

**MINUTES**  
**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING,**  
**THURSDAY, MAY 17, 2018 5:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE ST.**  
**BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson Sherry Graehling, Mr. John Elterich, Mr. Levi Sturgeon, Ms. Georgene Chissell, Mr. Paul Scharnett-arrived at 5:16

**MEMBERS ABSENT:** Ms. Ann Bailen, Ms. Lea Cline,

**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. Four members were present and quorum was established.

**PUBLIC COMMENT:** None

Chairperson Graehling suggested to move into the regular agenda item first, then review the minutes from the April 19<sup>th</sup> regular meeting. Mr. Elterich made the motion. Seconded by Ms. Chissell.

**REGULAR AGENDA:**

**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 materials as needed at 1005 E Jefferson St.**

Chairperson Graehling introduced the case and Ms. Rivera gave the staff report. She stated the home was located in the Davis Jefferson Historic District. The David Davis III and IV house was built in 1872 and is currently a single family home. The petitioner is proposing to repair and replace roofing materials on the older parts of the home including: removing existing materials, replacing damaged wood, installing new board, roofing membrane and insulation products are also mentioned as being installed. The shingles that were mentioned in the quote are of asphalt like material. The Commission has not granted Funk Grant funds for asphalt roofing projects.

According to the Historic Preservation Brief 4 and the Bloomington Architectural Review Guidelines, the character of the home, craftsmanship and history of existing roof should be

considered. The current state of the roof should also be assessed. Repairing should be done first with appropriate materials.

Care should be taken to not damage other architectural features. No changes in roof pitch or changes to the structure have been reported. For these reasons staff is recommending in favor of the Certificate of Appropriateness at 1005 E Jefferson St.

Mr. Chris Nyweide at 1005 E Jefferson St, owner, was present to speak on the case. He stated the repairs on the roof are straightforward and he wanted to make sure he followed the process. The wood that is referenced would be for the sub roof and not the trim. He stated the roof is part flat and part gabled, with 3 dormers. The appearance is due to the Georgian Revival style. There are some pitched roofs that can be seen from the ground as well as parts of the widow's walk. The Certificate of Appropriateness and repairs are being requested because of leaks that he has seen.

Chairperson Graehling stated she thought the case was straightforward as well. She stated the home is an asset to the neighborhood and agrees that the Commission should work with the Nyweide's in order to get the repairs done.

Mr. Nyweide stated this is very important to them, they are proud of the home and have been there for over 30 years.

Chairperson Graehling appreciated the work that they have done over the years to repair the home.

Mr. Sturgeon motioned to approve case BHP-10-18, Certificate of Appropriateness for 1005 E Jefferson St. Seconded by Mr. Elterich. The motion was approved 4-0, with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**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.**

Chairperson Graehling introduced the case and Ms. Rivera gave the staff report. She stated the petitioner is requesting \$1500.00. She stated staff reached out to the petitioner for clarification on the materials that would be used and what the funds would go towards. The petitioner gave a response by email stating the funds would go toward new materials and labor for 3 gabled dormers and an area of roof over the widow's walk. Staff wanted more clarification on what materials would be used, since the Funk Grant does not fund asphalt roofs. The Commission has not given funds towards asphalt roofs recently.

Ms. Rivera stated the Funk Grant may go towards roofs if the project will have historical accuracy in appearance and will extend the life and durability. Staff defers to the Commission, if they have additional questions or would like an itemized list of where the Funk Grant funds would be used.

Mr. Nyweide stated the repairs would be to extend the life and durability of the home. He also thanked staff for working with them. He stated the parts of the roof that would be visible from the street are parts of the gabled roof, however the majority of the repairs would not be visible. He stated the materials that they would be using will be more durable. The material is also seen more frequently in the downtown buildings. He stated the material is a thick membrane which will have a longer life than the asphalt material. The repair and materials will only be placed on the gabled parts of the roof, the other parts of the roof will not be touched.

Chairperson Graehling asked if there was a sample the Commission would be able to view. Mr. Nyweide stated that he does not but he also requested to see the material and described it as about 3/8<sup>th</sup> of an inch thick. Chairperson Graehling stated it would be thicker than the standard shingles, she asked if the material was asphalt. Mr. Nyweide stated he did not think the material was asphalt. He stated this would only be going over the flat part of the roof. The material is melded together and creates one big sheet.

Ms. Chissell asked what material the back part of the roof was, which was done by the previous owner. Mr. Nyweide stated that the roof goes over the third floor and will not be touched. The material is asphalt shingles. He stated the home has many different angles of roof. Ms. Chissell asked if the roof would look different now with the new materials from a top view. Mr. Nyweide introduced Exhibit A to show the top view and stated that the roofing company will be able to match the color in order to make it look like one cohesive roof.

Chairperson Graehling stated there could be a precedence set for funding asphalt roofs, although the materials would not be asphalt. Mr. Nyweide stated that in the flat parts this material would be used but there are sections that would contain asphalt shingles.

Mr. Sturgeon asked the Commission if they would like a breakdown of the costs and consider if \$1500.00 is enough for a project this size. Taking into consideration no funds should go towards asphalt shingles. Chairperson Graehling stated the project is a major roof repair for a historic home that has been around for many years. Mr. Sturgeon stated he would be in favor of \$1500.00, however with more detail there could potentially be more funds awarded.

