

## 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**

**August 13, 2019**

**12:30 p.m.**

#### **Members Present**

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

#### **Members Absent**

Zak Boerger

#### **Others Present**

Mercy Davison, Town Planner; Taylor Long, Associate Planner; Jason Querciagrossa, Deputy Corporation Counsel; Michael and Rebecca Dubowe, 6 Clinton Place; Lynne Poindexter, American Sign Language Interpreter; Cristina Almeida and Ben Sadd, 801 Normal Avenue; Jon Henderson, Contractor for 801 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 July 9, 2019 regular meeting. Ms. Armstrong seconded the motion. The motion carried 5-0. Mr. Warloe arrived after the vote.

#### **CA-19-08-31: Tile Roof Restoration, 6 Clinton Place**

Ms. Matter introduced the application for the restoration of a portion of the clay tile roof at 6 Clinton Place. Mr. Long then summarized the staff report and explained the honest miscommunication that led the applicants to move forward and complete their project prior to receiving commission review and approval. See the attached staff report for additional context. Mr. Long added that the mistimed processing of this and the following application for grant funding for the project in no way diminished the great care and attention to detail that led to the successful, appropriate restoration of clay tiles and underlayment at issue. The commissioners expressed understanding and appreciation for the high-quality materials and methods used to restore the badly damaged portion of the roof above the rear, eastern attached garage.

Mr. Bugg disclosed that he had had professional contacts with the previous owners of 6 Clinton Place during the sale of the home to the applicants/current owners. Mr. Bugg stated that these previous interactions with the applicants in no way affected his judgment nor could they be considered inappropriate with regards to his voting on the item at hand.

Ms. Burgess moved to approve the application for the already completed tile roof restoration project at 6 Clinton Place. Mr. Bugg seconded the motion. The motion carried 6-0.

**BG-19-08-09: Tile Roof Restoration, 6 Clinton Place**

The commissioners then discussed the applicants' request for Bone Grant funding for the already completed tile roof restoration project. Town staff again explained the misunderstanding that led to the mistimed filing of this application with the commission. Mr. Long added that the good faith with which the applicants proceed throughout their restoration project was illustrated by their collection of the two requisite estimates for the cost of the project. Commissioners expressed understanding and support for Bone Grant funding for the project. Upon review of the applicants' two estimates and their final invoice for the roof restoration project, staff and the commission determined that the grant would be in the amount of \$3,443.50, half of the lower estimate provided.

Mr. Bugg again stated his prior professional involvement with the previous owners/sellers of 6 Clinton Place and his belief that his voting on this item was in no way affected by such contacts.

Mr. Armstrong moved to approve the application for Bone Grant funding of the tile roof restoration project at 6 Clinton Place in the amount of \$3,443.50. Mr. Niebur seconded the motion. The motion carried 6-0.

**CA-19-08-32: Handrail Installation, 312 W Virginia Avenue**

Ms. Matter introduced the application for the installation of a wrought iron handrail on the steps of the front entrance to 312 W Virginia Avenue. The commissioners and staff reviewed the contents of the staff report, particularly noting that the applicants had had a similar request for a metal, black handrail approved back in 2012. Ms. Armstrong clarified that the handrail approved in 2012 was to be a salvaged railing while the presently proposed railing is to be manufactured to fit this home specifically. Ms. Armstrong added that the proposed railing would be made by McGraw's Ornamental Iron Works in a fashion similar to her home's front handrail at 310 W Virginia Avenue. Commissioners expressed no opposition to the proposed handrail's installation.

Mr. Bugg moved to approve the proposed handrail installation. Mr. Warloe seconded the motion. The motion carried 6-0.

**CA-19-08-33: Window Replacement, 312 W Virginia Avenue**

This and the following item were discussed at the same time but voted on separately.

Ms. Matter then introduced the application for the replacement of four wood windows on a rear addition to the home at 312 W Virginia Avenue. See attached staff report for additional context. Commissioners reviewed the proposed wood composite windows externally clad in aluminum and expressed no opposition to their design or the change in operating function – from awning to double hung windows.

Commissioners then discussed whether the rear addition, constructed in the early 1950s, should be considered historic and thus contributing to the rest of the home built in 1917. A lengthy discussion was had considering the materials used in the construction of the addition and attempts made or not made to have the addition compliment the original home's construction. Commissioners agreed that, although more than fifty years old, the rear addition was not contributing to the historic structure and, therefore, outside of the commission's purview for review and approval of exterior changes. With that decided, the commission agreed that the

windows currently in place were not historic and could be replaced with substitutes of any design or material, including vinyl.

