HISTORIC PRESERVATION COMMISSION
WEDNESDAY, FEBRUARY 28, 2018
CITY HALL, ROOM 400 – 8:30 A.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JANUARY 24, 2018 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 18-02  
   PUBLIC HEARING on the request of Scott Lewis, of Scott Lewis Homes, to obtain a Certificate of Appropriateness to modify the request previously approved in HPC Case No. 17-14 for townhomes, to add an additional unit and covered parking, for the property located at 824 W Moss Avenue (Parcel Identification No. 18-08-226-030 and 18-08-226-024), Peoria, Illinois (Council District 2)

5. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT
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
The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, January 24, 2018, 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, Michael Maloof, Lesley Matuszak, and Chairperson Robert Powers – 4. Absent: Jan Krouse and Geoff Smith – 2.

Staff Present: Shannon Techie

MINUTES
Commissioner Matuszak moved to approve the minutes of the regularly scheduled meeting held on October 25, 2017; seconded by Commissioner Herold.

The motion was approved viva voce vote 5 to 0.

SWEARING IN OF SPEAKERS
Speakers were sworn in by Staff Member Trina Bonds.

REGULAR BUSINESS

CASE NO. HPC 18-01
Public Hearing on the request of Gabe Rodriguez, on behalf of John Jumer, for a Certificate of Appropriateness for a waiver to increase the height of a stone wall in the rear yard from a permitted height of 6 feet to 9 feet, as allowed with Historic Preservation Commission approval per Appendix A, Section 5.4.6., for the property located at 1808 W Moss Avenue (Parcel Identification No. 18-08-156-002), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 18-01 into the record and presented the case as outlined in the memo.

Chairperson Powers opened the Public Hearing.

Gabe Rodriguez, petitioner, provided an explanation of the history regarding the wall and the justification for the request for a waiver.

Both neighbors adjacent to the subject property spoke regarding the wall height. Aaron Amstutz spoke in favor of the wall height and Phyllis Markley spoke against the request for a height waiver for the wall.

Chairperson Powers closed the Public Hearing.

Discussion:
Discussion occurred, as noted in the recording of the meeting.

Motion:
Commissioner Herold made a motion to deny the request; seconded, by Commissioner Matuszak.

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

The motion was APPROVED by roll call vote 3 to 2.
Nays: Powers and Doughtery - 2

CITIZENS’ OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION
One citizen addressed the Commission, as noted in the recording of the meeting.
ADJOURNMENT
Commissioner Herold moved to adjourn the Historic Preservation Commission Meeting; seconded by Commissioner Matuszak.

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:30 a.m.

______________________________
Shannon Techie, Senior Urban Planner
TO: Historic Preservation Commission

FROM: Kimberly Smith, Senior Urban Planner

DATE: February 21, 2018

RE: HPC CASE NO. 18-02: PUBLIC HEARING on the request of Scott Lewis, of Scott Lewis Homes, to obtain a Certificate of Appropriateness to modify the request previously approved in HPC Case No. 17-14 for townhomes, to add an additional unit and covered parking, for the property located at 824 W Moss Avenue (Parcel Identification No. 18-08-226-030 and 18-08-226-024), Peoria, Illinois (Council District 2)

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 modify the request previously approved in HPC Case No. 17-14 for townhomes, to add an additional unit and covered parking at 824 W. Moss Avenue. A copy of the Certificate of Appropriateness issued on September 27, 2017 is attached.

On December 12, 2017, a Rezoning to R-4 Single Family, and a Special Use to allow Townhomes were approved, Ordinance Numbers 17,452 and 17,543. Related to the approvals, a right-of-way vacation was also approved. The result was additional property was added to the subject property along Moss and the intersection of Moss and Union will be narrower and more pedestrian-friendly. A condition was added to the approval of the Special Use that a revised Certificate of Appropriateness must be obtained from the Historic Preservation Commission that reflects modifications to the proposed plan, which include change in lot area, one additional unit, and covered parking.

Please refer to the attached application materials for more detailed information on the modified proposal.

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.
On September 27, 2017, this Certificate of Appropriateness was approved for property located at 824 W. Moss, Peoria, Illinois, (Case No. HPC 17-14).

