AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MAY 23, 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 18-11**
   Public Hearing on the request of Kelsey (Hilst) Howard, to obtain a Certificate of Appropriateness for the reconstruction of a carport, for the property located at 937 NE Glen Oak Avenue, (Parcel Identification No. 18-04-278-027), Peoria, Illinois (Council District 3).

   **CASE NO. HPC 18-12**
   Public Hearing on the request of Jill Stowe of the Peoria City/County Health Dept, to obtain a Certificate of Appropriateness to allow for window replacements, for the property located at 1206 N Ellis Street, (Parcel Identification No. 18-04-304-008), Peoria, Illinois (Council District 2).

   **CASE NO. HPC 18-13**
   Public Hearing on the request of Robert Monier, to obtain a Certificate of Appropriateness to allow for window replacements, for the property located at 1715 W Moss Avenue, (Parcel Identification No. 18-08-152-032), Peoria, Illinois (Council District 2).

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ELECTION OF OFFICERS

7. ADJOURNMENT
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, May 23, 2018, at approximately 8:39 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, Jan Krouse, Michael Maloof, and Chairperson Robert Powers – 4. Absent: Deborah Dougherty, Lesley Matuszak, and Geoff Smith – 3.

Staff Present: Kimberly Smith, Madeline Wolf

MINUTES

Commissioner Maloof requested the minutes be amended to include his inquiry regarding the disclosure of the disposal of ashes.

Commissioner Herold moved to approve the amended minutes of the regularly scheduled meeting held on April 25, 2018; seconded by Commissioner Krouse.

The motion was approved viva voce vote 4 to 0.

Commissioner Herold made a motion to move up Agenda Item No. 6, Election of Officers; seconded, by Commissioner Krouse.

The motion was approved viva voce vote 4 to 0.

ELECTION OF OFFICERS

Commissioner Maloof made a motion to DEFER the Election of Officers until the next regularly scheduled meeting due to absences; seconded, by Commissioner Herold.

The motion was approved viva voce vote 4 to 0.

Commissioner Herold made a motion to move up Agenda Item No. 5, Citizens Opportunity to Address the Commission; seconded, by Commissioner Maloof.

The motion was approved viva voce vote 4 to 0.

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

After the second call, it was determined that there were no citizens who wished to address the Historic Preservation Commission at 8:45 a.m.

NEW BUSINESS

New Business Item:

Review, comment and solicitation of public remarks regarding Downtown Peoria Historic District National Register Nomination, roughly bounded by North William Kumpf Boulevard, Fulton Street, Perry Avenue, and Fayette and Water Streets.

Senior Urban Planner, Kimberly Smith, Community Development Department, read the new business item into the record.

Nick Kalogeresis, Associate Principal for the Lakota Group, provided a presentation to the commission that included the following: the purpose of the request, National Register of Historic Places, National Register Evaluation Criteria, District Period of Significance, District Inventory, Peoria National Register Historic District Boundaries, District Architecture, Project Process, and the National Register Benefits.

Commissioner Herold inquired the process to notify owners of the Historic District National Registration and how the boundaries were determined.

Mr. Kalogeresis stated, because of the number of properties, the legal notice requirement is to publish a legal notice in the local newspaper. Mr. Kalogeresis noted the final, proposed boundary was determined by the Illinois Historic Preservation Agency. The Illinois determined that the original boundary included too many non-contributing
buildings and lots, and shrunk the boundary to include what was presented today. Also in response to Commissioner Herold, Mr. Kalogeresis said the GAR, Marquette, Women’s Club, former YMCA, and Dunmar Temple buildings were individually listed in the National Historic District.

Chairperson Powers inquired how to proceed with façade changes for contributing buildings. Mr. Kalogeresis responded, if businesses are seeking tax credits, the façade changes must abide by standards for rehabilitation. He said the process for using state and federal funds for alteration of listed property may address adverse impacts on historic buildings. Mr. Kalogeresis said establishing a local historic district would assist with the preservation of historic building facades.

