AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF SEPTEMBER 28, 2016 MINUTES

4. REGULAR BUSINESS
   Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

   CASE NO. HPC 16-23
   Public Hearing on the request of Gabe Rodriguez, on behalf of John Jumer, for a Certificate of Appropriateness for hardscape improvements, landscaping, and fence, in the rear yard, for the property located at 1808 W Moss Avenue (Parcel Identification No. 18-08-156-002), Peoria, IL (Council District 2).

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT
WELCOME!

If you plan on speaking, please complete a Blue Speaker Form

For each case the following sequence will apply:

1. Chairperson proceeds with swearing in procedures
2. Chairperson announces the case
3. Staff enters case into the record
   a. Staff presents the case
   b. Staff answers questions from the Commission
4. Petitioner presents case and answers questions from the Commission
5. Chairperson opens the meeting to the public
6. Public comments – Chairperson may ask for response/input from staff and petitioner
7. Petitioner presents closing statements
8. Public testimony is closed (No further public comment)
9. Commission deliberates and may consult staff
10. Commission prepares findings, if applicable
11. Commission votes

All comments and questions must be directed to the Commission
A regularly scheduled Historic Preservation Commission Meeting was held on Wednesday, September 28, 2016, at 8:30 a.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Robert Powers presiding.

ROLL CALL
The following Historic Preservation Commission Commissioners were present: Deborah Dougherty, Timothy Herold, Michael Maloof, Lesley Matuszak, Thomas Wester, and Chairperson Robert Powers – 6. Absent: Geoff Smith – 1.

Staff Present: Kimberly Smith, Shannon Techie, Madeline Wolf

MINUTES
Commissioner Herold moved to approve the minutes of the regularly scheduled meeting held on August 24, 2016; seconded by Commissioner Maloof.

The motion was approved viva voce vote 6 to 0.

SWEARING IN OF SPEAKERS
Speakers were sworn in by Staff Member Madeline Wolf.

REGULAR BUSINESS

CASE NO. HPC 16-21
Public Hearing on the request of Allan Lurie to obtain a Certificate of Appropriateness to install a five-foot tall fence, for the property located at 605 and 607 E Armstrong Ave (PIN 18-04-280-007 & 008), Peoria IL (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-21 into the record and presented the case.

In response to Chairperson Powers’ inquiry, Ms. Techie confirmed the proposed height of fence was 5’. Ms. Techie noted the Certificate of Appropriateness issued to the adjacent property for a 5’ black coated chain link fence.

Chairperson Powers opened the Public Hearing at 8:37 a.m.

Allen Lurie, petitioner, said he has resided at 605 E Armstrong since the mid 1950’s. Mr. Lurie purchased the vacant lot adjacent to his property and requested approval to install a fence to increase safety and to reduce the number of trespassers. Mr. Lurie requested additional outside lights.

Commissioner Herold questioned the proposed material and color of the fence.

Allen Lurie said he proposed galvanized chain link but was not opposed to black vinyl coated chain link.

Celeste Restrepo, Allen Lurie’s daughter, requested the timeline for the approval of the request.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:42 a.m.

Discussion:
Commissioner Herold supported the black coated chain link fence and noted he typically does not support chain link fences. Herold expressed his appreciation for the longevity of the petitioner residing in the home.

Commissioner Matuszak questioned the cost difference between the black vinyl coated chain link and the galvanized chain link fence. Matuszak expressed concern with the aesthetics and preferred cohesion with the adjacent fence.

Motion:
Commissioner Matuszak made a motion to reopen the Public Hearing; seconded by Commissioner Dougherty.
The motion was approved viva voce vote 6 to 0.

Chairperson Powers opened the Public Hearing at 8:45 a.m.

Allen Lurie said the cost difference was estimated to be $200 - $300.

Celeste Restrepo said the petitioner was agreeable to either option. Ms. Restrepo noted the neighbor’s fence was black vinyl coated and Mr. Lurie’s property had galvanized chain link in the rear yard. Ms. Restrepo noted the attorney fees incurred when purchasing 607 E Armstrong Avenue.

With no further interest from the public to provide testimony, Chairperson Powers closed the Public Hearing at 8:46 a.m.

