AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF SEPTEMBER 27, 2017 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 17-16**
   Public Hearing on the request of Frank Corso, for David Koehler, to obtain a Certificate of Appropriateness for an addition to the existing carport and the installation of solar panels on the carport, for the property located at 1020 NE Glen Oak Avenue (Parcel Identification No. 18-03-152-001), Peoria, Illinois (Council District 3).

   **CASE NO. HPC 17-17**
   Public Hearing on the request of Charlie Crump of Immediate Realty, Inc. to remove the Local Historic Landmark designation for the property located at 401 NE Monroe Street (Parcel Identification No. 18-04-476-006), Peoria, Illinois (Council District 1).

   **CASE NO. HPC 17-18**
   Public Hearing on the request of Thomas E. Lane Jr., to obtain a Certificate of Appropriateness to remove a fire escape and add an accessible ramp to the rear of the house, for the property located at 256 NE Randolph (Parcel Identification No. 18-04-330-004), Peoria, Illinois (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
The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, September 27, 2017, at 8:30 a.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Robert Powers presiding and with proper notice having been posted.

ROLL CALL
The following Historic Preservation Commission Commissioners were present: Deborah Dougherty, Timothy Herold, Geoff Smith and Chairperson Robert Powers – 4. Absent: Jan Krouse, Michael Maloof, Lesley Matuszak – 3.

Staff Present: Roberto Medina, Kimberly Smith, Shannon Techie, and Madeline Wolf

MINUTES
Commissioner Herold moved to approve the minutes of the regularly scheduled meeting held on August 23, 2017; seconded by Commissioner Dougherty.

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

CASE NO. HPC 17-12
Public Hearing on the request of Jeff Hainline, to obtain a Certificate of Appropriateness to replace windows, for the property located at 1018 N Ellis Street (Parcel Identification No. 18-04-305-011), Peoria, Illinois (Council District 2).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. HPC 17-12 into the record and presented the case as outlined in the memo.

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

Jeffery Hainline, petitioner, requested the commission approve the request to install square, vinyl replacement windows on his property. Mr. Hainline owns the adjacent property which has forty-six (46) vinyl windows.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:35 a.m.

Discussion:
Commissioner Herold said although he did not prefer vinyl windows, vinyl windows have been previously approved; therefore, he supported the request with the condition the arches be kept on the original portion of the home, and consistent material be used for the siding. The arch window frame was original to the home.

Commissioner Smith expressed concern for the procedure of the installation of the windows.

Motion:
Commissioner Herold made a motion to approve the request as presented with the condition the window replacements on the original portion of the home be replaced with arch windows and to match the existing dividing lines; seconded, by Commissioner Smith.

Chairperson Powers read the Findings of Fact for a Certificate of Appropriateness.

The motion was APPROVED by roll call vote 4 to 0.
Nays: None.
CASE NO. HPC 17-13
Public Hearing on the request of Bill Scarcello, to obtain a Certificate of Appropriateness to replace windows and remove significant landscaping, for the property located at 1405 W Moss Avenue (Parcel Identification No. 18-08-132-022), Peoria, Illinois (Council District 2).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. HPC 17-13 into the record and presented the case as outlined in the memo.

Chairperson Powers opened the Public Hearing at 8:48am.

Bill Scarcello, petitioner, summarized his request. Mr. Scarcello requested to use privacy glass for the bathroom window replacement. Mr. Scarcello requested to remove the smaller tree by the driveway to allow for a better view across the street. In response to Commissioner Herold, Mr. Scarcello confirmed the window replacements are all on the second floor and will match the original aesthetic of the home; the windows in the side at the stairwell will not be replaced. In response to Chairperson Powers’ inquiry, Mr. Scarcello said the tree was approximately thirty (30) years old and ten to twelve (10 - 12) inches in diameter. Mr. Scarcello assured the commission the removal of the tree would not impact the foundation or structure of the home.

Commissioner Dougherty noted the Moss Bradley Residential Association has been reinvesting in the neighborhood by offering homeowners a way to subsidize the replanting of trees to encourage adding more trees; trees enhanced the charm of the historic street. Commissioner Dougherty supported the tree removal with the condition that the tree be replaced.

