



# City of Aurora

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

## Historic Preservation Commission Meeting Minutes

Thursday  
April 13, 2023  
7:00 PM

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### CALL TO ORDER

*Acting Chair Signorelli called the meeting to order at 7:02 pm*

*Mrs. Morgan said first we need to nominate an acting chair. Do I have a nomination?*

*Mr. Castrejon said I nominate Al Signorelli. Mr. Arnold said I second. Motion carried.*

### ROLL CALL

*The following Preservation Commission members were present: Mr. Arnold, Mr. Castrejon, Mrs. Foster, Mr. Hoffman, Mrs. Ludwig, Mr. Signorelli, Mr. Walker*

*Chairman Miller and Mr. Hanson were excused. Mr. Munoz was absent.*

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

### OTHERS PRESENT

### APPROVAL OF MINUTES

**23-0278**

Approval of Minutes from 2/16/23 Historic Preservation Commission Meeting

*MOTION TO APPROVE WAS MADE BY: Mr. Walker*

*MOTION SECONDED BY: Mr. Castrejon*

*AYES: Mr. Arnold, Mr. Castrejon, Mrs. Foster, Mrs. Ludwig, Mr. Signorelli, Mr. Walker*

*NAYS: 0*

*ABSTAIN: Mr. Hoffman*

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

### PUBLIC COMMENT

### AGENDA

**23-0290**

March 2023 Historic Certificate of Appropriateness Report

*Mrs. Morgan said COA reports, any questions, comments? This is just for March. I forgot that we didn't have a meeting last month, so I didn't do February. I'll pass it out just so people can see it, but we'll have to officially look at it next month. So any questions on either month?*

*Mr. Hoffman said on March – 428 North View Street – was ceiling repairs and kitchen enclosed porch, was that a permit that was inclusive of some other stuff that otherwise wasn't....*

*Mrs. Morgan said yeah, I don't think we're...Preservation needed to be a review on that one. We have some...a few new CSRs in Building and Permits, so sometimes I get thrown on. I'd rather be included than...*

*Mr. Hoffman said better it's reviewed and doesn't need it than the other way around.*

*Acting Chair Signorelli said okay, well. Do you need more time, or does anybody have any questions or anything to add? Okay, I move that we approve these, and do we need a roll call vote?*

*Mrs. Morgan said we don't approve COA reports.*

**This COA Report was discussed and filed**

**23-0289**

Annual Mayor's Awards for Historic Preservation, honoring property owners who have made improvements to their properties while maintaining the historic character (23-0289- KDWK-23.016-PZ/HP-JM)

*Acting Chair Signorelli said okay. Okay, are we moving on then to the COA report, November 2022 Historic Certificate of Appropriateness report?*

*Mrs. Morgan said no, we just did that. We're moving on to 23-0289, 2023 Annual Mayor's Awards for excellence in Historic Preservation.*

*Acting Chair Signorelli said oh, okay. Why am I not seeing that on the minutes?*

*Mrs. Morgan said the agenda?*

*Acting Chair Signorelli said agenda. Okay, do we need to give all the Commissioners some time to go through this then?*

*Mrs. Morgan said well I was going to present it. So, the Committee met last week. They helped me compile some of these before the meeting. They were all...the Committee was in favor of proceeding with all of them so I'll just kind of go through and give you an overview of each one:*

*1316 West Downer Place – This one was submitted by the owners. They went to great efforts to replace the roof with a new roof that maintained the historic cottage look, more so than just a standard asphalt shingle roof would have. They also removed some overgrown ivy and washed the limestone.*

*I guess I could maybe just kind of go through all of them and then if we want to go back and discuss any in more detail, if that works. If there's any questions...*

*Mr. Hoffman said are these everything that was nominated or is this what was narrowed down by the Committee or expanded by the Committee?*

*Mrs. Morgan said no, this was expanded. So, the....we only had 3 nominations from*

outside, that was the first 3. 1316 West Downer, 217 North Chestnut, and 502 Oak Avenue were nominated by the homeowners. The rest of them were compiled by the Staff and the Committee.

Mrs. Ludwig said this one I'm very familiar with because I almost bought it and I will say they watered....

Mrs. Morgan said is your mic on?

Mrs. Ludwig said oh, I'm sorry. I've been inside this house. I almost bought this house and from viewing it from where that roof was at and what would've happened to the inside of it, this was a very....that house was on the brink, so I think that I don't know if, you know, as far as doing it for just a roof or whatever, but they are right. The ivy, the things that they've done with it and what needed to happen with that house was all going to start with that roof and I've just seen them taking very, very good care of it and thank goodness, because it was too rich for my blood, but....

Acting Chair Signorelli said not to mention the expense of that roof.

Mrs. Ludwig said the expense of that roof was what made me walk away and I will say that the water damage that was happening was astronomical, so the fact that they did that really saved that house, I think.

Mrs. Morgan said and the Committee discussed where we tried to really support if a nomination came from outside the Committee, unless it's just really not adheres to the guidelines, trying to support those to at least give them some....

Mrs. Ludwig said I didn't know it had Historic Preservation on it, to be honest.

Mrs. Morgan said it does not. It's not actually landmarked, no. I mean, you aren't required to for the awards.

Mrs. Ludwig said well, I think that's really cool too.

Mrs. Morgan said yeah, so they weren't required to do anything specific to that roof.

Mrs. Ludwig said it's a wonderful house and it was in dire straits. You wouldn't know it from looking at the outside, but it was in dire straits.

Acting Chair Signorelli said and one of a kind architecturally as well.

Mrs. Ludwig said one of a kind.

Mrs. Morgan said alright, I don't any other objections.  
217 Chestnut – the entire house and garage was scraped and beautifully painted, 3-part color scheme, 3 colors in the gable end highlighting the shingles, then some accent red colors throughout. This was also nominated by the homeowners. This was a grantee from last year. The Committee discussed painting maybe wasn't a drastic change, but it does look nicer and again, it was nominated by the homeowners. Any questions?

Mrs. Ludwig said it is a beautiful fence, Al. A question about the Mayor's Award: I mean there's nothing...it's just an award, right? They're not....

Mrs. Morgan said it's just an award, yeah...

*Mrs. Ludwig said it's not monetary....*

*Mrs. Morgan said no monetary, yeah.*

*Mrs. Ludwig said why restrict anybody if they've done a nice job and this house looks beautiful, so....*

*Mr. Hoffman said do you know, did they do the work themselves or hired....?*

*Mrs. Morgan said no, they hired somebody.*

*Mrs. Ludwig said it's kind of nice PR though to show like 'oh, look...kudos!'*

*Mrs. Morgan said yeah (laughs).*

*Mrs. Ludwig said you know, so like...why not?*

*Mrs. Morgan said okay, hearing no more discussion:*

*502 Oak Avenue – this was also another one nominated by the homeowners. This was also a grantee from last year. They received the grants for the window and door restoration, completely restored all the windows and doors, even added some where they were boarded up restored the windows and those openings and then beyond the grant, they also installed a more appropriate hand railing and painted...took down the shutters and painted the entire house.*

*Mrs. Ludwig said looks nice.*

*Mr. Hoffman said I think the...did they repaint it again? Because the blue and the white was the flippers...*

*Mrs. Morgan said no, that's the new color. They repainted it...they*

*Mr. Hoffman said yeah, again blue....because the blue and the white was the flippers before they bought it and they butchered a lot of other things on that house.*

*Mrs. Morgan said yeah, I think they said it's a slightly different blue. They stayed kind of a similar color, but they did....*

*Mr. Hoffman said okay, the flippers did a terrible job and that paint was peeling within a year, so I don't know if I'm able to see that they repainted it again, but....*

*Mrs. Ludwig said they definitely made it more historically appropriate.*

*Mrs. Morgan said okay, any other comments?*

*450 Oak Avenue – this was a grantee. They had major cracking going on in their limestone steps and sidewalks, so they meticulously rebuilt the front steps and wing walls using Indianan limestone, they tuckpointed the front of the house and they repaired pillars. They also... a couple years....2020, they added...put up hardiboard on the garage, the rear garage as opposed to the synthetic siding, they put up hardiboard.*

*Acting Chair Signorelli said when you see the close-up pictures of the work that they've done, it's beautiful.*

*Mrs. Ludwig said it's a very nice home.*

*Acting Chair Signorelli said it's really beautiful, and again, that was...to do the right thing here...was another costly, costly job and it's a beautiful home, once again, architecturally and it was in a House Walk a few years back; the interior is absolutely gorgeous too. It's really a beautiful home.*

*Mrs. Morgan said any further comments?*

*451 Blackhawk Street – so, the vinyl siding...the vinyl siding was put up by a previous owner. The new owners removed the vinyl sidings, they nicely restored the wood including highlighting different colors, the shingles and the gable, some elements on the bay. Comments?*

*Mr. Hoffman said was the vinyl siding a previous violation or...?*

*Mrs. Morgan said yes....*

*Mr. Hoffman said was that grandfathered?*

*Mrs. Morgan said it was a previous violation, not by the owners who...*

*Mr. Hoffman said okay. So, did these.... was this a case where the homeowners or these owners bought it knowing that it had an outstanding violation and....*

*Mrs. Morgan said they did. I...after talking to them, I don't know if they quite fully understood what that meant, but they did know that there was a violation on it.*

*Mr. Hoffman said I think it's....this is a positive outcome for one of those persistent violations.*

*Mrs. Ludwig said and they did some nice detail, they didn't just go 'wood....here ya go' like, they...*

*Mrs. Morgan said and this was multiple layers that they removed. It wasn't just like the one....*

*Mr. Hoffman said vinyl...vinyl on top....*

*Mrs. Morgan said underneath that vinyl, there was like....*

*Mr. Hoffman said on top of insul brick or something.*

*Mrs. Morgan said yeah, one of those. They may have done the work themselves too. I can't recall if they had a contractor or not.*

*Alright, next one: 2-12 North River Street, Hobbs Building. JH Real Estate took on the task of rehabbing not only the Hobbs, but also 6-12 North River Street. The upper stories sat vacant for almost 70 years. The building features commercial space on the first story and 31 luxury apartments above. Restoration included major structural work to one wall in particular, restoration of commercial storefronts, window restoration, repairing the copper cornices, and obviously putting a replicated onion dome on.*