Commissioner Herold said the black coated vinyl fence would be more aesthetically pleasing without significantly increasing the cost.

Commissioner Wester supported both options. Wester agreed with Commissioner Herold about the aesthetics.

Chairperson Powers thanked the petitioner for his continued reinvestment in the property and neighborhood. Powers expressed concern with the aesthetics and value of chain link fences in historic districts. Powers noted the approval for the chain link fence at the adjacent property. Powers addressed the outside lighting request and encouraged staff to follow up with the petitioner.

Ms. Techie said additional lighting was not included in the proposal and if new lighting is installed, approval will be required. Ms. Techie said she would follow up with the homeowner to verify the request.

**Motion:**
Commissioner Herold moved to approve the black coated vinyl fence with a minimum 20’ setback from the sidewalk.

With no second to the motion being heard, the motion died.

**Discussion:**
Commissioner Matuszak supported the petitioner’s request as presented.

Commissioner Herold preferred the proposed fence to coordinate with the fence adjacent to the subject property.

In response to Commissioner Herold’s inquiry, Ms. Techie verified the home, driveway and garage on 607 E Armstrong were demolished.

**Motion:**
Commissioner Matuszak made a motion to approve the petitioner’s request for a black coated vinyl fence; seconded by Commissioner Maloof.

Commissioner Herold was not opposed to the motion. Herold requested confirmation the proposed fence was not in the front yard and requested a current aerial view of the subject property. Herold supported the motion.

Ms. Techie confirmed the proposed fence was 8 feet from the property line.

The motion was approved by roll call vote.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION**
There were no citizens who wished to address the Historic Preservation Commission at 9:06 a.m.
UNFINISHED BUSINESS

NATIONAL REGISTER NOMINATION FOR THE MARQUETTE APARTMENTS
Senior Urban Planner, Kimberly Smith, Community Development Department, distributed the local and national historic designation registration to the commission.

Commissioner Herold stated he was not opposed to the designation. Herold questioned the Commission’s role with the process.

Ms. Smith referred to the Ordinance, Chapter 16, Powers and Duties, and said the Commission may comment on national historic registration nominations.

Commissioner Matuszak noted her concerns for lack of council input on the historic designation for the Marquette Apartments. Matuszak was concerned with the tax credits involved and the longevity of the ownership of the building.

Commissioner Herold stated he supported the designation and recommended the applicant apply for local status.

Chairperson Powers expressed concern that the application failed to meet criteria for historic designation.

Motion:
Commissioner Herold made a motion to support the national historic designation and include a request for local historic landmark status; seconded by Wester.

Discussion
Commissioner Herold noted the building was unique and beautiful. Herold expressed his appreciation for the reinvestment of the multi-family apartment building.

Chairperson Powers echoed Commissioner Herold’s comments. Powers preferred more material in the application to determine the appropriateness for the historic designation.

The motion was approved by roll call vote.

DISCUSSION ON HISTORIC PRESERVATION EDUCATIONAL MATERIAL
The 2016 Historic Preservation Work Plan included an educational component related to local historic preservation. Ms. Techie reported a draft will be presented to the commission at a future meeting; at that time, Ms. Techie will look to the Commission for revisions.

ADJOURNMENT
Commissioner Herold moved to adjourn the Historic Preservation Commission Meeting; seconded by Commissioner Matuszak.

The motion was approved viva voce vote 6 to 0.
The Historic Preservation Commission Meeting adjourned at approximately 9:19 a.m.

Kimberly Smith, Senior Urban Planner

Shannon Techie, Senior Urban Planner

Madeline Wolf, Development Technician
TO: Historic Preservation Commission  
FROM: Shannon Techie, Senior Urban Planner 
DATE: November 16, 2016  
CASE NO: HPC 16-23  
SUBJECT: Public Hearing on the request of Gabe Rodriguez, on behalf of John Jumer, for a Certificate of Appropriateness for hardscape improvements, landscaping, and fence, in the rear yard, for the property located at 1808 W Moss Avenue (Parcel Identification No. 16-08-156-002), Peoria, IL (Council District 2).

NOTIFICATION: Mailed notification was provided to surrounding property owners within 250 radial feet of the subject site and no less than 15 days prior to the review.

