



# HISTORIC PRESERVATION COMMISSION

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**TO:** Historic Preservation Commission  
**FROM:** Kerilyn Weick, Senior Urban Planner  
**DATE:** October 27, 2021  
**CASE NO:** HPC 540-2021  
**SUBJECT:** Public Hearing on the request of Colleen Johnson, of the Peoria Historical Society, to designate the dwelling located at 1212 W Moss Avenue (Parcel Identification No. 18-08-204-005), Peoria, IL as a local historic landmark (Council District 2).

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## **OWNER CONSENT AND NOTIFICATION:**

The owner and applicant are the same. Written notification was sent by certified mail to the applicant/owner regarding the date, time, place, and purpose of the public hearing. Additionally, notification was published in a newspaper of general circulation; and, notice was posted in the form of a sign on the subject property. As a courtesy, mailed notification of the time and place of the public hearing was provided to property owners within 250 radial feet of the subject site. All notices were sent no less than 15 days prior to the meeting date.

## **REQUEST SUMMARY:**

The applicant and property owner, the Peoria Historical Society submitted a request to designate the structure located at 1212 W. Moss Avenue as a local historic landmark on September 28, 2021. Please refer to the attached application including photo and narrative description of the structure proposed for designation.

Note that Section 16-86 of the Peoria Historic Preservation Ordinance places an interim control on the property for a maximum of 180 days, beginning the date the application is received, until a final decision is made. During this time, the property is treated as if already designated: a certificate of appropriateness (approval from the Historic Preservation Commission) is required for alterations, interior construction that affects structural members, exterior construction, removal of significant landscaping, and exterior demolition.

## **CRITERIA:**

Per Historic Preservation Ordinance Section 16-38, the Commission must determine if a nominated property, structure, or area meets three or more of the following criteria:

1. Its character, interest, or value as part of the development, heritage or cultural characteristics of the city, the county, the state or the United States of America.
2. Its location as a site of a significant local, county, state or national event.
3. Its identification with a person who significantly contributed to the development of the city, the state or the nation.
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
5. Its identification as the work of a master building designer, architect or landscape architect whose individual work has influenced the development of the city, the state or the nation.
6. Its embodiment of elements of design, detailing, or craftsmanship that render it architecturally significant.
7. Its embodiment of design elements that make it structurally or architecturally innovative.
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature.
9. Its character as a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.
10. The owner's consent.

**OPTIONS:**

The Commission has the following options:

- Grant the requested designation; or
- Modify the requested designation (the Commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated); or
- Deny the requested designation (per Section 16-86, the denial effectively ends the designation process and no future applications may be submitted for 12 months for designation of any of these properties. Per the Ordinance, the Commission has the discretion to extend this time for an additional twelve (12) months.

A decision by the Commission to grant a designation shall operate as a recommendation to the City Council, which shall take final action. If the City Council votes to deny the designation, no application related to the same property may be filed during the twelve (12) months following denial by the City Council.

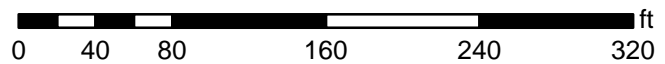
**ATTACHMENTS:**

1. Zoning Designation
2. Aerial Image
3. Application for Local Historic Landmark Designation (name and address of the property owner)
4. Common Street Address and Legal Description
5. Map of Boundaries
6. Description of the Property
7. Exterior and Interior Photos
8. Property Owner's Consent - Minutes of the Regular August 18, 2021 Meeting of the Board of Trustees
9. Initialized Application Checklist by the Executive Director

# Zoning 1212 W Moss Ave



1 inch = 100 feet



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

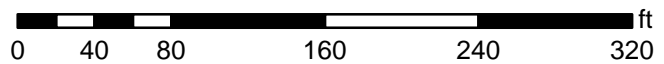
Peoria County, IL  
Peoria County, IL, HERE, USGS



# 1212 W Moss Ave



1 inch = 100 feet



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# Local Historic Landmark/District Application

City of Peoria Historic Preservation Commission

**Property Information:**

(The property proposed for designation. For a district, give a location such as 800 block of NE Perry or give the district a name.)

