TO: Historic Preservation Commission Members

FROM: Shannon Techie, Senior Urban Planner

DATE: September 27, 2017

SUBJECT: Report Back Regarding Wall in Rear Yard at 1808 W Moss Avenue

Report Back Request:
At the August 23, 2017 Historic Preservation Commission meeting, the Commission requested a report back regarding porch a wall being constructed in the rear yard at 1808 W Moss Avenue.

Summary of the Timeline, Review Process and Determination:
The following provides a timeline and photographic evidence (see attached) of what has occurred at 1808 W Moss Avenue, regarding newly constructed walls in the rear yard:

- October 24, 2016 - A complaint was received through Peoria Cares and was assigned to public works indicating that the dead end of High Street was being used as a construction entrance and heavy equipment was tearing up front yards and the public right-of-way. A complaint was also forwarded to building inspections, to determine whether or not permits were required.

- October 28, 2016 - Roberto Medina (Building Inspector) and Shannon Techie (Senior Urban Planner) met the contractors at the property at 1808 W Moss Avenue. Significant work had taken place (see Exhibit A); a wall and steps were constructed in the lower portion of the back yard, foundation work had taken place for a proposed fountain and a dry well had been established. The contractors were notified that they needed a building permit for the wall that was in progress, along with Historic Preservation Commission approval. They were also told that they would need right-of-way usage permits and that they needed to contact Public Works.

- October 31, 2016 - an application was submitted for a Certificate of Appropriateness (see Exhibit B) for hardscape improvements, landscaping, and a fence.
  - At the time that the applicant was preparing to submit an application, the Land Development Code was in effect and the Code differentiated between fence and wall and regulated them differently.
  - The Historic Preservation Commission does not have regularly scheduled meetings in November and December and therefore a special Commission meeting was scheduled for November 16, 2016.

- November 16, 2016 – A special Historic Preservation Commission meeting was held on November 16, 2016.
  - All work proposed at the time was provided to the Commission; however, some items didn’t require a Certificate of Appropriateness and some items can be approved administratively.
  - Yard fixtures (which includes fountains) and the installation of landscaping does not require a Certificate of Appropriateness. Fences in rear yards can be approved administratively. Items that required a major Certificate of Appropriateness included the removal of a stone retaining wall and steps and the installation of a new wall, and the removal and installation of a paver walkway and a ramp.
  - All the work was included in the request, as it was all part of the same project and some worked required a major Certificate of Appropriateness.
  - Nobody from the public addressed the Commission. There were no questions from the Commission of Staff. The Commission did not have any questions for the applicant/contractor. In addition, there were no comments from the Commission regarding the work that had already taken place. Per comments from the applicant, the
intent of the proposed improvements was to match the house. Comments from Commission were all positive and the Commission thought it was a great project. A Certificate of Appropriateness was approved by the Commission, as requested.

→ November 21, 2016 – The Certificate of Appropriateness document was issued and work proceeded as approved.

→ June 14, 2017 – An application (see Exhibit C) was submitted for an Administrative Certificate of Appropriateness to extend the side yard walls up to the house. At this point the Unified Development Code regulated fences and walls the same and rear yard fences are an item that can be approved administratively per the Historic Preservation Ordinance. The wall was to match the portions of the wall already approved by the Commission in November. The request was reviewed and approved through the Administrative Certificate of Appropriateness process.

→ June 23, 2017 – A Certificate of Appropriateness was issued per the submitted documentation.

→ July 21, 2017 – A complaint was received indicating that the wall on the east side of the property was taller than 6 feet. An inspection was conducted and it was determined that portion of the wall were taller than 6 feet. The workers stopped working, as requested, but resumed work after lunch. A stop work order was then posted, until it was determined whether changes needed to be made.

→ July 31, 2017 – Per the Unified Development Code, fence/wall height is measured from ‘an established grade to the top most section of the fence or wall’. The Community Development direction made the determination that ‘if the adjusted base grade on both sides of the wall is installed in such a way that the wall substantially meets the height requirement, then no variance request will be required. Staff will measure the height of the wall upon completion of the project.'
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 1808 Moss Avenue Peoria, IL
Zip Code: 61606
Tax ID Number: ____________ Architectural Style: GERMAN/MEDIEVAL & RENAISSANCE STYLE

Applicant: (The person/organization applying.)
Name: GABE RODRIGUEZ on Behalf of JOHN A. JUMER
Company/Neighborhood Association: ____________
Address: 1910 Chestnut Ln
City: Washington State: IL ZIP: 61571
Daytime Phone: (309) 303-7259 Email: ____________
Applicant Signature: ____________ Date: 10/31/2016

