
Historical Resources Board Meeting

June 25, 2026

ITEM 4: Fred and Gertrude Aminoff/ Richard Wheeler House

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 City Planning Department

Overview



Fred and Gertrude Aminoff/ Richard Wheeler House

- 5149 Mesquite Road
- College Area, Alvarado Estates

Nomination

- Urbana Preservation & Planning
- Report Findings: Designate under Criterion C and D

Staff Recommendation

- Designate the Fred and Gertrude Aminoff/Richard Wheeler House located at 5149 Mesquite Road as a historical resource with a period of significance of 1956 under HRB Criteria C and D. The designation excludes the pool and pool house built outside the period of significance.

Overview



Address:

5149 Mesquite

APN:

461-600-22-00

Community Planning Area:

College

Neighborhood:

Alvarado Estates

Setting:

Residential

Building Information

- **Style:**
Custom Ranch
- **Year Built:**
1956
- **Architect:**
Richard Wheeler
- **Builder:**
Mabie & Mintz



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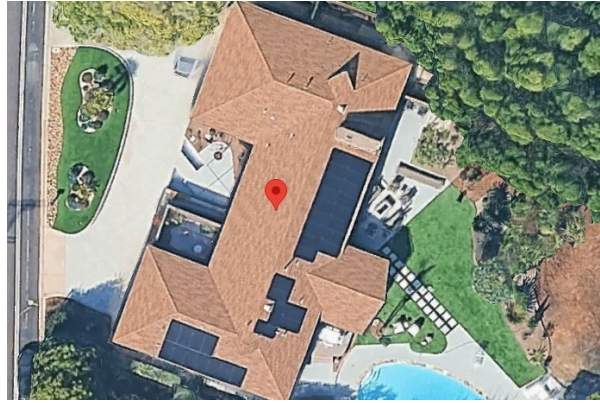
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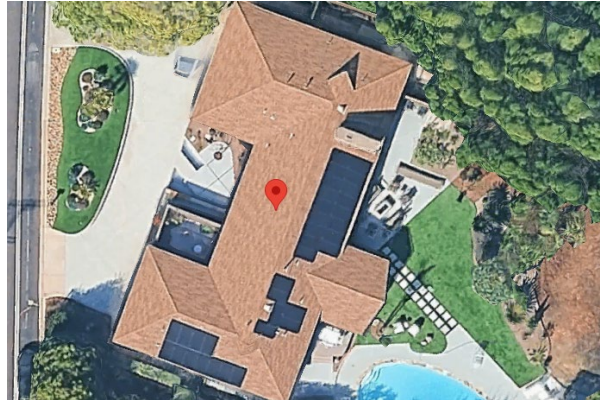
Character Defining Features

- Horizontal Massing
- U-Shape Plan
- Deep overhangs
- Expansive window walls
- Interior courtyard



Character Defining Features

- Wide attached garage
- Metal windows
- Large fieldstone chimney



Alterations

- **Significant:**

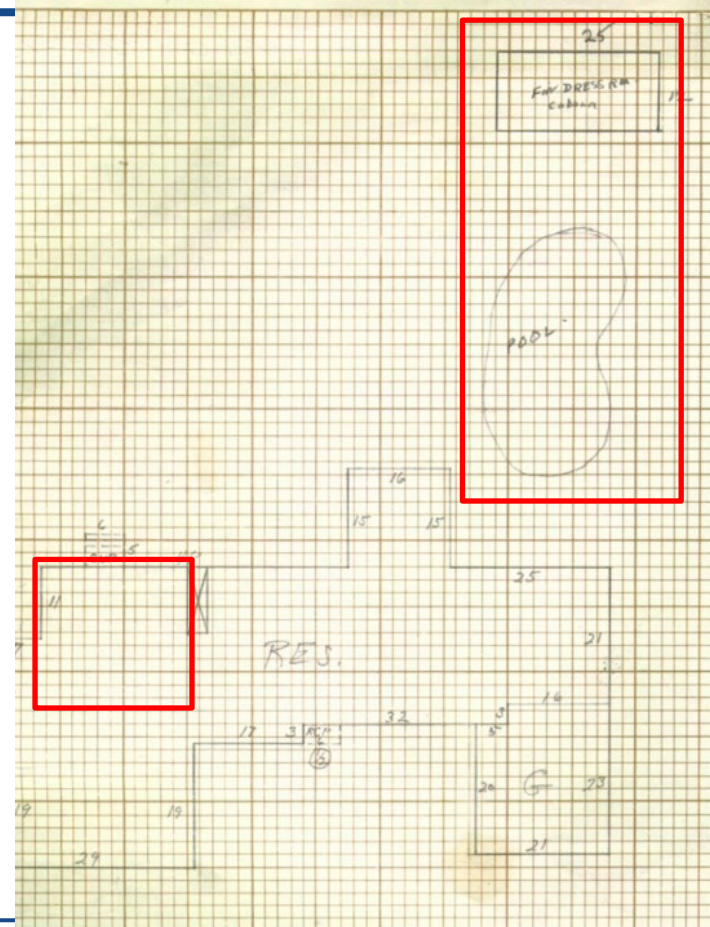
- Pool and Pool House, 1962

- **Moderate:**

- Wood shake roof to composite shingle, 2006
- Rear bathroom addition prior to 1964

- **Minor:**

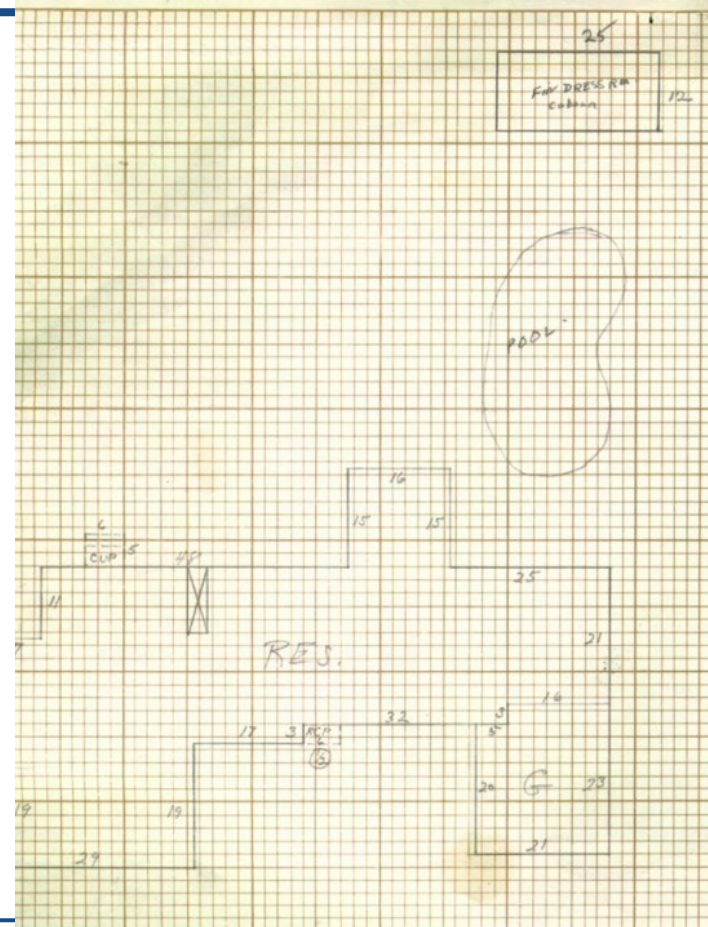
- Solar, 2023
- Garage door replacement, 2000s



Alterations

- **Minor:**

- Some windows and doors have been replaced in kind or with appropriate replacements
- Concrete hardscape has been painted in some locations, 2023
- New rear deck, 2023



Designation Criterion

Nominated Designation Criteria

The property at 5149 Mesquite is nominated as a resource that embodies the distinctive characteristics of custom-ranch style of architecture

- Horizontal massing with an asymmetrical facade
 - Sprawling U-shaped design with low-sloped hipped roof and deep overhangs
 - Natural and expensive materials including stone chimney and fieldstone accent wall
 - Expansive window walls and metal/aluminum windows
-
- Wide attached garage and interior courtyard

Designation Criterion

Integrity Analysis

The property at 5149 Mesquite does retain integrity under HRB Criterion C

- Design, Workmanship, Materials
- Retains same overall design, and the majority of materials remain. A few window replacements have been made with appropriate period-style replacements and the garage door has been replaced
- Retains high level of workmanship shown through siting, use of materials, and construction

Designation Criterion

Staff Recommendation

Staff recommends designation of the property at under HRB Criterion C

- The resource embodies the distinctive characteristics through the retention of character defining features of the Custom Ranch style and retains architectural integrity from its 1956 period of significance
- Exhibits a wide, asymmetrical, single-story, U-shaped form with horizontal massing; and a low-sloped hipped roof with deep overhangs. The resource also displays a prominent fieldstone chimney; expansive use of metal windows; and a large attached garage,

Designation Criterion

Nominated Designation Criteria

The property at 5149 Mesquite is nominated as a resource that embodies the notable work of Richard Wheeler, an established Master Architect

- The house is a noteworthy example of Wheeler's work and representative of a point in his career where he was primarily focused on residential work.
 - Unique stylistic elements of Wheelers include the fieldstone accent wall, use of concrete masonry unit block walls, and concrete water feature. Also used skills in site work and siting.
-

Designation Criterion

Integrity Analysis



The property at does retain integrity under
HRB Criterion D

- Unique aspects of Wheelers design (chimney, massing, etc) remain
- Siting remains

Designation Criterion

Staff Recommendation

Staff recommends designation of the property under HRB Criterion D

- The resource is representative of a notable work of Master Architect Richard George Wheeler, a prominent and accomplished architect responsible for designing many of the City's significant modern buildings, and retains integrity as it relates to the original design. Specifically, the resource is significant as a residential example of Wheeler's work in the Custom Ranch style.

Staff Recommendation

**Staff recommends that the HRB
designate the resource at 5149
Mesquite Road...**

- Under Criterion C for its mid-century architecture with a period of significance of 1956
- Under Criterion D for its association with Master Architect Richard Wheeler with a period of significance of 1956

