



**NAPERVILLE HISTORIC PRESERVATION COMMISSION
MEETING ROOM B, MUNICIPAL CENTER
FINAL AGENDA
11/17/2016 – 7:00 p.m.**

CALL TO ORDER

A. ROLL CALL

B. APPROVE MINUTES

1. Approve the minutes of the August 24, 2016 Historic Preservation Commission meeting.

C. OLD BUSINESS

D. CERTIFICATE OF APPROPRIATENESS

1. COA # 16-4092 6 N. Columbia Street

The petitioner, Erik Haugsnes, on behalf of the owner Jack Haugsnes, requests approval of COA # 16-4092 in order to recess the existing entry door on the west elevation to create a landing at the top of the stairs, rebuild and change the dormer on the east elevation, add a new entry and roof over the entry on the east elevation, create new window openings on the east and north elevations, and replace several existing windows throughout the property located at 6 N. Columbia Street

2. COA # 16-4280 6 N. Wright Street

The owners and petitioners, Robin and Karl Schoene, request approval of COA # 16-4280 in order to remove the existing rear addition and construct a new two story addition for the property located at 6 N. Wright Street.

3. COA # 16-4282 130 N. Loomis Street

The petitioner, Chris Masonick of Restore Construction, on behalf of the owner Thomas Hartmann, requests approval of COA # 16-4282 in order to change the reveal and the profile of the siding for the property located at 130 N. Loomis Street.

E. REPORTS AND RECOMMENDATIONS

F. CORRESPONDENCE

G. NEW BUSINESS

H. ADJOURNMENT

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6707 or 630-305-5205 (TDD) or via e-mail at info@naperville.il.us. Every effort will be made to allow for meeting participation.



**NAPERVILLE HISTORIC PRESERVATION COMMISSION
DRAFT MINUTES OF AUGUST 24, 2016**

Call to Order		7:00 p.m.
A. Roll Call		
Present:	Doyle, Jacks, Lucibello, Peterson, Fissinger, Anderson (non-voting), Ogg (non-voting)	
Absent:	Hall, Martinez	
Student Members:	None	
Staff Present:	Planning Team – Gabrielle Mattingly, Erin Venard	
B. Minutes	Approve the minutes of the August 4, 2016 Historic Preservation Commission meeting.	
	Motion by: Lucibello Second by: Fissinger	Approved (5 to 0)
C. Old Business		
C1. COA # 16-2823 142 N. Columbia Street	The owner and petitioner, Ashley and Rob Crawford, request approval of COA # 16-2823 in order to change the porch style at the property located at 142 N. Columbia Street	
	<p>Rob and Ashley Crawford, spoke as the petitioners:</p> <ul style="list-style-type: none"> • A. Crawford: Since the last meeting, we took pictures of the underside of the porch and discovered wood underneath. The flare is only part of the design and is not part of the structure. • R. Crawford: We preferred the lattice design; the architect said the spindles were more appealing. The structure is being changed because the existing wood is not in good condition. • Tom Ryan (architect): It was hard to get a view underneath because of the cover; was able to place camera under the porch and it did not look good. There was a lot of wood inside. It was very inexpensive looking and constructed poorly with only 3, 4x4 posts. There was no continuity with the inside of the porch to the look of the design. Clients considered adding another column to beautifying the design underneath; decided it made more sense to create a symmetrical design on the outside instead of a fluid design underneath the porch. Planning on leaving the roof and the beam and replacing the columns while making them wider. This would be more appropriate style wise. The 	

	<p>spindles have dimension and shadows; they fit in more with the historical feel versus the lattice.</p>	
	<p>Historic Preservation Commission inquired about:</p> <ul style="list-style-type: none"> • Lucibello: What is staff’s recommendation? • Venard: Staff’s recommendation remains the same as with the previous iteration of the plan; we are in support. • Peterson: Is the deck framing to remain? • Ryan (architect): We do not think so. It would be difficult for someone not to demolish the framing. • Peterson: Do you already have a permit? • A. Crawford: Yes. • Peterson: The permit did not indicate that you were changing the frame of the structure? It only indicated you were changing the flooring. • R. Crawford: We would like to change the structure because it is not structurally sound. • Peterson: What about the size of the railings? • A. Crawford: When I spoke to Fred Filippo with the City of Naperville he recommended 36” for the height of the railings. • Ryan (architect): However, 30” is more historically accurate. • Peterson: I think you need to revise the permit to change the size of the railings and to state you are changing the framing structure. • Ogg: What will the railings be made out of and what will they look like? • Ryan (architect): No one uses wood railings; we need to use metal so they do not rot; just a simple design. • Ogg: I think the spindles fit in with the arts and crafts style. • Peterson: This design is a huge improvement. • Doyle: Did someone from the city look at the porch? • Venard: The building inspector from the city was not able to provide any information unless the petitioner removed the wood paneling. • Jacks: Have you gotten any feedback from the neighbors? • R. Crawford: Yes, neighbors were very positive that we were trying to improve the house. 	
	<p>Motion to approve of COA # 16-2823 in order to change the porch style at the property located at 142 N. Columbia Street.</p>	
	<p>Motion by: Lucibello Seconded by: Doyle</p> <p>Ayes: Doyle, Jacks, Lucibello, Peterson, Fissinger Nays: None Absent: Hall, Martinez</p>	<p>Approved (5 to 0)</p>

D. Certificates of Appropriateness	
E. Reports and Recommendations	
F. Correspondence	
G. New Business	
H. Adjournment	7:31 p.m.

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: November 17, 2016

TO: Historic Preservation Commission

THROUGH: Allison Laff, AICP, Planning Operations Manager – TED Business Group

FROM: Gabrielle Mattingly, Community Planner – TED Business Group

SUBJECT: Agenda Item for the November 17, 2016 Historic Preservation Commission Meeting: **Request for a Certificate of Appropriateness for 6 N. Columbia Street (COA #16-4092)**

BACKGROUND:

The subject property is located on the north side of Benton Avenue and east of Columbia Street. The property is zoned R2 Single-Family and Low Density Multiple-Family Residence District and is improved with a frame, 1 ½ story, bungalow style residential home. The 2007 Architectural and Historical Survey for the Historic District identifies the residence as a “significant” structure and an “excellent, nearly unaltered example of a 1920s brick bungalow”.

The subject property was previously granted a Fast Track COA in 2009 that permitted the replacement of existing concrete steps with new, reinforced concrete steps that matched the form, color, and dimensions of the existing steps with one additional tread added (COA #09-2172).

DISCUSSION:

The petitioner, Erik Haugsnes, is requesting a COA in order to recess the existing entry door on the west elevation to create a landing at the top of the stairs, rebuild and change the dormer on the east elevation, add a new entry and roof over the entry on the east elevation, create new window openings on the east and north elevations, and replace several existing windows throughout the property located at 6 N. Columbia Street.

Currently, the enclosed front porch on the west elevation is flush with the home. The petitioner is proposing to relocate the existing entry door 4ft back to create a landing at the top of the stairs. The view from the street elevation (west elevation) will remain largely unchanged, but will have a recess to allow for the landing. The historical survey calls out the enclosed front porch to be a significant feature, but staff did not find any guidelines on recessed versus flushed porches in the City’s Historic Building Design and Resource Manual.

Per the R2 zoning regulations, the maximum height for a residence is 35ft with a maximum number of 2 ½ stories. The existing basement and main floor of the home are considered full stories, making the existing house a 2 story home. With the changes to the roof pitch on the rear elevation from a hip roof to a gable roof, staff asked the petitioner to provide the square footage of the expanded attic to determine if the changes will create the attic to become a full story. City Code

defines a half story to be less than 50% of the area of the floor directly below. The main floor of the house, measured to the outside face of the walls, is 1,867 sq. ft. The expanded attic will have a total area of 826 sq. ft. Staff found the area of the attic to be less than 50% of the area of the floor directly below, therefore, the attic will not be considered a full story. The petitioner has stated that asphalt shingles will be used on the roof. Staff is in support of this change since it is in the rear of the home and will not change the view of the home from the street.

Several windows will be added to the residence as a part of the project. The petitioner is proposing windows in openings that do not currently exist on the east and the north elevations. The majority of the new windows are double hung or casement windows. One of the windows being added to the east elevation is being relocated from the south elevation. According to the Historic Survey, the original window styles used in the home were double hung, casement, and jalousie windows which is consistent with that being proposed. The proposed window material is Pella wood windows with a white aluminum cladding on the exterior face.

The petitioner is proposing to remove the existing double hung window and brick veneer wall on the east elevation to create a new entryway with in-swinging French double doors. A new hip roof will be put over the new entryway with white painted wood brackets and asphalt shingle roofing to match existing roof over door on north elevation.

Staff finds that the proposed changes are consistent with the style of the existing home and the design guidelines as discussed in the City's Historic Building Design and Resource Manual.

Other Required Applications

A building permit is required work at the residence at 6 N. Columbia Street.

RECOMMENDATION:

Approve COA # 16-4092 to recess the existing entry door on the west elevation to create a landing at the top of the stairs, rebuild and change the dormer on the east elevation, add a new entry and roof over the entry on the east elevation, create new window openings on the east and north elevations, and replace several existing windows throughout the property located at 6 N. Columbia Street.

Attachments:

1. Historical Survey of 6 N. Columbia Street.
2. Site Plan
3. Elevations
4. Application

Cc: Erik Haugsnes, petitioner, arraack@yahoo.com
Jack Haugsnes, owner

STREET #

DIRECTION

STREET

SUFFIX

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS NO OF STORIES

BEGINYEAR ROOF TYPE

OTHER YEAR ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME

COMMON NAME

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE

HISTORIC INFO

PERMITS

LANDSCAPE Northeast corner of Columbia and Benton; front and south sidewalks; side driveway; similar setbacks; mature trees; front plantings

COA DATE

COA DECISION

PREPARER

PREPARER ORGANIZATION

SURVEYDATE

SURVEYAREA



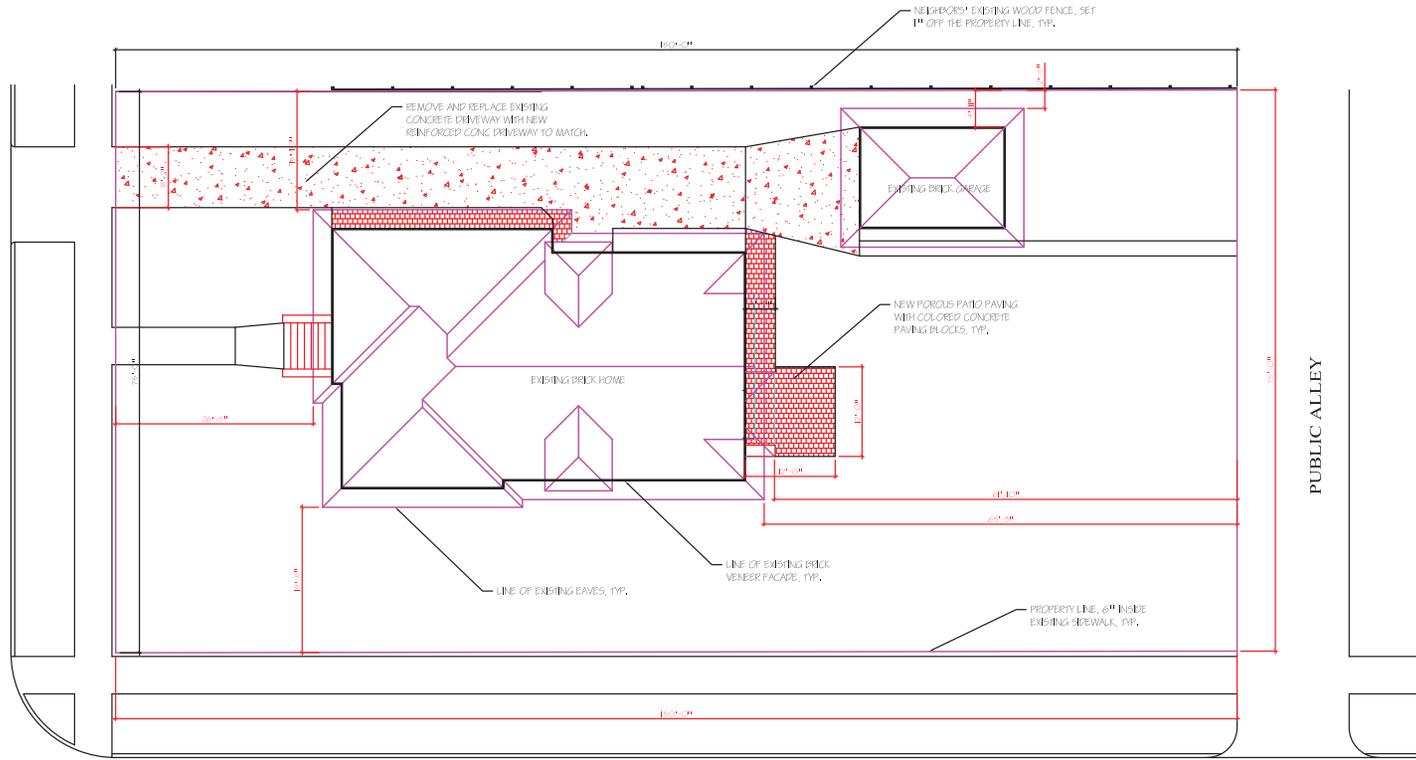
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COLUMBIA STREET



BENTON AVENUE

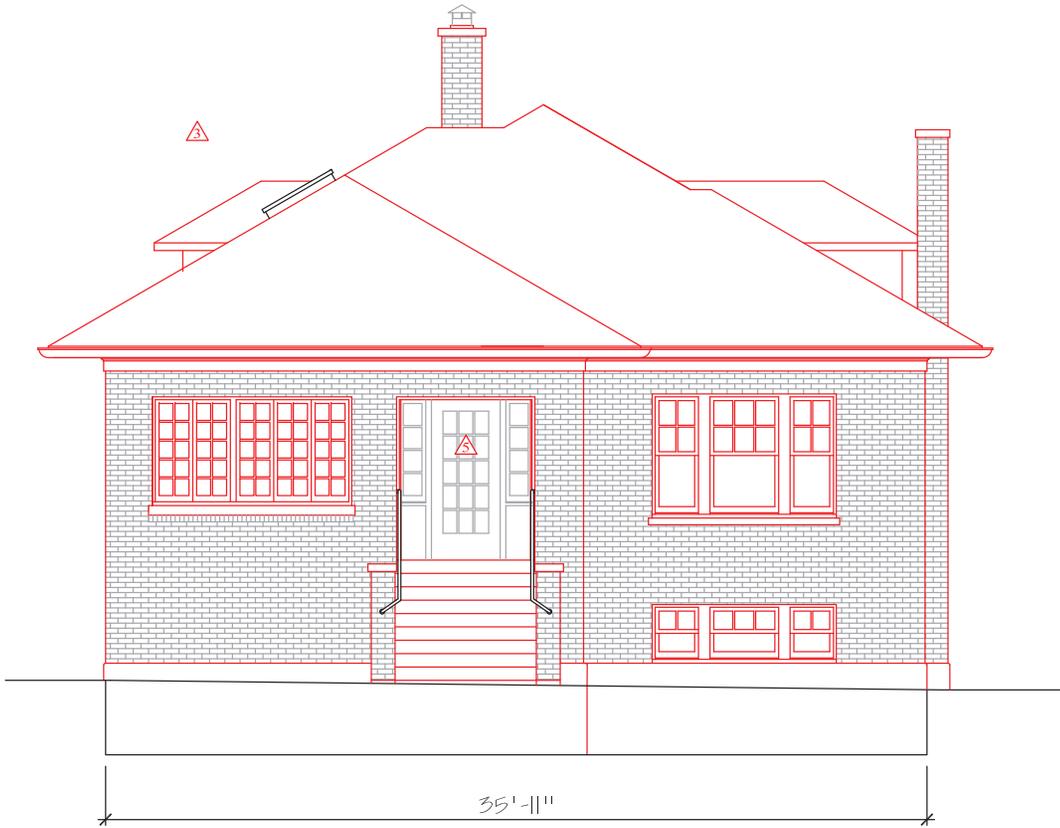


REMODELING AT
6 NORTH COLUMBIA ST.
 NAPERVILLE, IL 60540

REV: 11/09/2016

DATE: 10/11/2016

S-1



**WEST ELEVATION
PROPOSED**

- △ INSTALL A NEW VELLUX OPERABLE SKYLIGHT WITH DARK GREY ALUMINUM FINISH. 32" WIDE BY 42" LONG.
- △ REMOVE EXISTING FRONT DOOR AND SIDELITES, AND REBUILD BACK 4'-5" TO CREATE A LANDING. PROVIDE A HANDRAIL AT EACH SIDE OF THE STAIRS WITH 1-1/2" BRONZE TUBE.



**WEST ELEVATION
EXISTING**

BRICK WALL = 371 SF
 EXPOSED FOUNDATION WALL = 34 SF
 WINDOW OPENINGS = 64 SF
 DOOR OPENING = 39 SF
 WALL BELOW GRADE 109 SF
 ROOF AREA = 300 SF

REMODELING AT
6 NORTH COLUMBIA ST.
 NAPERVILLE, IL 60540

REV: 11/02/2016

DATE: 10/11/2016

A-4



SOUTH ELEVATION PROPOSED

- △ REMOVE EXISTING HIP ROOF AT EAST DORMER, AND REBUILD AS A GABLE ROOF. INSTALL ASPHALT SHINGLES ON ROOF AND NEW GABLE WALLS, TYP.
- △ REMOVE EXISTING 3' x 5', 6/1 DOUBLE HUNG WINDOW AND REPLACE WITH A NEW 3' x 3'-6" 3/1 DOUBLE HUNG REPLACEMENT WINDOW TO MATCH ADJACENT; PELLA "ARCHITECT SERIES." TOOTH-IN SALVAGED, ORIGINAL BRICK BELOW WINDOW.
- △ REMOVE THREE (3) EXISTING JALOUSIE WINDOWS FROM SOUTH DORMER, AND REPLACE WITH NEW 20" X 25" CASEMENT WINDOWS TO MATCH CASEMENTS AT NORTH DORMER; PELLA "ARCHITECT SERIES."
- △ PROVIDE A NEW HIP ROOF OVER NEW ENTRY, WITH WHITE PAINTED WOOD BRACKETS AND ASPHALT SHINGLE ROOFING, TO MATCH EXISTING ROOF OVER DOOR AT NORTH ELEVATION, TYP.
- △ CONSTRUCT A NEW LOW BRICK BENCH, USING SALVAGED BRICK. PROVIDE A CAST STONE TOP, TO MATCH CAST STONE SILLS AT WINDOWS.



SOUTH ELEVATION EXISTING

BRICK WALL = 646 SF
 EXPOSED FOUNDATION WALL = 76 SF
 WINDOW OPENINGS = 188.5 SF
 ATTIC WINDOW OPENINGS = 20 SF
 WALL BELOW GRADE 80 SF
 ROOF AREA = 1,185 SF

REMODELING AT
6 NORTH COLUMBIA ST.
 NAPERVILLE, IL 60540

REV: 11/02/2016

DATE: 10/11/2016

A-5



NORTH ELEVATION PROPOSED

- △ REMOVE EXISTING GLASS BLOCK WINDOW AND REPLACE WITH A RE-CONDITIONED 3/1 DOUBLE HUNG WINDOW.
- △ REMOVE EXISTING GLASS BLOCK WINDOW AND REPLACE WITH NEW BRICK TOOTHED-IN TO MATCH EXISTING.
- △ INSTALL A NEW VELLUX OPERABLE SKYLIGHT WITH DARK GREY ALUMINUM FINISH: 32" WIDE BY 42" LONG.
- △ REMOVE EXISTING HIP ROOF AT EAST DORMER, AND REBUILD AS A GABLE ROOF. INSTALL ASPHALT SHINGLES ON ROOF AND NEW GABLE WALLS, TYP.
- △ PROVIDE A NEW HIP ROOF OVER NEW ENTRY, WITH WHITE PAINTED WOOD BRACKETS AND ASPHALT SHINGLE ROOFING, TO MATCH EXISTING ROOF OVER DOOR AT NORTH ELEVATION, TYP.



NORTH ELEVATION
EXISTING

BRICK WALL = 645 SF
 EXPOSED FOUNDATION WALL = 45 SF
 WINDOW OPENINGS = 164 SF
 ATTIC WINDOW OPENINGS = 20 SF
 DOOR OPENING = 23 SF
 WALL BELOW GRADE = 115 SF
 ROOF AREA = 1,167 SF

REMODELING AT
6 NORTH COLUMBIA ST.
 NAPERVILLE, IL 60540

REV: 11/02/2016

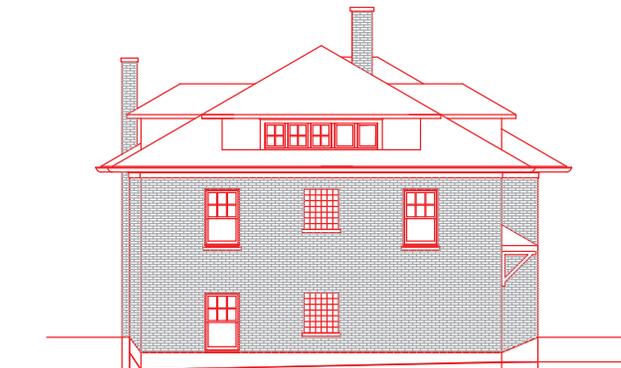
DATE: 10/11/2016

A-6



**EAST ELEVATION
PROPOSED**

- ⚠ REMOVE EXISTING 3' x 5', 6/1 DOUBLE HUNG WINDOW AND BRICK VENEER WALL, AND REPLACE WITH NEW 6' x 6-8" IN-SWINGING FRENCH DOUBLE DOORS; PELLA "ARCHITECT SERIES." INSTALL BRONZE WALL LANTERNS TO MATCH EXISTING CEILING LANTERN AT PORCH.
- ⚠ REMOVE EXISTING GLASS BLOCK WINDOW AND REPLACE WITH A NEW 2'-5" x 2'-5" CASEMENT WINDOW SIMILAR TO THE ORIGINAL. USE PELLA "ARCHITECT SERIES."
- ⚠ INSTALL AN ORIGINAL WINDOW RELOCATED FROM THE UPPER LEVEL TO NEW LOCATION IN EAST WALL GARDEN LEVEL. SAVE ALL BRICK FOR RE-USE IN OTHER LOCATIONS.
- ⚠ REMOVE EXISTING GLASS BLOCK WINDOW AND REPLACE WITH NEW BRICK SET BACK 1" FROM EXISTING MASONRY OPENING. BRICK TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- ⚠ REMOVE FIVE (5) EXISTING 2/2 CASEMENT WINDOWS FROM EAST DORMER AND REPLACE WITH NEW WINDOW-WALL IN NEW GABLE DORMER; PELLA "ARCHITECT SERIES."
- ⚠ PROVIDE A NEW HIP ROOF OVER NEW ENTRY, WITH WHITE PAINTED WOOD BRACKETS AND ASPHALT SHINGLE ROOFING, TO MATCH EXISTING ROOF OVER DOOR AT NORTH ELEVATION, TYP.
- ⚠ CONSTRUCT A NEW LOW BRICK BENCH, USING SALVAGED BRICK. PROVIDE A CAST STONE TOP, TO MATCH CAST STONE SILLS AT WINDOWS.



**EAST ELEVATION
EXISTING**

BRICK WALL = 491 SF
 EXPOSED FOUNDATION WALL = 43 SF
 WINDOW OPENINGS = 67 SF
 ATTIC WINDOW OPENINGS = 31 SF
 DOOR OPENING = 23 SF
 WALL BELOW GRADE 13 SF
 ROOF AREA = 640 SF

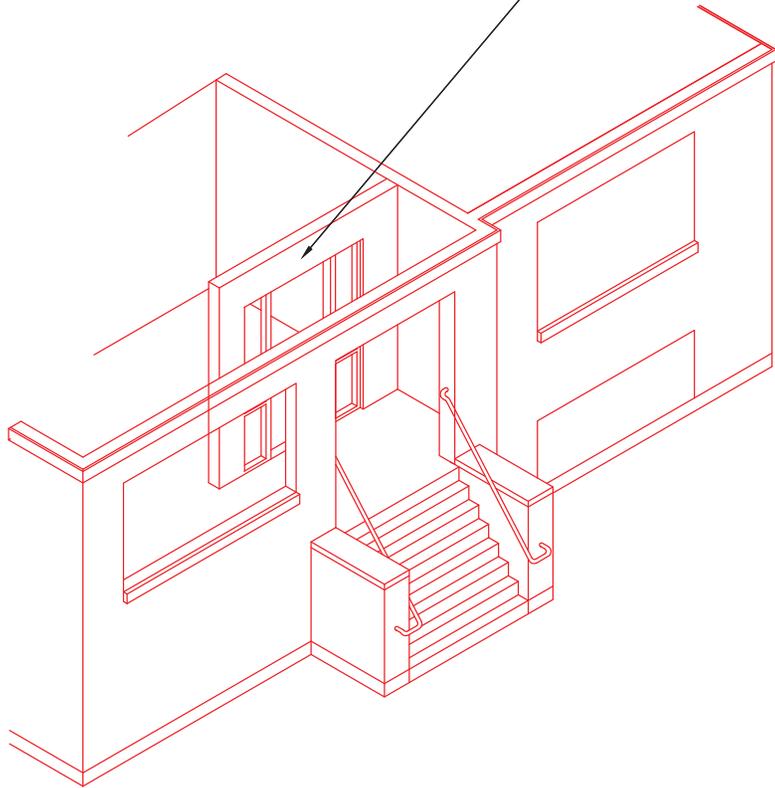
REMODELING AT
6 NORTH COLUMBIA ST.
 NAPERVILLE, IL 60540

REV: 11/02/2016

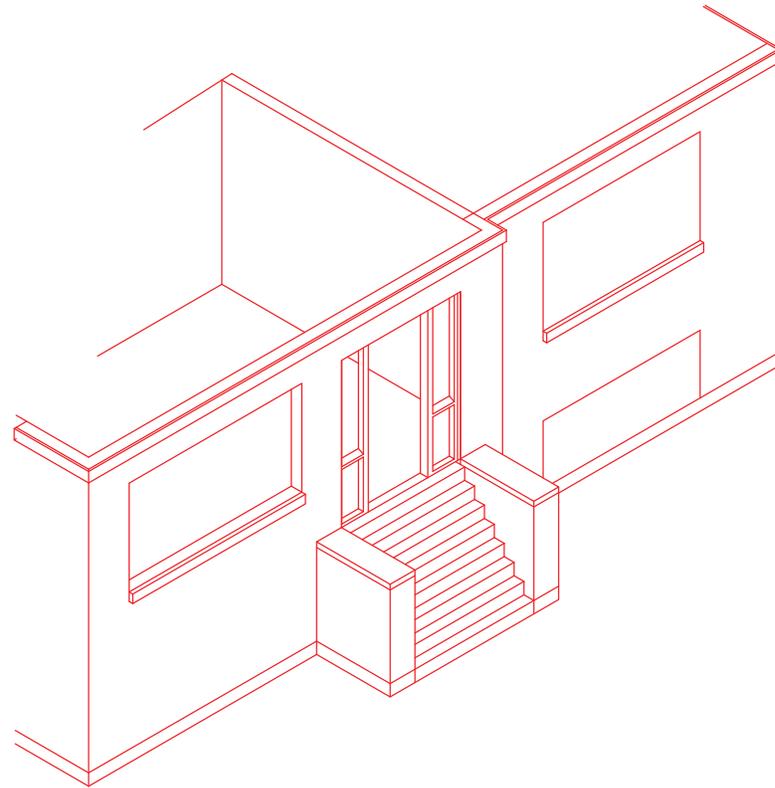
DATE: 10/11/2016

A-7

RELOCATE EXISTING ENTRY DOOR,
SIDELIGHTS AND FRAME BACK 4' INSIDE
TO CREATE LANDING AT TOP OF STAIRS.



**WEST ENTRY
PROPOSED**



**WEST ENTRY
EXISTING**

REMODELING AT
6 NORTH COLUMBIA ST.
NAPERVILLE, IL 60540

REV: 11/02/2016

DATE: 10/11/2016

A-8



CITY OF NAPERVILLE

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (T.E.D.) BUSINESS GROUP

HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION PACKET

This application form is used for the Historic Preservation Commission's review of COA applications.

PLEASE TYPE OR PRINT CLEARLY. **NO MAIL-IN APPLICATIONS WILL BE ACCEPTED******

1. OWNER/APPLICANT (REQUIRED INFORMATION)

Property Address:	6 NORTH COLUMBIA STREET
Applicant Name(s):	ERIK HAUGSNES
Address/Zip:	6 NORTH COLUMBIA STREET NAPERVILLE, IL 60540
Telephone - Day/Evening:	312-450-8313 day 312-415-1071 even.
Fax (optional):	
Email:	arraacke@yahoo.com
Property Owner Name(s):	JACK HAUGSNES
Address/Zip:	1749 N. WELLS STREET, APT. 417 CHICAGO, IL 60540
Telephone - Day/Evening	312-642-4695

2. PICTURES OF EXISTING STRUCTURE OR PORTION OF STRUCTURE TO BE MODIFIED

Provide color photos (clearly labeled) or a building elevation diagram to show the existing structure or portion of structure that would be affected by the proposed work.

3. PROPOSED WORK (Check all that apply)

A COA from the Historic Preservation Commission is required for the following works performed on the primary façade (street-facing façade) of the principal building, fences, driveways or attached garages. Please refer to Exhibit A for a list of improvements that are waived from the COA requirement or are eligible for fast track (staff level) approval.

	Improvement Type*	You need a COA from the Commission
<input checked="" type="checkbox"/>	Doors	New opening, a change in style or opening, or use of material that is not wood or original material
<input checked="" type="checkbox"/>	Windows	New opening, a change in style or opening, or use of material other than wood or aluminum clad wood
<input checked="" type="checkbox"/>	Roofs	A change in height or pitch; or use of material other than asphalt or original material.
<input type="checkbox"/>	Exterior Building Materials	A change in reveal or profile; or use of material other than wood, fiber cement board or original material.
<input type="checkbox"/>	Porches	New enclosure, a change in size or style, or use of material that is not one of the following: 1. Replacement of porch columns with use of wood, plaster or cement materials; 2. Replacement of porch flooring with use of wood or composite decking materials; or 3. Replacement of other porch components with use of wood or original material.
<input checked="" type="checkbox"/>	Shutters and Awnings	A change in size, style or new addition
<input type="checkbox"/>	New Principal Structure	The primary façade of the new structure
<input type="checkbox"/>	Additions	The primary façade of the addition
<input checked="" type="checkbox"/>	Modifications to the Primary Façade	Any modifications that will change the appearance of the original Improvement.
<input type="checkbox"/>	Demolition	Demolition of a principal structure in whole; removal without replacement of original architectural features contributing to the style of the principal building or structure
<input type="checkbox"/>	Driveways	New or relocated street access that is more than five feet (5') from the existing street access.
<input type="checkbox"/>	Fences	Along the street: fences constructed of materials other than wood or iron open picket
<input type="checkbox"/>	Attached Garage	New attached garages
<input checked="" type="checkbox"/>	Solar Panels and Skylights	Solar Panels and Skylights on Principal Structures

***A building permit may also be required for the above improvements. Please contact the Development Services Department at 630-420-6100 (press "2") to confirm.**

4. DESCRIPTION OF PROPOSED WORK (attach a separate sheet as needed)

- A. If proposed, describe the scope of the demolition in detail, including a list of original features to be removed or replaced from the primary façade of the building.

DEMOLITION CONSISTS OF GLASS BLOCK WINDOWS IN 5 LOCATIONS, JALOUSIE WINDOWS IN THREE LOCATIONS, BRICK VENEER & FOUNDATION WALL AT PROPOSED NEW DOOR LOCATION ON REAR WALL, AND REMOVAL OF ROOFING & FRAMING AT HIP PORTION OF REAR (EAST) DORMER TO ALLOW FOR NEW GABLE DORMER ROOF.

- B. Describe the proposed work in full detail, including materials, style and specifications of key items (e.g., windows and trim; siding and reveal, soffit, fascia, and gutters; porch rails, balustrades, pillars, decking, and ceiling; roofing; exposed foundation; fencing; etc).

NEW BRONZE HANDRAIL AT FRONT STAIR WITH NO BALLUSTERS: PLANTERS ON SIDEWALLS INSTEAD. EXIST'G ENTRY DOOR RECESSED & REUSED. SOUTH FACADE JALOUSIE WINDOWS REPLACED WITH NEW PELLA CASEMENTS WITH MUNTIN PATTERN TO MATCH ORIGINAL, IN EXIST'G OPENINGS. NEW PELLA EXTERIOR WHITE ALUM. CLAD, WOOD FRENCH DOUBLE DOORS AT EAST (REAR) FACADE, WITH NEW HIP AWNING ABOVE. PROVIDE BEADBOARD SOFFIT, 4"x4" KNEE BRACES AND 1/4 ROUND COPPER GUTTER TO MATCH EXIST'G. NEW GABLE DORMER AT REAR FACADE OF SHINGLE TO MATCH.

- C. Describe how the proposed work will affect any external architectural features of the structure.

THE FRONT (WEST) FACADE WILL BE MINIMALLY MODIFIED BY RECESSING THE EXIST'G FRONT DOOR & SIDELITES. THE CORNER SIDE (SOUTH) FACADE WILL HAVE ONE 6/1 DOUBLE HUNG WINDOW REPLACED BY A 3/1 DOUBLE HUNG REPLACEMENT WINDOW, WHICH SHOULD NOT SIGNIFIKANTLY MODIFY THE APPEARANCE. THE INNER (NORTH) SIDE FACADE WILL BE ENHANCED BY REMOVAL OF GLASS BLOCK. NEW WINDOWS AT REAR FACADE MIMIC EXIST'G LARGE WINDOWS AT FRONT SUN PORCH.³

D. Attach drawings and specifications (not to exceed 11"X17" in size) to include:

- Address of property
- Date of most recent revision
- Site Plan to include:
 - i. Measurements of the lot
 - ii. Existing buildings
 - iii. Proposed modifications or additions with the distance from front, back, and side lot lines labeled.
- Demolition Plan to clearly identify any portion of the structure to be demolished, even if it will be replaced with a similar structure or building addition.
- Building Elevations of proposed modifications or building additions to include:
 - i. A key that specifies the location and details of proposed building materials and styles.
 - ii. Height of any proposed building additions or new structures.

5. RELATED VARIANCE REQUEST(S):

If a zoning variance is required to complete the proposed work, describe the variance Please refer to the Zoning Ordinance online at www.naperville.il.us/municipalcode.aspx to view the variance provisions. The variance application package is available at the Development Services front counter):

NO CHANGE TO ZONING

Please note: If the COA is approved, any changes to the approved COA will require additional review by city staff or the Historic Preservation Commission. An approved COA is valid for three (3) years from the date of the issuance of the COA.

Required Signature: The undersigned certifies that the statements set forth in this application including all drawings and specifications submitted herewith are true and correct, and further agrees that the proposed improvements described in this application will be constructed in all respects in accordance with the approved COA as specified in the application, drawings and specifications submitted herewith.

Signature of Applicant: *Eric Haysnes* Date: 10/12/2016

Signature of Owner (if different): *Jack Haysnes*

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: November 9, 2016

TO: Historic Preservation Commission

THROUGH: Allison Laff, AICP, Deputy Director – Planning & Development - TED Business Group

FROM: Erin Venard, AICP, Community Planner – TED Business Group

SUBJECT: Agenda Item for the November 17, 2016 Historic Preservation Commission Meeting: **Request for a Certificate of Appropriateness for 6 N. Wright Street (COA #16-4280)**

BACKGROUND:

The subject property is located on the northeast corner of Wright Street and Benton Avenue and is 8,248 square feet in size. The property is zoned R2 (Single-Family and Low Density Multiple-Family Residence District) and is improved with a frame, two story, Queen Anne style residential home. The 2007 Architectural and Historical Survey for the Historic District describes the residence as a contributing structure with a rear addition.

Four COAs have been previously issued on the property. In 1993, HSC #93-15 allowed the conversion of the foyer into an open porch and eliminated the second floor access door. In 1997, HSC #97-25 and #97-26 allowed the demolition of the detached garage and the construction of a replacement detached garage. In 1998, a rear addition was constructed per HSC #98-4.

DISCUSSION:

The petitioners, Robin and Karl Schoene, are proposing to remove the addition constructed in 1998. The petitioners are proposing to add a two story addition in approximately the same footprint (see Attachment 3). A COA is required because the addition will result in a change to the exterior architectural appearance of the residence as visible from the street (Benton Avenue).

The building materials of the proposed addition will mirror the existing home including asphalt shingles, painted wood fish scale siding, a painted wood cornice and frieze, clad/wood windows, wood siding, and a veneer concrete block foundation (Attachment 4). The petitioner has indicated that the foundation under this section of the home will be removed and replaced with a deeper foundation.

Staff finds that the proposed changes are consistent with the style of the existing home and the design guidelines as discussed in the City's Historic Building Design and Resource Manual.

Other Required Applications

A building permit is required for the work at the residence at 6 N. Wright Street.

RECOMMENDATION:

Approve COA # 16-4280 in order to remove the existing rear addition and add a new two story addition for the property located at 6 N. Wright Street.

Attachments:

1. Historic Survey
2. Application
3. Site Plan
4. Addition Plans

Cc: Robin Schoene, owner and petitioner, rpschoene@aol.com

STREET #

DIRECTION

STREET

SUFFIX

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS NO OF STORIES

BEGINYEAR ROOF TYPE

OTHER YEAR ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME

COMMON NAME

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE

HISTORIC INFO

PERMITS

LANDSCAPE

COA DATE

COA DECISION

PREPARER

PREPARER ORGANIZATION

SURVEYDATE

SURVEYAREA



DIGITAL PHOTO ID

DIGITAL PHOTO ID3

DIGITAL PHOTO ID2

DIGITAL PHOTO ID4



CITY OF NAPERVILLE

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (T.E.D.) BUSINESS GROUP

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION PACKET

This application form is used for the Historic Preservation Commission's review of COA applications.

PLEASE TYPE OR PRINT CLEARLY. **NO MAIL-IN APPLICATIONS WILL BE ACCEPTED******

1. OWNER/APPLICANT (REQUIRED INFORMATION)

Property Address:	6 N Wright St
Applicant Name(s):	Robin Schoene, Karl Schoene
Address/Zip:	6 N Wright St, 60540
Telephone – Day/Evening:	(541) 550-6590 mobile - vm doesn't work - text if no answer
Fax (optional):	
Email:	rpschoene@aol.com
Property Owner Name(s):	Karl A Schoene and Robin P Schoene
Address/Zip:	6 N Wright St, 60540
Telephone – Day/Evening:	(541) 550-6590 mobile - vm doesn't work - text if no answer

2. PICTURES OF EXISTING STRUCTURE OR PORTION OF STRUCTURE TO BE MODIFIED

Provide color photos (clearly labeled) or a building elevation diagram to show the existing structure or portion of structure that would be affected by the proposed work. (Attached plan & two elev)

3. PROPOSED WORK (Check all that apply)

A COA from the Historic Preservation Commission is required for the following works performed on the primary façade (street-facing façade) of the principal building, fences, driveways or attached garages. Please refer to Exhibit A for a list of improvements that are waived from the COA requirement or are eligible for fast track (staff level) approval.

	Improvement Type*	You need a COA from the Commission
<input checked="" type="checkbox"/>	Doors	New opening, a change in style or opening, or use of material that is not wood or original material
<input checked="" type="checkbox"/>	Windows	New opening, a change in style or opening, or use of material other than wood or aluminum clad wood
<input checked="" type="checkbox"/>	Roofs	A change in height or pitch; or use of material other than asphalt or original material.
<input type="checkbox"/>	Exterior Building Materials	A change in reveal or profile; or use of material other than wood, fiber cement board or original material.
<input checked="" type="checkbox"/>	Porches	New enclosure, a change in size or style, or use of material that is not one of the following: 1. Replacement of porch columns with use of wood, plaster or cement materials; 2. Replacement of porch flooring with use of wood or composite decking materials; or 3. Replacement of other porch components with use of wood or original material.
<input type="checkbox"/>	Shutters and Awnings	A change in size, style or new addition
<input type="checkbox"/>	New Principal Structure	The primary façade of the new structure
<input checked="" type="checkbox"/>	Additions	The primary façade of the addition
<input type="checkbox"/>	Modifications to the Primary Façade	Any modifications that will change the appearance of the original Improvement.
<input type="checkbox"/>	Demolition	Demolition of a principal structure in whole; removal without replacement of original architectural features contributing to the style of the principal building or structure
<input type="checkbox"/>	Driveways	New or relocated street access that is more than five feet (5') from the existing street access.
<input type="checkbox"/>	Fences	Along the street: fences constructed of materials other than wood or iron open picket
<input type="checkbox"/>	Attached Garage	New attached garages
<input type="checkbox"/>	Solar Panels and Skylights	Solar Panels and Skylights on Principal Structures

*A building permit may also be required for the above improvements. Please contact the Development Services Department at 630-420-6100 (press "2") to confirm.

4. DESCRIPTION OF PROPOSED WORK (attach a separate sheet as needed)

- A. If proposed, describe the scope of the demolition in detail, including a list of original features to be removed or replaced from the primary façade of the building.

