The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, August 28, 2019, at 8:30 A.M., City Hall, 419 Fulton Street, Room 400 with proper notice having been posted.

ROLL CALL
The following Historic Preservation Commission Commissioners were present: Marsha Burdette, Marisa Farrell, Jan Krouse, Michael Maloof, Lesley Matuszak, Geoff Smith, and David Stotz – 7. Absent: None - 0

Staff Present: Kerilyn Weick, Sara Maillacheruvu, Megan Nguyen.

ELECTION OF OFFICERS
Vice-chair Lesley Matuszak opened the agenda item for election of officers.

Vice-chair Matuszak nominated Michael Maloof for chair of the Historic Preservation Commission. Vice-chair Matuszak called for other nominations, seeing none, a voice vote was taken.

The election of Michael Maloof for chairperson was approved viva voce vote 7 to 0.

Commissioner Krouse nominated Lesley Matuszak for Vice-chair of the Historic Preservation Commission. Vice-chair Matuszak called for other nominations, seeing none, a voice vote was taken.

The election of Lesley Matuszak for Vice-chairperson was approved viva voce vote 7 to 0.

Michael Maloof assumed position as the chairman for the remainder of the hearing.

MINUTES
Commissioner Stotz moved to approve the minutes of the regularly scheduled meeting held on July 24, 2019; seconded by Commissioner Matuszak.

The motion was approved viva voce vote 7 to 0.

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

REGULAR BUSINESS
CASE NO. HPC 19-09
Public Hearing on the request of Jonathan Thomas and Jennifer Replogle, to obtain a Certificate of Appropriateness to allow for the installation of roof mounted solar panels for the property located at 1602 W. Moss Avenue (Parcel Identification No. 18-08-176-003), Peoria, Illinois (Council District 2).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 19-09 into the record and presented the request as outlined in the memo. Ms. Weick explained the case was continued from the July hearing in order to hear more information on the location and installation method of the proposed alteration.

Chairman Maloof opened the Public Hearing.

Applicant Jonathan Thomas with contractor Brian Tresenriter of Porter Electric summarized the request to install solar equipment on the south facing side of the roof and explained the installation method. In response to questions by the commission, responded that the equipment would be black and follow the slope of the roof which is 4:12 and 10:12. The project is expected to meet the electric energy demand of the household and have a 25 year life.

Mr. Thomas said he received verbal approval of the request from the only neighbor that would see the equipment.

With no further interest from the public, Chairman Maloof closed the hearing to public testimony.
Commissioners recognized this request as the first request for solar panels in the Moss-High Historic District and need to make sure the motion keeps the historic integrity of the district. The commission briefly discussed a request for equipment in the front yard would not meet the standards for a certificate of appropriateness.

Ms. Weick affirmed Chairman Maloof’s recollection that policy has been to allow accessory equipment on roofs and sides of dwellings so long as the equipment is not visible from the front of the dwelling, and this policy can include solar equipment.

Commissioner Matuszak expressed need for more detail on the aesthetics of the request. Request was made for pictures from different angles of the subject dwelling, pictures from different angles of a similar project, more information on the height of the equipment relative to the slope of the roof.

Commissioner Stotz made a motion to reopen the public hearing; seconded by Commissioner Krouse. The motion was approved viva voce vote 7 to 0.

Mr. Tresenriter shared a photo of an existing project in Morton, IL. The photo was forwarded to staff for the record. Mr. Tresenriter explained the equipment is about 3 inches above the roof and 3 feet from the edge of the roof line. Shingles remain under the roof and flashing is added at the attach points. The equipment needs to be installed by the end of the year 2019 in order to qualify for state incentives provided by the Future Energy Jobs Act.

With no further interest from the public, Chairman Maloof closed the hearing to public testimony.

Commissioner Matuszak expressed need to see pictures of proposed equipment on a comparable dwelling and to see a solar panel at the next hearing.

Commissioner Farrell considered the request is a good standard to approve the proposed solar equipment in the district due to the location, slope, and color as presented.

Motion:
Commissioner Smith made a motion to defer the case to the next regular scheduled hearing in order to receive more information on the aesthetics; seconded by Commissioner Matuszak. The motion was APPROVED by roll call vote 4-3.

UNFINISHED BUSINESS

Discussion of Chapter 16 Historic Preservation Code – Designation Procedure
Chairman Maloof opened the discussion topic.

In response to the Chairman, Ms. Weick summarized the discussion is regarding the current ordinance which requires owners consent to make application for a landmark designation.

The commission discussed seeking expert opinion from state and local historic preservation entities on this matter.

Chairman Maloof opened the discussion to the public.

Tim Hartneck shared the Historic Preservation ordinance was changed after a neighborhood requested landmark designation for the Trinity Lutheran Church.

With no further interest from the public, Chairman Maloof requested the topic be continued to the next hearing.

Discussion on possible creation of Pictorial Architectural Index
Chairman Maloof opened the discussion topic.

At the request of Commissioner Smith, Chairperson Maloof opened the discussion to the public.

Margarette Cousins, expressed support for the index as a means to help identify and support landmark designations. She has been a long time advocate for historic preservation with success in landmarking the Lincoln Library.

Tim Hartneck expressed a resource of photographs is the Peoria County property assessment files.
The commission discussed other resources of photographs and the scope of the subject index. Questions were raised about the role the commission should have on this versus other organizations and neighborhood associations.

Chairman Maloof gathered from the discussion that the commission would not be pursuing the creation of a pictorial index of properties in the local historic district at this time. Chairman Maloof recognized other groups, some with existing resources, may be best to create such index. A work plan for an index would not be pursued at this time.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizens who wished to address the Historic Preservation Commission.

**ADJOURNMENT**

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

The motion was approved viva voce vote 7 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 10:30 a.m.

Kerilyn Weick, Senior Urban Planner