



City of Aurora

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

Historic Preservation Commission Meeting Minutes

Thursday

March 11, 2021

7:00 PM

**THIS PRESERVATION COMMISSION MEETING WILL BE VIEWABLE VIA
REMOTE ACCESS ONLINE AT:**

www.aurora-il.org or www.facebook.org/cityofaurora

TO JOIN THIS MEETING FOR PURPOSES OF PUBLIC COMMENT VIA TELEPHONE:

PHONE NUMBER: +1 312 626 6799

MEETING ID: 862 4720 4400

THOSE WISHING TO PROVIDE PUBLIC COMMENT MUST PRE-REGISTER WITH THE ZONING AND PLANNING DIVISION NO LATER THAN 3:00 P.M. ON March 11, 2021 – VIA EMAIL: COAPLANNING@AURORA-IL.ORG OR VOICE MAIL (630) 256-3080. SPEAKERS MUST PROVIDE THEIR NAME, TELEPHONE NUMBER FROM WHICH THE MEETING WILL BE ACCESSED, AND TOPIC OF THEIR COMMENT. THE PUBLIC IS ADVISED THAT ALL TELEPHONE NUMBERS AND PARTICIPANT NAMES MAY BE VISIBLE TO THE PUBLIC.

CALL TO ORDER

Chairman Miller called the meeting to order at 7:00 p.m. and stated the following:

On June 26, 2020, the Governor of Illinois issued a statewide disaster declaration related to public health concerns. As head of this body, I have determined that an in-person meeting or a meeting otherwise conducted in accordance with the Open Meetings Act is neither practical nor prudent because of the disaster. This meeting will be conducted by Internet teleconference without the physical presence of a quorum. Prior to the commencement of this meeting, all members of this body were verified and can see and hear one another.

I further find that the physical presence of members of the public is not feasible at this meeting due to the disaster, and more specifically, the practical difficulties associated with accommodating the public in an accessible hygienic location that allows for appropriate social distancing. Alternative arrangements have been made to allow the public to contemporaneously hear all discussion and roll call votes live on the City's official website, on Facebook, and via Zoom teleconference. Notice of these arrangements have been given in accordance with the Open Meetings Act. The public may address this body consistent with the rules previously adopted and recorded and as adapted by Mayoral order.

Jill Morgan, Planner, is physically present at our regular meeting location as those terms are defined by Resolution R20-124.

All votes shall be conducted by roll call and a verbatim record of this meeting shall be made and maintained in accordance with the Open Meetings Act.

ROLL CALL

The following Preservation Commission members were present: Justyn Arnold, Fernando Castrejon, Amber Foster, Matt Hanson, Kristin Ludwig, Dan Miller, Simon Munoz, Al Signorelli and Mike Walker. Jen Del Debbio called in and excused herself from the meeting. Seth Hoffman joined the meeting at 7:02. p.m.

OTHERS PRESENT

The following staff members were present: Mrs. Morgan and Sue Jackson.

Others Present: Amy Heart (Sunrun).

APPROVAL OF MINUTES

21-0121 Approval of the Minutes for the Historic Preservation Commission meeting on February 11, 2021.

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

COA REPORT

21-0169 February Historic Certificate of Appropriateness Report

Chairman Miller said I have a question. On 609 S. 4th Street, this says remove and replace porch stairs. The comments seem to just describe the steps. Was that really just a step replacement?

Mrs. Morgan said yes.

There were no other questions on the COA report.

This COA Report was discussed and filed.

PUBLIC COMMENT

None.

AGENDA

21-0167 Certificate of Appropriateness to install solar panels on the roof being partially visible from the street at 420 Blackhawk Street (Raymond Bailey-21-0167- AU21/2-21.044-COA/HP- JM - Ward 6)

Mrs. Morgan said I will introduce the project. I believe the applicant is on or about ready to get on and available to answer any questions. This property is within the Tanner Historic District. The house is a contributing resource. The home was built circa 1890's in the National Gable Front and Wing style. In general, the applicant is proposing to install 27 solar panels on both slips of the roof of the detached garage located in the rear yard. While located in the rear yard, the north facing gable of the garage is still partially visible from the street and, therefore, cannot be approved by staff. Per the updates to the guidelines, the requirement that minimally visible solar panels is to be approved by the Preservation Commission only. The garage is a modern garage. The panels do appear to adhere to the requirement that solar panels be located where they are minimally visible and do not alter the historic character of the building, such as it is on the rear roof located in the rear yard on a non-contributing garage. Let me bring up a picture. Here you can see is a picture of house and specifically more the garage. You see in the rear where the solar panels will be located. Another picture of a close up of the garage. Then I have some pictures that the applicant provided kind of showing it more in the rear, so you can kind of see the rear facing house and what the garage looks like toward the rear. I'll stop sharing. Are there any questions for staff before I turn it over to Amy Heart with the Petitioner to answer any questions?

Chairman Miller said if I understood the diagram correctly, all the panels will actually be located on the garage and not on the house. Is that correct?

Mrs. Morgan said correct.

Chairman Miller said does anyone have any further questions or any questions for Ms. Heart?

Mrs. Ludwig said and those panels on the garage are enough to fully power the house? It just seems like other applications that we've had when we were hoping they could go to the garage, we've heard a lot of oh a garage can't hold enough panels to power the house. Is that because this is a larger, this is a 2 car garage?

Chairman Miller said it sounds like a question for Ms. Heart. Could you state your name and address for the record please?

My name is Amy Heart and I am a Policy Director at Sunrun. Thank you very much for letting me join you this evening. My address, I'm actually north of the border. I'm in Milwaukee, 3924 E. Whitaker Avenue in Cudahy, Wisconsin.

Chairman Miller said thank you for the introduction and thank you for being here.

Absolutely. I have the design specs, but I do not have the agreement with the homeowner of how much of an offset this is supposed to provide. Generally you'll see projects that try to have 70% to 80% of an offset over an annual usage, so a solar system could provide 70% to 80% of your energy. This might be a little bit less, even though it is on both of those roofs, but it is quite a number of panels. I don't know the amount of the actual offset that this one provides.

Mrs. Ludwig said that makes sense. Thank you.

Ms. Heart said I'm absolutely here to answer any other questions that you may have, but thanks for letting me join you.

Chairman Miller said are there any other questions for Ms. Heart? This one, it looks like the installer has done pretty much everything we've asked as far as putting panels on a detached building behind the house or a rear facing elevation behind the dormer, which you've done. I guess if there's no more discussion, would anyone like to make a motion to approve the COA?

MOTION OF APPROVAL WAS MADE BY: Al Signorelli

MOTION SECONDED BY: Amber Foster

AYES: Justyn Arnold, Fernando Castrejon, Amber Foster, Matt Hanson, Seth Hoffman, Kristin Ludwig, Dan Miller, Simon Munoz, Al Signorelli, Mike Walker

NAYS: None

A motion was made by Mr. Signorelli, seconded by Mr. Foster, that this agenda item be approved. The motion carried.

21-0165

2021 Historic Preservation Grant Applications (City of Aurora - 21-0165 / KDWK-20.203-PZ/HP - JM)

See Attachment for Item 21-0165.

The grant awards were selected and approved.

PENDING

COMMITTEE REPORTS

A) Grants

No Report.

B) Near Eastside Historic District

No Report.

C) Riddle Highlands Historic District

No Report.

D) Public Awareness

No Report.

E) Landmarks

No Report.

F) FoxWalk Design Review

No Report.

G) Tanner/Palace Historic District Committee

No Report.

ANNOUNCEMENTS

None.

ADJOURNMENT

Chairman Miller said do we have a motion to adjourn the meeting?

MOTION TO ADJOURN WAS MADE BY: Al Signorelli

MOTION SECONDED BY: Fernando Castrejon

AYES: Justyn Arnold, Fernando Castrejon, Amber Foster, Matt Hanson, Seth Hoffman, Kristin Ludwig, Dan Miller, Simon Munoz, Al Signorelli, Mike Walker

NAYS: None

A motion was made by Mr. Signorelli, seconded by Mr. Castrejon, that the meeting be adjourned. The motion carried. Chairman Miller adjourned the meeting at 9:24 p.m.

VISIT OUR WEB SITE FOR CURRENT AGENDAS:

<https://www.aurora-il.org/AgendaCenter>

Attachment for Item 21-0165:

21-0165 2021 Historic Preservation Grant Applications (City of Aurora – 21-0165 / KDWK-20.203-PZ/HP – JM)

Chairman Miller said the Grant Committee met last week and prioritized the applications, I believe there were 28, into a high, medium high and medium categories.

Mrs. Morgan said so what I thought I would do, and I think we did it last year and it seemed to work well, we deferred to the recommendations of the committee, their high, and I also thought we might go ahead and include their high medium and go through each one of those, discuss them and answer any questions. Then if there are any other ones that a Commission member felt that should be discussed as something that should be high, we could go to those next. There were several projects last year that weren't able to get completed due to COVID. They either had difficulty with the contractors being able to finish it because they were behind with projects with COVID or behind with getting material or other COVID related. Since we didn't know at the time what the budget would be, we determined, staff determined the easiest way, instead of trying to do an extension, was to just let their agreement expire and then put them at the top of the list for the next grant round.

The first one that applies to this is 112 S. 4th Street. It an owner-occupied single family in the Near Eastside Historic District. The project is soffit, fascia repair and new gutters. They are repairing and replacing soffit, fascia, eaves, trim and new half round gutters. So this total grant amount would be around \$13,000. Are there any discussions on this one?

Mr. Signorelli said well it seems as though these have to be a priority.

Mrs. Morgan said they do. Staff had given the homeowners that reassurance.

Mr. Signorelli said okay. Unless any of the Commissioners have any problem with the proposed work, which I don't, I think we could go ahead and approve this then.

Mrs. Morgan said so the next one is 351 Lawndale Avenue. That one is an owner-occupied single family, primary resource in the Riddle Highlands Historic District. The scope is window restoration. Work includes repair of around 9 windows, including frames, sills, exterior trim, drip cap, watershed, which are damaged by water. The final grant amount for this one is \$11,022.

Mr. Signorelli said I've looked at that. It is actually just a few doors down from my house and the one side of the house, which you can't see from this picture, it needs attention very badly and probably should be done quickly. It seems to be a problem that has occurred, at least in the Highlands, with the Tudor style with the half tubering and the stucco. Moisture gets in behind the boards. The boards rot and then they have trouble with the stucco. It retains

moisture. It won't hold paint. It peels, it cracks. There were the same kind of issues with the house that is directly across the street from me. I think it is a worthwhile project.

