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
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MAY 24, 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 17-6


5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT
The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, May 24, 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, Michael Maloof, Lesley Matuszak, Geoff Smith (Arrived at 8:35 a.m.), Thomas Wester, and Chairperson Robert Powers – 7. Absent: None.

Staff Present: Leah Allison, Nick Mitchell, and Madeline Wolf

MINUTES
Commissioner Herold moved to approve the minutes of the regularly scheduled meeting held on April 26, 2017; seconded by Commissioner Matuszak.

The motion was approved viva voce vote 7 to 0.

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

NEW BUSINESS
Request from the City of Peoria Community Development Department Grants Management Division for comments from the Commission regarding a proposed residential development within the North Side Historic District National Historic District, pursuant to the National Historic Preservation Act Section 106 review process.

Grants Coordinator, Nick Mitchell, Community Development Department, read the new business item into the record and provided the summary, review process, and project as outlined in the memo. Mr. Mitchell said the Commission was asked to consider the criteria in 36 CFR 800.5(a) when commenting on whether or not the project would cause an adverse effect on the historic properties in the APE. Mr. Mitchell relayed the current criteria for an adverse effect for the Section 106 process at Title 36 Part 800 of the Code of Federal Regulations.

Commissioner Maloof expressed concern for ADA accessibility.

Commissioner Herold expressed concern ADA accessible ramps on the front and the vinyl siding on the front and rear of the structures would cause an adverse effect. Mr. Herold supported the proposed elevated design and front porch.

Commissioner Matuszak supported ADA accessibility on the front or side of the residence.

Commissioner Smith expressed concern for the use of vinyl siding on new construction in the historic district.

Commissioner Maloof questioned the purpose of the elevated design. Commissioner Maloof expressed concern of marketability of the home if the proposed design was split level.

Mr. Mitchell said the elevated design complimented the characteristics of existing homes in the neighborhood.

Commissioner Herold said the definition of reconstruction would be applicable to adverse effect in Section 106 process at Title 36 Part 800 of the Code of Federal Regulations. Commissioner Herold said he would support a design that complied with the local findings of fact worksheet for a Certificate of Appropriateness, specifically No. 11, a. through i.

Commissioner Wester requested clarification the garage would be alley facing. Commissioner Wester agreed with commissioners’ concern related to the size and scale of proposed design and encouraged a two-story home to complement surrounding structures.
Mr. Mitchell confirmed one residential design had an alley and side street facing garages.

Chairperson Powers encouraged the design to be built up rather than down which would be congruent with the neighborhood, specifically in terms of the design elevation and character. Chairperson Powers encouraged adding dormers. Chairperson Powers supported the new developments for the subject area.

Commissioner Smith complemented the floor plans and the new development for the subject area. Commissioner Smith encouraged the development to address ADA accessibility without causing an adverse effect.

Chairperson Powers opened the Public Hearing at 9:00a.m.

Williams Ordaz, representing the Central Illinois Landmark Association, expressed concern with the use of vinyl siding, the size and scale of the proposed designs, and parking. Mr. Ordaz discouraged a double stall garage, rather for the driveway to have space for multiple vehicles as vehicles parking on unpaved surfaces has been an issue in the neighborhood. Mr. Ordaz expressed concern for the misrepresentations of the developments.

Karrie Alms, an interested neighbor, expressed concern with the use of vinyl siding. Ms. Alms encouraged the use of stone, brick, or stucco to complement the surrounding homes. Ms. Alms said the height of the foundation, or design elevation, was appropriate. Ms. Alms expressed concern for the proposed size and scale and the roof pitch. Ms. Alms encouraged increasing the future market value.

Lea Anne Schmidgall, representing Habitat for Humanity, expressed the organization’s commitment to revitalizing neighborhoods in the East Bluff. Ms. Schmidgall referred to previous developments in the subject area. Ms. Schmidgall noted the designs were created by a historic architect and noted the elevations would change and the use of vinyl would not go to the ground on the sides.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:15a.m.

Commissioner Matuszak supported Ms. Schmidgall’s testimony.

In response to Commissioner Herold’s inquiry regarding separating the project into two parts, Mr. Mitchell said the residential development of the four, single-family homes was under one review.

Commissioner Dougherty encouraged the use of brick and stone rather than vinyl to be more consistent with the surrounding area.

Mr. Mitchell expressed appreciation for the Commission participation and public comment.

**ELECTION OF OFFICERS**

**Vice Chairperson:**
Commissioner Herold moved to reelect Lesley Matuszak as the Vice Chairperson of the Historic Preservation Commission; seconded by Commissioner Maloof.

The reelection for Lesley Matuszak as Vice Chairperson was approved viva voce vote 7 to 0.

**Chairperson:**
Commissioner Herold moved to reelect Robert Powers as the Chairperson of the Historic Preservation Commission; seconded, by Commissioner Matuszak.

The reelection of Robert Powers as Chairperson was approved viva voce vote 7 to 0.

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

There were no citizens who wished to address the Historic Preservation Commission at 9:20a.m.

**ADJOURNMENT**

Commissioner Herold moved to adjourn the Historic Preservation Commission Meeting; seconded by Commissioner Smith.
The motion was approved viva voce vote 7 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:20 a.m.

Leah Allison, Senior Urban Planner

Nick Mitchell, Grants Coordinator

Madeline Wolf, Development Technician
TO: Historic Preservation Commission
FROM: Shannon Techie, Senior Urban Planner
DATE: June 28, 2017
CASE NO: HPC 17-6

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 restore the Petherbridge/Bastow Monument steps and walkway in Springdale Cemetery.

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: 3014 N. Prospect Rd. Peoria Zip Code 61603
Tax ID Number: __________________________ Architectural Style: Cemetery Monument

Applicant: (The person/organization applying)

Name: Bob Meeks / Springdale Historic Preservation Foundation
Company/Neighborhood Association: ________________________________
Address: 3014 N. Prospect Rd.
City: Peoria State: IL ZIP: 61603
Daytime Phone: (309) 256-4466 Email: N/A
Applicant Signature: __________________________ Date: 5-29-2017

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

Name: Petherbridge / Bastow Families
Company/Neighborhood Association: Several searches have been made over the past 10 years and no descendants have been found.
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: ________________________________
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:

We are proposing the repair and modified restoration of the Petherbridge/Bestow monument, steps & walkway. We will salvage all original marble tiles possible from the walkway & step platforms. We propose to use these tiles to restore the step platforms. Any shortage of these would be made up of a border of concrete, colored to best blend with tiles.

The walkway would be broom finish concrete in suitable color. Probably dark gray.

All limestone features, ie railings, walls, primary steps and ornaments will be removed, repaired, cleaned. Foundations will be replaced to below frost line and all features pinned together with stainless steel rod to prevent future movement.
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)

Address: __________________________ Zip Code: ________

Tax ID Number: _____-____-____-____ Architectural Style: ____________________

Applicant: (The person/organization applying.)

Name: ________________________________

Company/Neighborhood Association: ________________________________

Address: ________________________________

City: __________________ State: ___________ ZIP: ________

Daytime Phone: (_______) ____________________ Email: _______________________

Applicant Signature: __________________________ Date: __________

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: _______________________

1 of 3
View from walkway
Walkway
View from