A regularly scheduled Historic Preservation Commission Meeting was held on Wednesday, March 23, 2016, at 8:31 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, Chairperson Robert Powers – 5. Absent: Steven Pierz, Geoff Smith — 2.

Staff Present: Stephen Letsky, Shannon Techie, Kimberly Smith, Madeline Wolf

MINUTES
Commissioner Herold requested to amend the February 24, 2016 meeting minutes to reflect the motion for Case No. HPC 16-02 to read as follows, “an extension of 12 months for a total of 24 months to complete the work,” rather than, “an extension of 24 months to complete the work.”

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

The motion was approved viva voce vote 5 to 0.

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

Chairperson Powers requested to move the Election of Officers to the next item of business.

Commissioner Matuszak made a motion to move Elections of Officers prior to Regular Business; seconded, by Commissioner Herold.

The motion was approved viva voce vote 5 to 0.

ELECTION OF OFFICERS
Vice Chairperson:
Commissioner Maloof moved to elect Lesley Matuszak as the Vice Chairperson of the Historic Preservation Commission.

The election for Commissioner Matuszak as Vice Chairperson was approved viva voce vote 5 to 0.

Chairperson:
Commissioner Herold moved to reelect Robert Powers as the Chairperson of the Historic Preservation Commission.

The reelection of Chairperson Powers was approved viva voce vote 5 to 0.

REGULAR BUSINESS
Chairperson Powers stated he was a resident within 250 feet of the property of 104 NE Roanoke Avenue; therefore, he announced his abstention from Case No. HPC 16-03.

Vice Chairperson Matuszak presumed the commission meeting.

CASE NO. HPC 16-03
Public Hearing on the request of Michael Levan, to obtain a Certificate of Appropriateness for front porch, roof, and gutter improvements for the property located at 104 NE Roanoke Avenue (Parcel Identification No. 18-04-329-019), Peoria, IL (Council District 2).
Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-03 into the record and presented the request.

Vice Chairperson Matuszak opened the Public Hearing at 8:39 a.m.

Michael Levan, petitioner, explained his request. Mr. Levan said he requested to use copper as the material for the replacement of the roof and gutters because of the sustainability and longevity of copper. The replacement of the roof impacted the existing gutters; therefore, he had to replace the gutters.

Without further interest in the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing at 8:41 a.m.

Commissioner Maloof requested information from Ms. Techie in regard to the petitioner’s application noting that the City wanted the work done now.

Ms. Techie said the property was currently in Housing Court due to housing violations. Housing Court required improvements to be made in order to be in compliance with the City Code.

Commissioner Herold asked Ms. Techie if the request included replacing the railings on the front porch.

Ms. Techie said the application did not include replacing the railings.

Commissioner Herold made a motion to reopen the Public Hearing; seconded by Commissioner Maloof.

The motion was approved viva voce vote 4 to 0.

Vice Chairperson Matuszak opened the Public Hearing.

Michael Levan addressed Commissioner Herold’s inquiry regarding the replacement of the railings and the material to be used. Mr. Levan said he was required to replace the front porch steps and the railings to meet code requirements. Mr. Levan said he would use white pine for the front porch steps, which was the original material. Mr. Levan verified the railings would be constructed of wood. Mr. Levan said he wished to appease Housing Court and bring the dwelling structure up to code.

With no interest from the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing.

Motion:
Commissioner Herold moved to approve the request as proposed, with the inclusion of the replacement of the railing with a wood railing; seconded by Commissioner Maloof.

Vice Chairperson Matuszak read the Findings of Fact.

The motion was approved viva voce vote 4 to 0.

Chairperson Powers presumed the commission meeting.

CASE NO. HPC 16-04
Public Hearing on the request of Jeff Bergfeld of Farnsworth Group, Inc. for Nathan Fredrick, to obtain a Certificate of Appropriateness for driveway, fence, and landscape improvements for the property located at 1634 W Moss Avenue (Parcel Identification No. 18-08-156-007), Peoria, IL. (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-04 into the record and presented the request. Ms. Techie said the request included the addition of brick piers, which required commission approval, as the piers meet the definition of improvement per the Historic Preservation ordinance.
In response to Chairperson Powers’ inquiry regarding a front yard fence, Ms. Techie said the dwelling structure obtained a Certificate of Appropriateness in 2010 for the approval of a rod iron and chain link fence in the rear yard. Ms. Techie said the proposed changes met the Land and Development Code requirements and confirmed that a front yard fence was not part of the current request.

Chairperson Powers opened the Public Hearing at 8:54 a.m.

Jeff Bergfeld, Landscape Architect representing Nathan Fredrick, spoke in support of the request. Mr. Bergfeld said 1634 W Moss Avenue and 1628 W Moss Avenue share the driveway. He said the existing driveway required repairs and the replacement of the driveway will be completed concurrently. Mr. Bergfeld provided detail of the proposed improvements as outlined in the memo.

Commissioner Maloof questioned the location for the proposed solid wood fencing. Maloof expressed concern the fence would be visible from Moss Avenue.

Commissioner Matuszak questioned if the fence would be located in the front yard.

Jeff Bergfeld distributed a color diagram of the site plan to illustrate the location of the solid wood fence. Mr. Bergfeld confirmed the proposed fence was in the rear yard and not visible from Moss Avenue. The proposed fence was 250 feet from Moss Avenue.

With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:02 a.m.

Discussion:
Commissioner Herold supported of the project.

