HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 22, 2020
VIA REMOTE VIDEO – 8:30 A.M.

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MARCH 13, 2020 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 20-08**

   Hold a public hearing on the request of Irshad Ali and Tayyaba Irshad to amend a Certificate of Appropriateness to allow exterior improvements including paved sidewalk, reconstruction of the covered front porch and steps, exterior light fixtures, appurtenant brick elements, and to paint the house and garage for the property located at 1637 W. Moss Avenue (Parcel Identification No. 18-08-155-013), Peoria, Illinois (Council District 2).

   **CASE NO.**
   **HPC 20-09**

   Public hearing on the request of Sean Rennau, on behalf of John A. Jumer, to amend a Certificate of Appropriateness in a Class R-1 (Single Family Residential) District regarding hardscaping, driveway off Martin Luther King Jr. Drive, terracing which requires retaining walls, walls, and yard fixtures. The amendment includes request for waivers from maximum allowed wall height. This request is 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

Please note:
Governor JB Pritzker's Executive Order 2020-10, issued on March 20, 2020, prohibits all public and private gatherings of 10 people or more in a single room or single space at the same time. Governor JB Pritzker’s Executive Order 2020-18, issued on April 1, 2020, extended Executive Order 2020-10 through April 30, 2020. The Centers for Disease Control and Prevention (CDC) recommends gatherings of no more than 10 people in a single room or space and social distancing of at least six feet between persons. On March 18, 2020 Mayor Ardis declared a local State of Emergency, and has closed City Hall to the public to contain the spread of COVID-19. On March 24, 2020, the City's Council granted Mayor Ardis emergency powers. The City Council extended the Mayor's emergency powers on April 21, 2020. The City Council extending the Mayor's emergency powers allows the Mayor to continue the City's local State of Emergency. To comply with these recommendations and requirements, and the spirit of the Open Meetings Act, the City is implementing a remote video meeting for the Historic Preservation Commission meeting on July 22, 2020.

Anyone wishing to make a public comment can do so by sending those to Leah Allison by 5:00 p.m. on July 21, 2020. Public comments can be emailed to lallison@peoriagov.org or via fax at 309-494-8674. The email or fax should be labeled "Public Comment for the July 22, 2020 Meeting" along with your name and address.

All submissions received prior to the deadline by the public will be read into the record with up to five (5) minutes of each comment read aloud. The written comments, in their entirety, will be entered into the official minutes of the meeting as an attachment.

The agenda, minutes and a video podcast of the meeting will be available online at:
http://www.peoriagov.org/boards-commissions/

Inquiries: Community Development Department, (309) 494-8600 or lallison@peoriagov.org
A special meeting of the Historic Preservation Commission was held on Friday, March 13, 2020, at 3:00p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Michael Maloof presiding and with proper notice having been posted.

ROLL CALL
The following Historic Preservation Commissioners were present: Marisa Farrell, Jan Krouse, Lesley Matuszak, Michael Maloof, Geoff Smith, and David Stotz – 6. Commissioners absent: Marsha Burdette - 1.

City Staff Present: Leah Allison, Megan Nguyen, and Cynthia Fulford

SWARING IN OF SPEAKERS
Speakers were sworn in by City staff member Megan Nguyen.

MINUTES
Commissioner Krouse moved to approve the minutes of the Historic Preservation Commission meeting held on January 22, 2020; seconded by Commissioner Farrell. The motion was approved viva voce 6 to 0.

REGULAR BUSINESS

CASE NO. HPC 20-04
Public Hearing on the request of Barry and Elizabeth Gray, to obtain a Certificate of Appropriateness to allow for the installation of roof mounted solar panels for the property located at 209 NE Randolph Avenue (Parcel Identification No. 18-04-329-016), Peoria, Illinois (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. HPC 20-04 into the record and provided a summary of the request.

Elizabeth Gray, petitioner, presented her case. She gave a background of the house and explained that the flatness of the roof top ensures that the solar panels will not be visible from the street. Mrs. Gray confirmed that she has made her neighbors aware of the change and they are in support of the solar panels. Mrs. Gray stated that it is a necessary change to reduce energy costs and they are good for the environment.

Octavius Cresswell, representative from Moxie Solar, informed the commission that he was available for any questions regarding the solar panels.

Discussion was held around the appearance and placement of the solar panels. Mr. Cresswell and Mrs. Gray commented that they will be placing the solar panels facing the south end of the house and confirmed that the solar mount will be all to code and fire regulations. They also explained that the solar panels are not visible to neighbors from the street but may be visible from the parking lot and side garage. Mrs. Gray referred the commissioners to the packet of photos for an example of their appearance.