Owner: (Skip this section if the applicant and owner information is the same)
Name: JOHN ALBERT JUMER
Company/Neighborhood Association: MOSS AVENUE
Address: 1808 MOSS AVENUE
City: PEORIA State: IL ZIP: 61606
Daytime Phone: (309) 676-7359 Email: ____________
Owner Signature: ____________ Date: 10/31/2016

Contractor Information: (If available, not required)
Name: SAM HOERR
Company/Neighborhood Association: HOERR MASONRY
Address: 12203 W Laurel Ln
City: BRIMFIELD State: IL ZIP: 61517
Daytime Phone: (309) 360-0116 Email: HOERRMASONRY@GMAIL.COM

1 of 3

TOTAL P. 02
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:

The Scope of Work is as follows;

Demolition:
Remove and salvage existing stone retaining wall and steps.
Remove and salvage existing brick pavers
Grade the existing back yard to its original state (upper and lower terrace)

Hardscape/Flatwork:
Reset wall in the same location with stone to match existing
Reset pavers in similar locations after regrading work is complete
Reset steps in the same location with stone to match existing
Provide a ramp for lawn mower access between upper and lower terrace

Fountain:
Install a custom built hand carved fountain with German influence in the same location that a water feature used to exist (see drawings for details).
Plumbing, electric, and all pumps will be buried in an underground vault (not visible)

Landscaping:
The intent is to preserve the existing trees/shrubbery and to compliment them appropriately with additional shrubs, foliage, plantings, etc. to create a formal garden for entertaining.
The upper and lower terrace will be sod.

Lighting:
The hardscape and plantings will be accented with low voltage indirect lighting.
Exhibit B
Exhibit B

NOTE:
MINIMUM 6" DIFFERENCE BETWEEN INVERTS OF ENTRY AND EXIT PIPES.

EXIT PIPE TO RAVINE
ADD ROP SAP AT EXIT POINT, MINIMUM 1% SLOPE - LOCATE EXACT LOCATION WITH ENGINEER

BACKFILL WITH 1' TO 1 1/2'
CLEAN ROCK MIN. 4 FEET AROUND THE PERIMETER OF THE DRY WELL TO 6' HEIGHT/DEPTH AS SHOWN

GEOTEXTILE FILTER FABRIC TO BE WRAPPED AROUND THE PERIMETER OF THE DRY WELL

STEPS AT 12" TO 16" CENTERS FOR DETAILS SEE IDOT STANDARD 1527

BACKFILL WITH 1' TO 1 1/2'
CLEAN ROCK OVER GEOTEXTILE PLACED AFTER DRYWELL IS BUILT

THE CONCRETE BLOCKS SHALL BE 2 CELL - 8" X 8" X 16". THE TOP 3 COURSES OF BLOCKS SHALL BE LAYED WITH THE HOLES VERTICAL. ALL OTHER BLOCKS SHALL BE LAYED WITH THE HOLES HORIZONTAL.

THE OUTSIDE OF THE DRYWELL SHALL BE WRAPPED IN A FILTER FABRIC USING A TWO 20 FOOT OVERLAP AT SEAM. FILTER FABRIC SHALL BE PLACED BENEATH DRYWELL.

NOTE:
MINIMUM 6' DIFFERENCE BETWEEN INVERTS OF ENTRY AND EXIT PIPES.
NOTE: DC CONTROLLERS TO BE PLACED AT LOCATIONS SELECTED BY ELECTRICIAN, PLUGS INTO 120V AC OUTLET

PLAN VIEW OF PROPERTY

1  LED CONTROLLER - 15DC200 (200W)

ACCESSORIES

SYMBOL LEGEND

GREEN/WALL LIGHT 15745 12V, 3 LED HARDSCAPE LIGHT (.75W)
PINK/WALL LIGHT 15746 12V, 6 LED HARDSCAPE LIGHT (1.4W)
RED/ WELLLIGHT BY WALL 16035 12V, 60 DEGREE IN-GROUND LIGHT (6.0W)
RED/ WELLLIGHT BY TREES 16031 12V, 35 DEGREE IN-GROUND LIGHT (4.0W)
BLUE/SMALL WALL WASH 15861 12V, 111 DEGREE WALL LIGHT (4.3W)
BLUE/ORANGE / PATH LIGHT 15021 12V, PATH & SPREAD LIGHT (3.8W)
RED/GREEN /WATER ACCENT 15711 12V, WATER ACCENT LIGHT (3.4W)
PINK/BLUE ACCENT LIGHT 16005 12V, 60 DEGREE ACCENT LIGHT (4.0W)

