The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, June 28, 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: Timothy Herold, Michael Maloof, Lesley Matuszak, Geoff Smith (Arrived at 8:33 a.m.), Thomas Wester, and Chairperson Robert Powers – 6. Absent: Deborah Dougherty – 1.

Staff Present: Shannon Techie, Madeline Wolf

MINUTES
Commissioner Herold moved to approve the minutes of the regularly scheduled meeting held on May 24, 2017; seconded by Commissioner Wester.

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
It was announced that Commissioner Matuszak would abstain from Case No. HPC 17-6 due to personal interest.

CASE NO. HPC 17-6
Public Hearing on the request of Bob Meals of the Springdale Cemetery Historic Preservation Foundation for a Certificate of Appropriateness to restore the Petherbridge/Bastow Monument steps and walkway, 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 17-6 into the record and presented the case as outlined in the memo.

Commissioner Smith entered Council Chambers at 8:33 a.m.

Chairperson Powers inquired if the request was considered a hardscape repair.

Ms. Techie said the request was more than a repair with potential material and visual changes. Per code, the steps are considered an improvement and the request was, by definition, an alteration to an improvement; therefore requiring Commission approval.

Chairperson Powers opened the Public Hearing at 8:36 a.m.

Jack Gove, Springdale Historic Preservation Foundation Chair and member of the Monument Restoration Committee, spoke in favor of the request on behalf of petitioner, Bob Meals, who was unable to attend. Mr. Gove noted the time and expenses associated with the restoration of the steps. Mr. Gove requested approval of the project as presented.

Commissioner Wester inquired about the total square footage of marble that was missing and would be replaced with concrete.

Mr. Grove said, in total, the landing area was 205 square feet and the step area was 152 square feet. Mr. Grove said each step represents 48 square feet and there were four (4) steps. Mr. Grove noted a $25,000 to $35,000 cost difference for replacing the missing tiles with concrete versus marble.
In response to Commissioner Smith’s inquiry, Mr. Grove noted the contractor doing the repair and restoration has worked with monument repair at Springdale for several years.

Commissioner Herold requested confirmation of the cost difference with marble versus concrete for the missing pieces.

Mr. Grove said the total cost for the project as requested was $50,000; with new marble for the missing pieces, the project total was estimated to be $75,000 to $80,000.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:42 a.m.

**Discussion:**
Commissioner Herold expressed concern the proposed concrete material replacement on the steps and walkway did not meet the Criteria No. 6 on the Findings of Fact Worksheet for a Certificate of Appropriateness. Commissioner Herold supported rebuilding the walkway with stamped concrete and restoring and/or replacing the missing marble pieces on the entire width of the four steps.

Chairperson Powers noted his appreciation to the applicant and city staff for the preparation and the presentation of the request. Chairperson Powers echoed Commissioner Herold’s comments. Chairperson Powers supported the reuse of the available marble tile and to only use concrete for the upper walkway, which was less visible.

Commissioner Wester agreed with Commissioner Herold and Chairperson Powers noting the consideration of the cost and the importance of the marble tile restoration and replacement of the steps.

Chairperson Powers noted the labor cost involved with the restoration and installation of the marble tiles and the potential issues with water run-off.

Commissioner Smith agreed with Commissioner Herold.

Commissioner Maloof requested Commissioner Herold specify the preferred location for concrete.

Commissioner Herold noted the application indicated there were not enough marble tiles to restore and repair the entire width of the landings of the four stairs; Herold preferred the petitioner purchase new black and white tiles if necessary to fill the four landings and to apply brushed concrete to the walkway at the top of the stairs rather than use the restored tiles for the upper walkway and add concrete to the four landings.

In response to comments by commissioners, Ms. Techie clarified that some of the tiles were cemented into the ground and some were on dirt; the tiles on the first two landings were cemented in and may be more difficult to remove and reuse.

Commissioner Maloof questioned if Commissioner Herold was proposing a deferral to provide the applicant more time for consideration of the commissioner’s suggestions.

Commissioner Herold did not support a deferral as that would delay the project. Commissioner Herold noted the upper walkway tiles looked complete and encouraged the reuse for the four landings. Commissioner Herold said it looked as though the walkway provided enough tiles for the landings, but in the case there are not enough tiles to be restored, he preferred the petitioner replace missing tiles with new black and white marble tile.

**Motion:**
Commissioner Herold made a motion to approve the request with the condition that only marble may be used on all four stair landings and to allow poured, stamped concrete on the upper walkway to match the existing design/imprint; seconded by Commissioner Wester.

Commissioner Maloof questioned if there was a time limit for the applicant to reapply if they were unable to meet the conditions of the motion.

Ms. Techie noted the applicant may submit an application for a new request at any time.
The motion was approved by roll call vote 5 to 0 with 1 abstention.
Nays: None.
Abstention: Matuszak – 1.

CITIZENS' OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION
Tim Herold, an interested citizen, supported the improvements and restorations at Springdale Cemetery.

Allen Andrews, an interested citizen, spoke to his involvement with Springdale Cemetery which included: involvement with "Rescue" of Springdale since 1999, 3 years as the Volunteer Coordinator for Springdale Cemetery, SHPF Board Member since 1999, original appointee to the Cemetery Authority Board from its inception in 2002 until May 2017, managed non-customer operations of the cemetery under the receivership for 3+ years, and managed all cemetery affairs under the Authority for 7 months in 2008. Mr. Andrews spoke of his personal opinion, not that of the board, and suggested the Commission consider an amendment to the Historic Preservation Ordinance or approval of an overall plan to consider Springdale Cemetery as a unique historic district and/or landmark and to define what may be approved administratively and what must be approved by the commission which would embrace the concept of the Cemetery Authority.

Lesley Matuszak, an interested citizen, expressed concern for the approval or disapproval of items that may ultimately hinder the completion of the project due to costs associated with the commission's conditions. Ms. Matuszak said good points were made by public comments.

There was no further interest from citizens who wished to address the Historic Preservation Commission at 9:07a.m.

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

The motion was approved viva voce vote 6 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:07a.m.

[Signatures]
Shannon Techie, Senior Urban Planner
Madeline Wolf, Development Technician