*Mrs. Ludwig said save the onion.*

*Mr. Hoffman said but no parapet cornice molding.*

*Mrs. Morgan said I know, I tried (laughs). This was a tax credit project, and I was surprised that the State didn't push for it, but I tried to push for it; it was originally in*

*the scope. With costs of stuff, it did end up getting cut. We hope maybe there's some other project in the future, even if maybe the City has to kind of help with it to eventually try to...at least on the bay, not necessarily along the entire top. I was going to say just do the bays.*

*Mr. Hoffman said they didn't do anything that is an obstacle to that, other than it's done and finished now.*

*Mrs. Morgan said right.*

*Mr. Hoffman said so it's an add-on after you took the car home.*

*Mrs. Morgan said yes. Yes, I was disappointed....*

*Mr. Hoffman said it looks nice. I saw the structural work they were doing underneath the turret in the one wall. It was probably marginal to inadequate when it was originally built and a hundred years of settling (inaudible)...*

*Acting Chair Signorelli said well that's something we would all notice, of course, but bring your eye back to the dome that they replicated. I never thought that would ever happen in a million years, that we would see that dome like that.*

*Mrs. Ludwig said that dome alone is worth it.*

*Acting Chair Signorelli said yeah, because they took it down because it almost fell on my car, I think every time I passed it. I never really thought that, I mean, the cost of that....*

*Mrs. Morgan said and I'm not even sure....I don't know if the State would've required that either because I believe that with the tax credits, existing conditions can remain and still get tax credits. So, that was something that the City and the developer has pushed for.*

*Mr. Arnold said you know on the...when they finished everything, they worked their way from the top down, that last level of trim work...is that a different company or what happened with that because it's really shoddy, like, it doesn't match the rest of the building.*

*Mrs. Morgan said the metal?*

*Mr. Arnold said yeah, like they used siding vertically and it's all dented and bashed and it looks terrible.*

*Mr. Hoffman said is that the stuff that was there because it had some...*

*Mr. Arnold said no, no it's added in. It's like...see the vertical striping in there? Under the windows. It's all...it's like it doesn't match the rest of the quality. Like, from there up looks great...perfect. And then that one row just does not....*

*Mrs. Morgan said the entire thing?*

*Mr. Arnold said is it...did they....*

*Mrs. Morgan said most of it was remaining.*

*Mr. Arnold said oh, was it?*

*Mrs. Morgan said yeah, they added...there was a portion about...like, in kind of this area and a little portion in this area.*

*Mr. Arnold said those are wood?*

*Mrs. Morgan said no, metal.*

*Mr. Arnold said okay, so all....they just kept the metal and (inaudible)*

*Mrs. Morgan said they kept the metal.*

*Mr. Arnold said and just painted.*

*Mrs. Morgan said they painted.*

*Mr. Arnold said so, renewing it made it look dented because it's really bad shape.*

*Mrs. Morgan said maybe the paint color...*

*Mr. Arnold said maybe...yeah, that's what it was. It shows it more.*

*Mrs. Morgan said yeah, but no...yeah, that was most of that...*

*Mr. Arnold said that's interesting....*

*Mrs. Morgan said they did infill but most of it was, is remaining.*

*Mr. Arnold said (inaudible) keep that part, nothing else. Yeah, it looks good though.*

*Mrs. Morgan said any other comments? They do still have a minor...I've noted that I've asked them to paint it one color. I'm hoping by the picture for the final, it will be painted.*

*Mrs. Ludwig said crop it.*

*(Laughs)*

*Mr. Hoffman said architectural airbrushing is a whole industry.*

*(Laughs)*

*Mr. Hoffman said when you look at advertising for commercial, especially apartment buildings, they airbrush out the fire alarms...anything...so, it's just like models in the magazine (inaudible)...it's complete fiction. I have a friend who does that.*

*(Laughs)*

*Mrs. Morgan said next one: 2 North Broadway – Terminal/Hotel Arthur. In addition to redevelopment of the Keystone Building, Urban Equity Partners saw the potential of redeveloping the Terminal. The upper floors have sat vacant since 1960s. The first floors will be for future commercial space while the upper floors have been turned into 20 luxury apartments. Restoration encompassed restoring the 1950s look of the first floor and retaining many of the interior features, such as the staircase and doors, and retaining that little ornamentation right there.*

*Mr. Hoffman said that must be left from the original storefront there.*

*Mrs. Morgan said yes, it is. The pre-1950s.*

*Mrs. Ludwig said so do we do an award...and this lobby is phenomenal, right? Like, I'm in love with their lobby. Do they...so it's fine, like, because I mean, obviously it's not done.*

*Mrs. Morgan said the interior is not done, no.*

*Mrs. Ludwig said well, and around the...so is it around where it looked like a diner and they've been doing the floors in there and stuff?*

*Acting Chair Signorelli said yeah, that's not done.*

*Mrs. Ludwig said that's not done?*

*Acting Chair Signorelli said no.*

*Mrs. Morgan said the interior, right? Not the exterior?*

*Acting Chair Signorelli said yeah, she means the interior....*

*Mrs. Ludwig said interior...*

*Acting Chair Signorelli said where the restaurant was, yeah...*

*Mrs. Ludwig said but the outside is done?*

*Mrs. Morgan said the outside is done, yeah.*

*Mrs. Ludwig said okay, I just wasn't sure if it's like partially...like, it's not done but what they've done so far is so great, so I just wasn't sure how that worked.*

*Mrs. Morgan said and I mean, because that's up to the Commission. I kind of rate....I originally thought about trying to span out these 3 projects and I was going to bring Terminal and Hobbs through this year and Copley Hospital next year, but Copley was actually further along than I thought so then I thought bring them all 3 together. I mean, if the Commission wanted to hold off, I would say Terminal, Hobbs need to go together. Just...there is...they came in together, they've been kind of who gets done first so I think we need to do them both at the same time.*

*Mrs. Ludwig said and they (unintelligible), so I'm not saying don't do it, I was just curious about....*

*Mrs. Morgan said my only thought is we don't know how long the conversion will take for the commercial to be....*

*Mrs. Ludwig said sure.*

*Mr. Hoffman said because it's kind of...it's shelled out basically waiting for the tenant to do the build out, so that's....*

*Mrs. Morgan said waiting for tenants, yeah.*

*Mrs. Ludwig said and they've got the floor done and the (inaudible) kind of done in*



*there so I mean...*

*Mr. Hoffman said done to the extent...*

*Mrs. Ludwig said done enough...*

*Mr. Hoffman said of what they currently....*

*Mrs. Morgan said and the interiors of the commercial still has tax credit reviews once they do the build out.*

*Mr. Hoffman said oh, okay, so that is....*

*Mrs. Ludwig said I have no objection to it, I was just curious. It was just a question but I think they've done....especially that lobby...is just so gorgeous.*

*Acting Chair Signorelli said I wanted to have the Mayor's award in one of those spaces, but can't do it. They're just not done.*

*Mrs. Morgan said yeah.*

*14 South May – This is an updated picture from what you have in your packet. I went out today to make sure it got painted; it did. The owner got a grant for this. He landmarked the building and then came in for a grant and he replaced an inappropriate porch railing with a historic railing, if you recall. Originally, he had an historic photo of more of just kind of a standard railing that he was going to find, then after getting the grant he noticed the back porch was more ornate, so he had a custom...they custom milled it to match what was on the rear. Any questions?*

*Mr. Hoffman said I think it's a good example of what the awards should recognize. I'll even overlook that he had the lattice wrong, but...*

*Mrs. Ludwig said stop it! (laughs)*

*Mr. Hoffman said it should be vertical (laughs).*

*Mrs. Morgan said I have seen this lattice on other homes.*

*Mr. Hoffman said yes, you'll see this lattice at Home Depot (laughs). But there's few homeowners who go to the effort and expense to have the porch parts custom duplicated to match the other stuff and that...I think that's....and that he voluntarily had it landmarked and so...*

*Acting Chair Signorelli said yeah, he went to such detail to replicate those railings and I mean when you look at the before picture, I mean, they were terrible. So inappropriate. And at least as far as the lattice...at least it's framed.*

*Mr. Hoffman said yeah, yeah.*

*Acting Chair Signorelli said which I appreciate.*

*Mr. Hoffman said yes, only really particular people like me are going to notice, so....*

*(Laughs)*

*Acting Chair Signorelli said and the way that it's painted too really bring out the architectural details.*

*Mrs. Ludwig said yeah, it's really nice.*

*Acting Chair Signorelli said they did a nice job on the paint job.*

*Mrs. Morgan said yeah, the homeowner painted it himself. 202 Blackhawk Street – this one was one that Dan had wanted put in. So, the homeowner, while he was...during Covid...off for Covid...he repainted the entire house. Similar color scheme but it's all new paint. He removed a window wall unit and restored...put some wood, restoring that. He added similar paint color, but it's all new, refreshed. Removed some, I think, there was a little bit of overgrown vegetation.*

*Mrs. Ludwig said look at how... that fence is cute, Al. You know what I'm saying?*

*Acting Chair Signorelli said yes, I can agree with that.*

*Mrs. Ludwig said thank you, that's what I'm talking about.*

*Acting Chair Signorelli said I like that fence. This I was impressed with too because I think it's very early. I would think that this house is earlier than the 1890s.*

*Mrs. Ludwig said yeah, I agree.*

*Mr. Hoffman said yeah, 1880s, 80ish.*

*Acting Chair Signorelli said and I like that fact too.*

*Mrs. Foster said you think so? I would even think 1860, 70...70s.*

*Mr. Hoffman said somewhere around there. I think it's a relatively normal paint job. I would walk and jog by there and see him working and he was putting the sweat and sweat equity into it all there.*

*Mrs. Morgan said I think that's what Dan felt too.*

*Mrs. Ludwig said did he do anything besides paint it?*

*Mr. Arnold said he removed the A/C.*

*Mrs. Ludwig said you said something about an outdoor unit that...*

*Mr. Hoffman oh, took out the window unit.*

*Mrs. Morgan said the window unit...the wall unit.*

*Mr. Hoffman said although it must...when...if you look at the front, there was a window A/C unit. Several in the front...although it depends what time of year he took the actual picture.*

