



# City of Aurora

2nd Floor Council  
Chambers  
44 E. Downer Place  
Aurora, IL 60505  
www.aurora-il.org

## Historic Preservation Commission Meeting Minutes

Thursday

September 15, 2022

7:00 PM

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### CALL TO ORDER

*Chairman Miller called the meeting to order at 7:00 pm.*

### ROLL CALL

The following Preservation Commission members were present: Justyn Arnold, Fernando Castrejon, Seth Hoffman, Kristin Ludwig, Dan Miller, Simon Munoz, and Mike Walker. Amber Foster, Matt Hanson, and Al Signorelli were excused.

The following staff members were present: Mrs. Morgan & Ms. Burden.

### OTHERS PRESENT

*Brandon Preston (Freedom Forever - 323 West Park Av)*

*Diane Mittelhauser (748 Oak Av)*

*Zach Tobin (Next Door & Window – 748 Oak Av)*

### APPROVAL OF MINUTES

**22-0743**

Approval of the Minutes of the Historic Preservation Commission meeting on August 11, 2022

*Chairman Miller said is there any question or discussion on the minutes? Is there a motion a to approve them?*

**A motion was made by Mr. Castrejon, seconded by Mr. Munoz, that the minutes be approved and filed. The motion carried.**

### COA REPORT

**22-0742**

August 2022 Historic Certificate of Appropriateness Report

*Chairman Miller said next item is the COA report for August 2022. I see at least one grant recipient here at 730 Grand Av. That's good. I think that'll be an interesting project there at 443 Iowa. Is anyone familiar with that house? It's a de-siding, wood siding restoration. It's covered in asphalt.*

*Mr. Hoffman said yeah, I wasn't aware of that one.*

*Chairman Miller said very interesting work. Any questions for staff? Do we need more time to review that?*

*Okay, we can go on to the next item on the agenda.*

## **PUBLIC COMMENT**

*None.*

## **AGENDA**

**22-0740**

Certificate of Appropriateness to install solar panels on the roof of the house and the rear garage being partially visible from the street at 323 West Park Avenue (Maria Benitez - 22-0740 - AU22/1-22/276-COA/HP - Ward 6)

*I'll ask is anyone here in the audience here for 323 West Park Av.? To install solar panels?*

*We can take that item next.*

*Mrs. Morgan said yes, so this is to install 2 solar panels on the rear elevation and 18 solar panels on the rear garage with a portion of the side slope of the garage being visible from the street. In general, the applicant is proposing to install on the rear elevation of the home or on the secondary garage. While the garage is located on the rear, it is still partially visible from the street, so the applicant is bringing it forward to the Preservation Commission. Originally, the applicant submitted an application to install solar panels at the front façade of the house, but staff informed them that that would not meet the minimally visible criteria that the Commission has. They resubmitted with the new proposal. Staff does feel that the new proposal does adhere to the requirement that solar panels be located where they are minimally visible and does not alter the historic character of the home. Let me bring up a picture....so, you can see here it's on the rear back and just on both sides of the garage. Any questions for staff before bringing up the Petitioner?*

*Mr. Preston said Brandon Preston for 323 West Park Av. I don't have anything else to add but if you guys have any questions, I can answer.*

*Chairman Miller said are you the installer?*

*Mr. Preston said yes, on behalf of the installation company.*

*Chairman Miller said does anyone have any questions for the installer?*

*Mrs. Ludwig said I just want to clarify, so, the red shading that we're seeing on that picture, that's not where the panels are? It's on the back and on the 2 sides of the garage?*

*Mr. Preston said yeah, the red shading is for the, that's the fire setbacks.*

*Mrs. Ludwig said got it. The 2 rectangular boxes, those are the panels on the garage.*

Chairman Miller said it looks like a good use of the garage roof. I don't think I have any questions for you. Or, I guess I could ask where will the....those have substantial wiring? And where will that be?

Mr. Preston said so, those are, we use clips. They are tucked underneath the panels, those clips. So, those go all the way down. There's a junction box where all the wires get pulled into just before so where it says JB, the little square on the side, the most south end. That's where we go into and then tie, and we change the wire size and coating. That would go into a pipe and then the pipe would just go underground up to the back of the house.

Chairman Miller said okay. Will there anything they would really see from the street as far as wiring, conduit?

Mr. Preston said no, no. The wiring and conduit, those would be tucked away and then we'll, we'll tuck it down the side of the house. If we need to, we'll paint it to match if it does stick out.

Mrs. Ludwig said I did think of one more question. Sometimes we've heard in these situations where they don't feel like the garage is enough roof space to adequately cover all the energy needs of the house. So, just wanted to double check....so, those calculations were done that this is going to meet what percentage of their energy costs?

Mr. Preston said so, this is as close as we can get. I mean, obviously the south facing, which would be the front of the house, so we can't use that. That's like the most we can use. East and west, which is the way that the garage faces, those are our next 2. Because the back of the home actually faces north, which is where you get the least production. Right now, as high as we can get to is about 80%.

Mrs. Ludwig said okay. Just want to check that, I guess that's out of our purview, but that the homeowner knows that they're not getting 100% of their costs.

Mr. Preston said oh yeah, yeah. There's a, within the contract it'll show you 80% off said right there on the front page.

