

**FINAL MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, JUNE 21, 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

**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 5:03 P. M.

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

**PUBLIC COMMENT:** None

Mr. Scharnett motioned to move into the regular agenda item first, then review the minutes from  
the May 16<sup>th</sup> regular meeting. Seconded by Ms. Chissell. 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 05/16/18**

Chairperson Graehling introduced the case. She stated the case was tabled from the May 16<sup>th</sup>  
meeting. Ms. Rivera stated the additional items that were provided by the petitioner have been  
included in the packet. These items include a new itemized budget. She stated the petitioner  
was not able to attend the meeting, as stated in the letter to the Commission. The petitioner has  
separated the cost of the asphalt shingles and the membrane shingles.

Mr. Scharnett asked the Commission why the decision had been made for Funk Grant funds to  
not go toward roofs. Mr. Brad Williams, previous Chairman of the Historic Preservation  
Commission, stated the Commission thought asphalt shingles were a maintenance repair, and not  
historically accurate. Wood, slate, and tile would be funded as they were more historically  
accurate. Chairperson Graehling stated that since she has been on the Commission, metal roofs  
have also been approved for funding.

Mr. Scharnett expressed concerns with the case, he stated the decision for funds should be based  
on the character of the building and reestablishing it, rather than funding a maintenance item.

Mr. Williams agreed, he stated that the Commission stopped funding asphalt roof because it was a maintenance issue, and it also had low life expectancy. The Commission wanted to be able to grant funds for roofs with a higher life expectancy. Chairperson Graehling asked about the life expectancy of the roofing membrane the petitioner would like to install. Mr. Scharnett stated it would depend on the thickness of the membrane. At a minimum 15 years, then 20, 25 and finally 30 years. Without a mill rating, a definite answer on life expectancy could not be given. Mr. Scharnett stated he estimates it would be a 25 to 30 year life expectancy.

Mr. Sturgeon stated he would be able to take action on the case, as the petitioner has provided additional information. There was a line item in the budget for \$250 for removal of a satellite dish, he stated that should be taken out of the final project cost for this case.

Mr. Scharnett stated he would be comfortable recommending asphalt shingles as they have a 50 year to lifetime warranty. He stated the TPO, membrane roofing, was never historic. This type of roof has only existed for 40 years, therefore not a historic item. Mr. Elterich stated another issue is that the roof is not visible, the edge of the roof would be. This issue is what the Commission is concerned about. Mr. Scharnett stated a sketch was requested at the last meeting on what the edge would look like. TJs Roofing did give more information about the drip edge and applying cover tape on it. Mr. Scharnett stated he is not comfortable with the cover tape, because it does not last. He stated drip edges could be purchased with an integral color. He would suggest that a sketch be requested again. It is a prominent feature of the house, the four square drip edge, which gives it the Georgian style.

Chairperson Graehling stated she would be in favor to table the case again, in order to provide more information, and obtain the sketch. The other option would be to vote on the case with a motion by the Commission.

Mr. Scharnett asked if in previous years there was a \$1000.00 given by the Commission toward asphalt shingles. Mr. Williams stated that it was a lower fund amount that was given toward asphalt roofs. However it was discontinued a couple of years ago. Mr. Williams stated the grant amounts that were given to the Commission, has also changed over the years. He stated granting funds for asphalt roofing may set a precedent.

Mr. Scharnett stated the drip edge is an architectural element that he would feel comfortable funding, and roof repairs that may come along with the installation of the drip edge because the roof will need to be adhered when the drip edge is installed. The cover tape that goes over the top is placed in order to change the color of the edge. There are tapes that allow for clean edges, where the roofing would not be seen. However that type of seam tape would not be appropriate for a roof with a 30 year life expectancy.

Mr. Sturgeon motioned to approve case BHP-11-18, based on a value of \$5400.00 excluding asphalt shingle amount of \$1800.00, and \$250.00 for the removal of the satellite dish, for a grant amount of 2700.00. Seconded by Mr. Elterich. The motion was denied 3-2, with the following votes cast on roll call: Mr. Sturgeon—yes; Mr. Elterich—yes; Mr. Scharnett—no; Ms. Chissell—no; Chairperson Graehling—no.

Mr. Scharnett stated that he would be comfortable granting a lower amount, or the original amount requested by the petitioner. He stated the drip edge is important and the installation and subsequent repair to the surrounding roof would be historical and be able to be funded by the Commission. Ms. Chissell asked if the case could be tabled again, and the Commission would be able to speak to the petitioner regarding the issues brought up by the Commission. Mr. Sturgeon stated the Commission needs to be specific on what they are looking for, the Funk Grant amount

needs to be 50% of a total project amount. Ms. Simpson stated the board could explain why the grant was denied, and a motion could be made in order to have the case tabled. Mr. Elterich stated another motion to table the case could be made, and in the motion add what the Commission is requesting from the petitioner.

