A regularly scheduled Historic Preservation Commission Meeting was held on Wednesday, May 25, 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: Timothy Herold, Michael Maloof, Lesley Matuszak, Geoff Smith, and Chairperson Robert Powers – 4. Absent: Deborah Dougherty, Steven Pierz, — 3.

Staff Present: Shannon Techie, Madeline Wolf

MINUTES

Commissioner Herold requested to correct the spelling of Marjorie Klise in the March meeting minutes.

Commissioner Herold moved to approve the amended minutes of the regularly scheduled meeting held on March 23, 2016; seconded by Commissioner Maloof.

The motion was approved viva voce vote 4 to 0.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

REGULAR BUSINESS

Robert Powers announced his abstention from Case No. HPC 16-08 due to financial interest. Vice Chairperson Matuszak presumed the Historic Preservation Commission meeting.

Commissioner Smith entered Council Chambers at 8:35 a.m.

CASE NO. HPC 16-08

Public Hearing on the request of Amy Eid of Alcyone, LLC, to obtain a Certificate of Appropriateness to replace windows and doors for the property located at 107 NE Roanoke Avenue (Parcel Identification No. 18-04-328-007), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-08 into the record and presented the request as outlined in the memo.

Vice Chairperson Matuszak opened the Public Hearing at 8:35 a.m.

Sam Eid, petitioner, said he requested to replace two or three original windows that were in poor condition. Mr. Eid said the proposed replacements would be consistent with the existing windows, including the windows that do not open. Mr. Eid said replacing windows with the original material and style was expensive; the proposed windows maintained the original aesthetic value.

Mr. Eid said the 26” door was not available as a standard door size; therefore, he requested to remove the original, rotted door frame, reframe the doors, and install a 36” door with a 40” door frame. The requested door met fire code and maintained the original aesthetic value. Mr. Eid said the back door was boarded up; he requested to replace the boarded door with fire rated safety doors.
Commissioner Herold requested clarification the proposal included removing the double hung windows on either side of the French door of the patio.

Mr. Eid clarified the windows on either side of the patio door would be removed. Mr. Eid said the standard French door is 32” which take up most of the available space. The original doors had smaller frames.

Commissioner Maloof questioned if the side lights and window on top of the fireplace would remain. Maloof questioned the size of the proposed picture windows.

Mr. Eid said the side lights and window on top of the fireplace would remain. Mr. Eid clarified the size of the proposed picture windows; 2’ by 2’, or 18”. Mr. Eid said the double hung windows were the same price; he preferred the proposed style for the aesthetic value.

With no further interest from the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing at 8:45 a.m.

Discussion:
Commissioner Herold expressed concern the request would detract from the original aesthetics. Herold preferred the replacement fireplace casement windows to have a vertical member with two lights; he did not have a preference if the window would open. Herold supported the sliding window to have a vertical member. Herold supported the proposed front and back door. Herold supported two double hung windows and two 24” French doors; he did not support the proposed patio door set.

Commissioner Smith agreed with Commissioner Herold.

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

The motion was approved viva voce vote 4 to 0.

Mr. Eid said 24” doors were not available as a standard size; the 24” size would be a custom order. Mr. Eid said the original wood was rotted and warped and needed to be removed and replaced. Mr. Eid said the proposed door would be more energy efficient and safe with locks.

With no further interest from the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing at 8:53 a.m.

Discussion:
Commissioner Herold supported the request to approve the window replacements. Herold supported restoring the existing aesthetics and suggested finding a patio door replacement which maintained the existing two 24” doors; Herold did not support the proposed patio door replacement.

Commissioner Maloof questioned if the petitioner would be able to find two 24” French doors.

Commissioner Smith supported Herold’s suggestion. Smith said the proposed patio door was not a fair trade.

Commissioner Matuszak suggested to approve the window replacements and to allow additional time to find 24” French patio doors.

Motion:
Commissioner Maloof made a motion to approve the windows on the sides of the fireplace as side by side casement with or without sliding as long as the windows include a vertical member, approve the front doors and two back doors, and to defer the request for replacing the patio doors. The motion was seconded by Commissioner Herold.
Vice Chairperson Matuszak read the Findings of Fact.

Ms. Techie referred to the Ordinance and noted that the ordinance did not address the deferral of a portion of the request. As a result, Mr. Techie explained that it would be better to take action on all parts of the request, with the option of administrative approval on certain items if needed.

Commissioner Maloof amended the motion to address the patio doors.

Commissioner Maloof made a motion to approve the windows on the sides of the fireplace as side by side casement with or without sliding as long as the windows include a vertical member, approve the front doors and two back doors, and if the petitioner can find French doors for a one for one exchange, the patio door may be approved administratively, if not, a new case and request must come before the Historic Preservation Commission. The motion was seconded by Commissioner Herold.