Motion:
Commissioner Matuszak moved to approve the request as presented; seconded by Commissioner Herold.

Chairperson Powers read the Findings of Fact.

The motion was approved by roll call vote.
Nays: None.

Chairperson Powers stated he was a resident within 250 feet of the property of 107 NE Roanoke Avenue; therefore, he announced his abstention from Case No. HPC 16-05.

Vice Chairperson Matuszak presumed the commission meeting.

CASE NO. HPC 16-05
Public Hearing on the request of Amy Eid to obtain a Certificate of Appropriateness to replace windows for the property located at 107 NE Roanoke Avenue (Parcel Identification No. 18-04-328-007), Peoria, IL (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-05 into the record and presented the request.

Vice Chairperson Matuszak opened the Public Hearing at 9:10 a.m.

Sam Eid, said he requested to replace all of the windows with the exact same type of the existing windows. He said the existing windows are either broken, installed improperly, and/or sealed shut. Mr. Eid said the requested windows were energy efficient and historically accurate for a traditional home.
Commissioner Herold asked Mr. Eid if the windows in the attic would be replaced. Herold questioned the proposed design for the new attic windows. Herold questioned the proposed design for the case mount windows.

Sam Eid clarified all windows will be replaced. Mr. Eid said the design of the existing windows will match the new windows. Mr. Eid confirmed he would comply with the commission’s requirements.

Commissioner Herold expressed concern the petitioner maintained the aesthetic of the historic structure.

With no further interest from the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing at 9:14 a.m.

**Discussion:**
Commissioner Herold said he appreciated the investment in the structure.

**Motion:**
Commissioner Herold moved to approve the request with the condition the same design must be used, whether the window was casement and/or double hung windows; seconded by Commissioner Dougherty.

Vice Chairperson Matuszak read the Findings of Fact.

The motion was approved viva voce vote 4 to 0.

Chairperson Powers presumed the commission meeting.

**NEW BUSINESS**

**MacArthur Highway Bridge**
Request from the City of Peoria Public Works Department for Advisory Comments from the Commission regarding whether to maintain a similar architectural look for the MacArthur Highway Bridge, over Romeo B Garrett Drive, for reconstruction in Year 2018. The State Historic Preservation process to obtain environmental clearance for a bridge reconstruction required this community solicitation.

Civil Engineer II and Engineering Project Manager, Stephen Letsky, Department of Public Works, referred to the memo. Mr. Letsky stated the Historic Preservation Commission was solicited to provide Advisory Comments to the following questions:

1. Is the existing, deficient bridge structure, its walls, its stairs, and lack of an American with Disabilities Act (ADA) pathway of historical significance that warrant the deficient structure to remain?
2. Although no current concepts have been investigated at this time, is modernization of architectural form recommended if the opportunity exists to replace the bridge?

Commissioner Matuszak expressed concern a higher bridge clearance would impact the nature of the neighborhood.

Mr. Letsky said the additional clearance height proposed would not create a trucking route. Mr. Letsky said the additional height would provide clearance for certain buses, moving trucks, and commercial trucks that are unable to clear the existing bridge clearance.

Commissioner Maloof expressed concern of losing the historical and architectural value of the existing bridge design and aesthetic. Maloof requested for the architects to consider the characteristics of the existing bridge with the design for the new bridge. Maloof noted the bridge was the gateway to Moss Avenue’s Historic District.

Mr. Letsky said the architects would look into implementing the aesthetic and design of the existing bridge.

Commissioner Herold agreed with Maloof. Herold noted the bridge was the gateway to Moss-High Historic District and West Bluff National Historic District. Herold addressed Question #1 and said he did not find a need to stop the MacArthur Highway Bridge replacement process. Herold recommended incorporating Art Deco elements to maintain
the existing design and aesthetic. Herold expressed concern for the removal of the stairway next to the pedestrian walkway.

Mr. Letsky noted to keep stairs on the east side of the bridge.

Commissioner Dougherty noted the bike lane addition in 2015. Dougherty expressed concern the bridge reconstruction would add more traffic lanes and increase the width of the bridge. Dougherty preferred the reconstruction of MacArthur Highway Bridge to remain a two-lane road.

Mr. Letsky responded the proposed reconstruction would maintain the two-lane road with a bi-directional bike path.

Marjorie Klise, an interested citizen and resident near the MacArthur Highway Bridge, said the bridge was important to the neighborhood. She said the bridge was the entrance to the neighborhood. Ms. Klise said the bridge was a psychologically important part of the neighborhood. Ms. Klise wanted clarification the reconstruction would not create additional traffic. She suggested further discussion with the neighboring Home Owner’s Association.

Chairperson Powers referred to the requested advisory comments. Powers agreed with commissioners that the historical significance of existing bridge structure did not warrant the bridge to remain.

Commissioner Dougherty expressed concern for increasing traffic with the additional height and width of the reconstruction of the bridge.

Commissioner Matuszak shared Dougherty’s concern. Matuszak suggested the City have discussions with the Moss/Bradley Home Owner Association prior to creating the design for the reconstruction of the bridge.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:38a.m.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION**

There were no citizens present who wished to address the Historic Preservation Commission at 9:38a.m.

Commissioner Herold requested information on the grant program for the Owner Occupy in the Historic District to be presented at the next regularly scheduled Historic Preservation Commission meeting.

**ADJOURNMENT**

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

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:40a.m.

[Signature]

Shannon Techie, Senior Urban Planner