



**AGENDA  
HISTORIC PRESERVATION  
REGULAR MEETING  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701  
WEDNESDAY, MAY 17, 2018, AT 5:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes of the April, 19, 2018 regular meeting of the Bloomington Historic Preservation Commission.
- 5. REGULAR AGENDA**
  - A. BHP-10-18** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Chris and Carol Nyweide to repair and replace wood and roofing material as needed at 1005 E Jefferson St.
  - B. BHP-11-18** Consideration, review and approval of a **Funk Grant** submitted by Chris and Carol Nyweide to repair and replace wood and roofing material as needed at 1005 E Jefferson St.
- 6. OTHER BUSINESS**
  - 2018 Historic Preservation Awards Recap**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, APRIL 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,

**MEMBERS ABSENT:** Mr. Levi Sturgeon, Mr. Paul Scharnett

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; 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. Five members were present and  
quorum was established.

**PUBLIC COMMENT:** None

**MINUTES:** The commission reviewed the minutes of the March 15, 2018 meeting.  
Chairperson Graehling corrected scrivener's error on page 2, 3, 4 and 5.

Mr. Elterich motioned to approve the minutes as amended. Ms. Cline seconded the motion,  
which was **approved** by voice vote.

**REGULAR AGENDA:**

**BHP-04-18 Consideration, review and approval of a Certificate of Appropriateness  
submitted by Brad Williams to repair the chimney at 702 E Grove St.**

**BHP-05-18 Consideration, review and approval of a Funk Grant submitted by Brad  
Williams for \$2,500 to repair the chimney at 702 E Grove St.**

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. She stated 702 E  
Grove is located in East Grove Historic District. The home is an August Elbe home built in 1888,  
in a Queen Anne Architectural Style. Queen Anne homes are known for the round towers and  
brick chimneys. The chimney for this home needs to be repaired. Ms. Rivera stated the petitioner  
is proposing to rebuild the chimney. The bricks will be taken down and cleaned, and placed back  
with appropriate materials. The estimated cost for the project is \$5,000.00 and the Funk Grant  
request is for \$2,500.00. She stated the Architectural Review Guidelines and the Preservation

Briefs recommend that brick not be sandblasted or cleaned with abrasive materials. When repointing, cement lime mortar should be used. Care should be taken when removing the materials so as to not damage surrounding architectural features. Ms. Rivera stated staff recommends in favor of the Certificate of Appropriateness and the Funk Grant for \$2,500.00 for the rebuilding of the chimney.

Mr. Brad Williams, 613 E Grove St, owner of the property, spoke on behalf of the case. He stated the project involved taking the chimney down, cleaning the bricks and resetting them. He stated he will be adding a cap to the chimney as well, to get the chimney up to code. He will also be recycling the extra limestone. Mr. Williams stated the chimney is not used as decorative, it is a nice feature in the home that he would like to repair.

Ms. Bailen asked what material the roof was made of, Mr. Williams stated the roof was asphalt shingles. He stated the big tower roof is made of the original slate.

Ms. Cline stated the case number had a typo and should be corrected to BHP-04-18.

Mr. Williams stated he would return to the commission to request a Certificate of Appropriateness to replace the asphalt shingles. He stated once the chimney is repaired he will repair the singles. Ms. Cline asked if he would only be requesting a Certificate of Appropriateness, Mr. Williams stated that he would not request Funk Grant funds for the asphalt shingles.

Mr. Williams pointed out for the Commissioners the areas of the roof that he will be replacing in the future.

Ms. Cline motioned to approve case BHP-04-18 and BHP-05-18, Certificate of Appropriateness and Funk Grant amount for \$2500.00 for 702 E Grove St. Seconded by Ms. Bailen. The motion was approved 5-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**BHP-06-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Elliot Farlow to repair and replace rotted wood siding under the gutter system and front fascia at 504 E Walnut St.**

**BHP-07-18 Consideration, review and approval of a Funk Grant submitted by Elliot Farlow for \$5,000 to repair and replace rotted wood siding under the gutter system and front fascia at 504 E Walnut St.**

Chairperson Graehling introduced the case. Ms. Simpson gave the staff report. She stated staff is recommending in favor the Certificate of Appropriateness as well as the Funk Grant for up to \$8,107.50. She stated the Funk Grant allows a maximum of \$5,000.00 however when the project is a major restoration, two grants may be allocated per property.

