The regularly scheduled meeting for the Historic Preservation Commission was held on Wednesday, August 22, 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, Geoff Smith, David Stotz, and Chairperson Robert Powers – 5. Absent: Deborah Dougherty and Lesley Matuszak – 2.

Staff Present: Kerilyn Gallagher, Shannon Techie, Madeline Wolf

MINUTES

Commissioner Maloof moved to approve the minutes of the regularly scheduled meeting held on July 25 2018; seconded by Commissioner Krouse. The motion was approved viva voce vote 5 to 0.

Chairperson Powers welcomed Commissioner David Stotz to the Historic Preservation Commission.

REGULAR BUSINESS

CASE NO. HPC 18-16

PUBLIC HEARING on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness to allow for construction of the following: garden with stair cases and terracing, doorway in an existing privacy wall, reflecting pool, and detached accessory storage structure with patio. Scope includes the construction of underground rain water cistern and may require clearing of shade trees. All alterations are proposed for the property located at 1808 Moss Avenue (Parcel Identification No. 18-08-156-002), Peoria, Illinois (Council District 2).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-16 into the record and presented the request as outlined in the memo. Ms. Gallagher said the City requested a thirty (30) day deferral to allow time for the petitioner to submit more details regarding the scope of work.

In response to Chairperson Powers’ inquiries, the carriage house was not existing and would require a building permit as well as the reflecting pond. The accessory structure would require a setback encroachment agreement and waiver.

In response to Commissioner Smith’s inquiry regarding the setback requirement, Ms. Gallagher said as Dr. Martin Luther King Jr. Drive was a primary thoroughfare in the City, the setback requirement was one hundred (100) feet from the center of the road; however, the carriage house met the zoning standard of thirty-five (35) feet.

In response to Commissioner Smith’s inquiry regarding the proposed use for the carriage house, Ms. Gallagher said the carriage house was proposed to be used for storage and access for maintenance workers.

After a short discussion, it was confirmed the entire property was one parcel and within the historic district boundary.

Chairperson Powers opened the Public Hearing at 8:43 a.m.

Michael Seghetti, attorney for the petitioner, said the information city staff requested will be submitted in time for review prior to the next meeting. In response to Chairperson Powers’ inquiry regarding a projected timeline, Mr. Seghetti replied the petitioner was ready to begin work once the request was approved and the deferral would not interrupt the projected timeline.

Phyllis Markley, an adjacent neighbor, expressed the following concerns regarding the proposed plan: the height and location of the retaining walls; the location, material, and height of the fence; the security fence on north side of Dr. Martin Luther King Jr. Drive; the removal of trees and vegetation; and the timeline of construction.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:51 a.m.

_motion:_
Commissioner Maloof moved to defer the request until the next regularly scheduled Historic Preservation Commission; seconded, by Commissioner Smith.

The motion to defer the item was approved viva voce vote 5 to 0.
Nays: None.

**CASE NO. HPC 18-17**
PUBLIC HEARING on the request of Scott Whalen, to obtain a Certificate of Appropriateness to allow for roof, gutter, awning, and siding replacement for the property located at 1012 NE Glen Oak Avenue (Parcel Identification No. 18-04-283-011), Peoria, Illinois (Council District 3).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-17 into the record and presented the request as outlined in the memo.

Chairperson Powers opened the Public Hearing at 8:54a.m.

Daniel Weaver, representing the petitioner, said due to hail damage, the petitioner requested to replace the roof, gutter, awning, and siding on all sides of the home. Mr. Weaver said he was present to answer questions and thanked the commission for their consideration.

In response to Commissioner Maloof’s inquiry regarding color and the manufacturer, Mr. Weaver confirmed the color and manufacturer were not yet determined. Mr. Weaver said if the existing color was not available, they would match the color as close as possible.

During a short discussion with Chairperson Powers, Mr. Weaver confirmed the existing roof was copper, the replacement roof will adhere to the Illinois Building Code for ice and water shield which would cover all the valleys, and that the siding would be a design change from eight (8) inch to double four (4) inch siding.

In response to Commissioner Stotz, Mr. Weaver presented pictures of the proposed double four (4) inch siding, which may be found in Appendix A.

With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:03a.m.

**Discussion**
Commissioner Maloof requested the color for the siding be compatible with the neighborhood.

Commissioner Krouse referred to the pebble stone gray siding presented in the agenda packet.

Chairperson Powers noted the pebble stone gray siding presented in the packet was used as an example. Chairperson Powers supported the eight (8) inch aluminum siding and steel valleys.

Commissioner Smith supported replacing copper valleys with copper valleys.

**Motion:**
Commissioner Krouse made a motion to approve the request as presented; seconded, by Commissioner Stotz.

**Discussion**
Chairperson Powers encouraged the petitioner to look into the Illinois Historic Preservation Tax Credit Program.

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 9:17a.m.
ADJOURNMENT

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

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:17 a.m.

[Signature]

Madeline Wolf, Development Technician