Chairman Miller said okay, well it's encouraging to see an installation that mostly covers the garage, actually covers most of their electricity costs. That's great. Okay. Any other questions for the installer? Not hearing any, is there any further discussion within the Commission?

Mr. Walker said I'm just saying that we've sort of proposed something similar to this person with other homes and almost got a response back that it wasn't possible to do. Not enough roof coverage.

Mrs. Ludwig said that's why I asked. Because I thought it's a good sign, you know.

Chairman Miller said yeah, it makes you wonder if other installers perhaps didn't want to go to the effort of burying. Like you're going to some extra effort for the homeowner, I think, to bury the lines.

Mr. Preston said yes, yeah and then like, tying those 2 panels back with the rest of the arrays and then, yeah, and then digging. It's a lot of stuff. This isn't like outside of our normal, I mean we're pretty used to it. We do a lot of, like we have to pipe underneath

*the ground for a lot of our systems, especially on all detached garages. I mean, that's what we have to do. So, it just goes to a little bit of extra effort, nothing we're afraid of.*

*Chairman Miller said I think it works for what we're expecting in the Historic District. I think it works. Detached garages or even low panels, I don't know if anyone does this. Even freestanding panels in the backyard that we can't see.*

*Mr. Preston says yeah, that all depends on how much space is in the backyard and that gets like, there's a lot of rules when you do that in backyards because you have to be so far away from the lot lines and all of that. So, some of those get a little bit....and then, yeah, this just kind of works out because you have the east facing and the west facing so you get the morning sun throughout the days and the west is all the rest of the day too.*

*Chairman Miller said okay. So, it's a nice project and thank you for bringing it.*

*Mr. Preston said absolutely.*

*Chairman Miller said if there's no further discussion, would anyone like to make a motion?*

*Mrs. Ludwig said I move to approve.*

*Mr. Walker said second.*

**MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS WAS MADE BY:**

*Kristin Ludwig*

**MOTION SECONDED BY:** *Mike Walker*

**AYES:** *Justyn Arnold, Fernando Castrejon, Seth Hoffman, Kristin Ludwig, Dan Miller, Simon Munoz, and Mike Walker*

**NAYS:** *None*

*Chairman Miller said the Certificate of Appropriateness is approved. Thank you for coming.*

*Mr. Preston said awesome, thank you so much.*

**A motion was made by Mrs.Ludwig, seconded by Mr. Walker, that this agenda item be approved. The motion carried.**

## **22-0738**

Certificate of Appropriateness to replace original wood casement windows with new aluminum clad wood windows at 748 Oak Avenue (Diane Mittelhauser- 22-0738- AU15/3-22.273-COA/HP - Ward 6)

*Chairman Miller said Is anyone here for 748 Oak Av.? Okay, we can take that one next.*

*Mrs. Morgan said alright, so this is requesting to replace the original wood windows with aluminum clad wood windows due to windows being rotted and to get more energy efficient. Here's a couple of photos of the windows. Staff cannot approve replacement wood windows if repair appears feasible or if replacement with anything other than completely wood windows, hence coming before the Preservation Commission. Staff does believe the windows are not beyond repair. Staff notes that the windows they are proposing are Marvin Signature Ultimate double hung wood windows, clad windows with*

exterior clad. These are windows that the Commission has approved in other situations as replicating the Historic wood window. They are proposing simulated divide lite, to replicate the muntin patterns. The owner is appealing it because of the rot and the more energy efficient. To note, there was a previous owner to get a deferred loan and a window grant in 2007 for some work on the home. We have the homeowner plus the contractor from.....I can't remember the company but he works with Marvin windows (laughs).

Ms. Mittelhauser said Next Door.

Mrs. Morgan said yes, Next Door. Thank you! So, is there any question for staff before I hand it over to them?

Mrs. Ludwig said the previous grant, did you say that was for windows or for something else?

Mrs. Morgan said there was a deferred loan and a window grant.

Mr. Castrejon said correction... there was no window grant.

Mrs. Morgan said was there not? Okay.

Mr. Castrejon said no, so the cutoff for however much we requested.....by the way, this is my previous home. So, the window grant, there was not enough money towards the end so that deferred loan was strictly for the reconstruction of the rotted patio.

Mrs. Morgan said okay, I was wondering that because I didn't see any of the payments for the window.

Mr. Castrejon said right, because there wasn't one. (laughs)

Mrs. Morgan said okay (laughs). Thank you.

Mr. Hoffman said has any City staff been out to look at the windows?

Mrs. Morgan said I didn't. No, I did not go and do an inspection on this one.

Chairman Miller said okay, any further questions for staff? Alright. Does the Petitioner want to come forward?

Ms. Mittelhauser said hi, I'm Diane Mittelhauser, the owner. This is Zach Tobin who is from Next Door and Window. As staff said, we'll be using Marvin windows. I bought this house in April of '22 and prior to buying it, like most people buying a home do today, I had a home inspection and the home inspector was very, very concerned about the windows. They are painted shut. Most of the cranks do not work, they're just kind of lying on the windowsill. He felt that was definitely a safety issue. As has been said, there is significant rot. The picture that was up on the screen showed the front window which is the picture window with 2 side windows, and he was able to insert his screwdriver so that you could see how far the rot had extended. He found other windows that were rotted. I didn't take pictures of those, but he is concerned about the structural issue of these other windows. And then finally, of course, environmental concerns. These are the original windows, the house was built in 1950 so you're getting a lot of air leakage and the previous owner had tried to put foam around the windows and various things to keep the cold air out or the hot air out, but being single pane and not fitting properly, they're very environmentally unfriendly. So, part of my

reason would be also to cut down on bills and to have a more comfortable home. And I'll turn it over to Zach the expert.