Mr. Bugg moved to approve the application for the replacement of four windows located on the western façade of 312 W Virginia Avenue's rear, northern addition with substitutes of any material or design. Ms. Armstrong seconded the motion. The motion carried 6-0.

**BG-19-08-10: Window Replacement, 312 W Virginia Avenue**

This and the previous item were discussed at the same time but voted on separately.

Noting the determination that the rear addition and its four western, wooden windows were not historically contributing to 312 W Virginia Avenue, the commissioners determined that Bone Grant funds were not eligible for the applicant's proposed window replacement project.

Ms. Burgess moved to approve the proposed Bone Grant request for a window replacement project at 312 W Virginia Avenue. Mr. Niebur seconded the motion. The motion failed 6-0.

**CA-19-08-34: Chimney Restoration, 801 Normal Avenue**

Ms. Matter introduced the application for the restoration of the chimney at 801 Normal Avenue and invited the home's owners to summarize their plans. Ben Sadd explained that restoration of the chimney was needed following years of water infiltration and damage to the stucco-clad feature. Mr. Sadd explained that the chimney would be deconstructed down to the level of the roof, rebuilt with brick, and re-clad with stucco. Additionally, the chimney's cap and ceramic vent pipes would be maintained or reconstructed to match the existing, original appearance. The commissioners expressed appreciation and support for the homeowners' efforts to maintain and preserve their historically significant home.

Ms. Armstrong moved to approve the application for chimney restoration at 801 Normal Avenue. Mr. Niebur seconded the motion. The motion carried 6-0.

**CA-19-08-35: Stucco Restoration, 801 Normal Avenue**

Ms. Matter then introduced the application for the restoration of exterior stucco situated elsewhere on the home at 801 Normal Avenue. Mr. Sadd and his contractor Jon Henderson explained that sections of stucco on each of the four sides of the Spanish Colonial Revival home were in need of significant repairs and restoration. Mr. Warloe stressed that stucco is a very difficult material to accurately determine the full, final scope of work for due to the material's tendency to crack and come off in large pieces. Mr. Henderson and Mr. Sadd expressed understanding.

Mr. Bugg recused himself due to past professional interactions and a reference made to Town staff for Mr. Henderson's professional services.

Ms. Armstrong moved to approve the application for the restoration of stucco at 801 Normal Avenue. Ms. Burgess seconded the motion. The motion carried 5-0.

**BG-19-08-11: Stucco Restoration, 801 Normal Avenue**

The commissioners then discussed the applicants' request for Bone Grant funding of the stucco restoration project. Citing that the applicants would not be permanently removing or adversely altering significant architectural elements of their significant, Arthur L. Pillsbury-designed home, the commissioners agreed to approve the grant request. Noting that they were only able to collect one estimate for the costs of restoring the stucco, the applicants explained that numerous attempts to secure quotes had yielded only one serious response. Mr. Long then offered that he and the applicants had worked hard to find qualified contractors for the stucco project but had come up shy of the two estimates regularly required by the commission. Appreciating the applicants attempts to secure two estimate and noting their ability to waive the need for two estimates at their discretion, the commission determined that the grant would be in the amount of \$4,000, the maximum grant amount permitted.

Mr. Bugg again recused himself due to past professional interactions and a reference made to Town staff for Mr. Henderson's professional services.

Ms. Burgess moved to approve the application for Bone Grant funding of the stucco restoration project at 801 Normal Avenue in the amount of \$4,000. Ms. Armstrong seconded the motion. The motion carried 5-0.

**Other Business**

Mr. Long informed the commissioners that the Town Council did not move to begin historic designation of the former Burfield Schoolhouse owned by the Bloomington Apostolic Christian Church within the 30-day "no demolition" period following the commission's July 9<sup>th</sup> denial of the church's demolition permit. Mr. Long explained that the church's demolition permit application was being processed by the Town's Inspections Department and that demolition could take place any time after the application's approval. Commissioners urged that additional, final contacts be made with the church to pursue relocating the structure or otherwise preserving it.

**Adjournment**

Mr. Bugg moved to adjourn the meeting. Mr. Niebur seconded the motion. The meeting was adjourned at 1:20 p.m.

Respectfully submitted,



Taylor Long  
Associate Planner