The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, July 25, 2018, 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: Jan Krouse, Michael Maloof, Lesley Matuszak, Geoff Smith and Chairperson Robert Powers – 5. Absent: Deborah Dougherty and David Stotz – 2.

Staff Present: Leah Allison, Kerilyn Gallagher, Scot Wolf, and Madeline Wolf

MINUTES
Commissioner Matuszak moved to approve the amended minutes of the regularly scheduled meeting held on June 27 2018; seconded by Commissioner Krouse.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS

CASE NO. HPC 18-14
Public Hearing on the request of Jim W. Johnson, to obtain a Certificate of Appropriateness for the placement of chimney caps for the property located at 802 NE Perry Avenue, (Parcel Identification No. 18-04-438-003), Peoria, Illinois (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. HPC 18-15 into the record and presented the request as outlined in the memo.

Madeline Wolf swore in the petitioner.

Chairperson Powers opened the Public Hearing at 8:36 a.m.

Jim M. Johnson, petitioner, reviewed the scope of the interior and exterior work. The interior renovations included a new heating system, kitchen, and bathroom remodel. The exterior renovations included repainting the home in the same color scheme, tuckpointing, and the chimney repair (it is an active chimney that heats the boiler in the house) including the addition of terra cotta caps. Mr. Johnson said after conducting research, the use of terra cotta caps was an appropriate repair for the period of the 1896 Queen Anne home. Mr. Johnson reported he has examples of terra cotta used for chimney caps within the City of Peoria and he welcomed input from the commission.

With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:39 a.m.

Motion:
Commissioner Smith moved to approve the request as presented; seconded by Commissioner Maloof.

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

The motion was approved by roll call vote 5 to 0.


Nays: None.

CASE NO. HPC 18-15
Public Hearing on the request of the City of Peoria, to obtain a Certificate of Appropriateness for the demolition/removal of the front porch, for the property located at 1517 W Barker Avenue, (Parcel Identification No. 18-08-127-014), Peoria, Illinois (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. HPC 18-15 into the record and presented the request as outlined in the memo. Ms. Allison confirmed City of Peoria was the applicant.
Senior Building Inspector, Scot Wolf, Community Development Department provided a narrative of the current condition of the porch; the masonry of the porch was not in bad condition and the lower portion of the masonry on the porch may remain. Mr. Wolf said the City’s concern was to remove all of the unsafe portions of the structure, which included the entirety of the second floor of the porch. In response to Commissioner Maloof’s inquiry, Mr. Wolf said the porch appeared to be original to the home.

In response to Commissioner Smith’s inquiry regarding the remaining portion to be weather sealed to prevent water damage, Mr. Wolf said he was unsure of the condition of the floor underneath the flooring and it was questionable if the first floor of the porch would be affected from the demolition.

With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:52a.m.

**Discussion**
After a short discussion, it was determined the demolition cost would ultimately be placed as a lien on the home as it was currently owned by the bank.

Commissioner Maloof expressed concern of water drainage and damage to the house that would cause future deterioration.

Commissioner Smith agreed with Commissioner Maloof’s concern. Commissioner Smith supported the prevention of the deterioration to the windows, doors, and foundation by sealing and protecting the remainder of the porch from full exposure to weather elements.

Commissioner Krouse recognized the safety concern and supported the reconstruction of the porch to preserve the historic value of the home.

Chairperson Powers noted the lack of public presence to make comments in regard to the request. Chairperson Powers recognized the safety concern. Chairperson Powers supported preventing future water damage and preserving the foundation, brick pillars, railings, banisters, and columns to be used for future use.

Commissioner Smith agreed of the imminent safety concern of the current condition of the porch and expressed concern for the preservation of the home after the demolition of the porch.

Commissioner Maloof echoed Commissioner Smith’s comment.

**Motion:**
Commissioner Matuszak made a motion to approve the request with the condition to protect the foundation wall and to save the columns and pillars and to store the columns and pillars on site; seconded, by Commissioner Krouse.

**Discussion**
Commissioner Matuszak encouraged saving the columns so long as it did not increase the demolition cost.

Commissioner Maloof supported salvaging what may have historic and/or market value.

Commissioner Smith noted the possibility that the columns may not be salvageable once they are removed.

Chairperson Powers supported the motion. Chairperson Powers said the columns may be damaged or may be useable; however, it would provide the next homeowner with the option to reuse.

Commissioner Matuszak noted she would not expect the columns to be saved if they were rotted or unsalvageable.

In response to Commissioner Smith, Chairperson Powers said the applicant had twelve (12) months from the day the Certificate of Appropriateness was issued to remove the porch and there was no requirement to rebuild the porch.

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

The motion was approved by roll call vote 5 to 0.
Nays: None.
CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION
There were no citizens present who wished to address the Historic Preservation Commission at 9:14a.m.

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

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:14a.m.

Madeline Wolf, Development Technician