Mr. Tobin said so, I'm Zach with Next Door and Window. Diane had called us after she did get a couple people out there to actually try to repair the windows. From my understanding, they actually were kind of beyond repairable at that point, so she called Next Door and Window, I was the rep to come to her home. I did a very thorough interior and exterior inspection and a couple things I noticed, and piggybacking on what Diane said, was the single pane glass. Very little to no energy efficiency, the windows being painted shut, specifically in bedrooms, that does cause a safety concern in the event of an emergency, you're not really able to escape out of a bedroom window. My biggest concern was the noticeable rot on the exterior, so I was actually walking around and inspecting the windows. Although the windows might be rotted, the frame around the window is also rotted, that's causing air and water infiltration to her exterior wall of her home. So, what we're proposing is what we call a full frame window replacement where we go all the way down to the rough opening in the home and we actually repair any rotted wood that we see, make sure everything is structurally sound and you know, energy efficient. Back in the 1950s, these are very common signs; about 25% of our work is historic application. We use this particular window in Hinsdale, Chicago. Personally, I have done any work in Aurora so this would be my first Aurora historic job. But we have used....Marvin really came out with this signature product for that traditional ornate kind of historic look. We're proposing to do exactly what is shown right now. So, to the simulated divided lite that we talked about, the color, everything architecturally and aesthetic is going to remain the same. We do pull permits as needed, we make sure that if you guys do request certain CAD drawings or any architectural drawings, those get submitted to you guys upon your request. Just the biggest concern is getting that energy efficiency, the new modern-day glass that is in these new windows now is really significant compared to what they had back in the 50s. Another reason is around the windows, when they insulated these back in the 50s, there was no code or any R value requirements when they were doing construction. We conform with all local building codes to merely make sure that the energy efficiency is met. Other than that, I'll take any questions that you guys have pertaining to the particular product that I recommended to Diane if we have any questions.

Mr. Hoffman said is this sample for the casement.....

Mr. Tobin said correct, well that one's for the double hung but it's the same frame set up, correct. So, basically how Marvin constructs this window, this is an extruded aluminum clad. Which means, yes, aluminum can be a conductor. Some people kind of get confused with that. With this being extruded, you can see all these thermal breaks and chambers that actually detent the climate from coming out to inside the home. That's a full 4 9/16 jamb. That's really meant for new construction. A lot of homes in Northbrook.....

Mr. Hoffman said is that the nailing plan....

Mr. Tobin said yes and that's what we do. We actually go all the way down to the studs, we flash everything. We have other products but based on we don't want to maintain the exterior; people are really getting away from the wood exterior just because nobody really wants to maintain their windows anymore. However, Marvin does have another product. It's a wood-wood product but based on what Diane and I talked about, this was my recommendation for the historic application.

*Mr. Hoffman said are the simulated divide muntins, so they're sandwiched between the glass or are they on the glass?*

*Mr. Tobin said they're actually on the glass. They have the option to go in between. I had Hinsdale, they kind of, I had a job in Hinsdale, they beefed about going in between the glass. So, my recommendation was we'll do simulated divided lites to replicate that look of a traditional, you know, ornate look.*

*Mrs. Ludwig said I have a question, I guess, more for Jill as far as.... did you say that staff felt that they could be repaired? And I'm wondering what the discrepancy?*

*Mrs. Morgan said based on the pictures, I would say that they could be repaired. It takes extensive rot for something not to be repairable. I mean, it takes a lot for it to be completely not repairable; from the times I as staff felt comfortable saying these are not repairable have been like fires, water damage. So, that's typically, I feel like it's repairable and that's where I bring it before the Commission to make more of that call. I would also note, and maybe Seth also has some thoughts on this, 1952 wood is not necessarily as old growth....*

*Mr. Hoffman said it's in a transitional era between the traditional wood frame, wood sash windows that was using old growth material, and the newer, so without looking at the wood here specifically on this, it's hard to say whether this is old growth or plantation grown. But I have repaired worse windows than this. Judging just from this picture. We only have a couple pictures there. I guess I have a question for the owner. Your contractor suggests or alluded that you had talked to some window restoration contractors; did you get any quotes or proposals from them?*

*Ms. Mittelhauser said I did not, no. One of them just said that he felt that they were beyond his skill level to repair. He didn't feel comfortable trying to repair it. And the other man actually had a cast on like I do (laughs) and was very backed up and he knew that I was talking to people for new windows and said that if that, for some reason, was not done that he would come back. But I did not get an actual quote. He too, felt that the expenditure to repair them really didn't make sense to spend that much money and still have what would be an inferior window.*

*Mr. Tobin said if I may add, when I was doing the inspection, similar to when I talked about the wood being soft, kind of piggybacking on what you said the expense of repairing the windows, maintaining the windows ultimately does exceed the cost of doing a window replacement over the however long you do need to maintain them. I see this a lot, but again, I just want to make sure we're conforming to all historic standards and this was just my professional recommendation based on what I saw at the home.*

