

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

Room 400, Peoria, Illinois, January 26, 2011, a Historic Preservation Commission Meeting was held this date at 8:30 A.M., at City Hall, 419 Fulton Street, Chairperson Robert Powers presiding.

**ROLL CALL**

Roll call showed the following Historic Preservation Commission Members were present: Masick, Powers, Ruckriegel, Smith- 4; Absent: Hall, Herold, Joseph- 3.

Staff Present: Kimberly Smith and Trina Bonds

**MINUTES**

Commissioner Ruckriegel moved to approve the minutes of the November 24, 2010 Historic Preservation Commission meeting (as outlined); seconded by Commissioner Smith.

Approved by viva voce vote.

Yeas: Masick, Powers, Ruckriegel, Smith – 4;

Nays: None;

Abstention: None.

Ms. Bonds swore in the public speakers that wished to give testimony today.

Chairperson Powers explained the procedures of the Commission. He also gave an overview of the Certificate of Appropriateness Finding of Facts Worksheet.

**PETITIONS, REMONSTRANCES, AND COMMUNICATIONS- THE CITY OF PEORIA****(HPC 11-01) PUBLIC HEARING on the request of Dan Waibel Designer Builder, for Lindsey and Kathy Ma, for a *Certificate of Appropriateness* to replace a detached garage at 1316 W. Moss Avenue.**

Commissioner Ruckriegel reported that he would be abstaining from the vote and discussion on Case No. HPC 11-01 due to the 250 ft. rule conflict of interest.

Ms. Smith introduced the case and gave a power point presentation for the Commission to review. She reported that a zoning certificate will also be required for the new garage.

Brandon Schock, Dan Waibel Designer Builder Inc, reported that the existing garage is deteriorated badly, the roof leaks and also has structural issues. He explained that the current garage is not deep enough for some of the property owner's current vehicles. He went on to say that currently there is a partial basement in the garage and the owners would like to have a full basement to store things. He reported that they have designed something that blends in with the existing house.

In discussion with Commissioner Smith, Mr. Schock reported they are not going to use the existing foundation of the garage because the grade elevation is low and not set well. He explained that they planned to go a little bit deeper to get better run off and better grading.

Margaret Cousin, Vice President, Central Illinois Landmarks Foundation (CILF) & Moss Avenue resident, spoke highly of the property owners and commented that they have demonstrated admirable dedication and have done nothing but protect their property since they moved in. She went on to say that Dan Waibel's team of experts has proven that they are fully capable of doing an excellent job.

There being no public testimony, Chairperson Powers closed the public hearing.

### **Motion**

After brief comments, Commissioner Masick moved to approve Case No. HPC 11-01, the request to replace a detached garage at the subject property; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Smith.

Motion **APPROVED** by viva voce vote.

Yeas: Masick, Powers, Smith - 3;

Nays: None;

Abstention: Ruckriegel - 1.

### **(HPC 11-02) PUBLIC REVIEW on the request of Joseph Jenkins, for a *Certificate of Appropriateness* to place a railing on the front steps at 809 NE Perry Avenue.**

Ms. Smith introduced the case and gave a power point presentation for the Commission to review. She reported that it is her understanding that the railing meets code and stated that the Illinois Accessibility Code doesn't apply because it is residential property.

Joseph Jenkins, Property Owner, reported that in 1998 he had a contractor put in front and back steps. He explained that they have gotten older and it is harder for them to get up and down the steps. He gave a detailed description of the proposed railing and went on explain that it is needed for safety reasons and will help them to maintain their balance. He commented that the railing could easily be removed after they are gone from the property.

In discussion with Commissioner Ruckriegel, Mr. Jenkins reported that the railing will be installed inside of the brick wall that is currently there.

In response to a question from Commissioner Smith, Mr. Jenkins reported that the steps are made of wood.

Margaret Cousin, Peoria resident, spoke in support of the request. She reported that the house next door to the subject property is the same type of structure and has a

railing on one side of the front porch. She commented that the railing is not distracting and does nothing to take away from the aesthetic appeal of the property.

There being no more public testimony, Chairperson Powers closed the public review.

### **Motion**

After brief comments, Commissioner Masick moved **to approve** Case No. HPC 11-02, per the submitted request; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Ruckriegel.

Motion **APPROVED** by viva voce vote.

Yeas: Masick, Powers, Ruckriegel, Smith - 4;

Nays: None;

Abstention: None.

### **REQUEST TO RECEIVE AND FILE:**

- Report from Staff regarding Administrative Certificates of Appropriateness issued.
- Report from Staff regarding enforcement case status.

### **Motion**

After brief comments, Commissioner Ruckriegel moved **to approve** the request to receive and file Staff Reports; seconded by Commissioner Smith.

Motion **APPROVED** by viva voce vote.

Yeas: Herold, Masick, Powers, Smith - 4;

Nays: None;

Abstention: None.

### **PUBLIC COMMENTS**

**Les Kenyon-** Chairperson Powers stated that the Commission wishes to express their condolences for the recent passing of Les Kenyon. He commented that Mr. Kenyon's lifelong contributions to historic preservation will be recognized for years to come. He went on to say that our future children and the residents of our community will enjoy and embrace the tireless efforts of Mr. Kenyon.

In discussion, Commissioner Smith commented that it may be appropriate to do a letter to the Editor on behalf of the Commission in regards to Mr. Kenyon's passing. He went on to say that he knew him professionally, as an architect, and he truly was a gem and very aware of historic preservation.

**Proposed Fee Increase-** Commissioner Ruckriegel expressed his concerns and commented as they look at fee increases for Certificates of Appropriateness, he hopes they really consider the impact of such a fee. He commented that they want compliance and mentioned that he would like the Commission to come up with other incentives for people living in historic districts. He went on to say that he would rather

see them reward people who are doing the right thing.

Chairperson Powers commented that it is time to consider looking at the model of the fee structure. He stated that his thoughts concur with Commissioner Ruckriegel's and went on to say that they should consider using incentives as an economic tool to drive compliance in historic districts.

#### **ADJOURNMENT**

The January 26, 2011 Historic Preservation Commission meeting adjourned at approximately 9:05 A.M.

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Kimberly Smith, AICP, Senior Urban Planner

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