

MINUTES

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

REGULAR MEETING

April 12, 2011

12:30 p.m.

Members Physically Present

Anne Matter, Kristen Allen, Matt Felumlee, Bruce Warloe, Kathy Burgess and Bob Ward

Members Physically Absent

Nancy Armstrong

Others Physically Present

Geoff Fruin, Assistant City Manager

Terri Ryburn, 305 E. Pine Street property owner

Call to Order

Ms. Matter called the meeting to order at 12:30 p.m. and noted a quorum was present.

Minutes:

Ms. Allen moved to approve the minutes of the March 8, 2011 meeting. Mr. Felumlee seconded. The motion carried 6-0.

Local Landmark Designation: 305 E. Pine Street (Sprague's Super Service)

Ms. Matter mentioned that the Commission is eager to consider the application for local landmark designation. Mr. Felumlee moved to recommend approval of the application and Ms. Burgess seconded the motion.

Ms. Ryburn provided an overview of the application and expressed her desire to reference the 1967 addition under the "Describe any past additions / alterations to the proposed landmark" section on the first page of the application. The addition is referenced elsewhere in the application but was mistakenly omitted in that specific section.

Ms. Ryburn mentioned that the original building footprint is listed on the National Historic Registry. She reiterated her desire to preserve the ability through the local designation process to demolish the two noted non-historic additions to the building. These additions are not recognized on the national registry. She also mentioned that she plans to conduct minor repairs to the garage doors during the local application and approval process.

Ms. Ryburn mentioned that she intends use the building for a visitor center, meeting and performance location, and a coffee/tea room. Longer term, she hopes to use the facility for a bed and breakfast operation.

The Commission noted the application for the property was very thorough and accurately described the historic importance of this property. They discussed its significance to Rt. 66 and its unique architecture for its use as a fueling station on that historic transportation route. Ms. Matter mentioned that Town code provides eleven criteria for consideration during a nomination process. The Commission reviewed each criterion and decided that this property met the following specified criteria:

1. It's character interest, or value as part of the development, heritage or cultural characteristics of the Town, County of McLean, State of Illinois or the United States of America
2. Its location as a site of a significant local, county, state or national event
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant
7. Its embodiment of design elements that make it structurally or architecturally innovative
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature
9. Its character as particularly fine or unique example of an utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with high level of integrity or architectural significance
10. Its suitability for preservation or restoration

Many of the above criteria were specifically described in the application; however, the Commission chose to add numbers 6, 7 and 9. For criteria number six, the Commission specifically noted the unique architectural detail of the original structure, especially given its historical use as a fueling station. Similarly, for criteria seven, the Commission noted that two story fueling stations are increasingly rare. Ms. Ryburn noted that this is one of five two-story fueling stations left on the entire Rt. 66. Finally the Commission added criteria nine due to the fact that the building meets the utilitarian definition and embodies a high level of architectural significance.

The Commission specified that both non-historic additions can be demolished if desired by the owner at a future date. However, modifications to those structures other than demolition need to come back to the Commission under the standard Certificate of Appropriateness process. Also the Commission noted that there is one non-historic light pole (1960s) on the property that can be removed at any future date. The pictures of the property reflect two of these light poles, however one has already been removed since the photographs were taken. The Commission agreed to let Ms. Ryburn pursue minor modifications to the garage doors during the application process.

The Commission recommends to the Planning Commission and Town Council that if future parking lot modifications are pursued by the owner, that landscaping requirements not apply. The Commission noted the parking lot's impact on the historic nature of the property, which served as a fueling station. The Commission also recommends that if future signage is pursued for the property, that such signage comes before the Commission for a formal recommendation before going to the Planning Commission.

Finally, the Commission endorsed Ms. Ryburn's plan for use of the property and did not state a desire to recommend a restriction on any future permitted uses of the property. The Commission unanimously

voted to draft a resolution that will recommend approval of the application. Such resolution will be voted on in May and will be sent to the Planning Commission.

Other Business:

Ms. Matter mentioned that she soon anticipates a demolition permit for the Masonic Temple building in Uptown Normal. The Commission expressed their hope that the Town could preserve the building. Mr. Fruin suggested that perhaps Mayor Koos could attend the next meeting to discuss the issue. Mr. Fruin will pursue scheduling that meeting.

Adjournment

There being no further business, the meeting was adjourned at 1:15 p.m.

Respectfully submitted,
Geoff Fruin
Assistant City Manager