Chairman Miller said I agree. I actually spoke to the homeowner a few weeks ago and I looked at that side of the house there where the mini van is parked. It does need attention. Sooner rather than later, I think.

Mr. Signorelli said I agree.

Mrs. Morgan said if there are no other comments, I will move onto the next one. So this is 702 Palace Street. It is an owner-occupied single family home that is contributing to the Palace Street Historic District. This is desiding. Work includes removing the aluminum siding, replacing damaged siding, scraping, prepping and painting. This final grant amount was \$12,000. This is also a rollover from last year.

Chairman Miller said it is exciting to have a desiding project in here.

Mr. Signorelli said I'm with you Dan. That was going to be my first comment. The other thing is although, at least in my mind, architecturally the house is not the most unique in the area obviously. But I like the desiding idea and it is in a very prominent location. I think for those reasons I would be willing to approve the project.

Mrs. Morgan said any other comments?

Mr. Hanson said what is the material they are using to replace the siding with?

Mrs. Morgan said the intention and what the assumption is, is that underneath the aluminum siding is the original wood siding, so it is for the restoration of the original wood siding. If it happens not to be under there, we'll have discuss that. Typically, 90% of the time, the original wood siding is going to be underneath the aluminum, so that is what the owner is proposing.

Chairman Miller said so the restoration of the original siding makes it a nice restoration project.

Mrs. Morgan said that is the last of the rollovers. We have a little more say on the next ones. This one is 14 S. May Street. This is an owner-occupied single family home that is a local landmark. The scope is porch restoration and wood garage doors, including installing a new porch with historically correct posts and turncoat spindles with tongue and groove decking. The homeowner does have a historic photo that they will be basing it off of. The final grant amount was \$21,000. We did end up, the committee ended up, once we got through all the ones we ranked high and the amount of money, we were short several thousand dollars, so the committee suggested not funding the garage doors. The cost estimate did not, the one that included garage doors, didn't say how much the garage door was. The second cost estimate did include garage doors and they had a range, it wasn't as detailed of a cost estimate either, but

the top end of their range was \$21,000. Staff ended up using that money and figured out an \$18,000 total grant amount.

Chairman Miller said, as some of the Commissioners may remember, this homeowner came to us asking to be designated as a Local Landmark.

Mr. Hoffman said and I recall that they indicated this was one of their priority restoration projects, so this makes sense.

Chairman Miller said yes.

Mr. Hoffman said it is also one of the few glaring changes to the house from the original.

Chairman Miller said I agree with that. The rest of the home seems to be pretty original. It is just the porch, these columns, are those perhaps 2 by 2's or something?

Mr. Hoffman said they look like 4 by 4's. They are just plain.

Chairman Miller said and then the railings are like the X's and there should be a railing with turn spindles. In the historic photograph, the columns are brown, maybe like a Tuscan color.

Mrs. Ludwig said did they apply already for landmark preservation?

Mrs. Morgan said they did. We approved that last summer, I believe.

Chairman Miller said the committee placed this as a high because of the high impact from the street, restoring a porch. Again, it is restoring a home to the way it originally was and has the added benefit to being very visible to the public.

Mrs. Ludwig said it is definitely prominent, like it is very visible from the street, etc., and those homes along May Street collectively are a great visual element and plus anytime on the westside that you can get people kind of like opting in on historical preservation, not anywhere on the westside, I'm sorry, that Westside Historic District that really doesn't make up the full chunk of it around Downer and May and View, it is nice to get them opting in.

Chairman Miller said I agree and I agree that's a very nice block of May Street there, especially the side of the street that this house is located on.

Mrs. Ludwig said there is a lot of history on that street with the Lake family and the Lancaster's and all that stuff.

Mr. Signorelli said does anybody have an issue with, I mean we are working with so little funding that I'm concerned even with very worthwhile projects, which I feel this one is, I agree

with everything that's been said about it, I keep thinking \$18,000. If we do too many \$18,000 and \$21,000 projects, we'll have 4 or 5 homes that will get grants and that's it.

Mrs. Ludwig said does the whole porch have to be ripped off, or is it just a matter of replacing columns and those X's?

Mr. Signorelli said the railings.

Mrs. Ludwig said I don't know enough about like from a, do we know if it is a true complete, like maybe Seth could answer that, like is this a demolition project?

Mr. Hoffman said well let's see what's in their scope. Construct temporary support for existing roof. They are going to maintain the roof, which that does look original with the front gable and that does look in good shape. It's hard to see what's underneath. Generally porch floors, they have a limited life even if they are well maintained. It is a rough existence.

Chairman Miller said it does say replace decking in this one estimate here. Remove and dispose of existing porch railings, columns, decking and structural supports.

Mr. Hoffman said I think that that's a reasonable scope for this kind of project. If you are going to replace the columns, it is prudent to do the work for the porch, which might need it in say another 5 or 10 years. To go through and replace that, you've got to lift the whole thing up. If you put in new columns and railings on a deteriorated floor, to come back in and then replace the floor underneath that, you are going to end up disturbing and damaging your new porch and columns.

Mrs. Ludwig said to Al's point, I guess it depends on how many more \$15,000 to \$20,000 requests are in there.

Mr. Signorelli said there are several at \$21,000.

Mrs. Morgan said there is. I felt like there seemed to be in general larger amounts as compared to last year. I didn't feel like we had a whole lot of smaller, hitting around like the \$10,000 or under.

Mr. Hoffman said maybe people had more time to think big here sitting at home with COVID.

Mr. Signorelli said well I don't want to make it sound like I don't think that this is important. It certainly would improve this home and I think it is great that the homeowners want to do it.

Mrs. Ludwig said well I think you make a good point. It depends on what else is bumping up against it that might have a higher score for other reasons.

Mrs. Morgan said so at this point, instead of high, maybe we are thinking more like high medium. We can go on, unless anyone has any more comments about this one, to the next ones and kind of revisit once we go over all the ones everyone feels ranks in that high position.

Mr. Signorelli said and then actually vote on them.

Mrs. Morgan said so the next one is 450 Oak. This is an owner-occupied single family home that is contributing to the Tanner Historic District. The work is porch and window restoration. They are going to rebuild 4 front porch steps and wain walls using Indiana limestone, tuckpointing, repair pillars, scrape, sand, prime and paint 5 windows on the front house. The total cost estimate is around, I'm going to give just a little estimate, I had to end up playing a little bit with the numbers. For the ones that when I determined that the committee talked about beside scaling back some, I also ended up not doing our 10% contingency that we typically give in order to give that extra project that was almost funded. So this one I was coming in at about \$14,800 without the 10% contingency.

Mr. Hoffman said was this application last year too?

Mrs. Morgan said yes.

Chairman Miller said in a previous round they submitted. They weren't granted then. My memory could be off, but it seems like this proposal is explained better.

Mrs. Morgan said any thoughts? Do people feel that they kind of agree with the committee that they would consider this high?

Mr. Hoffman said they've got essentially two different projects together, the porch and the windows.

Mrs. Morgan said correct.

Mr. Hoffman said okay, so those are separate estimates there.

Chairman Miller said the porch includes apparently one side is leaning and it includes jacking that up and restoring. The bottom step there, the limestone is broken in half. I walked by there the other day.

Mr. Signorelli said we are talking about approximately \$16,000 for the grant amount, correct?

Chairman Miller said yes.

Mrs. Ludwig said it does seem like to Al's point before, if you're going to compare the last one to this one, here you have a safety issue. You have some stuff where things have shifted. They

could be in a little more of an urgent state, maybe, I guessing. Seth can probably answer that better than I can.

Mr. Signorelli said the other thing I would like to point out with this house is that it is a Malmer's, which is very significant.

Mrs. Ludwig said were the one's (inaudible) a little more decorative in nature, more aesthetic issues verses this one has a little more damage, or at least apparent damage? I don't know if that weighs into thinking.

Chairman Miller said my thought was probably, particularly on the porch, repairing damage to the porch and replacing a step that's broken with another slab of Indiana limestone. It kind of takes care of that problem for the rest of our lifetimes. It may need repaired again, but none of us are going to worry about it.

Mr. Signorelli said it is a beautiful porch.

Mr. Hanson said it is a beautiful home. I walk my dog around Mutual Ground, around that home almost every day now that the snow is gone. Something I have to ask about regarding the split in that bottom step is that's directly across from a tree and the tree is in the parkway. The trees that we cherish, the trees that we love are also bugaboos when it comes to driveways and this slab structure we are talking about now. If that tree has another 40 years to it, will we be revisiting this in 10 years? I'm with you. This may be a fix that outlives us, but that tree is going to be there for another 40 more years. Are you going to be fixing this again in another 10 years?

Mrs. Morgan said any thoughts on that?

Mr. Hanson said don't get me wrong. I love the house. It is beautiful and that step needs to be fixed, but there is a tree right to the bottom left of your picture that's causing the sidewalk there to buckle a little bit and more than likely that step as well, so I'm just asking for the long-term view of the value of that tree and probably the cause for that split.

Mr. Hoffman said can we add a contingency for tree root pruning? It looks like, and I walk by this relatively often because it is just a block over from where we live, it looks like that section of sidewalk and the steps there is settled, so it doesn't appear like it's being heaved by a tree root. It's possible there was a tree root there 50 years ago that's rotting away. That's actually not uncommon. You'll see that when a tree stump or something is cut around, especially all these big Silver Maples around here. They leave big roots that rot out relatively fast, but it could also be a collapsed drain tile or just some erosion or settlement. That's a worthwhile thought. I don't know that we...

Chairman Miller said the contractor will have to look at the site preparation, of course. I'm with you Seth. I thought it looked like both sides of that step were sunken rather than pushed up.

Mr. Hoffman said if they do that right, they are going to excavate down to some sound bearing material and then they'll compact it with some crushed concrete or gravel. The one question that I would have, and this might be through the COA afterwards, is that the mason doesn't talk about the mortar mix. He says matching mortar, which I guess that could be correct. That's one of my hot points there is the majority of your average masons use the wrong stuff on old houses.

Chairman Miller said you're right, that should be addressed too. We specify the mortar mix too, don't we?

Mrs. Morgan said we do talk about mortar. With the grants, if we wanted to get more detailed on any of the masonry ones and require them to do, like what Seth did for his house, is to get an exact match. Send it out to a company who can provide an exact match. I don't think we require that for typical COA's, but if we are funding it, I think if that is something we want to require, we could do that as well.

Mr. Hoffman said it is like \$300-\$500 to have that, so for a large project where they are doing essentially irreplaceable masonry, it is well spent. But if it is a mason who is familiar with this type of construction, they may already know and may already be planning on that. I still am skeptical because I see a lot of them do it wrong.

Chairman Miller said I agree. I've seen some of them done wrong too.

Mr. Signorelli said I'm very much in favor of this project, not only in supporting a beautiful home, but again, I wanted to stress that it is an Eugene Malmer.

Mr. Hoffman said one thing that I would offer is that we could veto the windows. I think if we were ranking them separately, that would score lower on our criteria.

Mr. Signorelli said could we give them something like around half of the grant that is requested rather than the full \$16,000, half maybe, or something?

Mr. Hoffman said they have their estimates split out. They have \$5,250 for the window work and then they have their other one separately. There not, I don't think, as in poor condition. They've got storms on them. The big ones underneath the porch are well protected from the roof. I don't know what condition the leaded glass is. Actually the quote for that is not removing or re-leading it anyway. It is just basically scrape and paint and re-rope them.

Mr. Signorelli said so this could essentially do something like \$12,000 or \$13,000 then possibly?

Mr. Hoffman said yes, essentially for the masonry work and then strike the amount for the windows.

Mrs. Morgan said it does look like \$12,500 was one for just the masonry and then another one came in at about \$14,800 for just masonry. We could just limit it to the porch.

Chairman Miller said we can do that. I'm zooming on like Google Maps right now. They are lovely windows. I don't really know the condition of them. Okay, so the thought is we should fund the porch, maybe strike the windows and perhaps that allows us to fit in another project.

Mrs. Morgan said possibly. So, we'll keep moving on.

Chairman Miller said we might want a little bit of contingency on that last one in case we do ask them to match the mortar and it's a few hundred dollars the mason might want to add on if they had not planned to do that.

Mrs. Morgan said the next one is 452 Pennsylvania Avenue.

Mr. Signorelli said I guess with this one I'm a little confused as to what exactly, what work is actually being proposed here. The other thing is, is am I correct in assuming that, obviously the top window, the window in the dormer, is not original, but it also looks like the window openings on either side of the front door and possibly the front door itself, those openings appear as though they've all been made smaller and none of that is original, of course, either.

Mrs. Morgan said yes so this one is just to remove the vinyl siding. This is a violation. They had some type of synthetic siding up there before, so to remove the vinyl siding. It is to restore the wood siding underneath. That is, I guess, again making the assumption that there is wood siding underneath to restore.

Mr. Hoffman said it's possible that it's stucco too, since it's got the brick, kind of brick wainscoating around the bottom.

Chairman Miller said the old pictures show like a wide reveal siding.

Mr. Hoffman said previous street view pictures?

Chairman Miller said yes.

Mr. Hoffman said okay, so it is not like a 60's wide aluminum or steel?

Chairman Miller said it could be that. I couldn't tell if it was like aluminum from the 60's. A few homes do have like original wood siding that just has a wide reveal. I don't know if this one would have it.

Mr. Hoffman said that wasn't very common until the 50's. Unlikely that would be on a bungalow like this.

Chairman Miller said probably not.

Mr. Signorelli said so then the vinyl siding would be removed from the dormer and around the windows and front door and the sides of the home?

Mrs. Morgan said yes. It was aluminum siding. I checked the survey from when we did it in 2001. That aluminum was apparently done in 1974.

Mr. Signorelli said I don't suppose we can do anything about changing the size of the windows. I'm having a hard time because it is so remuddled.

Mr. Hoffman said depending on when the windows, on the front porch there, that's an added enclosed porch. That was originally an open porch.

Mr. Signorelli said just as you said that, that occurred to me Seth.

Mr. Hoffman said if you look at the side you can see it has a sill cap on there.

Mr. Signorelli said yes you are right. That didn't occur to me. You are absolutely right.

Mr. Hoffman said it is hard to tell if they turned that into finished space. It kind of looks like they just have storm windows on the outside. Your classic enclosed porch that...

Mr. Signorelli said so where that door was probably all completely open.

Chairman Miller said I thought so too.

Mr. Hoffman said I would feel better about this if they or their contractor had done just a little bit of reconnaissance to verify what's underneath because if the porch was closed in at the same time that the siding, the previous aluminum siding was put on there, it may just be plywood sheathing around that porch enclosure and so to take that off and have to put some type of actual exterior siding material on that that would match the original or even verifying that it is siding underneath the original part of the house and not stucco that's got a thousand holes punched in it now. There is also some masonry work in rough shape on this.

Chairman Miller said I noticed that too.

Mr. Signorelli said the stairs look like they are in pretty bad shape too. Is it possible, do any of you think, that we could get the homeowner to get rid of the vinyl siding, replace the window in the dormer and could we pitch saving money by tearing out the windows and the door and opening the porch back up again?

Mrs. Morgan said I would say probably not. The homeowner seems very frustrated with having to do anything. Unless we probably completely fund it, I would say no.

Mr. Munoz said can we get them to at least remove the antenna?

Chairman Miller said that's a good point.

Mr. Munoz said it is right in the front.

Mr. Hoffman said there is also the mounting foot from the previous dish right next to it there.

Chairman Miller said I think that could be relocated to the back of the house. Granted we have stuff all over the historic district that has these satellite dishes that are not in compliance and they all stick them right on the front. This one, if we are giving her money, I'd say listen, put it somewhere where we can't see it. The committee did want to approve this because it is removing siding and I agree, it has a lot of other things that need done. Perhaps it is just moving it in the right direction. I don't what they'll have to do to remove the vinyl from the front and that probably won't have like wooden siding underneath as those enclosures are not original. Who knows if it could (inaudible) in just opening up the porch or if it would be cheaper at that point then trying to side it. Of course, many people around the neighborhood use these enclosed porches for storage.

Mr. Hoffman said they could, the simplest thing would be to, let's say it is just sheathing, just to put some cement fiber siding or something on there. It is obvious it is an enclosed porch, so it almost makes more sense to put an appropriate, or a complimentary material that's not trying to actually tie into the existing original siding.

Chairman Miller said you mean like a cement board siding?

Mr. Hoffman said yes.

Mr. Signorelli said or as someone suggested, stucco.

Mrs. Morgan said would there be any thought to keep the vinyl that's on the front and then just do the gable and the sides for the future if anyone ever wants to open that back up? I know we typically don't want vinyl siding in the historic district. Since we were talking about opening that porch back up, to add additional money to probably even make it more less likely for that to happen in the future.

Chairman Miller said what does everyone think about that?

Mr. Hoffman said it is a resourceful idea. It will look like how some people enclose some porches and put some siding on.

Mr. Signorelli said possibly.

Mrs. Morgan said I guess it wouldn't match either.

Mr. Signorelli said we could go with that plan possibly Jill and see if we couldn't get the homeowner at least to paint the vinyl for now that's around the first floor windows and front door maybe to be more complimentary to the brick to kind of blend in more.

Mrs. Morgan said or we could do, if he'd want to fund it, actually to, and we've did this in the past too, actually to a (inaudible) with the fact that there's probably more work going to be required for extensive wood restoration.

Mr. Hoffman said has this been a violation since 2014? When was this flagged?

Mrs. Morgan said not that old. I feel like 2016 if I'm recalling off the top of my head.

Mr. Hoffman said okay. Has the owner been working toward a solution or is it an issue of means?

Mrs. Morgan said means, yes. The owner says she doesn't know what she is going to do. She doesn't have the ability to fix it.

Mr. Hoffman said was this an insurance replacement?

Mrs. Morgan said yes, and she's fought with the contractors and apparently the company, according to her, the company is out of business. They wouldn't answer her phone calls. Now they are out of business, so there is really no recourse. She doesn't even know who she would go after if she like hired a lawyer.

Mr. Hoffman said these ambulance chaser contractors who do roof and siding replacements are pretty shady outfits. That doesn't surprise me. They often will change their name and register a new business every few years just to avoid anything coming back for them.

Chairman Miller said I was just kind of thinking that too.

Mr. Hoffman said so actually, I'm looking at the 2012 picture, and actually this looks promising. It appears to show a different siding material around the enclosed porch, which suggests that the porch was closed in separately from the original siding.

Mr. Castrejon said were you looking at the photo with the 2 windows on either side of the door?

Mr. Hoffman said yes, and then if you look, you go up or down the street, you can see the sides and you can see white, it looks like some more wide reveal siding, but it is white and it looks like there is a border there. I'm a little bit more optimistic then if they just pull that vinyl off,

there is some kind of siding underneath that, unless the vinyl guys stripped this off to the sheathing that the porch was closed in and then that's what they are left with.

Mrs. Morgan said I spoke to one of the contractors she had talked to and she had told him that she thought they removed it all. He and I were both skeptical of that because it is very unusual.

Mr. Hoffman said it seem apparent that the red siding on here from 2012 is on top of the original covering because you see a reveal at all the casings. It is covering the window casings, which should have an exposed band of trim around there. This does seem like it is a practical solution to a problem that's been an ongoing violation and should make a difference here on the street too.

Chairman Miller said it would help with the streetscape. It helps us finally deal with a very difficult violation that's been out there for years. I don't know if we can approve perhaps some contingency in there so if any additional work needs to be done. Personally, as far as spending the city money, I'm not really up for paying someone to paint their vinyl or putting some other artificial siding on it. It is a restoration because this front enclosure shouldn't be there anyway. I'd be willing to apply the grant money towards knocking it out if it comes to that.

Mr. Signorelli said I agree Dan.

Chairman Miller said and that, again, is moving the property in the right direction. It still needs some masonry work and the window and the dormer is pretty garish.

Mr. Walker said Jill, if we decide on a specific amount of money for any of the sites and then it's determined that the site needs more money, do we still have to wait whatever it was before, like the 5 years to reinvest in the property or can you use like leftover funding to like beef up an approved project?

Mrs. Morgan said once we approve a certain amount, it is approved by City Council. To change that, we would have to go back through a Resolution of City Council. It is kind of stuck. There would be some wiggle room as far as the scope, if the scope was written broad enough and something came in less, cheaper, and there was some additional budget in their current budget to add something additional to it, but no, we wouldn't really able to add to the approve budget without a change, a new Resolution. We probably won't have the funding.

Mr. Walker said would either like between this year's funding and next year's funding, they wouldn't be eligible because they were funded the previous year?

Mrs. Morgan said they would be able to apply again next year. To tear out the windows and doors is a whole new project when we have no idea of the cost estimate. Unless we could through out a ballpark now and contact the owner and see if she is willing to do that, I think that would be hard to kind of figure out how much something like that would cost. Is that how

people are leaning? Do you feel that this one should be bumped down to like a medium or low?

Mr. Hanson said so has this property been under scrutiny for a while? Have they applied for city help, city grants in the past before this year?

Mrs. Morgan said no, I don't believe so, or at least not since this violation. They may have before that, but not since this violation that I am aware of.

Mr. Hanson said so you mentioned this violation. How many violations have there been? Are they asking for help now that they are under scrutiny or have they asked for help in the past?

Mrs. Morgan said I would say since 2015 they've not asked for any funding. I don't know if they've ever asked for funding since before my time. I'm not for certain. Does that answer your question?

Mr. Hanson said yes. I'm just curious why now because it looks like the things that make it look at face value to be not a very historical and kind of put together either last moment or as a quick fix, I didn't know if that was in response to scrutiny in the past or if they are looking to get things up to specs now because there's money available. I'm just trying to get context for this property.

Mrs. Morgan said we sent out a new violation letter with the specific you need to have something determined by, I think it was, April 2021. I think that letter kind of kicked them into having to finally decide they need some help and what to do with it. Is there anyone still thinking it should be placed on high? I feel like everyone is kind of leaning toward bumping it.

Mr. Signorelli said although I think we would all like to help this owner, certainly we would all like to approve the appearance of the house and also the fact that she's already apparently upset with us, but I think that under the circumstances, there are more worthwhile projects.

Mrs. Morgan said I think I will go onto the next one. The next one is 517 S. 4th Street. This is an owner-occupied single family home that is a primary resource to the Near Eastside Historic District. The scope is to restore soffits, fascia, eaves and gutters, including replacing damaged soffits, fascia and eaves, seal, repair and replace damaged box gutters. Damaged areas to be replaced with tongue and groove or V groove soffits. The final grant amount was around \$16,500. The one thing the committee noted about this was they felt that there is something causing the soffit and fascia damage. They believe it was water damage, so we would probably want to make sure the contractor is looking at what's causing the issue and make sure that's addressed.

Chairman Miller said this has an added benefit. It is Eastside Historic District. It is also a Local Landmark.

Mrs. Morgan said it is not.

Chairman Miller said it isn't?

Mrs. Morgan said no, it is not under my current list of Local Landmarks.

Chairman Miller said thanks for clarifying that.

Mrs. Ludwig said it's a very, very visible, probably more so than some of the other applicants with the corner that it's on.

Mr. Signorelli said and the style of architecture is significant. I doubt if there are too many examples of the pure Prairie style that this one is in the district. I think it is significant and it appears to need, again, some pretty immediate repairs.

Chairman Miller said it had some damage that was visible from the car when I drove by and I pulled over there along Seminary Street and I could see some of the soffit hanging down.

Mrs. Ludwig said this is weird though because it is the Eade House and it has a picture right there showing it's historic designation, so I wonder what happened that it is not showing up.

Mrs. Morgan said are you talking about the plaque?

Mrs. Ludwig said yes.

Mrs. Morgan said does it say Landmark? The Near Eastside has their own. A lot of them have individual plaques.

Mrs. Ludwig said okay, they made their own thing there. That makes sense.

Mr. Signorelli said I want to point out too that we do have a picture of a squirrel poking his head out just above the fascia board and in another picture, the damage is so bad. There is a ton of damage on the inside of the house and when that starts to happen, we all know that some work needs to be done on it quickly. That's where I'm at.

Chairman Miller said there were some questions from the committee about well do we know if this treatment from the contractor will work. I don't have that expertise. I'm wanting to see what we can do with these built-in gutters.

Mr. Hoffman said that's the root cause of all this. These are not just soffits that need painted. The gutters are leaking. You can see that that's been an ongoing problem because some of these areas have evidence of previous poor patching. If you look at picture #9, you can see there's like little sections of plywood patched in there where the rest of the soffits are beadboard. Actually, picture 7 has some new boards patched in that don't even appear to have

been painted yet and they are coming off again. The root cause here is a roof or a gutter problem. Their estimates are also a little concerning. They have one for \$21,000 and one for \$3,500. One of them doesn't know what they should be doing. The one for \$3,500 he said he's going to replace some wood and then paint it.

Mrs. Morgan said I cleared that one out.

Mr. Hoffman said the more convincing estimate does at least mention seal built-in gutters as need, unless they need replacing then advise and the cost to replace.

Mr. Signorelli said if this were my home, then I wouldn't even want to repair and/or replace those boxed in gutters because after they reach a certain age, it always seems like they cause huge problems. Maybe I'm wrong.

Mr. Hoffman said they are challenging and most of the attempted repairs are pretty short lived bandaids where people will just smear some messy cement or something onto a joint. The issue is that they, especially where you have a large house like this, there is quite a bit of seasonal expansion and contraction and so the joints want to move and they're probably originally soldered. If I had to guess, these are probably turn metal, which is a lead coated steel and once the original solder joints break, then putting the sealant on there is kind of a varying degrees of successful bandaids.

Mrs. Morgan said and I think we did this once from one last year, almost the exact same thing with soffit eaves where we felt the issue was the gutters and we ended up adding to her estimate and included what we estimated for new gutters. Do you think this would be something that they need new gutters?

Mr. Signorelli said yes.

Mrs. Morgan said and would it be, Jim mentioned something that box gutters in general might not be large enough. That could be an issue as well. Do you think it would be replacing with similar box gutters that they have now?

Mr. Hoffman said these are built into the soffit. The gutters themselves are probably large enough. It's hard to see from the picture here. The issue is they usually had marginal or an inadequate number of downspout soffits, especially when you have the big trees around there. Our house, for example, had 2 downspouts for the entire upper roof of the drains, 1,500 square foot or so of roof area, and they did it to hide them in the back so that they weren't cluttering up the front view, so they sacrificed functionality, so I'm pretty sure they overflowed probably from the time that it was built because there was a very early, but kind of crudely added 3rd downspout stuck up on the front. That would be the kind of thing to look at. Another thing is over time the house settles and in some areas more than others and the slope will get thrown off and so there are areas that will puddle and the nose joints are in a world of hurt. I think the most important priority is for someone who understands how to work on these gutters to get

up there and identify the problem and a solution. Patching the soffits is important, but if it is done without that work, it is throwing good money after bad.

Mrs. Morgan said so do you think is it a project that we would like to keep in and try to add some money if we have it or is it where the scope is just not well thought out enough and have them reapply? I would say we didn't have a whole lot in the Near Eastside. I know we typically try to make sure we get some representation throughout the district.

Chairman Miller said I want to keep this one in if we could. Unfortunately, I can't answer all the questions about the advocacy of the sealing and replacement that the contractor might decide to do. It could be a point if we need to include a little contingency because the words in here say seal or replace as needed.

Mrs. Ludwig said as a property, it seems like one of the more important ones as far as where it is situated, what it is historically, etc. It is, to me, one of the more high value properties on the list historically.

Mr. Signorelli said I absolutely agree with that Kristin. I'm just conflicted now after the discussion as to what is the best way to go. Those boxed in gutters should be eliminated or covered up, however they would do that, and then go with external gutters. I don't know which is the best way to go.

Mrs. Ludwig said are we allowed to earmark them some dollars with contingency and then work to strategize later on the best approach? I don't know. Is that allowed, Jill?

Mrs. Morgan said we've done that where we can say we'll give this amount and that it covers new gutters, gutter restoration, like a list of things, and then say that the order of the priorities has to be approved by staff.

Mr. Signorelli said well I hope we do that. That makes sense to me.

Chairman Miller said my feeling is I'd like to try to fund a project that has to do with restoring. The 77 S. View Street project where I think we funded a porch, I don't think we were funding the gutters per se, but I know that they did actually place boxed in gutters with a new lining of some kind.

Mrs. Morgan said yes, they just relined it. Now it is part of the gutter as well. So they kept them. They just relined them.

Chairman Miller said so I'm still curious with what we can do with these boxed in gutters. The homes that have these gutters are all over 100 years old. They are all beyond their useful life at this point. I personally don't know exactly what to tell them.

Mr. Hoffman said do we know the contractor who did the work there on View? I haven't been up on the roof and seen it, but from what I've seen they've been doing on the outside, they seem to be doing a good job.

Mrs. Morgan said I don't recall. I think they went with a different contractor. I have the information, but I don't recall who did it.

Mr. Hoffman said I'm concerned that the estimates here don't reflect perhaps people who will understand the type of work that needs to be done here. I agree with the general consensus here that this is a very worthy property and project and if you look at our rating guidelines, it scores really well. My concern is that we can direct the money towards the best value for solving the problem and I think that they required them to engage contractors that they don't have in their application, if that's something that we can make the grant award dependent on.

Mrs. Morgan said yes, I'll have to probably figure out how to word that. What type of contractor are you thinking, a contractor who specializes in gutters?

Mr. Hoffman said someone who can provide past references of box gutter repair and relining, which is probably 2% of gutter companies. It is really hard to find those people. I'm sure that there are a few around here.

Mrs. Morgan said and I believe they had difficulty finding someone to do the work. So maybe what we can do is kind of go with a general cost of what they submitted for and then write in the scope that, and they have to agree to, that they have to first find someone to really look at the gutters. The first priority would be fixing the gutters and then if there was any money after that, then the soffits and fascia. We could recommend, we can't require, recommend they look at a different contractor and I can even provide the person, the person who got the HCOA for 77 S. View.

Mr. Hoffman said I think that's a good idea. If those homeowners had done other research, they might be a good reference to give them some wisdom, maybe they'd learn some lessons from who they worked with. I think with that amount of money, without being able to climb up and see what these look like, \$20,000, there might be a few problem areas that need to be patched, maybe add some downspouts and they need just a few thousand dollars worth of work up there and then they still have most if left for the soffit work. They can also get up there and there is \$20,000 worth of gutter work, but the rest of the soffits, you know where the little squirrel is, the worst areas, the rotted areas, can be replaced. The areas where it is just peeling and chipping paint, if you solve the water problem, this will look no different in another 5 years. If they solve the roof problem and then repair the worst areas, deferring the scraping and painting doesn't lead to future deterioration.

Mrs. Morgan said I would say they were talking about replacing. I would say that the soffits and fascia look repairable.

Mr. Hoffman said the vast majority of this is just (inaudible). You can't get wood this rot resistant anymore. This is old growth Pine that's been clear cut out of the south lumber hill.

Mr. Signorelli said and it's scraping, priming and painting, right?

Mr. Hoffman said yes, on soffits, which is the worst of all (inaudible).

Mr. Hanson said it is a beautiful property and I am in support of working towards their solutions to their problems, but at face value in looking at my Google machine phone and looking at this picture here, if this picture were taken 3 months from now, you are not going to be able to even see the house. Tree trimming is a part of this. If we are going to fix some things, can we ask the people who are doing the roof or the gutter work to say trim some of these trees back. I'm not saying take them down. I'm not saying gut the trees, but we have a lot of homes like this that are nowhere close to being as unique as this one under the same circumstances where the reason things are damp all time and you've got squirrels popping their heads out, when any level of moisture is in there, they then sit in moisture and the shade and there's trees hugging that house all the way around. Trim the trees back.

Mr. Hoffman said I agree. They're probably dropping a lot of debris clogging up these gutters too.

Mr. Signorelli said well that's certainly something that could be suggested to them for sure.

Chairman Miller said I would agree with that.

Mr. Signorelli said well other than throwing this whole thing back at Jill, I'm not sure what the solution is, but maybe if repairs can be done, I think as Seth might have suggested, so that they don't have moisture coming in and then maybe some of the other problems could be addressed later. As far as the dollar amounts, I don't know. Here again, we're talking \$17,500, which is a very large grant for us. Anyway, that's where I'm at with it. It is a very significant property.

Mrs. Ludwig said at least get them started down the path and if there is some urgent things now related to water, then we don't let it continue to slide.

Mr. Signorelli said I agree. That's where I'm going.

Mrs. Morgan said I think we can raise something up and bring it up to the homeowners and see if they agree with all of that.

Mrs. Morgan said I think we can go down to the next one, 557 Garfield. This is an owner-occupied single family home that is contributing to the Westside Historic District. This has to become a Local Landmark before funding is distributed. When you are thinking of this one as well, you have to also consider if you believe it would meet our Local Landmark requirements.

Mrs. Ludwig said and you said you are on 557, right?

Mrs. Morgan said 557 Garfield.

Mrs. Ludwig said so I did take a look at this. You guys were asking me to look into the Local Landmark status. I can dig into that a little bit more and see if we can meet that. This one though, it is interesting because they've done such a nice job with the proposal and talking about how they can, I mean, they really chunked it out into separate projects that maybe this is one that could meet Al's idea of not, maybe pick out because they've got the turret, they've got the balcony, they've got 4 or 5 different components to this project, maybe this is one that we can look at giving them part, but not all because they are such specific separate isolated projects that all really aesthetic in nature. None of them have the urgency that nothing's going to fall down or anything on them. If they can get the preservation status that they need, maybe you could give them just like here's your turret to get them started or something. I can dig more into to see if we think it will meet the requirements or not and get back to you within probably just a couple of days Jill if that's timely enough for you guys.

Mr. Signorelli said well I'd like to point out that I think that these people are heroic in doing everything they can do to bring this home back to what it was. I think they should get the Congressional Medal of Honor. Having said that, I like everything that they are proposing and I like the idea definitely of returning the turret. I was kind of surprised that their first project wouldn't be replacing the porch because it is so clearly remuddled all across the first floor. I would want the porch and the balcony above it as my first large project before anything else.

Chairman Miller said I think I know why he is doing it that way. This house needs a roof like 10 years ago. It's got to be leaking. He wants to do the roof items now because he's got to put a roof on this. He is not asking us for a grant for the shingles. I think he is doing quite a bit of work himself on rebuilding these architectural elements.

Mr. Signorelli said so he would be able to then...

Chairman Miller said yes. So this is something that needs to be done now if it is ever going to get done. Once he puts a new roof on, he's not going to go back and do this stuff later.

Mr. Signorelli said right and also the new shingles on the wood dormer as well.

Chairman Miller said right. I really like this one. I'd prefer to fund all the balcony and the turret and the dormer. This is for me my number one rated project, even though it doesn't address everything, not doing the porch yet, but we are getting it on the right direction. There are some things he proposed doing that if it becomes a Local Landmark and comes underneath our regulations, he may not be able to do anyway because he is wanting to remove the shingles on the second floor, the wooden shakes and put in new ones. I don't really see the necessity of

that. Our guidelines probably wouldn't allow that anyway. That could be a way of parring it back.

Mr. Hoffman said is he proposing to replace them in kind?

Chairman Miller said yes.

Mr. Hoffman said they may need it. Clapboards are almost always in better shape then they look. Decorative shingles are usually the opposite. You see them and you say oh those look great and when you get up there and start pulling on them with your scraper and then they split and crumble. I haven't inspected this, but that wouldn't surprise me.

Mrs. Ludwig said you know that's an interesting point because as I look through what they are planning, like what kind of windows they are planning to use on those dormers, they've got new Anderson 400 windows and this and that, you know, if they come under historic preservation, there might be other things in there that we then have to pick at.

Chairman Miller said the windows on the second floor, I'm not sure that they could be replaced under our guidelines. I think in his application he says those windows on the second floor were installed in the 40's or something. I'm not sure why he believes that, like why he believes they are not the original ones. I really don't know.

Mrs. Ludwig said I'll definitely look and see if I can come up with something, who those owners were and things like that. I'll see what I can find.

Chairman Miller said I was just thinking that. I suggested that just as far as getting him the local designation. It helps if we know who built it.

Mrs. Ludwig said so it makes me think about that first applicant, right, where they went, they got their landmark preservation, whatever, and now they are coming back and applying for a grant. That was the one with the balcony and now we are saying I don't know, there's these other projects or whatever. What do we owe to these folks that we say go ahead and go get that preservation status, which now puts them under a whole bunch of rules that they didn't have before and then they still can't get a grant? I kind of thought about that when we were looking at this first property that went and got that status and now we are debating if we should or shouldn't do something with their balcony versus other people. Is that a factor that we need to weight in as well?

Mrs. Morgan said I don't think so. I think they should have understood when they, I mean, they could have went for landmark status just because they loved the house and wanted to make sure, even after themselves, so just like any other property in the district, I don't think we should just have to give them a grant because they decided to do a landmark.

Mrs. Ludwig said okay, that's good to know, just that we're not like swaying. Like, I think, the one on View is a good example. They really did that because they needed help and they went for it with a grant. That worked in their favor, but it's good to know that we don't have to take that in our consideration when they are (inaudible).

Mr. Hoffman said are talking about 77 S. View from last year?

Mrs. Ludwig said yes. That one had a great story. It worked great. It worked out, but it's good to know it doesn't necessarily have the sway.

Mrs. Morgan said they should have understood that. They could have waited and did the same thing that 77 S. View did, is wait until they got a grant to actually do the landmark.

Mr. Hoffman said or 14 S. May. That would be an example. They applied for landmark status last year. We don't know what their primary motivation was there, whether it was for grant eligibility or just because that they were interested in establishing that protection for it.

Mrs. Ludwig said okay, cool. That was just one of my thoughts, so that's good to know. I'll look into 557.

Mr. Hoffman said I've gone past this and turned my head many times and it never looked quite right, so I suspected that there are things missing. Once I saw how much was missing, it's pretty sad.

Mrs. Ludwig said this is directly behind me, or in front of me, or something. I'm at 555, so this is just one street over and it is a funny one. Once I saw what it was there with turret and the little kind of ears on the turret, it's kind of cool.

Chairman Miller said I was inside this house once. I think they were having an estate sale and just from my memories of walking around the house and walking through the house, I would say the owner in his write-up says no work or maintenance of any kind has been done since the 70's or something like that. I would concur. I don't he is exaggerating at all. His descriptions seemed quite accurate.

Mrs. Ludwig said they certainly are putting a lot of love and care into it. I agree with Al, I hope that porch can come back some day because that was just gorgeous.

Chairman Miller said that's magnificent.

Mr. Hoffman said what's the amount of his? I'm going through. He's got it very well put together.

Mrs. Morgan said the final grant for this was \$16,300. That's the total. He did break it down a lot. The turret material was \$4,100, dormer material was \$3,800, second floor material was \$12,600.

Mrs. Ludwig said but I guess, again, with this for looking at something that maybe he can think out across multiple years, I mean, I'm sure he's thinking in his head okay if I got this done this year, I can come apply for that porch the next year or whatever. It might stretch out his timeframe a little further, but at least if are at least able to do part of it of like just help him get started. It might not be as fast a timeline as we're hoping for, presuming that there's enough there for them to apply for that status. There's nothing architectural as cool as that house is. Is that 4 sided turret or is there anything, is that considered, I don't think I've seen a lot of those 4 sided turrets, is there anything else about those posts or is there anything about this from an architectural standpoint that makes it particularly unique or special? I don't think I've seen those little weird peaks, those little like curly-cues that come off the top.

Mr. Signorelli said I'd like to know who the architect is, whether or not it is a well-known architect.

Chairman Miller said that would be interesting. It was also interesting that he found the dividers between the windows and that dormer. They were up in the attic somewhere and he intends to reuse them. That's pretty cool.

Mrs. Ludwig said so I was just wondering if there is something in the architecture itself because it's a funny looking one, even the columns.

Mr. Hoffman said it is kind of a transition from like Queen Anne Free Classic and with Georgian influence. The 45 degree rectangular tower there was kind of a hot little trend for a few years, Victorian, when they didn't want to have the standard round tower. There's a few others also very sadly mutilated like this over on the west side. There's one that kind of looks like faceless brick now and I think that was probably done in the 20's or 30's.

Mr. Signorelli said I think it would be really cool if Minott, I think he is the one that did the Hobbs building, and he apparently liked domes and turrets and all. There's another house in town, or a couple of houses, that have been remodeled, unfortunately, that were designed by him and they always had quirky towers and turrets. I think it would be cool if this was his house, designed by him.

Mrs. Ludwig said well I'll make note of that 45 degree tower. I made a note about seeing if I can figure out who the architect is and then looking at who the owners were and see what family that was, etc. and see what we get.

Mrs. Morgan said one thought, just because kind of going back to originally what Kristin was saying, and I would have to look at these and maybe get more detail, but since he needs to replace the roof, could we do just the turret and dormer because that's very reasonable,

around \$8,000? Just because I was thinking that if we do the May Street, that's going to be 2 on Downer and it's kind of like where our landmarks are and since the other districts are all currently regulated, I kind of feel like I don't want to give too much money to the westside scattered landmarks and not in the districts.

Mrs. Ludwig said that makes sense.

Chairman Miller said where are we? Can I go back to the list?