With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:17a.m.

Commissioner Herold suggested to include the GAR, Marquette, Women’s Club, former YMCA, and Dunmar Temple buildings to the boundary.

Commissioner Maloof echoed Commissioner Herold’s comment.

Chairperson Powers said the financial tool to assist in the preservation of historic properties would be tremendous for the community and he thanked Mr. Kalogeresis for his presentation.

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

There were no citizens present who wished to address the Historic Preservation Commission at 9:20a.m.

**ADJOURNMENT**

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

The motion was approved viva voce vote 4 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:20a.m.

Madeline Wolf, Development Technician
TO: Historic Preservation Commission
FROM: Shannon Techie, Senior Urban Planner
DATE: June 27, 2018
CASE NO: HPC 18-11

SUBJECT: Public Hearing on the request of Kelsey (Hilst) Howard, to obtain a Certificate of Appropriateness for the reconstruction of a carport, for the property located at 937 NE Glen Oak Avenue (Parcel Identification No. 18-04-278-027), Peoria, Illinois (Council District 3).

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 for the reconstruction of a carport, for the property located at 937 NE Glen Oak Avenue.

Please refer to the attached application for more detailed information.

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.
Craig and I have owned our home at 937 NE Glen Oak Ave for three years. When we purchased the home, there was a carport connected to the side of the house. The carport was in very poor condition but we decided to purchase the home anyway with a plan to restore and repair it in the near future.

This spring I gave birth to our first son, giving Craig some time away from work to spend with our new baby and a little extra time for a project (like rebuilding our decrepit carport).

The existing carport was falling apart. The beams supporting the roof were rotting and literally falling off the structure - creating many safety hazards and looking very disheveled. There was very little of the original structure to save. Both existing front support posts and garage door will remain but the rest had to be removed.

Craig, along with other experienced professionals, developed plans for the new carport.

We picked a roofing material and color that would accent the existing roof and exterior colors of the house. The existing roofing was a green fiberglass material that one would likely see covering a green house, on a boat house, used in warehousing, etc. It was falling apart and not fitting with the look of the home or others in the neighborhood. The roof was also flat with an additional elevated flat roof section that connected to the house. This design created water drainage issues that caused damage to the structure itself and the historic brick features of the home. It also made the structure look very out of place. The new design incorporates a slanted roof (Home Depot “Burnished Slate” roof panels) that pulls together the external features of the carport and the rest of the house.

The outside of the carport is to be covered in a slated wood siding that matches another building at the back of our property. We did some research on color palettes of the 1920s (when the home was built) and chose a paint color that would bring back some historical relevance to the house. The siding will be painted an off-white color (“Colonial White” by Olympic), which will match with the painted stone posts on the front porch.

Craig has also included an arch over the existing gate that will match the beautiful arches of our front door and small accent window on the front of the house.

We want to use all treated wood products and high-quality materials to ensure the lasting integrity of the structure, unlike the existing carport.

We have spoken with a Peoria city inspector and understand all the necessary construction activities need to ensure the structure meets city code.

This project does not jeopardize any historical features of the home. It will help increase the value of the home and will bring our house/property up to the level of other homes in the area. This is a great improvement over the existing, deteriorating structure.
The structure was very poorly maintained and sustained damage from weather and foliage.

The beams supporting the existing roof were rotting and falling down.

The existing double stacked roof structure looks very out of place.

Exhibit B - Existing carport and modifications
Planned Carport Repairs and Updates

We have chosen a 1920s era paint color that matches the existing porch.

