CITY OF
PEORIA

HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 24, 2011
CITY HALL, ROOM 400 – 8:30 A.M.

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE JULY 27, 2011 MINUTES**

4. **CASE(S) SCHEDULED**
   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 11-18
   PUBLIC HEARING on the request of Terry and Dianne Tosi for a ***Certificate of Appropriateness*** to install vinyl siding on the house and four outbuildings, and replace the front walkway and patio with concrete at 4600 N. Knoxville Avenue.

5. **REQUEST TO RECEIVE AND FILE:**
   - Report from Staff regarding Administrative Certificates of Appropriateness issued.
   - Report from Staff regarding enforcement case status.

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

Room 400, Peoria, Illinois, July 27, 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: Herold, Masick, Powers, Ruckriegel, Smith - 5; Absent: Joseph, Pierz - 2.

Staff Present: Kimberly Smith and Trina Bonds

Chairperson Powers informed everyone that Steve Pierz is a new member of the Historic Preservation Commission.

MINUTES

Commissioner Ruckriegel moved to approve the minutes of the June 22, 2011 Historic Preservation Commission meeting (as outlined); seconded by Commissioner Herold.

Approved by viva voce vote.
Yeas: Herold, Masick, Powers, Ruckriegel, Smith – 5;
Nays: None;
Abstention: None.

There were no public speakers that wished to be sworn in and give testimony.

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 11-17) PUBLIC HEARING on the request of Dale Veal for a *Certificate of Appropriateness* to demolish the garage at 1114 N. Ellis Street.

Ms. Smith introduced the case and gave a power point presentation. She submitted a site plan for the record and also provided an overview of photos that detailed the condition of the garage. She stated that per Building Inspections the garage was not considered in immediate danger of collaspe; therefore it did not meet the criteria necessary to demolish outside of Historic Preservation approval. She then reported that the petitioner was not present to provide public testimony.

In discussion with Commissioner Smith regarding if whether the petitioner planned to add another garage, Ms. Smith reported that any new modifications will require a Certificate of Appropriateness and stated the petitioner is aware of that. She explained that initially the petitioner had asked questions about a new garage replacement, but

because it is in housing court and because of the condition of the garage, he wanted to go ahead and get this part of the request completed.

In discussion with Chairperson Powers regarding the removal of the concrete pad, Ms. Smith explained that the Commission could specify if they wanted it removed. After checking the application, Ms. Smith stated that it was not specified by the petitioner.

During more discussion, Commissioner Masick commented that the concrete pad is an eyesore and should be removed. Commissioner Herold commented that he did not like to see another case of demolition by neglect, but stated that the structure looks like in time it will collapse.

Chairperson Powers concurred that this was a case of demolition by neglect, but stated that this is a secondary structure and a detractor to the historic district. He then mentioned down the road the Commission conducting a survey of these types of properties to assist the City with the demolition process.

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

Motion

Commissioner Smith moved to approve Case No. HPC 11-17, per the submitted request with clarification of the removal of the concrete pad; pursuant to the Certificate of Appropriateness Finding of Facts Worksheet; seconded by Commissioner Masick.

Motion **APPROVED** by viva voce vote.
Yeas: Herold, Joseph, Masick, Powers, Smith - 5;
Nays: None;
Abstention: None.

Chairperson Powers acknowledged Council Member Weaver in the audience.

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

Motion **APPROVED** by viva voce vote.
Yeas: Herold, Masick, Powers, Ruckriegel, Smith - 5;
Nays: None;
Abstention: None.

PUBLIC COMMENTS

No public comments were presented for discussion.

COMMISSION COMMENTS

The Commission discussed writing a letter of appreciation to former Commissioner Pam Hall on behalf her services to the Historic Preservation Commission.

As a point of clarification, Chairperson Powers reported that Commissioner Joseph is still on the Commission. He then pointed out that Steve Pierz replaced Pam Hall.

Commissioner Smith commented about the garage demolition case and suggested that Staff add discussion on next month's agenda regarding research on mothballing. Ms. Smith responded that this issue was addressed with the Ad Hoc Committee recommendations and is not on a current work plan. After more comments, Commissioner Smith reported that he would bring information to next month's meeting.

ADJOURNMENT

The July 27, 2011 Historic Preservation Commission meeting adjourned at approximately 8:49 A.M.

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Kimberly Smith, AICP, Senior Urban Planner

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CITY OF PEORIA

HISTORIC PRESERVATION COMMISSION

TO: Historic Preservation Commission

FROM: Kimberly Smith, AICP, Senior Urban Planner

DATE: August 17, 2011

RE: **HPC CASE NO. 11-18: PUBLIC HEARING on the request of Terry and Dianne Tosi for a *Certificate of Appropriateness* to install vinyl siding on the house and four outbuildings, and replace the front walkway and patio with concrete at 4600 N. Knoxville Avenue.**

NOTIFICATION:

Mailed notification was provided to all local historic property owners within 250 radial feet of the subject site and no less than 15 days prior to the review.