Mr. Hoffman said he's clearly got the motivation to be doing this. It is not contingent on, because I've seen he's been doing the work on here. I can't think of any other house here in Aurora that has the owner this enthusiastic to create stuff that was torn off probably 100 years ago. I think that deserves some recognition of our support for that.

Mr. Signorelli said I'd like to meet him. I think what he is planning is just fantastic. I'd like to meet him.

Mrs. Ludwig said what are those little bumps? Do you see those on the roofline? At the top, it almost looks like dental molding.

Mr. Hoffman said it is roof cresting. It's decorative. On this, the grainy picture, it was probably cedar shingles and so that's...

Mrs. Ludwig said unfortunately it's gone now so it's not like we can point it out as a unique element. That's the hard thing is like if it was still like that, maybe that would get some preservation...

Mr. Hoffman said they will last multiple roofings, but they're not as permanent as the siding or trim or something like that. They are a few companies that make reproductions. W. F. Norman does a historic tin work. They make those.

Mr. Signorelli said the roof cresting and also widow's walks are very often missing from...

Mr. Hoffman said yes. Italianates and some Victorians had actual like rod or cast-iron ones. A lot of those went missing, one to sort of update and streamline, that's kind of what happened to this house, kind of cut all the detail off, on the 20's and 30's, but a lot of it also was scrapped during World War I and World War II scrap metal drives.

Mrs. Ludwig said I'll dig on it and see what I can come up with.

Mr. Signorelli said okay. Can we move onto the next one then?

Chairman Miller said where did we end with this one?

Mrs. Ludwig said I'm going to find out if we think he can get historic preservation status and then I liked Jill's idea of trying to give them maybe \$8,000 to get a couple of their things done, but not overdo it since they're not in one of the protected districts.

Mr. Signorelli said I think we could probably all agree that we'd like to give them something. We could probably all agree that we're not comfortable, again, with such limited dollars to give them \$16,000 or \$17,000, but discuss some dollar amount that we can give them to help some of their projects along.

Mrs. Ludwig said and be contingent on them getting preservation status.

Chairman Miller said I think we are getting a good value for the dollar on this one with him contributing his own labor.

Mr. Signorelli said I agree.

Chairman Miller said I would suggest going with the roof elements, that turret and the dormer and I'd like to fund the balcony too. Now replacing siding and replacing windows, we could argue that isn't maintaining original material and we could knock that out, I guess.

Mrs. Ludwig said I feel like he is also probably going to contribute some of his own monies to it as well.

Chairman Miller said I'm sure he is contributing plenty.

Mr. Signorelli said I'd be in favor of that plan Dan.

Chairman Miller said okay, that gets him something. We would have to see if the windows or the siding would be eligible anyway to get a COA. I don't know that right now.

Mrs. Morgan said I'll have to play with his costs, he detailed it out, so I'll have to play with it and figure out what the balcony itself would have been.

Chairman Miller said and this one has a pretty enormous street view value or impact from the street. It is completely changing the profile of this house in the best possible way.

Mr. Hoffman said is he a carpenter or contractor? He seems to know what he is doing. I was reading through here all about the explanation of his water resistive barrier and drain pans in the windows. This guy actually knows what he is doing.

Mrs. Morgan said he is a professional or he has just been doing that type of work. I made that assumption.

Mr. Hoffman said I want to meet him too.

Chairman Miller said I hope we continue to get funding for these and I hope he is back in a few years for the front porch.

Mr. Hoffman said let's put him in the watch list for a preservation award.

Mrs. Morgan said so we'll go to the next one. It does look like we bumped one from the committee's. There was one, the 14 S. May, we kind of lowered to maybe high/medium. All the rest of them, I think we all agreed to high. We did alter some of the scopes of some of them. So the next ones I thought we'd review as what the committee thought were high/medium.

Chairman Miller said could we, to your comment on the balance of the areas, could we maybe look at a couple from Tanner? It looks like maybe the only one we've confirmed from Tanner right now is 450 Oak.

Mrs. Morgan said yes, because we lost the 452 Pennsylvania, which was in Tanner, so I would agree that maybe we should look at a Tanner one.

Chairman Miller said okay, so we have 430 Palace and 448 Wilder.

Mrs. Morgan said let me go to 430 Palace. This one is an owner-occupied single family and contributing to the Tanner Historic District. Repair and paint siding, repair and replace siding and trim and paint house and garage. Final cost estimate of around \$12,500.

Mr. Signorelli said well it does look like that the house does need to have the siding done. It needs some work and some scraping and painting definitely. It appears that there's some rot as well.

Chairman Miller said this owner, I believe, did receive an award once for another home he owned on West Park years ago. It was a porch restoration.

Mr. Signorelli said, well again, I'm concerned about the rot, but I don't know. It seems like there are other properties that need so much more.

Chairman Miller said should we look at 448 Wilder? Was that the other one?

Mrs. Morgan said that one is also in Tanner, yes. 448 Wilder in Tanner. It is an owner-occupied single family, window restoration. Restore all windows and balcony door on second floor and double hung windows on main level, 24 windows, balcony door and period storm door. Total cost estimate is about \$21,250. We don't have a window one so far. I guess we had a rollover from last year, so I take that back.

Mr. Hoffman said in our criteria of long lasting or, let's see what our scoring is here, I think windows would score higher than scrape and paint siding. That last one, yes it needs to be done, but that's a little bit more in the maintenance kind of lifecycle than restoration.

Mr. Signorelli said, again, I'd like to point out that this house is both significant, both because of its large prominent size and, again, it's specific style and there's not too many examples of this architectural style in the district. Therefore, I think it is pretty significant.

Mr. Hoffman said it is also pretty well preserved. I walked through this on an open house the last time it sold. It's a neat place. I did notice the, I'm always, of course, daydreaming what would I do with this place and well the windows are going to need work.

Mr. Signorelli said Seth is an old house guy.

Mr. Hoffman said in their estimates, did they have someone doing work on the leaded glass window? The leaded glass window definitely needs to be rebuilt. It's bowed. It made me anxious.

Chairman Miller said I'm looking through one of the estimates from the contractor right now.

Mrs. Morgan said that's on the front, correct? I mean that's on the first floor Seth?

Mr. Hoffman said it is on the driveway side. It's the dining room there.

Mrs. Morgan said I don't think it is included in historic home and windows.

Mr. Hoffman said I'm not surprised. That's a different, the people who do window restorations, if they would be doing this, they would sub that out and send it to a stained-glass person. That's a very different craft. I dabble in it, but if you are going to be productive and make money, i.e. specialize in one or the other. They've got a storm window panel over it, so not about to get sucked out and fall in the driveway. That sunroom there is walled with those big casements.

Chairman Miller said would be maintaining the integrity, or the architectural integrity of this home. Seth, like as you mentioned, like in the sunroom, these are, I think these windows are important architectural elements of the house.

Mr. Hoffman said where are we at with our available budget? Are we going through the list? What do we have left to choose from?

Mrs. Morgan said so it kind of sounded like people were leaning toward a yes on that. I took out 452 Pennsylvania, replaced it with 448 Wilder. We're over by \$6,000. 14 S. May I already did remove the garage doors and there were a couple of others I believe where we said we

were going to limit the scope. 450 Oak, we talked about limiting the scope to just the tuck-pointing. We put that in.

Chairman Miller said and the tuck-pointing in the steps and stonework.

Mr. Hoffman said I guess an argument of that, they didn't provide any documentation to show us the windows.

Mrs. Morgan said I think I asked for that too and they did not.

Mr. Hoffman said so I mean there are some decent pictures of showing the porch there, but all we see is the shadow of the windows under the porch there.

Chairman Miller said that's true. So then we could strike the windows from that one and fund these windows.

Mr. Hoffman said I think if we are looking at how the quality of the grant application is, the 448 one is much more convincing for the windows.

Mrs. Morgan said I'm just trying to quickly redo some math on my spreadsheet.

Mr. Hoffman said you are doing all the hard work anyway Jill.

Chairman Miller said and thanks everyone for hanging in there. I know this is a long discussion, but it is important. It is fun work that we actually get to help somebody.

Mr. Hanson said with that being said, as I try to get up to speed with the intension of the program, the spirit of the group, trimming some of the requests to a certain amount, are there caps for these grant applications? Back to the spirit part of it, is there the belief that we are better off as a group helping multiple properties and multiple property owners with part of their projects and keeping their restoration project moving forward or funding things in full for a smaller group of those applicants? Just curious about generic stuff as Jill is doing math and spreadsheet stuff.

Chairman Miller said I think the grant applications are limited to \$20,000 and once they are over \$10,000, they require matching on the part of the homeowner. So a \$20,000 grant would be a project of at least \$30,000. Then as far as funding completely a few versus spreading the wealth a bit, I think we are trying to figure that one out on the fly. We want projects that make a visible difference.

Mr. Signorelli said we are trying to stretch the dollars as much as we can and help as many people as we can instead of giving say 5 people \$20,000 and most of our funding would be gone then. Just trying to help as many people as we can. Maybe they won't get everything, but they can get something. That's where I'm at anyway.

Chairman Miller said yes, I agree with that Al. Then at the same time as the project is funded, I prefer it like make a difference to that property. How would anyone else answer that question by the way?

Mr. Hoffman said the ratings guidelines sheet that we have helps, I think, support what the priorities are, so the ratings, you know, impact on the public streetscape. Preserving original fabric over replacement is highly rated, restoring it back to its original condition. So those 3 items look to 60% of the rating.

Mr. Hanson said I believe I understand the scoresheets, but I'm more curious about philosophy and I'll look for the group. Is it helping more in getting them part of the project funded or let's make 10 places look spectacular with the budget that's out there?

Mr. Hoffman said I see what you are saying.

Mrs. Ludwig said it feels like it's been more try to spread it out because we do seek different people.

Mrs. Foster said help as many people as possible.

Mr. Signorelli said I agree with that.

Mr. Hoffman said that the subjective, because we are looking to make the biggest impact, so the question is, is that in fewer, bigger things or is it more smaller ones?

Mr. Signorelli said and that's also why I stress that the significance of a particular property. I think that should have a lot of bearing on the dollars that we are putting out there as well. There are a couple of properties that, although you would like to say yes to the work, the properties themselves are not really all that significant, whereas my own personal opinion is I'd rather see us putting dollars into something that's more significant, architecturally significant, or has a lot of original fabric and so on and so forth.

