The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, March 27, 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: Deborah Dougherty, Jan Krouse, David Stotz and Chairperson Robert Powers – 7. Absent: Lesley Matuszak, Geoff Smith, and Michael Maloof - 3.

Staff Present: Kerilyn Weick and Megan Nguyen.

MINUTES
Commissioner Dougherty moved to approve the minutes of the regularly scheduled meeting held on February 27, 2019; seconded by Commissioner Krouse.

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 19-04
Public hearing on the request of Thien Tam Buddhist Temple NFP, to obtain a Certificate of Appropriateness to allow for a landscaped garden, fence, statue, exterior lighting, and gazebo or water fountain, for the property located at 839 W. Moss Avenue (Parcel Identification No. 18-05-482-018), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 19-04 into the record and presented the request as outlined in the memo. She reported permits would be required for the gazebo and wiring the lights.

Chairperson Powers opened the Public Hearing.

John Wall, contractor for the petitioner, summarized the request and indicated a plumbing permit would be obtained for the water feature. In response to questions from the commission, Mr. Wall explained the scope includes removal of the chain link fence along Moss Avenue, low maintenance plant types and 19 ft tall stone statue. He explained either a gazebo or fountain would be installed. Examples of each were in the application. The material for the water fountain would be stone/plaster mixture.

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

Ms. Weick responded to the commission with the area of the garden and confirmed the proposed fence along Moss Avenue conforms with the Unified Development Code requirements for front yard fencing. She explained all features of the proposed garden should be reviewed by this commission in accordance with the existing special use on the property, granted to permit a place of worship with a condition that the commission review improvements for the property inside the local historic district.

Motion:
Commissioner Stotz 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: Dougherty, Krouse, Stotz, Powers –4
Nays: None.
NEW BUSINESS

Discussion of Chapter 16 Historic Preservation Code - Designation Procedure

Chairperson Powers asked the Commission to consider the landmark designation procedures in the case of contested demolitions. Chairperson Powers provided an example. The Camp Lyon monument in Bradley Park is not a designated landmark and would not need review by the Historic Preservation Commission to approve demolition. Chairperson Powers suggested the commission consider a codified means for the public to request landmark designation for a structure when it is proposed for demolition. This request could be made without property owner consent but only with sufficient objection to demolition.

In response to a request by Chairperson Powers, Ms. Weick summarized the current procedures for demolition, including the required 30-day public notice period.

Chairperson Powers summarized the current process for designation of districts versus landmarks.

Commissioners discussed the potential difficulty of building support in objection to the demolition of a structure on private versus public property. Also discussed any new mechanism should not be unduly difficult, must be timely within the already established 30-day public notice period, and the least invasive for the property owner. Commissioners discussed if the reviewing body should be the elected officials of the City Council or a commission. Commissioners discussed potential types of criteria to warrant the request for landmark designation: petition, age of building, proximity to historic district, or something else. Commissioners discussed additional public notice steps prior to a demolition is not warranted.

Chairperson Powers noted no attendance from the public. Chairperson Powers offered to send letters to local and state historic preservation interest groups to request input on this topic and requested staff recommendation and comments.

Staff suggested the next meeting include material on the demolition procedures and history.

Chairperson Powers called for public comment on this item. There were no citizens who wished to address this topic.

Discussion on possible creation of Pictorial Architectural Index

Chairperson Powers, introduced the discussion topic. Chairperson Powers suggested the 2019 work plan for the commission include creating a survey of properties in the historic district and designated landmarks. The survey would include an index of each property and landmark with a current photograph from the street. Mr. Powers called for volunteers from the commission and community to participate in taking photos and creating the index. He requested the commission consider starting this project in the next 30 days.

Ms. Weick will review records for a list of addresses in the local historic districts.

Commissioner Stotz identified the library and Peoria Historical Society as likely sources of information and volunteers.

Commissioners discussed useful information that could be indexed and expressed interest in participation.

Commissioner Dougherty recommended this topic be continued to the next regularly scheduled meeting so that the other commissioners would be involved.

Chairperson Powers called for public comment on this item. There were no citizens who wished to address this topic.

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizens who wished to address the Historic Preservation Commission at 9:34 A.M.

ADJOURNMENT

Commissioner Stotz moved to adjourn the Historic Preservation Commission meeting; seconded by Commissioner Dougherty.

The motion was approved viva voce vote 4 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:35 a.m.

Kerilyn Weick, Urban Planner