The existing kitchen is a late-1990's modification with significant issues: perennially leaking low-pitch roof and floor progressively bending in the middle due to a foundation problem are the key structural issues that have plagued us for 15 years. We are finally able to remove and replace the kitchen wing with a design more suitable to the original 1890's original structure. The replacement section will have similar roof pitch and external look fitting the main part of the house much better. The entire foundation of that section will also be removed and replaced with a deeper foundation.

- B. Describe the proposed work in full detail, including materials, style and specifications of key items (e.g., windows and trim; siding and reveal, soffit, fascia, and gutters; porch rails, balustrades, pillars, decking, and ceiling; roofing; exposed foundation; fencing; etc).

The architect has gone to great pains to specify all materials and specifications to match the original 1890 section of the house. For us, this is basic requirement: make the replacement kitchen wing look as if it had been there as long as the rest of the house from the outside (albeit, meeting modern fire egress codes, etc). Roofing is exactly the same brand and style as has been on the main part of the house for nearly 15 years.

- C. Describe how the proposed work will affect any external architectural features of the structure.

The kitchen wing sits at the west end of the house, nearly invisible from Wright St, as it only extends slightly south (toward Benton) beyond the main part of the house. The bedroom that extends today partially over the kitchen will be extended to the west so that the west wall of the kitchen (where it is today) will also be the west wall of the bedroom above. In the interior, the existing, ahistoric lofted ceiling in the south-most part of the existing kitchen will be eliminated, so the entire kitchen has a ceiling at the same level of the old part of the house. That space will become a second upstairs bathroom. The house now has three bedrooms and one bath upstairs. With this change, the house will have 3 bedrooms and 2 baths upstairs. The full bath on the main floor will be eliminated and replaced with a powder room.

D. Attach drawings and specifications (not to exceed 11"X17" in size) to include:

- Address of property
- Date of most recent revision
- Site Plan to include:
 - i. Measurements of the lot
 - ii. Existing buildings
 - iii. Proposed modifications or additions with the distance from front, back, and side lot lines labeled.
- Demolition Plan to clearly identify any portion of the structure to be demolished, even if it will be replaced with a similar structure or building addition.
- Building Elevations of proposed modifications or building additions to include:
 - i. A key that specifies the location and details of proposed building materials and styles.
 - ii. Height of any proposed building additions or new structures.

5. RELATED VARIANCE REQUEST(S):

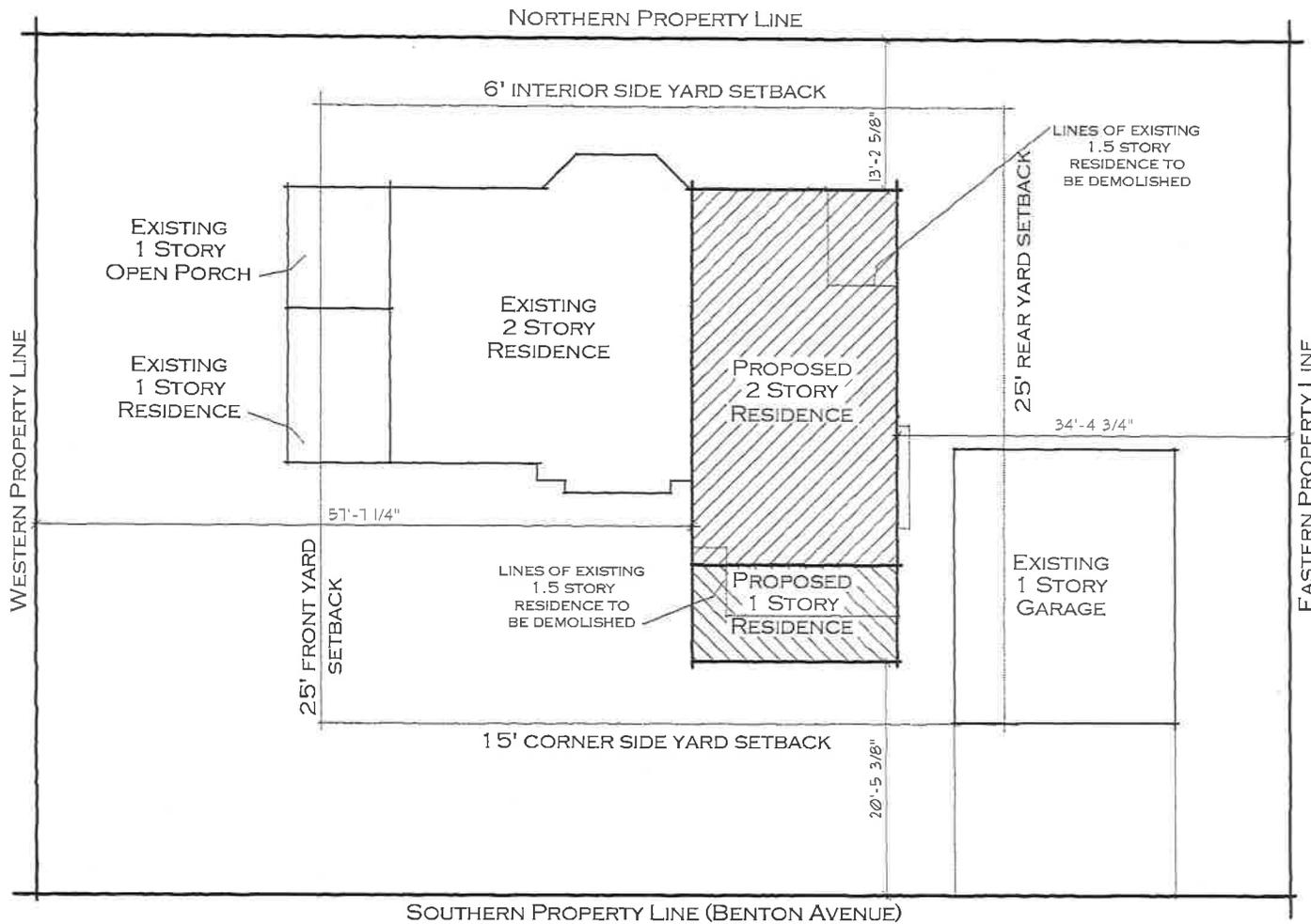
If a zoning variance is required to complete the proposed work, describe the variance Please refer to the Zoning Ordinance online at www.naperville.il.us/municipalcode.aspx to view the variance provisions. The variance application package is available at the Development Services front counter):

Please note: If the COA is approved, any changes to the approved COA will require additional review by city staff or the Historic Preservation Commission. An approved COA is valid for three (3) years from the date of the issuance of the COA.

Required Signature: The undersigned certifies that the statements set forth in this application including all drawings and specifications submitted herewith are true and correct, and further agrees that the proposed improvements described in this application will be constructed in all respects in accordance with the approved COA as specified in the application, drawings and specifications submitted herewith.

