AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MAY 22, 2019 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 19-07
   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).

5. OLD BUSINESS
   Discussion of Chapter 16 Historic Preservation Code – Designation Procedure
   Discussion on possible creation of Pictorial Architectural Index

6. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

7. 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, May 22, 2019, 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: Jan Krouse, Michael Maloof, David Stotz, Geoff Smith, and Chairperson Robert Powers – 5. Absent: Lesley Matuszak - 1

Staff Present: Kerilyn Weick and Megan Nguyen.

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

The motion was approved viva voce vote 5 to 0.

SWEARING IN OF SPEAKERS
Staff member, Megan Nguyen, swore in the public.

REGULAR BUSINESS
CASE NO. HPC 19-05
Public hearing on the request of Charlie Lamb, to obtain a Certificate of Appropriateness for alterations to the accessory storage structure to include but not limited to log siding, replacing windows and the front door, and new covered deck for the property located at 4530 N. Knoxville Ave. (Parcel Identification No. 14-21-451-001), Peoria, Illinois (Council District 3).

Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 19-05 into the record and presented the request as outlined in the memo. She reported building permit is required for the scope of work.

Chairperson Powers opened the Public Hearing.

Charlie Lamb, applicant and contractor, summarized the request and responded to Chairperson Powers that the dwelling was constructed in 1925-26.

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

Commissioner Matuszak commented the scope was siding, windows, porch.

Chairperson Powers commented the accessory dwelling has an architectural style unique in its own right and a product of its own time. He found the alterations would not detract from these features.

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 5 to 0.

Yeas: Krouse, Maloof, Stotz, Smith, Powers – 5
Nays: None.
CASE NO. HPC 19-06
Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 19-06 into the record and presented the request as outlined in the memo. She reported a building permit for the foundation of the monument is required.

Chairperson Powers opened the Public Hearing.

Gale Thetford, applicant representative, summarized the request for civil war monument at the cemetery. Ms. Thetford provided the history of the monument and explained the current restoration project will include coordination with Master Gardeners and Bradley University students. The project has wide support from a list of sponsors.

Bruce Brown, applicant representative, passed exhibits to the Commission. Exhibits were submitted in digital form as part of the application. Mr. Brown identified which pieces of the monument would be originals and which would be recreated. Mr. Brown explained the funding efforts for the project. Mr. Brown requested the commission approve a certificate of appropriateness for the monument only because the landscaping plan requires adjustment. The project timeline is to have the monument dedication ceremony October 11, 2019. Landscaping would not be completed at that time of year. The application to the commission for a certificate of appropriateness for the landscaping plan would be submitted in spring 2020.

In response to Commissioner Smith, Mr. Brown agreed there has been significant application of the research that has gone into the planning of the project such as the orientation of the eagle at the top of the monument, landscaping plan, restoration of monument pieces.

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

Chairperson Powers expressed appreciation for the passion and dedication as evident in the presentation.

Commissioner Smith expressed the implications of this project is a found treasure being preserved.

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

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, Maloof, Stotz, Smith, Powers –5
Nays: None.

Chairperson Powers thanked the applicant for restoring this very important monument.

After the vote Bruce Brown asked the Chairperson if he could make a presentation. Chairperson Powers approved the request. Mr. Brown presented Mr. Norm Kelly with an original photograph of the monument as a token of appreciation by the Springdale Historic Preservation Foundation.

NEW BUSINESS
Discussion of Chapter 16 Historic Preservation Code – Designation Procedure
Chairperson Powers opened the discussion topic and highlighted the discussion from the last meeting. Chairperson Powers stated he will seek input from the Peoria Historical Society regarding this topic.

Commissioner Stotz made a motion to defer discussion to the next regular scheduled hearing; seconded by Commissioner Krause. The motion was APPROVED by roll call vote 5 to 0.

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. 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. Chairperson Powers suggested the project commence in July.

Commissioner Smith suggested care in identifying what is indexed and that be discussed at future hearings.

Chairperson Powers commented the index would not be categorizing the conditions of properties.

The commission discussed volunteers of all skill level are encouraged to participate.

Commissioner Stotz made a motion to continue discussion to the next regular scheduled hearing; seconded by Commissioner Maloof. The motion was APPROVED by roll call vote 5 to 0.

**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 Smith

The motion was approved viva voce vote 5 to 0.

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

Kerilyn Weick, Urban Planner
TO: Historic Preservation Commission

FROM: Kerilyn Weick, Urban Planner

DATE: June 26, 2019

RE: HPC CASE NO. 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).

NOTIFICATION:
Mailed notification was provided to property owners with property in the local historic district and within 250 radial feet of the subject site. Notice was sent no less than 15 days prior to the review.

