# City of Naperville

*400 S. Eagle Street*
*Naperville, IL 60540*
*http://www.naperville.il.us/*

## Meeting Agenda

**Thursday, August 27, 2026**

**7:00 PM**

**Meeting Room C**

## Historic Preservation Commission

**TO PROVIDE PUBLIC COMMENT DURING THE MEETING: To address the Historic Preservation Commission in-person during the meeting, members of the public should sign up in-person at the meeting location on the day of the meeting. Signup is available for 30 minutes prior to the start of the meeting. Members of the public who did not sign up will be called on during the meeting by the Chairman.**

**TO SUBMIT WRITTEN COMMENTS OR A POSITION OF SUPPORT OR OPPOSE:**

**You may submit written comments to the Historic Preservation Commission to PLANNING@NAPERVILLE.IL.US in advance of the meeting.**

**Comments will be received from the time the agenda is published until 24 hours before the meeting. Comments received during this timeframe will be transmitted to the Historic Preservation Commission and posted on the City website in the meeting details for the meeting.**

**Comments received outside this time frame will not be transmitted or posted. Written comments will not be read aloud during the meeting.**

PARTICIPATION GUIDELINES: The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

ALL VIEWPOINTS AND OPINIONS WELCOME: All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

IF YOU SIGN UP TO SPEAK: The Chairman will call your name at the appropriate time during the Historic Preservation Commission meeting. Once your name is called you may identify yourself for the public record. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are limited to three minutes and are called in the order they sign up.

PUBLIC ACCOMMODATION:

Any individual who may require accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

We appreciate your understanding as we implement a check-in process to improve security while maintaining a welcoming environment.

## A. CALL TO ORDER:

## B. ROLL CALL:

## C. PUBLIC FORUM:

## D. OLD BUSINESS:

## E. CERTIFICATE OF APPROPRIATENESS

**1.** 26-0994 Consider a request to amend Certificate of Appropriateness (COA 20-2321) field changes for the Kroehler Mansion relating to window color, roof shingle color, and the front porch.

## F. REPORTS

**1.** 26-0900 Provide staff feedback on a draft resident feedback survey form presented during new business at the May 28, 2026, Historic Preservation Commission (HPC) meeting.

**2.** 26-0995 Approve the Historic Preservation Commission meeting minutes for May 28, 2026.

## G. NEW BUSINESS:

## H. ADJOURNMENT:

**File #:** 26-0994, **Version:** 2 **Meeting Date:** 8/27/2026

**HISTORIC PRESERVATION COMMISSION AGENDA ITEM**

**ACTION REQUESTED:**
Consider a request to amend Certificate of Appropriateness (COA 20-2321) field changes for the Kroehler Mansion relating to window color, roof shingle color, and the front porch.

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Isaac Marlott, Assistant Planner

**BOARD/COMMISSION REVIEW:**
Submitted for Historic Preservation Commission (HPC) review.

**BACKGROUND:**
The Subject Property is an approximately 6,279 square foot parcel located within the interior of the Heritage Place in Historic Naperville Subdivision with common street addresses of 126 and 128 N Wright Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is improved with the Kroehler Mansion, with plans to be used as a duplex as part of the wider Heritage Place development.

The 2026 Ramsey Historic Consultants Survey notes the structure has features commonly attributed to the Prairie and Craftsman architectural styles. The Survey notes the side gable roof, copper shingles, and shed roof dormers as significant features, while the structure as a whole is marked as ‘Significant’ in the Local Significance Rating. The structure is described to be in good condition with minor alterations or additions made. The Historic Building Design and Resource Manual (“HBDRM”) provides the typical attributes of Prairie and Craftsman style buildings on pages 27 and 29 respectively.

The petitioner, D.J.K. Custom Homes, Inc. (DJK), is currently seeking approval to amend certain Kroehler Mansion design requirements from those stipulated in Ordinance 20-108 (An Ordinance Granting Approval of COA 20-2321) (attached).

Prior COA Approvals
*COA 20-2321

**DISCUSSION:**

***Prior COA and Permit Approval***

In 2020, DJK submitted an application seeking approval of a Certificate of Appropriateness (COA) to modify the Kroehler Mansion. In conjunction with this application, DJK submitted a presentation detailing the proposed design modifications to the Mansion, including a demolition plan, Kroehler Mansion Preservation Scope, and Window Replacement/Restoration Notes. On August 27, 2020, the COA request was denied by the Historic Preservation Commission (HPC); this denial was appealed to the City Council and the COA was ultimately approved per Ordinance 20-108. The detailed design plans noted above are attached to Ordinance 20-108 as a controlling exhibit.

Following approval of the COA, the applicant submitted standard building permits which underwent review by City staff in 2024. In February of 2026, Naperville Code Enforcement received a complaint that the color of the windows installed at Kroehler Mansion were inconsistent with the approved COA. In communication with the petitioner following this complaint, staff noted that DJK would need to request a field change to maintain the black window color. Staff additionally requested that the petitioner identify any other changes being requested for the Kroehler Mansion. Through this review, the petitioner identified the following significant changes: window color from white to black, roof shingle color from Weathered Wood to Moire Black, and demolition and reconstruction of the front porch in its historic style, as further described below and in the materials provided by DJK.

***Proposed Changes to COA 20-2321***

***Windows*:**

- The applicant is seeking approval of a change in window color from white to black. The previously approved Preservation Scope and Window Replacement/Restoration Notes show historic imagery with white windows and describe the intent to match this style noting “Exterior window color to be white as it appears was original color”. The applicant is requesting a change in style to black “Pella Aluminum Clad Lifestyle Series” windows.
- Pages 38-41 of the HBDRM provides guidance regarding windows and notes that it is encouraged to retain and preserve windows in their original location, size, type and design with their original materials and pane division. Replacing original windows with new wood or aluminum clad windows that match the original in size, proportion, type and design is considered acceptable. Installing replacement windows that do not match the original in size, proportion type or design is considered a discouraged improvement.

***Roof*:**

- The applicant is seeking approval of a change in shingle color from Weathered Wood to Moire Black. The previously approved Preservation Scope calls out Weathered Wood as a comparable color to the original shingles which appeared to be red or orange clay tiles. The applicant noted that Moire Black is the color used on the adjacent townhomes at Heritage Place.
- Page 45 of the HBDRM provides guidance regarding roofs and notes that it is encouraged to re-roof with materials that match the original in material, color, pattern and profile. Installing new roof materials not consistent with the original materials is listed as a discouraged improvement.

***Porch*:**

- The front porch was identified as a feature to remain in place on the Demolition Plan. The Preservation Scope attached to Ordinance 20-2321 includes details on the proposed reintroduction and rehabilitation of certain architectural features on the porch, including rebuilding the wood lattice system, removing and replacing the existing stairs and railings with in-kind materials, and extending the brick columns.
- A note in the architectural plans submitted with the building permit indicated that the front porch had been demolished in its entirety prior to permit submittal. The detailed porch drawings therefore depicted a new construction rather than restoration. This discrepancy was not identified during the initial permit review and was later discovered by staff during a site visit.
- Per Section 6-11-6 (COA Required) of the Naperville Municipal Code, demolition and reconstruction of any property within Naperville's Local Historic District is subject to review and approval of a COA by the HPC. Accordingly, this work cannot be administratively approved, even if staff approved the permit (in error). As a result, the applicant is now seeking approval to demolish the existing front porch (after the fact) and reconstruct the porch to match its historic form.
- Pages 52-55 of the HBDRM provides guidance regarding porches and notes that it is encouraged to maintain and repair all components of an original or historic porch and that the porch design, materials and detailing should be preserved. If replacement of porch features is required, the manual notes that it is encouraged to replace only the deteriorated or damaged components of the porch to closely match the original in scale, dimension, style, design, and material and with the same details if possible. The manual notes that when constructing a new porch, matching components to the original in dimensions, style, design and detail is an acceptable improvement.

***Additional Minor Work Proposed***

N/A

**Factors for Consideration of a Certificate of Appropriateness Application:** Review of COA applications are conducted based on the compatibility with the Factors for Consideration of a Certificate of Appropriateness Application (Section 6-11-8:5; Certificate of Appropriateness Required). The owner has detailed their justification of the factors considered which is included in the attachments for review by the HPC.

# CITY OF NAPERVILLE

## Transportation, Engineering & Development (TED) Business Group

## ***HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION PACKET***

An application for a Certificate of Appropriateness (COA) is either subject to an administrative review through the Fast Track Approval process or review by the Historic Preservation Commission at a public meeting. The Historic Preservation Commission is a nine-member board that typically meets every other month to review COA applications that are subject to Commission review. To find out about if your project is subject to administrative or Commission review, please refer to the attached informational sheet (Exhibit A). If your project is subject to administrative review, please fill out the Fast Track Application which can be found on the City's website. This application is only applicable for projects which require Commission review. To facilitate the review process, COA applicants are required to provide the information and documentation set forth below.

### ***Step 1: Prepare Application Materials***

Applicant shall fill out pages 3-9 of the attached Application form and prepare necessary application materials based on the requirements specified in the application packet. For first time applicants, it is strongly encouraged for the applicant to meet with staff prior to submitting the application to go over the process and determine the required submittals and the appropriate approval process. Please contact Assistant Planner, Isaac Marlott at marlotti@naperville.il.us to schedule an appointment.

### ***Step 2: Submit Application Materials***

Please submit your application to Assistant Planner, Isaac Marlott at marlotti@naperville.il.us. Once submitted, City staff will review the submittal to determine whether all of the required materials have been submitted. Submittals will not be accepted and/or processed until all of the submittal requirements are met. Once the application is accepted, it is forwarded to staff for a formal review of and provide the applicant with review comments, if any. The Applicant is encouraged to work with staff to address issues identified in the review comments prior to submission of the Application to the Historic Preservation Commission. Any outstanding issues will be forwarded to the Commission for discussion and review at the public meeting.

Once staff determines the review of the application is complete, staff will work with the Applicant to schedule the case for a Historic Preservation Commission meeting, taking into consideration the public notification requirements (see step 3 below). There is no fee for the filing of the application.

### ***Step 3: Send out Public Notification***

NOTICE LETTER

Before the scheduled Historic Preservation Commission meeting, the applicant shall give written notice of the meeting to the current owners of all lots lying within three hundred feet (300') of the subject property, inclusive of public right-of-way. To obtain a list of property owners within 300', please contact your applicable township office. The written notice can be delivered personally or may be sent by first class mail no later than fifteen (15) days in advance of the public meeting. If notices are delivered personally, a log of signatures confirming the property owners received the notice must be submitted. A signature log template is included in Exhibit B. A sample notification letter is included in Exhibit C. ***Submit a draft of the letter for staff review prior to mailing.**

NOTICE SIGN

The applicant shall also post notice of the public meeting on a sign visible from the street (excluding alleys) upon the subject property, for a continuous period of not more than thirty (30) days and not less than fifteen (15) days in advance of the public meeting. The applicant can check out a standard notification sign from the city for use on the subject property with a $100 deposit. The deposit will be refunded after the sign is returned to the city. If the applicant wishes to check out a notification sign, please complete the "Sign Deposit Acknowledgement" form contained in Exhibit D and request the sign from staff at the meeting to submit the application. ***Submit a draft of the notice sign for staff review prior to mailing.**

AFFIDAVIT THAT NOTICE HAS BEEN GIVEN

Prior to the public meeting, the applicant shall file a sworn (notarized) affidavit, including a copy of the notification letter, with the city showing the names and addresses of the persons to whom the written notices have been sent or delivered, and that such notices were sent or delivered no less than fifteen (15) days in advance of the public meeting. A sample affidavit is included in Exhibit E.

## ***Step 4: Attend the Historic Preservation Commission Meeting***

The Historic Preservation Commission meeting begins at 7 p.m. (4th Thursday of each month). The applicant is required to attend the Historic Preservation Commission meeting. Prior to the start of the meeting, City staff will be available to provide assistance and answer any questions or concerns. The following is a summary of the meeting format:

Applicant Presentation – At the start of the public hearing the applicant will present the project and answer any questions

- Public Testimony - The public will have an opportunity to provide comments on the case prior to the Commission voting on the project. The HPC Chairman will ask if any member of the audience is present to speak on the case.
- HPC Questions/Comments - Following public testimony (if any), the HPC members will discuss the request and may address questions to City staff and/or the applicant.
- HPC Decision – The HPC will provide a determination at the conclusion of their discussion. The Commission may approve, approve with conditions, or deny the COA application at the end of the meeting. If approved, a signed copy of the COA will be issued and emailed to you following the meeting.

## ***Step 5: Complete Your Improvement***

**Please note that the project may still require a separate building permit prior to any work commencing.** Refer to the approved COA to find out whether you should apply for a building permit as the next step.

For improvements that do not require a building permit, the inspection may be satisfied by sending before and after photos of the improvement. If a permit is required or staff determines that an on-site inspection is necessary, a COA inspection needs to be scheduled following the COA approval. You may call Planning Services at 630-420-6694 to schedule or reschedule an inspection with a member of the Planning staff.

**For further information about COAs please contact:**
**Isaac Marlott, Assistant Planner**
**marlotti@naperville.il.us**
**630.420.4193**

# 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: | 126 - 128 N Wright St Naperville IL |
| Applicant Name(s): | D.J.K. Custom Homes, Inc |
| Address/Zip: | 532 S Webster St Naperville IL 60540 |
| Telephone – Day/Evening: | [redacted] |
| Fax (optional): | [redacted] |
| Email: | [redacted] |
| | |
| Property Owner Name(s): | Ram West Capital LLC |
| Address/Zip: | [redacted] |
| Telephone – Day/Evening | [redacted] |

## 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*** | **A COA from the Commission is required for the following:** |
|---|---|---|
| ☐ | Doors | New opening, a change in style or opening, or use of material that is not wood or original material |
| ☑ | Windows | New opening, a change in style or opening, or use of material other than wood or aluminum clad wood |
| ☑ | Roofs | A change in height or pitch; or use of material other than asphalt or original material. |
| ☐ | Exterior Building Materials | A change in reveal or profile; or use of material other than wood, fiber cement board or original material. |
| ☑ | Porches | New enclosure, a change in size or style, or use of material that is not one of the following:<br>1. Replacement of porch columns with use of wood, plaster or cement materials;<br>2. Replacement of porch flooring with use of wood or composite decking materials; or<br>3. Replacement of other porch components with use of wood or original material. |
| ☐ | Shutters and Awnings | A change in size, style or new addition |
| ☐ | New Principal Structure | The primary façade of the new structure |
| ☐ | Additions | The primary façade of the addition |
| ☐ | Modifications to the Primary Façade | Any modifications that will change the appearance of the original Improvement. |
| ☐ | 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 |
| ☐ | Driveways | New or relocated street access that is more than five feet (5') from the existing street access. |

| | | |
|---|---|---|
| ☐ | Fences | Along the street: fences constructed of materials other than wood or iron open picket |
| ☐ | Attached Garage | New attached garages |
| ☐ | 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 demolition is 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.

See Attached and Description - Demolition and rebuild of the front porch - Remove entire structure due to complete deterioration, sinking foundation, sinking of porch slab, rotted structural frame, cracking brick due to sinkiing foundation

Rebuild of porch - to match size and details of the original front porch

Change exterior window color from original approved White windows to Black windows

Change the roof shingle color from original approved Weathered Wood shingles to Moire Black shingles

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.). If a portion of the residence is being removed or added, please describe the material and justification (e.g. in-kind replacement; aligns with the style of the residence; etc.).

See Attached and Description - Iinstall new foundation. Frame porch with all new materials as to provide proper structur

Install brick columns to match original columns but to extend above upper porch level as originally they did

Install flower pots as the porch originally had

Trim the porch with millwork to match the original frieze boards and original corbles using a combination of painted wood materials and painted hardie materials

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

See Attached and Description

The proposed work will fit the character of the neighborhood and will also be a safe structure that will allow the use of the structure to be an upper porch as the porch originally had.

The Black windows vs White windows will be a better overall fit to the neighborhood - see additional description attached

Roof color will not affect the structure any differently than the Weathered wood approved shingles that had been previously approved.- see additional description attached

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 all 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. Please see Exhibit F for an example of a complete building elevation submittal. If the property is located on a corner lot and the proposed modifications can be seen from both the corner and front sides of the property line, elevations of the corner and front should be provided. The elevations should include:
  - i. A key that specifies the location of the façade and details of the proposed building materials and styles. All new materials must be clearly labeled on the elevations. Please note if the material is in-kind or aligns with the style of the residence. If the material is not in-kind or in the style of the residence, please explain why the material was chosen.
  - ii. On a separate sheet, please provide a written description of how each change to the façade complies with the existing structure's architectural style. If the change is not consistent with the architectural style, please explain why. This can be included on a separate sheet or on the elevations. Clarify whether the style can be found elsewhere existing on the structure or why the new style should be approved. For example, if the beams of the proposed new front porch are tapered at the top, please explain why this style was chosen and, if applicable, reference the Historic Building Design and Resource Manual.
  - iii. We recommend adding weight to the lines, showing the proposed changes in a thick weight and the existing structure in the standard weight.
  - iv. Height of any proposed building additions or new structures.

5. FACTORS FOR CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS APPLICATION RESPONSES (attach a separate sheet as needed)

Respond to the factors for consideration below that demonstrate the need and appropriateness of your request. Example responses to each factor can be found in Exhibit G. Your responses will be forwarded to the Historic Preservation Commission along with the staff memo. **Before responding to the standards, review the Historic Building Design and Resource Manual** (https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cdg-historic-building-design-and-resource-manual.pdf) **against your proposed changes.** If your proposed changes are not listed in the Historic Building Design and Resource Manual as "encouraged" or "acceptable" changes, please respond to 5.3 and 5.4. If the changes are considered "encouraged" or "acceptable" please write "N/A" for 5.3 and 5.4. Please provide thorough responses to each of the standards below.

Factors For Consideration Of A Certificate Of Appropriateness Application:

5.1. Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a certificate of appropriateness.

*Explanation: Please describe how the proposed changes will be generally consistent with the overall character of the Historic District. With this factor, the Historic Preservation Commission seeks to confirm that the proposed changes will not conflict with the characteristics (i.e., building setback, height, materials, etc.) that are typically found in the district.*

Response to 5.1:

See Attached

5.2. Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the certificate of appropriateness request.

*Explanation: As a structure in the Historic District, guidelines for appropriate maintenance, rehabilitation and new improvements to enhance and preserve the appearance of homes are outlined in the Historic Building Design and Resource Manual. The Manual also provides background information on each architectural style found in the Historic District. For this factor, please use the Historic Building Design and Resource Manual to identify the historic features of your home as well as if your proposed changes are "encouraged, acceptable or discouraged" in the manual. Please also reference the 2008 Architectural Survey (https://www.naperville.il.us/about-naperville/historic-district/) and identify if any of the listed significant features of the home are being removed or changed.*

Response to 5.2:

See Attached

5.3. Economic Reasonableness: The Commission and the Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.

*Explanation: If the proposed improvement is "discouraged" in the Historic Building Design and Resource Manual, this factor allows the applicant to explain if there is an economic benefit necessitating the requested improvement instead of an improvement that is considered "encouraged" or "accepted". The economic benefit must be reasonable. The explanation should compare the economic benefit in receiving the COA approval for the improvement, as requested, as opposed to the alternative improvement required if the COA was not approved.*

Response to 5.3 (Only respond if your proposed changes do not meet the Historic Building Design and Resource Manual guidelines):

See Attached

5.4. Energy Conservation Effect: In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.

*Explanation: If the proposed improvement is "discouraged" in the Historic Building Design and Resource Manual, this factor allows the applicant to explain if there is an Energy Conservation benefit which is necessitating the requested improvement instead of an improvement that is considered "encouraged" or "accepted." Please describe which aspects of the proposed changes will impact the energy efficiency of the home, and if possible, include metrics that show the change in efficiency. The explanation should compare the efficiency benefit in receiving the COA approval for the improvement, as requested, as opposed to the alternative improvement required if the COA was not approved.*

Response to 5.4 (Only respond if your proposed changes do not meet the Historic Building Design and Resource Manual guidelines):

See Attached

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

*Explanation: The Historic Building Design and Resource Manual is a guiding document for the Historic Preservation Commission with educational resources to assist the members in making well-informed decisions to protect and maintain the Historic District. In this section, please list and describe all portions of the manual that apply to your proposed changes. Please note if the proposed changes align with what is "encouraged", "acceptable", or "discouraged" in the manual.*

Response to 5.6: (next page)

See Attached

6. RELATED VARIANCE, CONDITIONAL USE OR REZONING REQUEST(S):

Please describe any zoning variance, conditional use, or rezoning requests that may be required to complete the proposed work. (note: a separate application must be filed with the Planning Services Team for these requests).

None

**********

**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: Signed by: Dan Kittiksen Pres. DJK Custom Homes, Inc. 849928988CFB48D... Date: 8/7/2026 | 2:40 AM PDT

Signature of Owner (if different): Signed by: 1073F5673C4D4EA... Date: 8/7/2026 | 3:20 AM PDT

# Exhibit Attachment - Scope

Includes:

Window color details

Roof shingle color details

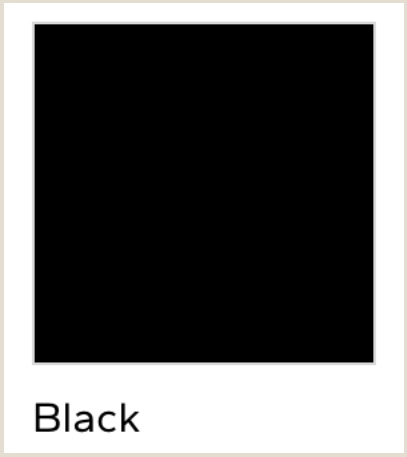
Front porch details

# Black Windows

Color: Install Black window frames on all exterior windows

Brand: Pella Aluminum Clad Lifestyle series

*See additional description details in presentation power point attached




## Black windows

# Roof Shingle Color

Replace shingles with new shingles that would be Architectural grade Certainteed consistent with other townhomes in Heritage Place

Original shingles appear to be red / orange clay tiles

Shingle color: Certainteed Moire Black consistent with the other Townhomes in Heritage Place

Moiré Black

*See additional description details in presentation power point attached

# Front Porch

Removed entire porch

Installed New Foundation system

Structural Framing at same size and height as original with proper structure to meet current required loads as seen in picture

Poured Concrete porch surface in preparation for covered concrete look porcelain tile surface as seen in picture

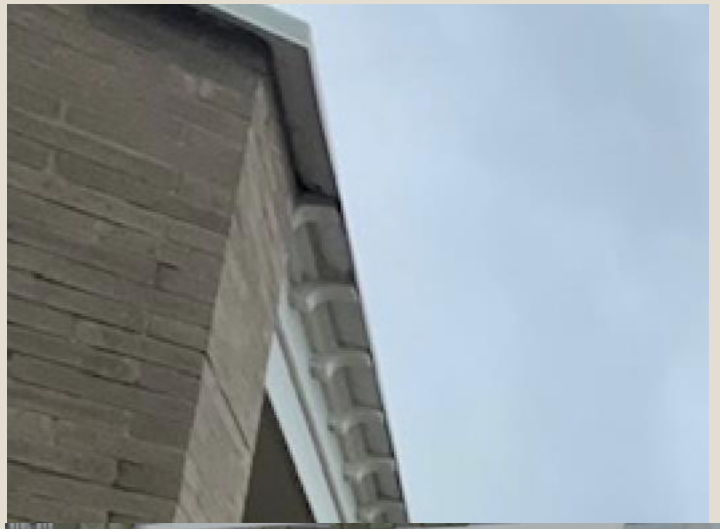
Brick base and columns using new brick similar in size to the original brick as seen in picture

Extend the new brick columns to same height as originally above the main roof system as seen in picture

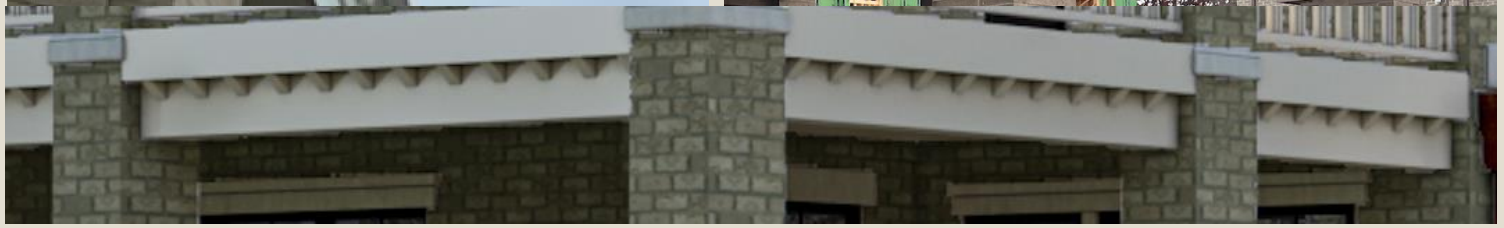
*See additional description in presentation power point attached

# Front Porch

Similar Eave and Dentil system design as existed on original porch removed



Similar Railing system design as existed on original porch removed



Stair systems with railing to be similar to railing on balance of porch. In old pictures there does not appear to be a rail system on the original stairs but this would not work with existing codes

# Front Porch

No upper railing existed when porch was removed

Installing new upper railing to bring back to original look as seen in old pictures

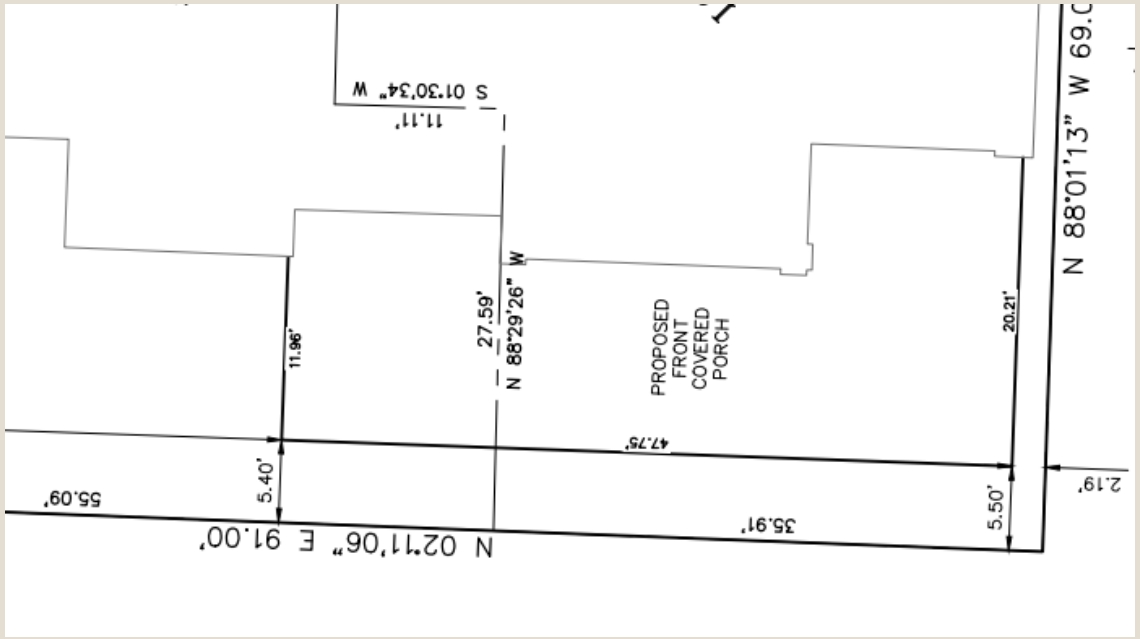
Upper Railing to be similar to new railing system on lower porch

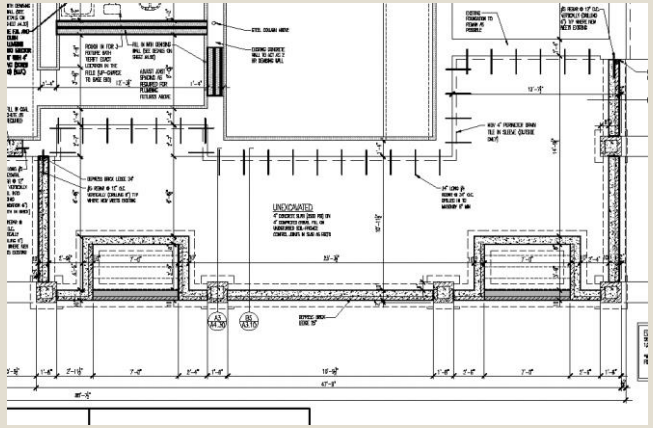
# Front Porch

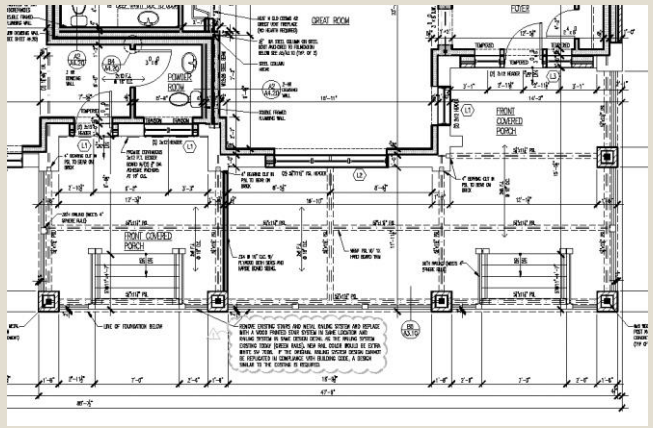
Site plan – showing porch

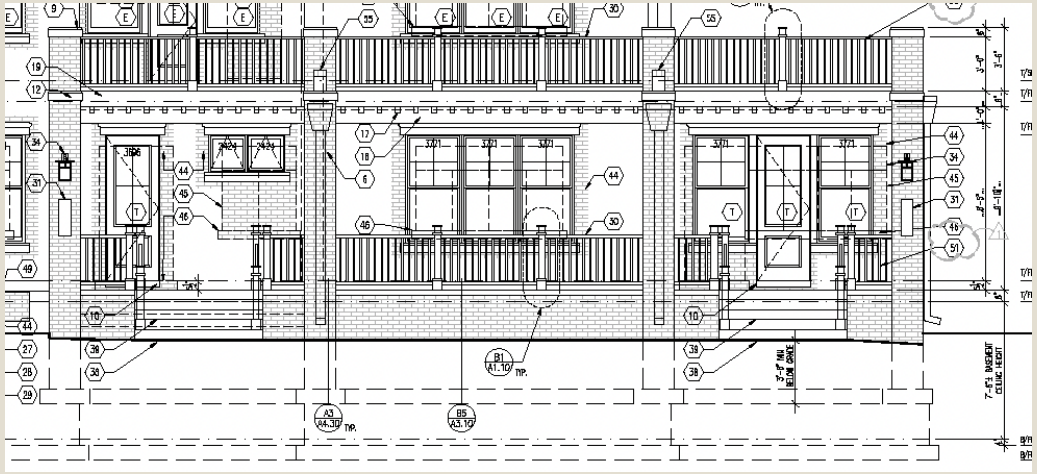
Floor Plan – Porch area

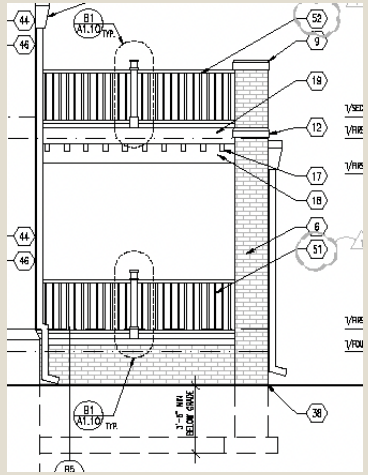
Elevations - Front and sides of porch plan

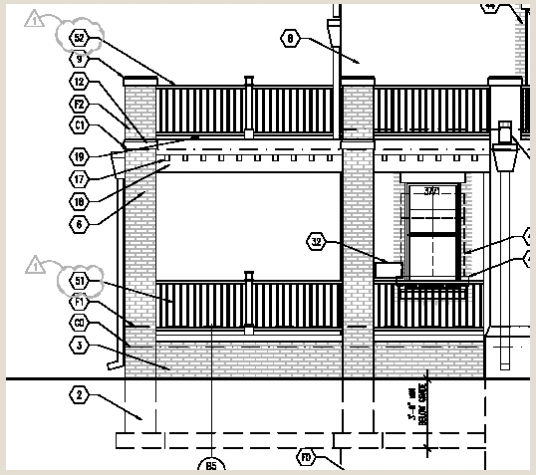










**126 – 128 Wright Street Naperville Description of proposed work attached separate sheet**

1. Application page 3 Filled out on application
2. Pictures of existing structure on attached Exhibits
    a. Power Point 19 Page presentation attachment
    b. Power Point 7 page Description attachment
3. Proposed Work page 4 and partial 5 on application checked as required
4. Description of proposed work – see power point attached
    a. See description on application and power point attached
    b. See description on application and power point attached
    c. See description on application and power points attached
    d. Permit plans attached and referenced on power point attached
5. Responses to each part of this section below

Factors For Consideration Of A Certificate Of Appropriateness Application:
5.1. Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a certificate of appropriateness.
*Explanation: Please describe how the proposed changes will be generally consistent with the overall character of the Historic District. With this factor, the Historic Preservation Commission seeks to confirm that the proposed changes will not conflict with the characteristics (i.e., building setback, height, materials, etc.) that are typically found in the district.*

The proposed changes are compatible with the overall character of the Naperville Historic District and will not alter the building's established scale, height, placement, setbacks, site access, or relationship to the surrounding properties.

The proposed black window frames are consistent with the variety of historically appropriate exterior colors found throughout the district. Our review identified 23 homes within the Historic District that currently have black windows, demonstrating that black window frames are an established and compatible feature. The black frames will provide a restrained appearance that complements the Mansion's masonry and architectural detailing.

The proposed Moire Black roof shingles are also compatible with the range of roof colors found throughout the Historic District. The darker roof will complement the black window frames, masonry, and other exterior elements while providing continuity with the remaining buildings within Heritage Place, which use the same Moire Black roofing. This request changes only the shingle color and will not alter the roof's approved form, height, slope, massing, or architectural features.

The reconstruction of the front porch is intended to restore the porch to structural stability, the size, proportions, style, and architectural character depicted in the earliest available photographs of the Kroehler Mansion. During exploratory work, substantial deterioration was discovered,

including rotted wood, a sagging roof, sinking foundations and porch slab, and cracking masonry. Demolition and partial reconstruction have occurred, with the remaining work paused pending approval. The completed porch will incorporate historically compatible features, including brick piers, appropriate trim detailing, appropriate railings, a walkable upper surface, and flowerpots above the brick columns as shown in the early photographs.

Taken together, these improvements will preserve the Mansion's established scale and architectural identity, restore an important historic feature that will last, and create a cohesive relationship between the Mansion and the surrounding Heritage Place community. The proposed work does not introduce incompatible massing, materials, setbacks, or site elements. Instead, it reinforces the Kroehler Mansion's role as the historic and architectural centerpiece of the development while remaining consistent with the broader character of the Historic District.

5.2. Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the certificate of appropriateness request.

*Explanation: As a structure in the Historic District, guidelines for appropriate maintenance, rehabilitation and new improvements to enhance and preserve the appearance of homes are outlined in the Historic Building Design and Resource Manual. The Manual also provides background information on each architectural style found in the Historic District. For this factor, please use the Historic Building Design and Resource Manual to identify the historic features of your home as well as if your proposed changes are "encouraged, acceptable or discouraged" _in the manual. Please also reference the 2008 Architectural Survey (https://www.naperville.il.us/about-naperville/historic-district/) and*

The 2008 Architectural and Historical Survey identifies the P.E. Kroehler House at 126 N. Wright Street as a circa-1915 Craftsman-style residence and rates it as a significant structure within the Historic District.

The three proposed changes are compatible with the building's Craftsman architecture and are intended to preserve or reestablish its character-defining features.

**Black windows:** The request is limited to changing the approved window-frame color from white to black. Black frames provide a subdued appearance that complements the building's brick exterior and allows the window openings to visually recede rather than compete with the Mansion's masonry and architectural detailing. The request does not remove or change any additional significant feature identified in the 2008 survey. Because the proposed color is compatible with the building's materials and overall Craftsman character, we believe this change meets the Manual's intent for an acceptable rehabilitation treatment.

**Moire Black roof:** The 2008 survey identifies the Mansion's existing roof material as asphalt shingles. The proposed Moire Black shingles maintain that same material and do not alter the side-gable roof, shed dormers, roof slope, massing or overhangs identified by the survey. Only the shingle color is being changed from the previously approved Weathered Wood to Moire Black. The darker, uniform color complements the brick exterior, black window frames, and roofing used throughout Heritage Place without changing the historic roof form. Because the

historic roof configuration and identified architectural features will remain intact, this request is considered an acceptable treatment under the Manual.

**Front porch reconstruction:** The 2008 survey specifically identifies the wraparound porch with square brick piers as a significant feature of the Kroehler House. During exploratory work, extensive deterioration was discovered, including rotted framing, a sagging roof, sinking foundation piers and porch slab, along with cracking masonry. Due to these structural conditions, the deteriorated porch was removed and partial reconstruction was undertaken. The remaining work has been paused pending Commission approval.

The proposed work will not permanently remove the porch or replace it with a different design. Instead, the porch will be reconstructed using the earliest available historic photographs as documentation so that its original dimensions, proportions and architectural character can be restored. The completed work will include square brick piers, historically compatible railings and trim, a structurally supported lower and upper walking surface, porcelain concrete toned surface, and flowerpots above the brick columns as depicted in the early photographs. Reconstructing a deteriorated character-defining feature from reliable photographic documentation is consistent with the preservation objectives of the Manual and should be considered an acceptable, and in its restoration intent an encouraged, treatment.

Although the porch itself is listed as a significant feature and was removed because of its deteriorated structural condition, it is not being eliminated from the building. It is being reconstructed to restore its documented earlier appearance.

Taken together, the proposed improvements maintain the defining elements of the Kroehler Mansion's Craftsman architecture.

5.3. Economic Reasonableness: The Commission and the Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.

As explained in Section 5.2, we believe the proposed black windows, Moire Black roof shingles, and historically documented porch reconstruction qualify as acceptable or encouraged treatments under the Historic Building Design and Resource Manual. Therefore, an economic justification should not be required.

However, if any portion of the request—particularly the demolition of the deteriorated porch—is considered discouraged, approval of the proposed reconstruction represents the most economically reasonable solution while also achieving the City's preservation objectives.

The original porch contained substantial structural deterioration, including rotted framing, a sagging roof, sinking foundation piers, a sinking concrete slab, and cracking masonry. Retaining or repairing those failed components was not a practical long-term solution. A new foundation and concrete slab have now been installed, and the porch has been reframed to restore its original dimensions and current required structural capacity on both lower and upper surfaces. Requiring

removal or substantial alteration of this completed work would result in significant additional demolition, labor, material costs and construction waste without providing a corresponding historic preservation benefit.

The proposed porch will not be replaced with a modern or incompatible design. It will be completed to replicate the original porch shown in early photographs of the Kroehler Mansion, including its proportions, brick piers, railings, trim details, lower and upper walking surfaces, and flowerpots above the proper height brick columns. Approval therefore allows the completed structural investment to be retained while restoring the historically appropriate appearance of this architectural feature.

Approval of the three items is therefore the most economically reasonable outcome. It avoids unnecessary demolition and replacement costs while allowing the Kroehler Mansion to be completed in a manner that is structurally sound, historically compatible, and consistent with the architectural character of Heritage Place and the Historic District.

5.4. Energy Conservation Effect: In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.

The renovated Kroehler Mansion will be constructed consistent with current energy conservation codes, utilizing less natural resources than the current buildings require. The new roof color, window color and porch that are proposed by the Applicant are critical to meeting these standards.

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

The applicable portions of the Manual address windows, roofs, porches, replacement materials, and the preservation of character-defining architectural features.

- Black windows – Acceptable: The color change is compatible with the Mansion's Craftsman architecture.
- Moire Black roof – Acceptable: The asphalt-shingle material only the shingle color is revised.
- Porch reconstruction – Acceptable/Encouraged: The deteriorated porch is being reconstructed using historic photographs to restore its original dimensions, proportions, brick piers, railings, and architectural detailing.

The proposed work preserves and restores the Mansion's character-defining features and is consistent with the Manual's acceptable and encouraged rehabilitation practices.

6. None

Good evening and thank you for the opportunity to present our requests regarding the Kroehler Mansion (2-unit Townhome) at Heritage Place.

Our goal throughout this project has been to preserve and restore this important part of Naperville's history while thoughtfully integrating it into the surrounding Heritage Place community.

**Tonight, we are respectfully requesting the Commission's review and approval of three specific items:**

- **Black exterior window frames in place of the previously approved white exterior window frames.**
- **Moire Black roof shingles in place of the previously approved Weathered Wood roof shingles.**
- **Demolition and reconstruction of the front porch to replicate its original appearance, as documented in the earliest available photographs.**

The presentation will demonstrate that black windows are already widely represented throughout the Historic District, including on 23 other homes, and that they provide a more restrained and cohesive appearance for the Mansion. The Moire Black roof will complement the black windows and match the roofing used throughout Heritage Place, helping visually connect the Mansion with the surrounding community.

Regarding the front porch, early pre permit exploratory work revealed extensive deterioration, including rotted wood, a sagging roof, sinking foundations and cracking masonry. The porch was removed, and a new foundation, concrete slab and framing have already been completed. The remaining work has been paused while we seek the Commission's approval to proceed. Our intention is to reconstruct the porch using the same dimensions, proportions and architectural character shown in the Mansion's early photographs—not to introduce a new or modern design.

We believe these three requests work together to create a cohesive and historically respectful restoration that strengthens the Kroehler Mansion's role as the architectural centerpiece of Heritage Place. We appreciate the Commission's consideration and welcome the opportunity to explain the historical and architectural basis for each request.

# 2 Unit Townhome at Heritage Place – Naperville

# 126 – 128 N Wright St Naperville IL

2 Unit Townhome at Heritage Place – Naperville

126 – 128 N Wright St Naperville IL

**Requesting review and approval for:**

1. Black windows in lieu of White windows
2. Moire Black shingle roof in lieu of Weathered Wood shingle roof
3. Demolition and reconstruction of the front porch

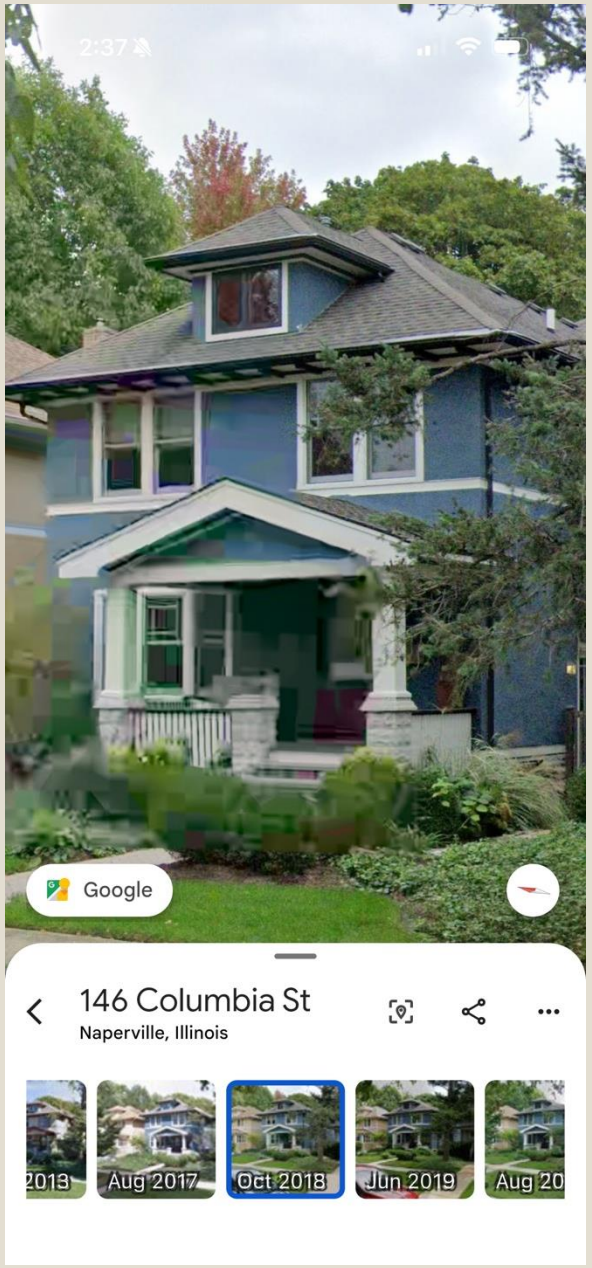
## Requesting review for:

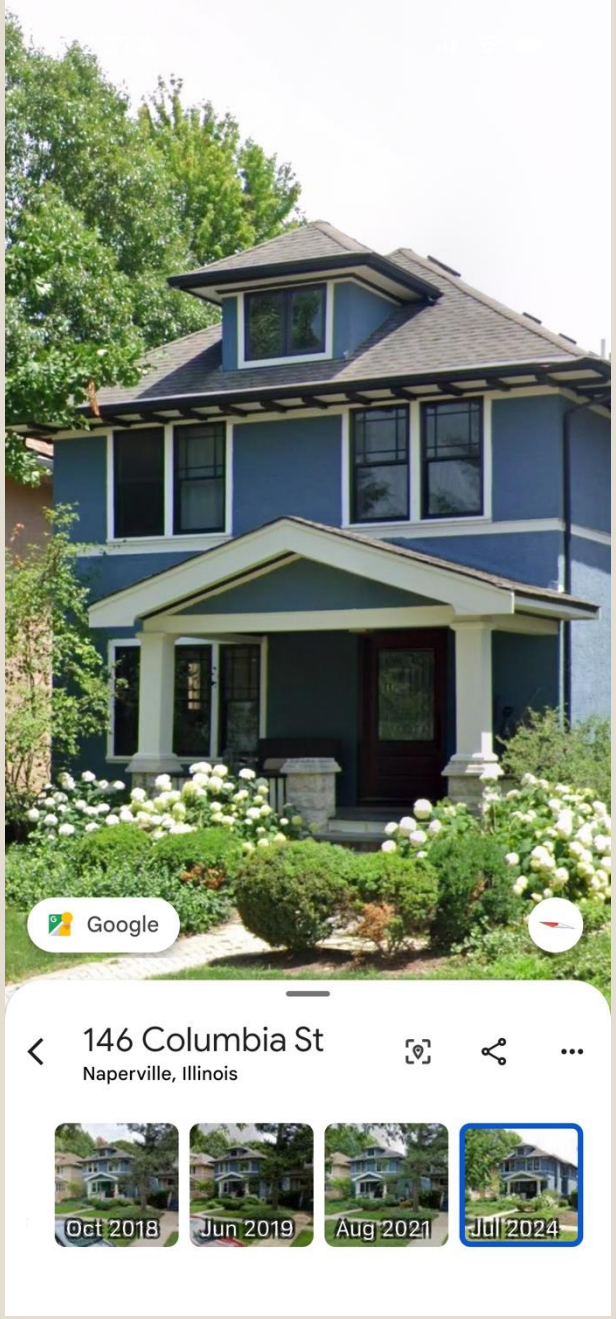
1. Black windows in lieu of white

- Fits the Character of the Heritage place neighborhood while still being a color widely used in the Historic district on 23 other homes
- Highlighted Historic district map shows the location of homes in the Historic district currently with black windows

# 2 Unit Townhome at Heritage Place – Naperville

# 126 – 128 N Wright St Naperville IL




## Requesting review for:

1. Black windows in lieu of white

- 150 N Columbia showing that the windows had been changed from White to Black sometime between 2018 and 2024

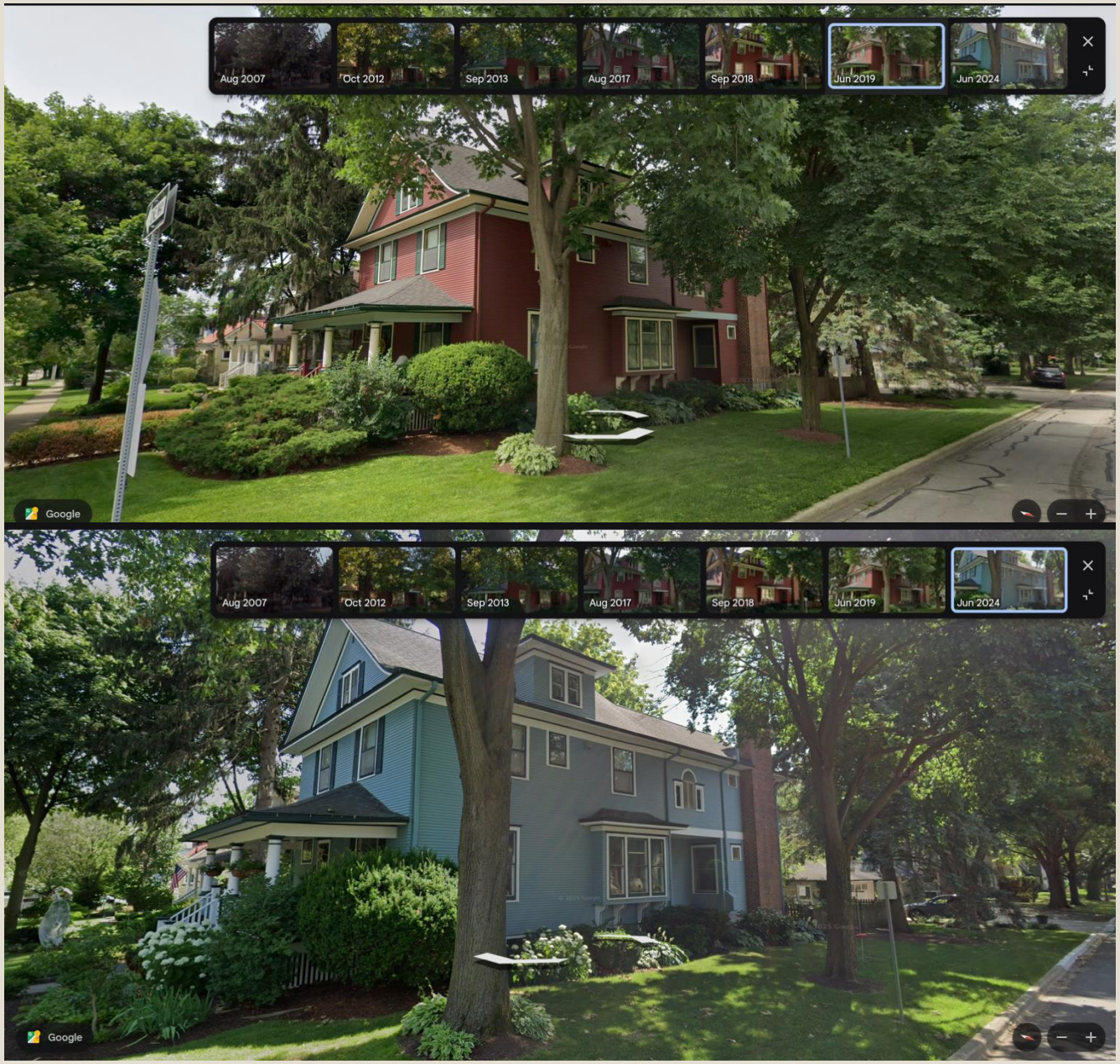
2018 Google Earth vs 2024 Google Earth

## Requesting review for:

1. Black windows in lieu of white

- 31 N Columbia showing that the windows had been changed from Red to Black sometime between June 2024 and July 31 2026

2024 Google Earth vs 7-31-24 Picture taken




2019 Google Earth vs 2024 Google Earth

## Requesting review for:

1. Black windows in lieu of white

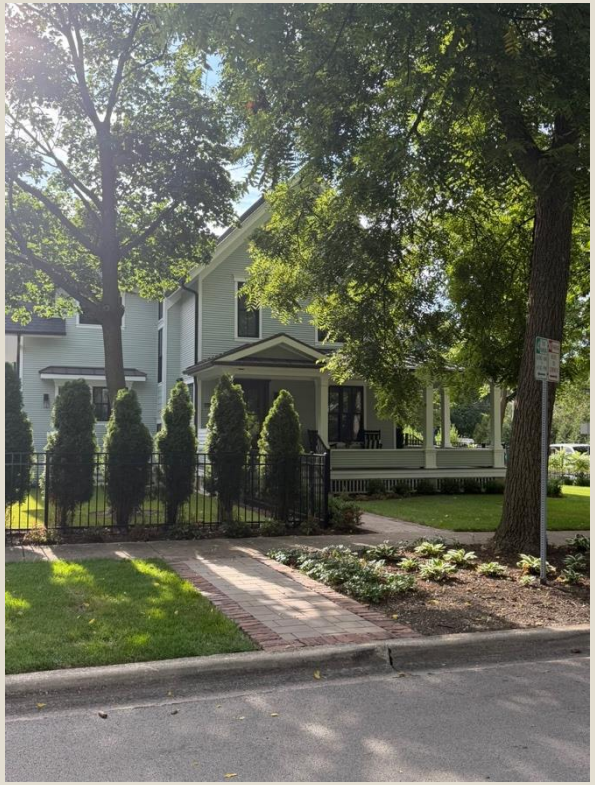
- 23 N Columbia showing that the windows had been changed from Green to Black sometime between June 2024 and July 31 2026
- Green shutters to Black shutters
- Red siding to Blue siding

Pictures taken 7-31-26

## Requesting review for:

1. Black windows in lieu of white

- Other homes in the Historic District with Black windows
- Pictures of 23 other homes with Black windows within the historic district boundaries



Pictures taken 7-31-26

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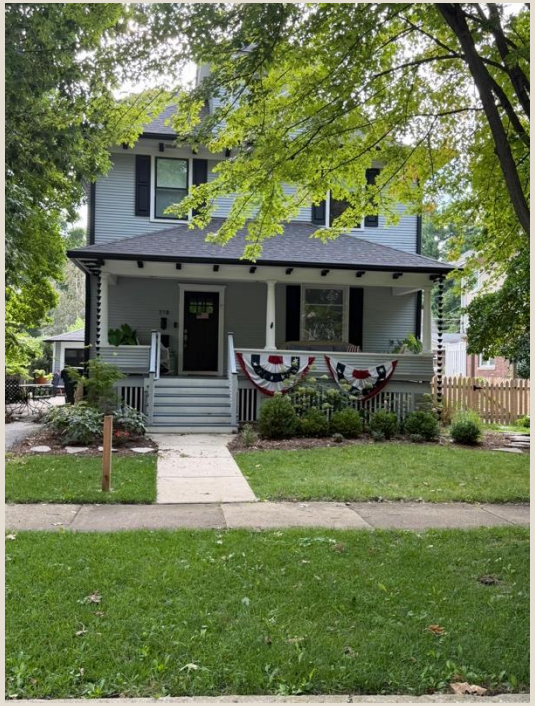

Pictures taken 7-31-26

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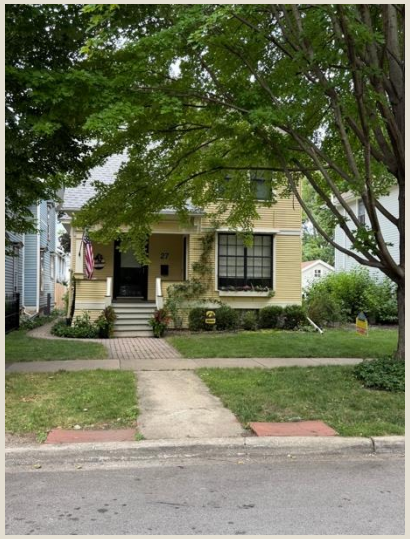

Pictures taken 7-31-26

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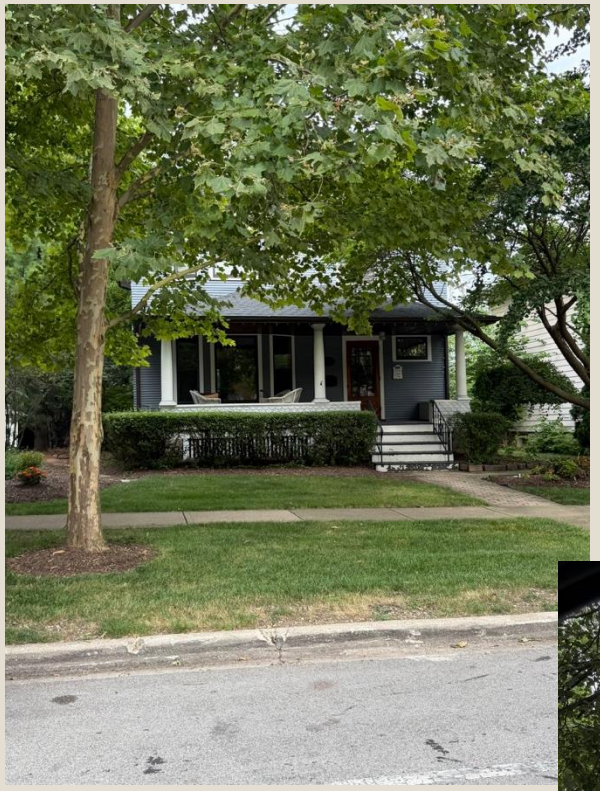

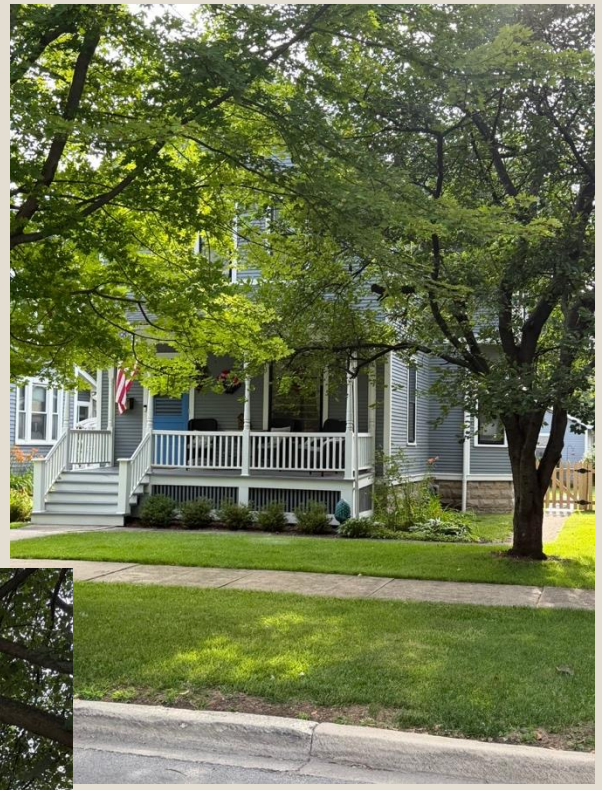

Pictures taken 7-31-26

## Requesting review for:

1. Black windows in lieu of white

- Other homes in the Historic District with Black windows
- Pictures of 23 other homes with Black windows within the historic district boundaries

Pictures taken 7-31-26

## Requesting review for:

1. Black windows in lieu of white

- Other homes in the Historic District with Black windows
- Pictures of 23 other homes with Black windows within the historic district boundaries

# Black windows

Heritage Place was designed around the preservation and restoration of the Kroehler Mansion, an important part of Naperville's architectural history. The proposed change from white to black window frames would strengthen that preservation-focused design by creating a quieter, more cohesive relationship between the new townhomes and the Mansion.

Black window frames provide a traditional, understated appearance that complements the masonry, rooflines, architectural detailing, and darker accent materials used throughout the community. Unlike bright white frames, which create a pronounced contrast and can visually over emphasize each individual window opening, black frames recede into the glass and allow the overall architecture, masonry, proportions, and craftsmanship of the buildings to remain the primary focus.

The darker frames would also help establish an appropriate architectural hierarchy within the development. The new townhomes should complement the Kroehler Mansion without competing with it. By reducing the visual prominence of the windows on the updated construction, the black frames create a more restrained backdrop and allow the Mansion to remain the community's historic focal point.

The color change is intended to improve the compatibility and cohesiveness of the completed community. Black window frames are durable, timeless, and well suited to the historic character of Heritage Place  as with many of the homes as noted in the historic district.

For these reasons, we believe black windows will produce a more thoughtful and historically respectful final result than the previously approved white windows, while remaining fully consistent with the architectural intent of Heritage Place and its relationship to the restored Kroehler Mansion.

Our request is not intended to modernize or diminish the historic character of the property. It is intended to create a more restrained and complementary architectural background—one that allows the restored Kroehler Mansion, rather than the windows of the new construction, to remain the defining visual element of Heritage Place.

## Requesting review for:

Moire Black shingle roof in lieu of Weathered Wood shingle roof

- Original shingles on the building are believed to be orange clay tile
- Previous approval was weathered wood color which we believe Moire Black to be a color more consistent with the Heritage Place neighborhood as Moire Black is the color used on all Heritage Place  Townhome units.
- Many roof colors exist in the Historic district today

# 2 Unit Townhome at Heritage Place – Naperville

126 – 128 N Wright St Naperville IL

Weathered Wood

Moiré Black

## Requesting review for:

Moire Black shingle roof in lieu of Weathered Wood shingle roof

- Original shingles on the building are believed to be orange clay tile
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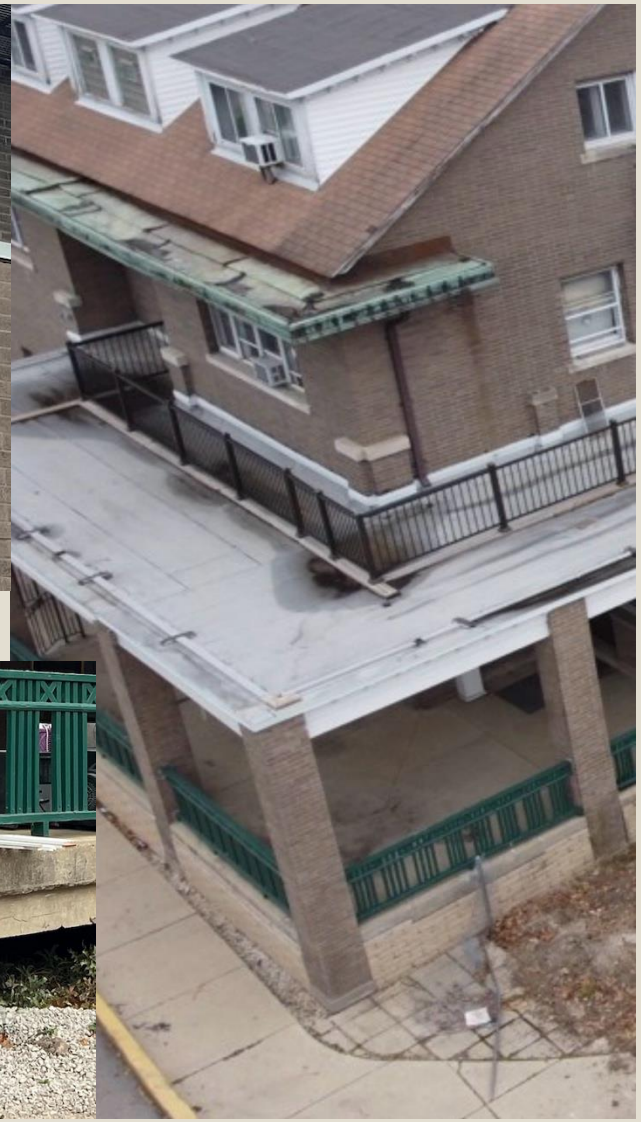
# 2 Unit Townhome at Heritage Place – Naperville

126 – 128 N Wright St Naperville IL



## Requesting review for:

1. Demolition and reconstruction of the front porch

- The front porch of the building was removed due to many factors during our exploratory phase.
- Including:
  - Rotted wood
  - Sagging roof
  - Sinking foundation at piers
  - Sinking porch slab
  - Cracking of brick due to sinking piers

# 2 Unit Townhome at Heritage Place – Naperville
# 126 – 128 N Wright St Naperville IL

# 2 Unit Townhome at Heritage Place – Naperville
# 126 – 128 N Wright St Naperville IL

## Requesting review for:

1. Demolition and reconstruction of the front porch

- The front porch has had a new foundation installed as shown on the permit set of building plans submitted to Naperville which duplicates the size of the original.
- New concrete slab has been poured
- Porch has been reframed to duplicate the size of the original porch with the proper structure to again support weight as it originally was when it had walkable surface above.
- Trim work on the porch is planned to be the same style as original

## Requesting review for:

1. Demolition and reconstruction of the front porch

- Porch surface poured concrete
- Railings to match original
- Brick piers to be rebuilt to be height of original
- Flower pots on top of brick columns as original existed

# 2 Unit Townhome at Heritage Place – Naperville

126 – 128 N Wright St Naperville IL

In closing, we respectfully request the Commission's approval of these three items as part of one unified preservation effort for Heritage Place and the Kroehler Mansion.

The black windows and Moire Black roof were selected to create a more cohesive and historically compatible appearance throughout the community. Black windows are already present on at least 23 homes within the Historic District, and their understated appearance allows the Mansion's masonry, proportions, and architectural detailing to remain the primary focus. The Moire Black roof will complement the windows, provide consistency with the other Heritage Place buildings, and create a more appropriate backdrop for the Mansion than the previously approved Weathered Wood color.

Regarding the front porch, exploratory work revealed significant deterioration, including rotted wood, a sagging roof, sinking foundations and cracking masonry. Demolition and partial reconstruction have already occurred, and the remaining work has been paused pending the Commission's approval. Our intent is not to redesign or modernize the porch, but to reconstruct it in the same size and character as the original porch shown in the earliest historic photographs. This includes restoring its original proportions, brick piers, trim details, railings, walkable upper surface and flowerpots atop the columns, while providing a sound foundation and structure that will preserve it for generations.

We recognize and respect the Commission's responsibility to protect Naperville's historic resources. These requests are intended to strengthen, not diminish, the historic character of the property. We respectfully ask for approval to complete the work so the Kroehler Mansion can once again stand as the restored architectural centerpiece of Heritage Place and an enduring part of Naperville's history.

**VIA EMAIL (planning@naperville.il.us)**
August 20, 2026

City of Naperville Historic Preservation Commission
Naperville, Illinois

Re: 126–128 N. Wright Street – Kroehler Mansion at Heritage Place Request for Approval of the Application for a Certificate of Appropriateness Case # Field Change: COA 20-2321

Dear Members of the Historic Preservation Commission:

I am writing in support of the aforementioned application. I believe the three requested changes; 1) black exterior window frames, 2) a Moire Black shingle roof, and 3) the demolition and reconstruction of the front porch, represent a thoughtful and cohesive approach to preserving and restoring the Kroehler Mansion while integrating the property appropriately into the Heritage Place community.

The Kroehler Mansion is an important part of Naperville's architectural history, and the goal should be to preserve its character while ensuring that the surrounding new construction complements, rather than competes with, the Mansion. The information and presentation offered by DJK Custom Homes makes a compelling case that the proposed changes accomplish that objective.

## Black Exterior Windows

I support the request to use black window frames in place of the previously approved white frames. Black windows are already well established within Naperville's Historic District. The presentation offered by DJK Custom Homes reflects that at least 23 other homes currently have black windows, which includes homes where existing window colors were changed to black, demonstrating that black is not inconsistent with the character of Naperville's Historic District.

More importantly, black window frames would provide a restrained architectural appearance that allows the Mansion itself to remain the focal point of Heritage Place. Rather than drawing attention away from the historic architecture, the darker frames would recede visually and complement the masonry, rooflines, and architectural details of the property.

I believe this is particularly important because Heritage Place was designed around the preservation and restoration of the Kroehler Mansion. The new construction should serve as a complement and backdrop to the Mansion—not compete with it.

## Moire Black Roof

I also support the request to change the previously approved Weathered Wood colored roof shingles to Moire Black.

The presentation notes that the original roofing material is believed to have been orange clay tile and that Moire Black is the roofing color used throughout the Heritage Place townhome units.

Using the color Moire Black would therefore provide greater visual consistency within Heritage Place and would work particularly well with the proposed black window frames. The combination would create a cohesive and understated appearance while allowing the Kroehler Mansion's historic masonry, proportions, and architectural details to remain visually prominent.

## Reconstruction of the Front Porch

Of the three requests, I believe the reconstruction of the front porch is especially important to the preservation of the property's historic character.

The porch was removed only after exploratory work revealed substantial deterioration, including rotted wood, a sagging roof, sinking foundations and porch slab, and cracking of brick associated with the sinking piers.

The proposed reconstruction is not an attempt to redesign or modernize the porch. Instead, the intent is to recreate the original porch using its historic dimensions, proportions, and architectural details. A new foundation and concrete slab have already been installed, and the porch has been reframed to duplicate the original size and provide the structural support necessary to support weight as it originally was when it had a walkable upper surface. The planned trim is also intended to match the original style.

The proposed details—including matching railings, rebuilding the brick piers to their original height, and restoring the flowerpots atop the brick columns—further demonstrate that the objective is restoration rather than modernization.

A Unified Preservation Effort

Taken together, these requests make sense as one preservation effort.

The black windows and Moire Black colored roof would provide a cohesive, understated architectural backdrop for the Kroehler Mansion, while the reconstruction of the front porch would restore an important historic feature of the building. None of these requests diminishes the historic character of the property. To the contrary, they are intended to strengthen the relationship between the restored Mansion and the surrounding Heritage Place development.

I recognize the Commission's responsibility to protect Naperville's historic resources, and I believe these requests are consistent with that responsibility. The goal is not to create something new or incompatible, but to restore the property's architectural character and ensure that the Kroehler Mansion remains the defining historic feature of Heritage Place.

For these reasons, I respectfully ask the Commission to approve the Application – Certificate of Appropriateness Case # Field Change: COA 20-2321:

1. Black exterior window frames in place of the previously approved white frames;
2. Moire Black roof shingles in place of the previously approved Weathered Wood colored shingles; and
3. Demolition and reconstruction of the front porch intended to replicate its original size, proportions, architectural character, and historic details.

Approving these requests will allow the project to move forward with a restoration that respects the history of the Kroehler Mansion while creating a cohesive and appropriate finished appearance for Heritage Place.

Thank you for your consideration and for your continued commitment to preserving Naperville's historic resources.

Respectfully,

Donna MacDonald
123 N. Columbia St.
Naperville, IL 60540

City of Naperville Historic Preservation Commission
400 S Eagle St
Naperville, IL 60540
planning@naperville.il.us

**RE: Remarks About Heritage Place Concerns**

To Whom It May Concern:

As a 26-year resident of Naperville and a current resident of Heritage Place, I appreciate the opportunity to comment on the requests before the City of Naperville and the Naperville Preservation Commission.

I want to begin by making something very clear ➔ I support historic preservation. The Kroehler Mansion is an important part of Naperville's architectural history, and its restoration as the centerpiece of Heritage Place is something our community should embrace. But effective historic preservation also requires judgment, consistency and proportionality, ad after reviewing the materials presented about this matter before the City and Commission, I have serious concerns that the process surrounding this project has lost sight of those principles.

Consider what is actually before the Commission:

1. **Black Window Frames:** The applicant has documented 23 other homes within Naperville's Historic District that already have black windows. The materials also document properties within the District where windows have changed from other colors to black in recent years. So it is difficult to understand how black windows on this particular property could reasonably be viewed as a meaningful threat to the historic integrity of the District. At some point, precedent should actually mean something.

2. **Roof Materials:** The applicant is requesting Moire Black shingles, which are already used on all the other Heritage Place townhomes and would create greater architectural consistency within the development. Again, this hardly seems like a departure from the character of the surrounding community.

3. **Mansion Front Porch:** The materials indicate that exploratory work uncovered substantial structural deterioration, including rotted wood, a sagging roof, sinking foundations, a sinking slab and cracking masonry. More importantly, the proposed reconstruction is not an attempt to modernize or reinvent the porch. The foundation, dimensions and architectural character are intended to replicate the original, including its brick piers, railings, trim details and other historic elements. In other words, the applicant is reconstructing a deteriorated historic feature to resemble its

documented original appearance. That would seem to be precisely the type of outcome a Historic Preservation Commission should encourage.

My broader concern, however, goes beyond these three (3) items. Heritage Place has been under development for many years. The residents who purchased homes here have lived with construction, unfinished areas, disruption and uncertainty for an extraordinary amount of time. There is a real consequence when relatively minor architectural decisions become additional layers of administrative review. Process has a cost. Delay has a cost. And inconsistency has a cost. Those costs may not appear on an agenda or architectural rendering, but they are borne every day by the people who live in this community.

A preservation commission serves an important public purpose when it protects historically significant structures from inappropriate alteration or destruction. But that mission is diminished, rather than strengthened, when the same level of regulatory attention is applied to questions such as whether historically compatible windows should be black instead of white or whether a roof should match the other homes surrounding it. **Historic preservation should not become an exercise in preserving bureaucracy.** Nor should the pursuit of theoretical perfection prevent the completion of a project that has already invested substantial time and resources into preserving one of Naperville's historic structures.

There must be a point at which the process recognizes the difference between protecting history and debating aesthetics. I believe we have reached that point. The requests before you are reasonable. They are supported by existing conditions throughout the Historic District. They improve consistency within Heritage Place. And, most importantly, they allow the restoration of the Kroehler Mansion and completion of this community to move forward.

I respectfully ask the Commission to approve these requests and allow this project to proceed without further unnecessary delay.

Preserve what is historically significant. Exercise reasonable judgment on what is not. And allow Heritage Place, after many years, to finally be completed.

Sincerely,

Marcelino (Marc) Menendez
127 N Columbia Street
Naperville IL 60540
[redacted]

Outlook

**RE: Naperville Resident Letter to City of Naperville / Historic Society - Heritage Place**

**From** Marc Menendez <[redacted]>
**Date** Wed 8/12/2026 7:52 PM
**To** Laff, Allison <[redacted]>
**Cc** Louden, Jennifer <[redacted]>; Marlott, Isaac <[redacted]>

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Allison,

Thank you for the thoughtful response and for providing the additional background. I appreciate the clarification, particularly regarding Ordinance 20-108 and the timeline associated with the current application. I also want to acknowledge the City's efforts to schedule a special HPC meeting on August 27 rather than requiring the applicant and community to wait until the regularly scheduled September meeting. That accommodation is appreciated.

Your explanation does clarify an important distinction that I want to recognize. The 3 items now before the HPC are modifications to requirements contained in the previously approved COA, rather than previously approved changes that were subsequently reversed. I appreciate you correcting my understanding on that point. Similarly, I understand the City's position regarding the porch. If the Municipal Code required notification and review before demolition, even where substantial deterioration existed, then the applicant had an obligation to follow that process. I don't believe residents should ask City staff to disregard established procedures simply because we are frustrated with the duration of the overall project.

That said, I don't believe those procedural issues materially change the broader concern I was attempting to express. My concern is less about whether City staff properly administered the existing ordinance and more about whether the historic preservation process, when viewed as a whole, is producing a reasonable and proportionate outcome for the property and the surrounding community.

We are now considering whether black windows are appropriate when the applicant has documented 23 other homes with black windows within the Historic District. We are considering Moire Black roofing when that roofing is already used throughout Heritage Place. And we are considering reconstruction of a deteriorated porch where the proposed design is intended to restore the dimensions and architectural character reflected in the historic photographs. Those strike me as important facts for the Commission to consider when determining whether these modifications actually diminish the historic integrity of the Kroehler Mansion or, alternatively, help complete a cohesive restoration of the property.

There is also a broader issue that I hope the Commission considers. Residents of Heritage Place have lived alongside an unfinished development for many years. I recognize from your explanation that it would be unfair to attribute that entire timeline, or even the current application timeline, to City staff or the HPC. My concern is instead that every participant in this process should now be focused on reaching a reasonable conclusion and getting this project completed.

Historic preservation is important. So are consistency, proportionality, predictability, and recognition of the practical consequences that prolonged development has on the people who live within it. The Kroehler Mansion should absolutely be protected as an important part of Naperville's architectural history. But I hope the Commission can distinguish between alterations that genuinely threaten that historic character and reasonable modifications that allow the building to be restored, the development to be completed, and the surrounding neighborhood to finally move forward.

Thank you again for taking the time to respond and for ensuring that my comments are included in the Commission's packet. I appreciate the clarification and look forward to the discussion on August 27.

Best,

Marc M.

**Marc Menendez**
Managing Director | **BACA Ventures**
[redacted]
*www.bacaventures.com* | [redacted]

*Sent from iPhone - generally I can spell better!*

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**From:** Laff, Allison <[redacted]>
**Sent:** Wednesday, August 12, 2026 4:09 PM
**To:** Marc Menendez <[redacted]>
**Cc:** Louden, Jennifer <[redacted]>; Marlott, Isaac <[redacted]>; Laff, Allison <[redacted]>
**Subject:** RE: Naperville Resident Letter to City of Naperville / Historic Society - Heritage Place

Mr. Menendez,

Thank you for your letter. We will be sure to include it in the agenda packet sent to the Historic Preservation Commission (HPC) for their 8/27/2026 meeting at which the Kroehler Mansion will be discussed.

In addition, I wanted to take a minute to respond to the concerns noted in your letter.

In 2020, the Naperville City Council approved Ordinance 20-108 (attached) which approved a Certificate of Appropriateness for the Kroehler Mansion. Exhibit D to this Ordinance (which was prepared by DJK) specifies the design requirements of the Kroehler Mansion, including the white window color, weathered roof shingles, and preservation of the front porch. This ordinance and its exhibits are binding and cannot be administratively altered by staff.

With respect to the demolition of the front porch, I also understand from speaking to Mr. Kittilsen that demolition was undertaken after discovering substantial deterioration during initial exploratory work. While demolition to a landmarked structure also requires approval of a Certificate of Appropriateness (COA) by the Historic Preservation Commission *before* this work is undertaken, the Naperville Municipal Code does permit certain work to occur outside of the COA process if needed to remedy a dangerous condition (see Section 6-11-10 below). Unfortunately, Mr. Kittilsen did not notify City staff before the demolition of the porch was completed; therefore, staff did not have an opportunity to either verify or approve this work in accordance with the allowances provided under Section 6-11-10 .

Finally, with respect to timing, the City notified Mr. Kittilsen of the need to return to the HPC for additional review of the proposed changes to the Kroehler Mansion on March 18, 2026. At that time, we provided Mr. Kittilsen with information as to what was required to be submitted in order to be scheduled before the HPC. The required materials were submitted by Mr. Kittilsen on August 7, 2026; City staff reviewed the submittal and confirmed it for completeness the same day (August 7th). While the HPC would not normally meet until September 24, 2026, we arranged for the HPC to hold a special meeting on August 27, 2026, in order to expedite review of this request.

If you have any other questions about the City's historic preservation or code requirements, please let me know.

Thanks,
Allison Laff

**Allison Laff, AICP**
*Deputy Director – Planning & Development – TED Business Group*
**City of Naperville | 400 S. Eagle Street | Naperville, IL 60540**
Office: 630-420-6107 | *laffa@naperville.il.us*

**6-11-10: - REMEDYING OF DANGEROUS CONDITIONS:**

1. In the event that a condition on property located within the historic district, or property designated as a landmark, presents an imminent danger to the public health, safety, or welfare or requires immediate construction, reconstruction, repair, alteration, or demolition as ordered by a court of competent jurisdiction or as determined by a representative of the City, then such work may be performed without a certificate of appropriateness. Work performed under such circumstances shall be the minimum necessary in order to render the improvement safe, after which any construction, reconstruction, alteration or demolition shall be processed in accordance with the provisions of Sections 6-11-6, 6-11-7 and 6-11-8 of this Chapter.

2. Under the circumstances described in Section 6-11-10:1, the owner of the property shall notify the Zoning Administrator in writing prior to performing the work necessary to make the property safe. If advance notification is not practical due to the emergency nature of the situation, the Owner shall provide written notice to the Zoning Administrator within seven (7) calendar days of commencement of such work. In either case, the written notice shall include the following: (i) a detailed description of the dangerous condition in question; (ii) the timeframe needed to complete the work; and (iii) the specific actions to be taken in the performance of such work.

August 14, 2026

Naperville Historic Planning Commission
400 S. Eagle Street
Naperville, Illinois 60540

**Field Change COA 20-2321**

We are residents of the Naperville Historic District and live in close proximity to the Subject Property. We support the Applicant's request for a Certificate of Appropriateness.

The first purpose of the Application is to substitute black exterior window frames for the white exterior widow frames previously approved. There is no conformity of color or style of exterior window frames within the Historic District, and a number of properties have black exterior window frames. Approving black exterior window frames, therefore, would not detract from the character of the Historic District. To the contrary, black exterior window frames would make the Subject Property consistent with all the buildings immediately surrounding it.

The second purpose of the Application is to substitute Moire Black roof shingles for the Weathered Wood roof shingles previously approved. As with respect to exterior window frames, there is no conformity of color or style of roof shingles within the Historic District, and a number of properties have black roof shingles. Therefore, Moire Black roof shingles would not detract from the character of the Historic District. Moire Black roof shingles would, however, make the Subject Property consistent with all of the buildings immediately surrounding it, thus adding to the cohesiveness of the Heritage Place community.

The final purpose of the Application is to demolish and reconstruct the front porch of the Subject Property. The porch has already been demolished, and the Applicant has presented evidence that prior to demolition the porch had deteriorated well beyond the point where it could be fixed by simple repairs. The Applicant's plans for reconstruction are not intended "to redesign or modernize the porch, but to reconstruct it in the same size and character as the original porch." We are not aware of any contrary information and believe that the Applicant's plans for the front porch will enhance the Subject Property in a manner in keeping with the Subject Property's original design and the character of the Historic District as a whole.

The City has already approved the overall renovation of the Subject Property and work on it is well underway. The changes requested in the Application are inconsequential compared to what has already been approved and will not negatively impact the Subject Property or the Historic District. Rather, they will help the buildings immediately surrounding the Subject Property complement, rather than overshadow, the Subject Property by helping to give the entire Heritage Place community a more unified look. Accordingly, we support the Applicant's request for a Certificate of Appropriateness.

Sincerely,

Brian Silbernagel and Teresa Snider

113 N. Columbia Street
Naperville, Illinois 60540

City of Naperville Historic Preservation Commission
400 S Eagle St
Naperville, IL 60540
planning@naperville.il.us

To Whom It May Concern:

My husband and I are homeowners at Heritage Place and am writing in support of the three field changes being presented for the Heritage Place Mansion Townhomes: the black exterior window frames, Moire Black roofing shingles, and reconstruction of the main front porch.

We respect the purpose of historic preservation and understand the Commission's responsibility to protect the architectural character of Naperville's historic properties. At the same time, I believe preservation decisions also require judgment and perspective—particularly when dealing with field conditions that arise during the rehabilitation of an older structure.

In reviewing the information provided to homeowners, we don't believe these three changes undermine the historic character of the mansion.

**The black window frames do not strike me as inconsistent with the Historic District, particularly given the examples presented of other historic homes in the district with black windows.** The black window frames also seem entirely consistent with both Heritage Place and the surrounding Historic District. The homes already completed within the 41-home Heritage Place development all have black-framed windows. Beyond that, we are very familiar with the Historic District—I drive through it regularly and walk through the neighborhood approximately five times a week—and I have personally noticed many homes with black-framed windows. To my eye, they have a classic, timeless appearance that takes nothing away from the historic character of these homes. If anything, I believe the black frames enhance the overall look and feel of the area. The materials provided for this request reinforce that observation by identifying 23 homes within the Historic District that currently have black windows.

**The Moire Black roofing also creates consistency with the roofing being used throughout the Heritage Place development.** These seem to me to be aesthetic differences rather than changes that fundamentally alter the historic character of the mansion.

**The front porch is a little different because I understand that it is an important part of the mansion's original character.** But from the information provided, it sounds like they discovered some pretty significant structural problems once the work began—rotted wood, a sagging roof, sinking foundations and cracking masonry. Given those conditions, I'm not sure what realistic alternative there was other than to rebuild it. What is important to me is that the porch be reconstructed to look and feel like the original, with the same dimensions, proportions and architectural details. That appears to be exactly what is being proposed.

We also think these three requests need to be looked at in the context of the entire Heritage Place project. This development has been underway for years, and those of us who already live here have been living with ongoing construction and an unfinished community for a very long time. We absolutely respect the importance of historic preservation—that is part of what makes this property special. But we also think there has to be some balance and practical judgment. If these changes preserve the character of the mansion, we don't see how continuing to delay the project over black window frames, a roof color that matches the rest

of Heritage Place, or rebuilding a porch that had serious structural problems serves anyone particularly well.

At some point, there has to be a reasonable balance between preserving the important historic elements of this property and allowing a viable redevelopment project to move forward.

For those reasons, we fully and respectfully support approval of the three requested field changes and hope the Commission will allow the project to proceed without further unnecessary delay.

We appreciate the Commission's commitment to preserving Naperville's history and the time its members devote to this work. We believe these requests provide an opportunity to accomplish both objectives: protect what is historically important about the mansion while allowing Heritage Place to finally move toward completion.

Thank you for your consideration.

Sincerely,

Jacqueline Robertson
Lawrence E Milan
106 N Wright St
Naperville, IL 60540

## SECTION 1 – GENERAL REQUIREMENTS

1. THE ARCHITECT IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THESE DOCUMENTS ARE FOR THE USE SOLELY ON THIS PROJECT. USE ON ANY OTHER PROJECT IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE ARCHITECT.
2. ALL WORK SHALL BE PREFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
3. WHILE THE ARCHITECT HAS TRIED THEIR BEST ON THE FOLLOWING NOTES TO CATEGORIZE THE INFORMATION UNDER A TITLE THAT PERTAINS TO A SPECIFIC TRADE OR SUPPLIER, THERE ARE MANY NOTES THAT APPLY TO SEVERAL DIFFERENT TRADES OR SUPPLIERS, SO IT IS IMPERATIVE THAT ALL NOTES BE REVIEWED BY ALL TO ASSURE THERE IS A CLEAR UNDERSTANDING TO THE ENTIRE PROJECT. FURTHERMORE, ALL SHEETS NOTED ON THE INDEX OF DRAWINGS, PLUS THE BUILDER'S SPECIFICATIONS, SHOULD BE REVIEWED AND USED BY TRADES AND SUPPLIERS TO BID AND CONSTRUCT FROM.
4. THIS SET OF CONSTRUCTION DOCUMENTS IS MEANT TO INDICATE THE GENERAL DESIGN INTENT, DIMENSIONS OF THE PROJECT, MAJOR DESIGN ELEMENTS, AND THE BASIC ORGANIZATION OF THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. THESE DOCUMENTS DO NOT NECESSARILY DESCRIBE OR INDICATE ALL MATERIALS AND WORK REQUIRED FOR FULL PERFORMANCE OF THE BUILDING SYSTEMS AND THE FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR PROVIDING ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ZONING CODES.
5. THE CONTRACTOR IS TO NOTIFY ARCHITECT IN WRITING OF ANY CHANGES OR DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS, OR EXISTING FIELD CONDITIONS UPON DISCOVERY AND BEFORE PROCEEDING AND PRIOR TO BIDDING, IF KNOWN, AND COMMENCEMENT OF ANY WORK IN QUESTION WHEN POSSIBLE. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IN WRITING IN A TIMELY MANNER OF ANY WORK REQUIRING SPECIAL DETAILING, WHICH HAS NOT BEEN INCLUDED WITHIN THE ISSUED SET OF DOCUMENTS.
6. DO NOT SCALE THE DRAWINGS. FIGURE DIMENSIONS SHALL TAKE PRECEDENCE.
7. ALL WALL DIMENSIONS ARE TO DRYWALL, TO FACE OF MASONRY, OR FACE OF EXTERIOR SHEATHING, UNLESS NOTED OTHERWISE.
8. ALL ANGLED WALLS ASSUMED TO BE 45 DEGREES, UNLESS NOTED OTHERWISE.
9. FINISHED DIMENSIONS AT CRITICAL AREAS INCLUDING BUT NOT LIMITED TO ANY CABINETRY, APPLIANCES, COUNTERTOPS, PLUMBING FIXTURES, STAIRWAYS, WINDOWS, DOORS, AND TRIM SHALL BE FIELD VERIFIED PRIOR TO ANY ORDERING.
10. THE ARCHITECT HAS NOT BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT. THEREFORE, THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY AND ALL REASONS AS IT RELATES TO:
   - 10.1. CONSTRUCTION ACTIVITIES, MEANS, METHODS, TECHNIQUES, SEQUENCE PROCEDURES OR SAFETY PRECAUTIONS IN CONNECTION WITH THE CONSTRUCTION OF THIS PROJECT. THESE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   - 10.2. RESPONSIBILITY OR LIABILITY FOR ANY PROBLEMS, DELAYS OR COSTS ARISING FROM NEGLIGENCE OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS BY THE CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS OR ANY OTHER TRADES PERSON IN CONNECTION WITH THIS PROJECT
   - 10.3. ANY PRODUCTS NOT PROPERLY FITTING AS IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS OR ANY OTHER TRADESMAN TO VERIFY ACTUAL FIELD CONDITIONS PRIOR TO ANY ORDERING AND THE COORDINATION OF PRODUCTS AND MATERIALS AND THEIR ULTIMATE PROPER INSTALLATION.
11. THE ARCHITECT SHALL NOT HAVE THE AUTHORITY NOR THE RESPONSIBILITY TO STOP THE WORK.
12. CONTRACTOR TO COORDINATE BETWEEN MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO START OF ANY ROUGH MECHANICAL, ELECTRICAL, AND PLUMBING WORK AND MAP OUT AND COORDINATE ALL WORK BETWEEN THE TRADES SUCH THAT ALL MECHANICAL WORK CAN BE CLEARLY ROUTED WITHIN THE FRAMED WALLS AND FLOORS AND NO VERTICAL CHASES NEED TO BE CREATED AND NO SOFFITS NEED TO BE DROPPED BELOW THE CEILING. ANY CONFLICTS SHOULD BE PROJECTED TO THE ARCHITECTS ATTENTION AT THIS TIME AND PRIOR TO STARTING ANY ROUGH WORK. NO PLUMBING, MECHANICAL, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS.
13. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.
15. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE LICENSED AND INSURED WITHIN THE JURISDICTION IN WHICH THE WORK IS TO BE DONE.
16. ALL COMPONENTS OF THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF THE PARTICULAR TRADE. BEFORE STARTING ANY WORK, EACH CONTRACTOR SHALL EXAMINE THE WORK PERFORMED BY OTHERS TO WHICH HIS WORK ADJOINS OR IS APPLIED AND WILL REPORT IN WRITING TO THE ARCHITECT ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS CONTRACT. FAILURE TO NOTIFY THE ARCHITECT AND OWNER OF DEFICIENCIES OR FAULTS SHALL CONSTITUTE ACCEPTANCE THEREOF AND WAIVER OF ANY CLAIMS FOR IT UNSUITABILITY.
17. ALL MATERIALS SHALL BE USED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. THIS INCLUDES VERIFYING ALL ROUGH OPENINGS, CLEARANCES, ATTACHMENT LOCATIONS, MECHANICAL/ELECTRICAL/PLUMBING REQUIREMENTS, FINISHING, ETC. PRIOR TO FRAMING AND AGAIN PRIOR TO INSTALL TO ASSURE PROPER PRODUCTS ARE BEING USED.
18. THE CONTRACTOR SHALL DEFEND AND HOLD HARMLESS THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS, THEIR RESPECTIVE SUB CONSULTANTS, OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, TO THE EXTENT ARISING OUT OF THE NEGLIGENT PERFORMANCE OF THE WORK BY THE CONTRACTOR, THE CONTRACTOR'S SUBCONTRACTOR, OR ANYONE FOR WHOM THE CONTRACTOR IS LEGALLY LIABLE. THE INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH SHALL NOT BE LIMITED BY A LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR A SUBCONTRACTOR UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS. THE CONTRACTOR SHALL NOT BE REQUIRED TO INDEMNIFY ANY PARTY FOR THAT PARTY'S OWN NEGLIGENCE.

## SECTION 2 – EXCAVATION/SITE CLEARING

1. SITE EXCAVATION SHALL BE IN ACCORDANCE WITH CIVIL DRAWINGS THAT WERE REVIEWED AND APPROVED BY THE LOCAL AUTHORITY. CONTRACTOR TO REPORT ALL DEVIATIONS FROM DOCUMENTS TO THE ARCHITECT BEFORE BEGINNING ANY FURTHER WORK.

## SECTION 3 – CONCRETE

1. ALL CONCRETE TO BE MIXED & PLACED IN ACCORDANCE WITH A.C.I. STANDARDS, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ASTM C60.
2. SOIL BEARING CAPACITY ASSUMED TO BE 3,000 PSF.
   - 2.1. SOILS REPORT PROVIDED BY OWNERS.
3. COMPRESSIVE STRENGTH OF CONCRETE
   - 3.1. ALL CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT,
   - 3.2. EXTERIOR PORCHES, STEPS & WALKS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS SHALL ATTAIN A MINIMUM OF 3500 PSI.
   - 3.3. ALL CONCRETE EXPOSED TO THE WEATHER, INCLUDING CONCRETE FOUNDATION, SHALL HAVE A MINIMUM OF 5% AND A MAXIMUM OF 7% AIR ENTRAINED.
   - 3.4. PLEASE NOTE THAT IRC TABLE R402.2 ALLOWS SOME CONCRETE TO BE 2500 PSI, BUT THIS ARCHITECT PREFERS A MINIMUM REQUIREMENT FOR CONCRETE IS AS NOTED ABOVE.
4. ALL CONCRETE WORK SHALL BE POURED CONTINUOUSLY WHENEVER POSSIBLE.
5. PROVIDE CONCRETE CONTROL JOINTS RADIATING OUT FROM ALL INTERIOR STEEL COLUMNS & AS REQUIRED IN ALL LARGE POUR BASEMENT, GARAGE & DRIVEWAY SLABS, APPROX. 20 FT EACH WAY.
6. NO CONCRETE SHALL BE POURED WHEN THERE IS EXCESSIVE OR STANDING WATER OR WHEN THE TEMPERATURE OF THE SURROUNDING AIR IS LESS THAN 40 DEGREES F. (WITHOUT ENGINEERS APPROVAL). DO NOT USE ANY ADDITIVES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL FORMS, GROUND & OTHER MATERIALS WITH WHICH CONCRETE WILL COME INTO CONTACT SHALL BE FREE OF FROST BEFORE POURING. PROTECT THE CONCRETE & SOIL FROM FREEZING & HEAT SHALL BE PROVIDED IF NEEDED.
7. ALL CONCRETE SHALL CURE A MINIMUM OF SEVEN DAYS BEFORE A LOAD MAY BE PLACED ON IT OR BACKFILL CAN OCCUR.
8. DO NOT BACKFILL FOUNDATION WALLS UNTIL CONCRETE HAS CURED FOR AT LEAST 7 DAYS. PROVIDE BRACING AS REQUIRED TO FOUNDATION WALLS DURING BACKFILL.
9. AT ALL STOOPS, PORCHES FROZEN AND GRADE AREAS, BACKFILL WITH COMPACTED FILL PER BUILDER'S SPECIFIED BACKFILL MATERIAL AND AS ALLOWED PER LOCAL AUTHORITY.
10. PROVIDE AND INSTALL PERIMETER DRAIN TILE.
    - 10.1. THE DRAIN TILE SHALL BE INSTALLED ON THE EXTERIOR OF ALL BASEMENT FOOTINGS AND AROUND THE OUTSIDE PERIMETER OF CRAWL SPACES. PROVIDE MANUFACTURER'S SPLICES, CORNERS AND TEES AS REQUIRED. THE DRAIN TILE SHALL BE 4"PERFORATED FLEXIBLE PVC PIPE IN SLEEVE, BEDDED ON 2"MACHED GRAVEL PLACED ON THE SIDE OF THE FOOTING, COVERED WITH 12"WASHED GRAVEL TO A POINT NOT LESS THAN 3"ABOVE THE TOP OF THE FOOTING.
    - 10.2. PROVIDE WINDOW WELL DRAINS, WHICH SHALL BE 4" PVC IN SLEEVE CONNECTED TO THE FOOTING DRAIN BY MEANS OF A PVC TEE. THE TOP END OF THE DRAIN PIPE SHALL BE LOCATED A MINIMUM OF 2"BELOW THE BOTTOM OF THE WINDOW FRAME AND SHALL BE PROVIDED WITH A PVC GRATE. THE WELL SHALL BE PROVIDED WITH A COARSE STONE TO A LEVEL ADEQUATE TO COVER THE GRATE.
11. REINFORCE THE FOUNDATION WALLS AS NOTED ON THE DRAWINGS. REBAR SHALL HAVE A MINIMUM OF 2" CONCRETE COVER. REINFORCE THE FOOTINGS WITH #3 REBARS EXTENDING 18"EACH WAY WHEREVER THE FOOTING SPANS OVER TRENCHES. ALL REBAR SHALL BE PER ASTM A615-GRADE 60 AND WELD WIRE REINFORCING SHALL BE PER ASTM A185.
12. ALL CONCRETE PIPING WITHIN ANY CONCRETE SHALL BE WRAPPED WITH A CODE APPROVED MATERIAL.
13. FINISH CONCRETE AS FOLLOWS: VERTICAL EXPOSED FOUNDATION WALLS BY REMOVING FINS AND FILL ALL HOLES; EXTERIOR WALKS AND STOOPS WITH BROOM FINISH; AND INTERIOR SLABS WITH TROWEL FINISH. PROVIDE CONTROL JOISTS AS REQUIRED.

## SECTION 4 – MASONRY

1. ALL MASONRY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "MASONRY TECHNICAL NOTES" BY THE "MASONRY ADVISORY COUNCIL", INCLUDING ITS HOT AND COLD WEATHER PROCEDURES.
2. THE OWNER SHALL SELECT BRICK, STONE, AND MORTAR PRIOR TO STARTING FROM CONSTRUCTION SUPPLIED SAMPLES. THE CONTRACTOR TO PROVIDE A UNIT COST OF EACH AT TIME OF BID.
3. ALL MASONRY MATERIAL SHALL BE THOROUGHLY WET BEFORE LAID. MAINTAIN FRESHLY PLACED MASONRY AT MINIMUM TEMPERATURE OF 50 DEGREES F AFTER PLACING.
4. MASONRY VENEER SHALL BE JOINED TO FRAME CONSTRUCTION WITH US 0.22 GAUGE CORROSION RESISTANT 1" CORRUGATED METAL TIES SPACED A MAXIMUM OF 24"-HORIZONTALLY AND VERTICALLY. TIES SHALL BE FIRMLY ATTACHED THROUGH SHEATHING TO FRAME CONSTRUCTION BEHIND. A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE BRICK VENEER AND THE SHEATHING ON THE WOOD FRAMING.
5. PROVIDE CORROSION RESISTANT FLASHING AND INSTALLED AT ALL SHELF ANGLES, LINTELS, LEDGES, OTHER OBSTRUCTIONS TO THE DOWNWARD FLOW OF WATER IN THE WALL, AND WHERE SHOWN ON DRAWINGS AND AS NECESSARY TO PROVIDE A WEATHERPROOF RESULT.
6. WEEP HOLES SHALL BE PROVIDED AT THE MINIMUM OF 2'-0" O.C. AT THE BASE OF THE VENEER WALL FLASHING. PROVIDE PLASTIC TUBING, COTTON ROPE, OR POLYESTER ROPE WICK AT EACH WEEP HOLE WITH A MINIMUM LENGTH OF 24". TRIM WICK FLUSH WITH OUTSIDE FACE OF WALL AFTER MORTAR HAS SET
7. WASH AND CLEAN ALL BRICK AND STONE WITH A NON-ACIDIC CLEANING.
8. GROUT SOLID AROUND ANYTHING THAT PROJECTS INTO MASONRY, INCLUDING AROUND ALL METAL FLUES, LIGHTING FIXTURES, ELECTRICAL RECEPTACLES, HOSE BIBBS, PIPES, ETC. TO CREATE A WATERPROOF BARRIER.
9. ~~MASONRY FIREPLACE (IF ANY):~~
   - 9.1. ~~ALL FIRE BRICK SHALL CONFORM TO ASTM C64, AND SHALL BE LAID UP WITH MEDIUM-DUTY FIRECLAY MORTAR CONFORMING TO ASTM C105.~~
   - 9.2. ~~FIREPLACE FLUE LINER SHALL BE OF HARD BURNED TERRA COTTA, SIZE AND SHAPE AS REQUIRED FOR PER PROPER DRAW OR AS SHOWN ON DRAWINGS.~~
   - 9.3. ~~FIREPLACE DAMPER SHALL BE "HIGH FORCE" TYPE, WITH POWER CONTROL, SIZE AS REQUIRED. ASH DUMP AND CLEANOUT DOOR SHALL BE APPROXIMATELY 4"x8"CAST IRON, VERIFY SIZE AND IF NEEDED WITH OWNER PRIOR TO START.~~
   - 9.4. ~~UNLESS NOTED OTHERWISE, ALL CHIMNEYS SHALL BE TOPPED WITH A CONCRETE CAP AS SHOWN ON THE ELEVATIONS. PROVIDE A MINIMUM 1" SLOPE FROM THE FLUE TILE TO THE EDGE OF THE CHIMNEY. THE CAP TO BE HELD TIGHT TO FLUE TILES ALL AROUND. ALL FLUE TILES SHALL RECEIVE A BEAD OF SILICON SEALANT AND PROJECT A MINIMUM OF 4" ABOVE CAP.~~
   - 10. ~~THE MASONRY FIREPLACE HAS BEEN DESIGNED ACCORDING TO STANDARD PRACTICE; HOWEVER, IT IS THE RESPONSIBILITY OF THE MASON TO ENSURE THAT THE FIREPLACE WILL DRAW PROPERLY. SHOULD THE MASON HAVE ANY MISGIVINGS ABOUT THE DESIGN OF THE FIREPLACE AND CHIMNEY, HE IS TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.~~

## SECTION 5 – STEEL

1. ALL STRUCTURAL STEEL SHALL BE SHOP PRIMED WITH FABRICATOR'S STANDARD LEAD-FREE AND CHROMATE-FREE, NON-ASPHALTIC, RUST-INHIBITING PRIMER.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE SPECIFICATIONS OF ASTM AS FOLLOWS: W-SHAPES PER ASTM A992, CHANNELS, ANGLES, M-SHAPES, S-SHAPES, PLATES AND BARS PER ASTM A36, COLD FORMED HOLLOW STRUCTURAL SECTIONS PER ASTM A500, PIPE COLUMNS PER ASTM A53, TYPE E OR S, GRADE B, Fy=36 KSI, AND HIGH-STRENGTH BOLTS, NUT, AND WASHERS PER ASTM A325 WITH ¾" DIAMETER MINIMUM, UNLESS NOTED OTHERWISE.
3. ALL STEEL SHALL BE FABRICATED, DETAILED, AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.

Attached:J:\2020\16-Oak TREE\BLOCK\16-2 2020-16 -BLOCK 2019-12 | 2020-16 -FLOOR PLANS 2019-12 | 2020-16 -ELEVATIONS 2019-12 | 2020-16 -GENERAL NOTES 2019-12 | 2020-16 -LEGEND 2019-12 | 2020-16 -ROOF TABLE -WATER 2019-12 [+] 2020-16 -ROOF TABLE -WATER 2019-12 [+] 2020-16 -BASEMENT PLAN 2019-12 [+] 2020-16 -SECTIONS 2019-12 [+] 2020-16 -DETAILS 2019-12 [+] 2020-16 -SCHEDULES 2019-12 [+] 2020-16 -TITLE SHEET 2019-12 [+] 2020-16 -ELEVATIONS 2019-12 [+] 2020-16 -SURVEY 2019-12 [+] 2020-16 -SITE PLAN 2019-12 [+] 2020-16 -ROOF PLAN 2019-12 [+] 2020-16 -ROOF TABLE -WATER 2019-12 [+] 2020-16 -ROOF TABLE -WATER 2019-12 [+] 2020-16 -ROOF TABLE -WATER

# C1 FRONT ELEVATION
1/4" = 1'-0"

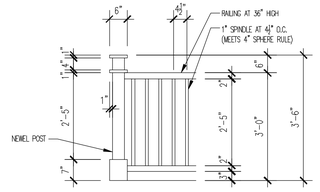
## EXTERIOR ELEVATION KEYNOTE LEGEND:

1. CONCRETE FOOTING
2. CONCRETE FOUNDATION
3. CONCRETE PORCH
4. 8" CONCRETE WING WALL
5. 42" BELOW GRADE CONCRETE PIER
6. BRICK PIER AT PORCH
7. 6x6 WOOD POST ON METAL POST ANCHOR SET IN CONCRETE (7" EMBEDMENT) WRAP POST W/1x HARDIE BOARD PER BUILDER'S STANDARDS
8. BRICK
9. STONE CAP
10. STONE SILL AT DOOR
11. NEW HORIZONTAL STONE SILL TO MATCH HERITAGE PLACE TOWN HOMES (SEE A1/A1.20)
12. HORIZONTAL STONE CAP/ACCENT
13. NEW HORIZONTAL STONE HEADER AT WINDOWS AND DOORS TO MATCH HERITAGE PLACE TOWN HOMES (SEE A1/A1.20)
14. 8"x8" DECORATIVE STONE ACCENT
15. HERRINGBONE BRICK ACCENT
16. 1x CONTINUOUS CORNER BOARDS
17. DECORATIVE 3"x4" HARDIE BOARD CORBEL SET AT 12" O.C.
18. HARDIE BOARD WRAPPED BEAM
19. FLAT HARDIE BOARD ROOF
20. EXISTING FLAT ROOF (REBUILT- SEE B4/A3.10)
21. EXPOSED METAL FLASHING @ ROOF & MASONRY WALL INTERSECTIONS (TYP ALL)
22. CONCEALED METAL FLASHING @ ROOF & WALL INTERSECTIONS (TYP ALL)
23. HORIZONTAL HARDIE BOARD SIDING
24. 1x4 HARDIE BOARD TRIM @ ATTIC WINDOWS
25. ASPHALT SHINGLES (COLOR TBD)
26. 1x2 ON 1x8 HARDIE BOARD ROOF RAKE
27. EGRESS LADDER REQUIRED
28. BASEMENT WINDOW AND CONCRETE WELL AREA
29. DRAIN TILE TO PERIMETER TILE (PROVIDE SCREEN)
30. 36" H RAILING (MEETS 4" SPHERE RULE)
31. ADDRESS STONE w/5" HIGH NUMBERS
32. MAILBOX
33. FIREPLACE EXHAUST
34. EXTERIOR GRADE WALL MOUNTED LIGHT
35. DEMISING WALL BETWEEN UNITS W/ALUMINUM WALL CAP
36. LINE OF INTERIOR WALL AT ATTIC BEHIND
37. LINE OF STAIRS AND LANDING BEHIND
38. ADJUST SIDEWALK AS REQUIRED TO MAINTAIN STEPS (7¾" MAX RISER) FROM PORCH
39. CONCRETE STEPS TO GRADE
40. COMPOSITE DECK
41. ALUMINUM SCUPPER AT DOWNSPOUT (COPPER-LIKE COLOR)
42. 6" K-STYLE GUTTERS & 2x3 COPPERLIKE DOWNSPOUTS (OVERSIZED)) (COPPER-LIKE COLOR)
43. MODIFIED ROOF BEARING
44. SAW CUT & TOOTH IN MASONRY AS REQUIRED
45. TOOTH IN MASONRY AS REQUIRED
46. REMOVE EXISTING STONE SILL COMPLETELY (REUSE IF POSSIBLE)
47. PATCH STONE ACCENT AS POSSIBLE
48. DRYER OR BATH FAN VENT
49. REMOVE EXISTING COAL CHUTE & PATCH FOUNDATION AND MASONRY (TOOTH IN) AS REQUIRED
50. WOOD STEPS TO GRADE
51. REMOVE EXISTING STAIRS AND METAL RAILING SYSTEM AND REPLACE WITH A WOOD PAINTED STAIR SYSTEM IN SAME LOCATION AND RAILING SYSTEM IN SAME DESIGN DETAIL AS THE RAILING SYSTEM EXISTING TODAY (GREEN RAILS). NEW RAL COLOR WOULD BE EXTRA WHITE SW 7006. IF THE ORIGINAL RAILING SYSTEM DESIGN CANNOT BE REPLICATED IN COMPLIANCE WITH BUILDING CODE, A DESIGN SIMILAR TO THE EXISTING IS REQUIRED.
52. ADD WOOD PAINTED RAILING SYSTEM IN SAME DESIGN DETAIL AS THE RAILING SYSTEM EXISTING TODAY (GREEN RAILS) BUT THEY WILL BE PAINTED WHITE SW 7006 EXTRA WHITE. IF THE ORIGINAL RAILING SYSTEM DESIGN CANNOT BE REPLICATED IN COMPLIANCE WITH BUILDING CODE, A DESIGN SIMILAR TO THE EXISTING IS REQUIRED.
53. WOOD PAINTED STAIR SYSTEM WITH RAILINGS TO MATCH THE RAILINGS ON FRONT OF MANSION AT PORCH. IF THE ORIGINAL RAILING SYSTEM DESIGN CANNOT BE REPLICATED IN COMPLIANCE WITH BUILDING CODE, A DESIGN SIMILAR TO THE EXISTING IS REQUIRED.
54. AC UNIT
55. DRAIN AT BALCONY
56. LINE OF FRAMING OR SOFFIT BEHIND
57. WINDOW TO BE FIXED DUE TO PROXIMITY TO FIREPLACE FLUE
58. APPROXIMATE LOCATION OF FURNACE VENTS

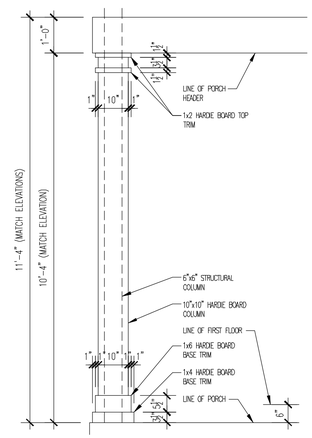
- (E) EGRESS
- (F) FIXED
- (EX) EXISTING TO REMAIN
- (T) TEMPERED
- (C) PROVIDE WINDOW OPENING CONTROL DEVICE PER ASTM 2090 FOR WINDOW UNITS (TYP). MAXIMUM ALLOWABLE OPENING NOT TO EXCEED 4" CLEAR OPENING. DEVICE SHALL ALSO ALLOW UNIT TO OPEN FULLY AS ALLOWED BY ASTM 2090.

- F0 BASEMENT FLOOR LINE
- C0 BASEMENT CEILING LINE
- F1 FIRST FLOOR LINE
- C1 FIRST FLOOR CEILING LINE
- F2 SECOND FLOOR LINE
- C2 SECOND FLOOR CEILING LINE
- F3 ATTIC FLOOR LINE
- C3 ATTIC FLOOR CEILING LINE

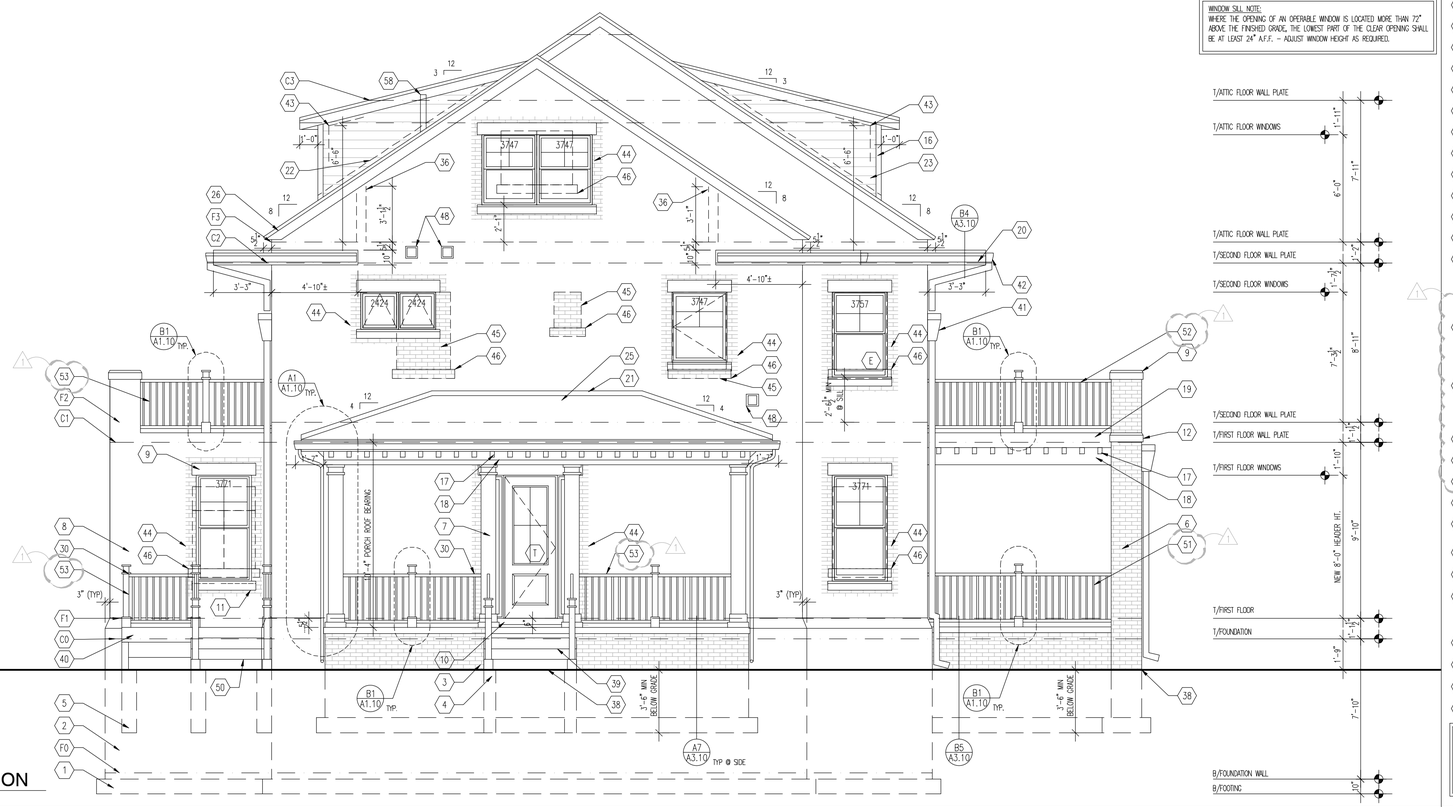
EGRESS WINDOW NOTE:
EGRESS WINDOWS SHALL HAVE AT LEAST 5.7 S.F. OF CLEAR OPENING (EXCEPT GRADE LEVEL WINDOWS WHICH CAN HAVE 5.0 S.F.) AND HAVE A MINIMUM CLEAR WIDTH OF 20" AND A MINIMUM CLEAR HEIGHT OF 24" AND THE TOP OF THE SILL CAN NOT BE ANY MORE THAN 44" ABOVE THE FLOOR. (SEE WINDOW SILL NOTE).




# B1 EXTERIOR RAILING DETAIL
1/2" = 1'-0"




# A1 COLUMN DETAIL
1/2" = 1'-0"




# A2 LEFT SIDE ELEVATION
1/4" = 1'-0"


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597


BUILDER
DJK CUSTOM HOMES
2 2 2 E KINNIKINNICK P PKWY R P

DESIGNER
DJK CUSTOM DESIGN
815.963.3636.24.486
1= 1483763933?

LICENSED ARCHITECT
I, MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 | 11-30-2026
DATED | EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 2 | FOR BLDG DEPT & OWNER COMMENTS |
| 12-16-2024 | 1 | FOR BLDG DEPT & OWNER COMMENTS |
| 11-07-2024 | | |
| 11-22-2024 | 1 | FOR BLDG DEPT & OWNER COMMENTS |
| 09-23-2024 | 1 | PERMIT-BID |

# Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/20/2025 BUILDING DIVISION RESIDENTIAL
Reviewed for Code Compliance

EXTERIOR ELEVATIONS - FRONT & LEFT SIDE

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A1.10

OF 19 SHEETS

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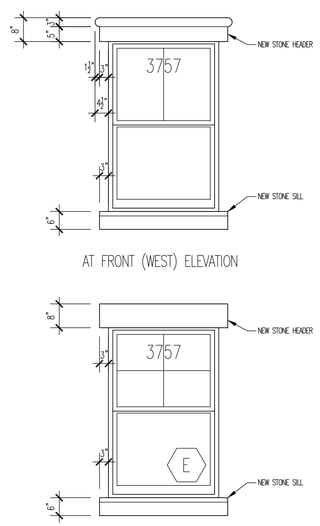
2302016-A1.10.DWG
Plotted: 01-09-2025@7:46pm (ACAD ver:24.0s (LMS Tech))
Plotter: Rev 2020 - 24 in
Drawing: 2302016-A1.10.dwg
Attached:( 2302016-Cvr_TITLEBLOCK4 | 2302016-SLD | 2302016-Keynote Elevation (v4 | 190075-alphanumeralsplus.png | )

## C1 REAR ELEVATION
1/4" = 1'-0"




## A1 HEADER DETAILS
1/2" = 1'-0"

## A2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

**WINDOW SILL NOTE:**
WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING SHALL BE AT LEAST 24" A.F.F. – ADJUST WINDOW HEIGHT AS REQUIRED.

### EXTERIOR ELEVATION KEYNOTE LEGEND:

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| | |
|---|---|
| E EGRESS | F FIXED |
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| F0 BASEMENT FLOOR LINE | C0 BASEMENT CEILING LINE |
| F1 FIRST FLOOR LINE | C1 FIRST FLOOR CEILING LINE |
| F2 SECOND FLOOR LINE | C2 SECOND FLOOR CEILING LINE |
| F3 ATTIC FLOOR LINE | C3 ATTIC FLOOR CEILING LINE |

**EGRESS WINDOW NOTE:**
EGRESS WINDOWS SHALL HAVE AT LEAST 5.7 S.F. OF CLEAR OPENING (EXCEPT GRADE LEVEL WINDOWS WHICH CAN HAVE 5.0 S.F.) AND HAVE A MINIMUM CLEAR WIDTH OF 20" AND A MINIMUM CLEAR HEIGHT OF 24" AND THE TOP OF THE SILL CAN NOT BE ANY MORE THAN 44" ABOVE THE FLOOR. (SEE WINDOW SILL NOTE).


2302016-A1.20.DWG

ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1997 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597

BUILDER
DJK CUSTOM HOMES
Z. Z. Z. BINDER P. BINDER P.

DESIGNER
DJK CUSTOM DESIGN
(847)639-3646
I=1487263x2937


LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 | 11-30-2026
DATED | EXPIRES

| | |
|---|---|
| 01-09-2025 | FOR BLDG DEPT & OWNER COMMENTS 12/16/2024 |
| 11-22-2024 | FOR BLDG DEPT & OWNER COMMENTS 11/07/2024 |
| 09-23-2024 | PERMIT-BID |

# Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01202025 RESIDENTIAL REVIEW
Reviewed for Code Compliance

EXTERIOR ELEVATIONS REAR & LEFT SIDE

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A1.20

OF 19 SHEETS

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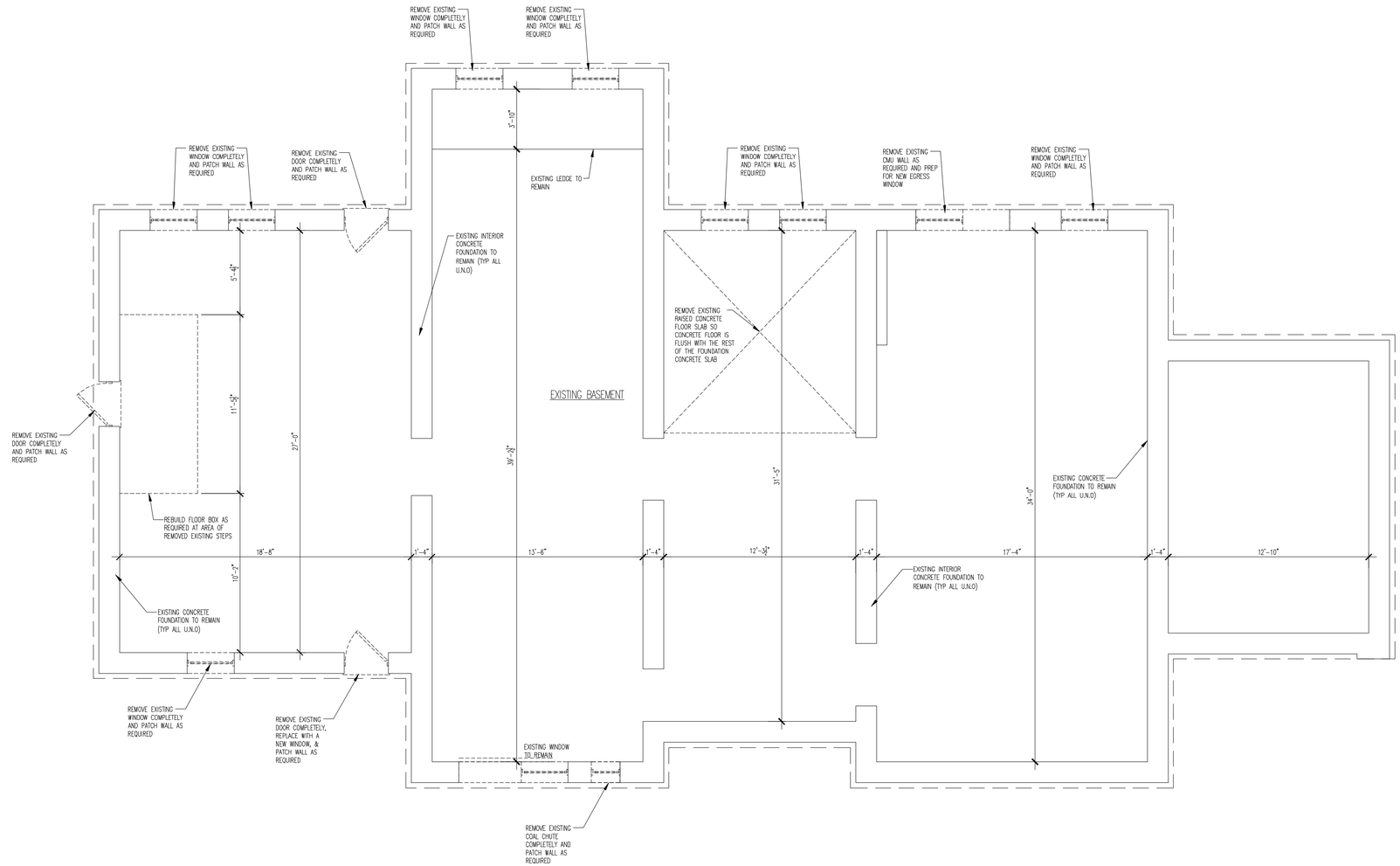
Attached: C:\2302016_Dat-TITLEBLOCK14 | 2302016-ELEV | 2302016-Alleyside Elevation [v4 | 190075-alphamosaictop.png | D
Plotted: 01-09-25@2:42pm (GMD Ver-3.6a (JAR Test))
Base: Rev. 2302016-A1.19
Xref: 2302016-A1.10.dwg

GENERAL PLAN NOTES:
1. REMOVE ALL EXISTING DOORS & WINDOWS
2. ALL EXISTING MASONRY TO REMAIN AS POSSIBLE
3. REMOVE ALL EXISTING DRYWALL
4. REMOVE ALL EXISTING PLUMBING FIXTURES




NORTH

A7 FOUNDATION DEMO PLAN
1/4" = 1'-0"


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005697


BUILDER
DJK CUSTOM HOMES
2 2 2 ELMHURST PLACE

DESIGNER
DJK CUSTOM DESIGN
IL-#813.039434-#86
T= +1 847 791 3377

SEAL
LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 | 11-30-2026
DATED | EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 2 | FOR BLDG DEPT & OWNER COMMENTS 12/16/2024 |
| 11-22-2024 | 1 | FOR BLDG DEPT & OWNER COMMENTS 11/07/2024 |
| 09-23-2024 | | PERMIT-BID |

# Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/20/2025 2024-4244 RESIDENTIAL
Reviewed for Code Compliance

FOUNDATION DEMO PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.00

OF 19 SHEETS

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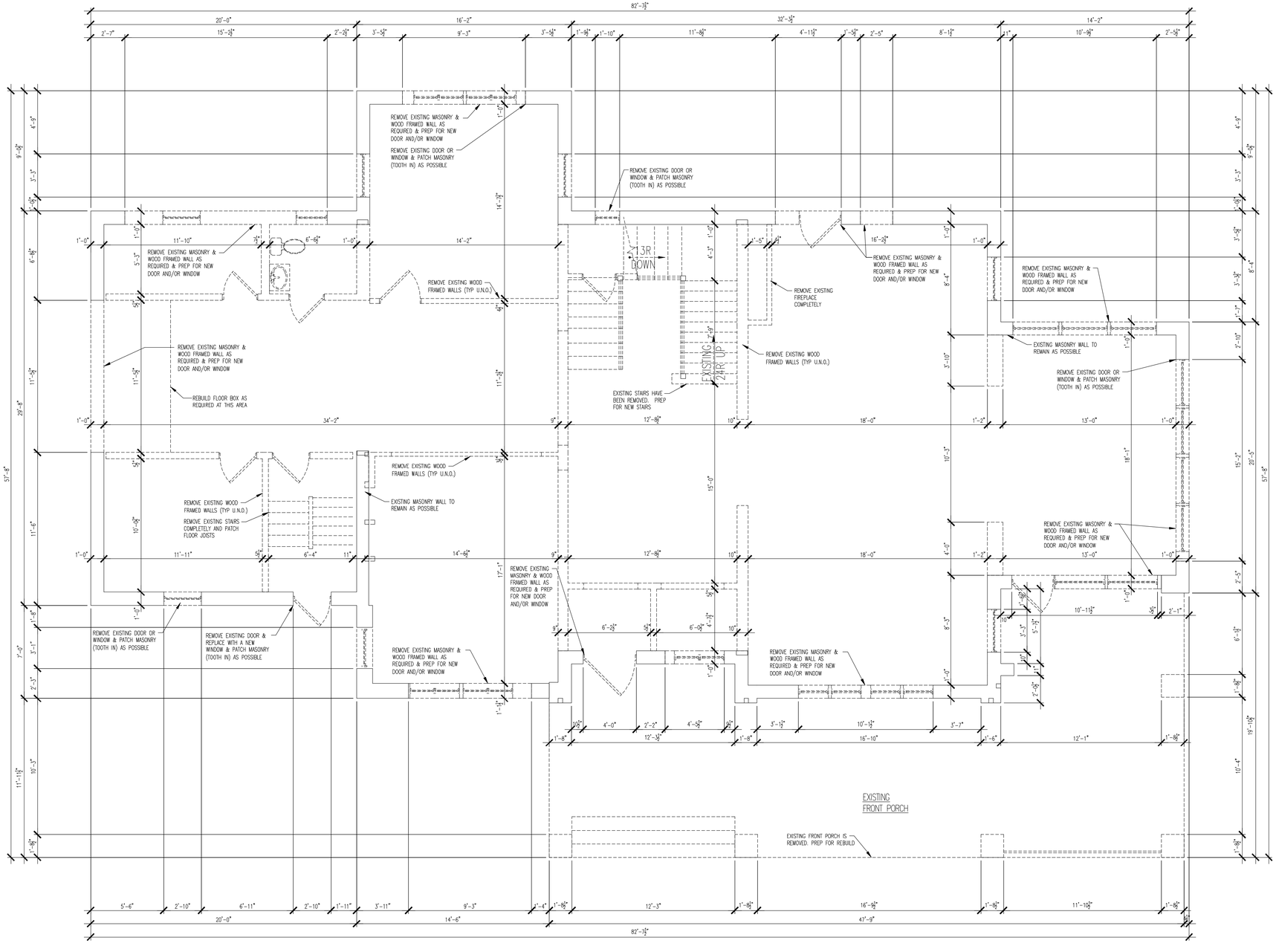
Plotted: 01-09-2025 2:42pm (JOB No:2302016 | 2302016-Plot01 | 2302016-Notes-1 Floor [v] 190929-sjhomeswebpage | )
Plotter: Rev 20250114.pc3
By: Edgar Ortiz
Xrefs: 2302016-A1.00.dwg

GENERAL PLAN NOTES:
1. REMOVE ALL EXISTING DOORS & WINDOWS
2. ALL EXISTING MASONRY TO REMAIN AS POSSIBLE
3. REMOVE ALL EXISTING DRYWALL
4. REMOVE ALL EXISTING PLUMBING FIXTURES




A7 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

NORTH


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597


BUILDER
DJK CUSTOM HOMES
Z Z Z ZZZZZ ZZZZZZ P RIVER P

DESIGNER
DJK CUSTOM DESIGN
B=8633639=36486
T= 14876931337

MICHAEL A. BUHR
LICENSED ARCHITECT
001-015688
STATE OF ILLINOIS
01-09-2025 | 11-30-2026
DATED | EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 2 | FOR BLDG DEPT & OWNER |
| 12-16-2024 | 1 | FOR BLDG DEPT & OWNER |
| 11-22-2024 | 1 | FOR BLDG DEPT & OWNER |
| 11-07-2024 | | COMMENTS |
| 09-23-2024 | | PERMIT-BID |

# Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/22/2025 2025-0001 RES-Zoning Reviewed for Code Compliance

FIRST FLOOR DEMO PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.01

OF 19 SHEETS

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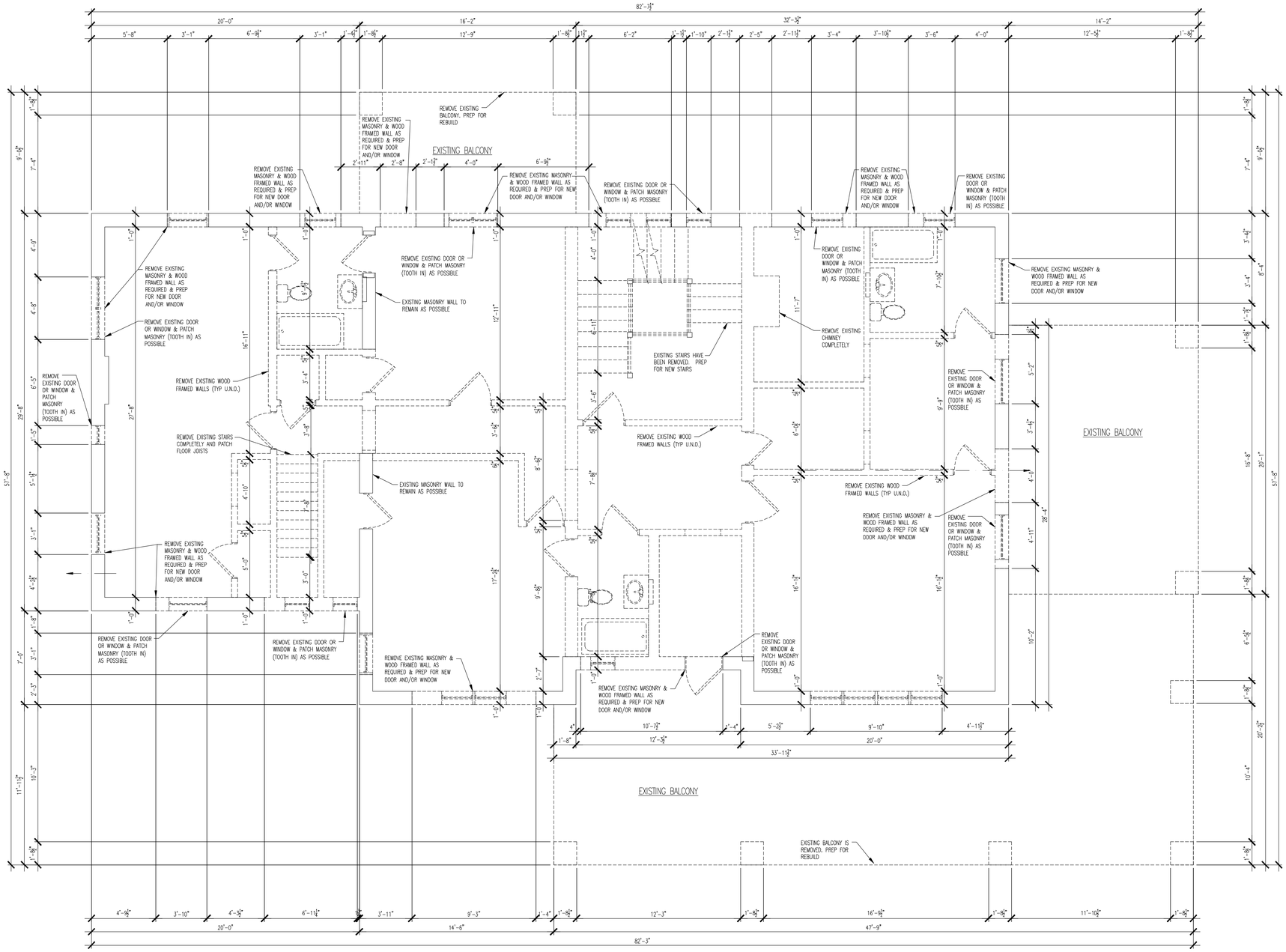
2302016-A2.01.DWG
Attached: 2302016-SUR_TITLEBLOCK-1 | 2302016-Plat01 | 2302016-Notes-1 Floor (1x1 | 190679-@plumbersdesign.pmp | |>
Plotted: 01-09-2025@12:42pm (ARCH Ver 24.0s (LMS Tech))
By: Elaine Ann Olson
File: J:\2023\2302016\Drawings\2302016-A2.01.dwg

GENERAL PLAN NOTES:
1. REMOVE ALL EXISTING DOORS & WINDOWS
2. ALL EXISTING MASONRY TO REMAIN AS POSSIBLE
3. REMOVE ALL EXISTING DRYWALL
4. REMOVE ALL EXISTING PLUMBING FIXTURES




A7 SECOND FLOOR DEMO PLAN
1/4" = 1'-0"

NORTH


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
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Professional Design Firm #: 184-005597


BUILDER
DJK CUSTOM HOMES
2 2 2 E DINNER P PKWY

DESIGNER
DJK CUSTOM DESIGN
815.836.3434
Tel: 1-847.769.1337

STATE OF ILLINOIS
LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
01-09-2025 DATED | 11-30-2026 EXPIRES

| | |
|---|---|
| 01-09-2025 | 2 FOR BLDG DEPT & OWNER COMMENTS |
| 11-22-2024 | 1 FOR BLDG DEPT & OWNER COMMENTS |
| 09-23-2024 | PERMIT-BID |

# Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/20/2025 PLAN REVIEW RESOLVED Reviewed for Code Compliance

SECOND FLOOR DEMO PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.02

OF 19 SHEETS

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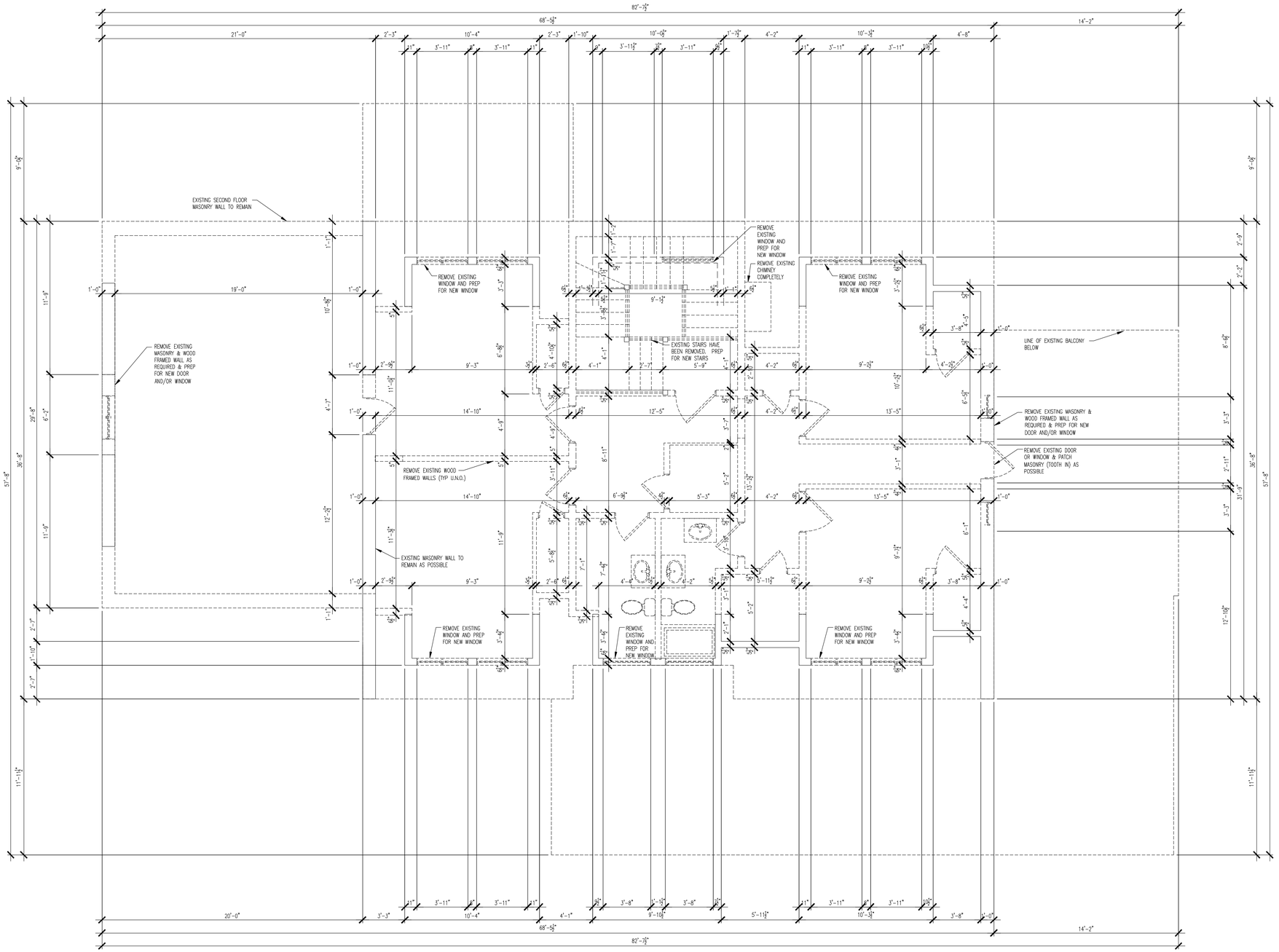
2302016-A2.02.DWG
Attached: [ 2302016-Exh TITLEBLOCK4 ] [ 2302016-Plot01 ] [ 2302016-Retro-1 Floor (v4) (#2507)-dphumeseblogs.pgs ] [>
Plotted: 01-09-2025-2:45pm (ACAD ver-24.0s (LMS 4ea))
Plotter: Rev 2302016-A2.02
By: Emily Ann Olson

GENERAL PLAN NOTES:
1. REMOVE ALL EXISTING DOORS & WINDOWS
2. ALL EXISTING MASONRY TO REMAIN AS POSSIBLE
3. REMOVE ALL EXISTING DRYWALL
4. REMOVE ALL EXISTING PLUMBING FIXTURES




NORTH

A7 ATTIC FLOOR PLAN
1/4" = 1'-0"


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597

BUILDER
DJK CUSTOM HOMES
2 2 2 E SUNRISE P RIVER P

DESIGNER
DJK CUSTOM DESIGN
B=963 839-3486
I=+48 785 931 3377


STATE OF ILLINOIS
LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
01-09-2025 | 11-30-2026
DATED | EXPIRES

| | |
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| 11-22-2024 | 1 FOR BLDG DEPT & OWNER COMMENTS |
| 09-23-2024 | PERMIT-BID |

Heritage Place Mansion Remodel
126 & 128 N Wright St
Naperville, IL 60563

Naperville
11/20/2025
BUILDING DIVISION
Reviewed for Code Compliance

ATTIC FLOOR DEMO PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.03

OF 19 SHEETS

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2302016-A2.03.DWG
Attached: 2302016 - Exist. TITLEBLOCK v1 | 2302016 - Proto2 | 2302016 - Relocate 1 Floor (v-2 1993075 - dphelmreadstop.png | >
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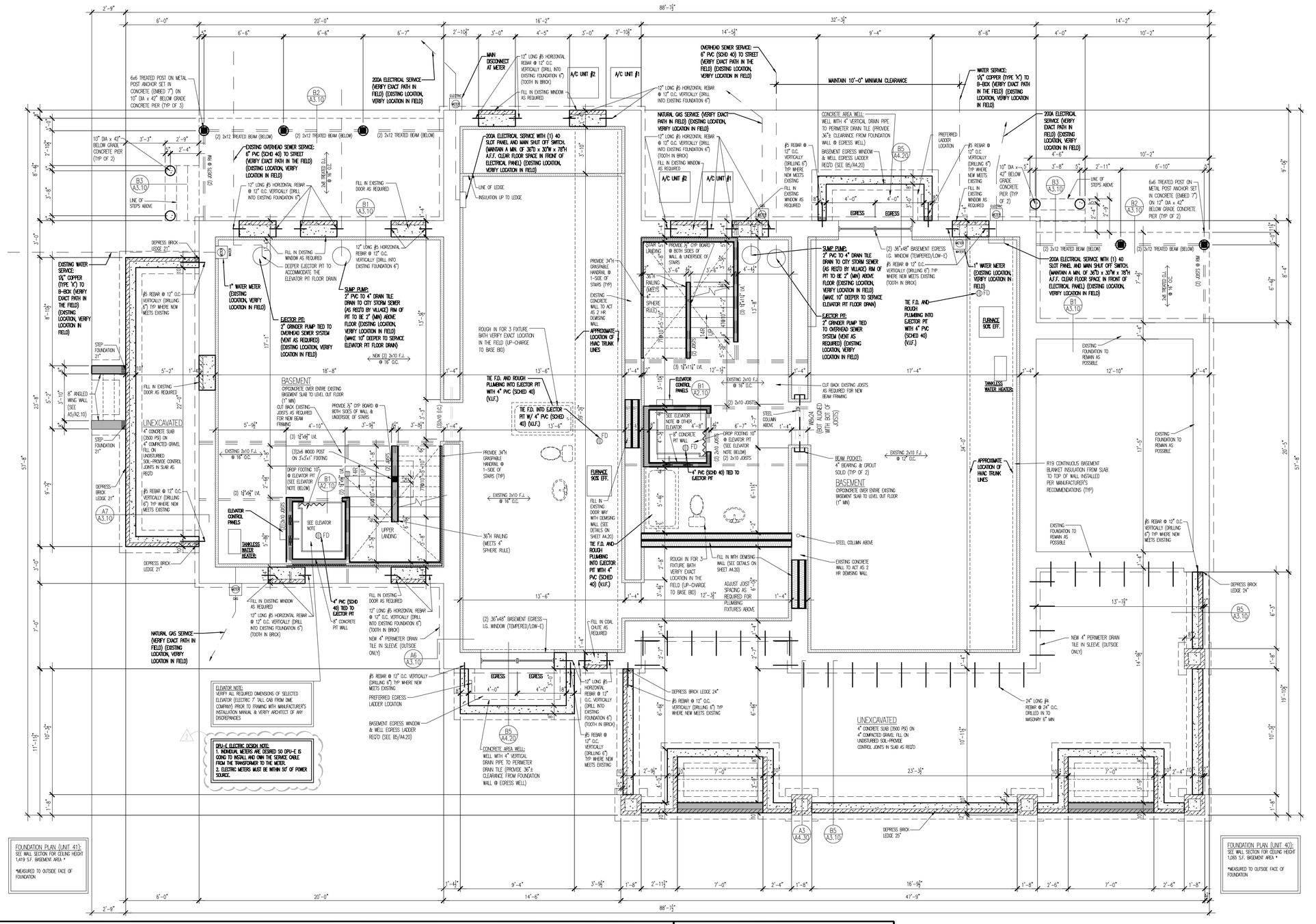
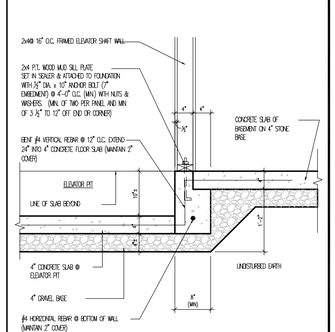
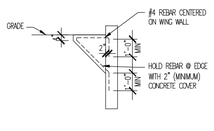
Plotter: (ADD Ver 24.0s (LMS Tech))
Plotted By: EAO
Xrefs: 2302016-A2.03.dwg


63




B1 ELEVATOR PIT DETAIL
3/4" = 1'-0"




A5 WING WALL DETAIL
N.T.S.

A7 FOUNDATION PLAN
1/4" = 1'-0"

NORTH

GENERAL FOUNDATION PLAN NOTES:

1. ALL CONTRACTORS TO REFER TO ALL NOTES ON SHEET A0.10 FOR ADDITIONAL INFORMATION.
   - 1.1. SECTION 1 FOR GENERAL REQUIREMENTS
   - 1.2. SECTION 2 & 3 FOR EXCAVATION NOTES AND CONCRETE NOTES
   - 1.3. SECTION 4 FOR MASONRY NOTES
   - 1.4. SECTION 5 FOR STEEL NOTES
   - 1.5. SECTION 6, 7, 8, & 9 FOR CARPENTRY, FIRE BLOCKING, MOISTURE CONTROL & DOOR-WINDOW NOTES.
   - 1.6. SECTION 10, 11, 12 & 13 FOR MECHANICAL, PLUMBING, ELECTRICAL & SMOKE/CO DETECTOR NOTES.
   - 1.7. SECTION 14 FOR IECC NOTES
   - 1.8. SECTION 15, 16 & 17 FOR ATTIC/CRAWL ACCESS, MISCELLANEOUS & FINISH NOTES.
   - 1.9. SECTION 18 FOR NAPERVILLE SPECIFIC NOTES.
2. FOR BASEMENT EGRESS WINDOWS – SEE DETAIL B1/A2.10.
3. PROVIDE PASSIVE RADON SYSTEM – SEE DETAIL A4/A4.20
4. ALL STRUCTURAL STEEL COLUMNS TO BE 3 1/2" DIA. CONCRETE FILLED PIPE COLUMNS WITH STEEL BEARING PLATES TOP AND BOTTOM. TOP PLATES TO BE BOLT CONNECTED TO BEAM ABOVE AND BOTTOM PLATE TO BE "REDHEAD" ANCHORED INTO CONCRETE FOOTING. BASEMENT FLOOR SLAB TO PROVIDE FINAL ANCHORING.

A1 NOTES
NO SCALE

ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm # 184-005697

BUILDER
DJK CUSTOM HOMES
2 2 2 BANKER P PKWY P

DESIGNER
DJK CUSTOM DESIGN
B=(847)839-3686
T=+1(847)812-3337

LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 DATED | 11-30-2026 EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 1 | FOR BLDG DEPT & OWNER COMMENTS |
| 11-22-2024 | 1 | FOR BLDG DEPT & OWNER COMMENTS |
| 09-23-2024 | 1 | PERMIT-BID |

Heritage Place Mansion Remodel
126 & 128 N Wright St
Naperville, IL 60563

Naperville 11/20/2025 BUILDING DIVISION Reviewed for Code Compliance

FOUNDATION PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.10

OF 19 SHEETS

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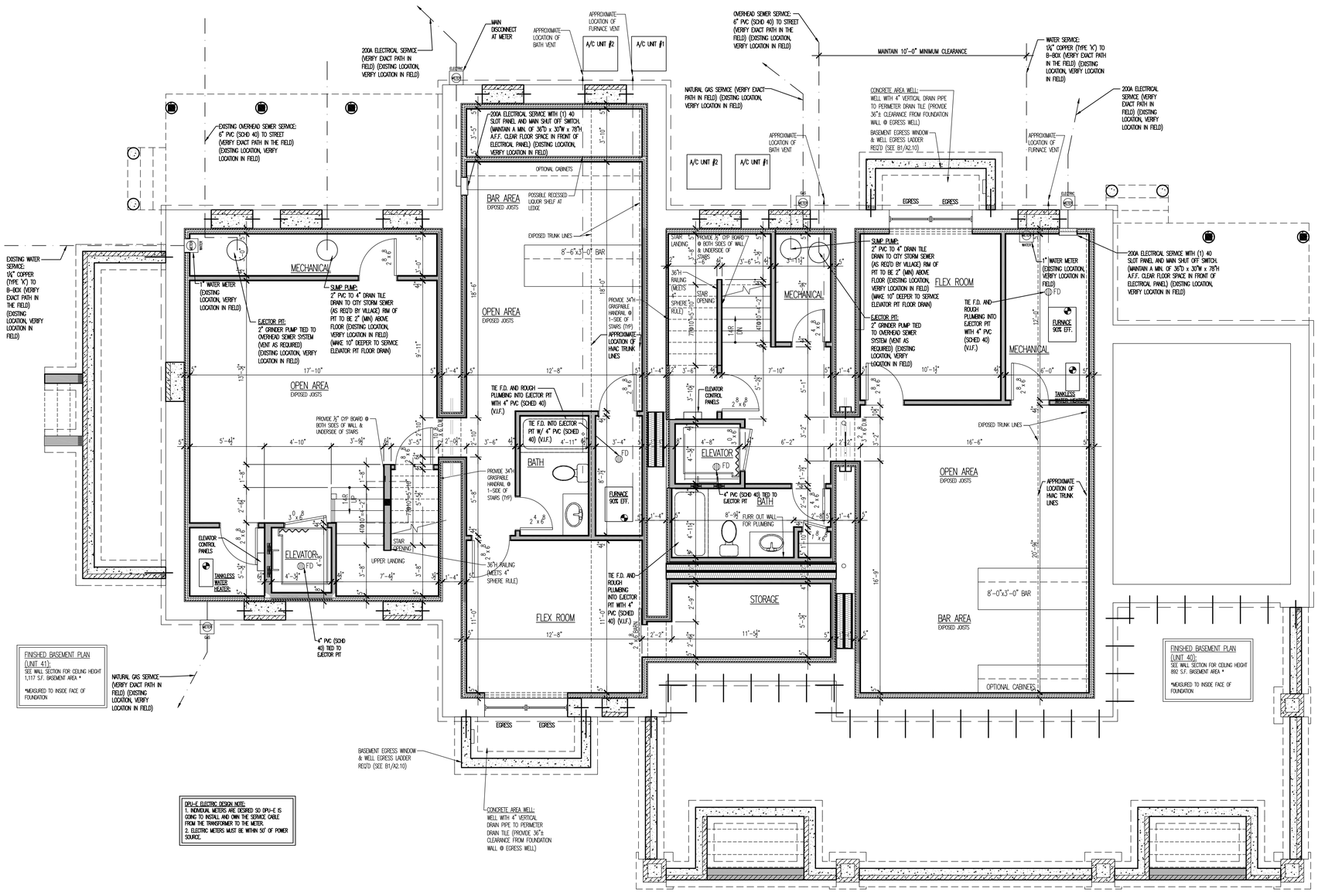
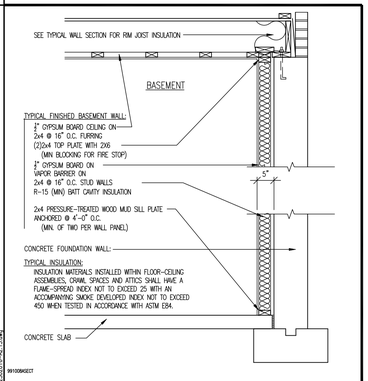
Attached: 2302016-Exh TITLEBLOCK | 2302016-Proj00 | 2302016-Arch-S-Proj | 2302016-Proj01 | 2302016-First Elevator Plt (v1 190875-dj@arrowsedge.png | ▷
Plotted: 01-09-2025 9:42pm (ACAD Ver 24.0s (LMS Tech))
Plotter: Rev. 2020 (EPLOT.pc3)
Style: 2302016-A1.ctb

GENERAL FOUNDATION PLAN NOTES:

1. ALL CONTRACTORS TO REFER TO ALL NOTES ON SHEET A0.10 FOR ADDITIONAL INFORMATION.
   1.1. SECTION 1 FOR GENERAL REQUIREMENTS
   1.2. SECTION 2 & 3 FOR EXCAVATION NOTES AND CONCRETE NOTES
   1.3. SECTION 4 FOR MASONRY NOTES
   1.4. SECTION 5 FOR STEEL NOTES
   1.5. SECTION 6, 7, 8, & 9 FOR CARPENTRY, FIRE BLOCKING, MOISTURE CONTROL & DOOR-WINDOW NOTES.
   1.6. SECTION 10, 11, 12 & 13 FOR MECHANICAL, PLUMBING, ELECTRICAL & SMOKE/CO DETECTOR NOTES.
   1.7. SECTION 14 FOR ICC NOTES
   1.8. SECTION 15, 16 & 17 FOR ATTIC/CRAWL ACCESS, MISCELLANEOUS & FINISH NOTES.
   1.9. SECTION 18 FOR NAPERVILLE SPECIFIC NOTES.
2. FOR BASEMENT EGRESS WINDOWS – SEE DETAIL B1/A2.10.
3. PROVIDE PASSIVE RADON SYSTEM – SEE DETAIL A4/A4.20
4. ALL STRUCTURAL STEEL COLUMNS TO BE 3 1/2" DIA. CONCRETE FILLED PIPE COLUMNS WITH STEEL BEARING PLATES TOP AND BOTTOM. TOP PLATES TO BE BOLT CONNECTED TO BEAM ABOVE AND BOTTOM PLATE TO BE "REDHEAD" ANCHORED INTO CONCRETE FOOTING. BASEMENT FLOOR SLAB TO PROVIDE FINAL ANCHORING.




A1 | FINISHED BASEMENT
N.T.S.

A7 | FINISHED BASEMENT PLAN
1/4" = 1'-0"

NORTH


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1997 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597


BUILDER
DJK CUSTOM HOMES
2 2 2 EISNER R P RIVER P

DESIGNER
DJK CUSTOM DESIGN
15-963 3RD AVE
Tel: 4187631937

LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 DATED | 11-30-2026 EXPIRES

| | |
|---|---|
| 01-09-2025 | 2 FOR BLDG DEPT & OWNER COMMENTS 12/16/2024 |
| 11-22-2024 | 1 FOR BLDG DEPT & OWNER COMMENTS 11/07/2024 |
| 09-23-2024 | PERMIT-BID |

Heritage Place Mansion Remodel
126 & 128 N Wright St
Naperville, IL 60563

Naperville 01/20/2025 RES-302-24 Reviewed for Code Compliance

FINISHED BASEMENT PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.15

OF 19 SHEETS

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2302016-A2.15.DWG
Attached: I:\2302016-Eisner, Phillip\DWG\A1-4 | I:\2302016-Plan01 | I:\2302016-Notes-S-Fire | I:\2302016-Sect-Fin-Bsmt [A-4] 19909075-4bfdcmwwe8qp.png | I:\
Plotted: 01-09-25@02:40pm (ACAD Ver.24.0s (LMS Tech))
Plotter: Acrobat PDF - Color.pc3
Paper Size: ARCH D (24.00 x 36.00 Inches)

GENERAL PLAN NOTES:
1. REFER TO ALL NOTES ON SHEET A0.10 FOR ADDITIONAL INFORMATION.
1.1. SECTION 1 FOR GENERAL REQUIREMENTS
1.2. SECTION 2 & 3 FOR EXCAVATION NOTES AND CONCRETE NOTES
1.3. SECTION 4 FOR MASONRY NOTES
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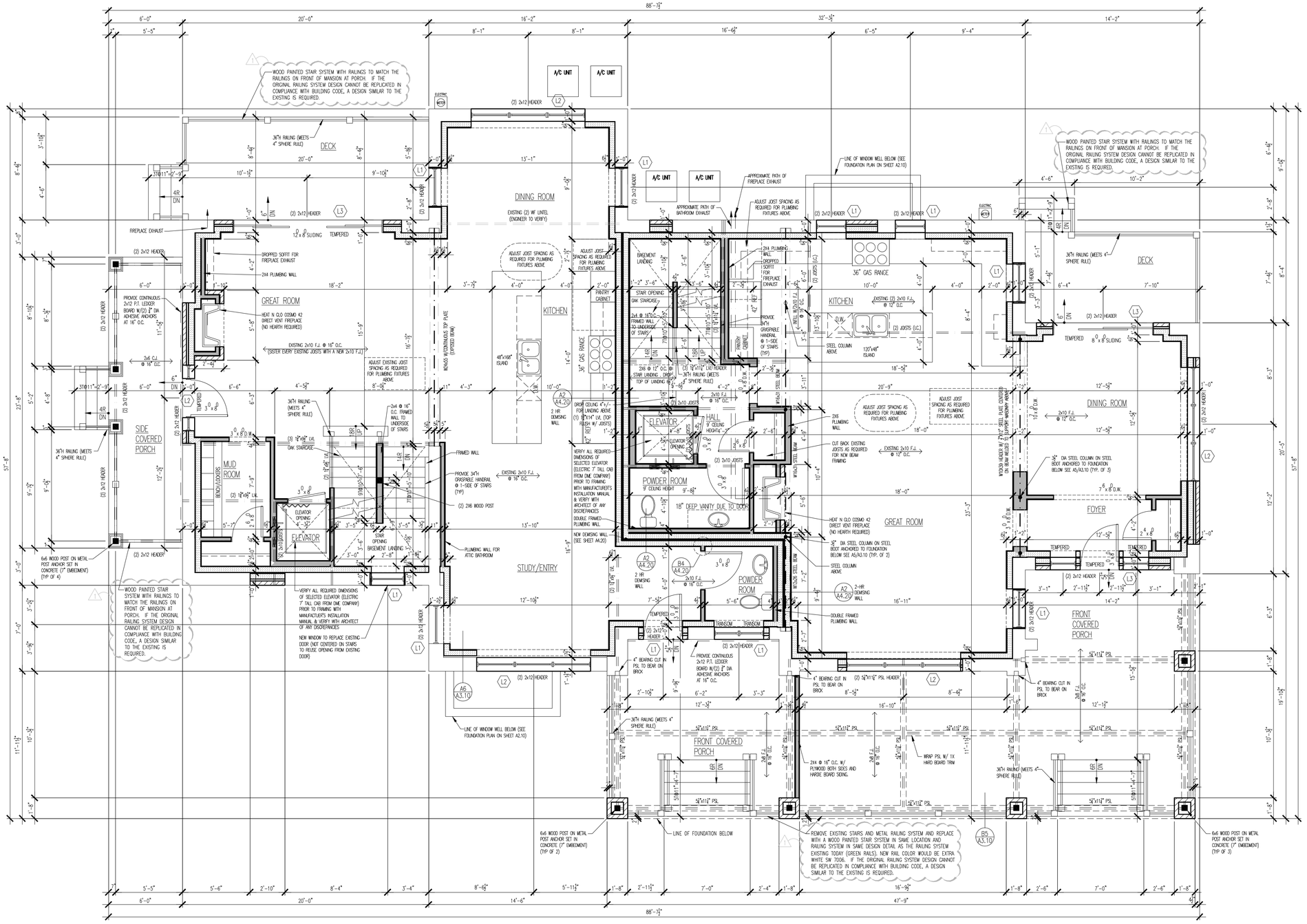
1.7. SECTION 14 FOR ICCC NOTES
1.8. SECTION 15, 16 & 17 FOR ATTIC/CRAWL ACCESS, MISCELLANEOUS & FINISH NOTES.
1.9. SECTION 18 FOR NAPERVILLE SPECIFIC NOTES.
2. SEE GENERAL PLAN NOTES ON FIRST FLOOR SHEET FOR ADDITIONAL INFORMATION.