Mr. Scharnett stated the drip edge sketch is something he would request, a drip edge that would not require a cover, but have an integral color. Mr. Elterich stated the petitioner would be able to match the color of the drip edge to the roof. Mr. Scharnett stated that would be possible since there are many color options because they are made of coil stock. This option would last longer than the cover tape. He also stated there would be an amount of edge roof repair associated with the installation of the drip edge which should also be included. Mr. Sturgeon stated because the Certificate of Appropriateness has already been approved the petitioner could decide not to come back and continue with the work as originally presented to the Commission. Chairperson Graehling stated it would be in the best interest of the petitioner to proceed with the case if they are still interested in receiving funds.

Chairperson Graehling stated the next step may be to let the petitioner know that the amount of \$2700.00 was denied, and inform them that the Commission is looking for additional information such as the sketch of the drip edge shown, require the drip edge not have a cover tape, and let them know the many color options available to match existing roof.

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

**BHP-12-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Brad Williams for replacing south and south east facing roof at 702 E Grove St.**

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. The home is the August Elbe House located in the East Grove Street Historic District. Recently the Commission awarded a Certificate of Appropriateness and a Funk Grant for \$2500.00 to rebuild a chimney and now the petitioner is seeking a Certificate of Appropriateness to replace the roof. The project includes tearing off existing roof and installing new metal vents and roofing material. According to the Architectural Review Guidelines when replacing a roof in a historic home, the character of the home needs to be considered as well as the state of the existing roof. No other architectural features should be damaged in the repair process. Staff is recommending in favor.

Mr. Brad Williams, 613 E Grove, brought a sample of the roofing material that will be used for the repairs. He owns the home which has 4 apartments. The home is Victorian and is all wood on the outside. He will be replacing the southeast corner of the roof which includes the cone roof. The repairs on the cone roof which are existing are not well done. He will be cutting individual shingles, in various sizes for the cone. There is a dormer to the north with roofing that was replaced a few years ago, and will not be done this time. The petitioner will match the existing roofing materials. There is an aluminum cap which will stay as well. The roof will begin after the chimney repairs are done in August.

Mr. Scharnett asked if the material that will be used is 50 year material. Mr. Williams stated that he was unsure, he thinks it may be a 30 year material. Mr. Scharnett asked if he would be able to

get the bend in the material that he needed. Mr. Williams stated that he would be able to place shingles on the cone by cutting them into smaller pieces. The drip edge will stay the same and he will be adding ice and water shield, which will coat 2-3 feet in from the sides around the edge of the roof.

Mr. Sturgeon motioned to approve the Certificate of Appropriateness for case BHP-12-18. Seconded by Ms. Chissell. The motion was approved 5-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Chissell—yes; Mr. Elterich—yes; Mr. Scharnett—yes; Chairperson Graehling—yes.

**BHP-13-18 Consideration, review and approval of Certificate of Appropriateness submitted by Leigh Troyer to restore the north east side of the home at 701 E Grove St.**

**BHP-14-18 Consideration, review, and approval of a Funk Grant for \$1250.00 submitted by Leigh Troyer to restore the north east side of the home at 701 E Grove St.**

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. The home has many Queen Anne features including a tower and brick chimney. The petitioner is requesting a Certificate of Appropriateness and Funk Grant for \$1250.00 to make several repairs to the home, including replacing the siding and cove, and new window sill repair. All the repairs will be done in cedar. Repairing is recommended rather than replacing when possible. If replacement is necessary, material should be appropriate. Staff finds the petitioner is following the standards and is recommending in favor of case BHP-13-18 and BHP-14-18.

Mr. Scharnett asked if the repairs will be done in cedar. Mr. Williams, 613 E Grove, the contractor for the project, stated that it would all be done in cedar. He stated the repairs are a continuation of work that was done last year, extensive repairs to the porch, lattice and window were done as well. The goal is to restore the house to its original state, he stated the first floor is just like it was the day it was built.

Mr. Scharnett motioned to approve the Certificate of Appropriateness for case BHP-13-18. Seconded by Ms. Chissell. The motion was approved 5-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

Mr. Elterich motioned to approve the Funk Grant for \$1250.00 for case BHP-14-18. Seconded by Mr. Sturgeon. The motion 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.

**MINUTES:** The Commission reviewed the minutes of the May 17, 2018 meeting. Chairperson Graehling corrected scrivener errors on page 1, 2, 4, and 5. Mr. Scharnett corrected scrivener errors on page 3. Ms. Chissell corrected scrivener errors on page 4. Mr. Elterich motioned to approve the minutes as amended. Seconded by Mr. Scharnett, the motioned was approved by voice vote.

**OTHER BUSINESS:**

Staff wanted to update the Commission on the Industrial Survey. Ms. Simpson sent the survey to Amy Hathaway from Illinois State Historic Preservation Office. Once staff receives feedback the Commission will be updated again.

**ADJOURNMENT:**

Mr. Sturgeon motioned to adjourn; seconded by Mr. Elterich. The meeting adjourned at 5:56 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner