CALL TO ORDER

Mr. Sieben said I know there’s not a Chairman yet because you guys are kind of newly appointed. The City Council redid the rules and the membership and so on so this is the first constitution of the new FoxWalk DRC. We do have two former members, Charlie and Clara and then five new members. So far 7 of the total of 9 have been appointed. One of the seven is not here tonight. Fernando was excused, Fernando Castrejon.

Mr. Sieben called the meeting to order.

Mrs. Christensen said I’d like to nominate Charlie Zine to be Chair.

Mr. Palmquist said is this just tonight or is it for going forward?

Mr. Zine said well is that our place or is that going to be an appointment?

Mr. Sieben said the Planning Commission is an appointment by the Mayor. I believe DRC is just done internally.

Mr. Palmquist said I’ll second the nomination.

MOTION NOMINATING CHARLIE ZINE CHAIRMAN WAS MADE BY: Karen Christensen
MOTION SECONDED BY: Jeff Palmquist
AYES: Karen Christensen, Fawn Clark-Peterson, Clara Diaz, Brian Failing, Jeff Palmquist, Charlie Zine
NAYS: None

ROLL CALL

The following Committee members were present: Karen Christensen, Fawn Clark-Peterson, Clara Diaz, Brian Failing, Jeff Palmquist and Charlie Zine. Fernando Castrejon called in excused himself from the meeting.

OTHERS PRESENT

The following staff members were present: Ed Sieben, Jill Morgan and Sue Jackson.
Others Present: Ron Potter (Potter Construction), Bob Spaulding (Healthcare Plus Senior Care), and Jonathon Biertiz (JB Architecture).

APPROVAL OF MINUTES

19-0084 Approval of the Minutes for the FoxWalk Overlay District Design Review Committee Meeting on September 5, 2018.

A motion was made by Clara Diaz, seconded by Charlie Zine, that the minutes be approved and filed. The motion carried by voice vote.

19-0085 Approval of the Minutes for the FoxWalk Overlay District Design Review Committee Meeting on December 19, 2018.

A motion was made by Clara Diaz, seconded by Charlie Zine, that the minutes be approved and filed. The motion carried by voice vote.

PUBLIC COMMENT

Chairman Zine said if you are here for an item that does not have a public hearing and you wish to speak to the Commission, we can give you 3 minutes to do so.

No one came forward.

AGENDA

19-0080 Certificate of Appropriateness to replace the original wood windows with aluminum clad wood windows at 80-84 S. LaSalle Street (Potter Construction & Associates- - AU22/3-19.007 - FCOA -JM - Ward 2)

Mrs. Morgan said the subject property is in the Downtown Fringe. It is also in the LaSalle Street Historic Auto Row District. It was built in 1907. Just to note, the National Register nomination for this district did talk about the integrity of the second and third floor windows that are found in the district, as well as the significance of windows in general in the district. The concept there was they were trying to do large windows, bring light into the buildings at the time. In general, the applicant is proposing to remove all of the window and its framing and the metal storm windows and replace them with new framing and new Windsor aluminum wood windows in the Pinnacle series. Let me just bring up some photos of the current windows. So you can see they are currently 1 over 1 wood windows. Some of them, at least, still have the metal, the chains for the double hung to make them movable. They are in different states of condition as you can see. One that you can see just the window itself and then to the left has the aluminum storm window. The window he’s proposing has been used in the LaSalle Street District at 83 and 59 S. LaSalle. In those situations, the majority of the windows were not original. They were already replaced. The applicant does note that one of the main reasons they are requesting it is to meet the energy code compliancy. They can discuss more about why else they are wanting to replace the windows. There is a whole FoxWalk Design Guidelines and the Section 2.4-2 requires that windows that are original should be repaired first. If they are beyond repair, then you can replace them and potentially an aluminum clad would be permitted, but the guidelines, as well as the National Register Secretary of Interior Standards, requires that windows be repaired first. So since they are wanting to
replace them that is why we are bringing it straight to the Design Review Committee to make that determination since it does not strictly adhere to the guidelines. Just to kind of note some information about windows. There’s been a lot of work done about like trying to retain the original wood windows. Several studies, including one by the National Trust has shown that you can get a similar R value with an original wood window if it is properly sealed and properly rehabbed with a storm window, as well as other energy saving things you can do like interior panels. There are even shades that can help to reduce the heat lost through the windows. To note, the energy code does not mandate replacing windows. There are some other options. You can take extra measures in other parts of the building to increase the energy efficiency of other portions of the building to kind of offset the windows not being at the highest level. There is a portion also in the code allowing if it is a historic building and the windows are important, allowing some leeway as well because of the historic significance of the building. Just note, staff did do an inspection. The deterioration to staff did not appear that they were not repairable, hence them coming before the Commission. There are portions that were definitely deteriorated, particularly the bottom ceil, which is often you find the case. The wood windows are made to be repairable. You can take off, like current model windows, you can take a portion of just the bottom ceil off and replace it with a new piece. You can use epoxy measures in the area of deterioration, so there are different ways to repair them and staff did feel that those methods in this case would repair these windows. Do you have any questions for staff?

Mrs. Christensen said I do. Back when the Design Review Committee made that adjustment to the guidelines to allow aluminum clad where there is a wood interior, I’m recalling that the reason for that change was because of the concern in commercial properties for maintenance, long-term maintenance, particularly where you’ve got multiple stories. So there was a fairly extensive conversation about this because it is in contrast to what ordinarily would be the role for historic preservation. I wanted to make sure that I remembered that it was related to maintenance and that was the reason why the wood on the interior was required, so it was aluminum cladding to make the exterior maintenance easier to do.

Chairman Zine said I don’t think it had to be aluminum. I think it could have also been fiberglass or other materials other than wood for the exterior.

Mrs. Christensen said but the key was that the interior had to be wood.

Mrs. Morgan said with the interior still being wood and you are cladding the exterior, you still get like the three dimension of a wood window as opposed to like a vinyl window.

Mrs. Christensen said right.

Mr. Palmquist said I have a couple of questions. As far as the storm windows, are they all outfitted with storm?

Mrs. Morgan said no. Most of them are, not all of them have storms.

Mr. Palmquist said is that permitted? If the new windows were approved, would the storms still be there or would those go away?

Mrs. Morgan said no. If they did the new windows, they would not have the storm.
Mr. Palmquist said would they keep the storm?

Mrs. Morgan said no, they would remove them.

Mr. Palmquist said even if we recommended that they just would be repaired instead of replaced?

Mrs. Morgan said I could have the Petitioner answer that.

Mr. Palmquist said then the other question I have is are we responding to all the windows? Is it either all replacing or all repair or would there be kind of a one by one if down the line one or two were irreparable?

Mrs. Morgan said I think you would be voting as if they are repairable and whether they should be retained. If they are not repairable, the guidelines do allow them at that point to be replaced.

Mr. Palmquist said so that would be just one at a time then?

Mr. Curley said I also wanted to add, the proposed window which you see in front of you here, and the Petitioner will show you in a minute, does not have some of the details that the existing windows currently have. It is not as close a match as I’d like to see if we are going to do a mix and match approach.

Chairman Zine said so what you are saying is it is all of none if we repair them?

Mr. Curley said well what I would suggest is if we replace in a piecemeal fashion, it will look less attractive than it does now because of the detailing difference. I do believe there are windows that are a much closer match to what exists in lieu of what’s being proposed before you where a mix and match approach might actually make more sense or perhaps be a better choice for a full replacement of the windows other than what’s being proposed, but this is what is being proposed by the applicant. I don’t think a mix and match approach is warranted with the request and the proposed replacement that you have in front of you.

Mrs. Christensen said so to clarify, the applicant is proposing the divided lights on the upper sash?

Mrs. Morgan said no.

Mr. Curley said so some of the interesting details on these windows are the extension of the style past the sash, the bottom sash style here with a little volute basically detail. If you look at the picture above, this window doesn’t have that. You would see it here, here, here and here. There are some window manufacturers we understand that would attempt to do a better match than this.

Chairman Zine said but then why the divided light?

Mrs. Morgan said that’s just a sample from one of their standard samples.

Mrs. Christensen said because I would agree. We want there to be some uniformity. You don’t want it to look like a hodgepodge.
Mrs. Morgan said and we would want them to match. If they did replace, we would want them to match the 1 over 1 sash.

Chairman Zine said so I have a question then. I think there is no doubt that the newer windows would look nicer and would be easier to maintain, but the guidelines are clear that you have to repair if they are repairable.

Mrs. Morgan said the Committee does have the ability to do like a variation similar to like when the Zoning Board of Appeals does variances that in this particular situation because of x, y or z and the Commission should lay that out. In this particular situation, the Commission feels that allowing it would not be detrimental to the historic character or for whatever reason you feel that in this situation, but you do have the ability to do that variation.

Chairman Zine said well I have a couple of questions I'd like to ask either the developer or the contractor.

My name is Ron Potter, Potter Construction Associates, Inc. We recently finished 83 S. LaSalle, which is right across the street from this building with the Windsor windows. We also just completed 59 S. LaSalle with the Windsor windows, which are exactly like what you are seeing here. From that standpoint, it is kind of being set on street plus Jimi Allen's is across the street from 59 and has all brand new aluminum clad windows for his whole storefront. We did storefront windows at 59. That was the bar, if you are familiar with LaSalle Street, that was the bar that had the 3 little porthole windows and it was all brick. We took all that down and built all new storefront windows so it looks much more like the original. I don't know if you had a chance to go by to see the finished buildings, but we are very pleased with how well they turned out. The way we approach an old building, we respect the building, but we don't feel it is a sacred cow that nothing can be changed about it because there are so many improvements in new products that there is no way that an old product, no matter how meticulous you want to be trying to make it weatherproof and with the R values, even though there might be studies out there saying they are similar, in a real life situation the weatherproofing that's done around this, the tightness that's done in the factory having to meet the new current codes of energy efficiency you can't get that in the old style windows. There is just no way that you can do that. I'm also ICC certified for HVAC, so on all the sidewalls you are going to be doing at least an R-15. We have to do an R-49 in the ceiling because it is residential. The old style windows, which have the chains on them, you have 3 to 3½ inches for the chains and the weights to work, so you cannot insulate that area. Some of these windows are close to 7 feet tall, so you are going to have that much air coming in. To try to compensate for that type of air and saying you can improve things elsewhere in the building, from a rational standpoint, from my standpoint, it is not the way to go. You are trying to make the best airtight building that you can. The owners, Healthcare Plus, I have a gentlemen here and you can ask him questions. Bob Spaulding is his name. They target in their business with seniors, helping seniors at home or in their apartments. They are wanting to use that facility at 80-84, so it will be for independent senior living, it is not assisted living, independent senior living and to make the building as airtight as possible and energy efficient as possible is a very high priority. Any other questions?

Chairman Zine said I'm familiar with the other buildings and the quality of the windows are not the thing that I'm focusing on. I'm curious as to how many of the windows are repairable or beyond repair if you have a rough idea of that.
Mr. Potter said the building is 110 years old. A lot of the wood surrounding the windows themselves is rotten. It is all going to have to be replaced. So now you are replacing so you're going to be able to build and have something that will look right. This comes in many different colors. The storm windows are like a bronzy color that’s on there now. It goes very well with the brick. That would be the type of probably the color going with what the clients are wanting, but that would go very well. So from a physical appearance, when we are done versus what you see now because you are not seeing the wood windows back behind, which are old and there are a lot problems with them, you are seeing the storm windows. So the appearance, once we are finished, will be very, very similar to how you see the storm windows now.

Chairman Zine said how many windows are we talking about?

Mr. Potter said I would say approximately 70. There’s been a lot of water infiltration in the building over the years and there is a lot of wood decay in the building, in the windows and that, and like I say, regardless of how meticulous we would try to rebuild a window and then you are going to have to buy new storm windows to make it look right and you're still not going to have the same values and tightness with the old wood windows that you have with new ones. These have to meet certain energy codes for us to be able to put them in.

Mrs. Christensen said I have a question. So you're describing the use of the building is going to be for seniors, independent living. Are there any federal tax credits involved in this project in terms of the financing? Maybe that’s a question for the owner or developer. The reason I’m asking the question is because doesn’t that not have some effect on what you can do with the building?

Mr. Curley said it absolutely would if that was their plan, you are correct.

Mrs. Christensen said so I would ask that the developer would answer that question. Your financing, does it include federal tax credits or state housing tax credits?

I’m Bob Spaulding. I’m the owner of the building. We have an agency called Healthcare Plus Senior Care and we operate that out of the first floor right now. What we do is we provide caregivers to seniors and the disabled in their homes to allow them to remain in their homes as long as they can because we feel that that provides the best quality of care and also the quality of life for the people we serve. We serve over 3,200 seniors and the disabled across northeast Illinois. Rockford, we have an office there. We have an office in South Holland. We have one in Pulaski. Our corporate office is in Rolling Meadows and we just opened this one in Aurora. We do look to bring considerable employment to the community. One of our charters that we feel is very important is to be able to provide senior living to seniors in a very healthy and good way and we see this as being an ideal location bringing some additional population into the community there, which is a wonderful street. LaSalle is just a wonderful street. One of things that we are very concerned about is basically the air tightness of the building. I understand that the current windows have weights that run up and down to counterbalance the windows as they go up and down. I also understand that it is virtually impossible to provide any kind of really R value or just weatherproofing it in general. One of the concerns I have is for the health of the seniors. In that, if we have drafts in the building that we cannot correct, it puts our seniors at danger. In the wintertime you get some pretty high winds. A lot of times people have problems with pulmonary function and so we are very concerned that, in fact, that this would be a building that would be appropriate for them. From what I've
seen, there’s a lot of drafts in that building. This is a very attractive building with windows already clad in a dark bronze façade and we would be looking to make it basically as close to that as we can get while making the building healthy for the seniors which we hope to bring into the building. We’re looking to do the preservation as much as we possibly can. At the same time, bring it up to modern day safety and health because we’re just very concerned about that and feel that’s a primary importance in this particular conversation and this particular approval that we hope to receive.

Mrs. Christensen said but again, my question was about your financing because, again, if there are no federal dollars involved then that doesn’t impact this decision.

Mr. Spaulding said there are no federal dollars involved. We’re not going that route. It is all funded through the bank. It is all set up and we’re ready to go. It is we’ve got to get it started. This is really where we’ve got start is with the windows.

Chairman Zine said now are we only talking the second and third floors?

Mr. Potter said the second and third floors are what we are going to be doing for the apartments. The main floor is commercial and everything right now would stay the way it is.

Chairman Zine said are those bronze in color too? I don’t remember that.

Mr. Potter said pardon.

Chairman Zine said are those window frames on the first floor bronze colored as well.

Mr. Potter said they are darker colored, yes. The one thing I wanted to mention too, to give a traditional feel to the windows, this has the integral finger pulls. There is no hardware to make it look too modern. So from the inside when this is all painted with the integral finger pulls that the windows open and close. It has a very traditional look.

Chairman Zine said alright, just to confirm, you are talking about the same style of glass, not the divided light?

Mr. Potter said correct.

Chairman Zine said the same style that’s up there and you are talking about bronze color or something very similar to what’s up there right now?

Mr. Potter said yes.

Chairman Zine said you are talking about redoing all the windows on the second and third floor?

Mr. Potter said yes. All of the wood surrounding the windows will all be removed because, like I said, over 110 years there’s been a lot of leaks in the building. In fact, many of you might not be aware of it but about a year ago this time they had a sprinkler head on the third floor break and there was lots of water going through. It was coming out through the windows in fact is how bad it was.

Mrs. Morgan said will you be replicating the size of the width of the actual frames
themselves? Because these are thick, like wide, frames.

Mr. Curley said and light openings as well. You've got the space that Ron astutely mentions is very challenging to insulate in any way where the counter weights, if you are familiar with the windows, if you opened it up the counter weights are front to back. There is almost no room to insulate. That’s a very accurate statement. You’ve got some instances where we’ve got a 1 over 1 next to another 1 over 1 with four counter weights right next to each other with a little pilaster that runs all the way through the masonry opening. Part of what I’d like to see committed to is that that opening is going to be replicated if this is allowed. That pilaster will be replicated if this allowed.
The window units themselves will be the same size. It would still give them the opportunity to insulate appropriately the cavity that now doesn’t have counter weights in it; however, it was necessary to make it appropriate, but the window styles themselves and the openings I guess I was looking for commitment to match as best as we can.

Mr. Potter said yes, that is what the plan would be. I had the window representative out and we measured all the windows.

Mrs. Christensen said so these are essentially custom built windows.

Mr. Potter said they are custom built windows. That is what we had to do at 83 also. The width that you see on the inside, that is achieved by the casing that you would do. When everything is said and done, the inside is going to have the same dimensions as what’s there now.

Mrs. Morgan said because often when we’ve seen people do replacements, even when the framing is custom, they still don’t necessarily replicate the exact dimensions.

Mr. Curly said let me point out what Jill is getting at so everyone is on the same page. So again, it is clear based on the answer that the overall size of the unit, essentially the width of the light will be the same. What Jill is talking about is the thickness of the sash around the unit. Is that also customizable?

Mr. Potter said not that I’m aware of, but the whole thing is, this is a small sample window. The windows we’re talking about are close to 7 feet tall and 3 to 3½ feet wide. So everything is beefed up a little bit. In the past, Jill was concerned at 83 that it was going to look like it was too wide, but I think when you see the finished product with the size of the dimensions of the whole building and everything there’s no awkwardness to the way it looks. It fits in very well. It looks like it is property dimensioned.

Mr. Curley said the one other question I would also ask and wonder if you would ask Windsor is, is it possible to replicate the extension of the style with the volute here on the exterior and the interior of the window or is that not possible with this brand of window?

Mr. Potter said I’m not clear on what you are asking.

Mrs. Morgan to replicate this, they call them ogee lugs. I’ve seen Marvin replicate it before.

Mr. Potter said if we were to do that, you can have custom pieces made, but this is the way the windows are made so they can be cleaned from the inside. If you are going to
do custom pieces it is going to interfere with being able to do that. That’s another advantage of this window versus the older styles that obviously don’t have that factor where you can keep them much cleaner by being able to open them from the inside.

Mrs. Christensen said is it possible to get an estimate or spec from a different manufacturer to retain that ability to clean the window from the inside, but also get the detail that the staff is referring to?

Mr. Potter said everyone has different windows they like to use. These are the windows that we’ve used for a long time. The company is very highly rated. We’ve had very little trouble with the windows. Again, you can make a customized piece. I don’t know if the Pella’s have a way where they are going to come down and then you’re going to have something to release that where you can do that and most modern windows are that way.

Mrs. Morgan said I don’t know how the one I saw that does replicate that piece how it comes down to clean, I don’t know. It could be replicated, at least, from the outside.

Mr. Potter said you can’t really see any of that from the outside because you have a storm window.

Mrs. Morgan said but aren’t you getting rid of the storm window?

Mr. Potter said no.

Mrs. Morgan said you are keeping the storm windows?

Mr. Potter said the new windows are energy efficient, the thermal paned windows. If you want to keep the old windows, single paned windows have a very low R value. With the way they are set up, you cannot keep on a high wind the air infiltration from coming out. The storm windows help some. The storm windows are not correct to the building.

Mr. Curley said I think what we are asking is if approved for replacement windows throughout the building, will you be retaining the additional storm windows that are in place now?

Mr. Potter said no. They are not necessary.

Mr. Curley said that’s what we thought. But the detail then would be visible. You’re statement is they are not terribly visible now, I think, expect for that lug ogee.

Mr. Potter said right, but it is not a detail that would be visible if you are trying to use the old windows.

Mr. Curley said I think your statement is they currently are not very visible if we retain the existing, therefore, why are you asking for it in the new is, I think, the statement you are making.

Mr. Potter said it could be phrased that way.

Mrs. Morgan said I guess I would just say if you can’t replicate them in the interior then at least on the exterior that element is not completely being lost.
Mr. Potter said is it visible from the outside?

Mrs. Morgan said yes, on the right one that doesn’t have the storm window.

Mr. Potter said well what about the ones that have storm windows. Is it visible?

Mrs. Morgan said no, but the thought is that by at least retaining on the outside you would be retaining that element and that element would not be completely lost and for at least documentation purposes of what this building would have looked like originally that it would see that you have, that there was some detailing to the original wood window.

Mr. Potter said the other thing that we saw when I toured the building with Jill and Ed is because of the air infiltration from the existing windows on the third floor, someone has bought in a lot of Styrofoam and stuck all the pieces up on the windows trying to keep the cold and the drafts out. Like I said, we really respect the old buildings and we try to keep the charm of them, but we don’t feel they are a sacred cow to the point that you can’t touch them, everything has to be exactly the same as it is because there are so many new improvements in the last 100 years to say okay that’s the way it was and you can’t change that at all. We try to respect it.

Chairman Zine said so I want to clarify, on the exterior, if you went with the new replacement windows there’s not going to be any exposed wood at all, correct?

Mr. Potter said the wood that would be exposed would be if we have to maintain what it looks like. I’d have to look at all the pictures to see if there is any wood that you see at all around the outside of the windows. On the inside, we will be maintaining the spaces.

Chairman Zine said well if we do approve the new windows, one of the big reasons for changing the rules several years ago when we did it is to eliminate the need to go up there and paint to protect the wood. If you put in the new windows, I would hope that there would be no wood whatsoever visible.

Mr. Potter said that would be the goal. With what’s shown there the way the storm windows are, the material that’s in the middle you can buy like the PVC if it is a center bar that would be needed. The PVC, the color is engraved in it.

Mr. Curley said I think the concern is there’s been an allowance made for an understanding, essentially, by the last Commission that revised the rules to acknowledge it’s difficult to maintain second and third floor and above wood elements, so I believe what the Commissioner is asking you Ron is the wood elements that would be left over outside of the windows, how are you planning on matching the window element and any details that are historic if there are any. I don’t believe there were any details in those areas, so it’s possible that it could be clad with a similar cladding from the window manufacturer so it exactly matches the windows and essentially use the same rationale that the rules were changed with originally.

Chairman Zine said that’s what I’m looking for.

Mr. Potter said each project is different. I can’t fully answer the question until we get into the project. But we could wrap, if there is any wood, to maintain the exact look
that’s there between the windows or we could use PVC type material for a single piece that comes up through so nothing is changed from the appearance in the outside. But like I said, until you get into a project and look at each thing, it is hard to answer all the questions.

Chairman Zine said but you are asking for our approval and so we really need specifics and the whole point to changing to allow these clad windows was to eliminate the maintenance and still make sure that we had something that looks…

Mr. Potter said let me put it this way. The finished product will be a maintenance free on the exterior with the different items that we will use.

Mrs. Morgan said so just to go back to what John was pointing out, so the center piece here on the interior, will that be wood?

Mr. Potter said yes.

Mrs. Morgan said and the same dimension?

Mr. Potter said yes. That’s strictly a casing piece that gives you that just like with any window that you have at your house or whatever.

Mrs. Morgan said I’m sorry, I was talking about the center of the picture.

Mr. Failing said you mentioned there’s about 70 windows. Of those windows, how many have been deemed unrepairable?

Mr. Potter said I don’t think a study has been done as far as how many would be unrepairable. I think a very important question in this situation is the final product, what are you really going to have? If you are repairing the wood and you still have all the leakage, how is that benefiting the building itself and how does that improve the situation, especially since they are targeting the older market, the older senior, active seniors? Like I said, there is no way, no matter how meticulous you want to be, that on a job site that you are going to be able to do the weather stripping and sealing of the units that are going to equal a factory built window that’s thermal paneled.

Mr. Curley said I think just as a summary, first off, we have a lot of exciting news for downtown development. There are 5 downtown properties that will be coming forward with redevelopment agreements in the next month; the Terminal Building, Keystone, Hobbs, 80 S. River, the old Culture Stock Building and other buildings that haven’t gotten the same incentives where we are realizing some redevelopment. I think if you are familiar with Development Services in our recent history, we’ve really been trying to be as flexible as we can to try and find that right balance between what makes sense with respect to everything in development, even with respect to, as an example, sprinklers. We try and strike the balance for safety in buildings and use all the tools that we have at our fingertips to make sure that we are making the right choice for redevelopment of our downtown. We don’t want our regulations to get in the way of entirely snuffing out any development that we might have, but we also want to pay respect to our historical heritage. So you are going to hear me come before these hearings and we may, in fact, be looking to change some of our regulations to define those flexibilities, so I completely appreciate your original comments Charlie. I just want to make sure we don’t lose the forest for the trees in these discussions. I think you can tell there are some details that are missing from the proposed window unit that
staff actually feels might be possible from another window manufacturer. I’m not hear
to say that I don’t want to see flexibility from the Commission because I will be here
arguing for flexibility to make sure we don’t lose the forest for the trees when someone
wants to spend a million and a half dollars in our downtown and we tell them sorry that’s
not good enough, you need to spend two. We need to strike the balance so that these
buildings that have been long vacant find end users. Otherwise, we are going to lose
the history entirely, so finding that balance is an important thing to try and strike. I will
tell you a lot of the development that is coming forward are using historic tax credits
and in those buildings they will follow all of the Secretary of Interior standards to the “T”
with federal oversight and we are happy that that’s being used. We are happy that the
history is being preserved, but in addition to that, locally we should be happy that that’s
being used because it’s reducing the leverage that’s needed to fill the gap with local
assistance. So you’ll hear a lot of stories about that coming forward in the next month.

With respect to this particular unit, it is my feeling personally that I believe there is
some detail that should be hashed out if it could be hashed out a little more with an
aluminum unit in a little bit more detail. If there is a condition that the Commission
would entertain, we’d be happy to take an approval and bring forward as an example
the exterior lugs being incorporated with the window unit and then whatever conditions
you might want to entertain, but we do need to try and strike the balance that I’m
suggesting to make sure that we do redevelop our downtown.

Mrs. Christensen said I agree and, again, just to remind everybody when we had the
discussion years ago, that’s precisely why the Design Review Committee at the time
revised the guidelines to allow the cladding on the exterior. I would agree. I think my
question again is what I had said before was whether there’s another manufacturer that
could provide the detail that matches. If not, there isn’t. You’re right. I don’t think we
want to put excessive burdens.

Mr. Palmquist said Karen, and John articulated it well, is that balance that this
committee, and I’m throwing it out there for a minute or two discussion, is that balance
permitting the replacement and maintaining those critical dimensions of the size and
sash? Illuminating the storm, I think that’s a reasonable tradeoff for the new windows
is getting rid of that look which if we kept the existing windows we’d be stuck with a
mishmash of storms and that’s worse than the new windows, but then asking for that
detail visible from the exterior. I think there is a reasonable compromise in allowing
the new windows and being sensitive to how the building would be reused and having it
be a marketable space that could be constructible.

Mrs. Christensen said I would agree with what you said.

Chairman Zine said I will add that if the guidelines say one thing, we’re not really here
to interpret. We are here to enforce. But you reminded me that there is flexibility built
in there. I think the fact that it is a residential project, I think it is a big building and it
is tall, so the maintenance-free aspect of these windows on the upper floors is
important. But I do think we should look at the guidelines so we don’t have to rehash
this every time, especially if there is a tax credit case before us.

Mr. Curley said completely understood. When there is a tax credit case, we actually
won’t have the discussion because it will be forced to meet every aspect of the
Secretary of Interior standards. We understand maybe the position that my comments
are putting you in, I understand that, and we will work to try to strike a balance like we
have in the other aspects of regulations related to development to try to strike that
happy medium, which makes sense to redevelop our downtown and preserve our
Mrs. Morgan said and we can look at it if there is a need to clarifications. In the residential historic districts we've been doing that, trying to do some clarifications so we don't come before the Commission for the same thing every time.