The plans for the new structure include an arch above the existing gate to match the arch in the accent window and front door of the house.
We repaired the old untreated 2x10 joist and headers with treated 2x10 as we were unable to salvage any of old joist or headers due to the extreme rot. We were able to save two of the 6x6. The others were so rotten that they fell over when trying to remove them. We replaced them with treated 6x6 set in 3ft deep by 1ft wide footings. We replaced the green plastic roofing with pro rib steel roofing. The color is burnished slate and is the color that closely matches the existing roof on the house.
TO: Historic Preservation Commission  
FROM: Kerilyn Gallagher, Urban Planner  
DATE: June 27, 2018  
RE: HPC CASE NO. 18-12: PUBLIC HEARING on the request of Jill Stowe of the Peoria City/County Health Department, to obtain a Certificate of Appropriateness to allow for window replacements, for the property located at 1206 N. Ellis Street (Parcel Identification No. 18-04-304-008), 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 allow window replacements at 1206 N. Ellis Street. The Peoria City/County Health Department intends to replace 12 windows through its Lead Hazard Control Program, a Housing and Urban Development Program. The intention of the program is to mitigate the health hazard associated with lead-based paint at the subject property. According to the applicant, the windows need to be replaced in order to remove the lead hazard and have functioning windows. According to the scope of work, the paint color will match existing components.  

The subject property is also located in the West Bluff National Historic District. The Illinois State Historic Preservation Office concluded the scope of work, with conditions, can meet their design review standards. The applicant will meet the conditions. The applicant will not be replacing the three historic windows in Bedroom 1, per the review of the Illinois State Historic Preservation Office. These windows will be paint stabilized and cleaned.  

Please refer to the attached application materials for more detailed information on the 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.
Zoning 1206 N. Ellis Street

Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 100 feet
6/19/2018
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 1206 N. Ellis St., Peoria, IL Zip Code 61606
Tax ID Number: 18-04-304-008 Architectural Style:

Applicant: (The person/organization applying)
Name: Jill Stowe
Company/Neighborhood Association: Peoria City/County Health Department
Address: 2116 N. Sheridan Rd.
City: Peoria State: IL ZIP: 61604
Daytime Phone: (309) 679-6612 Email: JStowe@peoriaiscounty.org
Applicant Signature: Jill Stowe Date: 6/18/18

Owner: (Skip this section if the applicant and owner information is the same)
Name: Patricia Jackson
Company/Neighborhood Association:
Address: 1206 N. Ellis
City: Peoria State: IL ZIP: 61606
Daytime Phone: (309) 679-0339 Email:
Owner Signature: Patricia Jackson Date: 6/18/18

Contractor Information: (If available, not required)
Name:
Company/Neighborhood Association:
Address:
City: State: ZIP:
Daytime Phone: Email:
May 10, 2018

Owner: Patricia Jackson  
Address: 1206 N. Ellis St., Peoria, IL 61606

**Lead Hazard Control:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Component</th>
<th>Side</th>
<th>Measurement</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Exterior Paint Stabilize</strong></td>
<td>abcd</td>
<td>2,438 sq./$3.00 sq. ft.</td>
<td>$7,314.00</td>
<td></td>
</tr>
<tr>
<td>Note: The exterior front porch was included in the measurements for this as well.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Follow Peoria Building Codes and all EPA/HUD containment requirements. Remove/replace any rotted damaged areas. Stabilize all loose structural components with appropriate fasteners. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply exterior base primer. Caulk all relevant areas with an approved exterior acrylic caulk. Apply high gloss exterior grade paint on all components. Match the color to existing components.

| 2. **Exterior Soffit Paint Stabilize** | abcd                 | 240 ft./$3.00 sq. ft. | $720.00       |
| 3. **Fascia Aluminum Paint Stabilize** | abcd                 | 240/$3.00 sq. ft. | $720.00       |
| 4. **Exterior Front Porch Railing Paint Stabilize** | abd                 | 38 sq. ft./$3.00 sq. ft. | $114.00 |
| 5. **Exterior Front Porch Paint Stabilize Beams** | abd                 | 140 lin. ft./$3.00 sq. ft. | $420.00 |

Follow Peoria Building Codes and all EPA/HUD containment requirements. Remove/replace any rotted damaged areas. Stabilize all loose structural components with appropriate fasteners. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply exterior base primer. Caulk all relevant areas with an approved exterior acrylic caulk. Apply high gloss exterior grade paint on all components. Match the color to existing components.
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6. Exterior Entry Door Casings Paint Stabilize a 22 sq. ft./$3.00 sq. ft. $66.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Remove/replace any rotted damaged areas. Stabilize all loose structural components with appropriate fasteners. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply exterior base primer. Caulk all relevant areas with an approved exterior acrylic caulk. Apply high gloss exterior grade paint on all components. Match the color to existing components.

7. Entry Door Threshold-Enclosure a 1/$20.00 each $20.00
Wet scrape all lead paint. Vacuum lead chips/dust. Mark “LEAD PAINT” on Threshold. Install “Full width’ rubber stair tread with integrated noising using approved manufactures adhesives. No Staples will be visible at time of Clearance.

8. Interior Foyer Door Casing Stabilize ab 36 sq. ft./$2.50 sq. ft. $90.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

9. Interior Foyer Door Stabilize c 1/$160.00 each $160.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Wet scrape jamb/casing/trim then caulk/repair where necessary. Replace Door Stop. Adjust door shape, size and operation to eliminate door friction and contact. Clean door jamb/casing/trim with detergent, rinse, let dry. Apply two coats of acrylic latex enamel or water based poly coating per manufacturer's specifications and/or prime and paint with gloss or semi-gloss latex interior paint. Color and finish must match house. Install door knob per manufacture instructions.

10. Interior Foyer Window Paint Stabilize a 1/$150.00 each $150.00
Remove storm windows and aluminum. Remove/replace any rotted window components. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris then wash with detergent solution, rinse, and let area dry. Install insulation if necessary. Apply superior base primer; caulk all relevant areas with an approved exterior acrylic caulk and top coat with semi-gloss or better superior grade paint. Match the color to existing components. Ensure proper operation of window and clean glass.

11. Interior Foyer Baseboard Paint Stabilize abcd 16 sq. ft./$2.50 sq. ft. $40.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

12. Bedroom 1 Window Paint Stabilize ad 3/$150.00 each $450.00
Remove storm windows and aluminum. Remove/replace any rotted window components. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris then wash
with detergent solution, rinse, and let area dry. Install insulation if necessary. Apply superior base primer; caulk all relevant areas with an approved exterior acrylic caulk and top coat with semi-gloss or better superior grade paint. Prime and paint all wood exterior components with gloss or semi-gloss latex interior paint for exterior casings. Match the color to existing components. Ensure proper operation of window and clean glass.

13. Bedroom 1 Door Casing/Jamb Stabilized 36 sq. ft./$2.50 sq. ft. $90.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

14. Bedroom 1 Door Stabilized 1/$160.00 each $160.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Wet scrape jamb/casing/trim then caulk/repair where necessary. Replace Door Stop. Adjust door shape, size and operation to eliminate door friction and contact. Clean door jamb/casing/trim with detergent, rinse, let dry. Apply two coats of acrylic latex enamel or water based poly coating per manufacturer’s specifications and/or prime and paint with gloss or semi-gloss latex interior paint. Color and finish must match house. Install door knob per manufacture instructions.

15. Bedroom 1 Baseboard Paint Stabilized abcd 54 sq. ft./$2.50 sq. ft. $135.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

16. Bedroom 2 Window Replace over 100 UI ab 2/$500.00 each $1,000.00
All Windows will be installed from the exterior of the dwelling: Install plastic containment on the interior of the window opening. Window must be a double hung, U-factor 0.27 vinyl window with half screen. Remove existing aluminum. Remove/replace any rotted window components. Wet scrape all lead paint. Vacuum lead chips/dust. Caulk all joints. Install window per manufactures instructions. Install insulation where necessary. Ensure proper operation of window and clean glass. Prime and paint all wood interior and exterior components with gloss or semi-gloss latex interior paint for interior and exterior for the casings. Follow Peoria Building Codes and all EPA/HUD containment requirements.

17. Bedroom 2 Door Stabilize d 1/$160.00 each $160.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Wet scrape jamb/casing/trim then caulk/repair where necessary. Replace Door Stop. Adjust door shape, size and operation to eliminate door friction and contact. Clean door jamb/casing/trim with detergent, rinse, let dry. Apply two coats of acrylic latex enamel or water based poly coating per manufacturer’s specifications and/or prime and paint with gloss or semi-gloss latex interior paint. Color and finish must match house. Install door knob per manufacture instructions.

18. Bedroom 2 Baseboard Paint Stabilize abd 22 sq. ft./$2.50 sq. ft. $55.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base
primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

19. Bathroom 1 Tempered (Obscured) Window Replace  
   b  1/$550.00 each  $550.00

All Windows will be installed from the exterior of the dwelling: Install plastic containment on the interior of the window opening. Window must be a double hung, U-factor 0.27 vinyl window with half screen. Remove existing aluminum. Remove/replace any rotted window components. Wet scrape all lead paint. Vacuum lead chips/dust. Caulk all joints. Install window per manufacturers instructions. Install insulation where necessary. Ensure proper operation of window and clean glass. Prime and paint all wood interior and exterior components with gloss or semi-gloss latex interior paint for interior and exterior for the casings. Follow Peoria Building Codes and all EPA/HUD containment requirements.

20. TV Room Window Replace over 100 UI 
   d  2/$500.00 each  $1,000.00

All Windows will be installed from the exterior of the dwelling: Install plastic containment on the interior of the window opening. Window must be a double hung, U-factor 0.27 vinyl window with half screen. Remove existing aluminum. Remove/replace any rotted window components. Wet scrape all lead paint. Vacuum lead chips/dust. Caulk all joints. Install window per manufacturers instructions. Install insulation where necessary. Ensure proper operation of window and clean glass. Prime and paint all wood interior and exterior components with gloss or semi-gloss latex interior paint for interior and exterior for the casings. Follow Peoria Building Codes and all EPA/HUD containment requirements.

21. TV Room Door Casing/Jamb Stabilize 
   c  36 sq. ft./$2.50 sq. ft.  $90.00

Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

22. TV Room Closet Door Stabilize 
   c  1/$160.00 each  $160.00

Follow Peoria Building Codes and all EPA/HUD containment requirements. Wet scrape jamb/casing/trim then caulk/repair where necessary. Replace Door Stop. Adjust door shape, size and operation to eliminate door friction and contact. Clean door jamb/casing/trim with detergent, rinse, let dry. Apply two coats of acrylic latex enamel or water based poly coating per manufacturer's specifications and/or prime and paint with gloss or semi-gloss latex interior paint. Color and finish must match house. Install door knob per manufacture instructions.

23. TV Room Baseboard Paint Stabilize 
   abcd  28 sq. ft./$2.50 sq. ft.  $70.00

Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

24. Kitchen Window Replace 
   b  1/$460.00 each  $460.00

All Windows will be installed from the exterior of the dwelling: Install plastic containment on the interior of the window opening. Window must be a double hung, U-factor 0.27 vinyl window with half screen. Remove existing aluminum. Remove/replace any rotted window components. Wet scrape all lead paint. Vacuum lead chips/dust. Caulk all joints. Install window per manufactures instructions. Install insulation where necessary. Ensure proper operation of window and clean glass. Prime and paint all wood interior and exterior components. Follow Peoria Building Codes and all EPA/HUD containment requirements.
operation of window and clean glass. Prime and paint all wood interior and exterior components with gloss or semi-gloss latex interior paint for interior and exterior for the casings. Follow Peoria Building Codes and all EPA/HUD containment requirements.

25. Stairs Up Baseboard Paint Stabilize ac 30 sq. ft./$2.50 sq. ft. $75.00

Note: Not tested on Jay’s report, same paint history as the baseboards in the foyer area.

Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

26. Bedroom 3 Window Replace bd 3/$460.00 each $1,380.00

All Windows will be installed from the exterior of the dwelling: Install plastic containment on the interior of the window opening. Window must be a double hung, U-factor 0.27 vinyl window with half screen. Remove existing aluminum. Remove/replace any rotted window components. Wet scrape all lead paint. Vacuum lead chips/dust. Caulk all joints. Install window per manufactures instructions. Install insulation where necessary. Ensure proper operation of window and clean glass. Prime and paint all wood interior and exterior components with gloss or semi-gloss latex interior paint for interior and exterior for the casings. Follow Peoria Building Codes and all EPA/HUD containment requirements.

27. Bedroom 3 Door Stabilize ac 2/$160.00 each $320.00

Follow Peoria Building Codes and all EPA/HUD containment requirements. Wet scrape jamb/casing/trim then caulk/repair where necessary. Replace Door Stop. Adjust door shape, size and operation to eliminate door friction and contact. Clean door jamb/casing/trim with detergent, rinse, let dry. Apply two coats of acrylic latex enamel or water based poly coating per manufacturer’s specifications and/or prime and paint with gloss or semi-gloss latex interior paint. Color and finish must match house. Install door knob per manufacture instructions.

28. Bedroom 3 Baseboard Paint Stabilize abcd 26 sq. ft./$2.50 sq. ft. $65.00

Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

29. Bedroom 4 Window Replace a 1/$460.00 each $460.00

All Windows will be installed from the exterior of the dwelling: Install plastic containment on the interior of the window opening. Window must be a double hung, U-factor 0.27 vinyl window with half screen. Remove existing aluminum. Remove/replace any rotted window components. Wet scrape all lead paint. Vacuum lead chips/dust. Caulk all joints. Install window per manufactures instructions. Install insulation where necessary. Ensure proper operation of window and clean glass. Prime and paint all wood interior and exterior components with gloss or semi-gloss latex interior paint for interior and exterior for the casings. Follow Peoria Building Codes and all EPA/HUD containment requirements.

30. Bedroom 4 Door Jamb Stabilize c 18 sq. ft./$2.50 sq. ft. $45.00

Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips,
dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

31. Bedroom 4 Baseboard Paint Stabilize  bcd  28 sq. ft./$2.50 sq. ft. $70.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

32. Bedroom 5 Window Replace  a  1/$460.00 each $460.00
All Windows will be installed from the exterior of the dwelling: Install plastic containment on the interior of the window opening. Window must be a double hung, U-factor 0.27 vinyl window with half screen. Remove existing aluminum. Remove/replace any rotted window components. Wet scrape all lead paint. Vacuum lead chips/dust. Caulk all joints. Install window per manufactures instructions. Install insulation where necessary. Ensure proper operation of window and clean glass. Prime and paint all wood interior and exterior components with gloss or semi-gloss latex interior paint for interior and exterior for the casings. Follow Peoria Building Codes and all EPA/HUD containment requirements.

33. Bedroom 5 Door Stabilize  c  1/$160.00 each $160.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Wet scrape jamb/casing/trim then caulk/repair where necessary. Replace Door Stop. Adjust door shape, size and operation to eliminate door friction and contact. Clean door jamb/casing/trim with detergent, rinse, let dry. Apply two coats of acrylic latex enamel or water based poly coating per manufacturer’s specifications and/or prime and paint with gloss or semi-gloss latex interior paint. Color and finish must match house. Install door knob per manufacture instructions.

34. Bedroom 5 Closet Shelf Support Stabilize  c  8 sq. ft./$2.50 sq. ft. $20.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

35. Bedroom 5 Baseboard Paint Stabilize  acd  26 sq. ft./$2.50 sq. ft. $65.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

36. Bedroom 6 Window Replace  d  1/$460.00 each $460.00
All Windows will be installed from the exterior of the dwelling: Install plastic containment on the interior of the window opening. Window must be a double hung, U-factor 0.27 vinyl window with half screen. Remove existing aluminum. Remove/replace any rotted window components. Wet scrape all lead paint. Vacuum lead chips/dust. Caulk all joints. Install window per manufactures instructions. Install insulation where necessary. Ensure proper operation of window and clean glass. Prime and paint all wood interior and exterior components.
components with gloss or semi-gloss latex interior paint for interior and exterior for the casings. Follow Peoria Building Codes and all EPA/HUD containment requirements.

37. Bedroom 6 Closet Shelf Paint Stabilize a 12 sq. ft./$2.50 sq. ft. $30.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

38. Bedroom 6 Baseboard Paint Stabilize bcd 38 sq. ft./$2.50 sq. ft. $95.00
Follow Peoria Building Codes and all EPA/HUD containment requirements. Repair/replace any damaged areas. Wet scrape all loose paint. HEPA vacuum all surfaces for paint chips, dust and debris. Wash with detergent solution, rinse, and let area dry. Apply superior base primer. Apply acrylic caulk to all relevant areas. Paint with semi-gloss or better superior grade paint. Match the color to existing components.

Healthy Homes:

<table>
<thead>
<tr>
<th>Location</th>
<th>Component</th>
<th>Side</th>
<th>Measurement</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Smoke/Carbon Monoxide Detectors</td>
<td>4/$60.00</td>
<td>$240.00</td>
<td></td>
</tr>
<tr>
<td>HH:</td>
<td>No detectors or out of date detectors located in the bedrooms. Replace all to make sure they are up to date and assist with any potential issues with fires or carbon monoxide for the 10 year life of the detector.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a.</td>
<td>Bedroom 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td>Bedroom 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c.</td>
<td>Bedroom 3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d.</td>
<td>Bedroom 4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Bedroom 2 Ceiling Enclosure</td>
<td>90 sq. ft./$4.00 sq. ft.</td>
<td>$360.00</td>
<td></td>
</tr>
<tr>
<td>HH:</td>
<td>Ceiling in disrepair, potential for falling elements with the paint chipping away. It was not positive for lead, but still a cause for concern above the beds.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Bedroom 4 Ceiling Enclosure</td>
<td>104 sq. ft./$4.00 sq. ft.</td>
<td>$416.00</td>
<td></td>
</tr>
<tr>
<td>HH:</td>
<td>Ceiling in disrepair, potential for falling elements with the paint chipping away. It was not positive for lead, but still a cause for concern above the beds.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
4. Bedroom 5 Ceiling Enclosure 
   84 sq. ft./$4.00 sq. ft.  
   $336.00

   **HH:** Ceiling in disrepair, potential for falling elements with the paint chipping away. It was not positive for lead, but still a cause for concern above the beds.

   Remove/replace any rotted damaged areas. Stabilize all loose structural components with appropriate fasteners. Wet scrape all loose paint. Mark or stencil the words "Lead Paint" 4' in all directions. HEPA vacuum all surfaces for paint chips, dust and debris. Enclose entire wall or ceiling to corners per code ensuring a dust-tight seal. Apply compound and/or texture. Primer then paint with superior grade paint. Wall must be smooth or textured with nice appearance. Match the color to existing components.

   | Lead Hazard Control  | $17,899.00 |
   | Healthy Homes        | $1,352.00  |
   | Total Cost of Project| $19,251.00 |

   Landlord Match $0.00

   Rooms Inspected 15
   Rooms Mitigated 11
   Healthy Homes Numbers Addressed and Mitigated: 6, 29
   Healthy Homes Numbers Informed Owner - Not Mitigated: 21, 23
This project does not meet the Secretary of the Interior’s Standards for Rehabilitation (Standards). It can be made to meet the Standards with the following conditions:

1. The historic wood siding, soffits, and fascia must be wet-scraped, let dry, primed, and repainted. Installing artificial siding, vinyl wrap, or aluminum panels does not meet Standards 2, 5, and 6. Rotted, historic, wood clapboards and trim can be replaced as needed with new, back-primed, wood clapboards and trim that match the dimensions and overlap of the historic wood. The final paint color or colors is up to the owner.

