



City of Aurora

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

Historic Preservation Commission Meeting Minutes

Thursday
May 11, 2023
7:00 PM

CALL TO ORDER

Chairman Miller called the meeting to order at 7:02 pm.

ROLL CALL

The following Preservation Commission members were present: Chairman Miller, Mr. Arnold, Mr. Castrejon, Mrs. Foster, Mrs. Ludwig, Mr. Munoz, Mr. Signorelli, Mr. Walker

Mr. Hoffman was excused. Mr. Hanson was absent.

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

OTHERS PRESENT

APPROVAL OF MINUTES

23-0373

Approval of Minutes from 4/13/2023 Historic Preservation Commission Meeting

MOTION TO APPROVE WAS MADE BY: Mr. Castrejon

MOTION SECONDED BY: Mr. Signorelli

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

NAYS: 0

ABSTAIN: Chairman Miller

Motion carried.

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

PUBLIC COMMENT

AGENDA

23-0375

Certificate of Appropriateness to install solar panels on the roof of the

house and the rear garage being partially visible from the street at 234 Sunset Avenue (Brian Rice - 23-0375 - AU15/3-23.280-COA/HP - Ward 6)

Mrs. Morgan said so, this property is in the Riddle Highlands and contributing to the Historic District, built circa 1931 in the Tudor Revival style. The applicant is proposing to install 9 solar panels on both slopes of the rear garage and 5 solar panels on the rear slopes of the house. The house is an interior lot with the garage and the rear slope of the house are partially visible from the side street, Wilder Street. Pursuant to the update of...(inaudible)...see where they're proposing on the rear of the house both slopes of the garage and then some pictures of the rear of the house and kind of the picture of the garage. This is from Wilder Street. Due to it being partially visible, it does need Historic Preservation Commission approval. Staff believes that the panels do adhere to requirement that solar panels be located where they are minimally visible and do not alter the historic character of the building, such as rear rooflines and on accessory structures. While the rear roof of the house is visible from Wilder Street, there are trees in the area that obscure some visibility and the rear façade...and it is a rear façade that does not overly detract from the streetscape. The owner is here so if you don't have questions for me, I can bring him up and he can add anything.

Chairman Miller said okay. Does anyone have any questions for Jill?

Mr. Signorelli said no, I think it's...it's pretty clear that there's not much visibility of the proposed solar panels. If you can see anything, it would be difficult to see, and you wouldn't see a whole lot. I see no problem with it.

Chairman Miller said okay, thanks for that. It seems like to see these panels; you would have to walk over to Wilder Street and look across the other lot.

Mrs. Morgan said yeah, the garage is (inaudible) the width of the nearer lot. It's not really visible from the actual Sunset Avenue. It's more on Wilder Street.

Chairman Miller said okay...from the look of this, it would appear that none of this would really be visible from Sunset.

Mr. Signorelli said yeah, nothing would be visible from Sunset.

Chairman Miller said anyone have any other questions on this, or comments?

Mr. Signorelli said move to approve?

Chairman Miller said do we have a motion to approve?

MOTION TO APPROVE BY: Mr. Castrejon

MOTION SECONDED BY: Mr. Signorelli

AYES: Chairman Miller, Mr. Arnold, Mr. Castrejon, Mrs. Foster, Mrs. Ludwig, Mr. Munoz, Mr. Signorelli, Mr. Walker

NAYS: 0

Motion carried.

Chairman Miller said motion passes. Thank you for coming

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

23-0376

Local Landmark Designation for the Janes house located at 506 W. Downer Place (George Piccolo - 23-0367- AU21/4-23.174-HP - JM - Ward 4) (Public Hearing)

Chairman Miller said as part of the application, we're asked to consider these 7 points:

- 1) The site's significance with respect to the historic, cultural, artistic, social, ethnic or other heritage of the nation, state or community.*
- 2) The site's significance as it may be representative of an architectural or engineering type inherently valuable for the study of a style, period, craftsmanship, method of construction or use of indigenous materials.*
- 3) The site's association with an important person or event in national, state or local history.*
- 4) The site's identity as a notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.*
- 5) The site's identity as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*
- 6) The preferences of the owner.*
- 7) The economic and functional potentials of the site.*

Some of the findings that we have here is that the house is significant being a primary contributing building within the Westside Historic District representing the residential development of Aurora in the late 19th and early 20th centuries. It is a great example of Italianate style with a prominent cupola and elaborate ornamentation. The home retains a high amount of historic integrity almost completely intact as it was originally built, including the interior. The home is associated with the Janes family, a significant family to Aurora and that made a name in Hollywood and is associated with Mayor Frazier. Alright, does anyone have any other comments on the affability of the property to be the 7 points that are listed in our legislation?

Mrs. Morgan said and the owner has been supportive of the nomination.

Chairman Miller said the owner is in support.

Mr. Signorelli said I think that 2, 3, 5, and 6 are clear indications that we should go ahead and landmark this property.

Chairman Miller said I agree, and I think even point 7 really applies more to a commercial property...economic.

Mr. Signorelli said yeah.

Mrs. Ludwig said yeah.

Chairman Miller said rather than to somebody's home. So, I think it clearly applies. I would even add in this home has continued in its development of local history. There was a minor film produced in the early 2000s that included this house and the house next door on South View Street. The house itself was featured; there was a treehouse in the tree located on this property and the house was featured in the film.

I believe it was called "Children on Their Birthdays". I believe the reason the site was selected was the high level of historic integrity. The setting of the film was 1946 Alabama, so...I don't know if you get much Alabama out of this site but apparently it did look as something might have looked in 1946.

Mrs. Ludwig said are you looking for a move to approve?

Chairman Miller said yeah.

Mrs. Ludwig said I would like to move to approve.

Chairman Miller said do we need a motion to approve this or was that at the last meeting?

Mrs. Morgan said nope, you need a motion to approve, a second, and a vote.

Mrs. Ludwig said motion to approve.

Chairman Miller said okay a motion to approve was made by Kristin Ludwig. Is there a second?

Mr. Munoz, Mr. Signorelli, and Mrs. Foster all said second.

Mrs. Ludwig said oh, give it to Amber. Amber never gets one...

Chairman Miller said I think we'll give the second to Amber.

Mrs. Ludwig said yeah! (laughs) We're back!

Chairman Miller said but I don't....Simon doesn't always get those either, so next one we're going to give to Simon.

(Laughs)

Mrs. Ludwig said next one!

(Laughs)

Chairman Miller said so a motion has been made to approve this application. Can we have a roll call vote on that please?

MOTION TO APPROVE BY: Mrs. Ludwig

MOTION SECONDED BY: Mrs. Foster

AYES: Chairman Miller, Mr. Arnold, Mr. Castrejon, Mrs. Foster, Mrs. Ludwig, Mr. Munoz, Mr. Signorelli, Mr. Walker

NAYS: 0

Motion carried.

Chairman Miller said and the motion carries. Now, I don't see any members of the public waiting to make comment, so I think we can close the public hearing as no one is present.

This Petition was approved

23-0377

April 2023 Historic Certificate of Appropriateness Report

Chairman Miller said next to do the COA report. I haven't seen it. I'll have to figure out

how to open this.

Mrs. Ludwig said I've got it open; do you want mine?

Chairman Miller said I think...on the path to getting there, I think. Kicked me out of 'Historic Preservation', navigating back to it. Does anyone have any questions or comments on the COA report? Right now, I'm probably the only one who hasn't seen it. Okay, I can review these at my leisure. We've covered all the agenda items.

Mrs. Ludwig said (inaudible)15-minute meeting...14 minutes.

This COA Report was discussed and filed

ANNOUNCEMENTS

Chairman Miller said alright, are there any other new business or old business that any of us have?

Mrs. Morgan said just one item for me. So, I'm going to try to move next month's meeting so technically we advertise it as the 15th, but because there's another board that has a conflict, instead of moving the location, I'm trying...like we did before...move the date. Are people available on the 8th?

Mr. Signorelli said June 8th?

Mrs. Morgan said June 8th.

Mrs. Ludwig said yeah, I could do that.

Mr. Signorelli said yeah, I can do that.

Mr. Arnold said I'm out of town. And the following week.

Mr. Munoz said yeah, I can do that too.

Chairman Miller said I have the 8th open, so I think I can do that.

Mrs. Morgan said alright, I'll make that move and then also, we will be moving locations. I think this will be the last meeting time we'll be in here. We'll be going on the 5th floor while they re-do this floor. Then, just a note; I think moving forward next year instead of doing...usually we're supposed to be the 2nd Thursday of the month, but then if the 1st falls on like Wednesday or Thursday, we bump it to the 3rd. We're not going to do that anymore because of that other committee who doesn't change like that. So, it'll always be the 2nd Thursday of the month, no matter when the 1st falls which might be probably even easier to remember.

Chairman Miller said yes, I think it would be easier to remember, yes. Can you remind us of the date of that Historic Preservation award presentation?

Mrs. Morgan said the awards will be on the 23rd at 6 o'clock.

Chairman Miller said thank you.

Mrs. Morgan said and then there's going to be an open house for updating the FoxWalk Guidelines if anyone is interested in that. That will be on the 25th at the David Pierce Center from 5:30 to 7:30.

Chairman Miller said those are the same...same week?

Mrs. Morgan said same week, yes.

Mrs. Ludwig said for the Mayor's awards, do we start here?

Mrs. Morgan said yes, it'll be here at City Council, 6 pm. And then we'll adjourn to the GAR after all the public portion of the City Council meeting is over...usually about half an hour.

Mr. Signorelli said it would be great if everybody could make it there.

Mrs. Morgan said yes. And then if anyone knows personally or just even neighbors of some of the awardees, if you could maybe make sure they are aware of it. I've sent a letter and an email for the ones...I think all but one of them I had an email address, but just...I haven't heard from several.

Mr. Arnold said hey Jill, on the City website it still has the Mayor's awards as May 9th.

Mrs. Morgan said I need to change that. Alright, I will.

Chairman Miller said in which case, I've already missed it.

(Laughs)

Chairman Miller said thank you for updating us on the dates and the arrangements. Is there any other new or old business for the Commission? If there is none, is there a motion to adjourn?

ADJOURNMENT

MOTION TO ADJOURN WAS MADE BY: Mr. Signorelli

MOTION SECONDED BY: Mr. Munoz

Motion carried by voice vote.

Chairman Miller adjourned the meeting at 7:17 pm.

A motion was made by Mr. Signorelli, seconded by Mr. Munoz, that this meeting be adjourned. The motion carried.

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