A regularly scheduled Historic Preservation Commission Meeting was held on Wednesday, July 27, 2016, at 8:32 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, Lesley Matuszak, Thomas Wester, and Chairperson Robert Powers – 5. Absent: Michael Maloof, Geoff Smith—2.

Staff Present: Shannon Techie, Madeline Wolf

MINUTES
Commissioner Herold moved to approve the amended minutes of the regularly scheduled meeting held on May 25, 2016; seconded by Commissioner Matuszak.

The motion was approved viva voce vote 5 to 0.

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

REGULAR BUSINESS

CASE NO. HPC 16-12
Public Hearing on the request of Wil Helmick of PCM + Design Architects for a Certificate of Appropriateness for enhancements to the main entrance of the cemetery, and the addition of flag poles, a landscaped garden, and accent lighting, for the property commonly known as Springdale Cemetery and located at 3014 N Prospect Road (Parcel Identification Nos. 14-34-200-006, 14-34-132-002, 14-27-476-001, 14-35-101-001), Peoria, IL. (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-12 into the record and presented the request as outlined in the memo. Ms. Techie provided a narrative of the proposed work as outlined in the agenda packet.

Commissioner Matuszak left the Council Chambers at 8:39 a.m.

Wil Helmick, petitioner, said he was present to answer questions and provide additional details. Mr. Helmick said the front entrance pillars would reflect the original columns at the gatehouse.

Commissioner Matuszak re-entered the Council Chambers at 8:41 a.m.

Commissioner Herold questioned the removal of the existing front gate, the material of the proposed fence, and if the original stones were available to use with the reconstruction of the front entrance.

Wil Helmick said the front gate would be removed and replaced with an aluminum black fence. Mr. Helmick said the most of the original stones were unavailable; however, the proposed material was similar to the original.

Commissioner Herold said the approval for the removal of the gatehouse was conditioned to ensure the original stones of the gatehouse were buried for future use (Case No. HPC 09-10). Commissioner Herold questioned if the gatehouse was buried on site.

Mark Matuszak, General Manager of Springdale Cemetery, said there were not enough original stones available for the construction of the columns. Mr. Matuszak said the stones consisted of river rocks, long, oblong, and oval shapes making it difficult to implement current construction methods. Mr. Matuszak said the granite façade stones will have the same appearance as the original material.
Mr. Matuszak was not aware of the burial site for all the stones; he said he would check with the Springdale Historic Preservation Foundation.

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

**Discussion:**
Commissioner Herold supported the project. Herold said he preferred use of the original stones. Herold encouraged the same design concept be implemented in the future at the Perry Street entrance to Springdale Cemetery.

Chairperson Powers seconded Commissioner Herold’s comments.

**Motion:**
Commissioner Herold made a motion to approve the request as presented with the stipulation to use as much of the original river rock from the gatehouse as possible; seconded by Commissioner Dougherty.

Chairperson Powers read the Findings of Fact.

The motion was approved by roll call vote 4 to 0 with 1 abstention.


Nays: None.

Abstention: Matuszak – 1.

Chairperson Powers announced his abstention from the following case as his residence was within 250 feet of the subject parcel.

**CASE NO. HPC 16-13**
Public Hearing on the request of T. Lane for a Certificate of Appropriateness for various improvements, including but not limited to, dormer, window, roof, porch, gutter, and architectural detail improvements, water table installation, and an extension of time to complete proposed work, for the property located at 116 NE Roanoke Avenue (Parcel Identification No. 18-04-329-001), Peoria, IL (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-13 into the record and presented the request to renew the Certificate of Appropriateness from 2011 (Case No. HPC 11-06). Ms. Techie said the water table installation and the architectural detail improvements are the additions to the original request. Ms. Techie noted the petitioners’ request for a time extension to complete the proposed work.

Tom Lane, petitioner, referred to the presentation submitted with the application that was distributed to the commission. Mr. Lane said 50% of the work had been completed from the approval of Case No. HPC 11-06. Mr. Lane said foundation issues arouse, causing a delay in completion of the projects.

Commissioners Herold and Dougherty requested additional details of the window improvement request.

