

**FINAL MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, JULY 19, 2018 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson Sherry Graehling, Mr. John Elterich,  
Ms. Ann Bailen, Ms. Lea Cline, Ms. Georgene Chissell, Mr. Paul  
Scharnett

**MEMBERS ABSENT:** Mr. Levi Sturgeon

**OTHERS PRESENT:** Ms. Izzy Rivera, Assistant City Planner

**CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:00 P. M.

**ROLL CALL:** Ms. Rivera called the roll. Six members were present and  
quorum was established.

**PUBLIC COMMENT:** None

Mr. Scharnett motioned to move into the regular agenda items first, then review the minutes from the June 21<sup>st</sup> regular meeting. Seconded by Ms. Chissell. The motion was approved by voice vote.

**REGULAR AGENDA:**

**BHP-11-18 Consideration, review and approval of a Funk Grant for \$1500.00 submitted by Chris and Carol Nyweide to repair and replace wood and roofing materials as needed at 1005 E Jefferson St. Tabled from 06/21/18**

Chairperson Graehling introduced the case. She stated the case was tabled from the June 21<sup>st</sup> meeting. Ms. Rivera stated there was no additional information given to staff. The petitioner was able to attend this meeting and they may be able to provide any additional information. Mr. Chris Nyweide stated he would speak on behalf of the case, with him, his wife Carol and Mr. Brice Wolf. Mr. Wolf is the contractor from TJ's Roofing, who will be in charge of the roofing for the home. Mr. Nyweide stated he has lived at 1005 E Jefferson since 1984. He confirmed that the Certificate of Appropriateness for the roofing work had been approved in May. He stated the summary of the last meeting he received from staff, mentioned that the materials that they have selected to use on the flat portions of the roof were not appropriate. Mr. Nyweide stated the roofing material would be done in tin, had the roof been repaired when the home was originally purchased. The life expectancy of tin would have been around 15 years. He stated the TPO which they would like to use, has a life expectancy of around 30 years. He stated the

durability is a great match for the home and will keep their house safe for a long time. Since there were still questions regarding the drip edge and the tape color, Mr. Nyweide asked Mr. Wolf to explain and answer any questions the Commission may have. Mr. Wolf is the part owner of TJs Roofing. He stated he was certified specialist in CertainTeed Roofing. He is also certified to install TPO. He demonstrated for the Commission the way in which the layers of the roof would be placed, he brought in materials for the demonstration and for the Commissioners to review. Mr. Wolf stated the drip edge would not be seen from the street. The tape would be placed with the appropriate materials for accurate placement and extended durability. Mr. Wolf stated the total fees for the work of the drip edge, installation, and materials would be \$790.53.

Ms. Cline asked if the estimate amount changed from what was provided in the packet. Mr. Wolf stated that he extracted those prices for the work on the drip edge, tape, installation and materials only, as previously requested by the Commission. Ms. Cline stated the Funk Grant currently has no funds for asphalt shingles. She asked Mr. Wolf if there were any standard asphalt shingles that will be used on the roof. Mr. Wolf stated that there were asphalt shingles going on the roof as outlined in the estimate for \$1800.00. This includes labor costs as well. Chairperson Graehling stated there was a line item in the estimate, to remove a satellite dish, which the Commission previously decided would not be covered for funding. Mr. Elterich stated a previous motion proposed to fund \$2700.00 which deducted the \$1800.00 for asphalt shingles and the \$250.00 for the satellite dish removal. Mr. Wolf mentioned there was also an additional item for \$70.00 for permit fees.

Mr. Scharnett asked what the thickness of the roofing material would be. Mr. Wolf stated it was .044 inches. Mr. Scharnett asked how the warranty from the manufacturer would last, Mr. Wolf stated it was 30 years. Mr. Scharnett asked if the detail was approved for 30 years, Mr. Wolf stated that it was. Mr. Scharnett stated he was concerned with the drip edge and the attachment of the drip edge and its longevity. Mr. Scharnett asked what color the coil stock would be, Mr. Wolf stated it would be black. Mr. Scharnett asked if the petitioner had any old photography of what the drip edge might have looked like in previous years. Mr. Nyweide stated that he did, however because of the distance, there would be no way to look at the drip edge with clarity. Mr. Scharnett stated the Georgian Revival style home has the transitions in the roof and does not end in a peak. His concern was whether it was a contrasting or blending cap. He stated a better color could be white for the drip edge and tape, since there is white trim there currently. Mr. Nyweide stated he thought there was a possibility that the roof contained wood, instead of metal years ago.

Ms. Bailen asked how much of the roof would be removed, Mr. Nyweide stated a good percentage of the top of the roof would be removed since they are working on all 3 dormers. The last thing they would like to do is remove original material from the roof. Mr. Wolf stated between 20 and 30% of the roof would be removed.