Chairman Zine said are there any other questions? I think we are ready to call the vote.

Mr. Sieben said is there a motion and a second?

Mr. Palmquist said I'll restate it or just use that question as my motion to accept the replacement windows with those conditions that we meet the existing critical dimensions of the actual glass, the opening and the sashes and any other details plus the inclusion of the ogee lug visible from the exterior.

Mrs. Christensen said I would second that motion.

Mrs. Morgan said does the Commission want to add like if it is possible if upon staff's working with the applicant if there is not. I believe there is, but I did not recently look.

Mr. Palmquist said since I made the motion, I'm comfortable with adding that caveat that we'll trust staff to pursue that with the Petitioner, the feasibility of that detail.

MOTION TO APPROVE COA WITH CONDITIONS WAS MADE BY:  Jeff Palmquist
MOTION SECONDED BY:  Karen Christensen
AYES: Karen Christensen, Fawn Clarke-Peterson, Clara Diaz, Brian Failing, Jeff Palmquist, Charlie Zine
NAYS: None

A motion was made by Jeff Palmquist, seconded by Karen Christensen, that this agenda item be approved. The motion carried.

19-0083 Certificate of Appropriateness to replace the original wood windows with aluminum clad wood windows at 6 E. Downer Place (JB Architects-AU22/3-18.225-FOCA-JM - Ward 6)

Mrs. Morgan said 6 E. Downer Place is in our Downtown Core, as well as in the Stolp Island National Register Historic District. It was erected in 1871 with an addition in 1892. The building is one of the last remaining portion of the larger Silver Plate complex that kind of look up this whole walk area. The applicant is also proposing replacement windows, again, the framing and the window itself. They are proposing Pella Architect Reserve aluminum clad wood windows. The windows will replicate the existing windows, including the tracery elements on the 3rd story windows as well as all of the windows, the arches will be replicated. The applicant has noted that when we spoke with the Pella representative that these Pella windows have been approved in tax credits that they've worked with in the past. The applicant, again, also noted the need for replacement they may need for energy efficiency. We did a little additional research on the building. Originally when we went into it, staff had some difficulty figuring out exactly what was original and what had been replaced. There was some unusual framing besides the interior framing hadn't been finished. There was some unusual framing at the top that made it uncertain whether they were original or
replacements. Staff did speak with the owner back in the 2000’s. Back in the early 2000’s, the front façade was completely redone. It used to have different openings, so they brought it back to what it looked like historically. Those windows are salvaged windows from another building in downtown, so that is why they look very similar to the windows that are facing Stolp Island. He believes those windows date to the early 1900’s. The windows that face Stolp Island are original or rehabbed in the early 2000’s by Frank Rojas. Those are original to the building. The restoration of the windows weren’t complete. If you look at some of the interior photos, you can see where the interior framing just was not finished on them. It looks like they were kind of mid-restoration. Again, I’m not going to repeat some of the backgrounds on the energy efficiency in keeping the windows. Staff did inspect these windows. They are in good condition, even though the roping has been repaired. However, there are some framing issues and I think they are going to have some operational issues that would have to be overcome in rehabbing the windows. The front façade windows are fixed. Those are just a couple of things to note. We have the representative and a sample window. They are doing the 1 over 1, supplemental arch. They are even doing the tracery in the replacement windows.

Chairman Zine said we are talking about all the windows?

Mrs. Morgan said all the windows.

Mr. Failing said which ones did you say were still original?

Mrs. Morgan said the ones facing Stolp Island are original to this building, so the ones with the fire escape. The front façade are salvaged. They are historic windows, but not original to this building. There may be some salvaged replacements on the side elevation as well that weren’t repairable.

Chairman Zine said and we are not considering the first floor on the front?

Mrs. Morgan said the first floor on the front will be redone in a commercial look. That adheres to the guidelines, so staff didn’t bring that before the Commission. I’m sure they can talk about the whole project.

Mrs. Christensen said to me it is a similar issue to what we previously discussed because of the maintenance on the exterior of the building on a 3 story building. We want to make it possible for the building to be maintained easily.

Chairman Zine said do we have any renderings of what the finished front façade is going to look like?

Mrs. Morgan said no.

I’m John Biertiz with JB Architecture, the architect for the project. I don’t have any renderings with us. I thought they were in the stuff with the city that was already submitted. Basically as discussed, we’re planning to replace all the windows. The majority of the windows that are there are singular double hungs within a masonry opening, so we don’t have the issue of a mold unit where you’ve got to deal with that centerpiece, that how do you treat that. So we feel that replacing the window in the existing masonry openings is going to give us the truest look that we have. On the front entry, even though it is not really part of our discussion, we’re remodeling that front end. What’s all on the front there was done years ago. If you look back at the
original drawings from 100 some years ago, there was an inset entry into it. We are going to recreate that. So we are trying to take it back as close to what we believe it was 130 years ago. Instead of being just a flushed façade with the doors in there, it will have an inset and a covered entry into that. We are trying to do as much as we can to bring it back to what it would have looked like 120-130 years ago.

Chairman Zine said how many windows are we talking?

Mr. Biertiz said it is about 4 dozen. The majority of them are on the Stolp Avenue and on the Downer side. There a few on the alley side that in some cases the openings that were there have been either boarded up with wood or with brick over the years, so we are going to pop a few of those open. It seemed to me that the best windows that are there are the ones on the first floor that were not original, some of the big picture units that are in there. We looked at a lot of the windows inside. As was mentioned, the windows that are overlooking Downer are all screwed shut because they are shot. There is just no way to reuse them. With this project here, the 2 upper floors are residential. I have to be concerned about, besides the issue of the energy efficiency that we have to deal with, is also egress and escape from these windows here. We are looking at that in terms of how these windows operate, so trying to reuse existing windows could become problematic from the standpoint of an egress situation where these windows, even though we can possibly work with some of them, I’m concerned about the ease of being able to open these sashes in an emergency.

Chairman Zine said do we have any images of the east side of the building?

Mrs. Morgan said no.

Chairman Zine said are we changing opening sizes on the east side?

Mr. Biertiz said no. We may be adding a few smaller windows. On the east side they are all very small units and there is only a scattered few in there, but again, some have been already infilled with wood, which we may put windows in there if they make sense inside the space. A couple of the windows are into a closet, so it doesn’t make sense to put a window there, but again, trying to build this envelope of this building back so that it is as energy efficient as we can.

Chairman Zine said so any windows on the east side you are going to use the same exterior materials?

Mr. Biertiz said yes. They are all the same brand windows. They are all custom. They are all going to fit in the existing masonry openings that are there.

MOTION TO APPROVE THE COA WAS MADE BY: Karen Christensen
MOTION SECONDED BY: Brian Failing
AYES: Karen Christensen, Fawn Clarke-Peterson, Clara Diaz, Brian Failing, Jeff Palmquist, Charlie Zone
NAYS: None

A motion was made by Kareb Christensen, seconded by Brian Failing, that this agenda item be approved. The motion carried.

PENDING
ANNOUNCEMENTS

Mrs. Christensen said I have 2 quick questions. Clara, Brian and I are all on the Aurora Downtown Board of Directors and this morning we had an orientation for the Board and among the issues that were raised by Board members was that business and property owners who come into this district are not necessarily aware of the regulations that effect the district and we were wondering if it would be possible for some kind of education brochures, a physical piece in both English and Spanish, that could be distributed regularly to the downtown buildings, not only to the property owners, but also to the businesses.

Mr. Sieben said that's a good idea. In fact, we just moved our offices on Friday, so as we were packing and cleaning and pitching and keeping I found some of those brochures so I know it's been done in the past.

Mrs. Christensen said and then the other question that I have because we've got new folks, is the staff going to be providing some kind of orientation to what the design guidelines say?

Mr. Sieben said another very good idea Karen. We are actually having training for the Planning Commission on February 20th. The APA is coming in and doing some training on that, but it might be a good idea to also do it for the FoxWalk since most of you guys are all new.

Chairman Zine said is that training on the Open Meetings Act or training on…

Mr. Sieben said mostly it is the guidelines. The other thing, we weren't able to do it for this meeting, and there was a lot of changes with the bylaws and the guidelines and who is a member. If you remember, there is now a Riverwalk Subcommittee, so I think at the next regular meeting of the DRC we will put forward some name suggestions for the subcommittee for the Riverwalk. That was another component.

Mrs. Christensen said John, did you say we were going to be hearings shortly on about 5 or 6 more projects coming forward?

Mr. Curley said yes. Again, we are working on redevelopment agreements for the Terminal Building, the Keystone Building, Hobbs, 80 S. River and the old Culture Stock. Expect them to get cycled into the political realm with the first step at Finance starting next Tuesday for several of them and then the next cycle for the balance. We have more interest in our downtown than I've seen in the 20 years I've been here. It is very exciting for staff and really feels like it is starting to move.

Chairman Zine said what about the building behind the Terminal Building, the 2 story?

Mr. Curley said the one immediately north of there was recently purchased. I don't have any news on the one immediately north of the Terminal Building.

Chairman Zine said west of it.

Mr. Curley said that is being remodeled. That is currently under a permit for some work there and they are reworking the first floor for I believe an office use of some type. That's 58 E., I think.
ADJOURNMENT

A motion was made by Fawn Clarke-Peterson, seconded by Jeff Palmquist, that the meeting be adjourned. The motion carried by voice vote. Chairman Zine adjourned the meeting at 7:10 p.m.

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