



**NAPERVILLE HISTORIC PRESERVATION COMMISSION  
MINUTES OF OCTOBER 29, 2015**

**Call to Order**

**7:03 p.m.**

**A. Roll Call**

Present: Hartner, Jacks, Messer, Lucibello, Hall, Doyle, Anderson (non-voting),  
Grinnell (non-voting)  
Absent: Fissinger, Peterson  
Student Members: Prabhu, Shura  
Staff Present: Planning Services Team – Katie Ashbaugh, Erin Venard

**B. Minutes**

Approve the minutes of the September 24, 2015 Historic Preservation Commission meeting.

Motion by: Hall  
Second by: Jacks

Approved  
(6 to 0)

**C. Old Business**

C1. COA #15-3111 – The owners and petitioners, Mark & Elizabeth Diomede, request approval of a Certificate of Appropriateness (COA) for the property located at 30 S. Ellsworth Street to modify the site plan and building elevations approved through COA #13-3320.

Mark Diomede, 15 N. Columbia St.

- The plan revisions address all the Commission's comments and neighbor's comments.
- We have reduced the size of the windows, detached the garage, placed the home closer to Ellsworth Street, and increased the size of the covered porch.
- The size of the house has also been reduced.
- The prevailing style in the district is the farmhouse style. We believe the district supports this style.

Tory Hannan, Torch Architecture, spoke on behalf of the petitioner:

- The petitioners have maintained the farmhouse look with minimal ornamentation.

- The size of the house and the length of the house have been reduced.

**Historic Preservation Commission Questions and Comments:**

- Jacks – What is the roofing material? Mark Diomede – It is a metal standing seam roof.
- Jacks – Do you think this type of material fits in with the district? Mark Diomede – Yes. It is a deviation from the Historic Building Manual, but farmhouses had metal roofs.
- Grinnell – There are three buildings on the Naper Settlement property with metal roofs.
- Jacks – What is the siding material? Hannan – Fiber cement board. Elizabeth Diomede – The siding reveal has been reduced from 8” to 6”. The siding reveal in the district varies greatly and is not standard at 3-5”.
- Hall – Is the color scheme shown on the rendering accurate? Elizabeth Diomede – Yes. There may be some minor changes, but for the most part, the color scheme is accurate.
- Jacks – What is the square footage? Mark Diomede – Around 4,000 square feet, not including the basement.
- Hartner – What is staff’s position on the project? Venard – Staff appreciates the effort the petitioners have made to revise the plans. Several of the Commission’s comments and staff’s comments were addressed. Staff continues to recommend compliance with the Historic Building Design and Resource Manual for all proposed materials.

**Public Comments:**

Ron Swalwell, 105 S. Ellsworth St.

- The revised plan is a home-run.
- Has no problem with the metal roof or the proposed siding reveal.
- Suggests adding corner trim and raising the foundation 3’ above grade.

Jeff Oken, 109 S. Brainard St.

- Thanks the petitioners for their persistence, thoughtfulness, and effort.

Larry Larsen, 104 S. Ellsworth St.

- Would like to echo the comments of Mr. Swalwell and Mr. Oken.
- Thanks the petitioners for compromising.

Historic Preservation Commission Discussion:

- Anderson – It will be nice to see a house back on this lot.
- Hall – This proposal is quite a bit more architecturally interesting than the previous proposal. What the petitioners have done is fantastic. The wrap around porch is a great feature.
- Messer – Concurs with fellow Commissioners. This plan is a significant improvement and is much more in keeping with the character of the historic district.
- Hartner – Appreciates all your efforts and hopes you will be happy with your new home.

The Historic Preservation Commission moved to approve COA #15-3111, a request approval of a Certificate of Appropriateness (COA) for the property located at 30 S. Ellsworth Street to modify the site plan and building elevations approved through COA #13-3320.

Motion by: Hall  
Seconded by: Doyle

Approved  
( 6 to 0)

Ayes: Hall, Doyle, Hartner, Messer, Lucibello, Jacks  
Nays: None  
Absent: Fissinger, Peterson

**D. Certificates of Appropriateness**

**E. Reports and Recommendations**

**F. Correspondence**

**G. New Business**

The Commission recognized Chairman Harter for his service to the Historic Preservation Commission.

**H. Adjournment**

**7:23 p.m.**