Signature of Applicant: Robin P. Achore Date: 28 OCT 2016

Signature of Owner (if different): _____ Date: _____



ADDITION TO THE SCHOENE RESIDENCE
6 N. WRIGHT STREET - NAPERVILLE, IL
 SITE PLAN

THOMAS J RYAN JR - ARCHITECT



ADDITION TO THE SCHOENE RESIDENCE
 6 N. WRIGHT STREET - NAPERVILLE, IL
 WRIGHT STREET ELEVATION
 THOMAS J RYAN JR - ARCHITECT



ADDITION TO THE SCHOENE RESIDENCE
 6 N. WRIGHT STREET - NAPERVILLE, IL
 BENTON AVENUE ELEVATION
 THOMAS J RYAN JR - ARCHITECT

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: November 9, 2016

TO: Historic Preservation Commission

THROUGH: Allison Laff, AICP, Deputy Director – Planning & Development - TED Business Group

FROM: Erin Venard, AICP, Community Planner – TED Business Group

SUBJECT: Agenda Item for the November 17, 2016 Historic Preservation Commission Meeting: **Request for a Certificate of Appropriateness for 130 N. Loomis Street (COA #16-4282)**

BACKGROUND:

The subject property is located on the east side of Loomis Street, south of School Street with a common address of 130 N. Loomis Street. The 6,121 square foot lot is zoned R2 (Single-Family and Low Density Multiple-Family Residence District). The subject property is improved with a frame, two story, Gabled Ell style residential home.

On January 8, 2016, the residence was damaged by fire and deemed uninhabitable. In February of 2016, the petitioner applied for a permit for fire damage restoration at the subject property. The permit was issued by the City without also issuing a Certificate of Appropriateness (COA) for siding and window replacement. In October of 2016, the City's Code Enforcement Team received a complaint regarding the work performed at the property. At this time, staff became aware that the COA had not been applied for or issued at the property and placed a stop-work order on the property.

DISCUSSION:

The petitioner, Chris Masonick on behalf of Restore Construction, is proposing to replace the fire damaged aluminum siding with Hardie Board siding. Historic Preservation Commission review is required due to the change in the reveal of the siding. Reveal refers to the distance of overlap or exposure between the siding boards. Siding reveal on historic homes in Naperville is typically between 3" to 5". The reveal of the damaged aluminum siding was approximately 4", while the reveal of the proposed Hardie Board siding is 5". Staff is supportive of this change as it falls in the typical reveal range of historic homes in Naperville.

The Hardie Board siding will replace the aluminum siding on both side elevations, the rear elevation, and the majority of the front elevation. The petitioner is also requesting to add cedar shake siding on the top portion of the front elevation (see Attachment 3). A 1" by 4" design border will separate the Hardie Board siding from the shingle siding. Historic Preservation Commission review is required due to the change in the profile, or appearance, of the siding.

Staff is supportive of the change in siding profile as it is a typical style of siding seen in the District.

The petitioner is also proposing to replace the fire damaged wood windows on the front elevation with aluminum clad wood windows. This change does not require review of the HPC but is noted as a part of the review. The petitioner will also be replacing the shutters, as seen in Attachment 3, on the second story elevation.

Other Required Applications

A building permit was issued for the work at the residence at 130 N. Loomis Street.

RECOMMENDATION:

Approve COA # 16-4282 in order to change the reveal and the profile of the siding for the property located at 130 N. Loomis Street.

Attachments:

1. Historic Survey
2. Application
3. Shingle Plans

Cc: Chris Masonick, petitioner, restore@restoreconstruction.com

STREET #

DIRECTION

STREET

SUFFIX

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



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ARCHITECTURAL CLASSIFICATION PLAN

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OTHER YEAR ROOF MATERIAL

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WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

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WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME

COMMON NAME

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE

HISTORIC INFO

PERMITS 1909 Sanborn Map (sheet 5) shows building with front and south side entry porches.

LANDSCAPE Midblock on east side of residential street; front driveway; rear alley; similar setbacks; mature trees

COA DATE

COA DECISION

PREPARER

PREPARER ORGANIZATION

SURVEYDATE

SURVEYAREA



DIGITAL PHOTO ID

DIGITAL PHOTO ID3

DIGITAL PHOTO ID2

DIGITAL PHOTOID4



CITY OF NAPERVILLE

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (T.E.D.) BUSINESS GROUP

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PLEASE TYPE OR PRINT CLEARLY. **NO MAIL-IN APPLICATIONS WILL BE ACCEPTED******

1. OWNER/APPLICANT (REQUIRED INFORMATION)

Property Address:	<u>130 N Loomis St, Naperville, IL</u>
Applicant Name(s):	<u>Contractor: Restore Construction P.M Chris Masonick</u>
Address/Zip:	<u>11241 Melrose Ave, Franklin Park, IL 60131</u>
Telephone - Day/Evening:	<u>847 455 3000</u>
Fax (optional):	<u>847-455-2330</u>
Email:	<u>restore@restoreconstruction.com</u>
Property Owner Name(s):	<u>Thomas Hartmann</u>
Address/Zip:	<u>130 N.Loomis St, Naperville, IL 60540</u>
Telephone - Day/Evening	<u>630-740-5057</u>

2. PICTURES OF EXISTING STRUCTURE OR PORTION OF STRUCTURE TO BE MODIFIED

Provide color photos (clearly labeled) or a building elevation diagram to show the existing structure or portion of structure that would be affected by the proposed work.

3. PROPOSED WORK (Check all that apply)

A COA from the Historic Preservation Commission is required for the following works performed on the primary façade (street-facing façade) of the principal building, fences, driveways or attached garages. Please refer to Exhibit A for a list of improvements that are waived from the COA requirement or are eligible for fast track (staff level) approval.

	Improvement Type*	You need a COA from the Commission
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<input type="checkbox"/>	Shutters and Awnings	A change in size, style or new addition
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***A building permit may also be required for the above improvements. Please contact the Development Services Department at 630-420-6100 (press "2") to confirm.**

4. DESCRIPTION OF PROPOSED WORK (attach a separate sheet as needed)

- A. If proposed, describe the scope of the demolition in detail, including a list of original features to be removed or replaced from the primary façade of the building.

Original aluminum siding was damaged from the fire at the property on the front.

Original wood windows where fire damaged on the front of the property.

- B. Describe the proposed work in full detail, including materials, style and specifications of key items (e.g., windows and trim; siding and reveal, soffit, fascia, and gutters; porch rails, balustrades, pillars, decking, and ceiling; roofing; exposed foundation; fencing; etc).

Existing size and openings of front windows to remain the same only replacement of

Windows. Windows replaced with PELLA windows wood windows aluminum clad on the

Exterior same color and size as existing

Front siding required to be replaced due to fire damage. Replaced with wood siding

Owner asked (per attachment photo) if top half of the front of the building could be

Designed with cedar shake wood siding and 1"x 4" design border to separate the two

Different styles of siding on the façade.

- C. Describe how the proposed work will affect any external architectural features of the structure.

The proposed work wont effect any dimension changes to the façade of the property

Only the visual appearance on the top half of the property if the design is approved

To incorporate the cedar shake shingle on the top half of the property

- D. Attach drawings and specifications (not to exceed 11"X17" in size) to include:

- Address of property
- Date of most recent revision



Area of Proposed
Change
Aluminum Siding (fire
damaged) to Cedar
Shake Shingles



Proposed Style
Cedar Shake Shingles