*Mr. Hoffman said as Jill said this is one of the products that does generally meet our guidelines for replacement. Our guidelines do require restoration unless they're completely beyond, so I think that's, it's not as much a question of whether these are an acceptable replacement but whether we meet that standard to allow the replacement versus repair. And I guess my one comment on the environmental sustainability, there's a lot of embodied carbon and already in these windows, so taking them out and throwing them away with the new manufactured, you get....there's some energy savings but it's often not as much as what it's advertised to be but there's also a big impact to disposing them -the old windows and replacing with new, so it's not just looking at the actual energy savings, it's a bigger picture.*

*Mrs. Ludwig said are we talking about windows around the whole home or just the front of the home, or where?*

*Ms. Mittelhauser said we're talking about the front and the 2 sides.*

*Mrs. Ludwig said are all 3 sides visible from the street? I guess, are there only pictures available of just what the house looks like?*

*Ms. Mittelhauser said I can show you a picture of the home if you want. If that would help and then discuss it.*

*Mr. Hoffman said well I don't see which ones but that house's picture window flanking casements on the east façade. (inaudible)*

*Ms. Mittelhauser said the front of the home, as you'll see, has a picture window with 2 side windows that would be replaced. And then farther down is another window that's a bedroom window. This is the east side of the home.*

*Mr. Hoffman said so there's some that you're leaving as is?*

*Ms. Mittelhauser said only the back side of the home. The 2 sides and the front will have the windows replaced.*

*Mr. Hoffman said are the ones in the back the same original windows, they're just in better shape or....?*

*Ms. Mittelhauser said the ones in the back belong to one bedroom which has a sunroom built behind it. So, they're interior in that bedroom and then the windows in the sunroom.*

*Mr. Hoffman said okay. So, they're not exterior windows anymore.*

*Ms. Mittelhauser said other than the sunroom windows.*

*Mr. Hoffman said okay.*

*Chairman Miller said do we have a....I'm curious about Riddle Highlands and the age of this house from the 50s. Is this a, for Riddle Highlands this is probably a contributing structure, isn't it?*

*Mrs. Morgan said yeah, so the survey for Riddle Highlands for the 50s is a little not consistent. Some of them they said contributing, some of them said non-contributing. I think they based it more on if the home just the look of the home seemed nicer, they called it contributing as opposed to like a more simple one but from the same period, they said non-contributing. I would argue that your period of significance should go through the entire era. Like, if you're saying 1950s was a significant second phase of development for infill development of Riddle Highlands, then all the homes that still look up to the 1950s look are contributing.*

*Chairman Miller said okay, I see. Because they continued to develop in Riddle Highlands after....I think it was interrupted by the Great Depression and then the war, then they continued to build.*

*Mr. Hoffman said that's one of the things that gives that neighborhood its character is you have those distinct and identifiable different styles mixed in there together. And*



*this definitely is a high-class 1950s....a little bit more conservative than some of the mid-century modern, you know, real architect statement kind of houses there. But it's a high-class place with the stone.*

*Ms. Mittelhauser said it's a really nice house.*

*Mr. Hoffman said with I think it's that copper, copper flashing and so, yeah. It was a well-built architect design, but it wasn't just a tract home.*

*Mr. Castrejon said if I could just make one addition; the, again, this was my previous house, the Pella design is quite peculiar so I don't know if you can vouch for that. The side jambs interior, the interior sill, this had a retractable screen so that whole interior is actually metal. It's only the window itself, the outside window that is wood, so no matter what we tried to do before with that metal getting cold, winter it was drafty no matter what.*

*Chairman Miller said oh, you're saying the metal on the inside (inaudible)....*

*Mr. Hoffman said double screen inside the.....(inaudible)*

*Mr. Castrejon said this is all metal and this is all metal....*

*Mr. Hoffman said what's it, like a coil thing that pulls out?*

*Mr. Castrejon said no, you pinch it and then it rolls in.*

*Mr. Hoffman said so it's a fixed panel?*

*Mr. Castrejon said no, it's on the top so you pull it down, lock it, you pinch it, then it goes up.*

*Mr. Hoffman says oh, okay.*

*Ms. Mittelhauser said except most of them don't go up and the screens are torn (laughs).*

*Mr. Hoffman said yeah, we'll see like this era is the more challenging ones to restore because they....they were getting more proprietary. I mean, 50 years from now, what's the warranty on these? Probably 10 years?*

*Mr. Tobin said well, these are actually, this is a 20 year warranty.*

*Mr. Hoffman said okay, so 20 years from now, these are going to be harder to restore than something from 100 years ago because it's proprietary and so was from the era when they were starting to get proprietary stuff from the 20s, the teens. It was built the same way all across manufacturers and it's all simple and pretty easy to reproduce. When you get into here, it is more proprietary hardware that's, that is more challenging to restore. That is one challenge to restoring, that might be one of the reasons that some window restorers are a little more reluctant to look at these is because they are trickier than something from the teens.*

*Mrs. Ludwig said the tricky thing to me is that as much as we empathize with energy savings and cost savings and the expense of owning and maintaining these homes, as far as what we're allowed to do as a Commission, I'm not sure....you know, we have to*

*think about the integrity of the neighborhood. I'm not sure, maybe Jill you can help clarify, but I don't know that we're allowed to really weigh that into....*

*Mrs. Morgan said no, I wouldn't say that energy efficiency is necessarily something that.....I mean, I wouldn't say the Commission can't consider that, but that would be the same for every window in the Historic District. So, I think that this one we'd be looking more at the situation about the type of window this is, the material of this particular window, this particular house, the condition of this particular house, and then what they're proposing.*

*Mrs. Ludwig said yeah, yeah. That's what I was thinking. So, not that we're not empathetic to that, especially since all of us live in old homes.*

*Ms. Mittelhauser said sure, sure. I just feel that from what Zach has shown me and what I've read about it, this looks the same as the windows that I now have and yet will offer a great many benefits. I love the Historic District, you know, I moved from Naperville into the Historic District because I really love those old homes and the diversity of them and so on, so I don't want to ruin that.*

*Mrs. Ludwig said are there any renderings of what it would look like with the new material? I mean, can you tell the difference from the naked eye? I just don't...*

*Mr. Tobin said I can probably, are you looking for maybe like Photoshopped windows onto the home or.....?*

*Mrs. Ludwig said I don't know that I'm asking for anything, I guess I'm asking these guys who (inaudible).*

*Mr. Hoffman said I suppose what would be more relevant would be dimensions of the jambs, sashes....that is usually one of the big issues with replacement windows, especially for pocket replacement windows, is that bulks up the whole opening, it really does change the look. Since you're going to do a full replacement, that's a lot less of an issue because you're not adding additional 2 inches within the opening and then have thicker meeting rails and all that, so.....*

*Mr. Tobin said Marvin does have CAD drawings directly from their order management software that sometimes, you know, historic societies will request that but we can provide you with the glass size, the jambs to the 132th of an inch of what every dimension is going to be. The idea here, you know when you get into these, not only just Historic Districts, but associations....we do a lot of townhomes, everything's kind of got to be like for like and it's got to look the exact same. And we're a licensed, bonded, insured company where we like to play by the rules, and we want to make sure that everything is aesthetically balanced and correct to what it is now. But if you guys need any sort of renderings or dimensions, I'd be happy to provide that.*

*Mr. Hoffman said it doesn't have to be the full detail. We're not looking at the architectural cross sections for that but, comparison or sketches of the existing profile and sizes.*

*Mr. Tobin said so, kind of how our process works is I go out to the home, I measure everything to make sure everything is good. Once we move forward, we get a remeasure technician to come out and he takes the final, final measurements and then we order off of those, pending everything is approved with you guys. So, I mean, I have, like, provide a 50 by 46, it might be 50 and a half by 40-....it might be slightly*

*different. Typically, I would like to provide you with the exact dimensions....*

*Mr. Hoffman said yeah, I don't think we're concerned with the overall, the opening sizes, it's the thickness of the...the thickness of the jambs.*

*Mr. Tobin said the styles and jambs.*

*Mr. Hoffman said yeah, the styles, the jambs, the sash frames, the muntins, the details...*

*Mr. Tobin said sure and I can provide all the upon request.*

*Mr. Hoffman yeah, so we don't care about the size of each window. You're fitting it into what that....*

*Chairman Miller said I would say we do care the windows need to be.....(inaudible). Some people do, believe it or not, want to put in a window that doesn't fit the opening with some plywood or something, but you're not looking at anything like that here. I guess my thoughts on this are....well, thank you. Welcome to Aurora and thank you for your conscientious and care for this house. I'm not sure these windows couldn't be repaired. I mean if these couldn't, I'd surely think of my house. But anyway, I'm not familiar, on the other hand, I'm not familiar with repairing this type of window. The type that I have are actually older, they're 100 years old already. And it's a more standard design. There are people that know how to take them apart and fix them. So, I know how to repair mine. I don't really know how to repair yours if the cranks aren't working. I would want to open them, of course, so I'm not sure what advice to offer on....I'm not saying they should be repaired, that's just what our guidelines say, I'm just not sure how I would tell you to fix them. Because I don't know...*

*Mrs. Ludwig said maybe a comparison from a restoration person that's qualified.*

*Mrs. Morgan said do you know the name of the person you did have come out to take a look at it so we can call?*

*Mrs. Mittelhauser said I can look it up in my phone, I don't remember.*

*Mrs. Morgan said okay.*

*Mr. Hoffman said I think that is the primary question here is whether these meet the level of deterioration to permit full replacement. I don't think we have enough evidence that these are beyond restoration. If we had something from a window restoration contractor, which you're a window replacement contractor so that's kind of outside of your expertise. That would give us information of whether, exactly whether that satisfies that requirement in our guidelines.*

*Mrs. Ludwig said just to kind of gather all facts.*

*Mr. Castrejon said and how backed up is your production? So, you would quote delivery, installation by?*

*Mr. Tobin said so, right now lead time, we're looking at about, this will be a spring installation. We're about 24-27 weeks, which is pretty standard right now. Anderson, Pella, Marvin, the big 3 were all kind of in the same boat.*

*Chairman Miller said then also for efficiency, usually we talk about like storm windows, in this case if the frames around the window are actually suffering from rot, I'm not sure that, maybe the storm windows would not address that.*

*Mr. Castrejon said they're crank windows too so.....*

*Chairman Miller said or can we not use storm?*

*Mrs. Ludwig said other means besides efficiency size windows.*

*Chairman Miller said do they crank out?*

*Mrs. Mittelhauser said they crank out.*

*Chairman Miller said okay, so the storm windows are not applicable.*

*Mrs. Mittelhauser said no, I did check into that and, because one of our neighbors is doing that but they won't work with these windows.*

*Chairman Miller said okay.*

*Mr. Arnold said yeah, the amount of rot too....if you can stick a screwdriver in the wood, the wet rot, there's going to be more repairs than just the window. With moisture over time so taking it out, it's a pretty big....you know it's not just the window replacement, I don't think in my experience with water damage like that.*

*Chairman Miller said so, you're thinking, the what.....*

*Mr. Arnold said if there's wet rot that you can stick a screwdriver in the wood, that's pretty bad.*

*Chairman Miller said okay.*

*Mr. Arnold said so I think underneath the windows are probably worse.*

*Mr. Tobin said and that's really my concern is to your point and that's really where it becomes a problem where the structure of the rough opening is jeopardized. Now it's, just because you repair the window, it doesn't take care of any of the guts inside. So, that was kind of my big concern, especially when I stuck my finger through the window. I didn't want to destroy too much but I was able to poke through at a couple different places.*

*Chairman Miller said and then finally, my final thought here, looking at the legislation itself it says "windows should be repaired rather than replaced." It's interesting that the word "should" actually does give us more leeway. The other word would be "shall" meaning that's, it's like the Ten Commandments, it's written in stone. And this "should" gives us some, a little more leeway. I'm open to what their arguments are since I'm not entirely sure what the answer is in this case. I guess the concern is the woodwork around the window is also rotting.*

*Mr. Tobin said correct. The sash and the frame.*

*Mr. Hoffman said technically that can be repaired. Similarly, I mean it's more work than just removing the sashes and doing those in their shop but there is a point where then*

*it becomes impractical due to the magnitude of it, so I can't really say.*

*Mr. Tobin said in the past when I've seen window repairs, people will actually almost scab in pieces. To me, I think that does jeopardize the historic look. But again, I can't speak on behalf of how the restoration's done. Usually people call us after they've already tried the restoration and the repair, and it's like "oh, okay. I've seen this before." I mean, we do a lot of stuff in these historic societies and a lot of the same problems that I see, I saw a Diane's house.*

*Mr. Hoffman said these are called the Dutchman repair, so they're either lapped, mitered, doveled into it. If they're done well, they'll be almost invisible. If it's painted and on the painted surface, it'll be completely invisible and if it's on the inside then yes, you will see it. Maybe we could suggest 2 things in tandem. We talked about some additional measurements and comparisons for the geometry of the window. But maybe could you reach out to some of the restoration contractors and get a little bit more detailed assessment of them. Jill, you could give her some of the lists of people just to have a little bit more....a little bit more detail on what is needed to justify replacement. I guess that would be....we could formally table it with those recommendations to work on.*

*Mrs. Morgan said maybe we could even work on....maybe go out and take a look at it. Maybe work with you on a site visit and come out and actually look at the windows.*

*Mrs. Mittelhauser said yes.*

*Mr. Hoffman said that would be helpful. Are you allowed to take anyone with you to look at that?*

*Mrs. Morgan said yeah, I just can't have a majority of a quorum (laughs).*

*Mrs. Ludwig said no road trip.*

*Chairman Miller said yeah, that's the question here. Anyway, I think that's a good suggestion to look at them. It might settle my mind and before you think we're giving you a difficult time, we generally do not allow window replacements unless it's something just really outlandish, like a house is burned or the window is actually falling out of the wall.*

*Mr. Hoffman said or they're previously inappropriately replaced.*

*Chairman Miller said or they're previously inappropriate, like a vinyl or something like that.*

*Mr. Hoffman said thank you for not suggesting white vinyl (laughs).*

*Chairman Miller said you've actually covered the proposal as very nice and not inexpensive.*

*Mrs. Mittelhauser said I know that too. (laughs)*

*Chairman Miller said I'm sure you're aware. And I really don't want to say no right now. And we normally do say no to these. This is a different situation where these windows are, like I said before I'm not really familiar with how you would repair them. They're not like mine. Where I have more standard, 1920s, lots of people know how to fix them.*

*They're not that complicated. And these are something different. If we could have an inspection to determine they actually are not practical to repair them....I'm also not sure what contractor.....*

*Mrs. Ludwig said or if they're going to be outrageously cost prohibitive to....somewhere someone on the planet can fix them, but it might be just way too much at that point.*

*Chairman Miller said yeah, that's also a concern, actually finding someone to do 50s....probably somebody somewhere in the world does.*

*Mrs. Ludwig said yeah, with the crank and you know. So, at least someone will have done the homework....*

*Mr. Hoffman said and there are some window preservation informal trade groups. Window Preservation Alliance is one. Trying to remember; there's a few others. But you know, in especially a small region, experts in this era of windows is kind of a niche within a niche. Finding someone who is interested and capable to do it. That might be a barrier too. The restoration (inaudible).*

*Mrs. Morgan said alright, do we want to table it? I'll try to work with the homeowner to maybe get a couple of you to come out on a site visit. Zach can provide us with those sections, with those dimensions. (to owner) And if you could find the name of the company you have talked with, I'll try to give you some names. You know, with more photos maybe I can even send them to one of the people I know and see if they do a 1950s.....*

