explained that this option, although difficult to suggest would be restorative without photographic or physical evidence that the garage opening was ever once divided by a column, was one that he'd also appreciate the commission considering. The commissioners agreed that it was certainly possible that the change in brick pattern above the garage door was a remnant of a past column. Mr. Niebur and Mr. Clinch discussed the existing structural support for the opening's upper course of brick and the fact that the current door was likely installed in the 1950s or 60s. The commission consented that Option #3 was appropriate if some form of evidence were found that the opening was once divided by a central column.

Mr. Niebur moved to approve the replacement of the easternmost garage door at 305 E Pine with either Option #1, #2, or #3. Ms. Armstrong seconded the motion. The motion carried 5-0.

**CA-19-06-25: Stoop Restoration, 1302 Hillcrest Street**

Ms. Matter introduced the application for the restoration of the front, western stoop at 1302 Hillcrest Street and invited the home's owner, Bill Perry, to summarize his proposed project. Mr. Perry explained that the work would essentially result in a like-for-like reconstruction of the stoop aside from the replacement of its existing, likely non-historic concrete wingwall caps with limestone. Mr. Perry added that he already possessed the brick for the project and that it was a match to brick used on the south side of the home for a previously approved repair and replacement project. The commissioners expressed no opposition or concerns over the proposed project.

Mr. Bugg asked Mr. Long and his fellow commissioners why a like-for-like replacement or reconstruction project like this was being reviewed by the whole commission and not being considered and approved through the expedited process. Ms. Matter and Mr. Long explained that because this was a complete reconstruction of a large structural element and not a simple repair of some element of the stoop, e.g. tuckpointing, that it required the full commissioners review, particularly a review by Mr. Niebur and Mr. Warloe, the commission's two architectural and construction professionals. Mr. Long added that the fact that the applicant was also seeking Bone Grant funds for the project also required the full commission's review of the project. Mr. Bugg expressed understanding and thanks for the explanation.

Mr. Bugg moved to approve the application for stoop reconstruction at 1302 Hillcrest Street. Ms. Armstrong seconded the motion. The motion carried 5-0.

**BG-19-06-08: Stoop Restoration, 1302 Hillcrest Street**

The commissioners then discussed the applicant's proposal for Bone Grant funding of the stoop restoration project. Citing that the applicants would not be permanently removing or adversely altering significant architectural elements of the stoop and that either like or more appropriate materials would be used (brick, concrete, and limestone caps), the commissioners agreed to approve the grant request. The commissioners reviewed the estimates submitted at the meeting by Mr. Perry. Upon understanding that one estimate was for the full scope of work and that two of the other estimates were to be combined to show the combined costs for the full scope of work, staff and the commission determined that the grant would be in the amount of \$2,250, half the amount of the lower estimate.

Ms. Armstrong moved to approve the application for Bone Grant funding of the stoop restoration project at 1302 Hillcrest Street in the amount of \$2,250. Mr. Niebur seconded the motion. The motion carried 5-0.

**DP-19-06-04: Demolition Permit, 4408 E Raab Road (House north of the Apostolic Christian Church)**

Ms. Matter introduced the demolition permit submitted by the Apostolic Christian Church for its brick building located just north of its parking lot (see attached application and maps). Mr. Long explained that little definitive information on the building's history had been compiled prior to the meeting but did offer that many believe it to have been a one-room, rural schoolhouse at one time. The commissioners all agreed that the property looked too large and its floorplan too open to have originally been a residence.

Mr. Long explained that in the time between the demolition permit's filing date and the commission's meeting (approximately one week), he had not been able to thoroughly research the property or structure's history. Mr. Long did offer that in a cursory search for known one-room, rural schoolhouses in McLean County he'd found an article stating that perhaps only two remained and that they were in a township west of Bloomington-Normal.

Mr. Long then called and placed Bill Kaeb, a board member for the Apostolic Christian Church and the applicant, on the room's conference phone. Mr. Kaeb explained that the church's principle reason for pursuing the building's demolition was to save on energy and upkeep costs. Mr. Kaeb then stated that, to his knowledge, the building may very well have been a schoolhouse originally and that the church had used it for a couple decades as a meeting space and young adult gathering area. Mr. Kaeb added that the church had no present plans for the site, but that the costs of maintaining the structure were now believed to outweigh its use and value.

With the possibility that the building might have been an early 20<sup>th</sup> Century schoolhouse and one of only a handful left in the county, the commissioners asked if Mr. Kaeb and the church would be comfortable giving staff till the July 9, 2019 meeting of the commission to research the structure further before issuing their recommendation on the demolition permit application. Mr. Kaeb agreed to this request and offered that Town staff could come tour the building the following evening. Mr. Long accepted the invitation and agreed to research the property more fully.

### **ZMA-19-06-01: Zoning Map Amendment, 407 Normal Avenue**

Ms. Davison summarized the rezoning request for 407 Normal Avenue from R-1A (Single Family Residential) to R-2 (Mixed Residential) within the Old North Normal Historic District. Town staff distributed copies of the property owner's application to the Planning Commission for the zoning map amendment and displayed images and maps of the property and its surrounding zoning for added context. Town staff then explained that although rezoning requests are usually only reviewed by the Planning Commission and, ultimately, approved or denied by the Town Council, the fact that the subject property was located within a historic district meant that the Historic Preservation Commission also needed to make a recommendation on the issue. Ms. Davison then called and placed Adam Kimball, the property's owner and the applicant, on the room's conference phone.

Mr. Kimball then summarized his application and reasons for requesting the rezoning of his property (see the application submitted to the Planning Commission for its July 3, 2019 meeting). Mr. Kimball emphasized that it was not his intention to pursue the removal of the property from the historic district (i.e. removing the property's S-3 Historic District zoning overlay) but rather to change the single-family zoning of the property to a classification that, in his view, would be more appropriate given its proximity to higher density housing to the south and east.

Upon the conclusion of Mr. Kimball's summary, Mr. Bugg stated his opposition to the proposed rezoning. Mr. Bugg stated that the single-family character of the neighborhood, historically, and its existing zoning were key factors in the determination of the boundary of the historic district back in 2003. To rezone a property in the district to something other than single family, Mr. Bugg added, would be at odds with part of the intent of creating the district. Mr. Kimball then asked the commission if removing the property from the historic district entirely would be more palatable. Ms. Matter spoke in strong opposition to the proposed rezoning and idea of removing the property from the district. Ms. Matter further explained the negative precedent that would be set for all three historic districts in the future were the applicant's rezoning request to be approved.

Ms. Armstrong then echoed Mr. Bugg's sentiments and added that rezoning any property within the district would go against both the intent of its creation and the majority of residents in the neighborhood that, back in 2003, worked so hard to have its boundaries drawn to preserve the single-family character of the area.

Mr. Kimball then expressed confusion over the commission's role and scope in the rezoning request approval process. Ms. Davison explained the commission's role in the process.

Mr. Bugg moved to approve the zoning map amendment request for 407 Normal Avenue. Ms. Armstrong seconded the motion. The motion failed 0-5.

### **Other Business**

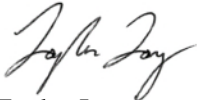
#### **1. 2019 History Maker's Gala**

Mr. Long reminded the commissioners of the McLean County Museum of History's History Maker's Gala to take place on June 19, 2019. Mr. Long stated that he would send the commissioners attending a reminder email a few days prior to the event.

### **Adjournment**

Mr. Bugg moved to adjourn the meeting. Mr. Niebur seconded the motion. The meeting was adjourned at 1:51 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Taylor Long".

Taylor Long  
Associate Planner