NOTES

1 ALL WIRING SHOULD COMPLY WITH LOCAL STATE, AND NATIONAL ELECTRICAL CODES AND BE INSTALLED BY A QUALIFIED, LICENSED ELECTRICIAN.
2 PLEASE SEE ADDITIONAL ASSEMBLY AND INSTALLATION INSTRUCTIONS PROVIDED WITH ALL KICHLER FIXTURES AND ACCESSORIES FOR AN ACCURATE, SAFE INSTALLATION.
3 USE ONLY KICHLER FIXTURES AND ACCESSORIES FOR THIS LIGHTING INSTALLATION.
4 FINAL PLACEMENT OF PRODUCT AND LOW VOLTAGE CABLES MAY VARY FROM THE DRAWING INSTALLATION LAYOUT.
5 A RECOMMENDED 6" MINIMUM COVER IS REQUIRED FOR ALL LOW VOLTAGE DIRECT BURIAL CABLES.
6 FAILURE TO ADHERE TO ABOVE CODES AND INSTRUCTIONS MAY RESULT IN SERIOUS INJURY AND PROPERTY DAMAGE.

CUSTOMER

Trinity Stone

PROJECT

JUMER'S RESIDENCE

PROJECT NO

ATS0002119

DRAWN BY

EBASCH

DATE

29.07.2016

REV

1

1

1

LD1.1

Sheet 1 of 3
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 1808 Moss Ave Peoria, IL Zip Code 61606
Tax ID Number: ___________ Architectural Style: ___________________

Applicant: (The person/organization applying.)
Name: Sam Hoerr
Company/Neighborhood Association: HOERR MASONRY INC
Address: 12203 W LAUEREL LANE
City: BRIMFIELD State: IL ZIP: 61517
Daytime Phone: (309) 360-0116 Email: HOERRMASONRY@GMAIL.COM
Applicant Signature: __________________________ Date: 6/14/2017

Owner: (Skip this section if the applicant and owner information is the same)
Name: John A. Jumer
Company/Neighborhood Association: __________________________
Address: 1808 Moss Ave
City: Peoria State: IL ZIP: 61606
Daytime Phone: (309) 678-8711 Email: __________________________
Owner Signature: __________________________ Date: 6/14/2017

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

1 of 3
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:

Attached is a wall detail and photo of the existing stone wall that is on the property. This application is requesting approval to extend these walls along the existing property line.
18' WIDE AND 3' THICK INDIANA LIMESTONE ROCK FACE CAP ON TOP OF 24' TALL SEAT WALL

4' X 5' RANDOM PATTERN STONE FULL VENEER MACHINE SPLIT WITH 3/8 MORTAR JOINTS (STONE TYPE NORTHERN RUSTIC STONE RIDGE MATCH EXISTING STONE AND PATTERN ON EXISTING WALL ON SITE)

8"X8"X16" CINDER BLOCK WITH ALL CELLS FULLY GROUTED FULL

#6 VERTICAL REBAR THROUGH CENTER OF CORE BLOCK EVERY 24" O.C.

HOLD ONE COURSE OF VENEER STONE BELOW PROPOSED GRADE (NO FOUNDATION VISIBLE)

30" WIDE X 48" DEEP CONCRETE FOOTING

UNDISTURBED SOIL

ADD VANEX 887 CEMENTITIOUS WATERPROOFING SLURRY TO ALL CORE BLOCK SURFACES OF WALL (OPTION MASTER-SEAL HLM 5000 WATERPROOFING MEMBRANE)

PROPOSED GRADE

(Trinity Stone Company, 309-945-2688)
- Northern Rustic Stone Ridge - Full Veneer Wall Stone
- Limestone Cap

- 107 L.F. @ 6' TALL
- 19 L.F. @ 4' TALL TIE INTO EXISTING WALL
- 6.5 L.F. @ 4' TALL TIE INTO EXISTING WALL

SEAN RENNAU
CIVIL ENGINEERING & LANDSCAPE DESIGN
(312)-217-9224 sean.d.renau@gmail.com

MOSS AVE.
STONE WALL DETAIL

BY: SDR
DATE: 05.10.17
REV:
SCALE: 1/2" = 1'-0"

FOR BID
00-000 LSK 1
Gabe Rodriguez

From: Sean Rennau <sean.d.rennau@gmail.com>
Sent: Wednesday, May 10, 2017 9:50 PM
To: Gabe Rodriguez
Subject: Wall Detail
Attachments: WALL DETAIL 5.10.17.pdf

Gabe,

This is just a preliminary estimate detail to see if it is even feasible for the Jumers.