Robert Davison Ariles, an interested citizen and neighbor, supported his neighbor’s request and encouraged Mr. Scarcello to replace the tree if removed.

With no further interest from the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing at 8:56a.m.

**Discussion:**
Chairperson Powers inquired if the location of the tree was in the public right-of-way. Ms. Smith confirmed the tree requested to be removed was on the right-of-way, but within the historic district designation, the maintenance was the responsibility of the owner.

Commissioner Herold noted the precedent set by approving vinyl window replacements and expressed concern in regard to the request for the removal of the tree. Commissioner Herold supported relocating or trimming the tree versus removing the tree.

Commissioner Smith expressed concern in regard to the request for the removal of the tree.

**Motion:**
Commissioner Smith made a motion to approve the request as presented with the conditions to allow the tree to be pruned; however, if the tree was not able to be pruned and must be removed, the removed tree must be replaced; and the windows must match what was being replaced. The motion was seconded by Commissioner Herold.

Chairperson Powers read the Findings of Fact for a Certificate of Appropriateness.

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

CASE NO. HPC 17-14
Public Hearing on the request of Scott Lewis, of Scott Lewis Homes, to obtain a Certificate of Appropriateness to build townhomes, for the property located at 824 W Moss Avenue (Parcel Identification Nos. 18-08-226-030 and 18-08-226-024), Peoria, Illinois (Council District 2).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. HPC 17-14 into the record and presented the case as outlined in the memo. Ms. Smith noted the request also required a Special Use.

Chairperson Powers opened the Public Hearing at 9:08a.m.
Scott Lewis, petitioner, introduced Jordan Lewis, the project realtor, and Christian Lewis, the project manager. Mr. Lewis said the proposed plan was the best use of the property with the existing grade. The design of the townhomes complemented the character of Moss Avenue. Mr. Lewis noted the request was unique as it was new construction in the Historic District. He also noted the neighborhood meeting previously held, and said he appreciated feedback and comments received.

Jordan Lewis, realtor, said the proposed design will complement Moss Avenue and provide the benefit of living on the historic street without the costs associated with older homes.

Christian Lewis, project manager, said the design was inspired by Nashville and Chicago architecture and reiterated the design will complement the character of Moss Avenue and development in the Warehouse District. Mr. Lewis thanked the commission for reviewing the request.

Commissioner Herold questioned the proposed change to the existing topography. Mr. Scott Lewis said the dirt removed from building the townhomes will be used as backfill to level the hillside.

Commissioner Smith questioned if Mr. Scott Lewis recently acquired the property and inquired about the landscape plan. Mr. Scott Lewis said he was in the process of acquiring the property. The landscape plan included illuminating the existing Moss Bradley sign at the corner of Dr. Martin Luther King Jr. Drive and Union Street and the existing trees along Moss Avenue will remain.

Commissioner Dougherty questioned the window design. Mr. Scott Lewis said black, vinyl windows will be used.

In response to Chairperson Powers’ concern regarding grading and construction; Ms. Smith iterated a Special use was also required and such items would be reviewed in depth by the Development Review Board, which was required prior to the issuance of building permits.

Jordan Lewis discussed the brick material to be used for the townhomes. Samples of the bricks were distributed to the commission.

Brian Burali, President of the Moss Bradley Residential Association, said the petitioner presented the plans and materials to the association and was in support of the request.

With no further interest in the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:24 a.m.

Discussion:
Commissioner Smith supported the request, design, and multi-family development for the area.

Commissioner Dougherty supported the request and design and noted the development would add value to the neighborhood.

Commissioner Herold supported the request and the multi-family development for the area.

Motion:
Commissioner Herold made a motion to approve the request as presented; seconded, by Commissioner Smith.

Chairperson Powers read the Findings of Fact for a Certificate of Appropriateness.

