AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF OCTOBER 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 19-01**
   Public hearing on the request of Steve Fairbanks, to obtain a Certificate of Appropriateness to allow for the installation of windows, for the property located at 907 NE Glen Oak Avenue (Parcel Identification No. 18-04-280-011), Peoria, IL (Council District 3).

   **Case No.**
   **HPC 19-02**
   Public hearing on the request of MCB Holdings, to obtain a Certificate of Appropriateness for the demolition of the dwelling located at 105 NE Roanoke Avenue, (Parcel Identification No. 18-04-328-008), Peoria, IL (Council District 2).

   **Case No.**
   **HPC 18-16**
   (continued from 10/24/2018)
   Public Hearing on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness for landscaping, hardscaping, and construction of a new accessory structure for the property located at 1808 W. Moss Ave. The request is made for the following: landscaped garden, reflecting pool, terracing which requires retaining walls, walls and stone staircases. Also, fencing in the side yards and in the yard along Martin Luther King Jr. Drive. The petitioner requests to construct a patio and an accessory storage structure which includes a fireplace. Also, a driveway entrance off Martin Luther King Jr. Dr. and an underground rainwater cistern. The scope requires clearing of shade trees. The petitioner proposes to plant native trees and shrubs. All alterations are proposed for the property located at 1808 W. Moss Ave. (Parcel Identification No.18-08-156-002), Peoria, IL (Council District 2).

5. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT

Inquiries: Community Development Department, (309) 494-8600 or kweick@peoriagov.org
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, October 24, 2018, at 8:31 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, Jan Krouse, Lesley Matuszak, Geoff Smith, and Chairperson Robert Powers – 5. Absent: Michael Maloof and David Stotz –2.

Staff Present: Kerilyn Gallagher, Leah Allison, and Kaylee Drea

MINUTES
Commissioner Matuszak moved to approve the minutes of the regularly scheduled meeting held on September 23, 2018; seconded by Commissioner Smith.

The motion was approved viva voce vote 5 to 0.

SWEARING IN OF SPEAKERS
Staff member, Kaylee Drea, swore in the public.

REGULAR BUSINESS
CASE NO. HPC 18-16 (Continued from 09/26/18)
Public Hearing on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness for landscaping, hardscaping, and construction of a new accessory structure for the property located at 1808 W. Moss Avenue. The request is made for the following: landscaped garden, reflecting pool, terracing which requires retaining walls, and two stone staircases. Also, fencing in the side yards and in the yard along Martin Luther King Jr. Drive. The petitioner requests to construct a patio and an accessory storage structure which includes a fireplace. Also, a driveway entrance off Martin Luther King Jr. Drive and an underground rainwater cistern. The scope requires clearing of shade trees. The petitioner proposes to plant native trees and shrubs. All alterations are proposed for the property located at 1808 W. Moss Avenue (Parcel Identification No. 18-08-156-002), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-16 into the record and requested to defer.

Commissioner Smith moved to receive and file correspondence from Director Black regarding a deferral of the case, seconded by Commissioner Dougherty.

The motion was approved viva voce vote 5 to 0.

Motion:
Commissioner Dougherty moved to defer the request to the next regularly scheduled meeting; seconded by Commissioner Krouse.

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

Yeas: Krouse, Smith, Matuszak, Powers, and Dougherty –5
Nays: None

CASE NO. HPC 18-20
PUBLIC HEARING on the request of James Foley, to obtain a Certificate of Appropriateness to allow for the replacement of windows, for the property located at 1605 W. Moss Avenue (Parcel Identification No. 18-08-155-021), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-20 into the record and presented the request as outlined in the memo.

Chairperson Powers opened the Public Hearing at 8:46 a.m.

Chad Kennedy, representing the petitioner, provided a summary of the project.
With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:47 a.m.

**Motion:**
Commissioner Matuszak made a motion to approve the request; seconded by Commissioner Smith.

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

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

Yeas: Krouse, Smith, Matuszak, Powers, and Dougherty – 5

Nays: None.

Commissioner Dougherty announced her abstention for Case No HPC 18-22.

**CASE NO. HPC 18-22**
PUBLIC HEARING on the request of Tom and Deborah Dougherty, to obtain a Certificate of Appropriateness to allow for the replacement of windows, for the property located at 1536 W. Moss Avenue (Parcel Identification No. 18-08-176-005), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Gallagher, Community Development Department, read Case No. HPC 18-22 into the record and presented the request as outlined in the memo.

Chairperson Powers opened the Public Hearing at 8:55 a.m.

Tom Dougherty, petitioner, provided a summary of the project.

With no interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:56 a.m.

**Motion:**
Commissioner Matuszak made a motion to approve the request; seconded by Commissioner Krouse.

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

The motion was approved by roll call vote 4 to 0.

Yeas: Krouse, Smith, Matuszak, and Powers – 4

Nays: None.

Abstention: Dougherty - 1

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
Janaki Nair, of Elias, Meginnes & Seghetti, P.C. described the Jumer family continued investment into their property and the City of Peoria. She said they were available to answer any questions or concerns.

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

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:04 a.m.

Leah Allison, Senior Urban Planner
TO: Historic Preservation Commission

FROM: Kerilyn Weick, Urban Planner

DATE: January 23, 2019

RE: Public Hearing on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness for landscaping, hardscaping, and construction of a new accessory structure for the property located at 1808 W. Moss Ave. The request is made for the following: landscaped garden, reflecting pool, terracing which requires retaining walls, walls, and stone staircases. Also, fencing in the side yards and in the yard along Martin Luther King Jr. Drive. The petitioner requests to construct a patio and an accessory storage structure which includes a fireplace. Also, a driveway entrance off Martin Luther King Jr. Dr. and an underground rainwater cistern. The scope requires clearing of shade trees. The petitioner proposes to plant native trees and shrubs. All alterations are proposed for the property located at 1808 W. Moss Ave. (Parcel Identification No.18-08-156-002), Peoria, IL (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 requests a Certificate of Appropriateness to allow for landscaping, hardscaping, and construction improvements at 1808 W. Moss Avenue. The subject property is located in the Moss-High Historic District. All proposed improvements are located behind the existing dwelling.

The request includes a formal garden, reflecting pool, and terracing with stone retaining walls, stonewalls, stone staircase, and stone ramp. The applicant proposes to match the stone materials with existing features. The request includes a wrought iron gate in the stonewall adjacent to the proposed accessory storage structure. This stonewall and gate requires a waiver to increase the height from a permitted 6 feet to maximum 16 feet, as allowed with Historic Preservation Commission approval per Appendix A, Section 5.4.6. Two stonewalls, flanking the proposed staircase, also require a waiver to increase the height from a permitted 6 feet to 7.5 feet. In November 2018, the Zoning Board of Appeals approved a variance to allow an accessory storage structure with a maximum height of 40 feet. The height is measured from grade facing Martin Luther King Jr. Drive to the highest point of the chimney. The proposed improvements also include 6 foot high, black, wrought iron fencing with wooden slats, a concrete driveway off MLK Drive, and an underground rainwater cistern. The scope requires clearing of shade trees. The petitioner proposes to plant native trees and shrubs.

Please refer to the attached application 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
1808 W. Moss Ave.

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
Certificate of Appropriateness Application

Property Information: (The property the work will be performed on)
Address: 1808 Moss Avenue Zip Code: 61606
Tax ID Number: __________________________ Architectural Style: German/Medieval Timber Frame

Applicant: (The person/organization applying.)
Name: Sean Brennan on Behalf of John A. Jumer
Company/Neighborhood Association: ________________________________
Address: 303 Sullivan Circle
City: Geronimo Hills State: IL ZIP: 61548
Daytime Phone: (312) 217-9274 Email: sean.d.brennan@gmail.com
Applicant Signature: __________________ Date: 7/24/18

Owner: (Skip this section if the applicant and owner information is the same)
Name: John Albert Jumer
Company/Neighborhood Association: Basile Van LLC
Address: 1808 Moss Ave.
City: Peoria State: IL ZIP: 61606
Daytime Phone: (309) 676-7359 Email: ________________________________
Owner Signature: __________________ Date: 7/28/18

Contractor Information: (If available, not required)
Name: Sam Hoerr
Company/Neighborhood Association: Hoerr Masonry
Address: 12203 W Laurel Ln
City: Brimfield State: IL ZIP: 61517
Daytime Phone: (309) 360-0116 Email: hoerrmasonry@gmail.com
1808 Moss Ave. Property Improvements -

Work to include the following:


German/Bavarian/Gothic - Medieval Renaissance influence.