If we get approval, which I hope we do because it will add so much value to that garden, I will need to look at a few things closer before we send it back out for final pricing.

Thank you,
Sean

Attached photo showing wall where we will need to connect to. LF on detail.
TO: Historic Preservation Commission Members

FROM: Shannon Techie, Senior Urban Planner

DATE: September 27, 2017

SUBJECT: Report Back Regarding Porch Work at 1528 W Moss Avenue

Report Back Request:
At the August 23, 2017 Historic Preservation Commission meeting, the Commission requested a report back regarding porch work at 1528 W Moss Avenue.

Summary of the Timeline, Review Process and Determination:
The following provides a summary of the timeline and process regarding the review and approval of the porch work at 1528 W Moss Avenue:
→ On Thursday, September 15, 2016, an inspection of the property, specifically the porch roof/bedroom floor system, located at 1528 W Moss Avenue was performed. The inspection was to determine if the property met conditions of an unsafe or dangerous building.
  ○ It was determined that the porch roof and 2nd floor support systems were no longer safe to carry the imposed dead loads of the structure nor any imposed live loads. The porch foundation wall settling, coupled with rotting and decaying wood members in those systems, created an unsafe situation (See Exhibit A).

→ A Certificate of Appropriateness application (See Exhibit B) was submitted on September 22, 2016.
  ○ Since the Director of Community Development certified that the structure was unsafe, the work can proceed without further Historic Preservation Commission review; however, there were minor changes proposed, particularly in the decking material, so Staff required that the property owner obtain an administrative Certificate of Appropriateness due to the material change.

→ On Friday, September 23, 2016, a Certificate of Appropriateness was approved administratively (See Exhibit C), for demolition and reconstruction of the porch on the northwest section of the house, per the submitted application and documentation, and the following:
  ○ The structure was deemed unsafe per Section Sec. 5-402 (5) of the City Code.
  ○ Per Section 16-6.(a) of the Historic Preservation Ordinance, the demolition and alteration of the porch structure can continue, as it is required to address an unsafe or dangerous condition.
  ○ The administrative approval allowed for the porch to be reconstructed as outlined in the documentation provided.
September 15, 2016

Ross Black
Director of Community Development
City of Peoria
419 Fulton Street, Room 300
Peoria, IL 61602

RE: Unsafe Structure at 1528 W Moss Avenue (PIN 18-08-176-006)

Mr. Black:

On Thursday, September 15, 2016, an inspection of the property, specifically the porch roof/bedroom floor system, located at 1528 W Moss Avenue was performed. The inspection was to determine if the property met conditions of an unsafe or dangerous building.

I met the contractor at the site to determine and go over the faults present. In my opinion, the porch roof and 2nd floor support systems are no longer safe to carry the imposed dead loads of the structure nor any imposed live loads. The porch foundation wall settling, coupled with rotting and decaying wood members in those systems, have created an unsafe situation. The structure is in danger of collapse should any significant live loads be placed on the porch roof such as snow and ice or heavy objects placed on the floor systems of the 2nd floor over the porch areas.

Under the observations noted above, I believe this situation would fall under the definition of dangerous buildings as defined in the City Ordinance Sec. 5-402 (5) that reads the following.

5. Whenever any building or structure or any part thereof, because of dilapidation, deterioration, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building...
or portion thereof, or for other reason, is likely to partially or completely collapse; or some portion of the foundation or underpinning is likely to fall or give away.

Given the fact that this creates a dangerous building under the definition of dangerous buildings as defined in Sec. 5-402 (5), an administrative Certificate of Appropriateness would be appropriate in this case to begin to address the immediate building situation and allow for necessary repairs to commence in a timely manner, per the provision in Section 16-6.(a) of the City code.

The proper building permits and stamped drawings illustrating adequate repairs are still necessary.

If you have any additional questions, please contact me at rmedina@peoriagov.org or (309) 494-8623.

Thank you,

R. Medina
Roberto Medina
Building Inspector
rmedina@peoriagov.org
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 1528 W. Moss Ave. Zip Code: 61606
Tax ID Number: 18-08-176-006 Architectural Style: Old Style

Applicant: (The person/organization applying.)
Name: David L. Wentworth II & Elizabeth L. Jensen
Company/Neighborhood Association: Moss-Bradley
Address: 1528 W. Moss Ave.
City: Peoria State: IL ZIP: 61606
Daytime Phone: (309) 637-7103 Email: dwentworth@hgsuw.com
Applicant Signature: ________________ Date: 9.22.2016

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

Contractor Information: (If available, not required)
Name: Jacob B. Schick
Company/Neighborhood Association: SchickBUILD Midwest Corporation
Address: 812 E Kay St.
City: Morton State: IL ZIP: 61550
Daytime Phone: (309) 214-0985 Email: info@schickbuild.com
Project Proposal

Prepared for: David Wentworth/Beth Jensen

Prepared by: Jake Schick, President

September 9, 2016
Proposal number: 123-4567
EXECUTIVE SUMMARY

Objective
To restore porch on the northwest section of the house to its original condition and a structurally sound state. Maintaining all architectural components and details of the original porch.

Project Outline
The following paragraphs contain information regarding the restoration of the northwest porch for the residence located at 1528 W. Moss Ave., Peoria, IL 61606. The intent is to describe the process of restoration, with emphasis on the fact that the finished product will be an exact match of what currently exists as originally constructed.

The project will begin with necessary full demolition of the porch roof, roof decking, roof framing, porch ceiling, existing wiring, columns, moldings, porch flooring, porch floor framing, and foundation as necessary for reconstruction. Exacting measurements of each component including porch layout and dimensions as well as dimensions of each architectural element have been taken and recorded for use in creating precision crafted replicas of each. A structural review completed by a licensed structural engineer has resulted in the necessary removal and replacement of all structural materials due to the deterioration of a large percentage of the structural members supporting the roof and the porch floor.(see attached photos)

The foundation is a combination of limestone and brick. There are areas of the foundation where the stone and brick will be removed, cleaned, and retained for re-use. These areas will be excavated and will have a frost protected footings poured to support the re-installation of the retained limestone and brick. The extent of the foundation repair will be subject to the contractor and structural engineers recommendations for longevity and structural soundness, as well as the building codes governing such work.

The porch framing and porch flooring will be removed and re-built as a crucial part of this process. The porch framing will be framed of 2x10 ACQ treated yellow pine and shall utilize galvanized hangers and connectors. The porch flooring will be dimensionally an exact match to the current porch flooring, but will be synthetic wood grained product, manufactured by Aeratis, to have the appearance of real wood (see page 8)(sample board also available for viewing upon request). This product was chosen for its low maintenance and low expansion and contractions rates. This product is manufactured with the sole purpose of being used in projects of historical significance, where an adherence to the form of a period product is necessary.
The porch columns will be removed and will have precise measurements taken of the capital and base details as well as diameter measurements all which is necessary for the production of exact replicas. The new columns will be made from a wood species called Sipo. Sipo is a very durable wood used in exterior applications, similar to teak is very dense and has high oil content making it highly resistant to insect damage and wood rot. The columns will be painted white to match the current colors. The handrails, mid-rails, and spindles will be reproduced using the same process and will be painted white to match the existing color.

The header system supporting the roof will be framed from LVLS nailed and glued together. Beam sizing will be specified by the structural engineer. This beam will then be wrapped with the 1x12’s and batts matching the existing details. Identical crown and dental mold will be made and installed to match existing.

The gable end has a large architectural molding that will be carefully removed and stripped of years of painting and repainting. A restoration epoxy will be used to harden any soft wood fibers to restore the structural integrity of the wood. This molding will then be repainted and re-installed on the gable wall. The surrounding wood shakes are a charcoal color. These will be removed and replaced with similar colored painted shakes.

The roof framing will completed of #1 Douglass Fir and will match the exact pitch and form of the current roof. The roof decking will be installed using a 3/4” sheathing product creating a nailing substrate for the roofing material. The current roofing material is asphalt. The replacement will be a similar colored asphalt roofing material with Ice & Water guard used as an underlayment.

The porch ceiling height will be restored to its original height(see page showing the and will be made of 3 1/4" bead board to match the original ceiling(see page 26 showing the original bead board ceiling above the framing of a lower ceiling, not original to the home). Re-painting throughout will occur as necessary and will match the black, white, and gray paint schemes currently found on the project.

