CALL TO ORDER

Mr. Miller called the meeting to order at 7:03 p.m.

ROLL CALL

The following Preservation Commission members were present: Justyn Arnold, Fernando Castrejon, Jen Del Debbio, Amber Foster, Seth Hoffman, Mike Lord, Dan Miller, Simon Munoz and Mike Walker. Kristin Ludwig and Al Signorelli called in and excused themselves from the meeting.

OTHERS PRESENT

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

Others Present: Maria Garcia (411 W. New York Street).

APPROVAL OF MINUTES

19-0231 Approval of the Minutes for the Historic Preservation Commission meeting on March 14, 2019.

A motion was made by Mr. Castrejon, seconded by Mrs. Del Debbio, that the minutes be approved and filed. The motion carried by voice vote.

COA REPORT

19-0295 March Historic Certificate of Appropriateness Report

There were no questions on the COA report.

This COA Report was discussed and filed.

AGENDA

19-0296 Certificate of Appropriateness to demolish the garage and rebuild a new...
garage at 411 W. New York Street

Mrs. Morgan said the Petitioners are here today to get approval for a demolition of the current garage that has suffered some fire damage, as well as getting some guidance for the new garage. They are still talking to contractors, so they don’t have the specific specs on all the details of the new garage. Staff told them to come before the Commission and get the approval of the demolition and some guidance on the new garage as they go out and speak to contractors. Just some background on the garage, it appears that a portion of the garage dates close to the construction of the building. It is on the 1907 Atlas. The addition probably dates to possibly the 20's according to some of the maps. There are some zoning issues just for the garage and I can give you some background on that. The current garage doesn't meet our setbacks. If they build on the same foundation they can build as is. If they have to lay new foundation they will have to move it to be 3 feet from the side and 5 feet from the rear property line. The lot itself is also over our lot coverage. We only allow 40% lot coverage, but this is actually going to be a reduction in lot coverage because the new garage that is being proposed is smaller than the footprint of the current garage, so Zoning would approve the current size of the garage they are building. Also to note that Zoning doesn’t allow complete second stories. This one has a little larger second story. Now we only allow 50% cubic volume of the first floor, so it is only storage. The current garage does appear to suffer from fire damage and the Petitioners can explain this a little more. Here are some photos staff made. You can see, especially in the one corner where the 2 portions meet, some fire damage. You can kind of see the black on the soffits there and around some of the windows all seem to be removed. From visual inspection, it does appear that was quite a bit of fire damage and that it might be hard to try to rebuild it. With that, staff feels for a new garage, since it is not visible from the street and is set back and as the Commission did some clarifications of the guidelines that if set back in the rear property, kind of halfway behind the house, partially blocked with the house, that staff would support the larger size even though historically originally it would have probably been a 1 bay garage. Staff would say since the current garage is historic and does have some elements that those similar elements should be reflected in the garage, such as staff would suggest wider eaves to match the current garage and a roof pitch to match the current garage. Also trying to match the soffits, eaves and trim of the current garage. Staff would suggest that substitute material adhere to the clarifications that the Commission has brought forward. As far as like the doors and windows, they could be permitted to be synthetic because they are not going to be visible. The garage door will be a little more visible, so staff would suggest the paneling and the windows that we’ve done before just to have some elements to reflect more of a traditional style.

Hello everybody. My name is Maria Garcia. I live at 411 W. New York. This Christmas Eve somebody stole a car and they left it in the alley and put it on fire and then it jumped to the garage.

Mr. Miller said we’re so sorry to hear that.

Ms. Garcia said they couldn’t find who the owner was, or who left it in there. They just said that somebody stole it the day before.

Mr. Miller said they stole it and burnt it behind your garage?

Ms. Garcia said behind the garage by the alley. They just put it on fire. It was Christmas Eve. It was midnight when we heard the explosion. They thought it was the house because the garage looked like the house pretty much. That’s pretty much what happened.
Mr. Miller said are you the owner or the daughter of the owner?

Ms. Garcia said I'm the owner.

Mr. Miller said do the plans that Jill described sound about right for you?

Ms. Garcia said yes.

Mr. Miller said I think for this Commission we need to decide, because it is a demolition, I think we need to approve that idea and then also some general idea of what the final plan would look like.

Mrs. Morgan said yes.

Mr. Miller said at least Simon and I have seen the garage. Do you think there is any chance at all of repairing that garage?

Mr. Munoz said I don't think so.

Mr. Miller said I don’t think so either.