*Mrs. Morgan said Dan said there was a wall unit that he took out and restored the wood on it, unless he was....*

*Mr. Hoffman said oh, okay... I see what you're talking about. It's over...it's on the left side, yeah. If you look in the before picture, it's wrapped up in a tarp.*

*Mrs. Ludwig said so it was a little more than just paint, it was....*

*Mrs. Morgan said any other comments?*

*Alright, 504 West New York – Dan also proposed this one as kind of a lifetime achievement award. The homeowner is currently like in her 90s and her and her husband bought the house back in the 80s...1989...and they just kind of maintained it all these years. They've done a couple paint jobs; this is the latest one. They've added like a third element to kind of highlight those gothic features. The owner herself kind of maintained a lot of...I mean, obviously, I don't think she'd paint the whole house but has maintained the painting on areas she could reach and stuff.*

*Acting Chair Signorelli said and she's 90.*

*Mrs. Ludwig said yeah, give her...*

*Acting Chair Signorelli said and the other thing too, again, I mean this is premier architecture. It's pure Victorian Gothic.*

*Mr. Hoffman said and it has the right kind of lattice.*

*(Laughs)*

*Mrs. Morgan said and then 436 Blackhawk. So, this one had sat for several years kind of in multi colors, going from painting and peeling paint to different colors. It had a fire back in 2020 which led to interior damage as well as boarded up windows. The house has been completely...the windows have been fixed; the inappropriate shutters were removed. The entire house was repainted and then they added an appropriate railing...handrail than was there before.*

*Mrs. Ludwig said looks like they did some of the attic windows too, doesn't it?*

*Mrs. Morgan said yeah, they...I think they added a new window there.*

*Mrs. Ludwig said yeah, looks like it was a double window.*

*Mrs. Morgan said and fixed the trim. Now, this....*

*Mr. Hoffman said I think it was just originally boarded over with shutters on it from this picture.*

*Acting Chair Signorelli said yeah, I think that's right.*

*Mrs. Morgan said I think there was fire damage to it and I can't remember if they replaced it or if they had it repaired, but there was more than just them boarding it. I just couldn't recall.*

*Mrs. Ludwig said yeah, it looks wider.*

*Mrs. Morgan said the owners that currently own it did not do the work. It was a previous owner who did it. It looks like it must have been a flipper. They only owned it for less than a year. These current owners bought it in March.*

*Mr. Hoffman said well, I have looked at it up close but looks better than flipper work.*

*Mrs. Morgan said maybe the guy just decided he had to sell it all of a sudden last minute. I'm not sure. Or maybe there's some relations with him and the new owner,*

*I'm not for sure. I just know there's a new owner as of March...this month.*

*Mrs. Ludwig said and they submitted themselves?*

*Mrs. Morgan said no, I put it in. So, there could be a connection maybe, between the...maybe there's a family thing happening. I don't know. Any comments? Then the last one is a new one after the Committee met was bringing forth...going ahead and bring forth the historic Copley Hospital. Fox Valley Developers along with the City did a private-public partnership to see this building adaptively reused as you all I'm sure are aware this has sat vacant, dilapidated, dangerous. There was a lot of work that went into it. There was asbestos issues remediated in the very beginning, so it has turned into.... the most historic portion is commercial space. They restored the tower, they restored some of the ornaments on the porch, and it's going to be commercial space. The other buildings were turned into a site for people with cognitive disorders, adults with cognitive disorders as a place for them to be able to have some independence. And then there's a senior living community with memory care, independent living, and then there's also the 1970s portion is space for like a neighborhood healthcare. The school district is also using the old nursing part for offices and then they did an addition to that as well.*

*Acting Chair Signorelli said now, I didn't ask you and unfortunately, I meant to go and look around the site, but I haven't yet; have they done anything to the old hospital portion?*

*Mrs. Morgan said it's completely done.*

*Acting Chair Signorelli said oh, I have to go by there.*

*Mrs. Morgan said this right here. So they added the tower, they restored that porch and interior, I think is completely done. I think we have the full COs for the interior. I mean it's...I don't think they have a tenant yet so, but it's kind of...*

*Acting Chair Signorelli said and so they've replaced all the windows and...*

*Mrs. Morgan said I think most of them were restorations. Frank did most of the windows on this project.*

*Acting Chair Signorelli said oh, I'll have to go by...wonderful.*

*Mr. Hoffman said I went by and was really surprised by the amount of detail that they replaced on there. I didn't expect they'd do the cupola.*

*Mrs. Morgan said yes, and I wouldn't think that was a requirement. They did use tax credits for this project, but I wouldn't think that was a requirement for the tax credits.*

*Mr. Hoffman said like roof cresting and...*

*Mrs. Morgan said cresting...mmhmm, yeah they did a really wonderful job.*

*Mrs. Ludwig said what kind of tenant are they going to put in there?*

*Mrs. Morgan said commercial. I'm not for sure what they were....*

*Mr. Hoffman said I think at least...and this is just from my industry periodicals...medical office is what they were marketing...*