*Mr. Hoffman said you said they're Pella? If there's identifying information on those, like this, there might be contractors....the contractor might be interested to know "oh, it's a ....Pella Spring Balance" or something that might be recognizable. If there's any other identifying information. These are their own little artifact of history in this, in this era when it's kind of reinventing....it's like mouse traps. They were trying their own different styles and there were some weird and wacky spiral balances and springs and everything. These are casement so not quite the same, but for double hungs there's some weird stuff in this period.*

*Mrs. Ludwig said is there time to collect all that together by the next time we meet, does that still give enough time for spring timeline for...?*

*Mr. Tobin said you guys meet every month or...?*

*Chairman Miller said we do.*

*Mr. Tobin said so, we're probably looking....if we meet in October, the 2nd week of October, we're probably still looking at about a March installation.*

*Chairman Miller said okay. Okay, yeah. Thank you for bringing this. I'm sorry that if it appears we're being difficult. These are usually easier in a sense that people coming to put in new windows usually get an automatic no. So, they can be easier. But I want to make sure you get the right thing for your house and also make sure that we're being extremely fair to everyone else we say no to, you can't replace your windows. Make sure we're doing our homework in this case and we really appreciate you bringing this information. And for your stewardship of this house in Riddle Highlands.*

*Ms. Mittelhauser said thank you for time. Thank you.*

**This agenda item was continued to the next Committee meeting.**

**22-0632**

Certificate of Appropriateness to allow substitute material instead of wood for the Doric columns and Victorian style balusters at 356 West Park Avenue (Daniel Brito Severino- 22-0632 - AU21/2-22.249-COA/HP - Ward 6)

*Chairman Miller said and is there anyone here today for 356 West Park Avenue?*

**The Petitioner was not present and this agenda item has been continued to the next Commission meeting.**

[21-0884](#)

Certificate of Appropriateness to allow two years to correct the violation of one vinyl window in the gable end at 465 Pennsylvania Avenue (Daniel & Raquel Vargas - 21-0884 / AU21/2-21.313-COA/HP - JM - Ward 6)

*Chairman Miller said and then in the audience, is anyone here for 465 Pennsylvania Av.?*

*Mrs. Morgan said yeah, they were planning on being here last month but then she had to cancel at the last minute. She didn't respond to my email, so let's just continue to table it. I'll reach back out to her.*

*Chairman Miller said okay, is the only thing different about this is they're asking for a 2 year?*

*Mrs. Morgan said so, I changed it to 2, that was kind of staff's recommendation, just after I did mention last time, I think, I spoke to Rebuilding Together Aurora, they submitted the application, there's currently no funding, they....I did speak to them, the homeowner definitely does meet the low income requirement. So, staff was trying to work with them, the homeowner couldn't upfront the money, so there wasn't even the ability to work with the Preservation grant. That's why we were kind of trying to hold off for something opening up in Rebuilding Together Aurora's funds.*

*Chairman Miller said okay. I wonder, I'm just....you said you just talked to them, I wonder if a group like that, if they fronted the money for someone and then it was repaid back to them, if they would consider that to be a useful investment on their part. So then in that case, they wouldn't actually be paying for the....it would only be front funding the repair, but not ultimately paying for it if we gave them the grant. Like for a group like that, would they consider that a good use of their funds because they would actually be getting the money back. And it also helps low income people who can't front fund.*

*Mrs. Morgan said I don't think they can probably accept funds because they're already a not-for-profit. So, there's probably, to get paid for work, would probably go against their mission. And they also work specifically.... they don't actually go out and do it, they contract with....well, that was Neighborhood....I'm not sure how Rebuilding Together works. I'm not sure if they contract or if they all are volunteer or if it's a mix.*

*Chairman Miller said okay, so I guess my question is the only thing that we're being asked to consider here is a 2-year correction?*

*Mrs. Morgan said yes. That's what staff's recommending. I think the homeowner would love to not have to change the window, but I think.... they were here before, and I think*

*we told them that that's probably not going to be something Commission supports.*

*Chairman Miller said okay, so what is their timeline now?*

*Mrs. Morgan said there isn't one.*

*Chairman Miller said so there is no timeline?*

*Mrs. Morgan said no.*

*Chairman Miller said oh, okay. We could, if the Commission.... I'd be comfortable discussing allowing a 2-year timeline as long as we had a motion to approve it. A motion to disapprove, I would not be comfortable disapproving it without having them here to defend themselves.*

*Mrs. Morgan said I would rather them be present, just in case they want to try to argue for longer.*

*Chairman Miller said no, okay, then we can table it.*

*Mr. Hoffman said we won't change the current timeline.*

*Mrs. Morgan said right, yeah, the current timeline (laughs)...and maybe there's something specific that they'll know, like they're saving up. Maybe they'll say, "this much each year, we need X amount of time".*

*Chairman Miller said yeah, I was just thinking if the only thing we're being asked to consider is a 2-year timeline I would be fine with approving it and not make them come in and talk to us if they don't want to.*

*Mrs. Morgan said okay. Alright, I will, if I talk to her at least let her know that if they're okay with that and they don't want to come to the next meeting, that's an option too.*

*Mrs. Ludwig said or if we get to the next meeting and there's still no response, at some point we have to....*

*Mrs. Morgan said make a decision.....*

*Chairman Miller said yeah, at some point if they're on no timeline, it essentially, we're not really making them fix it.*

**The Petitioner was not present and this agenda item has been continued to the next Commission meeting.**

## COMMITTEE REPORTS

*Chairman Miller said Are there any other reports of the Commission? Any reports or old business or new business?*