She stated the property is zoned R-2, with the S-4 Historic District Overlay. Located in Franklin Park Historic District, also on the National Register. The home was built in 1888, two story home divided into 4 apartments. The house is not referenced in the National Register or the Historic

Plan, however the house has the S-4 Historic District Overlay. The home also has notable Queen Anne Features. The house still has the wood siding, part of maintaining that is to make sure water does not get in the house. The box gutters and fascia were replaced with pine. Pine is not ideal for exterior work. The petitioner is proposing to use cedar, which is a more appropriate material for exterior work.

Staff reviewed the Secretary of the Interior Standards, staff found the standards are being met. The work will be done in a way that will match the original craftsmanship. Repairing should be done first before replacing. Petitioner will be following these guidelines. For these reasons staff is recommending in favor of the Certificate of Appropriateness and Funk Grant. Ms. Simpson reminded the Commissioners that they are working out of Fiscal Year 2019. City Council approved the \$30,000.00 budget for the Historic Preservation Commission Funk Grant and \$115,000.00 for the Rust Grant Fund.

Elliot Farlow, owner at 504 E Walnut St and Brad Williams, contractor; spoke on behalf of the case. Mr. Farlow thanked the Commission for their time, and Ms. Simpson for her help on this topic over the last year. Mr. Farlow stated he wanted to get the work done a year ago, however funds ran out. Mr. Farlow acquired the property in 2012, he stated the first few years were fine, however in 2014-2015 he began to notice some deterioration. Recently he noticed the pine of the fascia and the siding on the windows were beginning to deteriorate to the point where repair needed to be done. He wants to respect the property. He understand that the request is over the maximum however he would like to ensure that the work gets done by Mr. Williams, who is an in demand contractor, as well as getting the work done in a timely manner.

Ms. Cline asked about the downspout, she stated it is standing away from the house, she asked if it would be repaired. Mr. Farlow stated when he bought the property, there was a metal extension which he will replace in the future. The box gutters have stopped functioning because of the pine rot.

Ms. Cline stated that if he will be replacing the gutters, he could request Funk Grant money, however he cannot use corrugated metal. She stated Mr. Williams will be able to give advice on the round gutter shapes that are more historically accurate.

Mr. Farlow stated that this is something that he will do in the future. He has lived in all the units as he has been remodeling them, and will care for the interior and exterior of the home.

Mr. Elterich motioned to approve the BHP-06-18 and BHP-07-18 for up to \$8,107.80. Seconded by Ms. Cline.

The motion was approved 5-0, with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**BHP-08-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Tim Maurer to remove and replace rear west porch at 319 E Chestnut St.**

Ms. Rivera gave the staff report. She stated the home is located in the Franklin Square Historic District. The Francis Funk house was built in 1875, and turned into a duplex in 1914. The

property has two porches in the rear. Last year the Historic Preservation Commission approved a Certificate of Appropriateness for the removal and replacement of the east rear porch. The petitioner would like to also repair the west rear porch. The project will entail demolition, excavation, framing and electrical as outlined in the budget. The porch will be built in general conformance to the Arthur Pillsbury architectural plans.

Ms. Rivera stated the Secretary of the Interior Standards recommend that any addition be comparable in size, shape, material and character to the principle building. Demolition should be done with care as to not damage the other architectural features such as siding. Staff recommends in favor of the Certificate of Appropriateness for the removal of the rear west porch at 319 E Chestnut St.

Mr. Maurer, owner, 317 E Chestnut St. spoke on behalf of the case. He stated he has photographs of the progress done to the east porch. The demolition has been done, the foundation and steps have been placed and columns are ready for the roof, which will go in during spring time. He provided photographs to the Commissioners to show the progress.

Mr. Maurer is doing the carpentry part of the project himself.

Ms. Cline asked if the lattice will remain unpainted. Mr. Maurer stated that was not the intention, however the wood was treated, and it would eventually be painted. Ms. Cline asked what color it would be painted. Mr. Maurer stated he would be using white. Ms. Cline asked about the selection of the lattice. She did not think it was appropriate for the time period of the home. Mr. Maurer stated that it was all represented in the plans.

Ms. Simpson also pointed out that sweat labor would not be reimbursable. Mr. Maurer stated he was not going to be listing sweat labor in the budget.

Ms. Cline stated there are not specific notations in the budget that show that lattice work would be done. Mr. Maurer stated he included the lattice work under the framing budget line item, he did not break the budget down further.

Ms. Cline stated she was concerned with the lattice work not being historically accurate to the house, since they did not have that type of lattice during that time period. It was also not listed under the original request. Mr. Maurer stated he would provide the side elevation that would show the lattice work. Ms. Cline stated she would like to make sure that any repairs that are supported by the Historic Preservation Commission are historically accurate to the house.

Mr. Elterich asked if the 1914 renderings showed the lattice work. Mr. Maurer stated that he believed it did.

Ms. Cline stated that in her opinion she would decline to recommend the Certificate of Appropriateness unless Mr. Maurer can show that the lattice work is accurate to the house.

Mr. Maurer stated the petition could be amended verbally to not include lattice work until he could provide documentation. Ms. Chissell stated she has some renderings from a previously submitted application from Mr. Maurer that may contain the renderings he was referring to.

Mr. Maurer stated the lattice work is shown in the renderings. Chairperson Graehling stated the lattice was possibly built on site as it is not so complicated and can be done with ease.

Ms. Cline stated with the new rendering there was no need to amend the petition, as the lattice work could be considered accurate for the house.

Ms. Cline motioned to approve BHP-08-18, with the contingency that the vertical lattice, as used on the east porch be used on the west porch, and is comparable with the 1914 renderings. Seconded by Mr. Elterich.

The motion was approved 5-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Chissell—yes; Ms. Bailen—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

**BHP-09-18 Consideration, review and approval of a Funk Grant submitted by Tim Maurer for \$5,000 to remove and replace rear west porch at 319 E Chestnut St**

Ms. Simpson stated staff recommended in favor of the Certificate of Appropriateness. Staff does not feel it prudent to recommend the Funk Grant for this property as there are currently 3 pending grants with work that has not been completed. Staff would ask the petitioner come back at a later date after some of the other projects have been closed out. If at that time there is enough funding, the petitioner could reapply. Ms. Simpson stated the Commission is able to approve the grant however the Commission recently gave an extension to another grant for the property.

Ms. Cline stated if more grants are to be given to this property there would be a stacking of open projects. This could be viewed as a violation of the norms of the grant which state only one grant per fiscal year per property.

Mr. Maurer stated his track record shows that the projects get completed before the expiration date or before the extension date is requested and approved. He stated if he ever did not complete the project, then he would not be reimbursed. Mr. Maurer also stated that without the grant funds the project becomes economically infeasible for him. He stated he decided to take the two project and spread them over two fiscal years as to not go beyond the parameters of the Funk Grant.

Mr. Elterich motioned to approve BHP-09-18 for \$5000.00. Seconded by Ms. Bailen. The motion was approved 3-2, with the following votes cast on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Ms. Cline—no; Ms. Chissell—no; Chairperson Graehling—yes.

**Consideration, review and approval of a resolution recommending City Council approve a budget amendment and authorize a change order to facilitate the allocation of the remaining FY18 Rust Grant funds, approximately \$64,000.00, to be used to repair and restore the temporary gravel utility patches with brick on various City of Bloomington Brick Streets, an amendment to the FY2018 Street, Alley and Sidewalk Maintenance Contract awarded to George Gildner, Inc (BID 2018-06).**

Ms. Simpson stated during the last Historic Preservation Meeting, the commissioners were told there were \$64,000.00 left in the Rust Grant. The commissioners gave staff the direction to look into the possibility of bringing some of that money back to the Historic Preservation Commission. After conversations with Legal, Finance and Public Works, funds could be used to help restore some temporary patches the City has accrued while replacing the brick streets. This could be done through a budget amendment, approved also by City Council. Staff is requesting the Commission pass a resolution and sign it, for it to go before City Council for approval. She stated funds would need to be encumbered by the end of the fiscal year.

The areas that will need repair have been caused by a utility cut. The funds would be used to repair the patches with brick. Ms. Cline asked if the work would be done in accordance with the Brick Streets Master Plan. Ms. Simpson stated the repair would be for the patches that are currently gravel and awaiting cement. These funds would ensure that the patches would be repaired with brick and not cement. Ms. Cline stated, that while using the Rust Grant funds to further the Bricks Street Plan was great, the funds should be used for the intended purpose of assisting buildings in the downtown area. She would like City Council to understand that this act would not be a standard approach and the Commission would much rather use the funds for the preservation of historic buildings.

Ms. Simpson stated this reallocation of funds would only be for this fiscal year. She stated City Council has given the Historic Preservation Commission a budget of \$115,000.00 for the downtown Rust Grant. The bylaws of the Commission allow for any unused funds to be reallocated towards preservation.

Mr. Maurer requested to comment on the resolution. He stated the commission should be cautious to allocate funds towards matters that are not outlined for the Rust Grant. He suggested that any funds that are left should be allocated towards other homes that are in the S-4 Historic District Overlay. He stated there are historic homes that are in need of funds for repairs. Mr. Maurer stated the Commission has the power to vote for the benefit of Historic Preservation.

Ms. Simpson clarified if the funds were not allocated they would return to the general fund. Ms. Cline stated she agrees with allocated funds towards brick streets, but would like the City Manager to understand that this is not to set a precedent for future allocations of funds.

Ms. Cline motioned to vote in favor of the resolution. Seconded by Ms. Chissell. The motion was approved 5-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Chissell—yes; Mr. Elterich—yes; Ms. Bailen—yes; Chairperson Graehling—yes.

## **OLD BUSINESS:**

### **Industrial Survey**

Jean Guarino PhD, consultant for the Industrial Survey gave a presentation on the draft survey. She provided a presentation with some photographs of the buildings that she surveyed. She focused on the recommendations. She discussed the National Register criteria, categories include industrial or transportation.

She stated the final number of properties that she surveyed were 76. The other buildings that did not make the list were either demolished or not industrial. The properties are all along the three major railroad lines.

She suggested since some properties are clustered that a multiple property submission would be appropriate. This could be a way to capture industrial buildings near the railroad lines and other buildings around the neighborhood could fall into the category of automotive history and railroad history.

There was further discussion on the properties that exemplified the diversity of industries in the City of Bloomington, including a meat packing area.

She stated the Sanborn maps that were provided to her were invaluable in researching the area.

She addressed some buildings located on Washington Street, a non-contributing building would be less than 50 years old. There was general discussion on the buildings listed in the survey.

The warehouse district contains buildings from the late 19<sup>th</sup> century, early 20<sup>th</sup> century. The district could be comprised with the various large scale buildings in the area, including the transportation, freight warehouse and powerhouse buildings.

Ms. Guarino stated the coca cola bottling company building has great integrity and could be a great example of Art Moderne Architecture. She showcased some photographs of buildings that could be individual landmarks. She demonstrated the variety of manufacturers in the City of Bloomington. She discussed some history of the buildings, including past uses throughout the years. She discussed an old foundry building that was established in Bloomington.

Chairperson Graehling shared her approval of the survey and the work that Ms. Guarino has done and the history that she shared with the Commission.

Ms. Guarino stated the buildings she highlighted are significant, such as the automobile, factory and candy company buildings.

Ms. Simpson stated a final version of the survey will be completed in June, and the Commissioners could review the draft and provide feedback, comments, and discussion.

Ms. Guarino stated it would be advantageous to have Amy Hathaway, staff member in charge of National Register, to be invited to get feedback for the multiple property submission.

Chairperson Graehling stated the map attached to the survey was helpful and clear to see where the buildings and grouping of buildings are located.

Ms. Cline expressed her gratitude for the survey work that was done. She stated she would be reviewing the survey and gathering her thoughts and any recommendations.

Mr. Elterich stated it would be helpful for Ms. Guarino to contact the librarian of Illinois Wesleyan University for more information or maps.



Ms. Guarino stated most of her research was done at the Museum of McLean County because of time constraints, but would like to search for more Sanborn maps.

There was general discussion on the industrial buildings within the surveyed area as well as some buildings with significance around the City of Bloomington.

Ms. Simpson stated Commissioners should have any comments they would like to submit by the following Historic Preservation Meeting. She also reminded the Commissioners to track their hours.

**Heritage Awards Ceremony**

Chairperson Graehling updated the commission on the status of the ceremony. The event will be called the 2018 Historic Preservation Awards and will be held on May 15 at 5:30 PM at the Mclean County Museum of History. It is a cooperative event with Old House Society and the Town of Normal. Each entity will be handing out awards. A flyer will be put out, as well as a joint press release.

Chairperson Graehling asked the commissioners to submit any photographs of projects from those who are being recognized. Commissioners should submit photographs as soon as possible to Ms. Rivera.

**Election of a Chairperson**

Ms. Simpson stated Chairperson Graehling has a one year term which is expiring, she is eligible for reelection.

Ms. Bailen proposed Chairperson Graehling continue to be the chair of the commission. Seconded by Mr. Elterich. Chairperson Graehling accepted. The motion was approved 5-0, with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**ADJOURNMENT:**

Ms. Cline motioned to adjourn; seconded by Ms. Chissell. The meeting adjourned at 6:55 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**MAY 17, 2018**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-10-18	Certificate of Appropriateness	1005 E Jefferson St.	Repair and replace wood and roof materials as needed	Izzy Rivera
BHP-11-18	Funk Grant	1005 E Jefferson St.	Repair and replace wood and roof materials as needed \$1,500.00	Izzy Rivera

<b>REQUEST:</b>	A Certificate of Appropriateness and Funk Grant for \$1,500.00, for repairing and replacing roof at <b>1005 E Jefferson St.</b> , c. 1872, <i>Georgian Revival, Davis-Jefferson Historic District.</i>
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<b>STAFF RECOMMENDATION:</b>	<i>BHP-10-18. Staff recommends that the Historic Preservation Commission <b>approve</b> the requested Certificate of Appropriateness</i>  <i>BHP-11-18. Staff recommends further clarification and itemized budget items on what “materials” the funds would be used for.</i>
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Picture of Subject Property

GENERAL INFORMATION Owner and Applicant: Chris and Carol Nyweide

PROPERTY INFORMATION

Existing Zoning: R-3A, Medium Density  
Multiple Family Residence with S-4  
Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 91 X 153

PIN: 21-03-304-003  
Historic District: Davis Jefferson  
Year Built: c. 1872  
Architectural Style: Georgian Revival  
Architect: George Harvey

SURROUNDING ZONING AND LAND USES

*Zoning*

North: R-1B, Medium Density Single  
Family Residence  
South: R-1C, High Density Single Family  
Residence  
East: R-1B, Medium Density Single Family  
Residence  
West: R-3A, Medium Density Multiple  
Family Residence w/S-4 overlay

*Land Uses*

North: Single family homes  
South: Single family homes  
East: Single/two family homes  
West: Multiple family homes

Analysis:

*Submittals*

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Briefs

PROJECT DESCRIPTION:



The subject property, 1005 E Jefferson St is located on the south side of E Jefferson St. in Davis-Jefferson Historic District. The David Davis III & IV House was built in 1872, and originally used as a parsonage. The Davis family called on Chicago architect George L. Harvey to remodel the home in 1898. The remodel was done in a Georgian Revival architectural style, featuring squared symmetrical features. The details also represent earlier American styles.

Subsequently the home was modified for apartments. Recent owners have used the 1898 blueprints to reestablish the home to its original features. This home is the only National Register property in the Davis-Jefferson Historic District.

The petitioner is requesting a Certificate of Appropriateness and Funk Grant for \$1,500.00 to repair and restore the roof over the older parts of the home. The proposed work includes removing existing roofing material, replacing any damaged wood, installing new board to the entire area, installing protective membrane, installing new shingles and repairing a wall on east dormer. The entire description, scope of work and budget break down is included in the roofing estimate.

The petitioner is requesting Funk Grant funds for new material and labor for three gabled dormers, as well as new materials and labor for the flat area on the top of the roof of the widow's walk area and a small bay window area on the east side of the home. There are portions of dormer roof which are visible from the street. Materials that are listed in the estimate include CertainTeed shingles. According to their website, CertainTeed boasts "architectural laminate roofing shingles and architectural style strip single layered asphaltic shingles"<sup>1</sup> Other materials include a single-ply roofing membrane and insulation products.

Funding from the Funk Grant is not available for the replacement of asphalt roofs. However it is available to repair historical and architectural features. The Funk Grant is also available for materials and skilled labor. Staff is requesting more clarification on what specific materials will be used with the Funk Grant funds and an itemized breakdown of the budget. The Funk Grant criteria outlines that roofing may be eligible if the project will have historical accuracy in appearance and will extend its life and durability. Recently the Historic Preservation Commission has not approved any Funk Grant application for roofing materials, in particular asphalt shingles. With any decisions made on the allocation of Funk Grant funds towards roofs should be considered as a precedent and could affect the type of applications received in the future.

The National Parks Service Historic Preservation Brief 4 and the Bloomington Architectural Review Guidelines state that it is important to understand the historic character of the building, consideration of craftsmanship, record of existing roof, alternative materials and maintenance. All of which will assist in the preservation of not only the architectural character but the historic building. It is important to consider the state of the current roof, and keeping architectural features intact such as trim, when repairing or replacing. Repairing should be considered first, subsequently replacing with appropriate materials.

#### Analysis

**Action by the Historic Preservation Commission:** The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

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<sup>1</sup> <https://www.certainteed.com/residential-roofing/>

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant awarded the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; architectural shingles and materials that match the existing structure will be used. The standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured during the shingle removal and replacing process. The standard is met..*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; shingle replacement and repairing of deteriorating materials is being done in order to prevent further damage and damage from a leak. The standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; there are no changes being made to the structure of the roof, pitch or other. The standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; the work is being done to repair deteriorating wood and replace materials to further reinforce the roof and prevent the leak.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; removal of existing shingles should be done so that the structure isn't damaged. The standard is met*

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) Materials proposed are architectural shingles, and other roofing materials, a more detailed list of materials should be provided for the purpose of the Funk Grant in order to establish the eligibility of the items.*

**STAFF RECOMMENDATION:**

Staff finds that case BHP-10-18, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

*Staff recommends that the Historic Preservation Commission approve the requested Certificate of Appropriateness for repairing and replacing roof at 1005 E Jefferson St.*

BHP-11-18, Funk Grant for \$1,500.00: *Staff recommends further clarification and itemized budget items on what "materials" the funds would be used for, in order to establish eligibility.*

Respectfully Submitted,

Izzy Rivera  
Assistant City Planner  
Attachments:

- Certificate of Appropriateness Application, Funk Application, Proposed budget

**From:** Carol Nyweide <[REDACTED]>  
**To:** Izzy Rivera <irivera@cityblm.org>

**Date:** Wednesday, May 09, 2018 07:22AM  
**Subject:** Re: Historic Preservation Commission Meeting

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Izzy,

In answer to your questions:

1. New roof materials and labor for three gabled dormers on east, west and south sides as noted in the Wolf Roofing estimate. New materials and labor for the flat area on the top of the roof (widow's walk area) and the small bay window area on the east side.
2. Parts of the dormer roofs are visible from the street. Materials visible will match what is currently seen.

Thanks,  
Carol Nyweide

On Mon, May 7, 2018 at 4:13 PM, Izzy Rivera <[irivera@cityblm.org](mailto:irivera@cityblm.org)> wrote:  
Carol,

This is a follow up to our phone conversation earlier. If you would please reply with the following information:

1. What specific items are being requested for the Funk Grant funds? (with as much detail as possible, an itemized list would be helpful)
2. What location of the roof is being replaced? Which side of the home? Is it visible from the street?

Having something in written form will help me with the report on your case as well as answer questions the commissioners will have regarding the Funk Grant application.

Let me know if you have questions or concerns. Thank you for your time.

Best,  
Izzy

Izzy Rivera  
Assistant City Planner  
City of Bloomington, IL  
309-434-2448  
[irivera@cityblm.org](mailto:irivera@cityblm.org)

This message has been scanned for malware by Websense. [www.websense.com](http://www.websense.com)



# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

- Property is zoned S-4, Local Historic Preservation District
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines
- For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative



# Application

Property Address:

Historic District (if applicable):

- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built: *1872*

Architectural Style: *Georgian Revival*



Proposed Restoration Work: *roof repair / restoration of over 1872 portion of house*

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

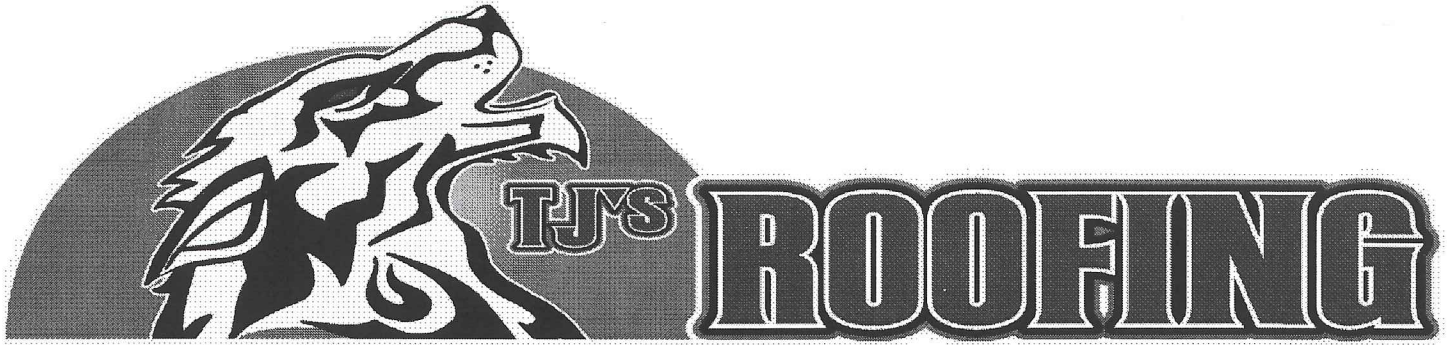
*see attached Wolf proposal*

**Project Start Date:**

**Expected Project Completion Date:**

**Please attach the following information to the application.**

**Historic photos supporting the application (if available)**



## ROOFING ESTIMATE

Tyler Wolf (309)642-5533 Office (309)706-0252  
2207 Ladue Lane, Bloomington, IL 61705

**Chris Nyweide**  
**1005 E Jefferson**  
**Bloomington Ill**  
**(309)828-0363**

**3/03/2018**

We at Wolf Roofing have inspected the roof and, we recommend the following work to be performed. Dormers remove existing roofing material from roof. Replace any bad wood. Install 1 inch recovery ISO board to the entire roof deck with deck plates and screws. Install a TPO completely adhered low slope roof system to the Flats. Heat weld all seams (if needed). Install drip edge to the outside perimeter of the dormers. Apply cover tape primer to the outside perimeter of the roofs. Install cover tape to over the drip edge. Run the TPO approx. 1 ft. up the Roof Peak and install CertainTeed Shingles. Apply water cut where needed. Repair wall on east dormer where leak is coming from. Clean the job site completely.

This roof system comes with a 30 year warranty thru manufacture  
TJs Roofing Workmanship for 15 years included

East /West /North Dormers (3 sq. Flat) TPO	\$2,700.00
Remove existing material	
East/West/North Dormers (3 SQ shingles)	\$1,800.00
Remove shingles and re-install with Proper underlayment	
Top Upper Flat (3 Sq. Includes overhang)	\$2,700.00
Remove existing material	
Bump out east side (1/4 sq.)	\$250.00
Remove satellite dish and remove existing material and siding for proper flashing	
Permit	<u>\$70.00</u>
Grand Total	<b>\$7,520.00</b>

**Brice Wolf**

*We appreciate the opportunity to have your business, THANK YOU!*

Certificate of Appropriateness Application

Applicant Name: Chris & Carol Nyweide  
Applicant Address: 1005 E. Jefferson St., Blm.

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature\* Date [REDACTED]

4-15-18

[REDACTED]

4-15-18

Return to:

City Planner  
City of Bloomington Community Development Department  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018



# EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

## ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- Property is zoned S-4, Local Historic Preservation District
- The project is an **exterior** preservation, restoration or rehabilitation project to:
  - The original structure, or;
  - Historically significant features of the property such as original fencing, or;
  - Architecturally compatible additions to the original structure, or;
  - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
- A Certificate of Appropriateness application has also been submitted for this project
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
- Non-historically significant auxiliary buildings.
- Non-historically significant features of the property such as fences, driveways and sidewalks.
- Landscaping

## APPLICATION

Property Address:

Historic District (if applicable):

- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built 1872

Architectural Style: Georgian Revival

Cost of Proposed Work: \$7,530.00

Grant Amount Requested: \$1500.00



I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: roof over 1872 portion of house

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

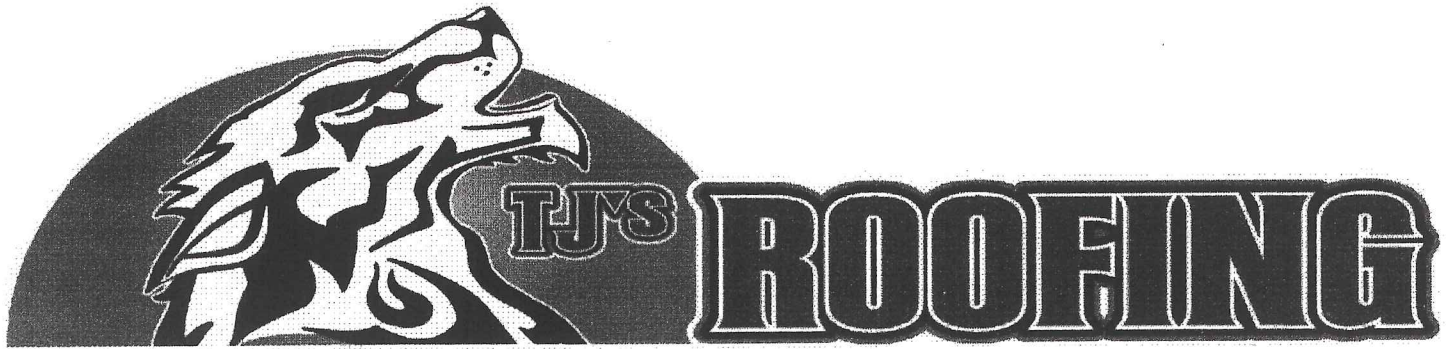
*see attached Wolf proposal*

**Project Start Date:**

**Expected Project Completion Date:**

Please attach the following information to the application.

- Detailed budget of project** *per also attached proposal*
- Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness**



## ROOFING ESTIMATE

Tyler Wolf (309)642-5533 Office (309)706-0252  
 2207 Ladue Lane, Bloomington, IL 61705

**Chris Nyweide**  
**1005 E Jefferson**  
**Bloomington Ill**  
**(309)828-0363**

**3/03/2018**

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Grand Total	<u>\$7,520.00</u>

**Brice Wolf**

*We appreciate the opportunity to have your business, THANK YOU!*



Historic photos supporting the application (if available)

Applicant Name: *Chris & Carol Nyweide*  
 Applicant Address: *1005 E. Jefferson St, Blm.*

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signatu [REDACTED]  
 [REDACTED]

Date *June 15, 2018*  
*April 15, 2018*

RETURN TO:

City Planner  
 City of Bloomington Community Development Department  
 115 E. Washington St. Suite 201  
 Bloomington, IL 61701  
 Phone: (309) 434-2341  
 Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

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9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
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