The motion was approved by roll call vote 4 to 0.
Nays: None.

CASE NO. HPC 16-09
Public Hearing on the request of Fulvio Zerla to obtain a Certificate of Appropriateness to replace windows for the property located at 245 NE Randolph Avenue (Parcel Identification No. 18-04-329-015), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-09 into the record and presented the request.

Vice Chairperson Matuszak opened the Public Hearing at 9:11 a.m.

Fulvio Zerla, petitioner, said the request was a one for one exchange. Mr. Zerla said the double hung window replacements enhanced the efficiency and maintained the aesthetics of the home.

In response to Commissioner Herold’s requested clarification, Mr. Zerla clarified the request did not include door replacements. Mr. Zerla confirmed the window replacements will be a one for one exchange in accordance with the same number of lights, including the porch windows with 6 lights over 1.

With no further interest from the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing at 9:13 a.m.

Discussion:
Commissioner Herold supported the one for one exchange.

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

Vice Chairperson Matuszak read the Findings of Fact.

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

Chairperson Powers presumed the Historic Preservation Commission meeting.
CITIZENS’ OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION

Sam Eid, petitioner for Case No. HPC 16-08, requested clarification of the approval for Case No. HPC 16-08.

Valerie Ackerman, new member of Central Illinois Landmark Foundation (CILF), introduced herself to the commission.

Timothy Herold, commissioner, recognized Marjorie Klise and her work on Moss Avenue. Herold said her passing was a tremendous loss for the City.

There was no further interest from citizens who wished to address the Historic Preservation Commission at 9:25 a.m.

UNFINISHED BUSINESS

REPORT BACK ON THE LOCAL HISTORIC DISTRICT REHAB PROGRAM

Commissioner Herold had requested information on the grant program for owner occupied properties located in local historic districts to be presented at the next regularly scheduled Historic Preservation Commission meeting.

Ms. Techie provided and presented a report of the local Historic District Rehab Program to the commission. Ms. Techie referenced the information that went to council as outlined in the memo. Ms. Techie provided a review of the applicants for the program.

Commissioner Herold thanked Ms. Techie for her report. Herold was concerned with the lack of applicants.

Chairperson Powers expressed concern for lack of community outreach for the program and supported stronger community outreach with the program.

Ms. Techie reviewed the requirements for eligibility to participate in the program. Ms. Techie referred to the program information on the City website.

Commissioner Herold suggested sending information to the registered Historic Neighborhood Associations.

Commissioner Matuszak suggested sending a general press release to the community.

Motion:
Commissioner Matuszak made a motion to receive and file; seconded, by Commissioner Herold.

The motion was approved viva voce vote 5 to 0.

Chairperson Powers adjourned for recess at 9:31 a.m. The meeting resumed at 9:36 a.m.

DISCUSSION ON HISTORIC PRESERVATION EDUCATIONAL MATERIAL

Ms. Techie referred to the 2016 Historic Preservation Work Plan. The work plan included education related to local historic preservation. Ms. Techie suggested creating educational cards to distribute to property owners in the local historic districts. Ms. Techie distributed an example from the Community Development Department’s educational material for Property Maintenance.

Commissioner Matuszak supported Ms. Techie’s suggestion. Matuszak suggested to highlight successful results of properties that obtained a Certificate of Appropriateness.

Commissioner Herold encouraged commissioners to use Peoria Cares to report a good neighbor or job well done, specifically in the local historic districts.
Commissioner Smith supported Ms. Techie's suggestion and the example from the Community Development Department. Smith supported Matuszak's suggestion.

Ms. Techie referenced the "good job door hangers," that the Community Development Department distributes to well-maintained properties. Ms. Techie offered to deliver the good job door hanger if members of the commission wanted to recognize a well-maintained property to mention it to her during the commission meeting, E-mail, or through Peoria Cares.

In response to Commissioner Matuszak, Ms. Techie referred to the weekly city Issues Update and suggestion the option for an issues update with local historic preservation.

Chairperson Powers suggested commissioners provide comments for the educational material within the next 10 days to city staff. Powers encouraged the educational material to show the simplicity of working with the Ordinance.

Commissioner Matuszak made a motion to open the Public Hearing for public input in regard to the educational material; seconded, by Commissioner Smith.

Chairperson Powers opened the Public Hearing at 9:47a.m.

With no interest from citizens to provide public testimony, Chairperson Powers closed the Public Hearing at 9:47a.m.

**ADJOURNMENT**

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

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:48a.m.

Shannon Techie, Senior Urban Planner