*Mrs. Morgan said no, the grants are moving forward. There are several of them that have started to kind of start. I think a lot of them have been delayed with their contractors going into the fall. I know there's one possibly that's asking for maybe an extension. The contractor lost some people and won't be able to do it. He's also the contractor on another project. So, I might need to have to extend 2, so we'll see. I'm trying not to do extensions.*



*Mrs. Ludwig said it looks like the corner of Downer and View....I forget the name. The big kind of rust and green colored one, glass flowers, big turret and....*

*Mr. Hoffman said was that a grant recipient?*

*Mrs. Morgan said the green and....the one on Downer?*

*Mrs. Ludwig said the one on Downer.*

*Mrs. Morgan said the green one and pink one?*

*Mrs. Ludwig said yeah.*

*Mrs. Morgan said yes, that was a grant recipient. She was finished.*

*Mrs. Ludwig said yeah, she's finished, and it looks great. I was over there the other day and the copper is all in and even the flourishes that they did on the downspouts and everything, it's very cool.*

*Mrs. Morgan said replicated that, yeah....did some....*

*Chairman Miller said thanks for that report.*

*Mrs. Morgan said did some downspouts...*

*Mrs. Ludwig said and she actually ended up doing another like, because she was able to get that funding, she actually was able to do an upper balcony that's on the street-facing, she's on the corner. She was able to do that and went and did that on her own dime as well. So, it's....*

*Mrs. Morgan said yeah, she added to her initial, by quite a bit, cost estimate.*

*Mrs. Ludwig said yeah, so she ended up doing some more on her own as well, so I thought that was really successful.*

*Chairman Miller said yeah, if anyone wants to look at that one, I'd say another grant recipient, I think from the previous year, did their front porch on South May. It might be around the corner from this green house. It's a porch restoration. It looks wonderful.*

*Mrs. Ludwig said yeah, wonderful. That's a big round one, is that the one you're talking about?*

*Chairman Miller said no.*

*Mrs. Morgan said just the...*

*Chairman Miller said just the front.*

*Mrs. Ludwig said oh, oh....I'm sorry.*

*Mr. Hoffman said that's one that was locally landmarked.....*

*Mrs. Morgan said yes.*

*Mr. Hoffman said the Victorian...*

*Chairman Miller said yeah, the (inaudible) Victorian.*

*Mr. Hoffman said I haven't seen that, but it did have the 2 by 4 railings...*

*Chairman Miller said yeah, the railings were the 2 by 4s cross pattern....*

*Mrs. Ludwig said that's the one, yeah.*

*Chairman Miller said it has wonderful baluster now, it looks great. What about North View St? I think they are doing paint and moving this strange baluster thing on their porch roof. I haven't seen anything started yet.*

*Mrs. Morgan said they just came in for permits so they should working.*

*Chairman Miller said oh, excellent.*

*Mr. Hoffman said is that the, that's the enormous.....*

*Chairman Miller said it's very large.*

*Mr. Hoffman said Asian with red?*

*Chairman Miller said yes.*

*Mr. Hoffman said yeah that place is huge.*

*Chairman Miller said it's a wonderful property with a barn and the main thing wrong with it is this unusual, like, 50s addition. Like a baluster again with the 2 by 4s in the X pattern around the top of the porch roof which is being removed as part of the project. We made it contingent on that so...okay. Are there any other reports then?*

*Mrs. Morgan said no.*

*Chairman Miller said I know that getting the right contractor is difficult. I mean, if you have to extend some, I'm not going to be opposed but we were encouraging people to get them done up front and then....*

*Mrs. Morgan said and there's only, especially the one, it's a window restoration work...there's only so many. I have a handful, like one handful of contractors that does window restorations. I mean, the other ones are currently working on projects.*

*Chairman Miller said okay, are there any other reports for this month's meeting?*

*Mrs. Ludwig said oh, I should mention 5....the one right next door to me. I'm 555, they're 5.....with the windows that go all the way around.*

*Chairman Miller said oh, is this the brick house, a grant recipient?*

*Mrs. Ludwig said I believe that work is done as well.*

*Chairman Miller said oh, wonderful.*

*Mrs. Morgan said yeah....*

*Mrs. Ludwig said they did first with the storm windows and all those storms all the way around, it's a big feature of that house and again, looks great. So, whoever it was that did that work too, it looks fantastic.*

*Mrs. Morgan said yeah, they did a nice job. I'm waiting on them, the homeowners installed the storm windows themselves, reinstalling them....*

*Mrs. Ludwig said correct.*

*Mrs. Morgan said he wasn't real happy with me since I'm holding up payment until he gets them reinstalled.*

*Mrs. Ludwig said that's my neighbor, so I'll tell him to chill. (laughs)*

*Mrs. Morgan said I mean; he wasn't mean about it.*

*Mrs. Ludwig said no, I've seen him working on it, he's been out there so that makes sense. Well, he's got motivation.*

*Chairman Miller said yeah, that's probably the right answer.*

*Mrs. Ludwig said but the work looks great. But yes, I think that makes sense they should rehang them, so you get to see the impact of the grant.*

## **ADJOURNMENT**

**A motion was made by Mr. Castrejon, seconded by Mr. Munoz, that this meeting be adjourned. The motion carried by voice vote.**

**Chairman Miller adjourned the meeting at 7:57 pm**

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