

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

Room 400, Peoria, Illinois, May 25, 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: Hall, Herold, Masick, Powers, Ruckriegel, Smith - 6; Absent: Joseph - 1.

Staff Present: Kimberly Smith and Trina Bonds

MINUTES

Commissioner Masick moved to approve the minutes of the April 27, 2011 Historic Preservation Commission meeting (as outlined); seconded by Commissioner Herold.

Approved by viva voce vote.

Yeas: Hall, Herold, Masick, Powers, Ruckriegel, Smith – 6;

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 11-09) PUBLIC HEARING on the request of Robert Davis, Reliable Construction, on behalf of Tiffany and Junius Hawkins for a *Certificate of Appropriateness* make various improvements and repairs to the roof, main porch, second story porch, soffit and fascia, fill in basement entry door, and windows at 1517 W. Barker Avenue.

Ms. Smith introduced the case and gave a power point presentation. She reported that the petitioner is available to answer questions.

Robert Davis, Reliable Construction, reported that they currently haven't had an inspection of the property and wanted to know what they could or could not do. He briefly described the requested improvements and reported that the entire left side of the second story porch area is falling down. He noted that the pillar has wood rot and the corbel is also damaged. He explained that they will need to find another wood type of corbel or what they need to use to replace that piece. He stated that he would like to change the porch roof to a rubber roof if it is feasible.

In discussion with the petitioner regarding replacing the top piece, Commissioner Masick reported that Decorator Supply out of Chicago, Illinois, has an excellent selection. He gave Mr. Davis his contact information and stated that he has a booklet that he could show him.

Mr. Davis reported that they would like to remove and reuse the vented soffit. He went on to say that they would also like to remove and replace the aluminum fascia.

In discussion with Commissioner Smith, Mr. Davis reported that there aren't any gutters on the entire house. He explained that they plan on installing gutters on the house. During discussion regarding the windows, he reported that the windows will be wood clad, like the other ones that are currently there, rather than vinyl. He went on to say that they only have a couple windows that may need to be replaced. He reported that he would like to replace the basement entry door with a steel entry door wrapped in aluminum. He further reported that it will be a custom door and stated that a steel door would be better than wood because of the location of the door the wood would rot eventually.

In more discussion with Commissioner Ruckriegel, Mr. Davis reported that he propose to keep the same pitch for the roof and explained that he would like to see a little bit of a slope for water runoff. He then stated that the banister is rotted out on the top portion and said he would like to replace it with a wood handrail that is the same style.

Margaret Cousin, Historic Preservationist, reported that she would like to commend the Hawkins family. She explained that she was involved in helping them landmark their property. She stated that the homeowners have faced a number of surprises since purchasing this property. She asked the Commission to work with them at their greatest extent possible to allow the repairs to help bring this property back to its original state.

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

Motion

After brief comments, Commissioner Masick moved to approve Case No. HPC 11-09, the request to make various improvements and repairs at the subject property; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Ruckriegel.

Motion **APPROVED** by viva voce vote.

Yeas: Hall, Herold, Joseph, Masick, Powers, Smith - 6;

Nays: None;

Abstention: None.

(HPC 11-10) PUBLIC HEARING on the request of Linda and David Gill for a *Certificate of Appropriateness* to replace the roof at 1500 NE Glen Oak Avenue.

Ms. Smith introduced the case and gave a brief summary of the request for the Commission.

David Gill, Property Owner, submitted a handout to the Commission of a detailed description of the work to be at the subject property. He reported that the existing roof is leaking badly. He stated that they propose to remove the existing seriously deteriorated shingle roof and replace it with a new architecturally appropriate shingle roof. He submitted photos of the style of roof and samples of the shingle for the Commission to review.

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

Motion

After brief comments, Commissioner Herold moved to approve the request to replace the roof per the submitted request; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Masick.

Motion **APPROVED** by viva voce vote.

Yeas: Hall, Herold, Joseph, Masick, Powers, Smith - 6;

Nays: None;

Abstention: None.

(HPC 11-11) PUBLIC HEARING on the request of Fritz and Susan Bock for a *Certificate of Appropriateness* to construct a gazebo and replace the roof at 1011 W. Moss Avenue.

Ms. Smith introduced the case and reported that the project was approved approximately four years ago, but was never completed. She explained that it also includes the request for removal of a dead tree, but explained that approval is no longer required for that.