REQUEST SUMMARY: The petitioner is requesting a Certificate of Appropriateness for hardscape improvements, landscaping, and fence, in the rear yard, for the property located at 1808 W Moss Avenue.

Please note, per Historic Preservation Ordinance Section 16-63, the following requested items don't require a Certificate of Appropriateness:

- Propose fountain, as yard fixtures don't require approval, when confined to the rear yard. Yard fixtures mean outdoor items which include, but are not limited to, children's play equipment, dog houses, sculpture, fountains, birdbaths, and garden furniture.
- Installation of plant materials including flowers, shrubs, lawns, hedges and trees.

The following item requires an administrative Certificate of Appropriateness:
- Rear yard fencing.

The following items requires a major Certificate of Appropriateness (Commission approval):
- Removal of existing stone retaining wall and steps.
- Installation of new stone wall and steps
- Removal of paver walkway.
- Installation of new paver walkway
- Installation of a ramp in the rear yard.
- New lighting

Since all work is part of the same project, everything noted above has been included as part of this request.

Please refer to the attached application for more detailed information.

DISCUSSION: The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64, Criteria when determining if the proposed work is compatible and appropriate.

OPTIONS:
- Approve the application as requested.
- Modify and grant the application.
- Deny the application.

If denied, the petitioner will not be able to submit an application for the same improvements until it is modified to fit the Commission's requests, or a period of 1 year has elapsed.
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 1808 Moss Avenue Peoria, IL
Zip Code: 61606
Tax ID Number: ____________ Architectural Style: GERMAN/MEDIEVAL & RENAISSANCE STYLE

Applicant: (The person/organization applying.)
Name: GABE RODRIGUEZ on Behalf of JOHN A. JUMER
Company/Neighborhood Association:
Address: 1910 Chestnut Ln
City: Washington State: IL ZIP: 61571
Daytime Phone: (309) 303-7259 Email:
Applicant Signature: ___________________ Date: 10/31/2016

Owner: (Skip this section if the applicant and owner information is the same)
Name: JOHN ALBERT JUMER
Company/Neighborhood Association: MOSS AVENUE
Address: 1808 MOSS AVENUE
City: PEORIA State: IL ZIP: 61606
Daytime Phone: (309) 676-7359 Email:
Owner Signature: ___________________ Date: 10/31/2016

Contractor Information: (If available, not required)
Name: SAM HOERR
Company/Neighborhood Association: HOERR MASONRY
Address: 12203 W Laurel Ln
City: BRIMFIELD State: IL ZIP: 61517
Daytime Phone: (309) 360-0116 Email: HOERRMASONRY@GMAIL.COM

1 of 3

TOTAL P.02
Project Description:

Provide a detailed description of the work to be done. Include material types, colors, style, and methods of construction. If the work involves removal of material or structure, indicate how the historical value and visual quality of the structure will be retained and ensure the integrity of the landmark or district. You may attach separate sheets if desired.

Narrative of proposed work:

The Scope of Work is as follows;

Demolition:
Remove and salvage existing stone retaining wall and steps.
Remove and salvage existing brick pavers
Grade the existing back yard to its original state (upper and lower terrace)

Hardscape/Flatwork:
Reset wall in the same location with stone to match existing
Reset pavers in similar locations after regrading work is complete
Reset steps in the same location with stone to match existing
Provide a ramp for lawn mower access between upper and lower terrace

Fountain:
Install a custom built hand carved fountain with German influence in the same location that a water feature used to exist (see drawings for details).
Plumbing, electric, and all pumps will be buried in an underground vault (not visible)

Landscaping:
The intent is to preserve the existing trees/shrubbery and to compliment them appropriately with additional shrubs, foliage, plantings, etc. to create a formal garden for entertaining.
The upper and lower terrace will be sod.

Lighting:
The hardscape and plantings will be accented with low voltage indirect lighting.
NOTE:
MINIMUM 6' DIFFERENCE BETWEEN INVERTS OF ENTRY AND EXIT PIPES.