In summary, the removal and consequent re-construction of the porch in its entirety, is necessary to restore a safe and structural sound living environment for the residents at 1528 W. Moss Ave. The adherence to all building codes as well as maintaining the historical significance and architectural details of the home are important to the residents and to SchickBUILD Midwest and will be maintained accordingly.
## Mobile Maps and Information

**Disclaimer:** Peoria County makes every effort to produce and publish the most current and accurate information possible. This public information is furnished as a public service. The information must be accepted and used by the recipient with the understanding that the data was developed and collected for the purpose of administering a local property tax as required by the Illinois Property Tax Code. Peoria County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy of the data.

### Legal Description

EASTMANS SUB NW 1/4 SEC 8-8-8E LOT 8

### Property Information - Section 1

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Tax Code</th>
<th>Neighborhood</th>
<th>House Style</th>
<th>Stories</th>
<th>Exterior Construction</th>
<th>Year Built</th>
<th>Effective Year Built</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Single-Fam</td>
<td>001</td>
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<td>Old Style</td>
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### Property Information - Section 2

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<th>Total Living Area</th>
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<th>Basement</th>
<th>Finished Basement</th>
<th>Recreation Area</th>
<th>Attached Garage</th>
<th>Detached Garage</th>
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<td>5,261</td>
<td>2,542</td>
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### Property Information - Section 3

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<th>Air Conditioning</th>
<th>Bedrooms</th>
<th>Full Baths</th>
<th>Half Baths</th>
<th>Fire Places</th>
<th>Grade</th>
<th>Condition</th>
<th>Land AV</th>
<th>Building AV</th>
<th>Total AV</th>
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<tbody>
<tr>
<td>N</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>1</td>
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<td>Average</td>
<td>$10,310</td>
<td>$80,520</td>
<td>$90,830</td>
</tr>
</tbody>
</table>
Aeratis Porch Flooring is a solid extruded PVC tongue & groove porch plank proven to outperform wood, polypropylene, polyethylene and open-cell PVC products.

It’s unsurpassed durability coupled with a historic profile, traditional design, fortifies your porch floor against nature's adverse effects while standing up to the scrutiny of the most discerning traditional architects, builders, historic societies and homeowners. Aeratis Classic is class-A fire rated and meets all requirements for WUI (Wildland Urban Interface) and is ADA slip compliant both wet and dry.

Aeratis Classic comes in three pre-finished colors, with subtle, natural color variation to mimic the richness and color depth of wood. It is designed to look like an unpainted, finished wood floor. The three colors available are Weathered Wood, Redwood, and Battleship Gray (White Cedar is available for special order for the balance of 2014. Beyond 2014, White Cedar will be discontinued).

**Aeratis Classic T&G Porch Flooring Dimensions**

- Lengths: 10', 12', or 16'
- Width: 3-1/8" (3.092)
- Thickness: 7/8"
FIRST FLOOR PLAN

SCALE: N.T.S.

PLAN NOTES:
1. 3" DIA. STD PIPE COLUMN
2. PRE-FABRICATED WOOD COLUMN
September 23, 2016

RE: HPC 16-22 – 1528 W MOSS AVE

On Friday, September 23, 2016, a Certificate of Appropriateness was approved administratively for demolition and reconstruction the porch on the northwest section of the house, per the submitted application and documentation.

The structure was deemed unsafe per Section Sec. 5-402 (5) of the City Code. Per Section 16-6.(a) of the Historic Preservation Ordinance, the demolition and alteration of the porch structure can continue, as it is required to address an unsafe or dangerous condition. The administrative approval allows for the porch to be reconstructed as outlined in the documentation provided.

Enclosed please find the Certificate of Appropriateness for your records.

Should you have any questions or need additional information, please contact me at (309) 494-8649.

Sincerely,

Shannon Techie
Senior Urban Planner

Enclosure
CERTIFICATE
OF
APPROPRIATENESS

On Friday, September 23, 2016, a Certificate of Appropriateness was approved administratively for the property located at 1528 W MOSS AVE, Peoria, Illinois (Case No. HPC 16-22).

This Certificate of Appropriateness pertains only to the building and/or site improvements listed below. All improvements must meet applicable codes of the City of Peoria.

The Commission approved the following improvements pursuant to the information provided in the application and as presented at the hearing:

- Demolition and reconstruction of the porch the northwest section of the house, to restore it to its original condition and a structurally sound state, per submitted application and documentation; maintaining all architectural components and details of the original porch.

Date: 9/23/2016

Shannon Techie
Senior Urban Planner

IMPORTANT NOTICE:
Most improvements require Zoning and Building Permit(s) in addition to this Certificate of Appropriateness and it is the responsibility of the applicant to obtain all required permits before construction may begin.