The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, June 26, 2019, 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, Lesley Matuszak, Geoff Smith, and Chairperson Robert Powers – 4. Absent: - Michael Maloof, David Stotz -2

Staff Present: Kerilyn Weick and Megan Nguyen.

MINUTES

Commissioner Smith moved to approve the minutes of the regularly scheduled meeting held on May 22, 2019; seconded by Commissioner Matuszak.

The motion was approved viva voce vote 4 to 0.

SWEARING IN OF SPEAKERS

Staff member, Megan Nguyen, swore in the public.

REGULAR BUSINESS

CASE NO. HPC 19-07

Public Hearing on the request of Ed Tarbuck and Joanne Bannon to obtain a Certificate of Appropriateness to replace existing slate tiles with asphalt shingles at 1705 W. Moss Avenue (Parcel Identification No. 18-08-152-034), Peoria, Illinois (Council District 2).

Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 19-07 into the record and presented the request as outlined in the memo.

Chairperson Powers questioned if the applicant identified the materials proposed for flashings and valleys and if sufficient photos of damaged roof were provided.

Commissioner Smith identified copper flashings from the photos in the application. Commissioner Smith resolved a slate roof is a 100 year roof and, based on the application, the 100 years has passed so does not question if there is damage even if the photos did not provide specific example.

Chairperson Powers opened the Public Hearing.

With no interest from the public, Chairperson Powers closed the hearing to public testimony.

Commissioner Matuszak reported the petitioner called her prior to the hearing. Because of a medical emergency, the petitioner could not attend the hearing. Commissioner Matuszak attested to the high cost for slate roof and finds the material selected will enhance the house.

Chairperson Powers was conflicted about the request. Cost of construction aside, is concerned that more than just the slate tile may be changed. Chairperson Powers recalled the past practice of the Commission has been to allow replacement of slate roof, so because of case history will support the request. He would also support an ordinance change to specifically address this type of request in a manner that would better guide homeowners to meet Illinois Historic Preservation Agency standards.

Commissioner Matuszak attested to seeing contractors performing due diligence at the property and knows the homeowner valued the slate roof as a selling point for first acquiring the property. She agreed direction in ordinance is needed.

Chairperson Powers reiterated the ordinance does not provide direction on this type of request.
Commissioner Smith discussed the product chosen has similar aesthetics to slate, however, has more overlap than slate. He identified other properties that have used products that approximate slate, so there are other products that can be considered.

Commissioner Powers agreed there are new products on the market.

**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, Matuszak, Smith, Powers – 4
Nays: None.

**NEW BUSINESS**

**Discussion of Chapter 16 Historic Preservation Code – Designation Procedure**
Chairperson Powers opened the discussion topic. Chairperson Powers stated still seeking input from the Peoria Historical Society on this topic.

Chairperson Powers opened the discussion to the public.

Tim Herold is happy to see this item for discussion. He would like to see an alternative to the current owner consent requirement.

Commissioner Smith discussed the owner consent requirements have always been tricky and would prefer consent by the steward of the property. He also expressed a need to educate property owners on the types of improvements that need commission review verses those that do not.

Chairperson Powers questioned if the designation process can differentiate between owner occupied and non-owner occupied property. He stressed the focus of discussion is Section 16-86.b.

Commissioner Smith sees a growing interest in preservation.

Chairperson Powers suggested a policy memo to lead to a policy discussion would be the next step.

Commissioner Smith would like to see more owners with property in districts to attend meeting.

**Discussion on possible creation of Pictorial Architectural Index**
Chairperson Powers, introduced the discussion topic, having received a list of properties in the local historic districts. Chairperson Powers discussed only a picture and label of property address is needed at this time. Other content can be added later. The survey will require volunteers to take pictures and index each property. Chairperson Powers made a call for volunteers to assist by taking photos and walking the neighborhoods. Interested volunteers should contact Urban Planner, Kerilyn Weick at 494-8606.

Commissioner Matuszak suggested reaching out to media outlets.

Commissioner Smith suggested finding historic photographs as well and using resources from realtors.

Chairperson Powers opened the discussion to the public.

Tim Herold suggested posting information on relevant facebook groups.

Chairperson Powers discussed packets and outreach are needed.
CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

Tim Herold had questions regarding the 30-day demolition notice. He questioned what happens if someone calls in objection to the demolition, what is the procedure by staff. He would like to see a hearing for contested demolitions, perhaps based on age of building and would be heard by this commission.

ADJOURNMENT

Commissioner Matuszak 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 9:15 a.m.

Kerilyn Weick, Urban Planner