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

Chairperson Powers announced a five (5) minute break at 9:32 a.m. The Historic Preservation Commission resumed at 9:36 a.m.
CASE NO. HPC 17-15
Public Hearing on the request of Robert M. Davison Aviles, to obtain a Certificate of Appropriateness to replace the front porch, for the property located at 1401 W Moss Avenue (Parcel Identification No. 18-08-132-023), Peoria, Illinois (Council District 2).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. HPC 17-15 into the record and presented the case as outlined in the memo.

Chairperson Powers opened the Public Hearing at 9:39 a.m.

Robert M. Davison Aviles, petitioner, thanked the commission for their time and explained the request was to remove the porch, refurbish and repair the porch, and to re-install the porch.

With no interest from the public to provide testimony, Chairperson Powers closed the Public Hearing at 9:42 a.m.

Discussion:
Commissioner Herold supported the project as requested.

Commissioner Smith expressed concern for the proposed height of the railing of twenty-eight (28) inches. Ms. Smith noted historic districts are exempt from meeting the guardrail height requirements of forty-two (42) inches.

Commissioner Herold inquired if a guardrail was required. Building Inspector, Roberto Medina, Community Development Department, explained building code requirements, and associated exemptions, related to hand and guard rails.

Commissioner Dougherty supported the project.

Chairperson Powers noted there was no concern from adjacent neighbors in regard to the project and agreed with the commissioner’s support.

Motion:
Commissioner Herold made a motion to approve the request as presented; seconded, by Commissioner Dougherty.

Chairperson Powers read the Findings of Fact for a Certificate of Appropriateness.

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

CITIZENS’ OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION
There were no citizens who wished to address the Historic Preservation Commission at 9:50 a.m.

REPORT BACK REGARDING 1808 W MOSS AVENUE
Senior Urban Planner, Shannon Techie, Community Development Department, referred to the detailed report presented in the agenda packet as requested by the commission at the previous Historic Preservation Commission meeting. Ms. Techie noted there was an interested citizen present who wished to comment on the report back regarding 1808 W Moss Avenue.

Commissioner Smith questioned if the grading on both sides of the wall was to allow a total of six (6) feet in height. Ms. Techie said the project was in progress; once the project was completed, the wall would be measured from the established grade to ensure it was six (6) feet in height.

Motion:
Commissioner Herold made a motion to reopen the Citizens’ Opportunity to Address the Historic Preservation Commission; seconded, by Commissioner Dougherty.

The motion was APPROVED viva voce vote 4 to 0.
Chairperson Powers re-opened the Citizens' Opportunity to Address the Historic Preservation Commission at 9:55 a.m.

Phyllis Markley, a concerned citizen, expressed concern regarding the request presented and approved by the commission for a Certificate of Appropriateness at 1808 W Moss Avenue (Case No. HPC 16-23). She read her statement into the record that had been distributed to the commission prior to the meeting.

Gabe Rodriguez, project manager for the construction at 1808 W Moss Avenue, said the work in progress obtained the required approvals. Mr. Rodriguez said he understood the neighbors' concerns and wished to work with the neighbor to alleviate her concerns. Mr. Rodriguez assured the commission the wall height would be six (6) feet in height from the established grade.

There was no further interest from citizens who wished to address the Historic Preservation Commission at 10:11 a.m.

REPORT BACK REGARDING PORCH WORK AT 1528 W MOSS AVENUE

Senior Urban Planner, Shannon Techie, Community Development Department, referred to the detailed report presented in the agenda packet as requested by the commission at the previous Historic Preservation Commission.

Commissioner Herold questioned the number of complaints about the property. Ms. Techie reported that she had not received any complaints about the porch work, and the report back was provided in response to a request by the Commission at the August meeting. Ms. Techie noted Building Inspector, Roberto Medina, Community Development Department, provided a letter, which accompanied the report, detailing the inspection findings at the site, which resulted in the administrative approval process for the unsafe condition of the structure.

DISCUSSION ON HISTORIC PRESERVATION EDUCATION MATERIAL

The 2016 Historic Preservation Work Plan included an educational component related to local historic preservation. After the draft was distributed to the commission, Ms. Techie received comments from two commissioners. The requested changes will be made and will proceed to print the historic preservation education materials.

