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 precedence 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 9:24a.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 9:32a.m. The Historic Preservation Commission resumed at 9:36a.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 9:55a.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, Senior Urban Planner

Shannon Techie, Senior Urban Planner

Madeline Wolf, Development Technician