Address: 212 W. Moss Ave

**Applicant:** (The person/organization applying.)

Name: Peoria Historical Society

Company/Neighborhood Association: Moss-Bradley

Address: Same

City: Peoria State: IL ZIP: 61604

Daytime Phone: (309) 674-1921 Email: executivedirector@peoria

Applicant Signature: Colleen O'Neil Date: 10-6-21 historicalsociety.org

**Additional Required Information:**

- Include a map that identifies the boundaries of the property proposed for designation.
- Include labeled, color pictures of each of the properties proposed for designation.
- If you desire to prepare the application on a computer or typewriter, sheets may be attached, but please use the following pages as an outline and indicate all data in the order it is requested on the following pages to maintain consistency. All information is required.

**LANDMARKS**

For the property to be designated complete the following pages:

**DISTRICTS**

For each individual property to be designated complete the following pages. Make copies if necessary:

Also provide on a separate sheet and narrative that describes the distinguishing characteristics of the proposed district and setting forth reasons in support of designation. Specifically, it is helpful to the petition to indicate how the area is significant in terms of local or national development methods and trends, local or national individuals/residents, or architectural styles.

**The narrative must show how the proposed district meets one or more of the designation criteria (Section 16-38 of the Historic Preservation Ordinance).**

**Pettengill-Morrison House • Historic Preservation Commission  
Peoria Landmark Application • October 2021**

**Property Information / Address:**

- 1212 West Moss Ave. / Peoria, IL 61606

**Applicant:**

- Ms. Colleen Johnson, Executive Director  
Peoria Historical Society  
611 SW Washington St. #A  
Peoria, IL 61602  
  