ADJOURNMENT

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

The motion was approved viva voce vote 4 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 10:15 a.m.

Kimberly Smith
Kimberly Smith, Senior Urban Planner

Shannon Techie
Shannon Techie, Senior Urban Planner

Madeline Wolf
Madeline Wolf, Development Technician
TO: Historic Preservation Commission
FROM: Shannon Techie, Senior Urban Planner
DATE: October 25, 2017
CASE NO: HPC 17-16
SUBJECT: Public Hearing on the request of Frank Corso, for David Koehler, to obtain a Certificate of Appropriateness for an addition to the existing carport and the installation of solar panels on the carport, for the property located at 1020 NE Glen Oak Avenue (Parcel Identification No. 18-03-152-001 and 18-03-152-036), Peoria, Illinois (Council District 3).

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 an addition to the existing carport and the installation of solar panels on the carport, for the property located at 1020 NE Glen Oak Avenue.

Please refer to the attached application for more detailed information.

DISCUSSION:
The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64, 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: 1020 N.E. GLEN OAK Zip Code 61603
Tax ID Number: 18-03-152-001 Architectural Style: SPANISH MISSION

Applicant: (The person/organization applying.)
Name: FRANK CORSO
Company/Neighborhood Association:
Address: 1807 N. MISSOURI
City: PEORIA State: IL ZIP: 61603
Daytime Phone: (309) 688-2077 Email: FCOES084@GMAIL.COM
Applicant Signature: ___________________________ Date: 9/24/17

Owner: (Skip this section if the applicant and owner information is the same)
Name: DAVID KOEHLER
Company/Neighborhood Association:
Address: 1020 N.E. GLEN OAK
City: PEORIA State: IL ZIP: 61603
Daytime Phone: (309) 256-0729 Email: SENATOR.DAVE.KOEHLER@GMAIL.COM
Owner Signature: ___________________________ Date: ___________________________

Contractor Information: (If available, not required)
Name: N/A
Company/Neighborhood Association:
Address: ___________________________
City: ___________________________ State: ___________________________ ZIP: ___________________________
Daytime Phone: ___________________________ Email: ___________________________
PROJECT DESCRIPTION:

The scope of the projects involves enlarging the existing carport in the rear yard of 1020 NE Glen Oak Ave. to accommodate installation of photo voltaic solar collectors.

The existing roof and structure of the existing carport will be removed and an approximate 12 ft. addition to the west will be constructed. A pitched roof will be constructed with a 30 degree slope on the southern side where the panels will be attached. The north side will asphalt shingles applied in a light tan shade with wood trim and metal vertical panels painted brown to match the existing trim colors on the residence.

Existing metal columns will be covered with wood to match the new 6 x 6 wood columns needed for the new construction.

No additional sitework or construction will be required for this project.
Approximate dimensions from existing carport to residence. Proposed addition shown as red rectangle.
View from Glen Oak and neighboring driveway

View from Intersection of Wisconsin Ave. and NE Glen Oak.
Existing carport in rear yard of 1020 NE Glen Oak.
TO: Historic Preservation Commission
FROM: Leah Allison, Senior Urban Planner
DATE: October 25, 2017
CASE NO: HPC 17-17
SUBJECT: Public Hearing on the request of Charlie Crump of Immediate Realty, Inc. to remove the Local Historic Landmark designation for the property located at 401 NE Monroe Street (Parcel Identification No. 18-04-476-006), Peoria, IL (Council District 1)

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 to remove the property located at 401 NE Monroe Street from the Local Historic Landmark designation.

Please refer to the attached application for more detailed information.

DISCUSSION:
The Commission should consider the criteria in Historic Preservation Ordinance Section 16-38, Designation Criteria, to determine whether the property’s historic designation should be removed.

OPTIONS:
- Approve the application as requested.
- Deny the application.
Local Historic Landmark/District Application

City of Peoria Historic Preservation Commission

Property Information:
(The property proposed for designation. For a district, give a location such as 800 block of NE Perry or give the district a name.)