Ms. Cline thanked the petitioner and Mr. Wolf for all of the extra information. She motioned to approve a Funk Grant in the amount of \$2735.00. This is half of the total project cost minus the amount for asphalt shingles and removal of the satellite dish. Mr. Scharnett asked if the Commission usually funded permit costs. Ms. Cline stated these were all costs the petitioner must pay and are all part of the grand total of the project. Mr. Scharnett asked what precedence

would be set if the funds were approved for a project like this. Ms. Cline stated that the project does not deal with standard maintenance of a standard home. It deserves the assistance of the grant, and the precedent setting issue would be the asphalt shingles. The project contains lots of elements including flat and pitched roofs. Mr. Scharnett contended saying these are elements that he sees often. A local business would be able to come and request funds for a flat roof as well.

Ms. Bailen stated there was a petitioner who has a flat roof and has not received funding. The petitioner could return to the Commission and request Funk Grant funds for the flat roof, if this precedence is set. Ms. Cline stated there are options that homeowners can take that are more historically accurate that can be supported by the Commission. The Commission always tries to assist the homeowners. The petitioner has met the standards as they are trying to conserve the house with the best materials that are available now. Ms. Cline stated she feels comfortable supporting this grant. She stated she has denied request for Funk Grant funds for shingled roofs, because they have all been standard roof replacements. This case has many more issues and elements that make the project intricate. She feels comfortable supporting this case for this type of repair, as it excludes shingles and standard elements. Mr. Scharnett stated his concerns was with the drip edge which is the most historical portion of the roof for the home. Ms. Cline stated regular maintenance on an old home versus a new home contains many differences, architectural elements, and costs associated with each. Ms. Cline stated while there are limitations with the Grant, there are increased costs to the homeowner based on the age and quality of the home.

Chairperson Graehling stated there was a motion on the floor and a second would be needed if the motion would be voted on. The amount of the motion is \$2735.00 for BHP-11-18, at 1005 E Jefferson St. Seconded by Ms. Chissell. The motion was approved 5-1, with the following votes cast on roll call: Ms. Cline—yes; Ms. Chissell—yes; Mr. Elterich—yes; Ms. Bailen—yes; Mr. Scharnett—no; Chairperson Graehling—yes.

**BHP-15-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Lea Cline to remove aluminum from windows, wood repair, and removing and replacing awning at 931 W MacArthur Ave.**

**BHP-16-18 Consideration, review, and approval of a Funk Grant for \$2705.50 submitted by Lea Cline to remove aluminum from windows, wood repair, and removing and replacing awning at 931 W MacArthur Ave.**

Ms. Cline recused herself from the meeting. Ms. Rivera gave the staff report. She stated 931 W MacArthur was not located in a Historic District, however does have the S-4 local historic designation. The petitioner would like to remove the aluminum casings of 21 windows that were previously placed on top of the wooden frames. This would bring the home back to a more historically accurate state. The petitioner would also like to remove the awning in the rear door which is rusted and in bad shape.

The awning will be made from Douglas fir and will have a custom crown molding. According to the preservation briefs material should match and be appropriate. Care should be taken when discarding material. Staff is recommending in favor of case BHP-15-18 and BHP-16-18 for a Funk Grant amount of \$2705.50

Mr. Brad Williams, contractor, 613 E Grove, spoke on behalf of the petitioner. He stated the homeowner did not like the aluminum look on the windows. The sash has been replaced and the sills were covered in aluminum. Mr. Elterich asked if the aluminum covers were an aesthetic issue or if there could be some rotting wood. Mr. Williams stated anything could be possible, and hopes there is minimal damage, however there could be more damage under the aluminum. Mr. Williams stated the painting of the windows will be done by an outside contractor. He stated he is doing a hip roof on the awning for the back door, and a small cedar crown molding. He showed the Commission a bracket detail that he will be using for the awning. The awning will be wide enough to cover the petitioner from the drip line.

Mr. Scharnett asked how the roof would interact with the head over the door. Mr. Williams stated it would be above the crown. Ms. Chissell stated the drawing shows 10 inches. Mr. Scharnett asked if the gutter would be in the way. Mr. Williams stated that he will be moving the down spout.

Ms. Bailen asked how the home in a non-designated historic district could have the S-4 Historic District overlay. Chairperson Graehling stated that the petitioner went through the process and application to obtain the S-4 Historic District overlay. She is now able to apply for Funk Grant funds for eligible projects. She stated that Ms. Cline is encouraging others to see the benefits in getting their home designated through the application process.

Mr. Williams stated the petitioner previously did a project that involved a custom made 8 foot wooden storm door. The front door is a focal point of the home.

Mr. Elterich motioned to approve case BHP-15-18 as submitted. Seconded by Ms. Bailen. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Scharnett motioned to approve case BHP-16-18 Funk Grant for 2707.50. Seconded by Mr. Elterich. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Bailen—yes; Ms. Chissell—yes, Chairperson Graehling—yes.

