

 **CASE NO. HPC 17-17**

Public Hearing on the request of Charlie Crump of Immediate Realty, Inc. to remove the Local Historic Landmark designation for the property located at 401 NE Monroe Street (Parcel Identification No. 18-04-476-006), Peoria, Illinois (Council District 1).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. HPC 17-17 into the record and presented the case as outlined in the memo.

Commissioner Herold requested confirmation from staff of the criteria for delisting a property of the landmark designation. Commissioner Herold referred to the last item in the Historic Preservation Ordinance, Chapter 16, Article IV, Section 16-86 (g);

"Delisting of landmarked properties. An applicant may submit an application to remove a local historic designation. The same process shall be followed as that which is required to designate a property, except that: The application shall include an explanation of how the criteria originally used to designate the property no longer applies."

Ms. Allison referred to the Findings of Fact Worksheet for the Landmark Designation and said it would be appropriate to delist the landmark designation if no more than two criteria applied to the property. The recommendation from the Historic Preservation Commission will be forwarded to the City Council for final approval as was the process in 2008 when the landmark designation for the property was approved.

In response to Commissioner Maloof's inquiry, Ms. Allison said the owner of the property was the applicant and was present.

In response to Chairperson Powers' inquiry, Ms. Allison said the following four criteria were determined to be met to designate the property as a landmark:

- (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.
- (6) Its embodiment of elements of design, detailing, materials or craftsmanship that render it architecturally significant.
- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature.

Chairperson Powers opened the Public Hearing at 8:47am.

Charlie Crump, petitioner, said there was no historic value as the home on the property burnt down.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 8:48a.m.

Discussion:

Commissioner Maloof inquired if the precedence of delisting a property should be considered.

Commissioner Herold supported the request and noted when the property was designated, the commission considered excluding the carriage house as it had only met the criteria of Item No. 10 of Section 16-38 of the Historic Preservation Ordinance; "The owner(s) consent."

Commissioner Maloof stated he was a member of the fundraising board for St. Jude Hospital and expressed concern about a potential conflict of interest. Commissioner Maloof determined it would be appropriate to abstain from the further participation in the discussion and case.

Chairperson Powers read the Findings of Fact for Landmark Designation. It was determined by the commission that Item No. 3 was met while the other nine criteria items were not met.

Motion:

Commissioner Herold made a motion to approve the application as requested; seconded, by Commissioner Dougherty.

The motion was APPROVED by roll call vote 3 to 0 with 1 abstention.

Yeas: Herold, Dougherty, and Powers – 1.

Nays: None.

Abstention: Maloof – 1.

Chairperson Powers announced his abstention from Case No. HPC 17-18 as his residence was within 250 feet from the subject property. Chairperson Powers said with the absence of Vice Chairperson Matuszak, a nomination for a pro tem Vice Chairperson was required.

Motion:

Commissioner Dougherty made a motion to nominate Commissioner Tim Herold as pro tem Vice Chairperson.

Commissioner Herold made a motion to nominate Commissioner Deborah Dougherty as pro tem Vice Chairperson.

The motion to nominate Commissioner Tim Herold as pro tem Vice Chairperson was approved viva voce vote 3 to 0.

The motion to nominate Commissioner Deborah Dougherty as pro tem Vice Chairperson was denied viva voce vote 1 to 2.

Commissioner Herold presumed as pro tem Vice Chairperson.

Staff Member, Madeline Wolf, swore in the public who was not present for the initial swearing in procedures.

CASE NO. HPC 17-18

Public Hearing on the request of Thomas E. Lane Jr., to obtain a Certificate of Appropriateness to remove a fire escape and add an accessible ramp to the rear of the house, for the property located at 256 NE Randolph (Parcel Identification No. 18-04-330-004), Peoria, Illinois (Council District 2).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. HPC 17-18 into the record and presented the case as outlined in the memo.

Pro tem Vice Chairperson Herold opened the Public Hearing at 9:05a.m.

Tom Lane, petitioner and owner of the property, clarified the proposed wheelchair ramp will resemble the original 1888 deck as shown in the memo. Mr. Lane said, he preferred to remove the fire escape rather than repair it. In response to Commissioner Dougherty's inquiry, Mr. Lane said the intent was to bring the roof line on the third story in line with the edge of the home and to create a dormer (for egress purposes). In response to pro tem Vice Chairperson Herold, Mr. Lane said the basement entrance will remain. In response to Commissioner Maloof's inquiry, Mr. Lane said the fire escape was not original to the home; it was added in the 1970's. Mr. Lane will reuse the slate roof material.

Genenda Lane, owner of the property, expressed safety concerns regarding the current condition of the fire escape and requested to remove it.

With no further interest in the public to provide public testimony, pro tem Vice Chairperson Herold closed the Public Hearing at 9:11a.m.

Discussion:

Commissioner Dougherty supported the request providing the exterior of the home was not significantly altered due to the removal of the fire escape and the historic integrity was preserved.

Pro tem Vice Chairperson Herold supported the project.

Motion:

Commissioner Dougherty made a motion to approve the request as presented; seconded, by Commissioner Maloof.

Pro tem Vice Chairperson Herold read the Findings of Fact for a Certificate of Appropriateness.

The motion was APPROVED by roll call vote 3 to 0 with 1 abstention.
Yeas: Dougherty, Herold, and Maloof – 3.