All materials and artifacts will be quality stone masonry type material and hand crafted in nature.

6' Tall metal fence with wood slats alongside property lines will follow existing grade. Fence was previously approved by the HPC but was not installed within the 12 month grace period.

Construction of reflecting pool - All materials will match existing materials on site previously approved by HPC.

Extension of existing stone stair cases - All materials will match existing materials on site previously approved by HPC.

Construction of bi-level accessory structure – 1089 SF structure - All materials, roof pitches, proportions will match as close as possible with existing house and garden materials on site. (Medieval Bavarian Timber Frame/Stucco) Structure to be used for storage of grounds maintenance materials and tools. Bathroom, kitchenette and outdoor fireplace.

Rear Driveway off MLK drive. It is very desirable to allow for a structure that will allow for storage as well as street access for delivery and service people to access and maintain the property without obstructing and or damaging the front driveway or proposed narrow garden doorway on side of the house. (Concrete Drive materials with necessary storm water and erosion controls in place)

All necessary erosion control measures and site triangles will be approved by the City of Peoria Public Works.

Construction of underground cistern – located towards the rear of the property to allow for storm water collection and reuse as a supplement for garden irrigation system.

All necessary retaining walls and fences along MLK will match existing materials on site previously approved by HPC.

Existing vegetation observed in rear of yard along bluff was predominantly weedy trees, shrubs and perennials. The growth would not be classified as an older diverse ecosystem. There are no aged oaks present and the tree’s with trunk diameters over 20” would only be Hackberry species.

All clearing done on the bluff will be replaced with new native tree’s and perennials where applicable to help put back something better than was there before. Pollinator habitat ect. For the ROW.

The proposed structure is set 500 feet away from the center line of Moss Avenue. These conditions mean that the structure will not be visible from Moss Ave.

The existing principal structure is 210 feet away from proposed accessory structure.
The proposed structure is located 200 feet away from MLK and is similar in size to other accessory structures along MLK. Additionally, the structure will be tucked away in the wooded hillside thus further obscuring it from view.

**Existing Context - Structures along MLK.**

**1602 W MOSS AVE**

**Accessory Structure along MLK**

Parcel ID1808176003

Notes:

Existing structure observed to be within 100’ set back from MLK.

Existing Structure observed to be over 30 feet tall when measured from façade facing MLK to top of Chimney. Several other structures of this size and proximity exist along MLK.

Many lots are observed to have multiple accessory structures on a single property.

See Photos below:
Site Plan:
NOTES:
1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ post sizing chart.
2.) Third rail required for Double Rings.
3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW
Welded panel can be raked 30° over 8’ with arrow pointing down grade.

E-COAT COATING SYSTEM
Base Material
Uniform Zinc Coating (Hot Dip)
Zinc Phosphate Coating
Epoxy Primer
Acrylic Topcoat

MONTAGE PLUS™ RAIL
Specially formed high strength architectural shape.

LINE BOULEVARD BRACKET
UNIVERSAL BOULEVARD BRACKET
FLAT MOUNT BRACKET

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
POOL, PET & PLAY™

- Improved Panel Strength & Durability
- Increased Safety & Security for Children & Pets

CLASSIC™ MAJESTIC™ GENESIS™

GATE OPTIONS

- MONTAGE PLUS™ SWING GATES
- MONTAGE PLUS™ ARCHED GATES
- ESTATE™ STEEL ENTRY GATES
- TRANSPORT™ CANTILEVER GATES
- PASSPORT™ ROLL GATES

COLOR OPTIONS

BLACK BRONZE

ADORNMENTS

QUAD FLARE TRIAD ROYALTY BALL CAP BUTTERFLY SCROLL DOUBLE RINGS

<table>
<thead>
<tr>
<th>PICKETS</th>
<th>RAILS</th>
<th>POSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>¾&quot; sq. x 18 ga.</td>
<td>1½&quot; x 1½&quot; x 14 ga.</td>
<td>2½&quot; x 16 ga.</td>
</tr>
</tbody>
</table>

20 Year Warranty backed by proven excellence for over 30 years

Montage Plus is manufactured from nearly 98% recycled steel
FRONT ELEVATION

BACK ELEVATION

1800 MOSS AVENUE RESIDENCE ACCESSORY STRUCTURE
JANUARY 1ST, 2019