**BHP-17-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Sara Simpson and Darcy Ackley to replace lattice work on east and north side of porch at 709 E Taylor St.**

**BHP-18-18 Consideration, review and approval of a Funk Grant submitted by Sara Simpson and Darcy Ackley for \$1765.00 to replace lattice work on east and north side of porch at 709 E Taylor St.**

Ms. Cline rejoined the meeting and Chairperson Graehling introduced the next case. Ms. Rivera gave the staff report. She stated the home was located in the Dimmit's Grove Historic District with the S-4 Historic District overlay. The home is a vertical plank style. Previous work was done on the home and Funk Grant funds were awarded. The petitioner is requesting a Certificate

of Appropriateness and Funk Grant for \$1765.00 to replace lattice work on the porch and replace deteriorating floor boards. When repairing wood work, materials that are more resistant to decay and the elements may be used, making sure any architectural features are maintained and care is taken when removing materials.

Mr. Brad Williams, 613 E Grove, spoke on behalf of the case as the contractor. He stated there was a change in the case. The petitioner will no longer be doing lattice work on the north side of the home. The lattice is not original to the home and was installed in the early '80s. He stated the house was a prefabricated home which was shipped to Bloomington. Mr. Williams stated the home has had walls placed inside, as well as siding on the exterior.

Ms. Cline confirmed that the petitioner would be removing the line item in the estimate for replacing lattice work with vertical boards on the north side of porch. Mr. Williams confirmed the change. They will be doing the floor board repair and replacing lattice work with horizontal boards on the east side of the porch. Chairperson Graehling stated that \$925.00 would be deducted from the original total project cost. 50% of the new total will be the new requested Funk Grant fund amount.

Mr. Williams stated repairs have been done on other sides of the porch, and stepping stones were placed on the north side to cover groundhog holes. Mr. Scharnett asked how the horizontal boards would still breathe. Mr. Williams stated once the treated lumber shrinks from the purchase there will be many slats. Mr. Scharnett asked if they were vertical or horizontal slats. Mr. Williams stated they were vertical and he left the horizontal piece next to the floor on the bottom. The Commission briefly discussed some history of the house and previous and current owners.

Mr. Elterich motioned to approve case BHP-17-18 as amended by the petitioner. Seconded by Ms. Cline. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Scharnett motioned to approve case BHP-18-18 as amended by the petitioner for the amended amount of \$1300.00. Seconded by Ms. Cline. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Cline—yes; Mr. Elterich—yes; Ms. Bailen—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**BHP-19-18 Consideration, review and approval of a Rust Grant for \$1550.00 to remove and install store front glass, repair rotted window sill and waterproofing at 215 E Front St.**

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. The site is located within the Rust Grant boundaries and Central Business District. The petitioner is proposing to remove windows, store them, repair the rotting wood, and waterproof. The petitioner provided 2 estimates, one from Brad Williams Construction and the other from Conrad Sheet Metal. Staff supports the work that is outlined in the full estimate provide in the packet. The work will be done by hand with appropriate materials. According to the preservation briefs the store front should be preserved and the color should match the time period and the surrounding structures. Care should be taken when removing materials. Staff is recommending in favor.

Brad Williams, 613 E Grove, is the contractor speaking on behalf of the case. He stated that in projects like these he would typically use cedar. However, he will be using white oak because of the density of the material and its resistance to the elements. The weight of the glass is also a factor. He will provide temporary waterproofing and security for the building. Ms. Cline asked if the quote involved scrapping and painting as well. Mr. Williams stated that it did not, another contractor would be doing that work. Ms. Cline asked if the same color would be used. Mr. Williams stated he is not aware of a change in color.

Mr. Elterich motioned to approve case BHP-19-18 for half of the full project amount with a request for \$1550.00. Seconded by Mr. Scharnett. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Mr. Scharnett—yes; Ms. Bailen—yes; Ms. Cline—yes; Ms. Chissell—yes Chairperson Graehling—yes.

**MINUTES:** The Commission reviewed the minutes of the June 21, 2018 meeting. Chairperson Graehling corrected scrivener errors on page 2 and 3. Ms. Cline corrected scrivener errors on page 1.

Mr. Scharnett motioned to approve the minutes as amended. Seconded by Ms. Cline, the motioned was approved by voice vote.

**OTHER BUSINESS:**

Ms. Cline would like City staff to be aware that there are still holes on Summit Street on the west side. The Commission transferred funds in order to repair these areas and would like to make staff aware.

Chairperson Graehling stated a Franklin Park Historic Plan was brought to her attention by Mr. Tim Maurer. Staff is aware of the plan as well as the Parks Department. Staff will update the Commission when more conversations between Parks, Mr. Maurer and Community Development occur.

**NEW BUSINESS:**

Ms. Chissell stated she will be having a press conference to announce her candidacy for City Council. The announcement will take place on August 10<sup>th</sup> in front of the Museum of History at 4:30PM. If Ms. Chissell gets elected, she will no longer be able to serve on the Historic Preservation Commission.

**ADJOURNMENT:**

Mr. Elterich motioned to adjourn; seconded by Ms. Chissell. The meeting adjourned at 6:37 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner