



# 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 12, 2022  
7:00 PM

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### CALL TO ORDER

*Chairman Miller called the meeting to order at 7:05 p.m.*

### ROLL CALL

*The following Preservation Commission members were present: Justyn Arnold, Fernando Castrejon, Amber Foster, Seth Hoffman, Kristin Ludwig, Dan Miller, Simon Munoz and Mike Walker. Al Signorelli called in and excused himself from the meeting. Matt Hanson arrived at 7:10 p.m.*

### OTHERS PRESENT

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

*Others Present: None.*

### APPROVAL OF MINUTES

**22-0395** Approval of the Minutes of the Historic Preservation Commission meeting on April 14, 2022.

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

### COA REPORT

**22-0405** April 2022 Historic Certificate of Appropriateness Report

*Mr. Arnold said 211 West Park Avenue says it is all 6 foot cedar fence, but then it says do 5 foot. It is kind of like a side yard, but it's the back yard of a Lake Street home. How did you...*

*Mrs. Morgan said I told them that they could not do the 6 foot because it is a side yard. They could a maximum of 5 foot or they could do the lattice style if they wanted to go up to 6 feet, so they changed their application to be 5 foot.*

*Mr. Arnold said so how is that the side yard right there?*

*Mr. Hoffman said is it going all the way up to Park? Are they bringing it all the way up the side?*

*Mr. Arnold said well the driveway stops...*

*Mr. Hoffman said because the side yard, the height limit is back to the front of the house, so behind there, like in the back, along the side of the lot, but behind the house can be 6 feet, right?*

*Mrs. Morgan said so it would be anything, like if you drew a line all the way across the front of your house to your property line, and the back of your house to the property line, any fence within that area is 5 feet max or a 6 foot lattice.*

*Mr. Arnold said because this goes all the way back to the back yard and around is all 5 foot. I just was curious.*

*Mr. Hoffman said so they just decided to do it all the 5 feet, even though they could do some of it at 6 foot?*

*Mrs. Morgan said yes. Hopefully I made that clear to them that they could increase it, but you're not increasing like the fence that looks into your property. You can increase the side between the rear yards of your neighbor's house if you wanted.*

*Mr. Arnold said the rear yard they could put 6?*

*Mrs. Morgan said yes, and they could have moved the fence back to just the back corner of their house and they could have done 6.*

*Mr. Arnold said my back yard is there too, and I'll be doing a fence hopefully soon, but I was planning on doing a 6 because it is that commercial parking lot behind me.*

*Mr. Hoffman said that's a rear lot.*

*Mr. Arnold said that's my rear, but it is their side though.*

*Mr. Hoffman said I remember, because I just went through this, the illustrations in the Zoning were pretty clear. They give quite a few good examples. I think there's one that would match yours where you have a rear facing a side. That would all be rear. The side yard that has the limit, like you were saying, is forward between the house and the street, or beside it.*

*Mrs. Morgan said beside the house.*

*Mr. Hoffman said between two sides.*

*Mrs. Morgan said it is a lot easier to look at the fence booklet. I can look at your house. I just cant' think about what your house would be considered and what the lots are. It is hard to describe without seeing the diagrams.*

*Mr. Arnold said I just was curious.*

*There were no other questions on the COA report.*

**This COA Report was discussed and filed.**

**PUBLIC COMMENT**

None.

**AGENDA****22-0404**

Certificate of Appropriateness to demolish the current garage and rebuild a new garage at 428 Iowa Avenue (Brian Sims - 22-0404 / AU21/2-22.154-COA/HP - JM - Ward 6)

*Mrs. Morgan said the applicant wanted to be here tonight, but he has COVID and there wasn't anybody else who was familiar with the project. He did call me. We talked through the permit to make sure I understood everything. This is a request for approval of a Certificate of Appropriateness to demolish the current garage, current deteriorated two car side gabled garage, and build a new side gabled two car garage at 428 Iowa Avenue. Here is a picture of the current garage. The property is zoned R-4 Two Family Dwelling District. It is in the Tanner Historic District. The home was built circa 1902, a National Front Gable style with Victorian elements. In general, they are proposing to demolish the current garage. As you can see, the roof is kind of caved in, the wall is slightly leaning, and the foundation is cracked as well. The current garage is side gabled with two individual garage doors and vertical board siding, at least on the front. The home is front gabled with cross gable bay and some Victorian elements, open front porch. They are proposing a new side gabled garage with two individual garage doors. They are proposing a 12 inch overhang boxed eave and it is going to be clad in 6 inch LP Smart siding. I originally thought Hardi board, but the homeowner said it was the LP Smart siding. It is going to be vertical, not horizontal.*

*Mrs. Ludwig said do you mean horizontal, not vertical? Right now it is vertical.*

*Mrs. Morgan said yes, I'm sorry, horizontal.*

*Mrs. Ludwig said they are going to change it horizontal?*

*Mrs. Morgan said yes.*

*Chairman Miller said I walked by the property today. It looked like it had horizontal siding on the side, the lap siding, but on the front, it looks like it has been modified quite a bit on the front.*

*Mrs. Ludwig said that will much better match the house.*

*Chairman Miller said I think so also.*

*Mrs. Morgan said I will double check with him, but I believe I said it correctly with him, but I'll double check. We would prefer horizontal. I'm assuming that is a more standard one. I did mention how often we ask for windows in the garage doors. He said he really would not want to do that. That is a rental property and he's had issues with his renters taking care of it and then it just becomes a maintenance issue. It's going to be a 6/12 pitched roof, not quite as steep as the current or as the house. The roof pitch was just what the contractor recommended. I think he would slightly open if there was huge pushback by the Commission for a steeper pitch. The garage does not appear architecturally significant and it does seem like it has some deterioration*

issues, at least that is what staff has noted. It is not very prominent. It is set back, so the synthetic material is not vinyl, but LP, so staff felt would meet the guidelines. Are there any questions about the project?

Chairman Miller said what was the material, the siding?

Mrs. Morgan said LP Smart siding. It is an engineered wood product. When we did the Hardi board, when we came in allowing that, there was discussion about LP Smart siding. We didn't know a lot of information. When I had researched it years ago, they had some issues with warping, but I think that has been addressed. We were kind of waiting for, maybe, an applicant who wanted to propose it on something other than a garage to maybe come through and give us a little more information on the material before we approved it along with our Hardi board. This is for an accessory structure.

Chairman Miller said is it a material that would then be painted?

Mrs. Morgan said it is kind of like a Hardi board where it comes in like a color, a pre-made color.

Mr. Hoffman said that's an engineered wood that's pre-finished. They make pre-primed versions of that too. It is similar to Hardi, so you can get it primed or pre-finished.

Mrs. Morgan said I'm assuming his would be pre-finished. I didn't ask him, but I would assume.

Mr. Hoffman said I would propose that they build the soffits with a boxed gable to match the house.

Mrs. Morgan said I did mention that that also came up often. I didn't know with it being side gable and not as readily visible...

Mr. Hoffman said it is not as obvious, but not harder to do. I don't know why people like the porkchops. That would be my suggestion. You're right, it is less visible since it is on the sides.

Chairman Miller said it is consistent with what we've asked other people to do.

Mrs. Morgan said those are stock still too, right?

Mr. Hoffman said it looks like they are doing it stick built, well let's see, custom heel cut rafters. They are doing stick built, so it is not trusses because I thought they said 2 by 6 custom heel cut rafters at 16 on center, so that looks like it is just standard stick framing.

Mr. Arnold said there's an option here.

Mrs. Morgan said it's an option? The eaves we are discussing are an option?

Mr. Arnold said no, just the roof truss, like when they come pre-made. I thought I saw that in there, but it says it is a manufactured option, but it says stick built 2 by 6.

Mrs. Morgan said on the specifications sheet, it talks about like 6 inch boxed eaves, 4 sides and 12 inch overhang. When they say a boxed eave, is that like what I see, like you said it is what we call a porkchop...

*Mr. Hoffman said I was trying to look up to see if there is an accepted terminology for what those are. What they are showing in the illustrations is the sort of standard. A closed sloped soffit might be the appropriate word, so what's on the house. The problem is there is sort of a hodgepodge of different terminology used by different architects.*

*Chairman Miller said while you're looking that up, my question is on other new garage builds, have we consistently required people to do garage doors with like some sort of decorative windows in them?*

*Mrs. Morgan said we have typically asked. I think we pushed it more where it is a more visible garage door. I'm trying to think if we've had pushbacks and have allowed it not to happen with the windows. I can't recall off the top of my head if we'd had pushback and have let them go with just a standard.*

*Mr. Castrejon said I think we might have made a request if the original door already had a window.*

*Mrs. Morgan said yes, I think we maybe pushed it more when the garage itself was a little more historic.*

*Chairman Miller said just the explanation he didn't want to put doors with windows because it is a rental property is not particularly convincing.*

*Mr. Hoffman said I don't think the applicability of our guidelines are sensitive to whether it is owner or renter.*

*Mr. Hanson said for true historical accuracy, there was no garage there when it was built.*

*Mrs. Morgan said there was something. I went back to look at the early Sanborn maps. There's always been some type of accessory structure on that lot. I would say it's not this accessory structure.*

*Mr. Hanson said I think of a detached garage as security is first. Asking them to build a fancy window in their door is pushing it.*

*Mrs. Ludwig said if it is not already in the guidelines. To the point that it's not a historical door to begin with, they are not trying to replicate something that they are taking away, unless there is something already in our guidelines that say that replacement doors need to have a window, then I don't think we'd have a stance for asking for something like that. Were windows in garage doors really a, I'm trying to even think of...*

*Mr. Arnold said carriage doors did.*

*Mr. Hoffman said I'd say the more higher end standard and up generally did. The like real very basic just cheap shed just would have sliding solid doors. You see a few of those even with some that are left that have the old hayloft above and some of those are a pretty simple kind of barn.*

*Mr. Arnold said those were decorative windows. They were really nice looking windows, but then in the 40's and 50's they started putting the plain glass in the third section, so*

*it was at that 4 or 5 foot range that was kind of popular then. But I don't think we can even tell them what kind of design to do on the doors because now there's so many choices with doors and they have recessed panels that look like wood doors now, like the old boxed ones. We've never talked about garage doors in the guidelines.*

*Mrs. Morgan said I don't think it is specifically in like windows. It says usually it should be compatible to the style of the home.*

*Mrs. Ludwig said I feel like with a little less of a pitch to the roof like they are asking for as well, will make it look even less obvious. It's almost just like that roof looks so prominent coming down and it almost draws your eye more then even when they bring that pitch up a little bit, it will even be less noticeable.*

*Mr. Arnold said why the side gable and not like a front gable to match the house?*

*Mrs. Morgan said I think they are matching what's currently on the garage.*

*Mr. Munoz said and I think the lot the way it is sitting is why they have 2 doors. They sort of go in with the cars and they go in like that, so it doesn't really matter.*

*Mrs. Morgan said it is a 2 unit, so they are having it as 2 separate actual doors.*

*Mr. Hoffman said it is also what is currently there.*

*Chairman Miller said I believe the way our guidelines are written, we approve like a demolition and then we can approve a new plan. I walked by there today and I didn't see anything there that needed to be preserved in the garage and it did show signs of deterioration. I didn't see architectural features that really needed to be preserved in order to maintain the nature of the neighborhood. Do we have a motion to approve the demolition of the current garage?*

*MOTION OF APPROVAL WAS MADE BY: Mike Walker*

*MOTION SECONDED BY: Matt Hanson*

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

*NAYS: None*

*Chairman Miller said and then to talk about the design of the new garage. Are we asking for any modifications? I heard of specifying the type of eave to not do the boxed in eave.*

*Mrs. Morgan said not the porkchop, possibly call it a sloped closed soffit.*

*Mr. Hoffman said and I would state to match the house.*

*Chairman Miller said then I wouldn't require them to change it. If they wanted to do a front gable, I would approve that as well. Maybe the homeowner doesn't know that. Maybe he thinks he has to reproduce the side gable. If they wanted to change it to a front gable, I would think that's fine.*

*Mr. Hoffman said since they have it 24 feet wide and 22 feet deep, there is slightly less material to have it a cross gable because the roof height is slightly less because it is the roof spanning the short direction rather than the long direction. That's a small benefit to doing the cross gable.*

Chairman Miller said I'm fine with the cross gable as well. Two separate garage doors. Are we okay with plain garage doors with no windows? I think that is what the Petitioner is proposing. I'm not hearing any objection. Are there any other discussion of changes to this design? I'm not hearing anything. We are pretty agreeable today.

Mrs. Morgan said I'll double check. I believe it was the horizontal.

Chairman Miller said we would want horizontal siding. We don't want him to reproduce the vertical siding that's on the front. I believe it was horizontal down the side.

Mr. Hoffman said you can see it in one of those pictures. I don't know if what's on the front was how it was built or if that was a later repair or something. This looks like a cheaply built building from the 70's or the 80's. It's not that old.

Chairman Miller said so I think the only modification we have to the plan is a slight edit to the style of the eave on the side. Would we have a motion to approve the plan with the modification to the eave?

MOTION OF APPROVAL WAS MADE BY: Mike Walker

MOTION SECONDED BY: Amber Foster

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

NAYS: None

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

## PENDING

## COMMITTEE REPORTS

### A) Grants

Chairman Miller said have all the grant awardees been notified?

Mrs. Morgan said I'm still trying to get ahold of one, the one on Clark Street. I'm going to try again this week. I'm going ahead and putting her through the process because hers was 100% grant, so I wouldn't imagine that she would say no, but I do need to actually get ahold of her. I emailed everybody and I'm still having several that I need to set up meetings with to come in next week to discuss the process.

Chairman Miller said and of those receiving like partial grants for their painting projects, were they all willing to accept and do the work?

Mrs. Morgan said they are. There were some complaints, not being real happy about it. A couple of them were able to, one gentleman said maybe he could take out the window and he had a friend who could help him cover that so then the contractor doesn't have to do it. Another gentleman is still determining funding, but he told me to go ahead and proceed with it. He is reaching out to a bank to cover the rest.

Mrs. Ludwig said were they happy that we weren't covering in full or were they unhappy with the caveats? In some cases we had conditions in there. Did they not like that?

*Mrs. Morgan said no. Not covering in full.*

*Mrs. Ludwig said was there any pushback on any of the conditions?*

*Mrs. Morgan said no.*

*Chairman Miller said I think in some cases the conditions we picked were some things that they had actually proposed.*

*Mrs. Morgan said I haven't had a detailed conversation with the gutter gentleman. I put, when I sent him the condition, that the gutters be done first, but I haven't actually sat down and had the discussion to make sure he understands what that means and why we are asking for it.*

*Chairman Miller said it does show substantial damage. It looks like leaking. That one we were funding to the max. Unfortunately, I think in that case, the homeowner may have to spend quite a bit in addition to the maximum grant.*

## **B) Near Eastside Historic District**

*No Report.*

## **C) Riddle Highlands Historic District**

*No Report.*

## **D) Public Awareness**

*Chairman Miller said we did our Mayor's awards this week on Tuesday. Many of the homeowners did attend the City Council meeting. A couple were missing. Many of the Commissioners were there as well. The reception was held afterward. It is always nice to be in the GAR Hall.*

## **E) Landmarks**

*No Report.*

## **F) FoxWalk Design Review**

*No Report.*

## **G) Tanner/Palace Historic District Committee**

*No Report.*

## **ANNOUNCEMENTS**

## **ADJOURNMENT**



A motion was made by Mrs. Ludwig, seconded by Mr. Castrejon, that the meeting be adjourned. The motion carried by voice vote. Chairman Miller adjourned the meeting at 7:35 p.m.

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