309.674.1921

**Additional Information:**

- Property map – See Attached
- Property photos – See Attached

**Individual Property Information:**

- 1212 West Moss Ave. / Peoria, IL 61606
- Tax ID Number 18-08-204-005

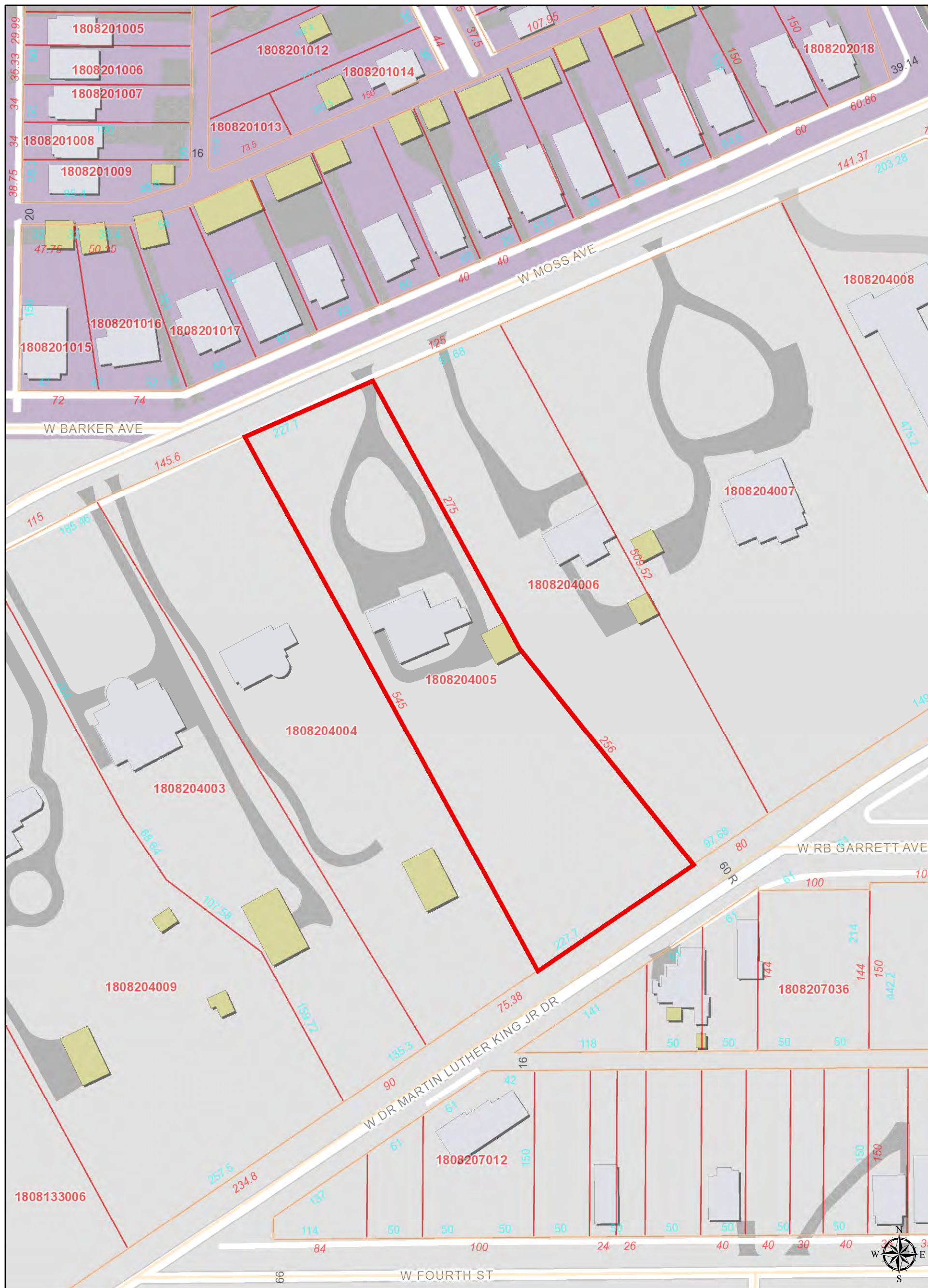
**Owner:**

- Owner and applicant are the same.
- Owner consents to designation.

**Legal Description of Property:**

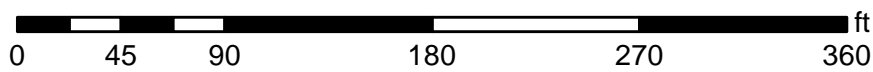
- Part of Lots One (1) and Two (2) in Phelps' Subdivision of part of the Northeast Quarter of Section Eight (8), in Township Eight (8) North, Range Eight (8) East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing on the Northwesternly line of Seventh Street, Eighty (80) feet Southwesterly of the Southeast corner of said Lot One (1); running thence North Thirty-Eight (38) degrees West, Two Hundred Fifty-six (256) feet to a post, distant One Hundred Twenty-five (125) feet from the Easterly line of said Lot One (1); thence parallel with the Easterly line of said Lot One (1), Two-Hundred Seventy-five (275) feet to Moss Avenue; thence Westerly along the line of Moss Avenue, to a point Seventy-six (76) feet Northeasterly of the Northwesternly corner of said Lot Two (2), Five Hundred Forty-five (545) feet, more or less, to the Northwesternly line of Seventh Street, thence Northeasterly along said Northwesternly line of Seventh Street to the place of beginning.

# Peoria County, IL



**Pettengill-Morrison House • Historic Preservation Commission • Peoria Landmark Application • October 2021**

1 inch = 83 feet



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## **Physical & Historical Characteristics:**

The Pettengill-Morrison House is located at 1212 West Moss Avenue in the West Bluff Historic District of Peoria, Illinois. The 1868 mansion constructed in the Second Empire architectural style was built for prominent businessman Moses Pettengill (1802-1883), a native of Salisbury, New Hampshire. A Colonial Revival porch and porte-cochere were added in about 1900 giving the house a grand Victorian appearance.

Moses Pettengill grew up on a farm and was educated at the Salisbury Academy. He then entered the teaching profession. With \$400 dollars in savings and without any previous business experience, he became a businessman and opened a general store, first in Rochester and then in Brockport, New York along the Erie Canal. In May 1833 he married his second cousin Lucy Pettengill, a teacher. Later in the year he left Brockport to explore the opening West, destined for Peoria, Illinois, then a mere frontier village on the prairie. In June 1834 he returned with Lucy to settle in Peoria.