2. Historic trim, casings, and jambs must not be wrapped with aluminum coil. They must be wet-scraped, let dry, primed, and repainted.

3. The historic three windows in Bedroom 1 proposed for replacement must either be repaired and retained or replaced with new, non-anodized aluminum windows that more closely match the size, clear glazing area and overall appearance of the historic windows. The color is up to the owner.
TO: Historic Preservation Commission

FROM: Kerilyn Gallagher, Urban Planner

DATE: June 27, 2018

RE: HPC CASE NO. 18-13: PUBLIC HEARING on the request of Robert Monier, to obtain a Certificate of Appropriateness to allow for window replacements, for the property located at 1715 W. Moss Avenue (Parcel Identification No. 18-08-152-032), 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 allow 22 window replacements at 1715 W Moss Avenue. The applicant has contracted Renewal by Anderson to manufacture and install the windows. This request a request for window replacement only. According to the application, window size, grill patterns, colors, and aesthetics will match the originals.

Please refer to the attached application materials for more detailed information on the 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.
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division
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Map Scale
1 inch = 100 feet
6/19/2018
Certificate of Appropriateness Application
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 31715 W. Moss Ave
Zip Code: 61604
Tax ID Number: 37-144-02-63 Architectural Style: Same

Applicant: (The person/organization applying.)
Name: Renewal by Andersen - Sam Heer
Company/Neighborhood Association: Renewal by Andersen
Address: 3307 W. Farmington Rd
City: Peoria State: IL ZIP: 61604
Daytime Phone: (309) 676-3550 Email: saheer@rbaaci.com
Applicant Signature: [Signature]
Date: 6-11-18

Owner: (Skip this section if the applicant and owner information is the same)
Name: Robert Joe Monier
Company/Neighborhood Association: Moss Bradley Neighborhood Assoc.
Address: 1705 W. Moss Ave
City: Peoria State: IL ZIP: 61604
Daytime Phone: [Redacted] Email: [Redacted]
Owner Signature: Robert J. Monier Date: 6/11/18

Contractor Information: (If available, not required)
Name: Scott Schlein
Company/Neighborhood Association: Renewal by Andersen
Address: 3307 W. Farmington Rd
City: Peoria State: IL ZIP: 61604
Daytime Phone: (309) 676-3550 Email: saheer@rbaaci.com
Historic Preservation Commission Staff
City of Peoria Development Center
419 Fulton Street
Peoria, IL 61602-1217

RE: 1715 W. Moss Ave

To Whom It May Concern:

In regards to preforming work at 1715 W. Moss Avenue, we are preforming a direct replication of what is currently there. All Grill Patterns, Colors and ascetics will be replicated to current standards.

With newer technology there is always concern of how to pull off the “Old World Look”, yet maintain the proper look. Renewal by Andersen creates frames of our products using a wood-fiber composite called Fibrex. This product allows us to be correct to the current width and look of the existing sashes.

In using Fibrex, we can achieve colors that others can’t. In the case at 1715 W. Moss Avenue, we are using color correct colors as there are several with a black exterior.

Grill Patterns are easy to replicate with our true wood grill and replicating the boxes that are currently there. This is another was to have the look turn out as it’s always been part of the home.

In closing, we are simply replicating designs that have been part of this home for years. Renewal isn’t changing any look, simply updating the existing with newer technologies.

Best,

Scott Schleinz
General Manager
Renewal by Andersen
Window behind stairs
2 upper story
2 lower story windows
1 behind stairs
Both window
lower level
W. side of house
3 super story windows
last ride
and all on lower
level
lower story
2 windows
dbl. hung
9 panels on each
3 Upper Story Windows
2 upper story windows
& 2 lower story windows
2 windows lower story
last side of house
Same as East side lower level

[Diagram of a grid]
2 windows upstairs
2 lower windows
West Side
3 windows with diamond grid