The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, August 23, 2017, at 8:30a.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, Jan Krouse, Michael Maloof, Lesley Matuszak, and Chairperson Robert Powers – 6. Absent: Geoff Smith – 1.

Staff Present: Justin Mishler, Shannon Techie, Madeline Wolf

MINUTES
Commissioner Maloof moved to approve the minutes of the regularly scheduled meeting held on June 28, 2017; seconded by Commissioner Herold.

The motion was approved viva voce vote 6 to 0.

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

REGULAR BUSINESS

CASE NO. HPC 17-10
Public Hearing on the request of Richard Zaluska of Zaluska Construction, for Lindsey Ma, to obtain a Certificate of Appropriateness to demolish and rebuild the carriage house, for the property located at 1316 W Moss Avenue (Parcel Identification No. 18-08-133-006), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 17-10 into the record and presented the case as outlined in the memo.

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

Richard Zaluska, architect for the project, said the foundation will remain. Mr. Zaluska confirmed the foundation was examined by a professional and was approved to be reused. The new carriage house will replicate the existing carriage house; the existing brick elements will be reused. Mr. Zaluska confirmed the new carriage house color would match the home’s exterior color and will ultimately match the aesthetic of the home.

Chairperson Powers inquired the proposed pitch and the current condition of the carriage house and the foundation.

Richard Zaluska reported the proposed pitch of twelve (12) feet in height would match the pitch of the home. The carriage house currently had water drainage issues and the back wall was in disrepair.

Ms. Techie noted the building inspector will also review the current condition of the foundation and determine if the foundation may be reused at the time a building permit was issued.

Commissioner Maloof complemented the proposed design.

Kathy Ma, owner of 1316 W Moss Avenue, spoke in favor of the request. Ms. Ma noted the soft demo would allow the brick columns to remain. Ms. Ma confirmed Mr. Zaluska’s explanation of the current condition of the carriage house and added the structure was unsafe and not currently in use. Ms. Ma noted the intent of the request was to restore the historical structure.

Commissioner Herold inquired if the existing three light window was original to the garage.

Kathy Ma said the garage was not original to the home and may have been constructed in the 1930’s or 1940’s. Ms. Ma added the twelve (12) feet in height pitch was for water drainage purposes.
With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:42 a.m.

**Discussion:**
Commissioner Matuszak noted the safety concern was valid and supported the request.

Commissioner Dougherty concurred with Commissioner Matuszak. Commissioner Dougherty said the project would add value to the neighborhood and thanked Ms. Ma for the investment in the neighborhood.

Commissioner Herold supported the request.

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

Chairperson Powers spoke in support of the soft demo and the reuse of the structure (brick columns) and the overall request.

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

The motion was APPROVED by roll call vote 6 to 0.  
Nays: None.

Chairperson Powers announced his abstention from Case No. HPC 17-11. Vice Chairperson Matuszak presumed as Chairperson.

**CASE NO. HPC 17-11**
Public hearing on the request of Patricia Jackson, to obtain a Certificate of Appropriateness to replace basement windows, for the property located at 1206 N Ellis Street (Parcel Identification No. 18-04-304-008), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 17-10 into the record and presented the case as outlined in the memo.

With no interest from the public to provide public testimony, Vice Chairperson Matuszak closed the Public Hearing at 8:51 a.m.

**Discussion:**
Commissioner Herold encouraged residents' participation in the Local Historic District Rehab Program. Commissioner Herold said although he did not prefer vinyl windows, vinyl windows have been previously approved and therefore, he supported the request.

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

Vice Chairperson Matuszak read the Findings of Fact for a Certificate of Appropriateness.

The motion was APPROVED by roll call vote 5 to 0.  
Nays: None.  

Robert Powers presumed as Chairperson.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION**
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 felt that the work...
Certificate did not coincide with the work taking place at the site. Ms. Markley requested the commission address her concerns. Ms. Markely referred to the letter she distributed to each commissioner at the meeting (Exhibit A).

Commissioner Herold requested a report back on the property of 1808 W Moss Avenue.

Commissioners Maloof and Matuszak supported the request for a report back on the property of 1808 W Moss Avenue.

There was no further interest from citizens who wished to address the Historic Preservation Commission at 9:09 a.m.

**DISCUSSION ON HISTORIC PRESERVATION EDUCATION MATERIAL**

The 2016 Historic Preservation Work Plan included an educational component related to local historic preservation. Ms. Techie provided and presented a draft to the commission and requested feedback.

Chairperson Powers requested the commission provide feedback to Ms. Techie within ten (10) days.

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

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

Commissioner Matuszak requested a report back regarding the Jensen property on Moss Avenue.

There was no further interest from citizens who wished to address the Historic Preservation Commission at 9:11 a.m.

**ADJOURNMENT**

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

The motion was approved viva voce vote 6 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:13 a.m.

Shannon Techie, Senior Urban Planner

Madeline Wolf, Development Technician