Mrs. Ludwig said I think we do seem to weigh in to almost a feeling of what is the likelihood that someone is actually going to get it done if they get the money. I do think there seems to be a little bit of conscious or unconscious bias toward if there is an enthusiastic homeowner that we see like on Garfield where it's like this guy's on fire, he's going to do it versus a different homeowner that we know really doesn't want to have to do anything and they are kind of do I really have to do this. The motivation of will they actually take and use the money and do something with it, I think, has some, it may not be on the ratings sheet, but it has a bit of weight.

Chairman Miller said I think the owner on Garfield gives me a good feel with a good value for the dollar with him throwing in his own labor.

Mrs. Ludwig said and likely to come back again and keep working on it. I think we've seen other properties like that. You know, there's one on the list, while Jill is doing stuff, I was a little surprised, I was actually very surprised to see 305 W. Downer Place on there. I'm sorry, not looking at that whole sheet to see where they fell on the list of high or low or whatever, but that is also used as a commercial property and I know that historically, no pun intended, we haven't really looked at those kind of multi-use properties. I was surprised to hear that they are living there at all. That's an accountant's.

Chairman Miller said there was some question about that.

Mrs. Morgan said we made the assumption, I mean, it is owner-occupied. She lives there. I didn't know if it was where the whole first floor is, because she is an account too, the owner, if it is her office or if it is almost like a home-based business where just a portion is...

Mr. Signorelli said I don't know if it is the whole first floor. I know there are offices in front, but I don't know if that extends.

Mrs. Ludwig said I will say I live 2 blocks down from this one. They are not showing it in this picture, but there is a commercial sign in the front of that home. It definitely speaks more toward, and I love Italianate, so don't get me wrong, I love this house, I think it is a beautiful house, but I was going to say like it definitely comes across much more commercial than residential first of all, and also those porches on the back, the back of it essentially opens up to the parking lot where you have the Dollar Store, McDonalds, Dominos, so you're not really getting a scope of the property. It is very commercial in feel.

Mr. Signorelli said okay, here's my feeling if you all aren't sick to death of hearing me already, I agreed with a lot of what you said Kristin, but I think the property is significant, both because of its prominent location. It is a good example of Italianate, which we can all agree on. It is a very prominent corner and I would like to see the work get done on it partially because of the compromise that that property had to endure with the McDonalds and the parking lot and the driveway. Many of us were against that McDonalds in the first place, by the way, for a multitude of reasons, but all of that helped compromise this property. And although I agree with you the business sign could have been something else, but for those reasons I think it is still significant, but here we are again, another estimate of \$21,000.

Mrs. Ludwig said but maybe in that case you could say, okay, maybe for this year, because they do have the east, the west, they have it all piecemealed out, maybe you could say okay well the east porch and the front porch are highly visible. The west porch and the back porch, as far as the street view, not so much.

Mr. Signorelli said I could see that, definitely the front entrance.

Chairman Miller said I think the committee discussed this, so it would have probably only been funding just, there is some damage to the soffit, I might be using the wrong word, and then the front porch and door and that was really all we were originally proposing.

Mrs. Ludwig said and that's my bad because I missed the meeting, but when I saw that on there I went wait, that's a business.

Mr. Hoffman said the soffit damage is probably another leaky box gutter too by the way.

Mrs. Morgan said so I do have the numbers. I ballparked the 557 Garfield at \$10,000. With that, we are like \$109,000. So that's probably a good amount. I could play with the numbers more to see if we can get any contingencies, look at the Garfield one and see what the balcony comes out to be. But I think, probably, I don't think we have enough to add any additional projects. We have \$112,800.

Mr. Castrejon said was that including the 3 carryovers from last year?

Mrs. Morgan said yes. So does everyone feel good with moving forward, and I'll read out the list? We have 112 S. 4th Street, 351 Lawndale, 702 Palace Street. Those are the rollovers. Then we have 14 S. May, 450 Oak, 517 S. 4th Street, 557 Garfield and 448 Wilder Street.

Mr. Hoffman said how do those break down for districts and so on?

Mrs. Morgan said 1 landmark, 1 potential landmark, would become a landmark, and then we have 2 in the Near East, 1 in Riddle and then 3 in Tanner and 1 in Palace.

Mrs. Ludwig said do we need to choose a backup if 557 Garfield does not get preservation status or would you just deal with that when it happens, if it happens?

Mrs. Morgan said we could have one more backup and also in case the other one in the Near East that we were kind of wanting them to fix the gutters, in case they back out. We could have one more that is next in line. Now is everyone comfortable with the breakdown of the districts?

Mrs. Ludwig said it sounded equitable.

Mr. Signorelli said well I've got some others I'd like to pitch. I'm not sure exactly why now that you are saying we've already spent the money, but one I would like to pitch is 736 Grand and I'll tell you the reasons why. It is not a huge amount of money. It is \$7,400. These people have lived in this house, which is in the Italian Renaissance architectural style, the only one in the Highlands. It is very significant with the tiled roof. Now they've had some issues with the tiled roof before and replaced some of the tiles. Now they are at a place where they have it pictured in their application, they are actually getting so much water and they have huge buckets in the

attic to collect the water, so we are talking here about an immediate repair for not a whole lot of money. Since it is only \$7,400, I'm wondering if we can't do something.

Mrs. Morgan said Al, I also pushed for this one as well at the committee meeting. Their lowest estimate is \$5,800. There was one they wanted to go with that they said seemed more knowledgeable. I think it was the lower bid one, so you are looking at possibly a \$5,800 grant.

Mr. Hoffman said would this fit as a good runner up?

Mrs. Morgan said it could be a runner up. We could try to whittle down some of the other grants, since we have a few thousand dollars left over and try to get it in as an additional small one.

Mr. Signorelli said can we do that Jill?

Mrs. Ludwig said maybe you would whittle off a little, I hate to say it, but since they are really new to the party, not yet approved and not in a protected area, could you whittle one of those little pieces off of 557 Garfield? At risk of my house getting egged, it seems like they would be, because that's 100% aesthetic. There is no water damage. It is wonderful work. I'm not taking away from that at all, but there are no buckets in the attic.

Mrs. Morgan said we limited Garfield to turret and dormer, so it was \$8,000. That would give us \$2,000. That would almost get us there.

Mr. Signorelli said I'd like to point out too, these folks and I'm sure it is true of some of the other houses we are taking about, but I think it is kind of also important that in this case these folks have lived in this house for decades and literally raised their family in it. They've been in this home and been good stewards of this home for 45 years. There's something to be said for that, right?

Chairman Miller said I think I've seen this twice come up for grants and the reason I've always rated it lower is there is no impact from the street. Like I can't see the work they are doing on the back of their roof.

Mr. Signorelli said well I agree with that, but remember, there are buckets holding water coming in.

Chairman Miller said when the rest of us have water where we have buckets to catch the water, we have to fix our roof.

Mr. Signorelli said it is funny that you say that though Dan because believe me, I've thought about this a lot. When you look at my home, we have been here for 33 years, almost 35 years really and a lot of the money we've spent and the work that we've done, again, isn't obvious. Our house looks pretty much like it did when we moved here 33 years ago.

Chairman Miller said in this case it's good.

Mr. Signorelli said we've spent a fortune and still, by the way, have a fortune coming up we need to spend. Do you see my point, and that seems to happen quite a bit in the Highlands. The homes are not generally allowed to deteriorate to a terrible degree, so even though repairs are being done, from the street it doesn't necessarily look like a whole lot.

Mr. Hoffman said and there are a lot more materials. I think we talked about this before, it is like kind of the balance, like the really dramatic ones are like the wood houses that are left. There is almost a weight towards ones that are allowed to get really bad because then it looks dramatically better, but the stuff in the Highlands, a lot of it is stone and masonry and long lasting roofs, so it doesn't look as bad.

Mr. Signorelli said Jill, it is only \$5,800.

Chairman Miller said there were a lot of what I thought were really good grant applications from Riddle Highlands, and we barely touched any of them. A lot of them were masonry work, which I think is important. Is it the biggest impact in like visual from the street, because it probably won't look that much different when you are done? You have to get closer to see that you've done really important work to that mortar.

Mr. Signorelli said I would like to pitch one more.

Chairman Miller said we don't have the money Al.

Mr. Signorelli said no, he's not done yet. Well we can figure something out.

Mrs. Ludwig said the later we get, it is like fine, just take it Al. What do you want?

Mr. Signorelli said good, you mean I'm wearing you down? Am I wearing you down Jill? Okay, I promise after this I'm done. 20 S. Chestnut. Oh, I forgot that one in the Highlands too. I wanted to push that one too, the one on Wilder. 20 S. Chestnut is very significant architecturally. It retains most of its original fabric. It is an anchor property within that special little Chestnut Square area. Although we have nothing to do with the interiors, I've been inside and it has a magnificent arts and crafts interior. The building, the home, is fantastic, absolutely fantastic.

Mr. Hoffman said what's his application here?

Mr. Signorelli said \$17,000 is what he's asking. I know we can't do that, obviously.

Mrs. Morgan said well this also is one contributing to the Westside, so it would have to become a landmark. It is kind of that. You have that one and then also the Garfield one. They are like kind of in the same boat there.

Mr. Hoffman said I share some of the concerns with 736 Grand. It is maybe more on the maintenance side, but I think Al makes some good points. One, like they've shown that they are committed stewards to historic preservation. This will help preserve the concrete tile roof. There might be a few over, there a few over on the west, like it's the one, I guess, in Riddle. There are a few over on the west side. There aren't many around Aurora and it does help us get more representation to Riddle and add maybe a little variety to the types of our grant awards. I would have been kind of negative towards it, but I think Al makes some good arguments.

Mr. Signorelli said I'm kind of disappointed you guys didn't consider 741 Wilder. Again, it is a unique architectural style and it really needs a new roof, a new expensive, expensive, expensive roof.

Mr. Hoffman said I saw that. I agree. This is one house that I admire every time I go past there.

Mr. Signorelli said it is very unusual in the Highlands. I doubt if there's too many styles like that.

Mr. Hoffman said I was actually surprised that it was cheaper than I expected, especially because they are doing copper gutters and all that. Probably only an asphalt roof would probably be \$20,000.

Mr. Signorelli said alright, I'll shut up and tell them to reapply next year. You need to get us \$200,000 or \$300,000 Jill. Would you start working on that?

Mr. Hoffman said this, I guess, maybe a little bit of diversion, but it's maybe a good point there and maybe kind of what Matt was asking earlier. Their application here is for the roof. If our limit is \$20,000, they are going to be paying for most of this, right?

Chairman Miller said which grant application are you referring to know?

Mr. Hoffman said this is 741 Wilder. So their amount is \$39,540.