Tom Lane explained the water run off issue at the corner of the house resulting in the wood rotting on the inside and outside of the window. Mr. Lane’s intention was to replace the window; he was unsure of the size of the replacement as the original casing or seal had previously been removed.

In response to Commissioner Wester’s inquiry, Tom Lane said the window in discussion was for the bathroom and it was the only bathroom window.

With no further interest from the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing at 9:04 a.m.
**Discussion:**
Commissioner Herold had no opposition to the plans. Commissioner Herold expressed concern for the 2 year extension request and referred to the 2 year extension granted in 2011. Commissioner Herold said he understood how issues arise when restoring historic properties; however, Commissioner Herold had received complaints from neighbors in regard to the renovation.

Commissioner Herold inquired the resulting actions if the requested improvements were incomplete after the two year period, Ms. Techie referred to the Ordinance, Section 16-63(c).

Commissioner Matuszak said he understood the difficult economic time. Commissioner Matuszak said she preferred the property to have more curb appeal throughout the renovation process.

**Motion:**
Commissioner Herold moved to approve the request as presented including the additional two year extension to complete the improvements with the stipulation the work must be completed by the two year extension; seconded by Commissioner Wester.

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.

Commissioner Dougherty announced her abstention from the following case due to financial gain and interest in Case No. HPC 16-14.

**CASE NO HPC 16-14**
Public Hearing on the request of Tom and Deborah Dougherty for a Certificate of Appropriateness for a paver walkway, landscaping, and column addition for the property located at 1600 W Moss Avenue (Parcel Identification No. 18-08-176-004), Peoria, IL (Council District 2).

**Senior Urban Planner, Shannon Techie, Community Development Department,** read Case No. HPC 16-13 into the record and presented the request. Ms. Techie explained the request came before the commission because the column addition met the definition of improvement in the Ordinance.

Chairperson Powers opened the Public Hearing at 9:15a.m.

**Tom Dougherty,** petitioner, referred to the elevation in the agenda packet. Mr. Dougherty said the column addition would act as a railing for the one step to the front door. The column was freestanding and 42” tall with a limestone cap.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:16a.m.

**Discussion:**
Commissioner Herold supported the project.

Chairperson Powers said the proposed column should be considered for design and not in terms of a railing.

Chairperson Powers read the Findings of Fact.
Motion:
Commissioner Matuszak made a motion to approve the request as presented; seconded, by Commissioner Herold.

The motion was approved by roll call vote 4 to 0 with 1 Abstention.
Nays: None.
Abstention: Dougherty – 1.

CITIZENS’ OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION
Karrie Alms, of 1005 NE Perry Avenue, prepared the following requests for the commission to consider:
1. HPC review and comment on all current and future city projects involving federal monies (i.e) Section 106 process as utilized at the March 23, 2016 HPC meeting for the MacArthur Highway Bridge.
2. HPC be involved in the effort to engage neighborhood associations, citizens, and any or all interested parties to develop the public involvement process for the Section 106 process through engagement, consultation, and planning of projects.
3. Lack of design standards for all heritage neighborhoods.

Timothy Herold, Historic Preservation Commission commissioner, echoed Ms. Alms’ comments.

Chairperson Powers requested an advisement summary from Director Ross Black in regard to the discussion at the next meeting.

There was no further interest from citizens who wished to address the Historic Preservation Commission at 9:28a.m.

UNFINISHED BUSINESS
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 requested input from the commission for the content of the flyer.

Commissioner Herold suggested replicating the example from the Community Development Department’s educational material for Property Maintenance and pertain the content to the historic preservation Ordinance compliance.

Commissioner Dougherty suggested information in regard to requirements for window replacement.

Commissioner Matuszak requested the material include a visual of a “before and after” of historic preservation improvements. Commissioner Matuszak supported demonstrating how curb appeal enhances community development.

Chairperson Powers suggested commissioners provide comments to city staff within the next 7 days.

Ms. Techie said she would provide an update at the next regularly scheduled meeting.

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 9:40a.m.

Shannon Techie, Senior Urban Planner