*Mrs. Morgan said yeah, they thought about pharmacy, I think or something like...yeah.*

*Acting Chair Signorelli said from the picture, it looks like a beautiful restoration.*

*Mrs. Ludwig said oh, yeah.*

*Mrs. Morgan said they did a beautiful job.*

*Acting Chair Signorelli said I couldn't be happier.*

*Mrs. Ludwig said if we have a "chef's kiss" award, this would be it.*

*(Laughs)*

*Mr. Hoffman said my favorite part of the project is it's like a hundred-year timeline of hospitals.*

*Mrs. Morgan said of history of healthcare...yeah. I thought that was really...when they came in for the landmark designation, I was like 'that's really interesting'. I mean, I know some people weren't such a big fan of the 1970s portion but the whole complex showing such the history of healthcare.*

*Mrs. Ludwig said and who would've thought it...like, that's where all the "let's go on a ghost hunt and break into an abandoned hospital" ...for it to go from that to that is unreal.*

*Acting Chair Signorelli said not to mention the scope of it, I mean...*

*Mrs. Morgan said I mean, and they did it in a relatively quick timeframe.*

*Acting Chair Signorelli said yeah.*

*Mrs. Ludwig said unbelievable.*

*Mrs. Morgan said so, if there's no...there are 12 coming forward, that's probably our largest group since I've been here, I was told there shouldn't really be any issue with us having to limit numbers, so if we want to proceed with all 12 there shouldn't be an issue with that. I'm going to have to get more frames (laughs). Is there any that someone wants to take down or say wait 'til next year?*

*Mrs. Ludwig said unless you think it's too heavy for one year but...*

*Mrs. Morgan said I thought it might, but I asked my boss and he said no, he thinks that would be fine.*

*Mr. Hoffman said is on the 3 commercial properties, is there any benefit to this year holding any of them to next year, just in terms of hanging up in the lobby sooner?*

*Mrs. Morgan said well, I had originally thought of spreading it out but with Copley being so done, I didn't know about trying to wait 'til next year for it, and like I said, I don't want to separate Hobbs and Terminal.*

*Mr. Hoffman said yeah, that's...I think that can be...it's worth...I think there's some consideration to making this gesture of appreciation or support or recognition at the best time rather than just for quantity's sake.*

*Acting Chair Signorelli said well, my issue was, I mean in the past, we would not nominate a property that wasn't finished and obviously there's work to be done but I think that...I think it's important that we go ahead and nominate those all 3 properties.*

*Mrs. Morgan said yeah, we've discussed that in the past, especially with residential unless grant funding that it's not...a project is not done in a year or 2 that usually spans several years so if somebody did a wonderful job on something, not waiting 'til all their windows need some work, which might not happen for another 5, 10 years to recognize what has been done.*

*Acting Chair Signorelli said so are we all in agreement then to keep all 12 nominations?*

*Mr. Castrejon said I think so.*

*Mrs. Morgan said okay, alright. So, we don't actually need to vote on that since it's technically a Mayor's award so I will move on to the next item.*

**This Petition was filed**

**23-0288**

Preliminary review of the Local Landmark Application for the Janes house located at 506 W. Downer Place and approval to proceed to a Public Hearing (George Piccolo - 23-0288 - AU21/4-23.174-HP - JM - Ward 4)

*Mrs. Morgan said If you recall, the landmark designation is 2 steps. You come with the original review, say does it appear that there's worth it to move on to a Public Hearing, so there's like notifications in the newspaper required. So, that will be next month that the Commission decides if we move it forward. So, this is being brought forward by the owner. He is also a grant recipient. A requirement of the grant is to landmark it. The home is contributing to the Westside Historic District. It was built circa 1867. It appears to have been occupied, the first owners, by the Janes family from approximately 1867 to at least 1895, from my directory research. There is the historic photo, he has the current one. The historic photo shows the Janes in front of the building for the Centennial on July 4, 1876. The Janes then moved to Hollywood by 1905. The daughters opened a kindergarten called "The Misses Janes School of Hollywood" catering to celebrity children. Their home in Hollywood was saved, I just thought interesting, from demolition. It is now the oldest building in Hollywood. So, we know...I probably would assume that the Janes' were there to around the early 1900s but I couldn't find anything to date that for certain. Frazier...W.S. Frazier and his family appear to be the second homeowners. Mr. Frazier was the Mayor of Aurora from 1891-1892. According to directories, the Fraziers were residents by as early as 1914, but probably earlier, and they lived there through the 1940s. The home is an excellent example of Italianate architecture. It's a two-story brick house that's characterized by the ornate cupola, wide eaves featuring molded cornice with brackets and large dentil molding, pedimented window hoods, and a full width front porch with ornate columns and cornices.*

*Acting Chair Signorelli said well, clearly this fulfills several criteria for landmarking. The architecture, the history of the occupants, the owners of the house, and I'd say premiere landmark on the corner where it sits, easily recognizable and it deserves to be landmarked.*

*Mrs. Ludwig said agreed. I think they're also....they've been there...gosh, 20...*

*Mrs. Morgan said I think 40 years.*

*Mrs. Ludwig said 40 years, you said? I was going to say 25 or more.*

*Mrs. Morgan said ummm...I think he said he...*

*Mrs. Ludwig said it's been a long time.*

*Mrs. Morgan said I was thinking he said they were there for 40 years, but...*

*Acting Chair Signorelli said and, in that time, too, they've really worked hard to maintain it.*

*Mrs. Ludwig said absolutely, and they've really been very careful to keep it original, inside and out.*

*Acting Chair Signorelli said yeah...*

*Mrs. Ludwig said and I think they are also now getting to the point where they're wondering how much longer they're going to stay there and I think this is probably their last gift to the house is making sure that it's protected into perpetuity.*

*Mrs. Morgan said and he said the interior is also very adaptive.*

*Mrs. Ludwig said oh, it is. Yeah.*

*Acting Chair Signorelli said yes, it is. And not only is there quite a large house and a lot to take care of, it also is a large lot, large yard, so it's a lot to take care of.*

*Mr. Hoffman said on the plat on the last, last there shows it's built across 3 lots and (inaudible) the direction the lots were....somebody...it was a show piece.*

*Mrs. Morgan said here's the historic photo.*

*Mr. Hoffman said I like how a lot of these old pictures...they drag their dining furniture out. Collecting in the yard.*

*Mrs. Morgan said alright, so we do need a vote to move this to a Public Hearing.*

*Mrs. Ludwig said hmmm?*

*Mrs. Morgan said we need a vote to move this to a Public Hearing.*

*Mrs. Ludwig said let me! Let me! Yes, I vote that we...*

*Mrs. Morgan said you nominate, make a motion?*

*Mrs. Ludwig said I nominate the whatever I need to say...yes, pick me.*

*Acting Chair Signorelli said second.*

*MOTION TO APPROVE BY: Mrs. Ludwig*

*MOTION SECONDED BY: Mr. Signorelli*

*AYES: Mr. Arnold, Mr. Castrejon, Mrs. Foster, Mr. Hoffman, Mrs. Ludwig, Mr.*

*Signorelli, Mr. Walker*

*NAYS: 0*

*Motion carried.*

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

## PENDING

*Mrs. Morgan said alright, so that's the only thing on the agenda. I do have a violation reports so I can hand out, we can...if you want to take a look at them now or just take them home and if there's any questions, you can reach out to me, or we can discuss it at the next meeting. I was hoping to get it done earlier and get it emailed out with the agenda, but things got busy this week. We have the...*

*Acting Chair Signorelli said is there anything (inaudible).*

*Mrs. Morgan said yeah, we should have (inaudible) at the beginning. One's an active case and then one's the closed list. The active is the big one.*

*(Laughs)*

*Mr. Hoffman said oh, I see that 451 Blackhawk is closed. That we...*

*Mrs. Morgan said yes (laughs).*

*Mr. Hoffman said so, 314 Blackhawk Street...that went, that went through City hearing. What was the process? I see it says "give until May 2025 to correct".*

*Mrs. Morgan said yeah...*

*Mr. Hoffman said so, is that...*

*Mrs. Morgan said the soffit/fascia one, right?*

*Mr. Hoffman said yeah, that's the one that's on the corner of Blackhawk and (West) Park.*

*Mrs. Morgan said so, that was the one where the owners originally did not seem cooperative, so we took them quickly into Admin Hearings and then once they got to Admin Hearings, they were the ones who tried to come back to the Commission and though officially we couldn't extend it, I think unofficially everyone said that you'd be willing to give them some time, so we were able to close it at Admin Hearings and then put a 2025 inspection out for it.*

*Mr. Hoffman said okay. Do they have any milestones or any touch points through that time....*

*Mrs. Morgan said there is not. I usually try to send something out a year before as a reminder...*

*Mr. Hoffman said you've used 2 or your 3 years....*

*(Laughs)*

*Mrs. Ludwig said (inaudible) the address...for...I assume you weren't just talking about this but the...let me see, I'm sorry. The (inaudible) extended to fall...oh, 368*



*West Park? Extended to fall 2022.*

*Mrs. Morgan said that...is that a handrail?*

*Mr. Hoffman said what page is that on?*

*Mrs. Ludwig said it's on the first page, toward the bottom, second to the bottom.*

*Mr. Hoffman said replaced 10 more steps...*

*Mrs. Morgan said okay, yeah. So, this is...this one I'm probably going to take it to ad...maybe Admin Hearings. The...they submitted for Preservation HCOA, I approved it, but they aren't able to seem to get the code requirements to the Building Department on height and railing separations in order for the Building Department to approve the proper railings to be replaced.*

*Mrs. Ludwig said so, do they need another extension to give them more time, maybe?*

*Mrs. Morgan said yes, I think we're...I'm probably going to talk to the inspector and say "I'm not for sure what to do."*

*Acting Chair Signorelli said can't we help them with that?*

*Mrs. Morgan said they need...they need their contractor to be able to give dimensions and heights and we've unfortunately ran into this a couple of times that just...I don't know if they're just hiring contractors that don't typically pull permits and they just don't seem to know how to...what information to give and homeowners...I don't know. I can't...you have to measure it a certain correct place and railings to get the right height, so yeah, unfortunately we've kind of gotten stuck a couple times. I might reach out to the Director of Building and Permits and see if he can call them and see if he can explain it better, what's needed.*