REQUEST SUMMARY:

The petitioner is requesting a Certificate of Appropriateness to install vinyl siding on the house and hour outbuildings, and replace the front walkway and patio with concrete alter the front porch at 4600 N. Knoxville Avenue.

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.

JUL 29 2011

Process as: Comm: ☐ Admin: ☐
For Office Use Only

Date 7/29/2011 Time: _____ Initials: _____
For Office Use Only

CITY OF PEORIA

Certificate of Appropriateness Application

Historic Preservation Commission

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

Address: 4600 N. KNOXVILLE AVE Zip Code 61614

Tax ID Number: 14 - 21 - 401 - 007 Architectural Style: _____

Applicant: (The person/organization applying.)

Name: TERRY AND DIANNE TOSI

Company/Neighborhood Association: _____

Address: [redacted]

City: PEORIA State: IL ZIP: 61614

Daytime Phone: ([redacted] Email: [redacted]

Applicant Signature: Dianne Tosi Date: 7/28/2011

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: SHAW SIDING

Company/Neighborhood Association: _____

Address: 11200 N. Manito Road

City: Manito State: Illinois ZIP: 61546

Daytime Phone: (309) 613 - 6262 Email: WWW.SHAWSIDINGROOFING.com

Project Description:

Provide a detailed description of the work to be done. Include material types, colors, style, and methods of construction. If the work involves removal of material or structure, indicate how the historical value and visual quality of the structure will be retained and ensure the integrity of the landmark or district. You may attach separate sheets if desired.

Narrative of proposed work:

The work to be done on 4600 N. Knoxville Ave. is installation of Shake Vinyl Siding with vinyl soffit and aluminum fascia, and a vinyl porch soffit.

The white vinyl siding is a shake shingle pattern that is analogous to the existing white painted shingles. No materials will be removed. No structural changes will be made. All of the architectural features will be preserved. The visual quality of the structure will have no change.

The value of the structure and the historical value to the neighborhood will not decrease because of the preservation.

The existing shakes are painted with a lead-based paint, which has begun to peel. To remove this paint, with all of the necessary EPA and federal requirements for hazardous material removal, would be potentially hazardous and cost prohibitive. To replace the cedar shingles instead of painting them would be doubly so. We chose to side the house rather than repaint or replace the cedar shingles as a cost-and time-effective means of preserving the property. We did not consider that it would be considered a violation of historical society guidelines, as the color and type of siding was chosen specifically to preserve the look of the house.

If there is any more information that is required, we would be happy to provide it. We were notified of the potential violation after 2 p.m. on July 28, 2011, and our main concern was to complete and submit this application for the next meeting submission deadline, which is July 29, 2011.

ADDENDUM:

In addition to the house, the other 4 buildings also need to be maintained and preserved. Each of them is currently painted with lead-based paint, as verified by the Pro-Lab Lead Surface Test Kit, which was used on each structure. The 2 garages, a small barn, and a guest house are each sided with different types of wooden panels. We propose covering them with vinyl siding that matches the existing size, shape, and color of the painted wooden boards. Nothing is to be removed from the buildings, and the appearance will be unchanged. Triple three vinyl siding will be applied to the north and south garages and barn. Dutch lap will be applied to the guest house. All of the buildings will get 1/4-inch fanfold insulation, Tyvec wrap, and aluminum window wraps and door wraps. Aluminum fascia and vinyl soffit will be added. The storm windows had previously been installed in all the windows, and these will be replaced by new storm windows that match the existing ones. Each structure will receive new black vinyl shutters to replace the old black vinyl shutters. Extreme care is being taken to ensure there will be no changes in the visual quality of the structures. No materials will be removed and no structural changes will be made. Just as in refurbishing the house, we would prefer to cover the lead-painted existing structures with vinyl siding rather than undertake the environmental and health hazards as well as the increased costs associated with either repainting or replacing the current wood siding.

All existing worn and over-painted light plates, door handles, doorbell plates, and light fixtures will be refurbished and reinstalled on the structures.

While we are performing the necessary upkeep on the property, we realize the existing front walkways and patio are also in need of repair. The surfaces are very uneven due to sinking and buckling. In 1985, Mrs. Charlotte Knoblock, previous owner of the property, had the front walkway and patio torn out and replaced, so the current walkway and patio are not original to the house. They are in great need of repair and we would like to have them removed and replace them with new concrete walkways and patio.