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 following improvements were approved by the Historic Preservation Commission by a vote of 4 – 0 per the submitted application:

- Build townhomes as presented in the application materials. Includes two buildings, eight dwelling units total, and parking lot with 19 spaces, landscaping, and additional lighting to existing neighborhood sign.
- Exterior lighting will be LED dark sky wall lights, 20 watts per unit.
- Façade materials: Brick, in reddish and tan earthy colors, plus stone with a limestone look.
- Roof materials: Sloped roof will be a black rubber membrane; visible front portion will be Certainteed weather wood.
- Exterior windows: Quaker Brand with black vinyl cladding.
- Front door: Stained wood look.

The Historic Preservation Commission placed no conditions on the approval. All work must occur within one year of the date of this certificate.

This approval is subject to approval of the concurrent request for a Rezoning and Special Use, Planning and Zoning Commission Case No. 17-36. As of 10/10/17, this request is pending approval from the City Council (agenda date is October 24, 2017).

October 10, 2017

____________________________________
Date

Kimberly Smith

Kimberly Smith, AICP, MAUP, MBA, Senior Urban Planner
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 824 Moss Ave Peoria, IL Zip Code 61606
Tax ID Number: 18-08-226-030 Architectural Style: 1720x1850

Applicant: (The person/organization applying)
Name: Scott Lewis Homes, Inc.
Company/Neighborhood Association: Moss Bradley HOA
Address: 8305 N. Allen Rd. Ste 5
City: Peoria State: IL ZIP: 61615
Daytime Phone: (309) 689-3410 Email: slh@scottlewishomes.com
Applicant Signature: ____________________________ Date: 1-26-18

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: Scott Lewis Homes, Inc.
Company/Neighborhood Association: Moss Bradley HOA
Address: 8305 N. Allen Rd. Ste 5
City: Peoria State: IL ZIP: 61615
Daytime Phone: (309) 689-3410 Email: slh@scottlewishomes.com

1 of 3
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:

1. Change from 3-unit building facial mass to a 4-unit building

2. Look at 2 covered parking options
CERTIFICATE OF APPROPRIATENESS
Findings of Fact Worksheet

The commission shall consider, where applicable, the following criteria in determining whether or not proposed work is compatible and appropriate:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
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<tbody>
<tr>
<td>1.</td>
<td>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended purpose.</td>
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<td>2.</td>
<td>The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.</td>
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<td>3.</td>
<td>All buildings, structures and sites shall be recognized as products of their own time.</td>
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<td>4.</td>
<td>Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.</td>
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<tr>
<td>5.</td>
<td>Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.</td>
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<td>6.</td>
<td>Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.</td>
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<td>7.</td>
<td>Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather on conjectural design or the availability of different architectural elements from other buildings or structures.</td>
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<td>8.</td>
<td>The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.</td>
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<td>9.</td>
<td>Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.</td>
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<td>10.</td>
<td>Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.</td>
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<td>11.</td>
<td>Whenever possible, new additions or alterations shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.</td>
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</table>
11. The proposed work conforms to the following design criteria as well as any specific guidelines:

YES NO N/A a. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.

YES NO N/A b. Proportions of structure's front facade. The proportion between the width and height of the proposed structure should be compatible with nearby structures.

YES NO N/A c. Proportions of openings into the facility. The proportions and relationships between doors and windows should be compatible with existing structures.

YES NO N/A d. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.

YES NO N/A e. Roof shapes. The design of the roof should be compatible with adjoining structures.

YES NO N/A f. Landscape and appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants and their needs. Further, the landscape treatment should be compatible with surrounding structures and landscapes.

YES NO N/A g. Scale of structure. The scale of the structure should be compatible with surrounding structures.

YES NO N/A h. Directional expression from elevation. Street facades should blend with other structures with regard to directional expression. When adjacent structures have a dominant horizontal or vertical expression, this should be carried over and reflected.

YES NO N/A i. Architectural details. Architectural details and materials should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of that area.

MOTION: _____________________________________________________________
______________________________________________________________

INITIATED BY: __________________________________________
SECOND: ________________________________________

SIGNATURES

Chairperson Robert Powers  Yea _____  Nay _____
Commissioner Deborah Dougherty  Yea _____  Nay _____
Commissioner Tim Herold  Yea _____  Nay _____
Commissioner Jan Krouse  Yea _____  Nay _____
Commissioner Michael Maloof  Yea _____  Nay _____
Commissioner Lesley Matuszak  Yea _____  Nay _____
Commissioner Geoffrey Smith  Yea _____  Nay _____

VOTE:  Approved _________  Denied _________  _____ to _____