Susan Bock, Property Owner, reported that the gazebo has not been completed and stated that their previous Certificate of Appropriateness has expired. She further reported that they want to use the same roofing material for the gazebo and the house. She stated that two styles have been chosen for consideration.

In discussion with Mrs. Bock regarding their request to complete the project by August 31, 2014, Commissioner Masick explained that the Certificate of Appropriateness is good for 12 months. He stated that the Commission could only approve an additional 12 month extension for a total of 24 months maximum.

Motion

After brief comments, Commissioner Masick moved to approve the request to construct a gazebo and replace the roof, with 24 months to complete; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Ruckriegel.

Motion **APPROVED** by viva voce vote.

Yeas: Hall, Herold, Masick, Powers, Ruckriegel, Smith - 6;

Nays: None;

Abstention: None.

(HPC 11-12) PUBLIC HEARING on the request of Steve Myers on behalf of the City of Peoria for a *Certificate of Appropriateness* to add an accessible ramp at 419 Fulton Street.

Ms. Smith introduced the case and gave a power point presentation. She also submitted full size site plans for the Commission to review.

Steve Myers, City of Peoria Facilities Manager, reported that based on a Department of Justice survey of the building, the current ramp does not meet the ADA requirements. He explained that they can stain the concrete to match the building. He stated that once the request is approved, they plan to bid out the job and went on to say that he expects an August construction.

Beth Akeson, City Council Member, commented that perhaps it would be possible for the Commission to consider an adjustment to the drawing. She suggested for them to place the ramp against the building and bring the landscaping in front of the ramp. She commented that they could do a nice job of concealing the ramp and making it look much more natural and not as disruptive to the original intent of the building.

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

After brief comments by Commissioner Smith regarding tying the ramp to the building, Commissioner Ruckriegel moved to reopen the public hearing for more testimony; seconded by Commissioner Hall.

Mr. Myers reported that if they move the ramp closer to the wall, he did not want to tie it into the building at all. He explained that they are hoping to water proof that section of the wall within the next five years. He went on to say that there will be some separation from the ramp to the wall.

In discussion with Chairperson Powers regarding railing, Mr. Myers reported that they are hoping to blend the railing with what is existing.

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

First Motion

Commissioner Smith moved to approve the request as submitted; seconded by Commissioner Hall.

After a brief discussion, Commissioner Smith decided to withdraw his first motion and to provide a substitute motion.

Substitute Motion

Commissioner Smith moved to approve the request to add an accessible ramp, with adjustments to the plan by moving the ramp closer to the building as discussed; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Hall.

Motion **APPROVED** by viva voce vote.

Yeas: Hall, Herold, Masick, Powers, Ruckriegel, Smith - 6;

Nays: None;

Abstention: None.

(HPC 11-13) PUBLIC HEARING on the request of Chris and Kasey Wise for a *Certificate of Appropriateness* to enclose a porch at 1310 N. Bigelow Street.

Ms. Smith reported that Case No. HPC 11-13 has temporarily been withdrawn from the agenda and should be resubmitted next month.

(HPC 11-07) CONTINUED DISCUSSION AND POSSIBLE ACTION per City Council direction (Council Item Number 11-069) to explore incentives.

Ms. Smith reported that the following three general incentives were previously discussed and voted on:

1. State and local sales tax rebate program
2. Property tax freeze program
3. Grants related to public realm and private residences

Ms. Smith reported that Staff suggested the Commission focus more on exploring grants related to the public realm and private residences. She stated she will provide more information at next month's meeting.

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 Masick moved **to approve** the request to receive and file Staff Reports; seconded by Commissioner Herold.

Motion **APPROVED** by viva voce vote.

Yeas: Hall, Herold, Masick, Powers, Ruckriegel, Smith - 6;

Nays: None;

Abstention: None.

PUBLIC COMMENTS

Tiffany Hawkins, Historic District Property Owner, wanted to ask the Commission her next steps.

Ms. Smith clarified that Mrs. Hawkins would still need to obtain building permits for the work and she will receive a Certificate of Appropriateness.

ADJOURNMENT

The May 25, 2011 Historic Preservation Commission meeting adjourned at approximately 9:20 A.M.

Kimberly Smith, AICP, Senior Urban Planner

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