

**: OFFICIAL PROCEEDINGS :**

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

A regularly scheduled Historic Preservation Commission Meeting was held on October 28, 2015, at 8:30 a.m., City Hall, 419 Fulton Street, Room 404, with Chairperson Robert Powers presiding.

**ROLL CALL**

Roll call showed the following Historic Preservation Commissioners were present: Chairperson Powers, Vice Chairperson Ruckriegel, Commissioners Herold, Maloof, Matuszak – 5. Absent: Commissioners Pierz, Smith – 2.

Staff Present: Shannon Techie, Madeline Wolf

**MINUTES**

Commissioner Herold moved to approve the minutes of the meeting held on September 23, 2015; seconded by Commissioner Ruckriegel.

The motion was approved viva voce vote 5 to 0.

**REGULAR BUSINESS**

CASE NO. HPC 15-03 Public Hearing on the request of the City of Peoria to amend Article 16 of the Code of Ordinances, the Historic Preservation Ordinance, relating to various text amendments.

Senior Urban Planner, Shannon Techie, Community Development Department referred to the City Council minutes, Item No. 15-238, related to the text amendments to amend Article 16. Ms. Techie said City Council requested feedback from the Historic Preservation Commission in reference to the proposed Ordinance changes for Item No. 4: Vinyl Siding and Item No. 7: Demolition Process. Ms. Techie relayed City Council's suggestions to the commission.

Commissioner Herold said he accepted City Council's proposed changes. He supported the requirement of a second signature from a department other than Community Development.

Commissioner Ruckriegel said a second signature showed good faith. The intent of the Ordinance change was not to slow down the demolition process.

Commissioner Powers said the demolition process was congruent with the appellate court.

Commissioner Herold said the purpose of the proposed change for Item No. 4: Vinyl Siding was to reduce the workload and cost for commission and staff. Herold explained vinyl siding was not appropriate on the front of structures in historic districts and will not be approved.

Commissioner Matuszak and Commissioner Ruckriegel agreed with Commissioner Herold.

Commissioner Maloof did not agree to prohibit all uses of vinyl siding.

Commissioner Powers said the ordinance should act as a guide for citizens. He referred to the handout presented to the commission, and read the following;

“The character or ‘identity’ of a historic building is established by its form, size, scale

and decorative features.

For historic residential buildings, aluminum or vinyl siding may be an acceptable alternative *only* if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the above-mentioned first two conditions are met.”

Ms. Techie said staff supported the commission reviewing vinyl siding cases for a Certificate of Appropriateness.

Commissioners discussed reasonably priced, sustainable, and appropriate materials as alternatives to vinyl siding in historic districts.

Commissioner Matuszak said education for acceptable alternative materials and maintenance needed to be provided to the public.

Commissioner Herold suggested to offer alternatives to citizens once a case came before the commission and to include Preservation Briefs on the city website.

Commissioner Maloof expressed concern for consistency; he said guidelines for the commission to follow needed to be clear.

Commissioners Herold, Matuszak, Maloof, and Ruckriegel agreed to City Council’s recommendation for Item No. 4: Vinyl Siding.

Commissioner Ruckriegel agreed educating citizens on acceptable material prior to the commission public hearing date was important. He supported prohibition of vinyl siding on the front of structures in the historic districts.

Ms. Techie said further public education on historical districts was included in the 2015 Historic Preservation Commission work plan. Ms. Techie suggested to provide handouts in Community Development Department.

Commissioner Herold expressed concern for proper documentation for demolitions in historic districts. He requested acquisition of documentation of demolitions in historic districts at commission meetings. Herold requested an explanation of demolitions; not necessarily a completed Findings of Fact worksheet.

**Motion:**

Commissioner Herold made a motion to approve the text amendment with the elimination of Item No. 4: Vinyl Siding; approve Item No. 2, 5, and 6, under Chapter 5; approve Item No. 7: Demolitions with the requirement of a second signature from a department other than Community Development and to provide a report to the commission with an explanation of the demolition. The motion was seconded by Commissioner Ruckriegel.

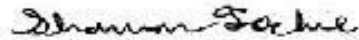
**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizens present to address the Historic Preservation Commission.

**ADJOURNMENT**

Commissioner Herold moved to adjourn the Historic Preservation Commission Meeting; seconded by Commissioner Matuszak.

The Historic Preservation Commission Meeting was adjourned at approximately 9:28a.m.



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Shannon Techie, Senior Urban Planner

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