Mr. Signorelli said yes, for the roofing.

Mr. Hoffman said but they would max out of an actual grant amount of \$20,000, right, and they would be covering the remaining \$20,000?

Mr. Signorelli said yes.

Mr. Hoffman said I guess for something like this, it is a re-roof, which we kind of specifically say we don't cover re-roofs.

Mrs. Morgan said we specify asphalt. We don't cover asphalt re-roofs.

Chairman Miller said a historic we might work on.

Mr. Hoffman said right, so if the average person who didn't care and I want the cheapest roof that keeps water out of my house, so what if our criteria was more covering the difference for what the status quo, like the baseline if they were going to do an asphalt roof, which they would be allowed to do. We have to start thinking conceptually in the future as roofs come up where we would cover the difference for a historic roofing material over asphalt.

Chairman Miller said I think that's a good idea. It would help us stretch the money further and say you're responsible to put a roof on your house, everybody is, but if you are going to do the historic roof then we'll cover the difference. It's a unique architectural feature of this house. You can see this wooden roof. It is very visible. I can't think of another house that looks like this one.

Mr. Hoffman said if you stand in front and look at, you see more roof than you do wall.

Chairman Miller said yes you do.

Mr. Signorelli said yes. You are right.

Mrs. Ludwig said I think it is a great idea.

Mr. Hoffman said the thing that does bug me about this roof though is that chimney placement and roof arrangement there is very poor water management. They have a massive valley dumping right into the back of the chimney. I fear what the backside of that chimney looks like too.

Mr. Signorelli said the builder of that house, Charles Bauman, also built several other houses in the Highlands, so the builder is also significant as far as Riddle Highlands is concerned.

Mr. Hoffman said if that's some feedback that, I guess, that we could offer to the applicant that if they want to get by another year with this roof, is that it's competitive and maybe if they structured it so that they were presenting it as applying for the premium of a wood roof, it might be a more competitive application. I don't know if other people share that opinion.

Chairman Miller said I think that's a good idea. It helps us stretch the money further.

Mr. Signorelli said I'm sorry, did we say we were funding, which were the houses in the Highlands that we decided we are funding?

Mrs. Morgan said it is 351 Lawndale.

Mr. Hoffman said and that was a carryover, right?

Chairman Miller said yes.

Mr. Signorelli said oh, okay. Can you show me the picture, Jill? I think I know what one that is. It is the stone one with the half tempering and the stucco and (inaudible) on the driveway side. Is that the one? Yes, okay, that's the one I thought it was. Okay, I'm good.

Mrs. Morgan said so just to circle back. Is everyone still okay with our original, or did anyone feel that Al's, the ones he pointed out, should bump one of the other ones?

Mr. Signorelli said that's just it. I don't want to bump any of the other ones.

Mrs. Morgan said and then what about the 736 Grand? Do we want to take a few thousand, just give the Garfield like \$8,000 and then throw the rest, whatever we have, to the 736 Grand?

Mr. Signorelli said I think that is fair and equitable.

Mr. Hanson said the question I had and I did step away for a couple of moments, but in going on the green category in high/medium we touched on 305 Downer, which was commercial/residential and there are really compelling reasons as to why we should do something there. We also talked about 448 Wilder and the window project there. I don't recall talking about either 243 Sunset or 430 Palace. If there were leftover monies, why wouldn't some of those monies not go there if they were graded a higher? There is a 100% chance that I'll go along with the of this group tonight because I'm brand new here and in that category, two are touched on and two are not.

Mrs. Morgan said well I think those two weren't touched on. They were ranked by the committee as higher. I think Al was bringing up the 736 Grand as he feels that should be ranked higher, so that's why we discussed that one.

Chairman Miller said we went first to Wilder and Palace. Tanner is really the largest of these districts and we hadn't really approved much there, so I suggested adding one of those. We came to 448 Wilder and then the 305 W. Downer had some questions about it being commercial property. We have not looked at 243 Sunset.

Mr. Hanson said that was my question. Two of the four weren't looked at at all and I was just curious why and, again, I'll go along with the will of this group, but two of the four weren't touched on.

Chairman Miller said I'll say it is because for Riddle Highland, Al was really promoting 736 Grand and also that one is a smaller amount, maybe if we are looking for another one.

Mr. Signorelli said yes and that's why I was hoping because the amount wasn't too huge. I think Jill said \$5,800 we can squeak it in somehow, tweak somewhere to bring it in.

Chairman Miller said we could offer them, the 736 Grand. I like the application. I love the fact that it's a unique historic roof and everything. It still smacks a little bit of maintenance to me. When my roof leaks, I have to fix it.

Mr. Signorelli said is your roof clay tile?

Chairman Miller said it is not. It doesn't change the fact that everyone is responsible for putting a roof on their house. We don't have to pay 100% of everything under \$10,000 I don't think.

Mrs. Morgan said I'm sorry, does anyone feel like do we want to discuss 243 Sunset and the other one in place of the Wilder one or is the Commission good? We can briefly go over the other 2 if people just want to...

Mr. Signorelli said one of the ones on Sunset, it might be 243, there's stuff that needs some work to be done, but I'm looking at it and it doesn't look like it is dire.

Mr. Hoffman said 243 Sunset is some miscellaneous little painting and tuck-pointing.

Mr. Signorelli said yes, that's the one I was thinking. It needs some scraping and maybe a few shingles replaced, but there is not a tremendous need there in my mind after having looked at it closely.

Mrs. Ludwig said and not a particularly historically significant. It doesn't weep out to me as a property of particular historical significance.

Mr. Hoffman said I'm also pretty confident that their quotes for the tuck-pointing are going to do it wrong.

Mrs. Morgan said what was the other one?

Chairman Miller said wasn't that the one on W. Downer that we think is commercial property?

Mrs. Ludwig said it is commercial. It sounds like she also lives there. That was one like I could see the front porch or at most if you wanted to include the east porch, but not the back and the west. The front porch I could see if you wanted to do something there just from Al's point of it being, it is a significant property, but I don't know. I struggle with it because it is not truly just, you don't drive down the street and say oh that is someone's home, partly because of that big commercial sign in the front.

Mr. Signorelli said my other consideration though, Kristin, is that it is kind of an anchor in the neighborhood because although there is a house across the street that's done well and the funeral home is just a couple of doors down. Both are very nice buildings, but in between there, there are some really not so hot properties.

Mrs. Ludwig said I agree with you. It is in my neighborhood. I should be fighting harder for it. I guess my only thing is, and this is just devil's advocate, food for thought, if we were to go ahead with this, how many other one are we going to open ourselves up to, like all along Galena for example, that have very similar looking properties that are all real estate agents and tax accountants and whatever.

Mr. Signorelli said widen the criteria.

Chairman Miller said well how many of those people actually live in the building?

Mrs. Ludwig said I don't think they do for the most part. I'm shocked that they lived there to be honest. I never saw the appearance of anyone living there. I have no reason to doubt them, but I was surprised that anyone lived there.

Mr. Hanson said the other one of the four in that high/medium category was 430 Palace. Oh, I'm sorry, we did talk about that. I apologize. I retract that. That was paint and some siding stuff. I apologize. We did talk about that.

Chairman Miller said yes. We prioritized 448 Wilder a little higher than that one.

Mrs. Morgan said okay. So it does sound like we are good with what we have. We are going to change Garfield to \$8,000 and add the Grand with whatever we have available.

Chairman Miller said and how much do we think would be available then?

Mrs. Morgan said what was that address again?

Mr. Signorelli said 736 Grand.

Mrs. Ludwig said I'm not opposed to doing something for 305 W. Downer. I was just kind of like debating it too, so whatever the group feels on that.

Mr. Hoffman said my apologies, we probably already talked about this, but is that currently a landmark or would it need to become one?

Mrs. Morgan said it would need to become one.

Mrs. Ludwig said the 305 W. Downer would too?

Mrs. Morgan said I'm sorry. That is currently a landmark.

Mr. Hoffman said but that would be the third local landmark. That would be maybe a little outsized representation from the rest of our districts.

Chairman Miller said personally I'd be fine if we are able to just maybe fund half the Grand project on the roof.

Mrs. Morgan said we could do \$5,000 if we give the one gentleman \$8,000, or we could split it and \$2,500 and throw the rest back to Garfield.

Chairman Miller said I kind of prefer to kick some back to Garfield. That's my preferred project. Due, at least, a half funding of the roof, the back of the roof. I just struggle with it that it's public money and the public can't see this, although it is important to maintain and it is a historic roof.

Mrs. Morgan said does anyone else have thoughts?

Mr. Hoffman said it only needs a \$5,800 repair, they are not going to go and rip it all off and put on asphalt anyway.

Mrs. Ludwig said now I'm going backwards on myself. If I was going to go between the 305 Downer and something on Garfield, if that extra that you had pitched to Garfield could take care of that front porch on Downer. I feel like W. Downer is a much more visible street in general versus Garfield has a lot of nice homes, but it is not as prominent as W. Downer Place. I don't know if the cost of what we would bump back would just take care of their front porch.

Chairman Miller said 305 W. Downer is extremely visible.

Mrs. Morgan said I don't think it would be enough for them to get a porch. We are just talking about a couple of thousand dollars.

Mrs. Ludwig said okay, then skip it.

Mrs. Morgan said I think it is between Garfield and giving \$5,000 to Grand.

Mr. Hoffman said what if we leave what we already worked out on Garfield and then just whatever the amount is left over towards 736 Grand?

Mrs. Morgan said are we including the balcony? The \$8,000 gets you the turret and the dormer. I can't quickly find out the cost estimate for just that because he kind of lumped it in with the second story.

Mr. Hoffman said well that makes a cleaner break there. We are doing everything above the eaves.

Mrs. Morgan said do we want to just do that then, keep it at the \$8,000? He gets his roof.

Chairman Miller said that's what needs to be done now because he needs to replace that roof and if he's going to add those elements back in, it's got to be now.

Mrs. Morgan said alright, so I think we have it set then. We'll go with 736 Grand getting the remainder, probably around \$5,000. I will confirm all the numbers and make sure everything works out. We will take this next to BZE with final City Council approval.

Mr. Signorelli said thank you Jill for all your work.

Chairman Miller said thank you. Thank you everyone for hanging in here while we talk about all these great projects. There is another 15 that I thought were great that we're not funding at all. Matt, thank you for joining us and asking us some pointed questions to make sure we understand what we're doing.

Mr. Hanson said thanks for getting me up to speed.

Chairman Miller said thanks for joining us.