Chairperson Maloof opened the public hearing at 3:22p.m.

Jack Teplitz, neighbor of the petitioner, stated that although the solar panels are visible from his house, he supported the request. Mr. Teplitz distributed handouts: “8 ways to Green your Historic House” (Ex. 1),
“Incorporating solar panels to a historic building” (Ex. 2), “National Park service” (Ex. 3), and “Sustainability Guide for Existing and Historic Properties” (Ex 4). Mr. Teplitz explained that it wouldn’t ruin the integrity, instead it was encouraged by National Trust. He urged the Commission to approve.

Ray Johnson, neighbor of the petitioner, confirmed that he can see the solar panels from his home, but supports the request. He continued to explain that anything to reduce the electrical costs, should be applauded.

The public hearing was closed at 3:32 p.m.

Commissioner comments:
Commissioner Matuszak supported the project. However, she urged the petitioners and the public to be cautious with these changes because they are not just for this particular homeowner but for all homeowners in the Historic District.

Commissioner Stotz agreed with Commissioner Matuszak that they must be cautious and agreed with Mr. Johnson on the beauty of the roof. Commissioner Stotz is in supported under the condition that the homeowner maintain integrity and beauty of the neighborhood.

Commissioner Smith expressed his support and urged that the Commission review these on a case by case basis.

Findings of fact were read by Chairperson Maloof at 3:40 p.m.

Commissioner Matuszak made a motion to approve; Commissioner Stotz seconded.

The motion was APPROVED by a roll call vote 6 to 0.
Yeas: Krouse, Maloof, Matuszak, Smith, Stotz, Farrell.
Nays: None

CASE NO. HPC 20-05
Public hearing on the request of Creighton Kinny, to obtain a Certificate of Appropriateness to allow for the installation of roof mounted solar panels for the property located at 1110 NE Glen Oak Avenue (Parcel Identification No. 18-03-152-004), Peoria, Illinois (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. HPC 20-05 into the record and provided a summary of the request.

Linda Fairbanks, petitioner, presented on her case. Ms. Fairbanks stated that the solar panels are not visible from the street. She explained that the color of the solar panels matched the roof of the house and the modern panels sat relatively flush to the roof, installed to meet fire codes. Ms. Fairbanks commended Eagle Point Solar on providing solar panels that did not require cutting down any trees. She confirmed that her neighbors have been made aware and that they have been verbally supportive of this. She explained that the panels on the southwest side were visible, but the rest of the panels faced the river.

Commissioner Stotz requested to see images of the street view. He questioned whether the solar panels will be visible during the winter season when there aren’t any leaves to obstruct the view.

Commissioner Smith confirmed how far the solar panels sit off the roof.

Ms. Fairbanks explained her property elevation gives more coverage. She stated that during the winter the solar panels may be visible from the intersection, however she reassured the Commission that she has
worked to keep the property in the right setting of the neighborhood. Ms. Fairbanks also stated that there will be about a 2-4in. gap between roof and panel.

Chairperson Maloof opened the public hearing at approximately 3:51p.m.

Allison from Eagle Point Solar, representative of the petitioner, confirmed that the solar panels will be black approximately 2 inches from the roof.

Commissioner Stotz inquired if the panels can be placed elsewhere on the property.

Ms. Fairbanks responds that the placement they are requesting has maximum exposure to the sun and does not remove the trees.

Commissioner Stotz expressed that he is unable to determine whether the solar panels will match the style of the architecture based on the documents and images displayed.

Ms. Fairbanks assured that compared to the older models of panels, she believes that the new models that she will have on her home are a lot more attractive.

Commissioner Smith supported her case by stating that from a visibility standpoint, the contemporary style of home, slope of roof and age of house does not pose a problem.

The public hearing was closed at 4:05p.m.

Findings of fact read by Chairperson Maloof at 4:06p.m.

Commissioner Stotz made a motion to approve; Commissioner Matuszak seconded.

The motion was APPROVED by a roll call vote 6 to 0.

Yeas: Krouse, Maloof, Matuszak, Smith, Stotz, Farrell.
Nays: None

NEW BUSINESS

Chairperson Maloof opened the floor to new business at 4:12p.m.

Hanson Engineer, Cindy Loos, presented her case regarding the proposal to convert Jefferson Avenue and Adams Street in Downtown Peoria from one-way back to two-way streets and re-opening Fulton Street to traffic. The Public Works Department requests a recommendation of no adverse impact for the Downtown Peoria National Historic District pursuant to the National Historic Preservation Act Section 106 review process. (Council District 1)

Commissioner Matuszak expressed that she fully supports going back to the way it historically looked. Commissioner Farrell expressed her support and believes it will really help the flow of traffic in that area. Commissioner Smith expressed his support and believes it is a great idea opening up Fulton St. because the buildings don’t really have a store front. He suggested possible parallel parking on Fulton St.