ADDITIONAL NOTES:
1. EACH EV-CAPABLE SPACE SHALL FEATURE A CONTINUOUS RACEWAY OR CABLE ASSEMBLY INSTALLED BETWEEN AN ENCLOSURE OR OUTLET LOCATED WITHIN 3 FEET OF THE EV-CAPABLE SPACE AND A SUITABLE PANELBOARD OR OTHER ONSITE ELECTRICAL DISTRIBUTION EQUIPMENT. THE ELECTRICAL DISTRIBUTION EQUIPMENT TO WHICH THE RACEWAY OR CABLE ASSEMBLY CONNECTS SHALL HAVE SUFFICIENT DEDICATED SPACE AND SPARE ELECTRICAL CAPACITY FOR A 2-POLE CIRCUIT BREAKER OR SET OF FUSES.
2. INTERIOR LIGHTING CONTROLS: PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE.




| BRICK OR STONE LINTELS | | |
|---|---|---|
| TAG | SPAN | LINTEL SIZE |
| L1 | – | 4" x 4" x 5/16" W/4" BEARING |
| L2 | – | 6" x 4" x 3/8" W/6" BEARING |
| L3 | – | 8" x 4" x 3/8" BENT PLATE W/3/4" DIA LAG BOLTS TO STRUCTURE @ 48" O.C. IN VERTICAL SLOTS |
| | | |

GENERAL LINTEL NOTES:
1. LONG LEG OF LINTEL SHALL ALWAYS BE RUN VERTICALLY, U.N.O.
2. LINTELS SHALL HAVE A BEARING LENGTH OF 8" MINIMUM.
3. LINTELS SHALL HAVE A SHOP COATED RUST-INHIBITIVE PAINT

LINTEL SCHEDULE 2019-04

FIRST FLOOR PLAN (UNIT 41):
9'-10"± CEILING HEIGHT, U.N.O.
1,425 S.F. HEATED LIVING SPACE
218 S.F. FRONT PORCH AREA
142 S.F. SIDE PORCH AREA
180 S.F. DECK AREA

ADDITIONAL NOTES:
1. ALL NEW WINDOWS TO BE RECESSED BACK 4½" FROM EXTERIOR FACE OF EXISTING BRICK & HAVE A PVC EXTENSION JAMB
2. ALL NEW WINDOWS TO HAVE NEW LINTELS ABOVE FOR EACH BRICK WYTHE (3 ASSUMED).
3. SISTER NEW MATERIAL TO ANY COMPROMISED MATERIAL & REPLACE AS NEEDED.

FIRST FLOOR PLAN (UNIT 40):
9'-10"± CEILING HEIGHT, U.N.O.
1,348 S.F. HEATED LIVING SPACE
495 S.F. FRONT PORCH AREA
116 S.F. DECK AREA

NORTH

# A7 FIRST FLOOR PLAN
1/4" = 1'-0"


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm # 184-005697


BUILDER
DJK CUSTOM HOMES
2 2 2 W. ELMHURST P.O. BOX 2
Z I P: 6 0 5 6 3 - 3 4 8 6
T e l e p h o n e : 6 3 0 - 8 3 2 - 3 3 7 7

DESIGNER
DJK CUSTOM DESIGN

STATE OF ILLINOIS
LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
01-09-2025 DATED | 11-30-2026 EXPIRES

| | |
|---|---|
| 01-09-2025 | 4 FOR BLDG DEPT & OWNER COMMENTS 12/16/2024 |
| 11-22-2024 | 3 FOR BLDG DEPT & OWNER COMMENTS 11/07/2024 |
| 09-23-2024 | 2 PERMIT-BID |

Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/20/2025 BUILDING DIVISION REVIEWED Reviewed for Code Compliance

FIRST FLOOR PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.20

OF 19 SHEETS

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Attached:C:\2302016-QA-TITLEBLOCK4 | 2302016-Perth1 | 2302016-Arbor-2 Floor | 2302016-LINTEL SCHEDULE 2019-04 [>C:\1909075-dphotomesh\dog.png |>
Plotted: 01-09-2025 2:40pm (AD6 by=1-4.0a (LME Tools))
Plotted By: EAO
Plotted Rev: 2302016-12-24.dwg


99

GENERAL PLAN NOTES:
1. REFER TO ALL NOTES ON SHEET AQ.10 FOR ADDITIONAL INFORMATION.
   1.1. SECTION 1 FOR GENERAL REQUIREMENTS
   1.2. SECTION 2 & 3 FOR EXCAVATION NOTES AND CONCRETE NOTES
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   1.9. SECTION 18 FOR NAPERVILLE SPECIFIC NOTES.
2. SEE GENERAL PLAN NOTES ON FIRST FLOOR SHEET FOR ADDITIONAL INFORMATION.

ADDITIONAL NOTES:
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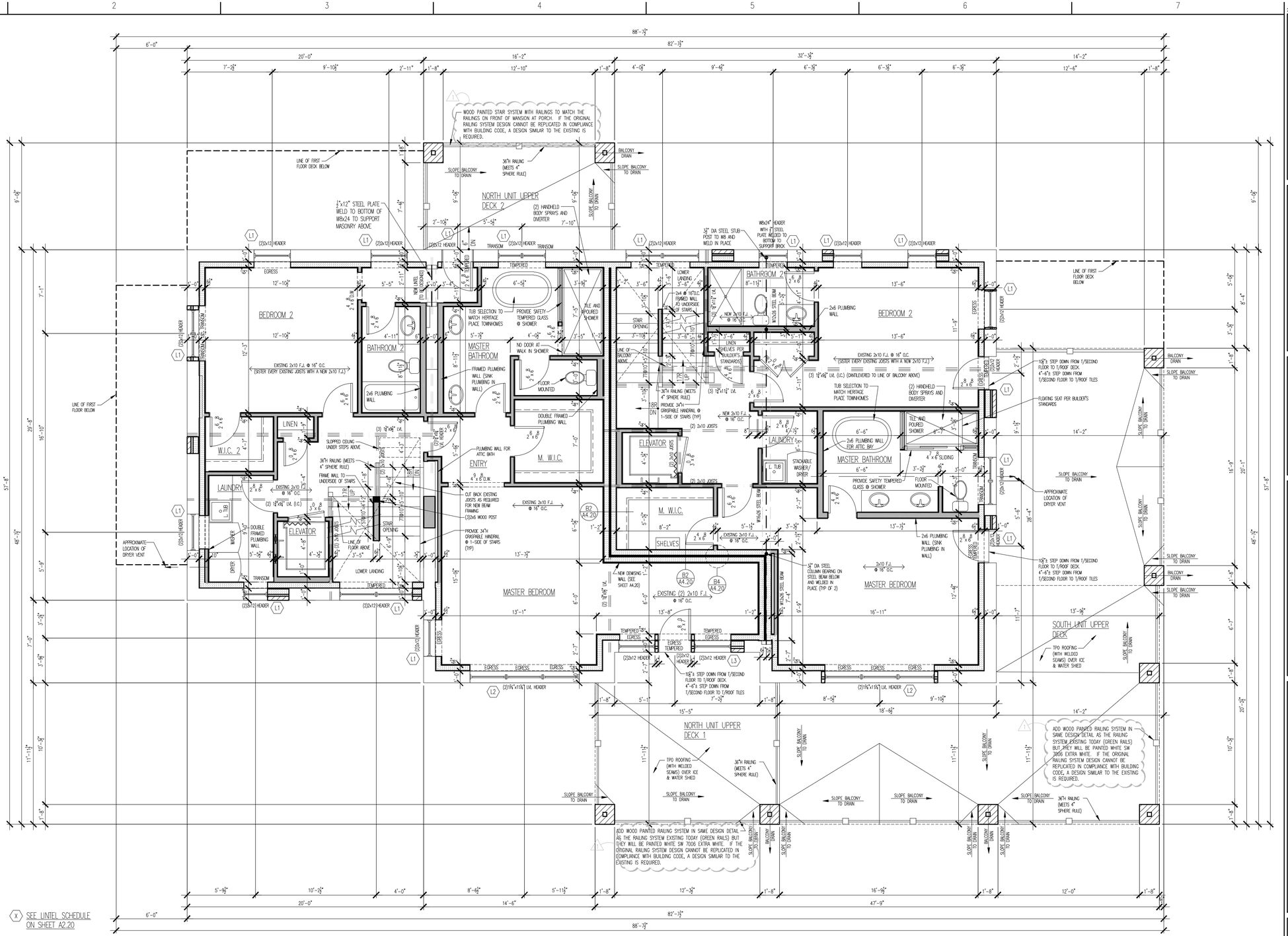


SECOND FLOOR PLAN (UNIT 41):
8'-11"± CEILING HEIGHT, U.N.O.

1,202 S.F. HEATED LIVING SPACE
92 S.F. STAIR AREA
1,294 S.F. TOTAL HEATED LIVING AREA

219 S.F. UPPER DECK 1
146 S.F. UPPER DECK 2

ADDITIONAL NOTES:
1. ALL NEW WINDOWS TO BE RECESSED BACK 4½" FROM EXTERIOR FACE OF EXISTING BRICK & HAVE A PVC EXTENSION JAMB
2. ALL NEW WINDOWS TO HAVE NEW LINTELS ABOVE FOR EACH BRICK WYTHE (3 ASSUMED).
3. SISTER NEW MATERIAL TO ANY COMPROMISED MATERIAL & REPLACE AS NEEDED.

SECOND FLOOR PLAN (UNIT 40):
8'-11"± CEILING HEIGHT, U.N.O.

955 S.F. HEATED LIVING SPACE
108 S.F. STAIR AREA
1,063 S.F. TOTAL HEATED LIVING AREA

772 S.F. UPPER DECK AREA

NORTH

A7 SECOND FLOOR PLAN
1/4" = 1'-0"


ARCHITECT
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14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
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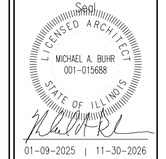
BUILDER
DJK CUSTOM HOMES
2 2 2 E. MANOR P. PRAIRIE P.
B=(963)839-3486
I=(480)703-3337

DESIGNER
DJK CUSTOM DESIGN



01-09-2025 DATED | 11-30-2026 EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 2 | FOR BLDG DEPT & OWNER COMMENTS |
| 11-22-2024 | 1 | FOR BLDG DEPT & OWNER COMMENTS |
| 09-23-2024 | | PERMIT-BID |

Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/20/2025 BUILDING DIVISION RESIDENTIAL Reviewed for Code Compliance

SECOND FLOOR PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.30

OF 19 SHEETS

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2302016-A2.30.DWG
Model: I:\2023\16-Dir_TITLEBLOCK4 | 2302016-Port2 | 2302016-Arch-2 Floor (v1) | 190979-@Xunnestairpp.png | ▷
Plotted: 01-09-25@2:41pm (ARCH full-v1.4.0a (UIE 1bit))
Plotter Rev: 2025-01-13.STB
By: EAO | 2302016-01-13.STB

GENERAL PLAN NOTES:
1. REFER TO ALL NOTES ON SHEET A0.10 FOR ADDITIONAL INFORMATION.
1.1. SECTION 1 FOR GENERAL REQUIREMENTS
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1.9. SECTION 18 FOR NAPERVILLE SPECIFIC NOTES.
2. SEE GENERAL PLAN NOTES ON FIRST FLOOR SHEET FOR ADDITIONAL INFORMATION.

ADDITIONAL NOTES:
1. EACH EV-CAPABLE SPACE SHALL FEATURE A CONTINUOUS RACEWAY OR CABLE ASSEMBLY INSTALLED BETWEEN AN ENCLOSURE OR OUTLET LOCATED WITHIN 3 FEET OF THE EV-CAPABLE SPACE AND A SUITABLE PANELBOARD OR OTHER ONSITE ELECTRICAL DISTRIBUTION EQUIPMENT. THE ELECTRICAL DISTRIBUTION EQUIPMENT TO WHICH THE RACEWAY OR CABLE ASSEMBLY CONNECTS SHALL HAVE SUFFICIENT DEDICATED SPACE AND SPARE ELECTRICAL CAPACITY FOR A 2-POLE CIRCUIT BREAKER OR SET OF FUSES.
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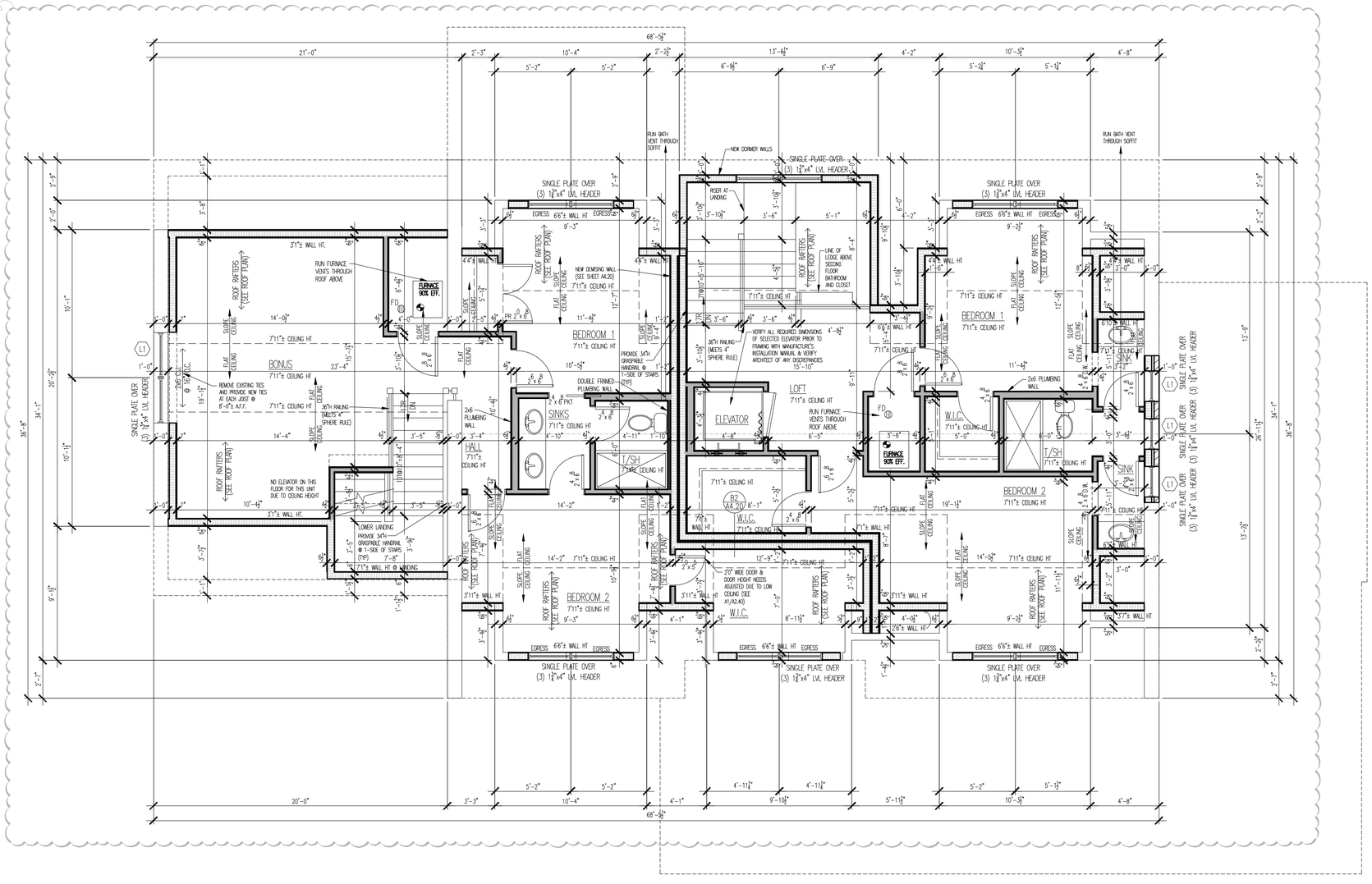



(X) SEE LINTEL SCHEDULE ON SHEET A2.20

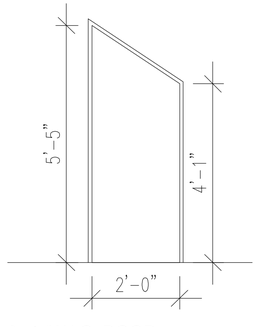
ATTIC FLOOR PLAN (UNIT 41):
7'-11"± CEILING HEIGHT, U.N.O.

913 S.F. HEATED LIVING SPACE
85 S.F. STAIR AREA
998 S.F. TOTAL HEATED LIVING AREA

ADDITIONAL NOTES:
1. ALL NEW WINDOWS TO BE RECESSED BACK 4½" FROM EXTERIOR FACE OF EXISTING BRICK & HAVE A PVC EXTENSION JAMB
2. ALL NEW WINDOWS TO HAVE NEW LINTELS ABOVE FOR EACH BRICK WYTHE (3 ASSUMED).
3. SISTER NEW MATERIAL TO ANY COMPROMISED MATERIAL & REPLACE AS NEEDED.

ATTIC FLOOR PLAN (UNIT 40):
7'-11"± CEILING HEIGHT, U.N.O.

758 S.F. HEATED LIVING SPACE
140 S.F. STAIR AREA
898 S.F. TOTAL HEATED LIVING AREA




A1 W.I.C. DOOR
NO SCALE

A7 ATTIC FLOOR PLAN
1/4" = 1'-0"


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597


BUILDER
DJK CUSTOM HOMES
2 2 2 LINKER PRIVER P

DESIGNER
DJK CUSTOM DESIGN
815.630.3486
1= 4827913937

LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 DATED | 11-30-2026 EXPIRES

| | |
|---|---|
| 01-09-2025 | 2 FOR BLDG DEPT & OWNER COMMENTS 12/16/2024 |
| 11-27-2024 | 1 FOR BLDG DEPT & OWNER COMMENTS 11/07/2024 |
| 09-23-2024 | PERMIT-BID |

Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/20/2025 BUILDING DIVISION RESIDENTIAL Reviewed for Code Compliance

ATTIC FLOOR PLAN

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A2.40

OF 19 SHEETS

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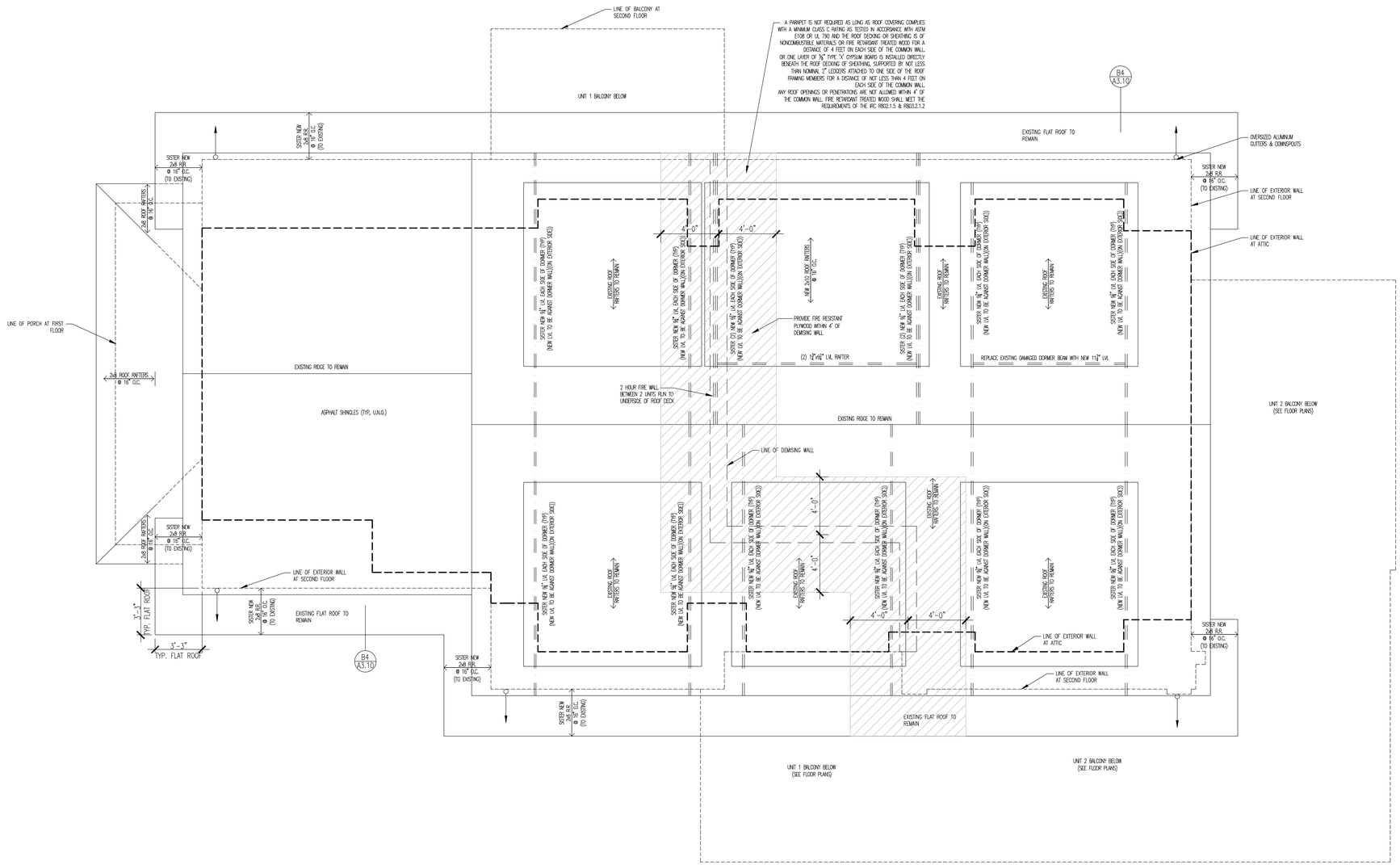
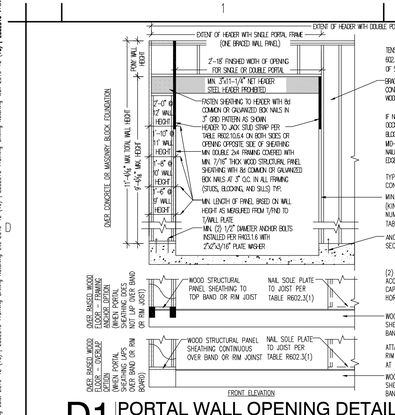
Attached:I:\2302016_Dok_TRIS\DGN\A4.1_2302016_Proj01.1 | 2302016_Proj01 | 2302016-6x6SE DOOR | 2302016-Notes-2 Floor (v4) | 1909079 - @phonesetup.png | I>
Plotted: 01-09-25@5:41pm (AIA) w=24.0a (ARCH E1 full)
By: Mike Buhr
Plotted: 2302016-02.dwg

GENERAL ROOF PLAN NOTES:

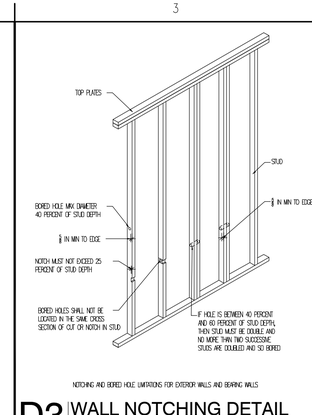
1. REFER TO ALL NOTES ON SHEET A0.10 FOR ADDITIONAL INFORMATION.
   - 1.1. SECTION 1 FOR GENERAL REQUIREMENTS
   - 1.2. SECTION 2 & 3 FOR EXCAVATION NOTES AND CONCRETE NOTES
   - 1.3. SECTION 4 FOR MASONRY NOTES
   - 1.4. SECTION 5 FOR STEEL NOTES
   - 1.5. SECTION 6, 7, 8, & 9 FOR CARPENTRY, FIRE BLOCKING, MOISTURE CONTROL & DOOR-WINDOW NOTES.
   - 1.6. SECTION 10, 11, 12 & 13 FOR MECHANICAL, PLUMBING, ELECTRICAL & SMOKE/CO DETECTOR NOTES.
   - 1.7. SECTION 14 FOR IECC NOTES
   - 1.8. SECTION 15, 16 & 17 FOR ATTIC/CRAWL ACCESS, MISCELLANEOUS & FINISH NOTES.
   - 1.9. SECTION 18 FOR NAPERVILLE SPECIFIC NOTES.
2. ICE & WATER SHIELD NOTE: PROVIDE ICE & WATER SHIELD AT EAVES ALL TO POINT THAT IS 24" FROM INSIDE OF HEATED WALL LINE, AT ALL VALLEYS RUN 18" EACH WAY AND AT ALL LOW SLOPED ROOFS (LESS THAN 4:12) AND AT ALL WALL ROOF INTERSECTIONS UNDER FLASHING (RUN 18" EACH WAY)
3. ATTIC VENTILATION NOTE: INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR FROM THE EAVE INTO THE ATTIC. FOR AIR IMPERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE MUST BE INSTALLED BETWEEN EACH RAFTER ALONG THE SIDE AND OVER THE INSULATION
4. FRAMING NOTE: ROOF CONTAINS DIFFERENT SIZE RAFTERS, CONTRACTOR CAN ADJUST BEARING HEIGHT BY ADDED WOOD PLATES OR INCREASING RAFTER HEEL CUT OR COMBINATION OF BOTH TO KEEP EAVE FACE IN LINE. CONTRACTOR HAS OPTION TO UPSIZE ALL RAFTERS TO THE SAME SIZE
5. PURLIN NOTE: PURLIN SHALL MATCH ROOF RAFTER SIZE IT SUPPORTS & SHALL BE CONTINOUS AND SUPPORTED BY 2x4@45° OC BRACES ANGLED DOWN NO LESS THAN 45° FROM HORIZONTAL TO BEARING WALLS. PROVIDE 2x6 HORIZONTAL BRACING ON 2x4@8'-0" OC MAX. SEE PURLIN DETAIL THIS SHEET.
6. SIMPSON H2.5 HURRICANE TIE-DOWNS AT 48" O.C. MIN TO BE PROVIDED PER IRC. H2.5 CLIPS TO BE PROVIDED AT ALL CATHEDRAL RAFTERS, TRAY CEILING RAFTERS, BARREL VAULT RAFTERS, AS WELL AS ANY RAFTERS ATTACHED WITH LOOKOUTS.
7. PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
8. ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. NUMBER AND LOCATIONS SHALL BE BASED ON 1/300 TOTAL AREA OF VENTS PER IRC.


LINE OF BALCONY AT SECOND FLOOR
A PARAPET IS NOT REQUIRED AS LONG AS ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RAING AS TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 AND THE ROOF DECKING OR SHEATHING IS OF NONCOMBUSTIBLE MATERIALS OR FIRE RETARDANT TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE COMMON WALL. OR ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OF SHEATHING, SUPPORTED BY NOT LESS THAN NOMINAL 2" LEDGERS ATTACHED TO ONE SIDE OF THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET ON EACH SIDE OF THE COMMON WALL. ANY ROOF OPENINGS OR PENETRATIONS ARE NOT ALLOWED WITHIN 4' OF THE COMMON WALL. FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF THE IRC R802.1.5 & R803.2.1.2
UNIT 1 BALCONY BELOW
B4 A3.10
EXISTING FLAT ROOF TO REMAIN
OVERSIZED ALUMINUM GUTTERS & DOWNSPOUTS
SISTER NEW 2x8 RIR @ 16" O.C. (TO EXISTING)
LINE OF EXTERIOR WALL AT SECOND FLOOR
LINE OF EXTERIOR WALL AT ATTIC
LINE OF PORCH AT FIRST FLOOR
2x8 ROOF RAFTERS @ 16" O.C.
EXISTING RIDGE TO REMAIN
ASPHALT SHINGLES (TYP. U.N.O.)
SISTER NEW 2x8 RIR @ 16" O.C. (TO EXISTING)
LINE OF EXTERIOR WALL AT SECOND FLOOR
LINE OF EXTERIOR WALL AT ATTIC
1'-1" TYP. FLAT ROOF
3'-3" TYP. FLAT ROOF
EXISTING FLAT ROOF TO REMAIN
B4 A3.10
SISTER NEW 2x8 RIR @ 16" O.C. (TO EXISTING)




# D1 PORTAL WALL OPENING DETAIL
NO SCALE (48)

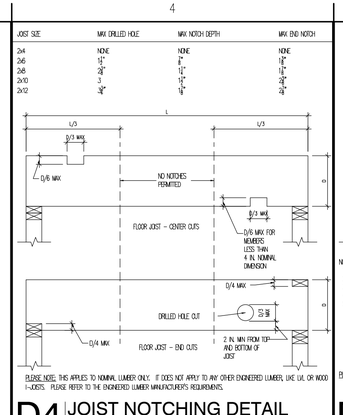
FRAMING-WIRTHOR WALL PORTAL OPENING 2019-12 (48)




# D3 WALL NOTCHING DETAIL
NO SCALE (16)

Framing-Drilling Notching-Wall, 2019-12 (48)

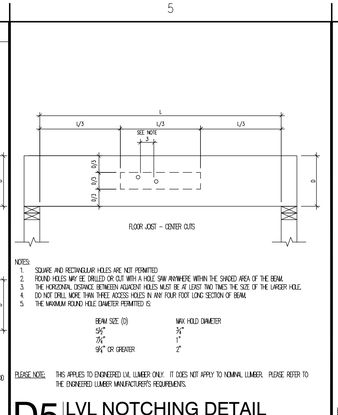
| JOIST SIZE | MAX DRILLED HOLE | MAX NOTCH DEPTH | MAX END NOTCH |
|---|---|---|---|
| 2x4 | NONE | NONE | NONE |
| 2x6 | 2-1/2" | 1-1/2" | 2-1/2" |
| 2x8 | 3" | 2" | 3" |
| 2x10 | 4-1/2" | 3" | 4-1/2" |
| 2x12 | 5" | 3-1/2" | 5" |




PLEASE NOTE: THIS APPLIES TO NOMINAL LUMBER ONLY. IT DOES NOT APPLY TO ANY OTHER ENGINEERED LUMBER, LIKE LVL OR WOOD I-JOISTS. PLEASE REFER TO THE ENGINEERED LUMBER MANUFACTURER'S REQUIREMENTS.

# D4 JOIST NOTCHING DETAIL
NO SCALE (16)

Framing-Drilling Notching-Joist, 2019-12 (48)



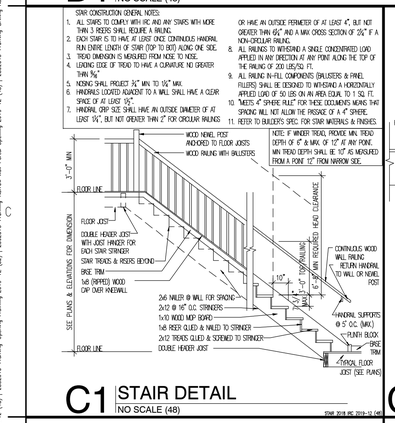

NOTES:
1. SQUARE AND RECTANGULAR HOLES ARE NOT PERMITTED
2. ROUND HOLES MAY BE DRILLED OR CUT WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA OF THE BEAM.
3. THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
4. DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT LONG SECTION OF BEAM.
5. THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS:

| BEAM SIZE (D) | MAX HOLE DIAMETER |
|---|---|
| 5¼" | ¾" |
| 7¼" | 1" |
| 9¼" OR GREATER | 2" |

PLEASE NOTE: THIS APPLIES TO ENGINEERED LVL LUMBER ONLY. IT DOES NOT APPLY TO NOMINAL LUMBER. PLEASE REFER TO THE ENGINEERED LUMBER MANUFACTURER'S REQUIREMENTS.

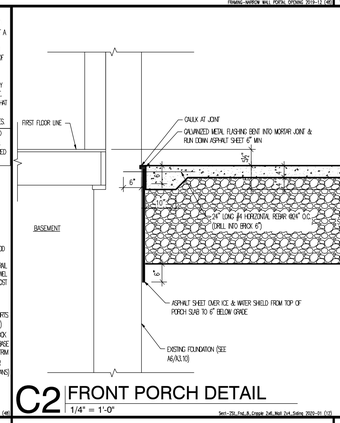
# D5 LVL NOTCHING DETAIL
NO SCALE (16)

Framing-Drilling Notching-LVL, 2019-12 (48)



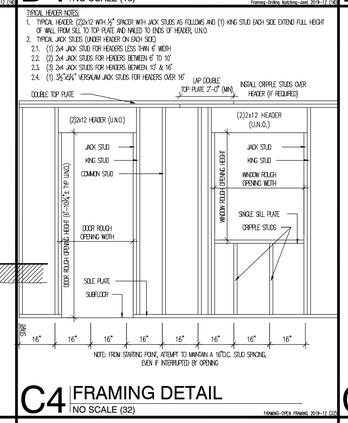

# C1 STAIR DETAIL
NO SCALE (48)

STAIR 2018 IRC 2019-12 (48)



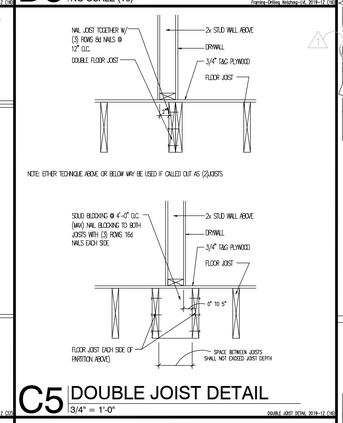

# C2 FRONT PORCH DETAIL
1/4" = 1'-0"

Sect-2Sl.Fnd.&.Grade 2x6.Nail 2x4.Siding 2020-01 (12)




# C4 FRAMING DETAIL
NO SCALE (32)

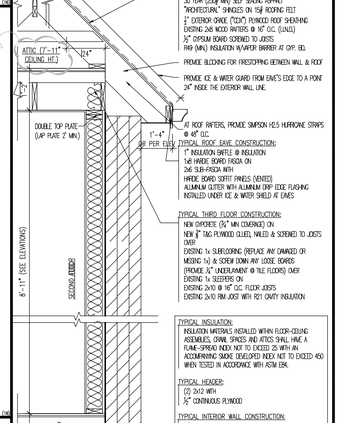
FRAMING-OPEN FRAMING 2019-12 (32)




NOTE: EITHER TECHNIQUE ABOVE OR BELOW MAY BE USED IF CALLED OUT AS (2)JOISTS

# C5 DOUBLE JOIST DETAIL
3/4" = 1'-0"

DOUBLE JOIST DETAIL 2019-12 (48)




TYPICAL FLASHING & WEEP HOLE REQUIREMENTS:
PROVIDE CONTINUOUS CORROSION-RESISTIVE FLASHING AT TOP OF ALL EXTERIOR WINDOWS, DOOR, AND OTHER OPENINGS, AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME WALLS, UNDER AND AT ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, AT WALL AND ROOF INTERSECTIONS. WEEP HOLES ARE TO BE PROVIDED DIRECTLY ABOVE FLASHING WITH A MIN DIAMETER OF 3/16" AND SPACED @ A MAXIMUM OF 33" O.C. WITH COTTON ROPE WICK RUN UP THE WALL 12" MIN, THROUGH WEEP HOLE, EXTENDED PAST THE FACE OF THE MASONRY AND EXPOSED TO EXTERIOR.

TYPICAL ROOF CONSTRUCTION:
EXISTING 2x10 HIP/RIDGE RAFTER (BLOCK RAFTERS SOLID WITH 2x)
2x4 CEILUR TIES @ 48" O.C.
30 YEAR (250# MIN) SELF SEALING ASPHALT "ARCHITECTURAL" SHINGLES ON 15# ROOFING FELT
½" EXTERIOR GRADE (CDX) PLYWOOD ROOF SHEATHING EXISTING 2x8 WOOD RAFTERS @ 16" O.C. (LNU)
½" GYPSUM BOARD SCREWED TO JOISTS
FRR (MIN) INSULATION W/VAPOR BARRIER AT CVP. SEL
PROVIDE BLOCKING FOR FIRESTOPPING BETWEEN WALL & ROOF
PROVIDE ICE & WATER GUARD FROM EAVE'S EDGE TO A POINT 24" INSIDE THE EXTERIOR WALL LINE.
AT ROOF RAFTERS, PROVIDE SIMPSON H2.5 HURRICANE STRAPS @ 48" O.C.

TYPICAL EAVE CONSTRUCTION:
1" INSULATION BAFFLE @ INSULATION
1x8 HARDIE BOARD FASCIA ON 2x6 SUB-FASCIA WITH HARDIE BOARD SOFFIT PANELS (VENTED) ALUMINUM GUTTER WITH ALUMINUM DRIP EDGE FLASHING INSTALLED UNDER ICE & WATER SHIELD AT EAVES

TYPICAL THIRD FLOOR CONSTRUCTION:
NEW OPPERTE (¾" MIN COVERAGE) ON NEW ¾" T&G PLYWOOD GLUED, NAILED & SCREWED TO JOISTS OVER EXISTING 1x SUBFLOORING (REPLACE ANY DAMAGED OR MISSING 1x) & SCREW DOWN ANY LOOSE BOARDS (PROVIDE ¾" UNDERLAYMENT @ TILE FLOORS) OVER EXISTING 1x SLEEPERS ON EXISTING 2x10 @ 16" O.C. FLOOR JOISTS EXISTING 2x10 RIM JOIST WITH R21 CAVITY INSULATION

TYPICAL INSULATION:
INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, SIMIL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

TYPICAL HEADER:
(2) 2x12 WITH ½" CONTINUOUS PLYWOOD

TYPICAL INTERIOR WALL CONSTRUCTION:
½" GYPSUM BOARD (BOTH SIDES) ON 2x4 WOOD STUDS @ 16" O.C.

TYPICAL SECOND FLOOR CONSTRUCTION:
NEW OPPERTE (¾" MIN COVERAGE) ON NEW ¾" T&G PLYWOOD GLUED, NAILED & SCREWED TO JOISTS OVER EXISTING 1x SUBFLOORING (REPLACE ANY DAMAGED OR MISSING 1x) & SCREW DOWN ANY LOOSE BOARDS (PROVIDE ¾" UNDERLAYMENT @ TILE FLOORS) OVER EXISTING 1x SLEEPERS ON EXISTING 2x10 @ 16" O.C. FLOOR JOISTS EXISTING 2x10 RIM JOIST WITH R21 CAVITY INSULATION

FLASHING ABOVE WINDOWS
STEEL LINTEL (SEE SHEET A2.20 FOR LINTEL SCHEDULE) AT EACH EXISTING BRICK WYTHE (3 ASSUMED)
STONE HEADER (SEE A1/A1.20 FOR STYLES)
BRICK BEYOND
ALIGN WINDOW W/BACK SIDE OF MASONRY & PROVIDE EXTENSION JAMBS
STONE SILL (SEE A1/A1.20 FOR STYLES)
FLASHING BELOW WINDOWS

TYPICAL EXTERIOR MASS WALL CONSTRUCTION:
EXISTING BRICK MASS BEARING WALL (CONFIRM NO LOSE MASONRY & IF SO, REPAIR AS NEEDED)
SPRAY FLUID APPLIED WATERPROOFING ON TOP OF LIME-CEMENT PARGING @ INTERIOR FACE
1" AIRSPACE
NEW 2x6 WOOD STUDS @ 16" O.C. WITH R21 CAVITY INSULATION
SINGLE BOTTOM PLATE
NEW ½" GYPSUM BOARD SCREWED TO STUDS

TYPICAL FIRST FLOOR CONSTRUCTION:
NEW OPPERTE (¾" MIN COVERAGE) ON NEW ¾" T&G PLYWOOD GLUED, NAILED & SCREWED TO JOISTS OVER EXISTING 1x SUBFLOORING (REPLACE ANY DAMAGED OR MISSING 1x) & SCREW DOWN ANY LOOSE BOARDS (PROVIDE ¾" UNDERLAYMENT @ TILE FLOORS) OVER EXISTING 1x SLEEPERS ON EXISTING 2x10 @ 16" O.C. FLOOR JOISTS EXISTING 2x10 RIM JOIST WITH R21 CAVITY INSULATION

TYPICAL SILL PLATE:
EXISTING SILL PLATE TO REMAIN

FINISHED GRADE – 4" (MIN) TOP SOIL COMPACTED BACKFILL

TYPICAL BASEMENT INSULATION (U.N.O.):
R19 BASEMENT INSULATION BLANKETS (FIRED TO BE EXPOSED) TO FULL HT OF WALL (HOLD 6"± OFF FLOOR SLAB) AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

TYPICAL FOUNDATION WALL:
EXISTING FOUNDATION WALL TO REMAIN PATCH AS REQUIRED

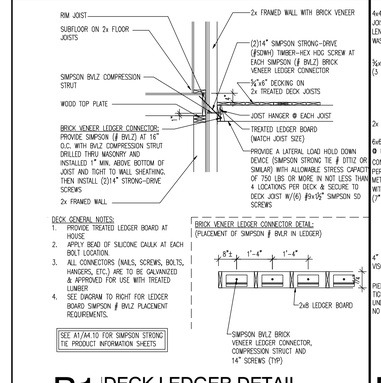
TYPICAL BASEMENT FLOOR (U.N.O.):
CONCRETE OVER ENTIRE EXISTING BASEMENT SLAB (TO REMAIN) TO LEVEL FLOOR (1" MIN)

TYPICAL FOOTING:
EXISTING FOOTING TO REMAIN

TYPICAL PERIMETER DRAIN TILE (U.N.O.):
4" DIA. PERFORATED DRAIN TILE IN STONE (OUTSIDE ONLY) (CONNECTED TO SUMP PIT) IN 1" WASH STONE BED (6" COVER)

# A6 WALL SECTION - MASONRY
1/2" = 1'-0"

Sect-2Sl.Fnd.&.Grade 2x6.Nail 2x4.Siding 2020-01 (12)




DECK GENERAL NOTES:
1. PROVIDE TREATED LEDGER BOARD AT HOUSE.
2. APPLY BEAD OF SILICONE CAULK AT EACH BOLT LOCATION.
3. ALL CONNECTORS (NAILS, SCREWS, BOLTS, HANGERS, ETC.) ARE TO BE GALVANIZED & APPROVED FOR USE WITH TREATED LUMBER
4. SEE DIAGRAM TO RIGHT FOR LEDGER BOARD SIMPSON # BWLZ PLACEMENT REQUIREMENTS.

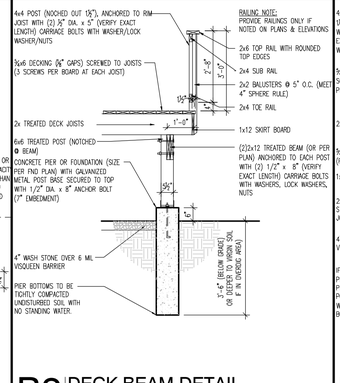
SEE A1/A4.10 FOR SIMPSON STRONG TIE PRODUCT INFORMATION SHEETS.

BRICK VENEER LEDGER CONNECTOR DETAIL: (PLACEMENT OF SIMPSON # BWLZ IN LEDGER)



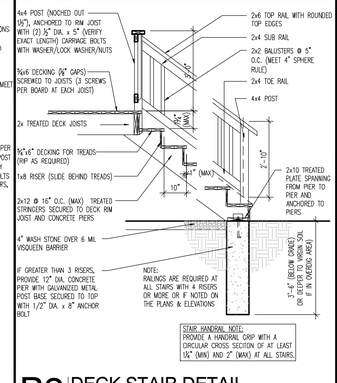

# B1 DECK LEDGER DETAIL
3/8" = 1'-0"

DECK-STEP DOWN 2020 (12)




# B2 DECK BEAM DETAIL
3/8" = 1'-0"

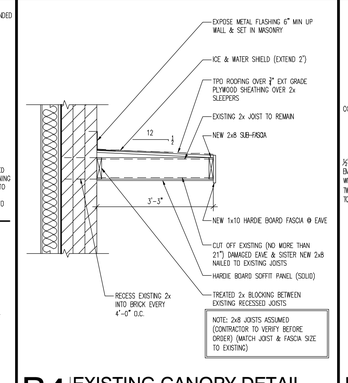
DECK-STEP DOWN 2020 (12)




STAIR HANDRAIL NOTE: PROVIDE A HANDRAIL GRIP WITH A CIRCULAR CROSS SECTION OF AT LEAST 1¼" (MIN) AND 2" (MAX) AT ALL STAIRS.

# B3 DECK STAIR DETAIL
3/8" = 1'-0"

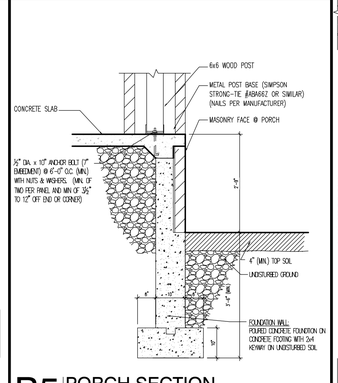
DECK-STEP DOWN 2020 (12)




NOTE: 2x8 JOISTS ASSUMED (CONTRACTOR TO VERIFY BEFORE ORDER) (MATCH JOIST & FASCIA SIZE TO EXISTING)

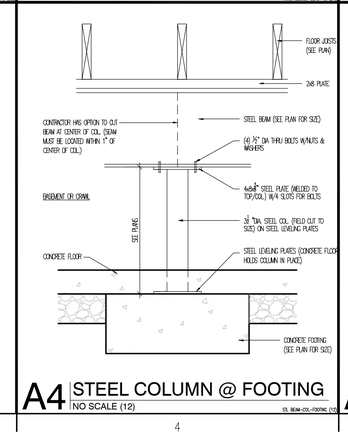
# B4 EXISTING CANOPY DETAIL
1/2" = 1'-0"

Porch Section 2019-12 (24)



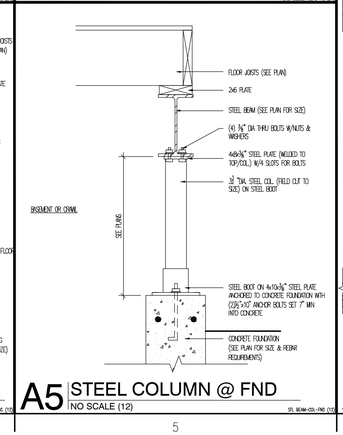

# B5 PORCH SECTION
1/2" = 1'-0"

Porch Section 2019-12 (24)



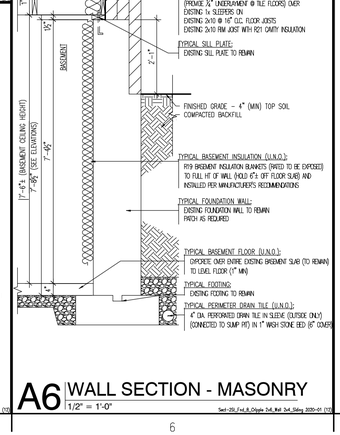

# A4 STEEL COLUMN @ FOOTING
NO SCALE (12)

STL BEAM-COL-FOOTING (12)




# A5 STEEL COLUMN @ FND
NO SCALE (12)

STL BEAM-COL-FND (12)




# A6 WALL SECTION - MASONRY
1/2" = 1'-0"

Sect-2Sl.Fnd.&.Grade 2x6.Nail 2x4.Siding 2020-01 (12)


2302016-A3.10.DWG

ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1907 F: (815) 327-8827
www.CraftstoneArchitects.com
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BUILDER
DJK CUSTOM HOMES
2 2 2 E. MINER P P O P E R P
B=963.839.34.86
T= 4 8 7 8 9 1 3 3 3 7

DESIGNER
DJK CUSTOM DESIGN
B=963.839.34.86
T= 4 8 7 8 9 1 3 3 3 7


LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 DATED | 11-30-2026 EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 2 | PERMIT & OWNER COMMENTS |
| 11-22-2024 | 1 | PERMIT & OWNER COMMENTS |
| 09-23-2024 | | PERMIT-BID |

Heritage Place Mansion Remodel
126 & 128 N Wright St
Naperville, IL 60563

Naperville 01/20/2025 BUILDING DIVISION
Reviewed for Code Compliance

WALL SECTION-DETAILS

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A3.10

OF 19 SHEETS

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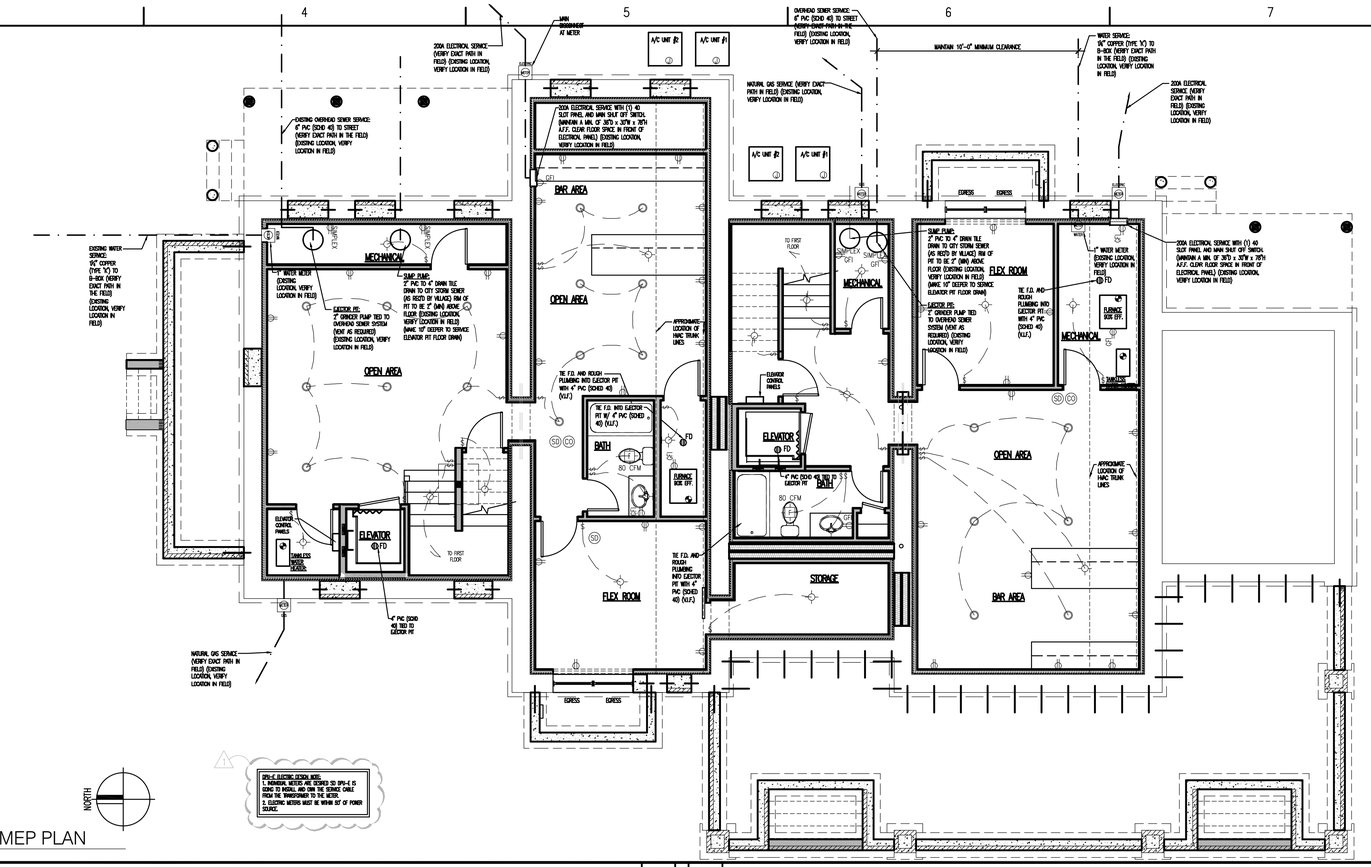
Autocad 23 2020-12 (48) | 2302016-Cover-TITLEBLOCK-A | 2302016-Cover-TOC_Fnd_&_Wall_3x4_Siding 2020-01 (12) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Framing-Drilling Notching-Wall 2019-12 (16) | 2302016-Framing-Drilling Notching-Joist 2019-12 (16) | 2302016-Framing-Drilling Notching-LVL 2019-12 (16) | 2302016-Framing-Drilling Notching-Joist 2019-12 (16) | 2302016-Framing-Drilling Notching-Wall 2019-12 (16) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Framing-Drilling Notching-Joist 2019-12 (16) | 2302016-Framing-Drilling Notching-Wall 2019-12 (16) | 2302016-Garage Fnd-2x4Frame Blk Fnd no stone + Ab slab (16) | 2302016-Framing-Drilling Notching-Joist 2019-12 (16) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Framing-Drilling Notching-Wall 2019-12 (16) | 2302016-Framing-Drilling Notching-Joist 2019-12 (16) | 2302016-Framing-Drilling Notching-Wall 2019-12 (16) | 2302016-Framing-Opening

GENERAL PLAN NOTES:
1. REFER TO ALL NOTES ON SHEET A0.10 FOR ADDITIONAL INFORMATION.
1.1. SECTION 1 FOR GENERAL REQUIREMENTS
1.2. SECTION 2 & 3 FOR EXCAVATION NOTES AND CONCRETE NOTES
1.3. SECTION 4 FOR MASONRY NOTES
1.4. SECTION 5 FOR STEEL NOTES
1.5. SECTION 6, 7, 8, & 9 FOR CARPENTRY, FIRE BLOCKING, MOISTURE CONTROL & DOOR-WINDOW NOTES.
1.6. SECTION 10, 11, 12 & 13 FOR MECHANICAL, PLUMBING, ELECTRICAL & SMOKE/CO DETECTOR NOTES.
1.7. SECTION 14 FOR IECC NOTES
1.8. SECTION 15, 16 & 17 FOR ATTIC/CRAWL ACCESS, MISCELLANEOUS & FINISH NOTES.
1.9. SECTION 18 FOR NAPERVILLE SPECIFIC NOTES.
2. SEE GENERAL PLAN NOTES ON FIRST FLOOR SHEET FOR ADDITIONAL INFORMATION.

ADDITIONAL NOTES:
1. EACH EV-CAPABLE SPACE SHALL FEATURE A CONTINUOUS RACEWAY OR CABLE ASSEMBLY INSTALLED BETWEEN AN ENCLOSURE OR OUTLET LOCATED WITHIN 3 FEET OF THE EV-CAPABLE SPACE AND A SUITABLE PANELBOARD OR OTHER ONSITE ELECTRICAL DISTRIBUTION EQUIPMENT. THE ELECTRICAL DISTRIBUTION EQUIPMENT TO WHICH THE RACEWAY OR CABLE ASSEMBLY CONNECTS SHALL HAVE SUFFICIENT DEDICATED SPACE AND SPARE ELECTRICAL CAPACITY FOR A 2-POLE CIRCUIT BREAKER OR SET OF FUSES.
2. INTERIOR LIGHTING CONTROLS: PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE.

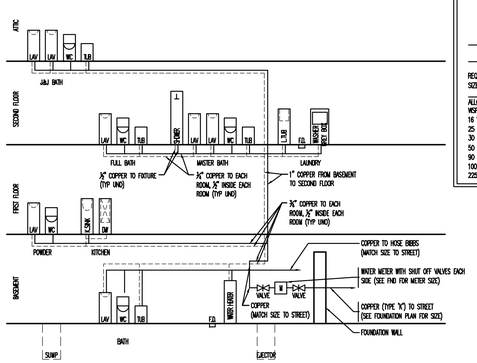



NORTH

C3 FOUNDATION MEP PLAN
3/16" = 1'-0"

SPK-E ELECTRIC COOKTOP NOTE:
1. MINIMUM, NEEDS ARE SCHED TO SPK-E IS GOING TO MODEL AND ORR THE SCHMCE CABLE FROM THE TRANSFORMER TO THE HEATER.
2. ELECTRIC MOTORS MUST BE WITHIN 50' OF POWER SOURCE.

COPPER HOT WATER PIPE
COPPER COLD WATER PIPE
SEE PLUMBING SECTION ON SHEET A0.10 FOR ADDITION INFORMATION




B1 RISER DIAGRAM - WATER & PLUMBING FIXTURE UNITS - UNIT A
NO SCALE

PLUMBING FIXTURE COUNTS:

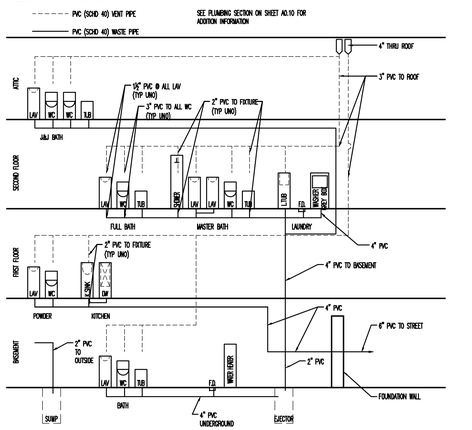
| QTY EXIST | QTY NEW | FIXTURE TYPE | UNIT | TOTAL |
|---|---|---|---|---|
| | 5 | WATER CLOSET (FLUSH VALVE) | 10 | |
| | 5 | WATER CLOSET (FLUSH TANK) | 3 | 15 |
| | 7 | LAVATORY – FAUCET | 1 | 7 |
| | 4 | SHOWER – FAUCET | 2 | 8 |
| | 1 | SHOWER – MIXING VALVE | 2 | 2 |
| | 1 | KITCHEN SINK – FAUCET | 2 | 2 |
| | 3 | LAUNDRY TRAYS – FAUCET | 3 | 3 |
| | 1 | DISHWASHER – AUTOMATIC | 1 | 1 |
| | 1 | LAUNDRY MACHINE – AUTOMATIC | 2 | 2 |
| | 21 | TOTALS | – | 40 |

| | PIPE SIZE | METER SIZE |
|---|---|---|
| REQUIRED SIZE | 1¼" | 1" |
| SIZE PROVIDED | 1¼" | 1" <- USE THIS |

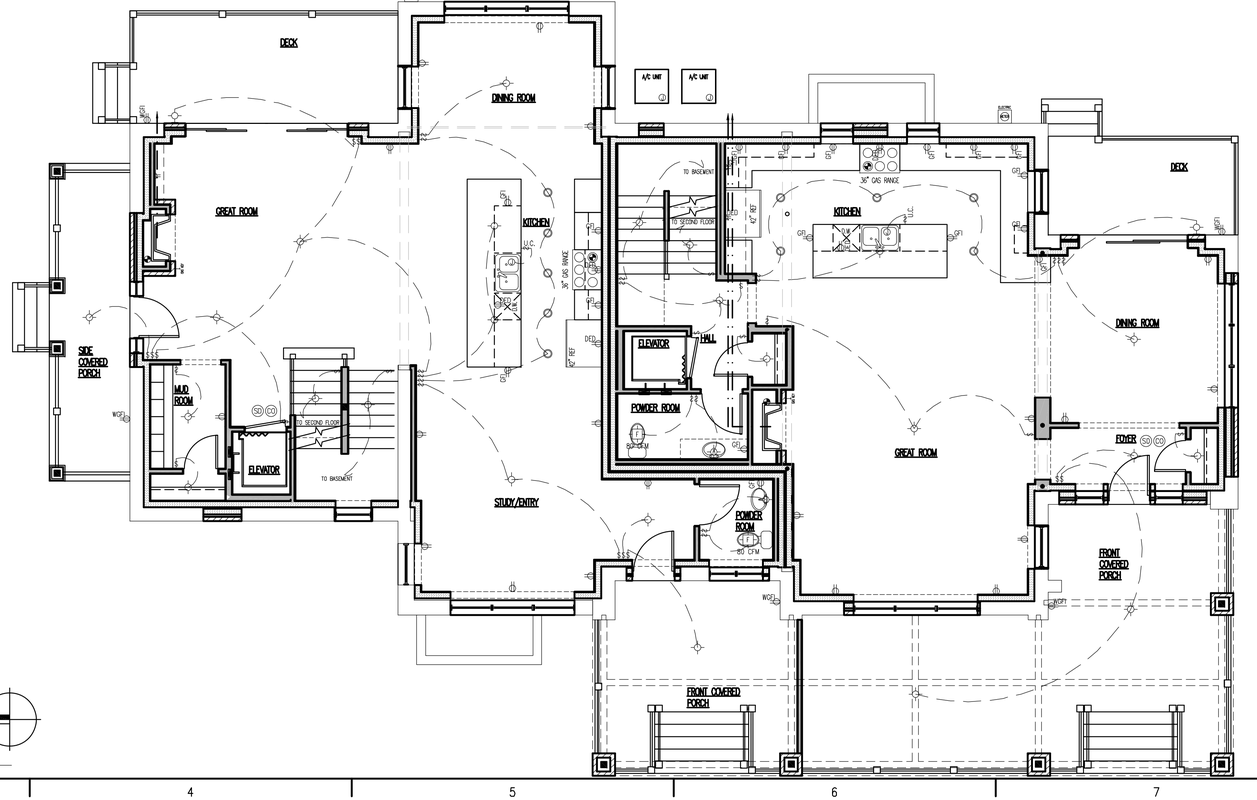
ALLOWABLE FIXTURE UNITES FOR PIPE SIZE & METER SIZE:

| WSFU | PIPE SIZE | METER SIZE |
|---|---|---|
| 16 WSFU | ¾" | ¾" |
| 25 WSFU | 1" | 1" |
| 30 WSFU | 1" | 1" |
| 50 WSFU | 1¼" | 1" |
| 90 WSFU | 1½" | 1½" |
| 100 WSFU | 1½" | 2" |
| 225 WSFU | 2" | 2" |

PVC (SCHD 40) VENT PIPE
PVC (SCHD 40) WASTE PIPE
SEE PLUMBING SECTION ON SHEET A0.10 FOR ADDITION INFORMATION




A1 RISER DIAGRAM - WASTE - UNIT A
3/4" = 1'-0"




NORTH

A3 FIRST FLOOR MEP PLAN
3/16" = 1'-0"


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1997 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm # 184-005597


BUILDER
DJK CUSTOM HOMES
2 2 2 ELMER P RIVER P

DESIGNER
DJK CUSTOM DESIGN
15463 839th Ave
Le 48176 913 337

LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 DATED | 11-30-2026 EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 4 | FOR BLDG DEPT & OWNER COMMENTS 12/16/2024 |
| 11-22-2024 | 3 | FOR BLDG DEPT & OWNER COMMENTS 11/07/2024 |
| 09-23-2024 | 1 | PERMIT-RID |

Heritage Place Mansion Remodel
126 & 128 N Wright St
Naperville, IL 60563

Naperville 11/20/2025 RESIDENTIAL BUILDING CODE Reviewed for Code Compliance

FINISHED BASEMENT & FIRST FLOOR MEP PLANS

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A4.10

OF 19 SHEETS

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Attached: 2302016-Set-7TEL(BOX).rvt | 2302016-Plot01 | 2302016-Plot02 | 2302016-Plot03 | 2302016-REGA-Unit A | 2302016-Model-2 Floor (v4) 19907b-alphamosaicdisplay.png | D
Plotted: 01-09-2025 9:41pm (ACAD Ver 24.0s (LMS Tech))
Revised: Nov. 2025-12-31-B
By: Michael Buhr

GENERAL PLAN NOTES:
1. REFER TO ALL NOTES ON SHEET A0.10 FOR ADDITIONAL INFORMATION.
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   1.2. SECTION 2 & 3 FOR EXCAVATION NOTES AND CONCRETE NOTES
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   1.9. SECTION 18 FOR NAPERVILLE SPECIFIC NOTES.
2. SEE GENERAL PLAN NOTES ON FIRST FLOOR SHEET FOR ADDITIONAL INFORMATION.

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DESIGN CRITERIA NOTES:
1. DESIGN LOADS – MINIMUM UNIFORMED DISTRIBUTED LIVE LOADS (IRC TABLE R301.5)

| AREA | LIVE LOAD (PSF) | DEAD LOAD (PSF) |
|---|---|---|
| FIRST FLOOR | 40 | 10 |
| SECOND FLOOR | 40 | 10 |
| SLEEPING AREAS | 30 | 10 |
| STAIRS | 40 | 10 |
| UNINHABITABLE ATTICS W/O STORAGE | 10 | 10 |
| UNINHABITABLE ATTICS W/LIMITED STORAGE | 20 | 10 |
| HABITABLE ATTICS/ATTICS WITH FIXED STAIR | 30 | 10 |
| EXTERIOR BALCONIES & DECKS | 40 | 10 |
| FIRE ESCAPES | 40 | 10 |
| GUARDRAILS & HANDRAILS | 200 | |
| GUARD IN-FILL COMPONENTS | 50 | |
| PASSENGER VEHICLE GARAGES | 50 | |

2. ALLOWABLE DEFLECTIONS (IRC TABLE R301.7)

| AREA | ALLOWABLE DEFLECTION |
|---|---|
| FLOOR JOISTS | L/360 |
| CEILING JOISTS | L/240 |
| ROOF RAFTERS (NO CEILING ATTACHED) | L/180 |
| LINTELS SUPPORTING MASONRY | L/600 |

3. LUMBER DESIGN SPECIFICATIONS

| SIZE | LENGTHS | SPECIES | GRADE | Fb | E x10⁶ |
|---|---|---|---|---|---|
| 2x4 | ALL | SPF | #2 OR BETTER | 875 | 1.1 |
| 2x6 | ALL | SPF | #2 OR BETTER | 875 | 1.1 |
| 2x8 | ALL | SPF | #2 OR BETTER | 875 | 1.1 |
| 2x10 | <20' | SPF | #2 OR BETTER | 875 | 1.1 |
| 2X10 | 20' TO 32' | DOUG-FIR/HEM-FIR | #2 OR BETTER | 875 | 1.3 |
| 2X12 | <20' | SPF | #2 OR BETTER | 875 | 1.1 |
| 2X12 | 20' TO 32' | DOUG-FIR/HEM-FIR | #2 OR BETTER | 875 | 1.3 |
| LVL BEAMS | ALL | BOISE-CASCADE | OR EQUAL | 3,100 | 2.0 |
| LVL POSTS | ALL | BOISE-CASCADE | OR EQUAL | 2,750 | 1.8 |

4. FLOOR JOIST SPANS – 40 PSF LIVE / 10 PSF DEAD (FT–IN)

| SPACING | SPECIES & GRADE | 2x6 | 2x8 | 2x10 | 2x12 |
|---|---|---|---|---|---|
| 12" | DOUG-FIR #2 | 10–9 | 14–2 | 17–9 | 20–7 |
| | HEM-FIR #2 | 10–0 | 13–2 | 16–10 | 20–4 |
| | SPF #2 | 10–3 | 13–6 | 17–3 | 20–7 |
| 16" | DOUG-FIR #2 | 9–9 | 12–7 | 15–5 | 17–10 |
| | HEM-FIR #2 | 9–1 | 12–0 | 15–2 | 17–7 |
| | SPF #2 | 9–1 | 12–3 | 15–5 | 17–10 |

5. FLOOR JOIST SPANS – 30 PSF LIVE / 10 PSF DEAD (FT–IN)

| SPACING | SPECIES & GRADE | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|---|
| 12" | DOUG-FIR #2 | 11–10 | 15–7 | 19–10 | 23–0 |
| | HEM-FIR #2 | 11–0 | 14–6 | 18–6 | 22–6 |
| | SPF #2 | 11–3 | 14–11 | 19–0 | 23–0 |
| 16" | DOUG-FIR #2 | 10–9 | 12–1 | 19–11 | 19–11 |
| | HEM-FIR #2 | 10–0 | 13–2 | 19–8 | 19–8 |
| | SPF #2 | 10–3 | 13–6 | 19–11 | 19–11 |

6. CEILING JOIST SPANS – 20 PSF LIVE / 10 PSF DEAD (FT–IN)

| SPACING | SPECIES & GRADE | 2X4 | 2X6 | 2X8 | 2X10 |
|---|---|---|---|---|---|
| 12" | DOUG-FIR #2 | 9–10 | 15–0 | 19–1 | 23–3 |
| | HEM-FIR #2 | 9–2 | 14–5 | 18–6 | 22–7 |
| | SPF #2 | 9–5 | 14–9 | 18–9 | 22–11 |
| 16" | DOUG-FIR #2 | 8–11 | 13–0 | 16–6 | 20–2 |
| | HEM-FIR #2 | 8–4 | 12–8 | 16–0 | 19–7 |
| | SPF #2 | 8–7 | 12–10 | 16–3 | 19–10 |

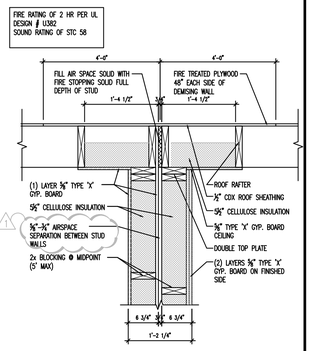
7. ROOF RAFTERS SPANS – 30 PSF LIVE / 10 PSF DEAD (FT–IN)

| SPACING | SPECIES & GRADE | 2X4 | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|---|---|
| 12" | DOUG-FIR #2 | 8–7 | 13–6 | 17–8 | 21–7 | 25–1 |
| | HEM-FIR #2 | 9–0 | 12–7 | 16–7 | 21–0 | 24–4 |
| | SPF #2 | 8–3 | 12–11 | 17–0 | 21–4 | 24–8 |
| 16" | DOUG-FIR #2 | 7–10 | 12–1 | 15–4 | 18–9 | 21–8 |
| | HEM-FIR #2 | 7–3 | 11–5 | 14–11 | 18–2 | 21–1 |
| | SPF #2 | 7–6 | 11–9 | 15–1 | 18–5 | 21–5 |

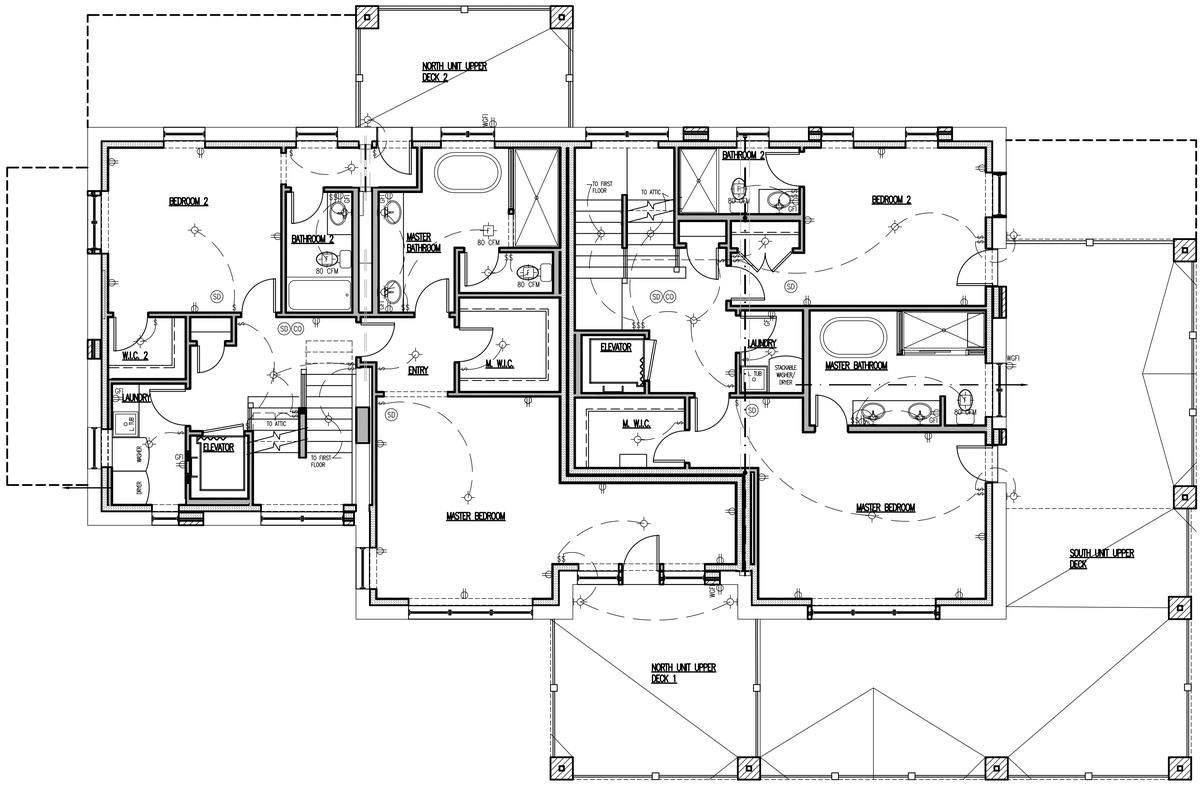
8. TREATED DECK JOIST SPANS – 40 PSF LIVE / 10 PSF DEAD (FT–IN)

| SPACING | SPECIES & GRADE | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|---|
| 12" | SOUTHERN PINE | 10–3 | 13–6 | 16–2 | 19–1 |
| 16" | SOUTHERN PINE | 9–4 | 11–10 | 14–0 | 16–6 |

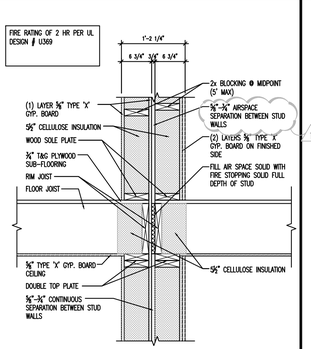
8. MORE
9.



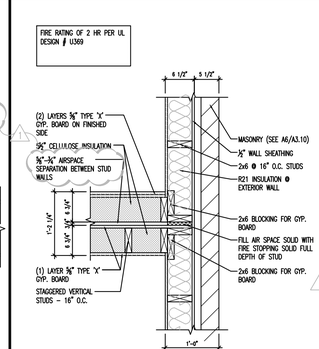

C2 ROOF @ DEMISING (2 HR)
3/4" = 1'-0"



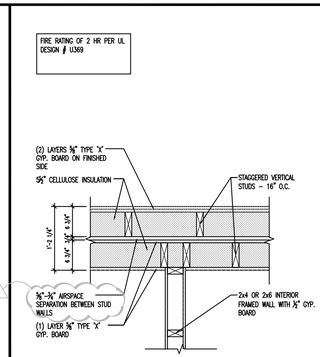

C7 SECOND FLOOR MEP PLAN
3/16" = 1'-0"



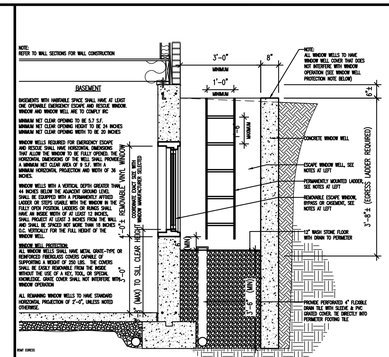

B2 FLOOR @ DEMISING (2 HR)
3/4" = 1'-0"



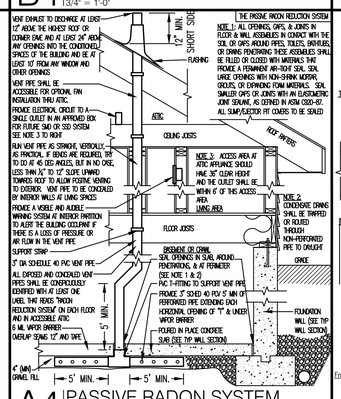

B3 EXT WALL @ DEMISING (2 HR)
3/4" = 1'-0"



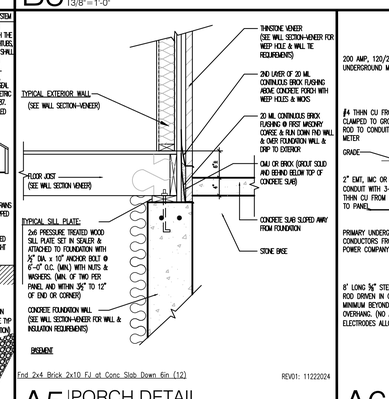

B4 INT WALL @ DEMISING (2 HR)
3/4" = 1'-0"



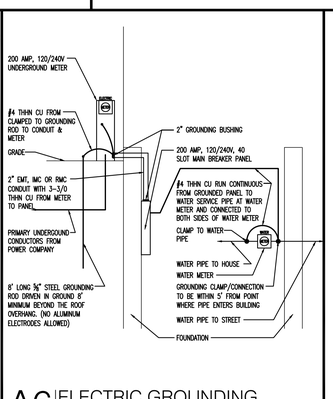

B5 BASEMENT EGRESS
3/8" = 1'-0"




A4 PASSIVE RADON SYSTEM
NO SCALE
RADON SYSTEM-PASSIVE 2019-12




A5 PORCH DETAIL
3/4" = 1'-0"




A6 ELECTRIC GROUNDING
NO SCALE
Electrical Service Grounding Rod-2004 (12)


ARCHITECT
Craftstone Architects, Inc.
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1997 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597


BUILDER
DJK CUSTOM HOMES
2 2 2 JUNKER P BUYER P

DESIGNER
DJK CUSTOM DESIGN
15463 W 143rd Pl
Lemont, IL 60439

LICENSED ARCHITECT
MICHAEL A BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 | 11-30-2026
DATED | EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 2 | FOR BLDG DEPT & OWNER COMMENTS 12/16/2024 |
| 11-22-2024 | 1 | FOR BLDG DEPT & OWNER COMMENTS 11/07/2024 |
| 09-23-2024 | | PERMIT-BD |

Heritage Place Mansion Remodel
126 & 128 N Wright St
Naperville, IL 60563

Naperville 01/20/2025 BS&EA 2024-00241
Reviewed for Code Compliance

SECOND FLOOR MEP PLAN-DETAILS

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A4.20
OF 19 SHEETS

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Attached: 2302016-Set-REVISION 4 | 2302016-Plan01 | 2302016-1ST-LEVEL | 2302016-Electrical Service Grounding Rod-2004 (12) | 2302016-Exterior Wall_Zip Overlayment Zip Board (16) | 2302016-Basement Concrete Egress 2019-12 (20) | 2302016-Radon System-Passive 2019-12 | 2302016-Foundation Wall_Zip Overlayment Zip Board (16) | 2302016-Demising Wall_Zip Overlayment Zip Board (16) | 2302016-Demising Wall_Zip Overlayment Zip Board (16) | 2302016-Demising

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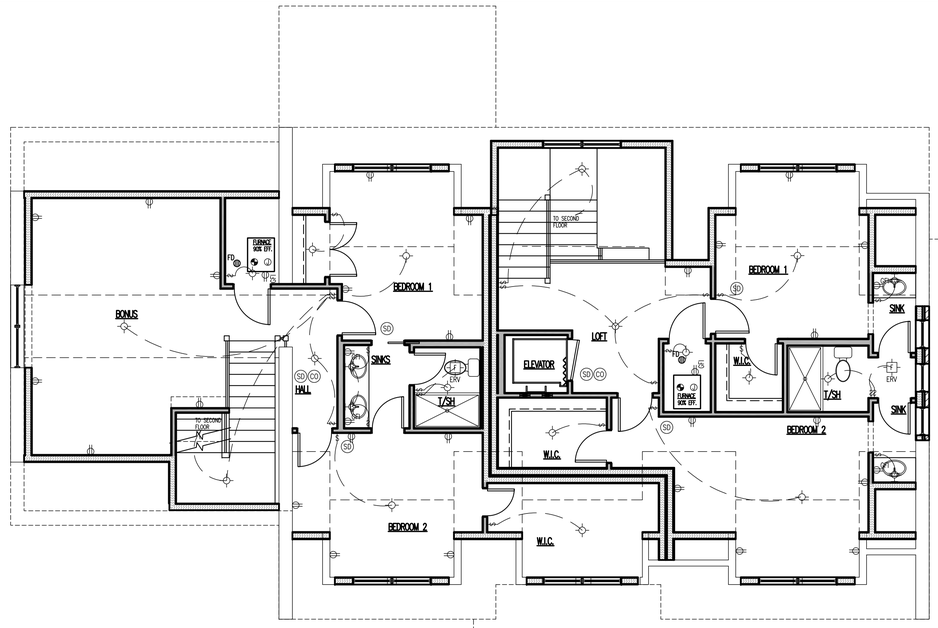
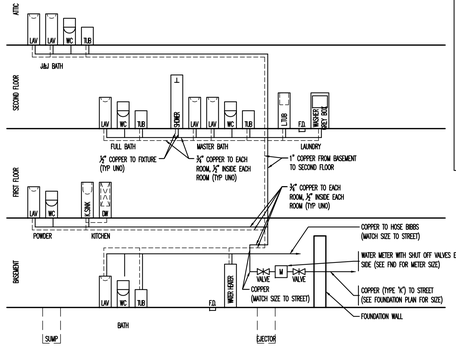



C7 ATTIC FLOOR MEP PLAN
3/16" = 1'-0"

COPPER HOT WATER PIPE
COPPER COLD WATER PIPE
SEE PLUMBING SECTION ON SHEET A0.10 FOR ADDITION INFORMATION




B1 RISER DIAGRAM - WATER & PLUMBING FIXTURE UNITS - UNIT B
NO SCALE

PLUMBING FIXTURE COUNTS:

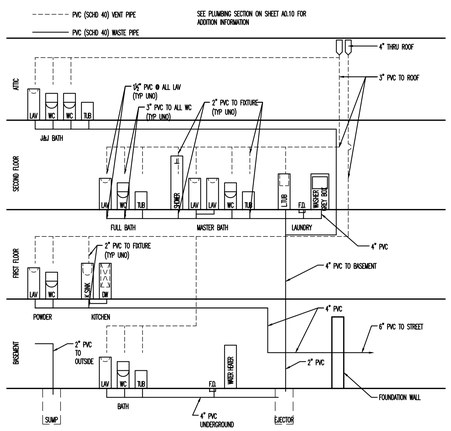
| QTY EXIST | QTY NEW | FIXTURE TYPE | UNIT | TOTAL |
|---|---|---|---|---|
| 0 | | WATER CLOSET (FLUSH VALVE) | 10 | |
| 5 | | WATER CLOSET (FLUSH TANK) | 3 | 15 |
| 7 | | LAVATORY – FAUCET | 1 | 7 |
| 4 | | BATHTUB – FAUCET | 2 | 8 |
| 1 | | SHOWER – MIXING VALVE | 2 | 2 |
| 1 | | KITCHEN SINK – FAUCET | 2 | 2 |
| 1 | | LAUNDRY TRAYS – FAUCET | 3 | 3 |
| 1 | | DISHWASHER – AUTOMATIC | 1 | 1 |
| 1 | | LAUNDRY MACHINE – AUTOMATIC | 2 | 2 |
| 21 | | TOTALS | – | 40 |

| | PIPE SIZE | METER SIZE |
|---|---|---|
| REQUIRED SIZE | ¾" | 1" |
| SIZE PROVIDED | ¾" | 1" <– USE THIS |

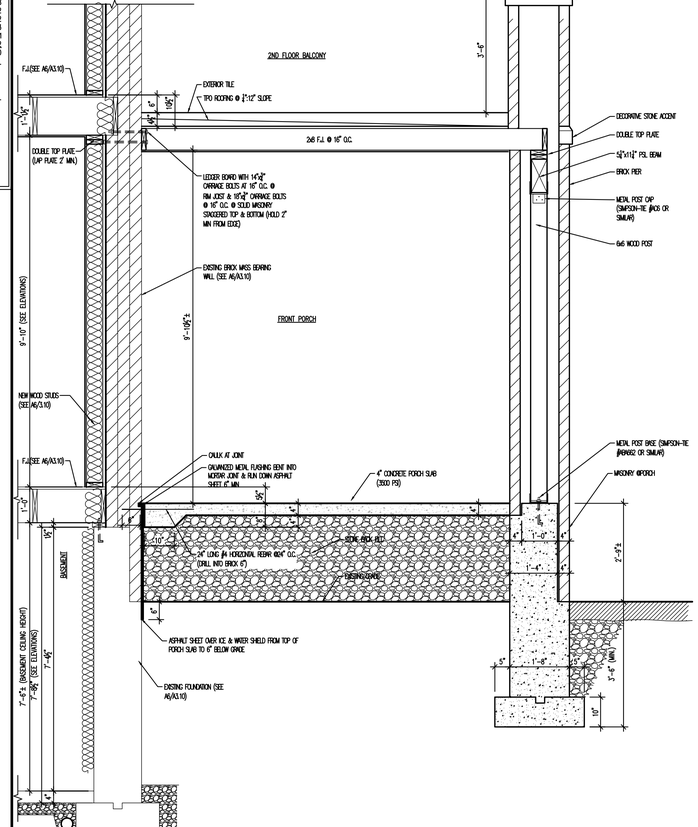
ALLOWABLE FIXTURE UNITES FOR PIPE SIZE & METER SIZE

| WSFU | PIPE SIZE | METER SIZE |
|---|---|---|
| 16 WSFU | ¾" | ¾" |
| 25 WSFU | 1" | 1" |
| 30 WSFU | 1" | 1" |
| 50 WSFU | 1¼" | 1" |
| 90 WSFU | 1½" | 1½" |
| 100 WSFU | 1½" | 2" |
| 225 WSFU | 2" | 2" |

PVC (SCH40) VENT PIPE
PVC (SCH 40) WASTE PIPE
SEE PLUMBING SECTION ON SHEET A0.10 FOR ADDITION INFORMATION




A1 RISER DIAGRAM - WASTE - UNIT B
3/4" = 1'-0"
RISER 2019-12 (48)




A3 PORCH SECTION
1/2" = 1'-0"
Sect-2SL_Fnd_8_Cripple 2x6_Wall 2x4_Siding 2020-01 (12)

NORTH

ARCHITECT
Craftstone Architects, Inc.
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1997 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597

BUILDER
DJK CUSTOM HOMES
2 2 2 JENNER P BUYER P

DESIGNER
DJK CUSTOM DESIGN
Schaumburg, IL 60193
T: (847) 891-2937

LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
STATE OF ILLINOIS
01-09-2025 | 11-30-2026
DATED | EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 2 | FOR BLDG DEPT & OWNER COMMENTS 12/16/2024 |
| 11-22-2024 | 1 | FOR BLDG DEPT & OWNER COMMENTS 11/07/2024 |
| 09-23-2024 | 1 | PERMIT-BD |

Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville
01/20/2025
BUILDING DIVISION
Reviewed for Code Compliance

ATTIC FLOOR MEP PLANS

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A4.30

OF 19 SHEETS

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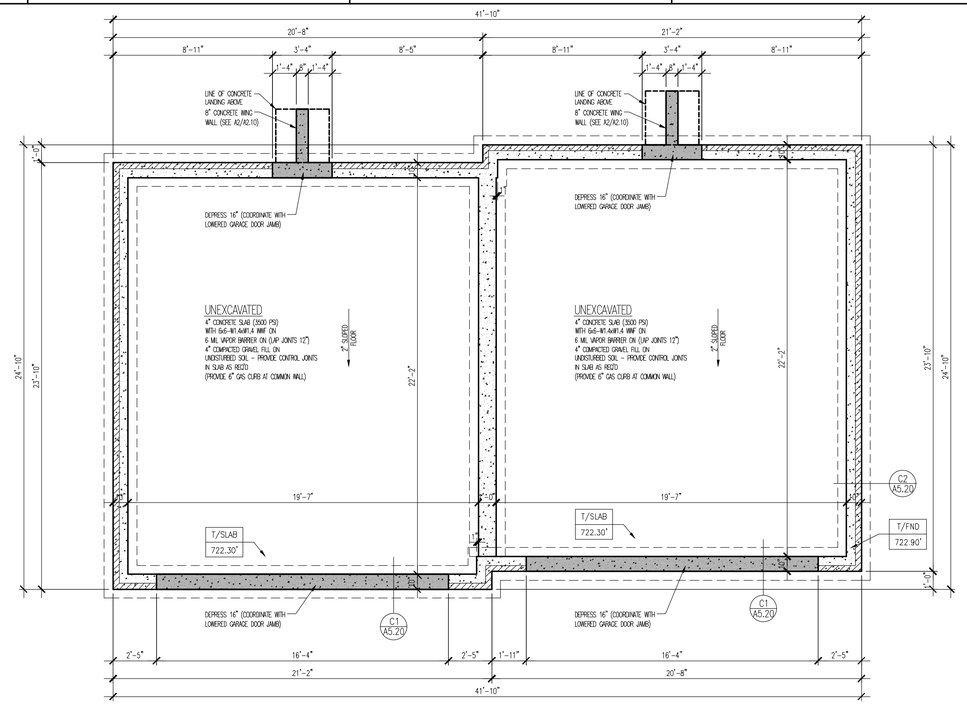
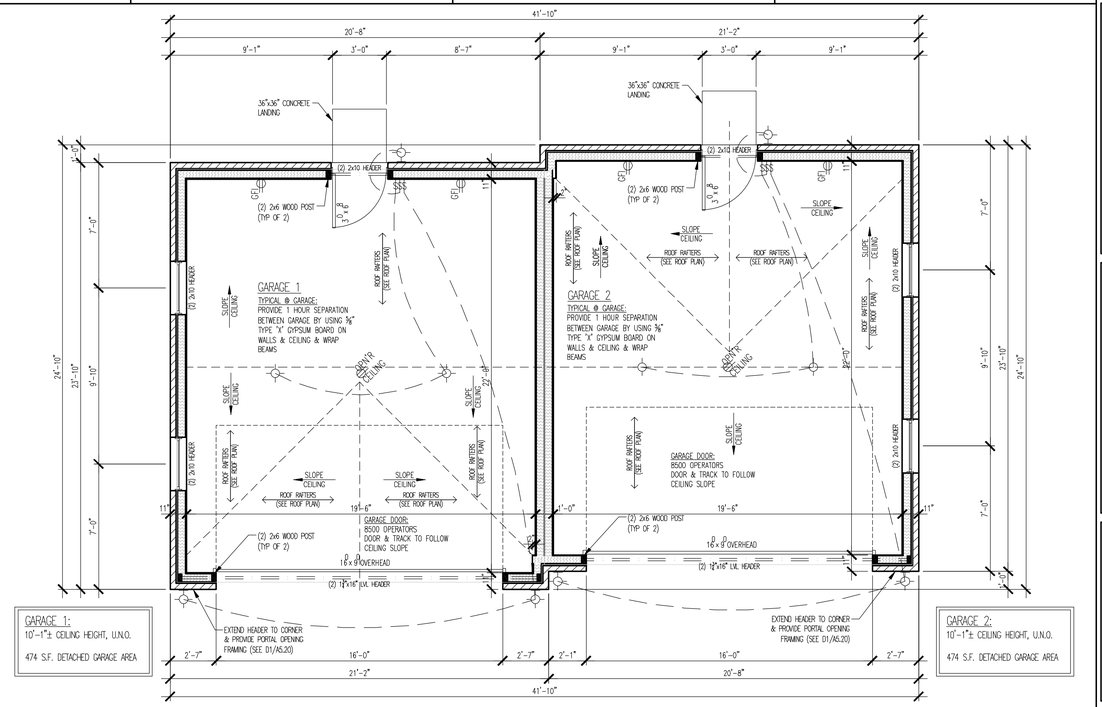
Attached: I:\2023\16-Oak-TRT\DESIGN 4 | 2302016-Plan2 | 2302016-Plan2 | 2302016-Plan2 | 2302016-RISER-Unit A | 2302016-Plan2 | 2302016-Notes-2 Floor | 2302016-Section-Two-Story Porch (v1 190923)-dfpenwest@ggw.pkg | D
Plotted: 01-09-2025@1:41pm (AAD) W=24.0 in. (Left Text))
Plotter Res: 2220 dpi
Plotter Driver: 2020 Color Laser Class Driver



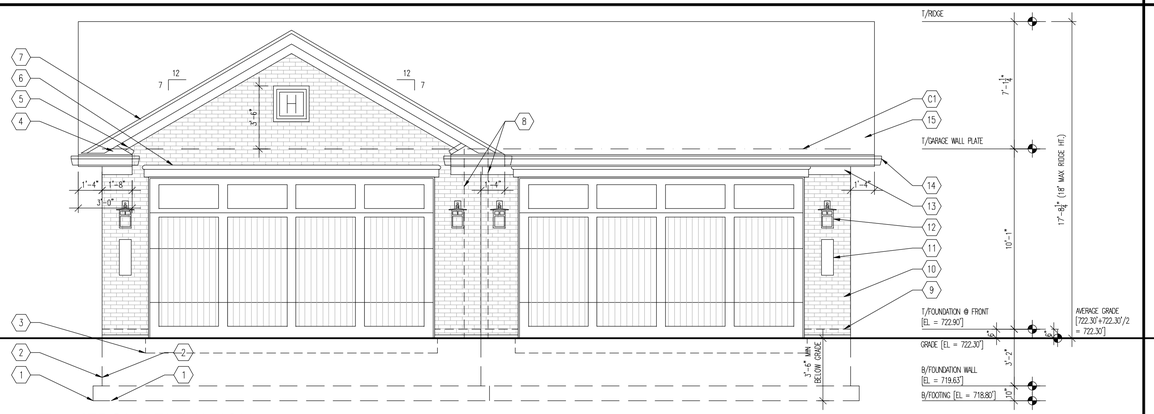

## C1 FOUNDATION PLAN
1/4" = 1'-0"



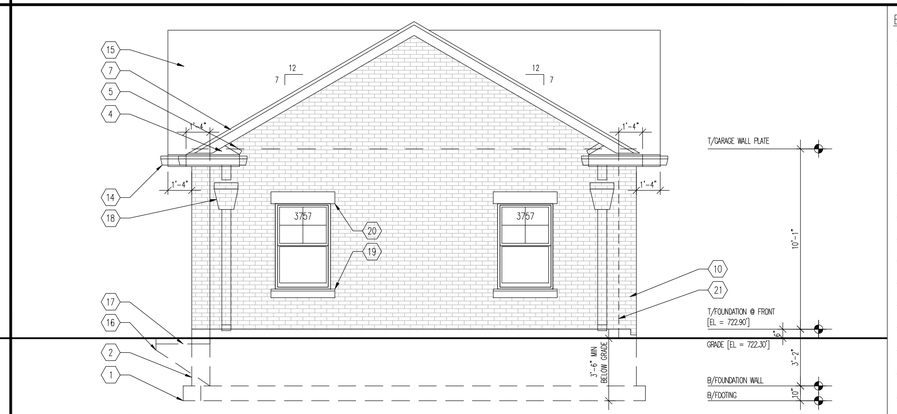

GARAGE 1:
10'-1"± CEILING HEIGHT, U.N.O.
474 S.F. DETACHED GARAGE AREA

GARAGE 2:
10'-1"± CEILING HEIGHT, U.N.O.
474 S.F. DETACHED GARAGE AREA

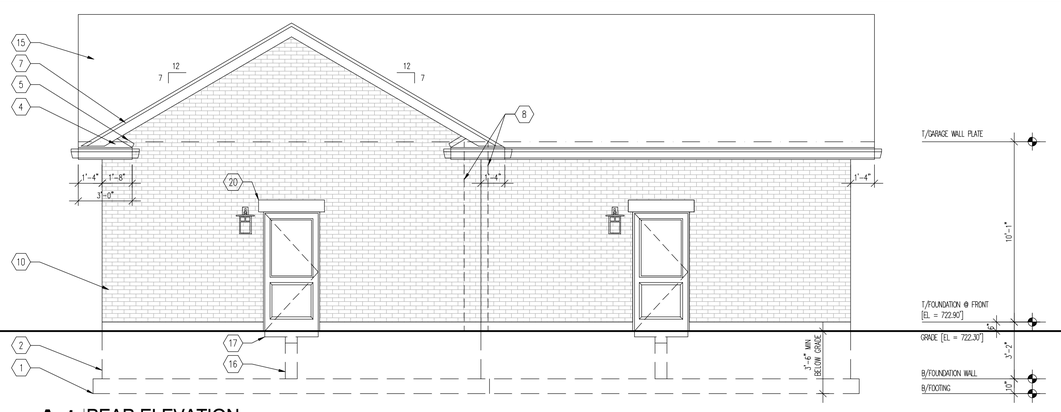
## C4 FIRST FLOOR PLAN
1/4" = 1'-0"



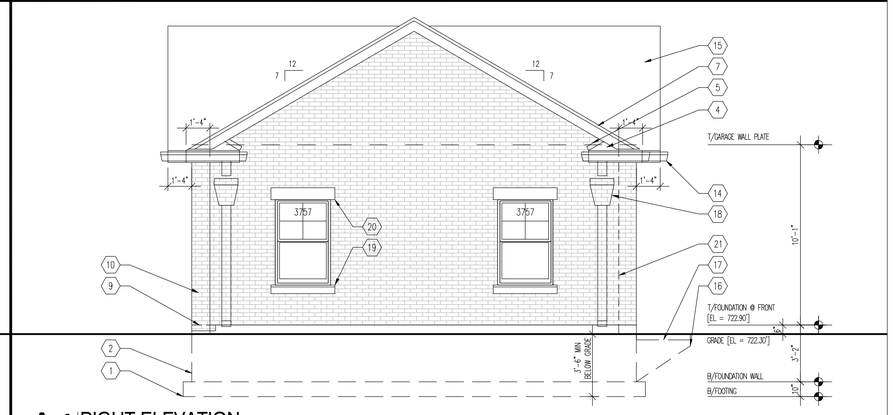

## B1 FRONT ELEVATION
1/4" = 1'-0"




## B4 LEFT ELEVATION
1/4" = 1'-0"




## A1 REAR ELEVATION
1/4" = 1'-0"




## A4 RIGHT ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTE LEGEND:

1. CONCRETE FOOTING
2. CONCRETE FOUNDATION
3. DEPRESSED FOUNDATION @ GARAGE DOOR
4. ASPHALT ROOF RETURN
5. EXPOSED METAL FLASHING @ ROOF & MASONRY WALL INTERSECTIONS (TYP ALL)
6. DECORATIVE HORIZONTAL STONE CAP
7. 1x2 ON 1x8 HARDIE BOARD ROOF RAKE
8. LINE OF DEMISING WALL BETWEEN UNITS BEHIND
9. LINE OF TOP OF FOUNDATION BEHIND
10. BRICK (TO MATCH HERITAGE PLACE TOWN HOMES)
11. ADDRESS STONE w/5" HIGH NUMBERS
12. EXTERIOR GRADE WALL MOUNTED LIGHT
13. 1x6 FREIZE
14. ALUMINUM GUTTERS & DOWNSPOUTS (OVERSIZED)
15. ASPHALT SHINGLES
16. 8" CONCRETE WING WALL
17. CONCRETE LANDING
18. ALUMINUM SCUPPER AT DOWNSPOUT
19. DECORATIVE HORIZONTAL STONE SILL
20. STONE CAP
21. LINE OF EXTERIOR WALL BEHIND

C1 FIRST FLOOR CEILING LINE


2302016-A5.10.DWG

ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1997 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597

BUILDER
DJK CUSTOM HOMES
2 2 2 E MAIN R P RIVER P

DESIGNER
DJK CUSTOM DESIGN
Ph=(815)899-3646
Fx=(847)812-3337


STATE OF ILLINOIS
LICENSED ARCHITECT
MICHAEL A. BUHR
001-015688
01-09-2025 DATED | 11-30-2026 EXPIRES

| | |
|---|---|
| 01-09-2025 | FOR BLDG DEPT & OWNER COMMENTS |
| 12/16/2024 | FOR BLDG DEPT & OWNER COMMENTS |
| 11-22-2024 | FOR BLDG DEPT & OWNER COMMENTS |
| 11/07/2024 | |
| 09-23-2024 | PERMIT-BID |

# Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/20/2025 2302016 RES2024H

Reviewed for Code Compliance

DETACHED GARAGE

DRAWN BY: EAO

CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A5.10

OF 19 SHEETS

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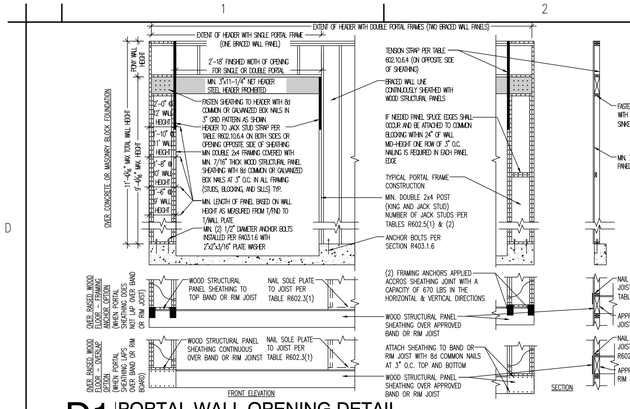
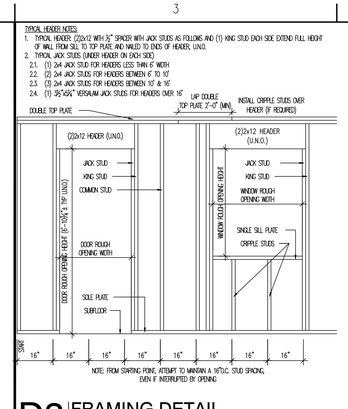
Attached: I:\2302016-Cole-TITLEBLOCK+4 | 2302016-ELEV-Detached Garage | 2302016-Keynotes Elevation - Detached Garage | 2302016-FirstFl-Detached Garage | 2302016-FirstFl-Detached Garage | 2302016-FirstFl-Detached Garage | 1990875-alphamosaicdisplay.png | D
Plotted: 01-09-25@2:43pm (CAD ver 4.0a (LMS Tech))
By: Mike Buhr
File: I:\2025\2302016-A5.10.dwg



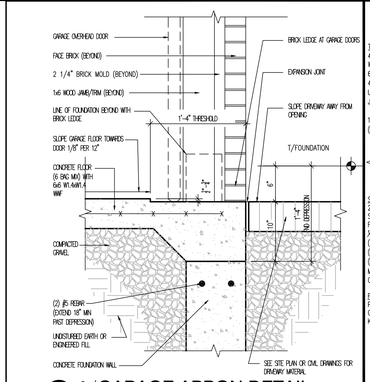

# D1 PORTAL WALL OPENING DETAIL
NO SCALE (48)

FRAMING-NARROW WALL PORTAL OPENING 2019-12 (48)

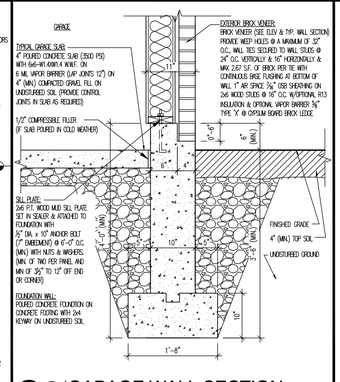



# D3 FRAMING DETAIL
NO SCALE (32)

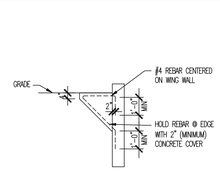
FRAMING-OPEN FRAMING 2019-12 (32)



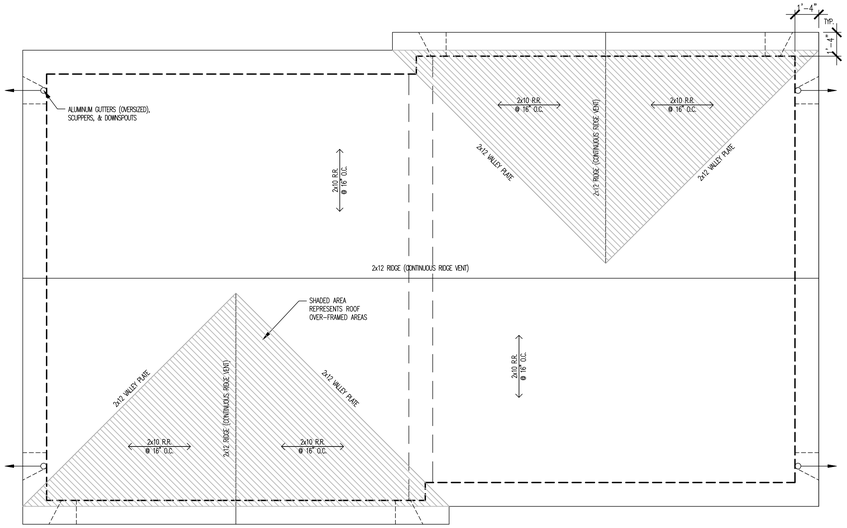

# C1 GARAGE APRON DETAIL
1"= 1'-0"




# C2 GARAGE WALL SECTION
3/4" = 1'-0"




# C3 WING WALL DETAIL
N.T.S.




# C4 ROOF PLAN
1/4" = 1'-0"


ARCHITECT
Craftstone Architects, Inc
14150 S. Route 30, Suite 201
Plainfield, Illinois 60544
P: (815) 609-1997 F: (815) 327-8827
www.CraftstoneArchitects.com
Professional Design Firm #: 184-005597


BUILDER
DJK CUSTOM HOMES
2 2 2 ZIMMER R P RIVER P

DESIGNER
DJK CUSTOM DESIGN
15-963 3/8"x 34-8/16"
1= 1487'6"31 3/37

MICHAEL A. BUHR
LICENSED ARCHITECT
001-015688
STATE OF ILLINOIS
01-09-2025 | 11-30-2026
DATED | EXPIRES

| | | |
|---|---|---|
| 01-09-2025 | 1 | FOR BLDG DEPT & OWNER |
| 11-22-2024 | 1 | FOR BLDG DEPT & OWNER |
| 09-23-2024 | | PERMIT-BID |

# Heritage Place Mansion Remodel
126 & 128 N Wright St.
Naperville, IL 60563

Naperville 01/02/2025 BUILDING DIVISION REVIEWED Reviewed for Code Compliance

DETACHED GARAGE

DRAWN BY: EAO
CHECKED BY: MAB

PROJECT NUMBER: 2302016

SHEET NUMBER: A5.20

OF 19 SHEETS

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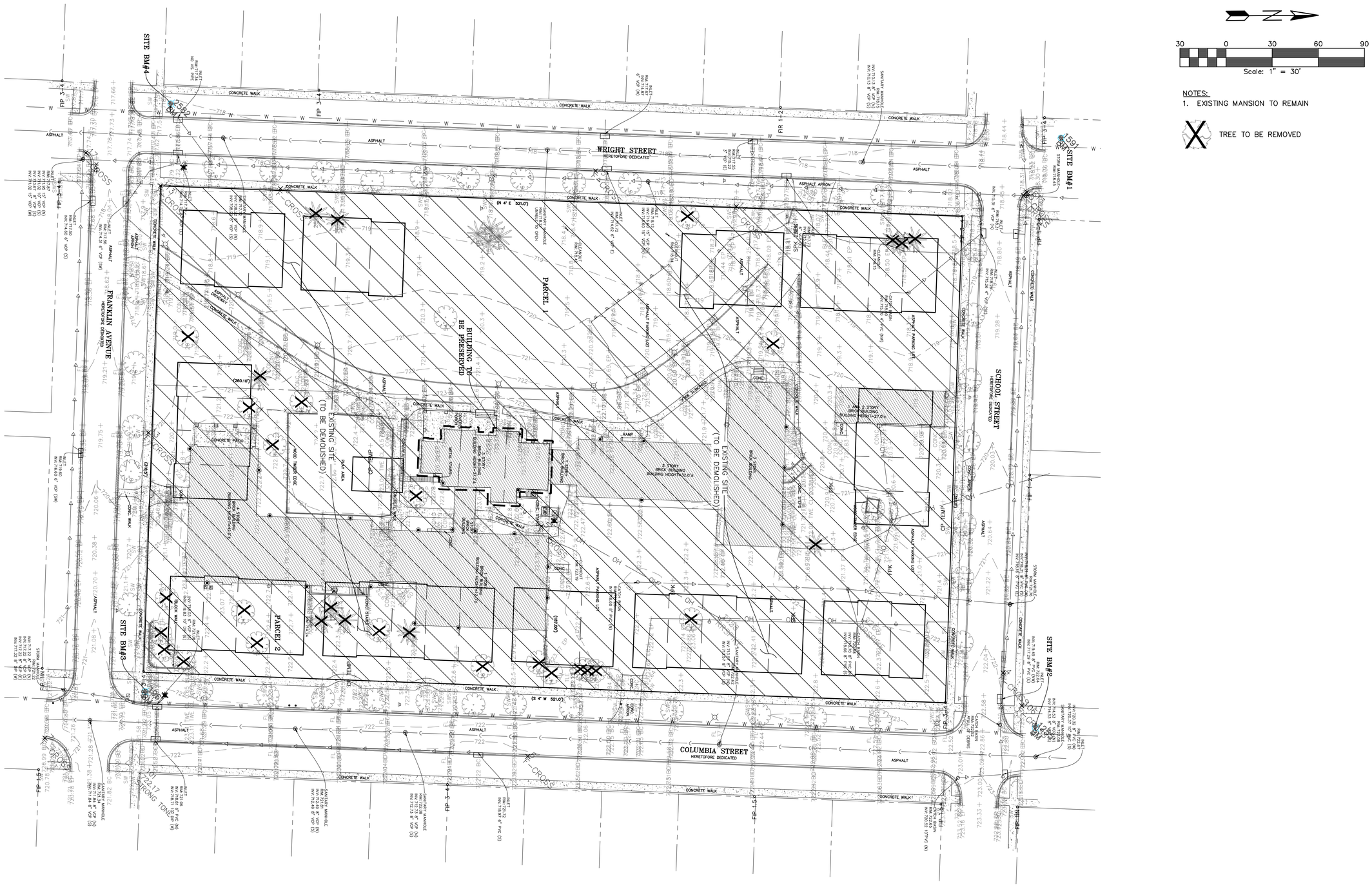
2302016-A5.20.DWG
Plotted: 01-09-2025@2:49pm | By: EDWARD ORTIZ
Xrefs: 2302016-Framing Narrow Wall Portal Opening 2019-12 (48) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Roof - Detached Garage | 2302016-Detached Garage | 2302016-Plan03 | 2302016-PlanDO-Detached Garage | 2302016-Garage Pad-Subflower 10in thd no rebar w_ext slab (45) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Framing-Narrow Wall Portal Opening 2019-12 (48) | Garage Pad Subflower Version (12) (v1 190925-dphomeseekbigs.png) | >
Attached: | 2302016-Sht-TITLEBLOCK4 | 2302016-PNS-BRICK KNEER | 2302016-PlanDO-Detached Garage | 2302016-Plan03 | 2302016-Roof - Detached Garage | 2302016-Garage Pad-Subflower 10in thd no rebar w_ext slab (45) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Framing-Narrow Wall Portal Opening 2019-12 (48)
Model: Full Model
Layout: A5.20
Saved: 01-09-2025@2:49pm EDWARD ORTIZ
Border: Arc 2020 Full ANSI D.dwg
Plotted: 01-09-2025@2:49pm EDWARD ORTIZ
Xrefs: 2302016-Framing Narrow Wall Portal Opening 2019-12 (48) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Roof - Detached Garage | 2302016-Detached Garage | 2302016-Plan03 | 2302016-PlanDO-Detached Garage | 2302016-Garage Pad-Subflower 10in thd no rebar w_ext slab (45) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Framing-Narrow Wall Portal Opening 2019-12 (48) | Garage Pad Subflower Version (12) (v1 190925-dphomeseekbigs.png) | >
Attached: | 2302016-Sht-TITLEBLOCK4 | 2302016-PNS-BRICK KNEER | 2302016-PlanDO-Detached Garage | 2302016-Plan03 | 2302016-Roof - Detached Garage | 2302016-Garage Pad-Subflower 10in thd no rebar w_ext slab (45) | 2302016-Framing-Opening Framing 2019-12 (32) | 2302016-Framing-Narrow Wall Portal Opening 2019-12 (48)


WRIGHT STREET
HERETOFORE DEDICATED
FRANKLIN AVENUE
HERETOFORE DEDICATED
SCHOOL STREET
HERETOFORE DEDICATED
COLUMBIA STREET
HERETOFORE DEDICATED
PARCEL 1
PARCEL 2
BUILDING TO BE PRESERVED
EXISTING SITE (TO BE DEMOLISHED)
SITE BM#1
SITE BM#2
SITE BM#3
SITE BM#4
(N 4° E 521.0')
(S 4° W 521.0')
(260.10')
(260.57')
CONCRETE WALK
ASPHALT
CONCRETE PATIO
WOOD TIMBER EDGE
PARK AREA
RAMP
METAL STAIRS
1 STORY BRICK BUILDING BUILDING HEIGHT=32.0'±
1 STORY BRICK BUILDING BUILDING HEIGHT=27.0'±
2 STORY BRICK BUILDING BUILDING HEIGHT=27.0'±
ASPHALT PARKING LOT
CONCRETE PAD
CONC. STEPS
BRICK WALL
BLOCK WALL
STONE WALL
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
STORM MANHOLE
SANITARY MANHOLE
INLET
CATCH BASIN
FIRE HYDRANT
GAS VALVE
WATER VALVE
SIGN
LIGHT POST
UTILITY POLE
GUY WIRE
CROSS
FIP 1.5'±
FIP 2.0'±
FIP 3.4'±
FIP 3.6'±
FIR 2.0'±
FIR 3.4'±
SPK 2.6'±
SPK 3.4'±
SPK 3.6'±
SPK 4.0'±
SPK 4.2'±
SPK 4.4'±
SPK 4.6'±
SPK 4.8'±
SPK 5.0'±
SPK 5.2'±
SPK 5.4'±
SPK 5.6'±
SPK 5.8'±
SPK 6.0'±
SPK 6.2'±
SPK 6.4'±
SPK 6.6'±
SPK 6.8'±
SPK 7.0'±
SPK 7.2'±
SPK 7.4'±
SPK 7.6'±
SPK 7.8'±
SPK

# Kroehler Mansion Preservation Scope

# North Side Entry

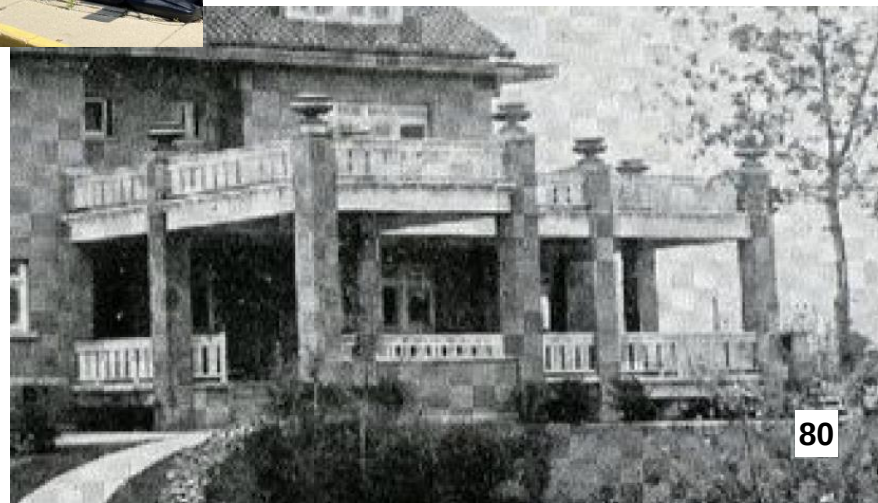
- Detach existing structure from the north side and place an entryway on the North side to replicate the original entryway as seen in the photo.
- Hip Roof structure with shingled roof to match
- Square painted wood columns (Painted Extra White SW 7006)
- Wood painted stair system with railings to match the railings on front of mansion at porch
- Add entry door and windows as located in original photo
- Entry door to match the main front entry door

# Eave and Gutter System

- Remove eave decorative covering and replace as follows
- Reframe areas where soffits are dipping
- New Copper Fascia and eave trim
- New soffit under to be painted to color tone to building trim color SW 7023 Requisite Gray
- Restore gutters by polishing the original copper

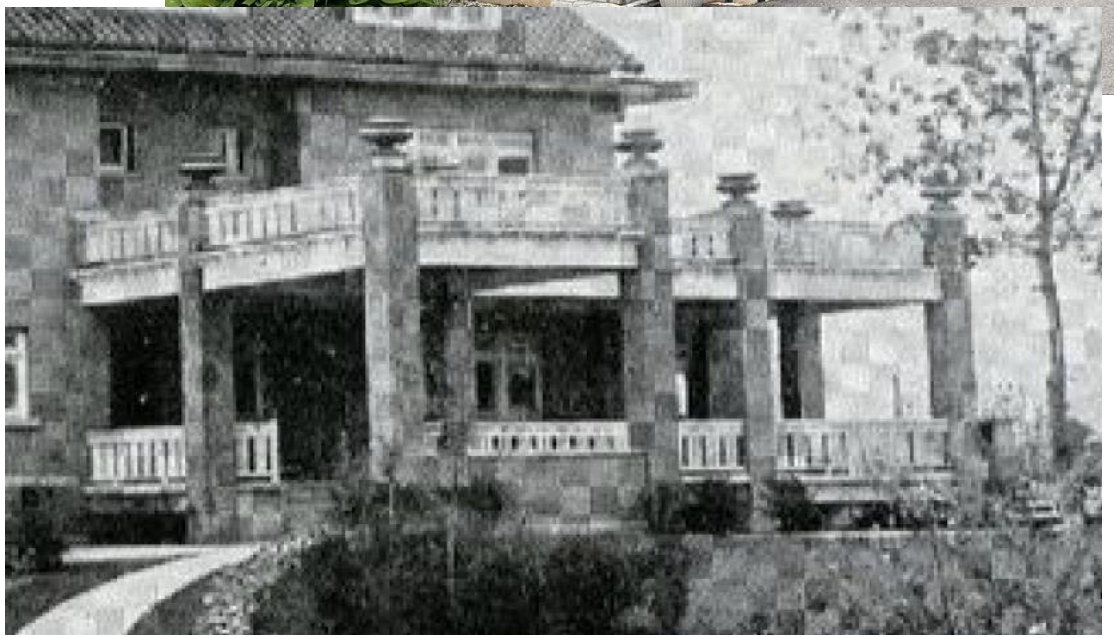
# Front Porch Main Floor

- Remove existing unilock retaining wall blocks from under the porch surface
- Frame in area where unilock blocks will be removed
- Build wood lattice system to match profile of the wood railings under porch surface to ground. Paint Extra White SW 7006
- Remove existing stairs and metal railing system and replace with a wood painted stair system in same location and railing system in same design detail as the railing system existing today (green rails). New rail color would be Extra White SW 7006



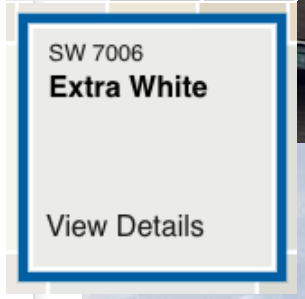
# Front Porch Upper section

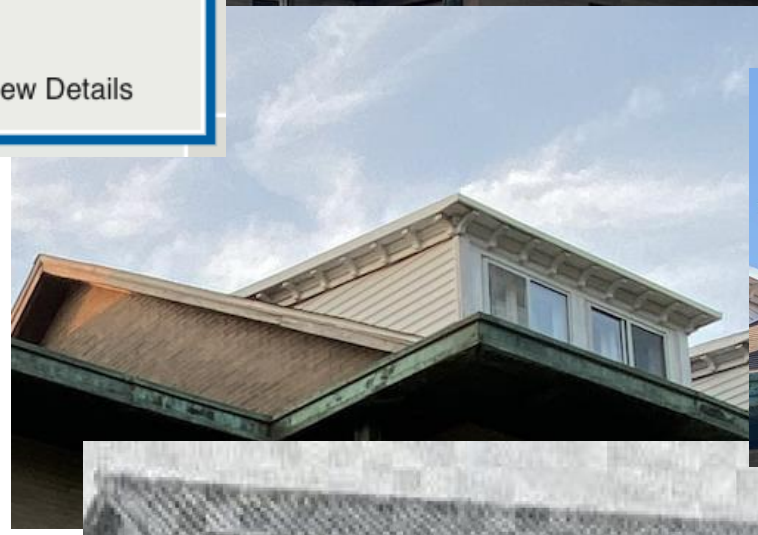
- Extend the brick columns that exist up above the roof of the porch to approx. 40” above roof surface and place limestone caps as in original photo. On far left column against brick wall you can see original column height and cap.
- Place limestone decorative pots on top of limestone caps to replace existing lions (not original)
- Add wood painted railing system in same design detail as the railing system existing today (green rails) but they will be painted white SW 7006 Extra White
- All existing railings on top of porch will be removed

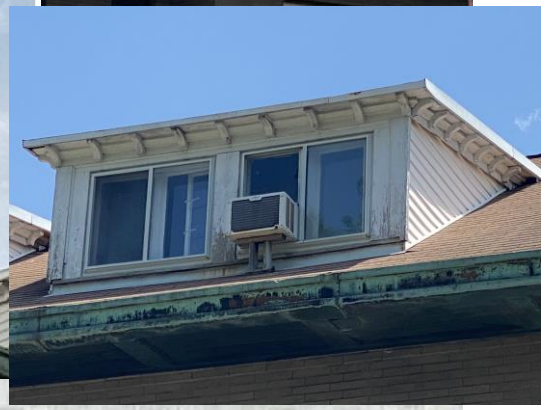


# Dormers

- Remove existing siding and replace with new cedar siding using 4” exposer and lap profile
- Siding will be painted in a deeper color called Requisite Gray SW 7023 as depicted in the original photo
- Trim around the windows with 4” smooth cedar trim painted Extra White SW 7006
- Windows on dormers to be replaced with white framed windows in double casement style as depicted in the original photo
- Dentil molding at perimeter of soffits to be stripped and repainted
- Trim Color: Requisite Gray SW 7023
- Soffit color: Extra White SW 7006

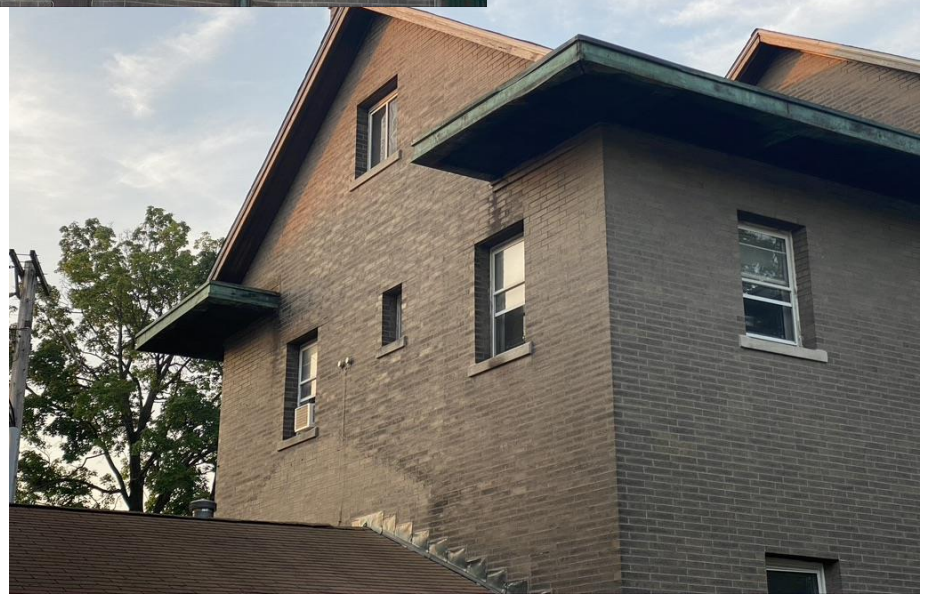






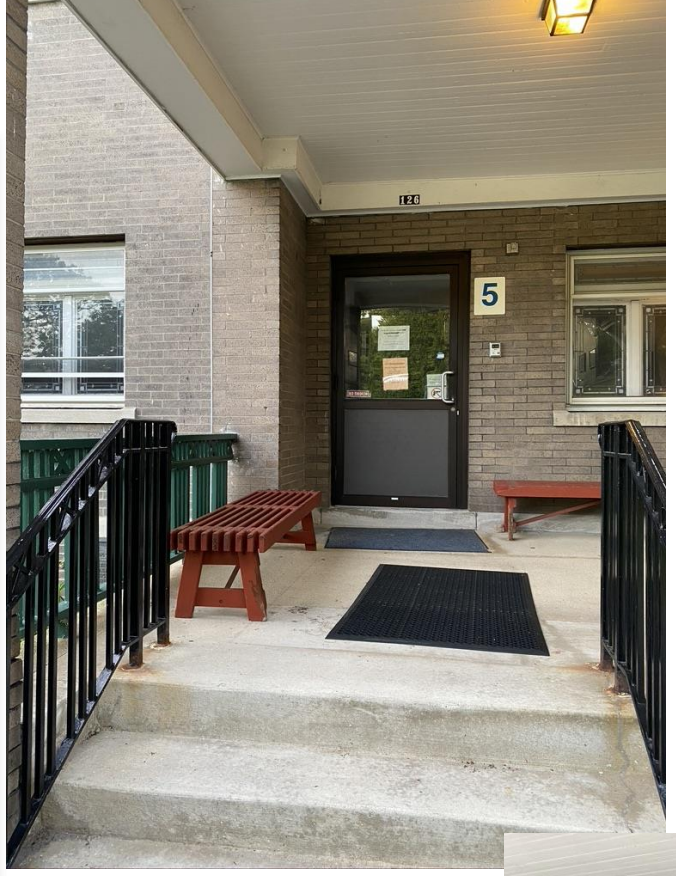
# Brick exterior

- Power wash entire exterior of the brick and limestone and spot tuckpoint mortar as needed then seal the brick and limestone with a non color changing sealer
- Color tone brick in areas where may need patching and old areas that currently do not match by use of Nawkaw Architectural color design match technology staining



# Exterior Entry Doors

- Remove existing Storm door system
- Replace existing Main entry door  to be similar to the door provided in the photo
- Add new entry door at secondary porch entrance to match the main entry door
- Entry door color: Mahogany



# Exterior Entry Doors

- Remove existing entry door to the North East side of mansion and replace with a smaller version of the main entry door very similar in design to the original
- Entry door color: Mahogany

# Windows

- Remove existing windows and replace with Pella Lifestyle Series windows with window profiles to be similar to the original window units
- Save existing leaded glass window panels and reuse the leaded glass panels on the front elevation mounted on interior of new window units as interior shutters which will allow the view of these decorative leaded glass units from the exterior
- Exterior window color to be white as it appears was original color

# Roof

- Remove existing shingles
- Replace shingles with new shingles that would be Architectural grade Certainteed
- Original shingles appear to be red / orange clay tiles
- Shingle color: Certainteed  Weathered Wood

# Window Replacement /Restoration Notes The Mansion

# Left Side

4 Window units

Remove and replace window unit with double hung clear glass.