EXIT PIPE TO RAVINE
ADD RCP RAP AT EXIT POINT. MINIMUM 1% SLOPE - LOCATE EXACT LOCATION WITH ENGINEER

BACKFILL WITH 1' TO 1 1/2'
CLEAN ROCK MIN. 4 FEET AROUND THE PERIMETER OF THE DRY WELL TO 6' HEIGHT/DEPTH AS SHOWN

GEOTEXTILE FILTER FABRIC TO BE WRAPPED AROUND THE PERIMETER OF THE DRYWELL.

BACKFILL WITH 1' TO 1 1/2' CLEAN ROCK OVER GEOTEXTILE PLACED AFTER DRYWELL IS BUILT

THE CONCRETE BLOCKS SHALL BE 2 CELL - 8' x 8' x 16'. THE TOP 3 COURSES OF BLOCKS SHALL BE LAYED WITH THE HOLES VERTICAL. ALL OTHER BLOCKS SHALL BE LAYED WITH THE HOLES HORIZONTAL.

THE OUTSIDE OF THE DRYWELL SHALL BE WRAPPED IN A FILTER FABRIC USING A TWO (2) FOOT OVERLAP AT SEAM. FILTER FABRIC SHALL BE PLACED BENEATH DRYWELL.

NOTE:
MINIMUM 6' DIFFERENCE BETWEEN INVERTS OF ENTRY AND EXIT PIPES.

PLAN VIEW
SHOWING REINFORCEMENT IN CONCRETE RING FOUNDATION
NOTE: DC CONTROLLERS TO BE PLACED AT LOCATIONS SELECTED BY ELECTRICIAN, PLUGS INTO 120V AC OUTLET

PLAN VIEW OF PROPERTY

NOTE:
1. ALL WIRING SHOULD COMPLY WITH LOCAL, STATE, AND NATIONAL ELECTRICAL CODES AND BE INSTALLED BY A QUALIFIED, LICENSED ELECTRICIAN.
2. PLEASE SEE ADDITIONAL ASSEMBLY AND INSTALLATION INSTRUCTIONS PROVIDED WITH ALL KICHLER FIXTURES AND ACCESSORIES FOR AN ACCURATE, SAFE INSTALLATION.
3. USE ONLY KICHLER FIXTURES AND ACCESSORIES FOR THIS LIGHTING INSTALLATION.
4. FINAL PLACEMENT OF PRODUCT AND LOW VOLTAGE CABLES MAY VARY FROM THIS LIGHTING INSTALLATION LAYOUT.
5. A RECOMMENDED 6" MINIMUM COVER IS REQUIRED FOR ALL LOW VOLTAGE DIRECT BURIAL CABLES.
6. FAILURE TO ADHERE TO ABOVE CODES AND INSTRUCTIONS MAY RESULT IN SERIOUS INJURY AND/ OR PROPERTY DAMAGE.

SINGLE POINT OF ENTRY

ZONE 1

ZONE 3

SYMBOL LEGEND
GREEN/WALL LIGHT 15745 12V, 3 LED HARDSCAPE LIGHT (1.75W)
PINK/WALL LIGHT 15746 12V, 6 LED HARDSCAPE LIGHT (1.4W)
RED/ WELL LIGHT BY WALL 16035 12V, 60 DEGREE IN-GROUND LIGHT (0.6W)
RED/ WELL LIGHT BY TREES 16031 12V, 35 DEGREE IN-GROUND LIGHT (0.4W)
BLUE/SMAW WALL WASH 15861 12V, 111 DEGREE WALL LIGHT (4.3W)
BLUE/ORANGE / PATH LIGHT 15221 12V, PATH & SPREAD LIGHT (3.6W)
RED/GREEN /WATER ACCENT 15711 12V, WATER ACCENT LIGHT (3.4W)
PINK/BLUE ACCENT LIGHT 16005 12V, 60 DEGREE ACCENT LIGHT (4.0W)

POWER SUPPLIES
DELTRON LED CONTROLLER - 15DC200 (200W)
ACCESSORIES

CUSTOMER
Trinity Stone

PROJECT
JUMER'S RESIDENCE

PROJECT NO.
ATS0002119

DRAWN BY
EBASTIAH

DATE
09.07.2016

DATE
REVISION
1
1
1

LD1.1 Sheet 1 of 3