Ms. Loos stated that they will start work with the signals on the street before the actual building process.

Commissioner Matuszak made a motion to approve noting the condition that there will not be any damage or repercussion or adverse impact to the Historic District; seconded by Commissioner Stotz.

The motion was APPROVED by a roll call vote 6 to 0.

Yeas: Krouse, Maloof, Matuszak, Smith, Stotz, Farrell.
Nays: None
CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION
There were no citizen requests to address the Commission.

ADJOURNMENT
Commissioner Matuszak made a motion to adjourn the hearing; Commissioner Stotz seconded. Approved by a viva voce vote 6 to 0 at approximately 4:37 p.m.

Cynthia Fulford, Development Technician
TO: Historic Preservation Commission
FROM: Kerilyn Weick, Senior Urban Planner
DATE: July 22, 2020
CASE NO: HPC 20-08

SUBJECT: Hold a public hearing on the request of Irshad Ali and Tayyaba Irshad to amend a Certificate of Appropriateness to allow exterior improvements including paved sidewalk, reconstruction of the covered front porch and steps, exterior light fixtures, appurtenant brick elements, and to paint the house and garage for the property located at 1637 W. Moss Avenue (Parcel Identification No. 18-08-155-013), 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 to amend a Certificate of Appropriateness from October 23, 2019, which approved alterations to windows, window awnings, doors, covered front porch, and stairs for the property at 1637 W. Moss Avenue. The amended request asks to alter the approved design of the front porch and front yard hardscaping. Current proposal is to replace the front porch, replace front yard sidewalk, add exterior light fixtures, and add brick column elements. The applicant would also like to paint the dwelling and detached garage. The property is in the local Moss-High Historic District.

Please refer to the attached application for more detailed information.

DISCUSSION: The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64, Criteria 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. The Certificate of Appropriateness, approved October 23, 2019 will remain valid and the applicant will have until October 23, 2020 to begin the improvements approved under the 2019 certificate of appropriateness.
Zoning 1637 W. Moss Avenue

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
1637 W. Moss Avenue

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
Historic Preservation Commission

Property Information: (The property the work will be performed on)
Address: 1637 W. MOSS AVE PEORIA IL Zip Code 61606
Tax ID Number: ______-____-____ Architectural Style: ______________________

Applicant: (The person/organization applying.)
Name: IRSHAD ALI
Company/Neighborhood Association: ______________________
Address: 1637 W. MOSS AVE
City: PEORIA State: IL ZIP: 61606
Daytime Phone: (309) 863-8575 Email: irshad.ahmed@hotmail.com
Applicant Signature: ______________________ Date: 6/26/2020

Owner: (Skip this section if the applicant and owner information is the same)
Name: ______________________
Company/Neighborhood Association: ______________________
Address: ______________________
City: ______________________ State: ______________________ ZIP: ______________________
Daytime Phone: ______________________ Email: ______________________
Owner Signature: ______________________ Date: ______________________

Contractor Information: (If available, not required)
Name: TIL LANDSCAPING + INTERIORS
Company/Neighborhood Association: ______________________
Address: 907 W CRESTWOOD DR
City: PEORIA State: IL ZIP: 61604
Daytime Phone: (309) 431-1751 Email: tilm1@landscaping.interiors@gmail.com
June 24, 2020
Peoria City Hall
419 Fulton Street, Room 300
Peoria, IL 61602-1217

Dear Ms. Allison,

I am writing to inform you about the updated renovation details of my house 1637 W Moss Ave. I am forwarding a new design picture for the porch that I want to build. Due to my financial situation, I have decided that I will not remove the two front doors of my house. Instead, I will have both colored white. I have also decided the exterior color of my house: I will have it painted white. I have also decided not to extend the current porch but to have it removed and replaced with a new one. The measurements and descriptions for everything are mentioned below.

**Sidewalk: Concrete**

This will be a 4" white rock concrete pour with fibers and a gravel base for extra stability. 7' sidewalk will widen on both the side by stairs and entrance from city walk. Border will be added on both sides of sidewalk to accent the look.

**Free standing wall: Columns and walls**

A clay brick matching the house will be used for both columns and for the stairs. This will be for the stone stairs, columns, and walls. The base for this wall will be a clean angular #57 rock to allow for drainage and prevent shifting. The base material will be approximately 8” deep and
compacted to provide longevity to the wall. The backfill of 16" wide will consist of clean rock to allow maximum drainage as well as geogrid for added stability. The backfill will also be compacted along the length of the wall. There will also be permeable fabric to allow water to drain through but keep sediment from dirt away from wall and prevent hydrostatic pressure on wall. Mortar will be used to set all these bricks upon build to ensure longevity.

Columns will be approximately 2'w x2'd and 4' in height.

**Columns: Reface or Remaking**

The existing column will be refacing, and new columns will be installed. 4 in total will be installed all will be round as shown in design.

**Columns: Reface or Remaking**

Load bearing column will be reset in a footing of concrete 3' deep to support corner of house.

**Deck: install**

This will include install of decking with a beige composite deck material to be used. 12'x14' (an extension on left side by 1 feet). Footings for deck will be set 3.5 feet deep to be at least 12" below undisturbed ground. This will be for each of the 4 footings.

Our proposal has already been delayed; therefore, I will highly appreciate if you could send me the approval as soon as possible.

Thank you,

Irshad Ali
TO: Historic Preservation Commission
FROM: Kerilyn Weick, Senior Urban Planner
DATE: July 22, 2020
CASE NO: HPC 20-09
SUBJECT: Public hearing on the request of Sean Rennau, on behalf of John A. Jumer, to amend a Certificate of Appropriateness in a Class R-1 (Single Family Residential) District regarding hardscaping, driveway off Martin Luther King Jr. Drive, terracing which requires retaining walls, walls, and yard fixtures. The amendment includes request for waivers from maximum allowed wall height. This request is 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 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 to amend a previously approved Certificate of Appropriateness for alterations to the property at 1808 W. Moss Avenue. This property is in the Moss-High local historic district. The applicant requests to amend the Certificate of Appropriateness which approved landscaping, hardscaping, construction of an accessory storage structure and driveway off Martin Luther King Jr. Drive, retaining walls, walls, and fencing. Said certificate was approved February 27, 2019 with height waivers for walls nearest and adjacent to the accessory storage structure. The Certificate of Appropriateness was amended January 22, 2020 to allow alternative design to the accessory storage structure and driveway with a height waiver for the gate at the entrance from MLK Drive. Site grading and some construction has occurred since the 2019 Certificate of Appropriateness.

Under the current request, the applicant proposes changes to the design of the driveway to further reduce the grade. Subsequently, this includes changes to hardscaping and the height of walls, including walls along the side property lines. Included in the design is a request for walls to waiver from the maximum height standard. See the application grading plan for requested wall heights. Wall height waivers are reviewable by the Historic Preservation Commission per Peoria City Code Appendix A, Section 5.4.6. The applicant requests the option to construct walls near side yard property lines with stamped concrete material. Remaining walls will have no change to the previously approved stone material. This case includes request to approve sculptures.

Please refer to the attached application for more detailed information.

DISCUSSION:
The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64, Criteria 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. The Certificate of Appropriateness, approved February 2019 and amended January 2020, would remain valid.
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

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: 1808 Moss Ave. Zip Code: 61606
Tax ID Number: ___________ Architectural Style: Timber Frame

Applicant: (The person/organization applying.)

Name: Sean Rennag on behalf of John A. Jumer
Company/Neighborhood Association: ________________________________
Address: 303 Sullivan Circle
City: Germantown Hills State: IL ZIP: 61548
Daytime Phone: (312) 213-9274 Email: ______________________________
Applicant Signature: ______________________ Date: 6/23/18

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

Name: John A. Jumer
Company/Neighborhood Association: ________________________________
Address: 1808 Moss Ave.
City: Peoria State: IL ZIP: 61606
Daytime Phone: ______________________________ Email: ________________
Owner Signature: ______________________ Date: 6/21/20

Contractor Information: (If available, not required)

Name: N/A
Company/Neighborhood Association: ________________________________
Address: ________________________________________________________
City: _______________________ State: ______________ ZIP: ____________
Daytime Phone: (__________) Email: ________________________________
1808 Moss Ave. Property Improvements -

Project Description:

Work to include approximately 90 feet of stone retaining wall with parapet that is stepped down the bluff at heights between 6 feet to 10 feet above grade. Wall is part of previous walls already approved by the HPC. All materials to match existing stone material on site.
3.0 Stone Gargoyles on Plaster

2.0 Stone Gothic Rose Window Sculpture

Cluster Wall

Cluster Wall

Evergreen Hedging

Gargoyle Sculpture

Gothic Rose Sculpture

Interior Elevation of the sides of the Garden
Sample of stamped concrete wall material