Mr. Nyweide asked if they would like to see a sample of the product. Mr. Scharnett asked what the roofing material was. Mr. Nyweide stated the asphalt like material would go on the flat parts of the roof and the asphalt shingles would go on the pitched areas of the roof. Mr. Scharnett asked what the slope was, Mr. Nyweide stated he did not know. Mr. Scharnett asked if there was a different material used prior, Mr. Nyweide stated that it had been done before with asphalt shingles. He stated that the shingles do not work well in the flat parts of the roof. Mr. Elterich stated it would be more of a rubberized materials for the flat parts of the roof. Mr. Scharnett stated that in cases like these the typical material is ethylene propylene diene monomer (EPDM) or thermoplastic polyolefin (TPO).

Ms. Chissell stated the estimate lists TPO as materials used. Mr. Scharnett asked what color is being used. Mr. Nyweide stated it was a beige color. Mr. Scharnett stated his concerns are not the roof itself but the roof transition. He stated the concern was material that would protect the tips of the shingles, or the flat edge where it meets the shingles. Mr. Nyweide stated that the material would be rolled over. Mr. Scharnett stated that would be something that could be seen,

he stated additional details from TJ Roofing would help in finding out how the edges will be addressed. Mr. Scharnett stated that in the past there were rails that were placed or turned metal around the edge to create the transition. Mr. Nyweide asked if this is something that needed to be clarified for the Commission. Mr. Sturgeon stated that he could do that and itemize the budget in order to see if the amount of funding could be increased. Mr. Scharnett stated that a sketch would be helpful to determine how the transitions would be addressed. Mr. Nyweide stated that he would request this information from TJ Roofing, a breakdown of the estimate as well as more clarification on how the edges will be done. He asked if the Commission would still like to see a sample of the TPO. Mr. Scharnett stated that he is comfortable with the material however he would suggest that the color match the shingle more closely.

Mr. Sturgeon motioned to table case BHP-11-18 for the next meeting on June 21, 2018. Mr. Scharnett seconded the motion. The motion was approved 5-0, with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**MINUTES:** The Commission reviewed the minutes of the April 19, 2018 meeting. Chairperson Graehling corrected scrivener's error on page 1,2,3,7 and 8.

Mr. Elterich motioned to approve the minutes as amended. Mr. Sturgeon seconded the motion, the motioned was approved 5-0, with the following votes cast in favor on roll call: Mr. Elterich—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes, Ms. Chissell—yes, Chairperson Graehling—yes.

## **OTHER BUSINESS:**

### **2018 Historic Preservation Awards Recap**

Chairperson Graehling stated she was happy to see Mr. Elterich, Izzy, Katie Simpson and Ms. Chissell at the awards. Some Commission members as well as two of the award recipients did not make it. She stated she would like to continue doing the awards with the Town of Normal and Old House Society. This makes for a bigger event, and could garner more attention from the media. The event was well attended, however she would like the event to be longer, and with food. Mr. Williams attended with his entire family and enjoyed the night. Overall the event was a success.

Ms. Chissell stated the event was great and could have been more attended if there was a reception to allow others to mingle and take photographs. She also apologized for having to leave early, as she was feeling ill.

Chairperson Graehling stated she tried to speak about everything the Commission has been doing in the year and the important decisions that have been made. Ann Matter, the chairperson for the Town of Normal Historic Preservation Commission was able to attend and give awards to the residents of the Town of Normal.

Mr. Elterich stated it was a great event, and would like to see it grow with more media coverage to get the public involved. He stated it was important for the Commission to continue to work with the Town of Normal and Old House Society.

Chairperson Graehling stated while the awards were given in 2018 the nominations were from 2017 and that should be clarified or better addressed in the next event. The brick awards looked great for the preservationists.

### **Historic Preservation Month Proclamation**

Chairperson Graehling stated she attended the last City Council meeting in which the Mayor declared the month of May, Historic Preservation Month. Staff will be framing the declaration and putting it on the Community Development Office counter. Chairperson Graehling stated the Mayor gave her the opportunity to speak and she extended the invitation to the Heritage Awards to everyone in attendance. She stated the City will also be participating in “This Place Matters”.

Ms. Rivera stated “This Place Matters” is a country wide campaign that involves social media. The packets that can be found on the National Trust for Historic Preservation website as well as the email from staff have the printouts of “This Place Matters”. A photograph can be taken with the sign and uploaded to social media with the hashtag “#thisplacematters”. A flyer with the slogan can also be placed on a window or display.

Mr. Scharnett stated he would like to see the campaign more advertised and distributed to all the historic homes and home owners, so that they may be able to post their home or the interior of the homes which are historic as well. Ms. Simpson stated Nora Dukowitz, who takes care of the media for the City will be making a post about the campaign in the following days. Staff has also reached out to the Downtown Bloomington Association to take place in the campaign. Mr. Scharnett stated this is a good way to tie the community together. Chairperson Graehling stated the City is recognizing Historic Preservation and the Council is now aware of this as well. Ms. Simpson stated Ms. Dukowitz will make a post on the City’s social media with the toolkit and hashtags. Mr. Scharnett stated a postcard about the campaign would be helpful. Ms. Simpson stated this is something that can be done for next year as the end of the month is approaching.

### **ADJOURNMENT:**

Mr. Elterich motioned to adjourn; seconded by Mr. Scharnett. The meeting adjourned at 5:49 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner