



**NAPERVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MAY 5, 2016**

Call to Order

7:00 p.m.

A. Roll Call

Present: Doyle, Fissinger, Hall, Jacks, Lucibello, Messer, Ogg (non-voting)
Absent: Anderson (non-voting), Peterson
Student Members: Shura
Staff Present: Planning Team – Erin Venard

B. Minutes

Approve the minutes of the October 29, 2015 Historic Preservation Commission meeting.

Motion by: Doyle
Second by: Lucibello

Approved
(6 to 0)

C. Old Business

**D. Certificates of
Appropriateness**

D1. COA #16-942 –
32 S. Wright Street

The owners and petitioners, Susan and Andrew Fitch, request approval of a Certificate of Appropriateness (COA) for the property located at 32 S. Wright Street in order to add a single-story addition, a screen porch, and a deck on to the rear of the home for the property located at 32 S. Wright Street.

Andrew and Susan Fitch, spoke as the petitioners:

- The project we are envisioning is a tear off of the screen porch and deck; replacing with a screen porch and a small addition to the kitchen.
- Not oversized, not even Naperville sized.

Historic Preservation Commission inquired about:

- Hall - Can staff clarify, is Attachment 2 the existing conditions? Venard – Yes, Attachment 2 is the existing conditions.
- Jacks – Was the deck original to the house? S. Fitch – No.
- Jacks – Was the screen porch? No, it was added in about 1978.
- Jacks – Was the house added to on the north side. S. Fitch – Yes, in 1978.
- Jacks – What is the size of the screen porch today? A. Fitch – approximately 12ft x 16ft.

- Jacks – And the size of the new addition? Fitch – Approximately 250sf.
- Jacks – Does the new addition occupy the size of the existing porch? S. Fitch – The house addition is roughly the size of the existing deck and the screen porch; the proposed deck will extend to the east.
- Jacks – Are there any zoning concerns? Venard – No.
- Hall – Any additional staff comments? Venard – Staff is in support. Proposed materials match existing materials.

Public Comment: None

The Historic Preservation Commission moved to approve COA #16-942, a request approval of a Certificate of Appropriateness (COA) for the property located at 32 S. Wright Street in order to add a single-story addition, a screen porch, and a deck on to the rear of the home.

Motion by: Lucibello
Seconded by: Doyle

Approved
(6 to 0)

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

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

- Fissinger – Recently reviewed a house on Brainard St. that Sts. Peter and Paul wanted to buy and raze. It was clear that current owner wasn't keeping up with the code regarding the number of residents. People are turning buildings into several unit dwelling units. Do we want to take any steps to preserve these residences? What can we do to see if people are following code because this is destructive to the homes in this area?
- Hall – Are you referring to code violations?
- Fissinger – Really talking about code violations. My experience is that code violations aren't being enforced. I think it is in our best interest to encourage owners to stay within code. I always liked it when owners lived in the homes. Owners want to do things within the code and the character of the District.
- Jacks – Let me ask you what happened when you called the city – what did the City say? They didn't agree with your interpretation or they can't enforce the code.

- Fissinger – I got it secondhand. All they succeeded in doing was offending the owner of the property. I want to know what we as a Commission can and can't do and what resources are available to us.
- Jacks – I would still be very interested to hear what happened. Did the City disagree or did they refuse to enforce the Code.
- Fissinger – This was a long time ago. The guy had 6 tenants and not enough parking. It was an experience I saw someone have. It seems to me that it could be easy to look up whether or not the house on Brainard was within or not within Code. I'm just curious whether we as a Commission have the appetite to look into the enforcement of code.
- Jacks – My understanding is that any citizen can complain about any house in Naperville.
- Fissinger – The question I am asking is whether we ask as Commission care about enforcement.
- Shura – Another question is whether it relates to preservation.
- Hartner – Several years after your situation, the City did change the rules about rental properties. The City has chosen to only enforce if people report a problem. If the Commission wants to do it, you can discuss a new way to be more proactive. If the neighbors complain, Code enforcement will go in and make corrections.
- Fissinger – Part of the argument the church used was that it would cost so much money to maintain and repair the house. As far as I know, the owner still owns it.
- Hartner – Another issue was the current owner never let them in.
- Hall – I think it is incumbent on this Commission when we encounter a code violation to report it. We should have a procedure to do that. I don't know that our mission to find violations.
- S. Fitch – In reading the meeting minutes, I thought the owners would have to reconvert the property back to meet zoning codes. Venard – No.
- Jacks – In my experience, obvious physical defects are taken care of by the City immediately. This Commission wading into rental world makes me reluctant.
- Hall – I don't think we are talking about making qualitative judgement on regulatory issues. I think we would be pointing out code violations that came up in our regular business.

- Fissinger – There are many homes that are degrading over time because of the manner in which they are being owned and operated.
- Hall – I lived across the street from a property that had multiple code violations visible for many years. I would not have any problems passing that along to code enforcement.
- Ogg – Back in 1970 we started the plaque program. We get questions if the program will save a house. It doesn't. It slows it down because it creates awareness. The Commission should similarly encourage the good in preservation.
- Shure – The design manual lays out the function of the Commission as encouraging awareness.
- M. Fitch – The only way you can prove what is grandfathered is if you have people fill out a census.
- Messer – I know at one point, City Council was discussing a rental inspection program. If Council were to re-open that discussion, perhaps this Commission would weigh in
- Hall – To be clear, my comments were not to imply any sleuthing or digging. Rather that we would pass along any comments that came up during our regular business.

H. Adjournment

7:30 p.m.