Address: 401 NE Monroe Ave Peoria IL 61603

Applicant: (The person/organization applying.)

Name: Immediate Realty Inc Charlie Crump Pres.

Company/Neighborhood Association: ______________________

Address: 5409 W Teal Wood Ct

City: Peoria State: IL ZIP: 61615

Daytime Phone: (309) 208-2158 Email: charlie5409@gmail.com

Applicant Signature: ______________________ Date: 9-28-17

Additional Required Information:

- Include a map that identifies the boundaries of the property proposed for designation.
- Include labeled, color pictures of each of the properties proposed for designation.
- If you desire to prepare the application on a computer or typewriter, sheets may be attached, but please use the following pages as an outline and indicate all data in the order it is requested on the following pages to maintain consistency. All information is required.

LANDMARKS

For the property to be designated complete the following pages:

DISTRICTS

For each individual property to be designated complete the following pages. Make copies if necessary:

Also provide on a separate sheet and narrative that describes the distinguishing characteristics of the proposed district and setting forth reasons in support of designation. Specifically, it is helpful to the petition to indicate how the area is significant in terms of local or national development methods and trends, local or national individuals/residents, or architectural styles.

The narrative must show how the proposed district meets one or more of the designation criteria (Section 16-38 of the Historic Preservation Ordinance).
Individual Property Information: (The individual property(ies) proposed for designation.)

Address: 401 NE Monroe Ave Peoria Zip Code 61603
Tax ID Number: 18-04-476-006

Owner: (Skip this section if the applicant and owner information is the same)

Name: ________________________________
Company/Neighborhood Association: ________________________________
Address: ________________________________
City: __________________ State: ___________ ZIP: ___________
Daytime Phone: (_______)_____________ Email: ________________________
Owner Signature: ________________________ Date: ___________

Does the owner consent to designation? (circle one) (yes) (no)

How was the owner contacted? ________________________

Legal description of the property to be designated:

UNDERHILL ADD SE '14 SEC 4-8-8E
LOT 7 BLK 39

* Physical & Historical Characteristics:

Provide a statement describing the distinguishing characteristics of the property and setting forth reasons in support of designation. The written statement must show how the proposed designation meets one or more of the designation criteria (Section 16-38 of the Historic Preservation Ordinance) and address the following items: Contributing structures do not need to individually meet one or more criteria. However, they collectively may satisfy one or more of the criteria.

HISTORIC HOME BURNED DOWN WITH REMAINS
REMOVED. REMAINING ON PROPERTY IS A
STORE FRONT WITH 2 APARTMENTS ABOVE WITH
NO HISTORIC SIGNIFICANCE OR APPEAL
Current Use of the Property: (circle one) (single family) (multiple family) (commercial) (office) (industrial) other  

Current Occupancy Status: (circle one) (vacant) (occupied)  

Current Property Physical Condition: (circle one) (excellent) (good) (fair) (deteriorated) (ruins) (unexposed / original details covered)  

Has the property been significantly altered? (circle one) (yes) (no) If yes, please explain  

Looks nothing like a Carriage House  

Is this the original site of the structure? (circle one) (yes) (no) If no, please explain  

Period of construction or significance? (circle as many as applies) (18th Century) (19th Century) (20th Century) Specific known date?  

3 of 5  Revised 05-06-2014
DESIGNATION CRITERIA (Section 16-38)

(a) The historic preservation commission shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure or area meets one or more of the following criteria.

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the city, the county, the state or the United States of America deems it historically significant.

2. Its location as a site of a significant local, county, state or national event.

3. Its identification with a person who significantly contributed to the development of the city, the state or the nation.

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.

5. Its identification as the work of a master building designer, architect or landscape architect whose individual work has influenced the development of the city, the state or the nation.

6. Its embodiment of elements of design, detailing, or craftsmanship that render it architecturally significant.

7. Its embodiment of design elements that make it structurally or architecturally innovative.

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature.