REQUEST SUMMARY:
The applicant requests a Certificate of Appropriateness to replace the existing slate tile roof with asphalt shingles at 1705 W. Moss Avenue. The property owners propose Certainteed Landmark brand shingles in cobblestone gray. The property is in the Moss-High local historic district.

Please refer to the attached application for more detailed information on the proposal and sample image of the proposed product.

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
1705 W. Moss Avenue

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County of Peoria, Tri-County Regional Planning Commission, Kucera International, Inc., Peoria County, IL, HERE, USGS
Certificate of Appropriateness Application  
Historic Preservation Commission

Property Information: (The property the work will be performed on)

Address: 1705 W Moss Ave  Zip Code 61606
Tax ID Number: 18-08-152-034 Architectural Style: Tudor/Craftsman

Applicant: (The person/organization applying.)

Name: Ed Tarbuck & Joanne Bannon
Company/Neighborhood Association: Moss Bradley
Address: 1705 W Moss Ave
City: Peoria State: IL ZIP: 61606
Daytime Phone: (309) 453-8669 Email: e.tarbuck@comcast.net
Applicant Signature: F. Bannon & Ed Tarbuck Date: May 20, 2019

Owner: (Skip this section if the applicant and owner information is the same)

Name: Same
Company/Neighborhood Association:
Address:
City: State: ZIP:
Daytime Phone: Email:
Owner Signature: Date:

Contractor Information: (If available, not required)

Name:
Company/Neighborhood Association:
Address:
City: State: ZIP:
Daytime Phone: Email:
Project Description:

Home of Ed Tarbuck and Joanne Bannon, 1705 W Moss Avenue

The original slate roof of our home, built in 1912-13, has been repaired countless times, but now must be replaced. Roof problems have escalated and are resulting in interior damage.

Replacing the slate is, of course, cost prohibitive. We have collected bid a from a reputable roofing contractor but have not yet signed a contract for the work to be completed. (Holthaus Companies, Inc has estimated the project will cost between $22,000-26,000.)

We will identify a shingle pattern and color that is similar to the existing material in order to preserve the visual and historic integrity of our home. (CertainTeed Landmark or Highland Slate shingle options.)

Addendum follows:
ADDENDUM to the application for COA at 1705 W MOSS AVE:

We have attached the additional information requested regarding our application for COA, including Site Plan, additional larger photos, and photos of the material to be used for the roof replacement.

No architectural/structural features of our home will be added, changed or removed. Porch lines, dormers, and shape of the roof will all remain intact/unchanged.

Since purchasing our home in 1999, we have hired Kreiling Roofing at least four times for roof repair. Unfortunately, interior damage reappears in spite of their best efforts and our considerable expense (see attached interior ceiling photos). In order to maintain the internal structural quality and value of our home, replacement of the roof is no longer an option, but rather a necessity.

An examination of the homes on the north side of Moss in the 1600, 1700 and 1800 blocks, indicates ours is one of only two remaining slate roofs. All others have roofs have been converted to shingle material.

Photos of interior bathroom ceiling that has been replastered and painted three times due to leaking roof (next two pages):
Site Plan (next page):
Additional large photos of our 106 year old home with its original roof (next pages).
Side, south east
Side, west
Website photo of home with Certainteed shingle roofing in Landmark/Cobblestone Gray:
Sample of shingle product (CertainTeed Landmark/Cobblestone Gray):
TO: Historic Preservation Commission
FROM: Kerilyn Weick, Urban Planner
DATE: June 26, 2019
RE: OLD BUSINESS
Discussion of Chapter 16 Historic Preservation Code – Designation Procedure
Discussion on possible creation of Pictorial Architectural Index

DISCUSSION:
At the request of the Commission at the May hearing, the following topics for discussion are continued to the regularly scheduled June 26, 2019 Historic Preservation Commission hearing.

Discussion of Chapter 16 Historic Preservation Code – Designation Procedure (ordinance attached)

Discussion on possible creation of Pictorial Architectural Index (Survey)
Sec. 16-86. - Designation procedure.

(a) **Application.** The commission, by a majority vote of all members, or any person may apply for a landmark or historical district designation for property and improvements located within the corporate limits of the city.

Prior to application submission, the applicant must forward by regular mail, a letter notifying the owner of intent to submit an application for local historic designation.

Applications shall be filed with the director of planning and growth management on forms provided by the commission. The application shall include or be accompanied by the following:

1. The name and address, as shown on the tax assessor's rolls, of the owner of the property proposed for designation.
2. The legal description and common street address of the property proposed for designation.
3. A map delineating the boundaries and location of the property proposed for designation.
4. A written statement describing the property and setting forth reasons in support of the designation proposed.
5. Written statement indicating when and how the owner was notified of the proposed designation, and whether or not the owner consents to the proposed designation.
6. Notarized statement from the applicant specifically stating that the required notification letter was sent to the owner.
7. Initialed checklist to show that all items have been completed, including the pre-application requirements listed above.
8. Such other information as may be required by the commission.

(b) **Owner consent.** The commission shall only consider for landmark designation properties whose owner or owners of record have responded to the application by submitting to the commission a letter of consent approving the designation of the property as a historic landmark. If such owner or owners do not consent to designation, the commission shall take no further action with respect to such property (and shall not recommend landmark designation to the city council). The commission shall only consider designation of a historic district if at least two-thirds of the owners of property in the area to be designated have responded to the application by submitting to the commission a letter of consent approving the designation of their property as part of a historic district. If two-thirds of the owners of record consent to the proposed designation of a historic district, the commission may proceed with designation. No property or structure that is owned by a religious organization and is used primarily as a place for the conduct of religious ceremonies or to further the religious mission or business of the owner shall be subject to the regulations set forth in Articles I through IV of this chapter by reason of its location within a historic district.

(c) **Public hearing and decision.** A public hearing shall be scheduled to be held within the longer of the next 45 days or the next meeting after the filing date.

1. The director of planning and growth management shall notify the applicant and owner of the subject property as to the date, time, place and purpose of the public hearing. Such notice shall be in writing and shall be sent not less than 15 days in advance of such hearing by certified mail, properly addressed as shown on the tax assessor's rolls and with sufficient postage affixed thereto. Failure to send such notice where no address appears on the tax assessor's roll shall not invalidate the proceedings of the commission.

2. The director shall also publish a notice in a newspaper of general circulation in the city describing the property proposed for designation and setting forth the date, time, place and purpose of the hearing. A copy shall also be posted on the subject property. The hearing may be continued from time to time without further notice.
(3) The applicant shall produce at the time of the hearing such information as the commission may require, including, but not limited to, the following:

   a. All information required with the application.

   b. A visual presentation of the significant improvements on the subject property, together with information as to the age, condition and use of each.

   c. Proposals for preservation and enhancement of the property proposed for designation.

(4) The applicant and the owners of the subject property shall be entitled to speak at the public hearing, and the commission may accept comments from all other interested parties. The owners and all other interested parties shall also be permitted limited rights of cross-examination, as facilitated through the commission. The commission shall review and evaluate all available information according to the applicable standards set forth in Articles I through IV of this chapter. A record of the proceedings shall be made and retained as a public record.

(5) The commission shall grant, deny or modify the requested designation within 30 days after the public hearing; provided, however, that the commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated.

(6) The commission's decision shall be in writing and shall include findings of fact in support thereof. The commission shall forward copies of the decision to the applicant and the owner of the subject property.

(7) A decision by the commission denying a designation shall be the final administrative decision. No application relating to the same property may be filed during the 12 months following such a denial by the commission. The commission shall have the discretion, on its own motion or upon petition by an affected property owner, to extend the prohibition on applications for the same property for an additional 12 months if the commission finds re-nomination would cause economic hardship to the property owner. Provided, however, that in the case of an application to designate a historic district, if the commission modifies the application by excluding certain property or properties but grants the application to other properties, then the entire application shall proceed to the city council for final action, where the council may modify the commission's recommendation by including property or properties excluded by the commission.

(8) A decision by the commission recommending a designation shall operate as a recommendation to the city council, which shall take the final action. In the event that the city council denies a designation, no application related to the same property may be filed during the 12 months following such denial by the city council.

(d) Regulation during consideration period. From the date of filing an application until the date of a final decision by the commission, or if the commission recommends the designation, until the date of a final decision by the city council, the provisions of section 16-61 shall apply as if the subject property were designated as requested; provided, however, that this interim control shall in no case apply for more than 180 days after the application is filed. Once the area is designated as a historic district or a landmark, it shall comply with all the regulations set forth in Articles I through IV of this chapter.

(e) Historic district designations. Any historic districts previously designated by ordinance are hereby designated as historic districts under the provisions of Articles I through IV of this chapter.

(f) Landmark or historic district status recorded with deed. Upon approval of the ordinance, the director of planning and growth management shall immediately file a certified copy of such ordinance designating a landmark or creating a historic district with the county recorder of deeds.

(g) Delisting of landmarked properties. An applicant may submit an application to remove a local historic designation. The same process shall be followed as that which is required to designate a property, except that: The application shall include an explanation of how the criteria originally used to designate the property no longer applies.

(Ord. No. 11990, § 1, 8-15-89; Ord. No. 13551, § 1, 4-6-93; Ord. No. 13870, §§ 1, 2, 1-24-95;
Ord. No. 15357, § 1, 8-27-02; Ord. No. 15557, § 1, 12-9-03; Ord. No. 16665, § 1, 2-8-11)