Shortly after his arrival, he opened the first hardware and stove store, the basis for his successful lifetime career as merchant, builder and manufacturer. Moses and Lucy, Congregationalists, helped to found a church where they had a powerful influence and were steadfast supporters. As social reformers, they were temperance people, opposed to secret societies and slavery. Abolitionists Moses and Lucy were leaders in the anti-slavery movement in Peoria. He was a conductor on the Underground Railroad and their home at Liberty and Jefferson Streets was a station. In that home, Abraham Lincoln visited to discuss political affairs with Moses. Known for their philanthropy, the Pettengills gave generously to the poor, schools, soldiers during the Civil War and freedmen causes. Moses' support of educational enterprises led to the establishment of an Infant School in Brockport. In Peoria he established the Pettengill Seminary.

Moses and Lucy first lived in a modest log cabin. From 1836 to 1862 they lived in the house at Jefferson and Liberty streets. In May 1862 Moses purchased land on Moss Street in the Peoria countryside, far from the business district, on a bluff overlooking the city. A cottage stood on the land where they lived until their wood frame house was completed in February 1863. Lucy's days in the pleasant new surroundings were brief. She died at home February 29, 1864. Their children Hannah Grant and Moses True preceded her in death. Moses then married widow Hannah Bent Tyner in May 1865, and adopted her son Blanchard.

On December 13, 1865, a fire destroyed the house. They lived in the cottage on the property while planning to rebuild. On March 13, 1867, Moses, Hannah and Blanchard met with contractor and builder Sylvanus Gager Whitford (1828-1913), selected for the project, who showed them two pictures of houses. The first bricks were laid in August 1867 by brick masons Cyrus H. Peirce and several workers. The bricks were purchased from John Butler, a brick manufacturer. They moved into their new red brick home built with gas and water pipes, and a coal furnace, on Saturday December 5, 1868.

Moses died at home November 9, 1883. Hannah died at home September 18, 1884. Their son Blanchard had married Augusta Cushing White in 1880. With daughters Annie and Mary, the couple remained in the house until August 1891 when they left for Worcester, Massachusetts. After their departure the following persons occupied the house:

- 1892-1901 - Samuel Mortimer Clarke, a Peoria dry goods merchant, and wife Jane Jack.



- 1901-1903 - William Jack, Peoria attorney, and wife Annie Grier.
- 1903-1941 - Dr. Charles D. Thomas, Peoria physician and surgeon, and wife Cecelia Kendrick.
- 1941-1943 - vacant.
- 1944-1945 - Isabelle "Ysabel" Louise Wiss and husband Herman Adolph Overstolz, a salesman, of Kirkwood, Missouri.
- 1945-1953 - John Boyd Stone, a Peoria banker, and his second wife Dorothy Higgins.
- 1953-1966 - The house was then occupied by Jean McLean Morrion of Peoria. She had lived all her life in a house built by her grandfather John Reynolds who had settled in Peoria in 1836. When the house was slated for demolition to make way for highway Illinois route 74 through Peoria, Jean, then 74 years old, began her quest for a new home. She pursued the Pettengill house. Her knowledge of its former occupants had an historic appeal, and Jean had family ties to the Clark, Jack and Pettengill families. During a chance encounter in Paris, France with then owners John and Dorothy Stone, Jean told them of her desire to buy their house. It was not for sale at the time, but the Stone's sold the house to Jean in 1953 who lived there until her death at the Ritz Carlton Hotel in Boston, Massachusetts on January 14, 1966.

After the death of its last occupant Jean McLean Morrion (1879-1966) the trustees of her estate gave the house and contents, dating from the mid-18th to mid-20th century, to the Peoria Historical Society. Operated today as a historic house museum, the collection also includes objects of former occupants including the Pettengill family.

The Peoria Red Cross was founded in the house in 1916. In 1973 the first performance of the Peoria Civic Opera was held in the garden. The house was listed on the U.S. National Register of Historic Places on April 2, 1976. The home is also listed as a contributing member to the West Bluff Historic District, which was added to the National Register in December of that same year.

### **Applicable Designation Criteria • Section 16-38 • Peoria Historic Preservation Ordinance**

The Pettengill-Morrion House meets or exceeds the following six (6) designation criteria as outlined in the City of Peoria Historic Preservation Ordinance:

- *(1) Its character, interest or value as part of the development, heritage or cultural characteristics of the city, the county, the state or the United States of America deems it historically significant.*

The long history of the Pettengill-Morrion House and property offers a terrific snapshot of the development of American society during the 19<sup>th</sup> and 20<sup>th</sup> centuries. Perhaps most significantly, its first owners, Moses and Lucy Pettengill were passionate abolitionists, engaged in many of the important anti-slavery activities leading up to the American Civil War. After the passing of Mr. and Mrs. Pettengill, the residence was occupied by a wide variety of hard-working and prominent members of the Peoria Community, including doctors, attorneys, and bankers. Other memorable and iconic events that occurred at

the Pettengill-Morrison House include the founding of the Peoria Red Cross (1916) and the first performance of the Peoria Civic Opera.

- (2) Its location as a site of a significant local, county, state or national event.

As described elsewhere in this submission (including for criterion number one above), the Pettengill-Morrison House was the site for a variety of significant events, of both local and more global import, during its long history. Additionally, from a more urban fabric perspective, this stately mansion served as a key catalyst in the creation of the Moss Avenue and High Street bluff-based residential neighborhood. Considered as “farmland outside of town” at the time of its development, this neighborhood remains to this day, some 150 years later, “the spot” for elegant and stately living in the Greater Peoria Community.

- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.

Part of the beauty of the Pettengill-Morrison House is that it represents two (2) very different architectural styles or movements (each of value and worth individually) that were married together in an era when “architectural purity and continuity” were little known or practiced. The original mansion, completed in 1868, is a strong and simple example of the Second Empire (or Napoleon III) style, with its Mansard roof profiles, its careful symmetry, and its rich embellishments at doors, windows, and dormers. Its porch and porte-cochere were added some thirty (30) years later, and represent the Colonial Revival style, with their Greek-inspired central pediment, their pairs of Greek-inspired columns, and other elements found in early American Colonial architecture.

Some historians might find the juxtaposition of these two (2) very different historic styles jarring and discordant while others would contend that the richness of each adds to that of the other. And, certainly, taken together, they both help to tell the larger story of the history of the Pettengill-Morrison House.

- (6) Its embodiment of elements of design, detailing, or craftsmanship that render it architecturally significant.

As noted above, the Pettengill-Morrison House as an ensemble represents both the Second Empire (Napoleon III) and Colonial Revival styles of grand 19<sup>th</sup> century residential architecture. The beauty of these two (2) styles extends to the detailing and craftsmanship found on both the exterior and the interior of the edifice. On the exterior, brick, stucco, iron, stone, and wood are all used in finely-shaped ornament at doors, windows, dormers, eave bracketing, and other wall and roof elements. At the interior, woods and plasters are richly-crafted at floors and bases, doorways and fireplaces, chair and picture rails, and elegant stairways.

- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature.

The Pettengill-Morrison House has served as the symbol of the Peoria Historical Society to the Greater Peoria Community since it was donated to the organization well over fifty (50) years ago. It is located in the heart of arguably the oldest heritage neighborhood in Peoria, and stands proudly next to many similarly-historic stately mansions along Moss

Avenue and nearby High Street. Over forty (40) years ago, the Pettengill-Morrison House was added to the National Register of Historic Places. And, it was listed as a contributing property to the West Bluff Historic District, which was also placed on the National Register at about that same time.

- (10) The owner(s) consent.

The Peoria Historical Society and its Board of Directors have voted unanimously to submit their Pettengill-Morrison property to the City of Peoria Historic Preservation Commission for local landmarking.

### **Current Use of the Property**

- Other, as a Historical House Museum, open to the public.

### **Current Occupancy Status**

- Occupied.

### **Current Property Physical Condition**

- Excellent.

### **Has the property been significantly altered ?**

- Not since its transfer to its current Owner, the Peoria Historical Society. Earlier in its history, a full front porch was added, which now forms a part of its history (see above detailed description).

### **Is this the original site of the structure ?**

- Yes.

### **Period of construction or significance ?**

- 19<sup>th</sup> and 20<sup>th</sup> centuries.



**Photo A • Historic Exterior • Moss Avenue Façade Prior to Addition of Front Porch**



**Photo B • Historic Exterior • Moss Avenue Façade Prior to Addition of Front Porch**



**Photo C • Historic Exterior • Moss Avenue Façade After Addition of Front Porch**



**Photo D • Contemporary Exterior • Moss Avenue Façade**



**Photo E • Contemporary Exterior • Moss Avenue Façade**





**Photo F • Contemporary Exterior • Moss Avenue Façade**



**Photo G • Contemporary Exterior • Moss Avenue Façade**



**Photo H • Contemporary Exterior • Moss Avenue Façade**



**Photo I • Contemporary Interior • First Floor Dining Room**



**Photo J • Contemporary Interior • First Floor Dining Room**



**MINUTES**  
**Peoria Historical Society**  
**Regular Meeting of the Board of Trustees**  
**Historic Creve Coeur Club of Peoria Conference Room**  
**Wednesday, August 18, 2021 at 11:00am**

Trustees present: Zach Oyler, Clay Hill, Doug Hamilton, Lisa Arcot, Kathy Ma, Michelle Lehman, Liz Klise, Jeremy Kindred-Winget, Mary Hamm, Randall Yelverton, Linda Herron, Trisha Noack, Ed Barry, Kim Carballido, Leanne Johnson, Jarrod Martis, Deb Owens

Trustees absent: Sheila Brewster, Beth Johnson, John Haverhals, Susie Papenhouse, Denise Scizlowicz, Jim Kosner

Also present: Colleen Johnson

- A. Call to Order
  - a. Meeting started at 11:04
- B. Approval of Minutes of July 21, 2021 Board of Trustees Meeting
  - a. Randall moves to approve—motion carries without opposition
- C. Consent Agenda to Receive and File
  - a. Flanagan House Museum Report
  - b. Pettengill-Morrison House Museum Report
  - c. Preservation Report
  - d. Leann moves to approve, Clay seconds—motion carries without opposition
- D. Reports
  - a. Treasurer/Finance Committee Report
    - i. Finance Report
      1. Jim asked if deTonti was going to occur this year—Zach stated that it will not
    - ii. Upcoming capital expenses for 2021
    - iii. Ed moves to approve, Jarrod seconds—motion carries without opposition
  - b. President's Report
    - i. Tomorrow night (8/18) is the reception at CCC for the Springdale virtual reception
      1. This event is one of the replacements for deTonti—\$50 is partially for expense of room and appetizers
      2. Video will be released on Friday
      3. Kathy Ma
        - a. Fundraising Committee secured two \$1,500 sponsorships that will go towards tours and Holiday Home Tours
        - b. Additional \$500 sponsorship secured
        - c. Encouraged Board to shift what would have been \$100 ticket price for deTonti to this event or other similar donation
      4. Zach noted that this event will be used to make plans for the Holiday Home Tour (budget, etc.)

- ii. Fundraiser in the works for WTVP—centered around the Nymph & Satyr painting to cover the cost of moving the painting and to make up some of the fundraising lost from deTonti.
  - 1. Kathy noted that the social media response from “What is it?” with WTVP is great
- iii. Tree losing limbs into P-M yard—City of Peoria is working to contact property owner and get the tree removed
- c. Bus tours: Shelly noted that Beth will be promoting the bus tours on tv
  - i. Colleen noted that ticket sales have been going well and that there will be masking and shield for the driver on the buss
- d. Executive Director’s Report
  - i. Office update
    - 1. Backup system is working. There have been a few issues resulting in down time. As of this afternoon, the last computer will be working—this should solve some of the delays in using the system.
  - ii. Fundraising update
    - 1. Check for \$50,000 after meeting with donor.
    - 2. Meeting with several other donors as the start of the capital campaign for the work on P-M
    - 3. Colleen reaching out to Gilmore Foundation to follow up on donation and to discuss capital campaign
  - iii. Other
    - 1. P-M House: taking bids for work on air conditioner replacement
      - a. Mary noted that work is needed, as P-M has three events coming up in the fall
      - b. There are delays for contractors due to labor shortages
    - 2. Jim Carballido asked question about the clock part falling at PRM
      - a. Colleen stated that there is an idea with John Parks to put fundraising together to pay for repair and maintenance. Idea is to put together a “sandbox” solution to catch parts if a component falls off again
    - 3. Ed Barry asked about registering two houses as local landmarks
      - a. Noted downside: unlike federal standards, any exterior changes of substance need Certificate of Appropriateness—Ed finds it unlikely that PHS would make any such changes that would be rejected
      - b. Upside: Can make any changes inside, increases visibility with status
      - c. Kathy voiced support for seeking this designation
      - d. Leanne noted concerns with any potential renovations, but noted that work on the Lincoln Library did not need to match existing features, but just needs to be historically accurate
      - e. Ed is on the Historical Preservation Commission and gave timeline of approval. He can put application and materials

together, submit in September and the Commission will vote evaluate in October.

f. No opposition to applying and Ed stated he can put materials together for P-M (then Flanagan will be done early 2022)

g. **Mary Hamm (and Clay seconds) motion to authorize Ed and Colleen to put materials together first for P-M and then for Flanagan and submit for approval. Motion passes unanimously.**

4. Colleen raises issue of pine tree damaging P-M.

a. Mary notes that the limbs continue to fall into yard/driveway

b. Ed asked if the tree will be replaced (Colleen noted that the tree will need to be replaced—not necessarily in the same place, but somewhere on the property).

c. Jarrod raised idea of modifying the gutter to prevent damage and prevent needles from accumulating instead of removing tree—notes that removal will be expensive

5. Colleen is meeting with someone to talk about detail work on columns and dormers at P-M

a. Zach noted that the columns and dormer are damaged (wood coming off of both)

E. Holiday Home Tour update—Susie Papenhouse

a. Colleen reported that Susie will meet with Zach on budget (Susie was absent from this meeting)

F. New Business

a. Next Board Meeting, Wednesday, September 15, 2021 at the Historic Creve Coeur at 11:00AM

b. Thursday August 19<sup>th</sup> at 6:00 Springdale Cemetery Launch Party at CCC

c. Fall History Bus Tours start the first week of September and run through October. Tickets at 309Tix.

d. Moss Avenue Sale is coming on Sept. 11 (8:00-3:00 Saturday)—good opportunity to move items that have been donated but are not needed



## Sec. 16-86. - Designation procedure.

- (a) *Application.* The commission, by a majority vote of all members, or any person may apply for a landmark or historical district designation for property and improvements located within the corporate limits of the city.

Prior to application submission, the applicant must forward by regular mail, a letter notifying the owner of intent to submit an application for local historic designation.

Applications shall be filed with the director of planning and growth management on forms provided by the commission. The application shall include or be accompanied by the following:

- (1) The name and address, as shown on the tax assessor's rolls, of the owner of the property proposed for designation.
  - (2) The legal description and common street address of the property proposed for designation.
  - (3) A map delineating the boundaries and location of the property proposed for designation.
  - (4) A written statement describing the property and setting forth reasons in support of the designation proposed.
  - (5) Written statement indicating when and how the owner was notified of the proposed designation, and whether or not the owner consents to the proposed designation.
  - (6) Notarized statement from the applicant specifically stating that the required notification letter was sent to the owner.
  - (7) Initialed checklist to show that all items have been completed, including the pre-application requirements listed above.
  - (8) Such other information as may be required by the commission.
- (b) *Owner consent.* The commission shall only consider for landmark designation properties whose owner or owners of record have responded to the application by submitting to the commission a letter of consent approving the designation of the property as a historic landmark. If such owner or owners do not consent to designation, the commission shall take no further action with respect to such property (and shall not recommend landmark designation to the city council). The commission shall only consider designation of a historic district if at least two-thirds of the owners of property in the area to be designated have responded to the application by submitting to the commission a letter of consent approving the designation of their property as part of a historic district. If two-thirds of the owners of record consent to the proposed designation of a historic district, the commission may proceed with designation. No property or structure that is owned by a religious organization and is used primarily as a place for the conduct of religious ceremonies or to further the religious mission or business of the owner shall be subject to the regulations set forth in Articles I through IV of this chapter by reason of its location within a historic district.
- (c) *Public hearing and decision.* A public hearing shall be scheduled to be held within the longer of

 Executive Director