Mr. Munoz said the layout they have there is not right for that. It looked like it was a Coach garage, a Coach house and a garage.

Mr. Miller said I don’t see any way of repairing the fire damage. I hate to see an original, I call it a barn, a Carriage House, or whatever, I hate to see an original one go down, but if it were mine, I would have no idea how to fix that. I assume you don’t either. Does anyone have any further questions regarding demolition or any comments on that? So we would move on to plans for replacement. The proposal is for a 3 car garage?

Mrs. Morgan said yes.

Mr. Hoffman said actually I have a clarification for that. In the text it says the new garage will be a 4 car garage with 2 bays.

Mrs. Morgan said she did say that she felt like it could fit 4 cars.

Ms. Garcia said it is for a 4 car garage, but the insurance said that the only thing that they can make is only for 2½ cars.

Mr. Hoffman said okay, because these plans here would only fit 3 cars, unless you get real creative and get out Dukes of Hazard style. You may be able to physically fit 4 cars in there, but not get 4 cars in and out easily.

Mr. Miller said I was confused by that too. Thanks for bringing it up. The text said 4 car garage. This plan is for a 3 car. I don’t see how you get 4 cars in there. I think you said the square footage would actually be less than the current structure, right?

Mrs. Morgan said yes.

Mr. Miller said regardless of how many cars you put in it.
Mrs. Morgan said yes.

Mr. Miller said I noticed when visiting the property that the current structure I can’t really see the whole garage from the street at any one time. I have to walk from one side of the house and then I can see one end of it kind of where the original barn was. Then if I walk all the way to the other side of the house maybe I can see the other end and the most obvious fire damage. So there is really no way to see it from the street, so I don’t think that making it a 3 or 4 car is really a problem. We don’t really see it.

Mr. Hoffman said the current entry is from the driveway from the front. Is there any alley entry in the new proposal or would the access be from the driveway through the street again?

Ms. Garcia said yes. There is 1 entrance by the alley and the other 1 right in front.

Mr. Munoz said but the new one is going to have like a 2 door, 1 by the side of the house and another door in the back of the alley.

Ms. Garcia said no. They say they are just going to make one by the front.

Mr. Miller said there are 3 documents attached here Jill. Which one has your recommendations?

Mrs. Morgan said the Legislation Text.

Mr. Hoffman said I have a question on staff’s recommendation to reduce the eave height to 9 feet.

Mrs. Morgan said the vertical wall, that’s a zoning requirement, from like the ground to like where the gable end was, not the roof itself, but from the ground to like the bottom of the soffits would be 9 feet.

Mr. Hoffman said okay because the overall structure height limit is quite a bit more than that. I forget what it is.

Mrs. Morgan said yes.

Mr. Hoffman said it is either 20 or…

Mr. Miller said accounting for the pitch of the roof?

Mrs. Morgan said yes.

Mr. Miller said but the 9 feet is a zoning requirement?

Mrs. Morgan said it is a zoning requirement, yes.

Mr. Miller said for garages or outbuildings, okay. Then we can stick with that, I guess.

Mrs. Del Debbio said is it the minimum height or maximum height?

Mrs. Morgan said maximum.

Mrs. Del Debbio said if you have a commercial vehicle with a roof rack that goes
above 9 feet, can you accommodate that? I mean they have larger garage doors for personal vehicles. I'm just curious.

Mrs. Morgan said that I don't know. I'm not sure.

Mr. Miller said are there further questions about the recommendations?

Mr. Hoffman said I guess that I would ask if the style that matched the house would also be acceptable.

Mrs. Morgan said I thought about that too, trying to match the house as opposed to the current garage. I was kind of up for either way.

Mr. Miller said I think either way would be fine. The house also has wood siding. Is it similar to what's on this building?

Mr. Hoffman said the current garage is sort of a Dutch lap. The house is a doubled clapboard. It is different than the garage.

Mr. Miller said and the garage has corner boards on it. Does the house also have corner boards? I don't remember.

Mr. Hoffman said on most of it, yes. It's got a lot more intricate soffits and Italianate details.

Mr. Miller said it is a very nice house by the way. I've always admired that one. It is a 2 unit also, isn't it?

Ms. Garcia said yes.

Mr. Miller said I like that house. There is a lot of attractive decorative work on it.

Mr. Hoffman said matching the existing garage would certainly be easier and probably cheaper. I was just, I guess, bringing up an item of discussion of whether, actually the house would also be appropriate since if there is no existing garage that's typically what we are following for the guidelines.

Mr. Miller said so the soffits would also be different? We wouldn't have them do brackets or anything like that.

Mr. Hoffman said some of the new garages around here have got them.

Mr. Miller said I don't see requiring that.

Mr. Hoffman said the one on Oak off the corner of Park, that one has some nice details.

Mr. Miller said well let's ask the owner. If you were choosing one, would you prefer to match the style of the existing garage or the style of your house?

Ms. Garcia said the existing one.

Mr. Miller said okay. I think that would be fine. It says that the siding replicate the reveal of the current garage. Of course, you are allowed to use replacement materials
as well, but you can replicate the corner boards, as well as the existing has corner boards. The house does too.

Mrs. Morgan said it is a synthetic.

Mr. Miller said a synthetic, so that would be appropriate. Synthetic meaning we were allowing like the vinyl or the aluminum or Hardi Board or wood or manufactured wood products or anything you would choose, right?

Mrs. Morgan said yes.

Mr. Miller said are these recommendations workable for you?

Ms. Garcia said yes.

Mr. Miller said okay, I think that will work. So if we approve the recommendations, would it just mean if there’s a final plan would we have you look at it Jill?

Mrs. Morgan said I think staff could probably look at it. If there are questions, I could bring it back to the Commission.

Mr. Miller said as long as it meets these recommendations I would not see any need for this to come back to the Commission. If it meets this, you can just go ahead and approve it.

Mrs. Morgan said okay.

Mrs. Del Debbio said can I just make one suggestion? I’m just looking at this simple design with a 6 panel door and it has side by side windows. If it is something that you can choose that is the same price would you consider small double hung or something that might be a little more in line with the home. I know you can’t go that far back and have wood double hung windows, but side by sides are kind of really current. I was just wondering if maybe…

Mr. Miller said that’s a good point actually. Is that the end of the…

Mrs. Del Debbio said it looks like it is maybe the side.

Mr. Hoffman said it is probably the east side, the east elevation.

Mr. Miller said that’s probably right.

Mrs. Del Debbio said just maybe if there was some way of keeping more of a traditional look.

Mr. Miller said that is a good suggestion. Would that work for you?

Ms. Garcia said that would be fine.

Mr. Miller said may just one double hung window. Again, it would not need to be wood. It could be a vinyl. It could be an aluminum covered, but sort of look like to have more of the size of what would be in your house. The proportions would be different than the side by sides. It would be a little taller.
Mrs. Del Debbio said I can see why you may want smaller windows in a garage. Maybe you just want light to come in, but if it is possible to have a larger window. You could do security with shutters.

Mr. Miller said I believe the garage doors would have the panels with windows as well. The garage door to be panel with windows along the top. So there would be some light there too. In fact, I think those doors would face south, so you’ll get light.

Mr. Hoffman said I guess one other comment on the soffits, the existing garage has boxed rafter tail soffits, which should be easy to duplicate now. That no pork chop soffits because those are clearly a modern style.

Mrs. Morgan said Seth has provided me with some sketches so I can send you what we mean by that.

Mr. Miller said I think this will be good. I look forward to seeing the new garage going up. I’m really sorry about the fire. That’s awful.

Mr. Miller said do we have a motion to approve these recommendations? It would be for demolishing the existing garage and to construct a new one following these recommendations that are written here, which would include the siding replicating the reveal of the current garage with corner boards and also some stipulations on the design of the soffits that Seth brought up.

MOTION TO APPROVE THE COA WAS MADE BY: Mike Walker
MOTION SECONDED BY: Fernando Castrejon
AYES: Justyn Arnold, Fernando Castrejon, Jen Del Debbio, Amber Foster, Seth Hoffman, Mike Lord, Dan Miller, Simon Munoz, Mike Walker
NAYS: None

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

Annual Mayor’s Awards for Historic Preservation, honoring property owners who have made improvements to their properties while maintaining the historic character

Mrs. Morgan said just for a little bit of background, we received nominations from the public for 83 S. LaSalle, 612 S. 4th Street and 69 S. View Street. I included some that we had kind of looked at in previous years for work that was done several years back, but there was never actually a recognition, so we wanted to bring them forward again this year. Those are 725 Palace Street, 20 S. Chestnut Street and 106 Le Grande Boulevard, as well as the one Dan suggested at 523 W. Downer Place. I’ll just kind of go through them one by one. So 83 S. LaSalle you are looking at rehabilitation of the building that had been vacant for a while. There was damage by fire and water. The work included roof repair. They used some salvaged shingles they got out of Georgia. New windows, which be aluminum clad wood windows, which is part of the FoxWalk guidelines. They also did complete interior restoration. There is a new restaurant on the first floor. They did apartments above. They kind of restored the door there. This was done by Potter Construction & Associates and they also nominated the project.

Mr. Miller said does anyone think this is anything other than a yes?

Mrs. Del Debbio said it is beautiful. It is a great use of space. It brings back the
entire street. It’s really done a lot for the neighborhood.

Mrs. Morgan said just for the fact that this will be at City Council, we try not to get too many nominations. Last year I think we did 8. It went quicker than I thought, so I was thinking between 8 and 10 for this year.

Mrs. Morgan said for 55 S. Lake Street we thought about last year as well, but the work wasn’t quite done. They rebuilt the front façade using appropriate color brick and they matched some detail. They worked with staff on the detailing, trying to replicate what would have probably been appropriate for the period. This is not in a historic district or anything. It is adjacent to the FoxWalk.

Mr. Hoffman said I was impressed with this. When I saw them putting up fencing I just assumed it was going to be a demolition. I was really impressed to see that full façade reconstruction. That’s nice work.

Mr. Miller said these first two are very, very impressive.

Mrs. Morgan said for 612 S. 4th Street this one was nominated by the contractors who did the work. This one they did come to staff about repairing the existing wood siding. It was about 50/50 on kind of the condition of the wood. In the back there were portions removed and then the front was just extremely soft wood. I’m not for sure what happened, but it just bent. You could scratch the wood off. I did end up allowing the removal of the wood siding and installation of new wood siding. They did try to match some of the fishscale shingles and the gable end. They did the corner boards. They matched the reveal.

Mr. Miller said I think I went by there on Sunday. I thought it looked really good...

Mrs. Del Debbio said this is a project that kind of took a lot of time.

Mrs. Morgan said yes.

Mrs. Del Debbio said a lot of back and forth. A lot of work went into it.

Mrs. Morgan said there was a lot of back and forth. We considered Hardi board and then to get the reveal right they said it was easier for the wood and then there was taking down the original wood so that those details weren’t kind of setback.

Mr. Miller said it is an attractive house.

Mrs. Del Debbio said again, it does a lot for the neighborhood. It is at the end of 4th Street where you have some larger lots, but there is also a lot of tightness to the north. I think it is a nice recommendation.

Mrs. Morgan said they did keep aluminum soffits. They didn’t change the soffits so I couldn’t require them to take them down.

Mr. Hoffman said it is unfortunate they lost the fan detail.

Mrs. Morgan said I was hoping they would be able to replicate that. I didn’t push a custom for it.

Mr. Miller said the front doors on this one are interesting too.
Mrs. Del Debbio said so for what’s worth, the final outcome is 100%.

Mrs. Morgan said right. They didn’t get every little detail.

Mrs. Morgan said for 69 S. View Street this one actually came in last year from someone from the public after we did the Mayor’s Awards, so I brought it forth this year. They’ve actually, since even that nomination, have done some additional painting to the building. It is in the Westside Historic District. Besides just major restoration, it is just kind of the continual maintenance of the building that the public person mentioned.

Mr. Hoffman said this is one of my favorite Victorian’s in Aurora.

Mr. Miller said mine too.

Mrs. Morgan said this one is not even a landmark, so there was no review or anything.

Mr. Hoffman said it is a really nice example of a Queen Anne free classic. It’s got the goose neck portrayalings. I think what is also remarkable about this is it has curved sashes, even that very gentle bay on the left. It is some high end architecture.

Mrs. Morgan said for 208 N View Street staff just went through some of the old COA’s and pulled some of them, particularly the siding removals and restoration. If nothing else, just note there have been several this year, so it is just kind of good for the Commission to see. You can see they removed the siding, did restoration of the wood siding and a nice paint job with appropriate colors with accent colors on the gable as well as even on the bay.

Mr. Miller said this is the house that is directly across the street from me. This is what I see when I look out my front window. I have to say my view became dramatically better.

Mr. Hoffman said I wonder if this had a Victorian makeover of if this was just kind of a mishmash of late Italianate and Victorian. It looks like it may have had a little roof crusting around at one point. It’s got an interesting mix of styles from the era.

Mr. Miller said when the aluminum siding came off, it was really surprising. I didn’t necessarily expect to see the fishscale shingles or the sunburst design. It was a very pleasant surprise.

Mrs. Morgan said for 354 Spruce, again a removal of synthetic siding and then a restoration of the wood siding. Again, nice color elements. They even painted the garage to match and did the trim accented with a cream color. Not a lot of details to the house.

Mr. Miller said what I like about this one is it is on a physical corner and it is probably the most dramatic makeover of anything that happened in the neighborhood this year. It was probably the ugliest house in Tanner and it went to actually being kind of a nice looking house.

Mrs. Morgan said several kind of additions have been added to it, but they all were re-sided with the wood.
Mrs. Morgan said for 416 W. New York Street is another one of the siding removal and wood restoration. This was one that they started to do the vinyl. Staff went out and notified them that they were in a historic district. They came in. The contractor, restoration is not his area, so he did really work with staff on trying to get this right. As you can see, they did the restoration of the wood. They have like some Italian brackets up at the top. They went out and custom made the arch over the windows. That is a substitute material, a synthetic material. Staff said that it would work. They painted it a blue color. I would note the shutters went back up. They were on the original, not necessarily historically appropriate. I didn't really notice them until I want back out there to take the picture when I was thinking of it for the awards.

Mr. Miller said they did a lot of work on this. I'm glad it got done.

Mr. Hoffman said the shutters are roughly the right proportions at least. A nice give away for fake shutters is when they are installed at the outside of the window casing. If they were actually operable hinged shutters, they would actually close over the area. I remember when this one was in process. It's nice to see that they went to the effort and did a lot of the repair.

Mrs. Morgan said they did a lot of replacements. Got the wood to make sure it was the right size. They replaced a lot of the soffits. The contractor did really seem to go above and beyond to try to please the homeowner. Several pieces had to be replaced after inspections.

Mr. Miller said a lot of work was done here. The things about it I don't like are things that can be easily changed. The next owner may remove the shutters. Someone might choose what I think would be a better color combination.

Mrs. Del Debbio said it might have toned down the drama between the white and the blue if they added a third color that might have transitioned a little more.

Mrs. Morgan said they did ask staff about the colors. I didn't get a color sample. I think the discussion was like a light blue and I was thinking like more of a softer blue. I think the contractors would have been willing to change it. Technically colors aren't regulated. I try to provide guidance.

Mrs. Del Debbio said they would pull out though if they added a little more in the dentil up there.

Mr. Munoz said you can hardly see the dentil. It just blends in with the rest of it.

Mr. Miller said Simon is pointing out that in the during pictures when they had removed the artificial siding those dentils originally jumped out. As I was saying, the things about this that I don't like are things that a future owner could easily change. A lot of important work got done here.

Mrs. Morgan said for 418 N. View Street, also just the removal of siding and the restoration of wood siding.

Mr. Hoffman said it doesn't look like they got to the dormer yet.

Mrs. Morgan said yes.

Mr. Hoffman said dormer's frequently get forgotten. They also need to address their
Flashing on the porch roof. If looks like the replacement flashing was slipped in behind
the aluminum siding and so now it is actually on the top of the siding instead of
underneath it. It looks nice with the siding restored again.

Mr. Miller said it does. This house long ago, it would have been the previous owner,
had to be the early 2000’s. I think the porch had a lot of work done. The knee wall
was built. We are talking a couple of decades back almost. There was a porch railing
that had like an X in it or something like that, but the knee wall was restored like a
long, long time ago. It would have been the previous owners.

Mr. Hoffman said is this in the district?

Mr. Miller said it is.

Mr. Hoffman said it looks like a recent replacement front door. I actually recognize it
looks like a current Menard’s steel door.

Mr. Miller said I don’t know when that went one.

Mrs. Del Debbio said also it is missing a step on the side door it looks like. The
French door to the left.

Mr. Hoffman said that’s just a big step.

Mrs. Miller said that house has always had that, at least as long as I’ve know it. There
is giant French door upstairs on the second floor that goes to nothing.

Mrs. Morgan said for 110 N. Chestnut, just more kind of showing some additional
re-siding that’s happened throughout the district. This one they even did do work on
the porch. Since they weren’t touching the porch, they kind and went ahead with the
porch. It is kind of a simple home, but it is re-sided.

Mr. Miller said this, I would say, is another dramatic transformation as well.

Mrs. Morgan said this was one of ones from last year, 725 Palace Street. They
repainted the wood to match the existing, rebuilt the chimney and repaired the concrete
steps and walks, and just kind of continued maintenance as well. This picture is from
last year. I didn’t get a chance to redo the photos.

Mr. Miller said I believe that Al said that some additional work was done last year. I
don’t know if it is anything that would make the photo look that much different. I don’t
know if it was more maintenance work.

Mr. Hoffman said this isn’t the one that had a COA application for the front step railing
a few months ago, is it? I don’t recognize the address.

Mr. Miller said if they did that, then you might want to take more photos if we approve
them for an award.

Mrs. Morgan said for 20 S. Chestnut Street, this was one that last year Scott Pettit
mentioned. They did a lot of work with the restoration of the front porch, new roof and
gutters. This one dates several years back.

Mr. Hoffman said I see they rebuilt the later front porch rather than a more Victorian
Mr. Miller said what are you referring to?

Mr. Hoffman said the front porch posts.

Mr. Miller said with the Y?

Mr. Hoffman said yes. Those just look suspiciously like a 60’s sort of ranch inspired rather than turned Victorian columns.

Mr. Miller said to me this doesn’t look like something that would have had turned columns.

Mrs. Del Debbio said we have some heavy remnants in our home of heavy columns, well they’re not columns like you say. It is the same kind of blunt. A strange Craftsman style for a porch. I don’t know what they were thinking when they did this, but it might be original. Like I said, we had a couple on our house that were original and they had a very square, not balusters, but some type of ornate square little pieces of wood detail for the railing, so maybe it went in line with the linier look of the original house.

Mr. Hoffman said it looks like a nice job.

Mrs. Morgan said for 106 Le Grande Boulevard, this was also from last year. I think Scott Pettit recommended it. There is an addition to the garage in the rear. They rebuilt the chimney, new roof and continual maintenance.

Mr. Miller said I went by this one on Sunday. It is a stunning home. I think the shortcoming as I’m aware is that there is no real before and after.

Mrs. Morgan said it more like continual maintenance and upkeep.

Mr. Miller said and the addition to the garage, you have to look. It is not real easy to pick it up from the street, but it is a beautiful home.

Mr. Hoffman said restorations are less dramatic on stucco and masonry buildings than they are from wood buildings because they don’t go downhill as badly.

Mr. Miller said or something like this that’s never gone downhill. The main thing is adding another bay to that garage. I think I picked out how they did it.

Mr. Hoffman said did they match the stone?

Mr. Miller said I believe they did. It won’t show up in these pictures. I kind of peaked around and I think I see where they did it. They matched everything perfectly if I understand what they did.

Mr. Hoffman said that’s impressive for stone masonry.

Mrs. Morgan said for 523 W. Downer Place, this was proposed last year, but they have actually done some additional work this year. So you see the before, the garage, they replaced with appropriate garage doors and then they just recently painted to kind of to
Mr. Miller said in this one, the Google photographer actually caught the roofer in the act with the ladders and the sign for the roofer in the front yard. When this was nominated before, I think we decided not to. What they had done was amazing with the garage by replacing ugly modern doors with these beautiful doors that go well beyond anything we are requiring anybody to do like in the districts, but at that time they hadn’t really done anything to the house. We just had a garage and a house that didn’t match, but now they do.

Mr. Hoffman said that is remarkable that those are actually the new replacement doors.

Mr. Miller said I can’t imagine what that costs, but like the garage that we just approved, we are not requiring them to do that.

Mr. Castrejon said the homeowner, Carlo, was a previous Preservation Chair.

Mr. Miller said what’s his name?

Mr. Castrejon said Carlo Losurdo.

Mr. Miller said I don’t know him or maybe we’ve met, but I don’t remember. What do you think of this as a nomination?

Mr. Castrejon said he was a previous Chair. We should.

Mr. Miller said I see a lot of work went into this, well beyond what an average homeowner would do. It is beautiful.

Mr. Hoffman said the garage really puts it over the top.

Mrs. Morgan said do we want to go back through from the beginning and do yes and no? The following homes were nominated for the 2019 Mayor’s Awards:

83 S. LaSalle Street
55 S. Lake Street
612 S. 4th Street
69 S. View Street
208 N. View Street
354 Spruce Street
110 N. Chestnut Street
523 W. Downer Place

This item was discussed and filed.

19-0300

Historic Preservation Funding Program (19-0300-KDWK-18.028-PZ/HP-JM)

Mrs. Morgan said I know I’ve kind of given you kind of a heads up on this, but we just wanted to get it officially on the agenda. I think all of you are familiar with the background. We did receive $100,000 in 2010 for a Historic Preservation Funding Program. At the time, it was proposed as a revolving loan fund. It would have been paid back over 5 years, unlike the last one, not a deferred program where people actually make monthly payments and it comes back into the fund and would
regenerate itself. It was considered a low interest loan. We were looking at like
$5,000 to $20,000 projects. Since that time, some of you have kind of reached out to
the Aldermen proposing trying to change it to a grant program. We are still kind of
working with our Finance people to see funding or something like that where the loan
fund would eventually recycle back into itself. A grant program does not do that. We
are still trying to see if that would definitely work and would have to go to City Council
for approval for the change of scope. We were wanting to get the Commission’s
thoughts and opinions on that if you see one being better than the other or have any
positives or negatives to one or the other.

Mr. Miller said I was really never of the opinion that a revolving loan fund would work for
our districts and some of the problems we have. I remember specifically two major
issues with huge expensive violations. Well the city approved a revolving loan program
and neither were interested saying they could not to make any payments.

Mrs. Morgan said if you are looking, I think, at the $20,000 loan or something like that
they were going to have $250 a month payment.

Mr. Miller said that’s at zero interest, right?

Mrs. Morgan said at zero interest. That’s a car payment.

Mr. Miller said were any loans ever made available for anyone to apply to for the
revolving loan program?

Mrs. Morgan said no.

Mr. Miller said was that due to there were problems with implementing the program?

Mrs. Morgan said it was just complicated to set up, especially in Planning’s knowledge,
like trying to figure out who is able to qualify and what requirements you need as far as
the money side of it. That really kind of held it up.

Mr. Hoffman said so you guys don’t otherwise have a system for doing credit checks?

Mrs. Morgan said correct.

Mr. Hoffman said I would second Daniel’s thought that there is definitely people who
need some type of assistance, but were not able to sustain loan payments on it. I
would ask if there would be any interest or if it would make sense to consider some of
each. There may be some residents where a loan would be attractive. There are
definitely some where it is not and grants would be more helpful, but maybe there is
some for loans too.

Mrs. Morgan said the only issue is the revolving loan program was complicated to kind
of keep up and going, so if you don’t have a lot it is not really worth the time and effort.
There was discussion that maybe start out with a grant and do that for a few years. If
people come out of the recession then maybe after a few years going to a revolving
loan program was also considered.

Mr. Hoffman said I guess the other consideration would be for people who can afford to
make the loan payments, what would our loan program have the advantage over?

Mrs. Morgan said it would be the no interest as far as doing it through a private bank.
I think to that point, that was also kind of one of the issues of the revolving loans is if you can easily get credit then you could just go to the bank or other means. You also can’t necessarily give it to people who obviously can’t make the payments because you are just going to have a default. It is kind of finding that really in-between people who don’t necessarily have the greatest credit. The city is placing a little more of a risk than like a financial institution would, but still seems the capability to pay it back.

Mr. Hoffman said and especially now that interest rates are still at near all-time lows. There is not as big of a traction there to zero versus 4%.

Mrs. Morgan said yes. Some of the people that I spoke to that did have loan programs is with the decrease in interest rates they’ve kind of almost started to see less and less applicants.

Mr. Hoffman said if this was 1982, a zero percent interest loan would look really good.

Mr. Miller said I think some of our problems in our districts could involve homeowners that would not qualify for any loan program that involves credit checks or evaluation of their ability to repay.

Mrs. Morgan said yes and I think that was kind of what initially ignited the spark to see if we could do a grant program.

Mr. Miller said my memory of the historic loan program, it was called a loan program, but there were no payments, there were no credit checks, there was nothing like that. In practice, I think it was more of like a lien.

Mrs. Morgan said it was. It was a lien on the property. The issue with that is that in the end when the recession hit, the city ended up writing off a lot of them.

Mr. Miller said the liens were subordinated to any other mortgages that the homeowner may have had. The banks weren’t even getting paid on their mortgages and the city was in line behind them. I’ve always thought, of course I could be wrong, that was a once in a lifetime event, the real estate crash that we had, but you never know. That could happen again sometime. It happened once.

Mr. Hoffman said is the mechanism for that funding vehicle more straightforward than the revolving loans?

Mrs. Morgan said more than the revolving, not as much as the grant. Then there is also kind of the thought that even with the deferred, the city is still having to put money in every year, so then you have all this extra work even years down the road and you are not sure how much, you might just be getting $10,000 or maybe $30,000 back a year so it doesn’t really replenish itself.

Mr. Miller said another issue with that program is I never understood why as those deferred loans were paid back why they did not go back into a historic preservation fund. They don’t. They go the city general fund.

Mrs. Morgan said yes.

Mr. Hoffman said so in terms of the historic preservation funding that was no different than grants because it wasn’t being returned to…
Mrs. Morgan said I think at one time it was being returned.

Mr. Miller said the property I sold last year did have a $3,000 deferred loan on it and the city was repaid when I sold the property, so there are still some that come in.

Mr. Hoffman said is their data on what the main return period was on that? It was probably comparable to the 7 year average transaction.

Mrs. Morgan said I don’t know. I don’t know if anyone has ever looked at that. We might have some records on when things were released and stuff. The one thing with the grant is we are looking at the Preservation Commission to do a scoring, and we’ve done this with our previous grants as well. The applications would come before the Commission. We’ll have a score sheet in order to rank them. I think we are also looking at proposing something like just going ahead and saying like these projects are not open for the grants. I was thinking of excluding roofs, driveways, and landscaping. Someone pointed out to me well asphalt roofs could be historic, but everyone has to reroof their home. We are not really requiring any more…

Mr. Miller said that’s true. There is no added expense to being in the district.

Mrs. Morgan said right. If someone wanted to do wood shingles, that would be different. The same with the driveway, especially now that we have allowed the asphalt.

Mr. Miller said that is just home maintenance. The only exception, I would think, is that a home with the slate roof. That probably is historically appropriate if they repair that.

Mrs. Morgan said maybe I should say asphalt roofing is not.

Mr. Miller said everyone does asphalt roofing. It is not historical. Everyone does concrete and asphalt driveways.

Mr. Hoffman said I would concur at least that the standard type of items that have no restrictions is otherwise no different than if you were in or out of a historic district. I think it would make sense to have the priority towards burdens that are imposed by the historic regulations since the difference in the cost of windows.

Mr. Miller said or taking your front doors, from like what we saw in the house, to more appropriate. Doors are expensive. That’s the one thing that the owner there at 206 N. View did was replace his front doors. We discussed how appropriate doors tend to cost thousands of dollars.

Mrs. Morgan said he replaced the storm door.

Mr. Miller said I know a lot of people do salvaged doors. I suggested he try that, but then later I was thinking but he needs two that match and that’s going to be really difficult.

Mrs. Morgan said I will take all that down.

Mr. Miller said I think a grant program would be more preferable or a restoration of the old deferred loan program, which I think in practice was a lien. It would provide some funding at some time. You just don’t know when the money comes back, so if that could be changed so that the money actually came back to preservation funding. I
don’t know if there is some way of doing that. I don’t know why it wasn’t before.

Mrs. Morgan said there probably is. I’m not sure with just again the time it takes to
do a loan when you are only possibly getting $30,000 so you are still having Council to
kind of plan to fund it.

Mr. Miller said or we could just try hitting the ground running with grants and try to do
loans later if we can. I don’t want a program that never gets off the ground because no
one is going to be able to implement it.

This item was discussed and filed.

PENDING

COMMITTEE REPORTS

A) Grants - Dan Miller, Chairman

No Report.

B) Near Eastside Historic District - Jennifer Baird-del Debbio, Chairperson

No Report.

C) Riddle Highlands Historic District - Fernando Castrejon, Chairperson

No Report.

D) Public Awareness - Mike Walker, Chairman

No Report.

E) Landmarks - Al Signorelli, Chairman

No Report.

F) FoxWalk Design Review - Fernando Castrejon, Chairperson

No Report.

G) Tanner/Palace Historic District Committee - Justyn Arnold, Chairperson

No Report.

ANNOUNCEMENTS

Mr. Hoffman said just a thing for everyone to kind of consider. On the news, it was in
the Tribune today, there was a law suit in Evanston about a fence that was put in. One
of the Cub’s pitchers bought a property along the lakefront and put up a fence that the
neighbors are now suing over. It caught my attention because through the permitting process that decision came through the Preservation Board, so they're not. It is the property owner that is the subject of the suit, but the fence that was built was guided by preservation. It's something to consider. Fences don't come along a whole lot generally. Those get resolved through staff. It looks complicated. If anyone is interested you can look it up. It involves a site easement that the property owners alleged they owned, that they could see through the lake view, but they are like the second property in away from the lake so they thought that that easement protected their view of the lake. Supposedly the fence that originally was going to be put up was going to be transparent like an open wrought iron and the fence that eventually was built was a solid wood fence, so they've got to get on the ladder if they want to see the lake now.

ADJOURNMENT

A motion was made by Mr. Castrejon, seconded by Ms. Foster, that the meeting be adjourned. The motion carried by voice vote. Mr. Miller adjourned the meeting at 8:35 p.m.

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