9. Its character as a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.

10. The owner(s) consent.

(b) Any structure, property or area that meets one or more of the above criteria shall also be suitable for preservation or restoration and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.
Filing Instructions and Information:

1) **Fully completed** applications must be received at least 28 days prior to the next regularly scheduled meeting to be included on the agenda. Partial or Incomplete applications will not be accepted.

2) **$50.00** Application fee (Fee is waived if the application is submitted by an approved neighborhood association. Documentation is required that verifies the validity of the association.)

3) The first step to designation is preliminary review. The applicant and owners of the property will be notified of the preliminary review. The application will be reviewed at a preliminary review to determine if the proposed designation warrants further discussion for adoption as a local historic landmark. If it is determined that additional review is necessary, the proposal will be heard at a public hearing.

4) 15 days prior to the public hearing, the applicant and all properties within 250 radial feet of the subject property will receive notice of the meeting.

5) The Historic Preservation Commission has regularly scheduled meetings the fourth Wednesday of each month at City Hall, 419 Fulton St, Room 400, Peoria, IL at 8:30 AM.

6) The format for the meeting follows:

   1. Chairperson proceeds with swearing in procedures
   2. Chairperson announces the case
   3. Staff enters case into the record
      a. Staff presents 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

Application and inquiries should be submitted to:

Zoning Administrator
City of Peoria Development Center
419 Fulton Street, Room 300
Peoria, IL 61602-1217

Phone: 309/494-8600
Fax: 309/494-8680
TO: Historic Preservation Commission
FROM: Kimberly Smith, Senior Urban Planner
DATE: October 25, 2017
RE: HPC CASE NO. 17-18: PUBLIC HEARING on the request of Thomas E. Lane Jr., to obtain a Certificate of Appropriateness to remove a fire escape and add an accessible ramp to the rear of the house for the property at 256 NE Randolph (Parcel Identification No. 18-04-330-004), Peoria, Illinois (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 to remove a fire escape and add an accessible ramp to the rear of the house for the property at 256 NE Randolph. Please refer to the attached application for more detailed information.

DISCUSSION:
The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64, 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: 256 NE Randolph
Tax ID Number: 18-043-30-004
Architectural Style:

Applicant: (The person/organization applying)
Name: T. Lane
Company/Neighborhood Association: RRRA
Address: 256 NE Randolph
City: Peoria State: IL ZIP: 61606
Daytime Phone: ( ) Email: 
Applicant Signature: [Signature] Date: 10-5-18

Owner: (Skip this section if the applicant and owner information is the same)
Name: 
Company/Neighborhood Association: 
Address: 
City: State: ZIP: 
Daytime Phone: ( ) Email: 
Owner Signature: Date: 

Contractor Information: (If available, not required)
Name: 
Company/Neighborhood Association: 
Address: 
City: State: ZIP: 
Daytime Phone: ( ) Email: 

P:\PGM\DEPARTMENT INFORMATION\FORMS AND FEES\COMMISSIONS\HPC Certificate of Appropriateness Application - Revised 11-13-12.docx
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:

Outlined in PowerPoint
Request for Certificate of Appropriateness

256 NE Randolph
256 NE Randolph ave

- Tax ID: 1804330004
- Architectural Style: Victorian Queen Anne
- Randolph/Roanoke Neighborhood
Removal of Emergency Escape

For many years the house was owned by The Junior League of Peoria who were required to have an emergency escape from the third story of the building because of its use as a commercial building. Over time the added structure has deteriorated and become undesirable. It has also become a latrine for local wild animals which can be a nuisance and spread disease to anyone staying there. It’s not original to the house and is, in general, aesthetically unpleasing to the eye.

Since it’s no longer a commercial property and not required to have an emergency escape, the new owners request permission to remove the structure almost entirely and leave only a section that reaches the edge of the existing roof line of the house to create a small dormer patio as shown in the mocked up photo.
Addition of a wheelchair ramp

Once the fire escape is removed, owners wish to have a wheelchair ramp installed in the back of the house. In order to meet local code and ADA standards, the ramp will require a significant amount of real estate.

Ramps must have a 1:12 grade and cannot exceed 30 inches without a level landing area. Landing areas must be a minimum of 5ft x 5ft.

