

Naperville Historic District Information

Improving Your Historic Home

Representatives from the East Central Homeowner's Organization, Naperville Heritage Society, North Central College and the City of Naperville have prepared a unified recommendation that supports maintaining the historic district and strengthening the city's historic preservation ordinance. On May 19, 2009 the Naperville City Council approved the unified recommendation. The unified recommendation report is available online at <http://www.naperville.il.us/preservation.aspx>. Following is information on recent changes to the Certificate of Appropriateness (COA) procedural guidelines for Historic District & Landmark properties.

Making improvements to your historic home is now easier than ever!

The approved recommendations allow the list of improvements, located to the right, without review or a COA. Except as otherwise noted (on the reverse side) no COA is required for detached accessory structures (i.e. garage, sheds, patios, and decks), minor equipment (i.e. satellite dishes, window A/C), rear porches, and other routine maintenance and repairs. A COA is not required for demolition on the interior side (not facing the street) if like or similar materials are being used and the work doesn't protrude from the existing wall plane. Please note that your improvements may require a building permit. Contact the Development Services department at 630-420-6070 to confirm whether a fast track approval, COA or other city permit is required for your home improvement.

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- gutters
 - painting
 - storm doors
 - landscaping
 - signs & graphics
 - detached garages
 - routine maintenance & repair
 - wood or iron open picket fencing
 - new structure or addition not visible from street
 - window A/C units and similar equipment
 - driveways
(retaining alley or existing street access)
 - rear yard improvements
(e.g. decks, patios, trellises)
 - siding
(ordinary maintenance/ repair of less than 50% of the street facing façade)



For More Information:

Contact Community Planner
Ying Liu at (630) 548-2950 or
LiuY@naperville.il.us



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The following identifies what type of home improvement would trigger fast track approval or when a COA would be required from the Historic Preservation Commission (HPC).

Fast Track Approval: This requires review and approval by city planning staff, and does not require presentation to the commission.

HPC COA Required: This requires review and approval by the Commission before work can proceed.

When Do I Need a COA?:

Improvement Type	You are eligible for Fast Track Approval	You need a COA from the Commission
Doors	For in-kind replacement with use of wood or original materials	If there is a change in style, opening, or not replaced with wood or original materials
Windows	For in-kind replacement with use of wood or aluminum clad wood	If there is a change in style, opening, or not replaced with wood or aluminum clad wood
Driveways	If relocating existing street access no more than 5' from the original access.	If it is new or providing a relocated street access more than 5' from the original access
Roofs	In-kind replacement with use of asphalt or reversion to original material	If there is a change in height, pitch, or replacing with material that is not asphalt or original to the building
Siding	If replacing more than 50% of the primary facade and street side of corner lot); reverting to the original materials; or changing from wood to fiber cement board (i.e. hardi plank)	If there is a change in the reveal, profile, or use of materials not listed under the fast track approval
Porches	In-kind replacement in whole or replacement of porch columns (with wood, plaster, or cement), porch flooring (with wood or trex-like materials), or other porch components (with original or wood materials)	If there is a change in size, style, new enclosure or use of materials than those listed under the fast track approval
Shutters and Awnings	In-kind replacement	If there is a change in size, style or new addition
Additions	Not Applicable	If visible from the street
Fencing	Not Applicable	If along the street if constructed with anything other than wood or iron open picket.
New Principal Structure	Not Applicable	If it is a new principal structure
Attached Garage	Not Applicable	If it is an attached garage
Demolition	Not Applicable	If the demolition occurs on any of the above listed items on the primary facade (front and street side for a corner lot), principal structure, removing an original feature visible on the primary facade.

Which Facade is my Primary?

The primary facade is a building facade (including its setbacks and projection bays) that is adjacent to a public right of way excluding alleys. Primary facades include the facades facing the front and corner side lot lines on corner lots (Please refer to the diagram to the right).