*Mr. Hoffman said okay...yeah, I remember them. They came to the Commission a couple times with the plans that...it was unclear if he was doing it himself or was...*

*Mrs. Morgan said maybe that's the issue. They're trying to do it...the homeowners are trying to do it and they just don't know how to do that...*

*Mr. Arnold said so is that the house for sale now?*

*Mrs. Morgan said no.*

*Mr. Hoffman said yeah, there is a for sale sign...*

*Mrs. Morgan said oh, wait a minute...*

*Mr. Hoffman said there is a real estate sign up in front of it...*

*Mrs. Morgan said no, no, no...this...*

*Mr. Hoffman said it's on the corner of Park and Locust.*

*Mrs. Morgan said this is not the one with the big turret. This isn't the one where they tore down. This is the one to the other side. It's a small little side porch handrail.*

*Mr. Hoffman said oh, okay. So what's the one...the big yellow house on the corner? Where's that one at? Because I...yeah...it's on the corner of Locust and Park.*

*Mrs. Morgan said 356, I believe. I think you're right...*

*Mr. Hoffman said yeah, 356 (West) Park.*

*Mr. Arnold said yeah, because that hasn't moved at all, he hasn't done anything...*

*Mr. Hoffman said a couple months ago, I saw some more...I saw some more material delivered. There's a pack of spindles sitting there and then that's the only thing I've seen.*

*Mrs. Morgan said so the current...so the owner decided to sell it. I...he had...I mean he's been working with me and contacting me throughout, so he did inform the new contract purchaser. The contractor purchaser called me. I submitted all the information that was approved, what we...the diagrams that we went through, explained it all to him, he seemed to fully understand it. He has to submit for his own building permits because they're not transferable. He was close to purchasing it, I gave him the sign...you have to sign saying that I'm taking on the violation, I haven't heard anything since. I don't know if it got finally...if it officially closed or not.*

*Mr. Hoffman said okay, okay. Well, that...recorded as in violation in contract on this or is he starting?*

*Mrs. Morgan said he will...*

*Mr. Hoffman said because it's not a violation because he's in the process of...*

*Mrs. Morgan said it will still be a violation...we will close it and issue a new one with the new owner, so you do inherit the violation. I mean if he happens to get it really quickly, maybe we won't close it and open...typically we close it, open up a new one, and they don't have as much...they don't have as much leeway with time since they should know when they purchased it.*

*Mr. Hoffman said okay, okay...I wonder...well, I guess it depends on how he's financing it, but right now it's got a partially completed porch. I wonder if it's a challenge with his...*

*Mrs. Morgan said maybe that's what...*

*Mr. Hoffman said his lender.*

*Mrs. Morgan said like, he was ready to go and then I haven't heard anything so maybe there has been some issues.*

*Acting Chair Signorelli said any more questions or discussion?*

*Mr. Hoffman said thanks for the updates and the details.*

## **ANNOUNCEMENTS**

*Mrs. Morgan said is there anything else, any other announcements? So, the Mayor's award will be the second City Council of May, so I think that's the 24th, maybe. I can't recall. It's the second...the fourth Tuesday in May. I'll send everyone out a reminder about the meeting. It will be here during City Council meeting and then we'll have the*

reception in the GAR. So, if everyone could please try to attend, that would be appreciated. Anything else?

Acting Chair Signorelli said so, we're going to have the actual...the Mayor's going to be here in City Council and then we're going to go across the street to the GAR, correct?

Mr. Morgan said correct.

Mrs. Ludwig said May 24th, you said, right?

Mrs. Morgan said it's...

Mr. Signorelli said 23rd, I think, if it's the 4th Tuesday.

Mrs. Morgan said okay, maybe it's the 23rd.

Mrs. Ludwig said the 23rd is a Tuesday.

Mrs. Morgan said yup, that's it then.

Acting Chair Signorelli said and do we know at this point if the Mayor's going to attend, Jill?

Mrs. Morgan said the City Council meeting, as far as I know, yes. He should be there.

Acting Chair Signorelli said okay.

Mr. Hoffman said what time is the....?

Mrs. Morgan said oh, sorry, 6:00 o'clock.

Mrs. Ludwick said for 6, thanks.

Mrs. Morgan said yeah, Council's at 6 and then they should adjourn generally around 6:30, depending on...

Acting Chair Signorelli said and you're going to send something out to us, right?

## ADJOURNMENT

Mrs. Morgan said yeah. Okay, anything else? Alright. Does anyone have a motion to adjourn?

Acting Chair Signorelli said so moved.

Mrs. Morgan said actually, I don't technically think you can motion, Al...as chair.

Acting Chair Signorelli said oh, okay.

Mrs. Morgan said I think.

Mr. Castrejon said motion to adjourn.

Acting Chair Signorelli said we need a second.

*Mr. Hoffman said second.*

*MOTION TO ADJOURN WAS MADE BY: Mr. Castrejon*

*MOTION SECONDED BY: Mr. Hoffman*

*Motion carried by voice vote.*

*Acting Chair Signorelli adjourned the meeting at 7:56 pm*

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

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