The current back porch is 50 inches off the ground, requiring at least 50 linear feet of incline for the ramp and at least one landing.

A photo discovered in an 1888 photo book in the Peoria Historical Society’s collection shows a street view of the southwest side of the house with its original side porch and rear, uncovered wraparound deck.

We wish to give the wheelchair ramp as much of the appearance of the original back deck as possible. It will have railings and tongue & groove decking fabricated to be identical to the existing back porch and will be painted to match the existing back porch.
Photo from 1888 showing original rear deck
Rear of the house as it appears today
Wheelchair ramp footprint

- This is a footprint illustration of the ramp.
- Green shaded areas are level deck, including the existing back porch.
- Yellow shaded area are graded deck.
- Three landings will be needed in order to avoid blocking the basement door entryway.
- Several bushes will need to be removed to facilitate the installation of the ramp.
Wheelchair ramp footprint

Existing back porch

SIDE PORCH
(Future Restoration)

HOUSE

5' 6"
16'
36'
42'
5' 6"
21'

5' 6"
Street view Mock up

Because the ramp will have two landings on the southwest side, this mock up was made to give a general idea of the final appearance from the street view, most of which will be blocked by the neighboring house which was not built at the time the original picture was taken.

Note: The southwest side porch has the roof and support members remaining but no deck. The owners plan to restore the rest of the side porch at a later date.
Thank You
CERTIFICATE OF APPROPRIATENESS
Findings of Fact Worksheet

The commission shall consider, where applicable, the following criteria in determining whether or not proposed work is compatible and appropriate:

<p>| | | | |</p>
<table>
<thead>
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<tbody>
<tr>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
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<tr>
<td>1.</td>
<td>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended purpose.</td>
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<td>YES</td>
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<td>2.</td>
<td>The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.</td>
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<td>YES</td>
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<td>3.</td>
<td>All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.</td>
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<td>YES</td>
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<td>4.</td>
<td>Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.</td>
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<td>YES</td>
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<td>5.</td>
<td>Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.</td>
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<td>YES</td>
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<td>6.</td>
<td>Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather on conjectural design or the availability of different architectural elements from other buildings or structures.</td>
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<td>YES</td>
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<td>7.</td>
<td>The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.</td>
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<td>8.</td>
<td>Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.</td>
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<td>YES</td>
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<td>9.</td>
<td>Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.</td>
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<td>10.</td>
<td>Whenever possible, new additions or alterations shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.</td>
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11. The proposed work conforms to the following design criteria as well as any specific guidelines:

YES  NO  N/A

a. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.

b. Proportions of structure's front facade. The proportion between the width and height of the proposed structure should be compatible with nearby structures.

c. Proportions of openings into the facility. The proportions and relationships between doors and windows should be compatible with existing structures.

d. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.

e. Roof shapes. The design of the roof should be compatible with adjoining structures.

f. Landscape and appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants and their needs. Further, the landscape treatment should be compatible with surrounding structures and landscapes.

g. Scale of structure. The scale of the structure should be compatible with surrounding structures.

h. Directional expression from elevation. Street facades should blend with other structures with regard to directional expression. When adjacent structures have a dominant horizontal or vertical expression, this should be carried over and reflected.

i. Architectural details. Architectural details and materials should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of that area.

MOTION: ________________________________________________

_____________________________________________________

INITIATED BY: _________________________________________

SECOND: ______________________________________________

SIGNATURES

Chairperson Robert Powers_________________________________ Yea _____ Nay _____
Commissioner Deborah Dougherty__________________________ Yea _____ Nay _____
Commissioner Tim Herold_________________________________ Yea _____ Nay _____
Commissioner Jan Krouse_______________________________ Yea _____ Nay _____
Commissioner Michael Maloof_____________________________ Yea _____ Nay _____
Commissioner Lesley Matuszak____________________________ Yea _____ Nay _____
Commissioner Geoffrey Smith____________________________ Yea _____ Nay _____

VOTE: Approved _____________ Denied _____________

______ to _______