Remove and replace window unit with double hung clear glass.

Remove and replace window unit with double hung clear glass.

Remove and replace window unit with double hung clear glass.

# Front

23 Window units

3 Units below water table: Remove and replace 3 awning window units with like style awning units with clear glass.

3 Roof Dormers: Remove and replace window units with like style units with clear glass.

Lower window units to be replaced with like style and leaded glass panels to be saved, refurbished and reused as interior leaded glass historic shutters

# Right Side

9 Window units

1 Unit below water table: Remove and replace 1 awning window unit with like style awning units with clear glass.

Lower window units to be replaced with like style and leaded glass panels to be saved, refurbished and reused as interior leaded glass historic shutters

# Rear

20 window units

Replace these 2 window units with like type and style

Replace this boarded up window with a window matching others

Remove and replace the 3 stepped units with like style and refurbish the leaded glass units for interior shutters

All window units in this section will be replaced by like kind and style with clear glass

Lower window units to be replaced with like style and type but leaded glass panels to be saved, refurbished and reused as interior leaded glass historic shutters on missing areas on front and left elevations

6 Units below water table: Remove and replace 3 awning window units with like style awning units with clear glass.

# Rear Dormers

6 Window units

3 Rear Roof Dormers: Remove and replace window units with like style units with clear glass.

| | |
|---|---|
| **STREET #** | 126 |
| **DIRECTION** | N |
| **STREET** | WRIGHT |
| **SUFFIX** | ST |
| **PIN** | 0818309002 |
| **LOCAL SIGNIFICANCE RATING** | S |
| **POTENTIAL IND NR? (Y or N)** | N |
| **Contributing to a NR DISTRICT?** | C |
| **Contributing secondary structure?** | NC |
| **Listed on existing SURVEY?** | IHSS (O); Local District; NR District |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| **CATEGORY** | building | **HISTORIC FUNCTION** | Domestic - single dwelling |
| **CONDITION** | good | **REASON for SIGNFICANCE** | This house, built for local industrialist Peter E. Kroehler, exhibits elements of the Prairie and Craftsman styles. The house later became part of the Peter E. Kroehler Memorial Campus for North Central College. |
| **INTEGRITY** | minor alterations and addition(s) | | |
| **SECONDARY STRUCTURE** | Detached garage | | |

## ARCHITECTURAL DESCRIPTION

| | | | |
|---|---|---|---|
| **ARCHITECTURAL CLASSIFICATION** | Craftsman/Prairie | **PLAN** | irregular |
| **DETAILS** | Colonial Revival | **NO OF STORIES** | 2.5 |
| **BEGINYEAR** | 1907 | **ROOF TYPE** | Side gable |
| **OTHER YEAR** | | **ROOF MATERIAL** | Asphalt - shingle |
| **DATESOURCE** | HABS No. IL-1270-A | **FOUNDATION** | Not visible |
| **WALL MATERIAL (current)** | Brick | **PORCH** | Wrap around |
| **WALL MATERIAL 2 (current)** | | **WINDOW MATERIAL** | N/A |
| **WALL MATERIAL (original)** | Brick | **WINDOW MATERIAL** | |
| **WALL MATERIAL 2 (original)** | | **WINDOW TYPE** | N/A |
| | | **WINDOW CONFIG** | N/A |

| | |
|---|---|
| **SIGNIFICANT FEATURES** | Side gable roof with shed-roof dormers and copper gutters |
| **ALTERATIONS** | Post-2007 -- house is currently undergoing rehabilitation as part of Heritage Place residential development -- wraparound porch, windows, and doors have been removed, siding stripped from dormer windows. Educational building north of house and one-story connector at north elevation have been demolished. |

## HISTORIC INFORMATION

| | |
|---|---|
| **HISTORIC NAME** | Kroehler, Peter E. & Josephine House |
| **COMMON NAME** | |
| **ARCHITECT** | Brandt, Berkeley |
| **BUILDER** | |
| **ARCHITECT SOURCE** | HABS No. IL-1270-A |
| **HISTORIC INFO** | From HABS recordation (HABS No. IL-1270-A) -- Peter Edward Kroehler (1872-1950), was president of the Naperville Lounge Company (later renamed the Kroehler Furniture Company). Josephine Kroehler resided in the house after her divorce from Peter Kroehler, and sold the property to North Central College in 1945, and the house was re-purposed as part of the Peter E. Kroehler Memorial Campus. |
| **PERMITS** | |
| **LANDSCAPE** | Midblock on east side of residential street; house set far back on lot, almost in center of block; curving front driveway; mature trees |
| **COA DATES** | 3/21/2019; 11/19/2019; 10/20/2020 |
| **COA DECISION** | COA #19-1-18 - Rezoning to CU (positive recommendation by HPC. Will be sent to PZC and CC - PZC #19-1-18); COA 19-2840 - demolition of existing structures (denied by HPC, approved by CC on 11/19/2019); COA #20-2321 -- construction of town home units and rehab of Kroehler Mansion (denied by HPC, approved by City Council 10/20/2020 subject to administrative approval of revised plans for Heritage Place). |
| **COA Compliance Notes** | Under Construction. Drawings for rehabilitation not included with files provided by the city--from April 2026 photographs, it appear that the window openings on the front elevation have been enlarged. |
| **COA Work Not Completed** | |
| **Work Not Requiring COA** | |

| | |
|---|---|
| **Work Completed Without COA** | |

| | | | |
|---|---|---|---|
| **PREPARER** | Lara Ramsey | **SURVEYDATE** | 11/7/2007 |
| **ORGANIZATION** | RAMSEY HISTORIC CONSULTANTS | **SURVEYAREA** | NAPERVILLE SURVEY UPDATE |

(4) 2000381700F

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
11/19/2020 09:19 AM
PHSP

DOCUMENT # R2020-173532

**PINs:**
**08-18-309-002**
**08-18-422-001**

CTIC

**ADDRESSES:**
**126, 140 AND 148 N. WRIGHT STREET**
**619 E. FRANKLIN AVENUE**
**147 N. COLUMBIA STREET**
**NAPERVILLE, IL 60540**

**PREPARED BY:**
**CITY OF NAPERVILLE**
**LEGAL DEPARTMENT**
**630/420-4170**

**RETURN TO:**
**CITY OF NAPERVILLE**
**CITY CLERK'S OFFICE**
**400 SOUTH EAGLE STREET**
**NAPERVILLE, IL 60540**

# ORDINANCE NO. 20 – 108

## AN ORDINANCE OF THE CITY OF NAPERVILLE APPROVING CERTIFICATE OF APPROPRIATENESS #20-2321

## RECITALS

1. **WHEREAS**, the City of Naperville, DuPage and Will Counties, of the State of Illinois is an Illinois municipal corporation and home rule unit of local government under the laws and Constitution of the State of Illinois (the "**City**"); and

2. **WHEREAS**, Little Friends, Inc., 140 N. Wright Street, Naperville, IL 60540 ("**Property Owner**") owns the 3.79-acre Property located at 126, 140, 148 N. Wright Street, 147 N. Columbia Street, and 619 E. Franklin Avenue ("**Subject Property**"). The Subject Property is comprised of two parcels which are zoned R2 under the Naperville Municipal Code. The Administration Building (built in 1956) is located on Parcel 1. The Kroehler Mansion (built in 1908), the Krejci Academy and the Gymnasium (both built in 1948) are located on Parcel 2; and

( Chicago Title Insurance Co
2441 Warrenville Rd
Lisle, IL 60532



74

3. **WHEREAS**, the Subject Property is located within the Historic District of the City of Naperville and property owners who seek to alter, construct, demolish, or make a material change to structures located within the City's Historic District are required to obtain a Certificate of Appropriateness ("**COA**") as set forth in the Naperville Municipal Code, as amended from time to time; and

4. **WHEREAS,** on November 19, 2019 the City Council approved COA #19-2840 requested by the Property Owner by which demolition of the following structures on the Subject Property was approved: Krejci Academy, the Gymnasium, the Administration Building, and the Kroehler Mansion; and

5. **WHEREAS,** the petitioner, **RAM WEST CAPITAL LLC**, 127 Aurora Avenue, Naperville, IL 60540 ("**Petitioner**"), as authorized by the Property Owner, has submitted a development request for the Subject Property by which the Kroehler Mansion will be preserved and converted into two residential units while demolition of the remaining structures on the Subject Property will occur to be replaced by eleven (11) buildings with thirty-nine (39) single family attached dwelling units for a total of 41 dwelling units ("**Heritage Place**"); and

6. **WHEREAS**, as set forth in a separate ordinance approving a conditional use for single-family attached units in the R2 Zoning District and variances for height and setback for the Heritage Place development, and as set forth in an Owner's Acknowledgement and Acceptance Agreement which is an exhibit to and component of the ordinance approving a preliminary plat of subdivision for the Subject Property, (hereinafter the "**Heritage Place Ordinances**"), the Heritage Place development will include a variety of amenities including a public park located west of the Kroehler Mansion, a public park located between lots 27 and 28, a private rose garden located north of the Kroehler Mansion, and a public

pedestrian pathway; and

7. **WHEREAS,** Petitioner has requested that the City delay recordation of this Ordinance and the Heritage Place Ordinances with the DuPage County Recorder until no later than October 21, 2021 in order to allow Petitioner to finalize the purchase and sale agreement for the Subject Property and to transfer ownership of the Subject Property to the Petitioner; and
8. **WHEREAS**, in order to proceed with the Heritage Place development, Petitioner sought approval of Certificate of Appropriateness #20-2321, which included Petitioner's response to the factors for consideration of a COA, in support of Petitioner's request for proposed exterior façade changes to the Kroehler Mansion and a request for approval of the proposed exterior facades of the eleven (11) new townhome buildings to be constructed; and
9. **WHEREAS**, the City's Historic Preservation Commission reviewed the requests set forth in Certificate of Appropriateness #20-2321 on August 27, 2020, and after consideration of Petitioner's presentation, staff's report, and public testimony, denied the request. The meeting minutes of said meeting are attached hereto as **Exhibit A** and the Historic Preservation Commission's response to the Factors for Consideration of a COA are attached hereto as **Exhibit B**; and
10. **WHEREAS**, on September 8, 2020 Petitioner timely submitted a request to appeal the Historic Preservation Commission's denial of COA #20-2321 to the City Council, which appeal is attached hereto as **Exhibit C**; and
11. **WHEREAS,** on October 13, 2020, the Petitioner submitted revised plans for the Heritage Place development reducing the number of units to 41 in total; and
12. **WHEREAS**, on October 20, 2020, the City Council concluded that it did not concur with the HPC's findings of fact as to factors for consideration of a COA, but did

concur with Petitioner's findings of fact as set forth in Petitioner's application for the COA as set forth in **Exhibit D**. The City Council determined that Certificate of Appropriateness #20-2321 should be granted subject to administrative approval of revised elevations for Heritage Place reflecting the reduced unit count described above. The City Council's determination is based on the finding that the Heritage Place development provides: (i) for the preservation and adaptive re-use of the Kroehler Mansion; (ii) an exterior townhome design which is complementary to the Kroehler Mansion; and (iii) for construction of two public parks, a private garden, and a public pedestrian pathway, all of which will contribute to a setting which highlights the Kroehler Mansion as a critical component of the development.

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, COUNTIES OF DUPAGE AND WILL, ILLINOIS, in exercise of its home rule authority, as follows:**

**SECTION 1**: The foregoing Recitals are incorporated as though fully set forth in this Section 1.

**SECTION 2**: Subject to approval of the Heritage Place Ordinances and the simultaneous recordation of this Ordinance and the Heritage Place Ordinances with the DuPage County Recorder in an order approved by the City Attorney, Certificate of Appropriateness #20-2321 is approved as set forth herein.

**SECTION 3**: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

**SECTION 4**: This Ordinance shall be in full force and effect upon its recordation with the DuPage County Recorder as provided herein.

PASSED this 20th day of October 2020.

AYES: CHIRICO, BRODHEAD, COYNE, GUSTIN, HINTERLONG, KELLY, KRUMMEN, SULLIVAN, WHITE

APPROVED this 21st day of October 2020.

Steve Chirico
Mayor

ATTEST:

Grace Michalak
Records Clerk

PARTICIPATION GUIDELINES:
All viewpoints are welcome. Positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at board members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

PUBLIC ACCOMMODATION:
Any individual who may require an accommodation to participate in the meeting or to view materials for the Historic Preservation Commission meeting, should contact the City Clerk at (630) 305-5300 by Wednesday, August 26, 2020.

ZOOM MEETING LOG IN:
Please click the link below to join the webinar:
https://us02web.zoom.us/j/84071838051?pwd=dnFNYlMxT3FBRDg1OUd2emRkd096dz09
Passcode: 773433
Or iPhone one-tap :
US: +13126266799,,84071838051#,,,,,,0#,,773433# or +16465588656,,84071838051#,,,,,,0#,,773433#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128
Webinar ID: 840 7183 8051
Passcode: 773433
International numbers available: https://us02web.zoom.us/u/kWfqSw47Y

## A. CALL TO ORDER:

## B. ROLL CALL:

Present: Doyle, Eveslage, Franczyk, Fessler, Garrison, Vice Chair Jacks, Ory, Chairman Peterson, Urda, Councilman Kelly (non-voting), and Howard (non-voting)
Absent: None

## C. PUBLIC FORUM:

There was not any discussion for the public forum.

## D. OLD BUSINESS:

## E. CERTIFICATE OF APPROPRIATENESS

1. Consider the Certificate of Appropriateness (COA) Request for Heritage Place development (140/126 North Wright Street and 619 E. Franklin Avenue) - COA 20-2321

(Item 1 of 3)

Russell Whitaker, attorney for RAM West Capital, presented the proposal for the petitioner. Whitaker presented the proposal in two main sections: the mansion preservation efforts and the rowhome development. The preservation presentation described how the mansion would be separated into three units and the overall exterior façade changes to the mansion. The new aspects of the site were described through the proposed elevations of the new homes and aspects of the site including, open space, parking, access and landscaping.

Public Testimony:

Marilyn Schweitzer, Naperville resident, requested denial of the COA and that the HPC not recommend approval of the requested conditional use and variances. Schweitzer spoke of concerns about the similarity of the new buildings, height, bulking and landscaping detailed in the proposal.

Tim Messer, spoke on behalf of the East Central Homeowners Organization (ECHO). Messer spoke in support of the protection within ECHO's boundaries, the exterior façade changes on the mansion, the proposed open space, and the proposed façades of the townhome units. Messer further noted that ECHO does not support the conditional use and variances associated with the proposal. Messer noted a survey that was conducted within the ECHO's boundaries and feedback indicated concerns with the proposal from residents. Messer expressed that if the development is not economically viable, then the demolition of the Kroehler mansion may be the better long term solution from ECHO's perspective.

Carol Schmidt, adjacent property owner to the subject property, agreed with ECHO's position and emphasized concern with the setback variance. Carol also spoke on behalf of neighbor, Kathy Taft, who concurs with ECHO's position.

Becky Simon, spoke on behalf of Naperville Preservation Inc., and was concerned with the proposal's density, height, setbacks and massing of the new buildings in relation to the existing neighborhood.

Signe Gleeson spoke in opposition of the variances requested as the proposed development is an assault on the neighborhood. Gleeson detailed concerns about the track record of the developer and emphasized the development should not be exempt from the



EXHIBIT A

Historic District guidelines.

Susan Fitch spoke in support of ECHO's position with massing and density concerns.

Alberto Rodriguez, Naperville resident, spoke in support of ECHO's position.

Tom Ryan, architect, former HPC member and Naperville resident, noted the current proposal is not aligned with the Historic Building Design and Resource Manual. Ryan showed a slide with a rendering created by Ryan and Naperville Preservation comparing the massing of single family homes to the townhome proposal. Ryan expressed opposition to the granting of a COA to the current proposal.

Chris Forthaus, Naperville resident, spoke in support of ECHO's position.

Greg Remec, supports ECHO's position and described concern with the proposed density, height and setbacks.

Jim Haselhorst spoke about concerns with the mansion proposal, as it did not describe the changes on all sides of the structure, carriage porch, restoration of the western porch entrance, and restoration of the original historic openings and windows. Haselhorst requested the HPC not approve the restoration and preservation plan.

Ross Berkley, Naperville resident, spoke adding that Berkley is not a member of ECHO, nor does Berkley agree with all of ECHO's position. Berkley spoke in support of the recent changes made to the plan in response to feedback from the neighborhood. Berkley explained that if the setback variance of the interior parking lots were reduced or removed, Berkley would be in support. Berkley requested a reduction in the density and spoke on concerns with the height variance and the potential for an unfinished project due to financing.

Erik Haugsnes, Naperville resident, spoke in support of ECHO's position noting that there are few buildings in the surrounding area that do not meet the setback and height requirements.

Karena Chapman, Naperville resident, spoke in support of ECHO's position and added that the developer of the subject property should be upheld to the same requirements as imposed on all other properties in the Historic District.



EXHIBIT A

Karen Solomon, Historic District resident, spoke on concerns with the similarity between each of the proposed building design, parking, traffic, flooding in the alley between Wright Street and Sleight Street, and the visual difference of the proposed buildings without foliage during the fall and winter months.

Mary Anne Yep, Naperville Resident, spoke about personal experiences with the HPC meetings, those that live within the Historic District and discrepancies with DJK builders. Yep asked if the current builder is the right person to develop this property.

Karl Rahder, Naperville resident, spoke in opposition to the proposed development and any high density on the site.

Julie Garrison, Naperville homeowner, spoke on concerns of the development's balance sheet and the design of the development, which does not align with the neighborhood. Garrison asked the development to be conducted responsibly and respectfully. Garrison lastly asked the HPC to vote against the development as proposed.

Brad Kitchner, Naperville resident, spoke on another option for the site to be developed with less density without keeping the mansion. Kitchner agreed with prior comments about the traffic shifting to nights and weekends. Kitchner noted that the street around the development is currently seen as quiet as he is away while the school is in session.

Doug States spoke about affordable housing that could be incorporated into the subject property in opposition to the idea. States noted he believed North Central would have been the best property owner because they maintain their property.

Marilyn Schweitzer spoke in disagreement of the prior point that the parkway trees will prevent the block from looking massive.

Wright King spoke in agreement with ECHO's position and expressed additional concerns over the proposed density of the project relative to the density when the homes in the neighborhood were built.

Ross Berkley expressed that the person that began the "save the mansion" group no longer lives in the district. Berkley also noted that the financial stability of the neighborhood and overall benefit of the neighborhood should be considered if the land were to be left vacant.



EXHIBIT A

Julie Garrison noted that ECHO is not a part of "save the mansion" group and the group began with several neighbors.

Mary Anne Yep spoke about Julie Garrison's helpfulness in communicating with the people in the neighborhood do not use the internet.

David Hayward, Naperville resident, spoke positively about the work conducted by Julie Garrison for the community. Hayward noted concern with the density of the proposal.

Vice Chair Jacks concluded public comment and asked for any questions from the HPC for the petitioner or members of the public to be raised.

Commissioner Franczyk asked if the mansion units will be designed individually, each unit will be on individual parcels, and the three units could be consolidated into one unit by an individual.

Russell Whitaker, attorney for the petitioner, clarified that the units would be designed individually and subdivided into separate parcels. Whitaker also explained that as with any residential configuration someone could combine all units in the mansion.

Vice Chair Jacks noted that one person was somewhat in support and all other comments were opposed. Vice Chair Jacks asked the petitioner if they reached out for input from the neighbors.

Russell Whitaker responded noting that there has been 18 to 20 months of discussions with the neighborhood and City Council. Whitaker noted that there has not been compromise from the public, when the development has made compromises such as dedicating land to the park and restoring the mansion.

Vice Chair Jacks asked for any other Commissioner comments before closing remarks. Vice Chair Jacks noted that staff is in support of what will be voted on this evening.

Russell Whitaker provided closing remarks spoke about the good dialogue with residents including agreements and disagreements for the developer and residents. Whitaker noted the existing townhome developments in Naperville that are adjacent to single family homes and spoke on the belief that the proposed development will have a positive impact on the neighborhood describing the sale price of the townhomes.

Kathleen Russell, Community Planner, noted that there was one member of the public with their hand raised and asked if Vice Chair Jacks would like to accept the comment.

Vice Chair Jacks noted his opinion was that the public comment is closed.

Commissioner Urda shared a visual that was submitted to the HPC by Marilyn Schweitzer that showed the proposed project's density compared to the surrounding existing homes and the massing of the proposed rowhomes in relation to a single family home concept. Commissioner Urda stated he would be voting no and asked other HPC members to also vote no.

Commissioner Ory noted both parties had compelling arguments and asked if compromises could be reached changing the façade of the development and type of housing to single family. Commissioner Ory spoke in support of the restoration improvements to the mansion, the playground and rose garden. Ory asked for additional compromises if the proposal moves forward including variation in the height and setbacks of the townhomes.

Commissioner Franczyk agreed with Commissioner Ory's proposal for additional compromises which Franczyk noted could include a decrease in density, increased setbacks and variety in the elevations of the rowhomes. Commissioner Franczyk expressed that the more detail could be put into the preservation of the mansion, similar to the amount of detail put into the townhomes. Commissioner Franczyk asked what would stop the developer from beginning construction and demolishing the mansion which leaves the Historic District with an odd development. Commissioner Franczyk spoke in opposition for leveraging the preservation of the mansion for a higher density. Commissioner Franczyk also asked about the incentive agreement.

Commissioner Urda noted the non-demolition covenant is between Naperville and Little Friends. Commissioner Urda spoke in concern with the guiding of the covenant.

Councilmember Kelly spoke on the process of the covenant and noted that the COA must be forfeited and a deed and covenant must be recorded against any future demolition of the mansion, then would Naperville give Little Friends $450,000. Councilmember Kelly explained the intent of the and where the funds may be drawn from.



EXHIBIT A

Commissioner Franczyk asked how many homes the amount was calculated from.

Councilmember Kelly explained the calculation was based on 20 years of 20 homes and noted the amount takes into account the highest offer with the mansion and without the mansion.

Kathleen Russell, Community Planner, noted that because new evidence was brought up in the discussion, staff was advised to permit Russell Whitaker an opportunity to provide additional comment.

Vice Chair Jacks asked for clarification on what the new evidence was.

Kathleen Russell, Community Planner, noted that the visuals shared by Commissioner Urda may be considered new evidence.

Commissioner Urda noted the information was provided under additional information.

Russell Whitaker refrained from additional comment.

Gabrielle Mattingly, Community Planner, noted that the incentive discussion is not relevant to the HPC discussion.

Vice Chair Jacks agreed with Mattingly's comment.

Commissioner Urda stated that the community's thoughts on the proposal are clear and that their message should be reflected in the HPC's no vote.

Commissioner Garrison spoke in agreement of a compromise and noted the demolition of the mansion and development of single family homes as a potential new compromise.

Commissioner Urda noted that the choice is yes or no on tonight's agenda item.

**2.** Provide a recommendation on the conditional use for 47 townhomes, variances to the lot area requirements, front yard setback requirements and a height variance for the property located at 140/126 North Wright Street and 619 E. Franklin Avenue (Heritage Place) - PZC 20-1-061 (Item 2 of 3)

**A motion was made by Commissioner Urda and seconded by Commissioner**



EXHIBIT A

**Fessler to recommend approval of PZC 20-1-061, a conditional use for 47 townhomes, a variance to the lot area requirement, a variance to the front yard setback requirement and a height variance for the property located at 140/126 North Wright Street and 619 E. Franklin Avenue.**

**Aye: Fessler and Ory**

**Nays: Doyle, Eveslage, Franczyk, Garrison, Vice Chair Jacks and Urda**

3. Consider the proposed exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for the property located at 140/126 North Wright Street and 619 E. Franklin Avenue (Heritage Place) - COA 20-2321 (Item 3 of 3)

**A motion was made by Commissioner Fessler and seconded by Commissioner Urda to approve COA 20-2321, for exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for the property located at 140/126 North Wright Street and 619 E. Franklin Avenue.**

**Aye: Garrison, Fessler and Ory**

**Nays: Doyle, Eveslage, Franczyk, Vice Chair Jacks and Urda**

## F. REPORTS

1. Approve the minutes of the June 25, 2020, Historic Preservation Commission meeting

**A motion was made by Commissioner Urda seconded by Commissioner Eveslage to approve the meeting minutes of the June 25, 2020, Historic Preservation Commission meeting.**

**Aye: Doyle, Eveslage, Franczyk, Fessler, Garrison, Vice Chair Jacks, Ory, Chairman Peterson, and Urda**

**Nays: None**

## G. NEW BUSINESS:

1. Conduct the discussion requested by the Historic Preservation Commission at the June 25, 2020, meeting concerning the transition away from staff recommendations and towards applicants justifying their proposal against the factors of consideration

Chairman Peterson postponed the discussion due to the late hour.

## H. ADJOURNMENT:

**A motion was made by Commissioner Garrison, seconded by Commissioner Urda to adjourn the August 27, 2020, Historic Preservation Commission meeting at 10:20 pm.**

**Aye: Doyle, Eveslage, Franczyk, Fessler, Garrison, Vice Chair Jacks, Ory, Chairman Peterson, and Urda**

**Nays: None**

**Factors for Consideration of a Certificate of Appropriateness Application**:

5.1. Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a Certificate of Appropriateness.

*Analysis: The proposed improvement requires (1) approval of a conditional use in the R2 zoning district to permit townhomes on the subject property and (2) variances to the required front yard setbacks, required lot area per unit, and maximum number of stories to accommodate the proposed townhome design. Upon review of the proposed improvement, the majority of the HPC found that the townhomes would be inconsistent and incompatible with the character of the historic district, which is largely comprised of single-family residential structures. In addition, the majority of the HPC felt the proposed townhome design is incompatible with the typical size, number of stories, and number of units that are found within existing residential homes/blocks located within the district.*

*However, other commissioners questioned if any new construction would fully satisfy all parties. One commissioner felt that this may be our best option with a few more compromises such as reduction in density and more variety of height and setbacks. They complimented the effort to provide open space, a playground and rose garden which the district has been asking for since the removal of College Park.*

5.2. Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the Certificate of Appropriateness request.

*Analysis: The majority of the Commission found the proposed rowhouse style had elements which complemented the design of the Kroehler Mansion, but was not in keeping with single family home nature of the historic district. Commissioners found that the proposed improvement's architectural incompatibility is further demonstrated by the number of variances required to accommodate the proposed building design. The Commissioners who opposed the COA recommended single family homes instead of townhomes and indicated they should be constructed with an architectural design which mimics existing architectural styles found in the neighborhood.*

*Other Commissioners who supported approval of the COA found that the proposed Mansion will be restored back to its original style and that the townhome design is complementary to the Mansion.*

5.3. Economic Reasonableness: The Commission and the Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.

*Analysis: The majority of the Commission found the footprint of the rowhomes to be too large in comparison with typical homes that are found in the district and that the overall proposal is too dense. The Commission found that the proposed improvement could be modified in a manner to be compatible with the development pattern within the district and that these modifications could still result in a development which is economically viable. Accordingly, the Commission finds that their recommended changes to the proposed improvement are economically reasonable.*

5.4. Energy Conservation Effect: In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.

*Analysis: The majority of the Commission found the overall footprint of the proposed townhome units to be too large in comparison to existing homes in the historic district, and found the proposed number of units to be too dense. If the size and number of the units were to be reduced in accord with the Commission's suggestions, no adverse impact on energy conservation for the development would be anticipated.*

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

*Analysis: The majority of the Commissioners felt the proposal did not meet the specifications listed in the Historic Building Design and Resource Manual (HBDRM) raising concern with the scale, massing, density, and the proposed style. Commissioners noted the HBDRM specifically provides recommendations on single family home development and does not consider townhomes. Therefore, Commissioners concluded the townhome development is not consistent with the recommendations found within the HBDRM.*

*Other Commissioners felt the proposal complied with the guidelines in the HBDRM for construction of new single-family attached units, noting the manual is lean on recommendations for new construction and commercial properties and did not take the redevelopment of an entire City block into account when making recommendations on infill development.*

**Rosanova & Whitaker, Ltd.**
Attorneys At Law

127 Aurora Avenue
Naperville, Illinois 60540
phone 630-355-4600 • fax 630-352-3610
www.rw-attorneys.com

September 8, 2020

laffa@naperville.il.us

Allison Laff
Deputy Director – Planning & Development
City of Naperville
TED Business Group

RE: Historic Preservation Commission ("HPC") Appeal to Naperville City Council
140 and 126 N. Wright Street, Naperville, Illinois ("Subject Property")

Ms. Laff:

As you know, I represent Ram West Capital, LLC with respect to the application filed as Certificate of Appropriateness Case #20-2321 ("COA"). On August 27, 2020, the Historic Preservation Commission considered the case as two separate items: (1) request for Heritage Place development; and (2) consider the proposed exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for the Subject Property. The Historic Preservation Commission voted 2-6 on item (1) and 3-5 on item (2), thereby causing the application for the COA to be denied.

Please accept this letter as our formal request to appeal the Historic Preservation Commission's denial of the COA to the Naperville City Council.

Sincerely,

Russell G. Whitaker, III
Rosanova & Whitaker, Ltd

cc: Bill Novack, Director of TED Business Group
Gabrielle Mattingly, Community Planner

EXHIBIT C

COA #_____

# 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: | 140 and 126 N. Wright St., Naperville, IL 60540 |
| Applicant Name(s): | RAM West Capital LLC |
| Address/Zip: | 127 Aurora Avenue, Naperville, IL 60540 |
| Telephone – Day/Evening: | 708-259-7713 |
| Fax (optional): | |
| Email: | bill.novak.51@gmail.com |
| | |
| Property Owner Name(s): | Little Friends, Inc. |
| Address/Zip: | 140 N. Wright St., Naperville, IL 60540 |
| Telephone – Day/Evening | 630-355-6533 ext. 1828 |



EXHIBIT D

COA #_____

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*** | **A COA from the Commission is required for the following:** |
|---|---|---|
| ☒ | Doors | New opening, a change in style or opening, or use of material that is not wood or original material. |
| ☒ | Windows | New opening, a change in style or opening, or use of material other than wood or aluminum clad wood. |
| ☒ | Roofs | A change in height or pitch; or use of material other than asphalt or original material. |
| ☒ | Exterior Building Materials | A change in reveal or profile; or use of material other than wood, fiber cement board or original material. |
| ☒ | Porches | New enclosure, a change in size or style, or use of material that is not one of the following:<br>1. Replacement of porch columns with use of wood, plaster or cement materials;<br>2. Replacement of porch flooring with use of wood or composite decking materials; or<br>3. Replacement of other porch components with use of wood or original material. |
| ☐ | Shutters and Awnings | A change in size, style or new addition |
| ☒ | New Principal Structure | The primary façade of the new structure |
| ☒ | Additions | The primary façade of the addition |
| ☐ | Modifications to the Primary Façade | Any modifications that will change the appearance of the original Improvement. |
| ☒ | 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 |
| ☐ | Driveways | New or relocated street access that is more than five feet (5') from the existing street access. |



EXHIBIT D

| | | |
|---|---|---|
| ☐ | Fences | Along the street: fences constructed of materials other than wood or iron open picket |
| ☐ | Attached Garage | New attached garages |
| ☐ | 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 demolition is 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.

See attached

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.).

See attached

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

See attached

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. ii. Height of any proposed building additions or new structures.

5. FACTORS FOR CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS APPLICATION RESPONSES (attach a separate sheet as needed)

Respond to the factors for consideration below that demonstrate the need and appropriateness of your request. Example responses to each factor can be found in Exhibit F. Your responses will be forwarded to the Historic Preservation Commission along with the staff memo. **Before responding to the standards, review the Historic Building Design and Resource Manual (https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cdg-historic-building-design-and-resource-manual.pdf) against your proposed changes.** If your proposed changes are not listed in the Historic Building Design and Resource Manual as "encouraged" or "acceptable" changes, please respond to 5.3 and 5.4. If the changes are considered "encouraged" or "acceptable" please write "N/A" for 5.3 and 5.4. Please provide thorough responses to each of the standards below.

Factors For Consideration Of A Certificate Of Appropriateness Application:

5.1. Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district

in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a certificate of appropriateness.

*Explanation: Please describe how the proposed changes will be generally consistent with the overall character of the historic district. With this factor, the Historic Preservation Commission seeks to confirm that the proposed changes will not conflict with the characteristics (i.e., building setback, height, materials, etc.) that are typically found in the district.*

Response to 5.1:

See attached

5.2. Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the certificate of appropriateness request.

*Explanation: As a structure in the Historic District, guidelines for appropriate maintenance, rehabilitation and new improvements to enhance and preserve the appearance of homes are outlined in the Historic Building Design and Resource Manual. The Manual also provides background information on each architectural style found in the Historic District. For this factor, please use the Historic Building Design and Resource Manual to identify the historic features of your home as well as if your proposed changes are "encouraged, acceptable or discouraged" in the manual. Please also reference the 2008 Architectural Survey (https://www.naperville.il.us/about-naperville/historic-district/) and identify if any of the listed significant features of the home are being removed or changed.*

Response to 5.2:

See attached

5.3. Economic Reasonableness: The Commission and the Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.

*Explanation: If the proposed improvement is "discouraged" in the Historic Building Design and Resource Manual, this factor allows the applicant to explain if there is an economic benefit necessitating the requested improvement instead of an improvement that is considered "encouraged" or "accepted". The economic benefit must be reasonable. The explanation should compare the economic benefit in receiving the COA approval for the improvement, as requested, as opposed to the alternative improvement required if the COA was not approved.*

Response to 5.3 (Only respond if your proposed changes do not meet the Historic Building Design and Resource Manual guidelines):

See attached

5.4. Energy Conservation Effect: In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.

*Explanation: If the proposed improvement is "discouraged" in the Historic Building Design and Resource Manual, this factor allows the applicant to explain if there is an Energy Conservation benefit which is necessitating the requested improvement instead of an improvement that is considered "encouraged" or "accepted." Please describe which aspects of the proposed changes will impact the energy efficiency of the home, and if possible, include metrics that show the change in efficiency. The explanation should compare the efficiency benefit in receiving the COA approval for the improvement, as requested, as opposed to the alternative improvement required if the COA was not approved.*

Response to 5.4 (Only respond if your proposed changes do not meet the Historic Building Design and Resource Manual guidelines):

See attached

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

*Explanation: The Historic Building Design and Resource Manual is a guiding document for the Historic Preservation Commission with educational resources to assist the members in making well-informed decisions to protect and maintain the Historic District. In this section, please list and describe all portions of the manual that apply to your proposed changes. Please note if the proposed changes align with what is "encouraged", "acceptable", or "discouraged" in the manual.*

Response to 5.6:

See attached

COA #_____

6. RELATED VARIANCE, CONDITIONAL USE OR REZONING REQUEST(S):

Please describe any zoning variance, conditional use, or rezoning requests that may be required to complete the proposed work. (note: a separate application must be filed with the Planning Services Team for these requests).

Conditional use, zoning and subdivision variances and subdivision.

**********

**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: _____ Date: 7-15-2020

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



EXHIBIT D

**Factors for Consideration of a Certificate of Appropriateness Application:**

5.1. Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a Certificate of Appropriateness.

*Analysis: The City of Naperville has issued a certificate of appropriateness to authorize demolition of all structures on the Property. Absent approval of Applicants plan, which is centered around renovation of the Kroehler Mansion, all of the structures may legally be demolished and the Property may be redeveloped as a matter of right with 20 new single-family structures.*

*Applicant believes that the proposed plan for Heritage Place strikes an appropriate balance between preservation efforts consistent with the intent of the City's historic district and current redevelopment that is consistent with market trends and meets the needs of the community for a more diverse housing stock. While the proposed rowhomes take a different form than the single family and duplex structures that predominate the historic district, so too does the Kroehler Mansion. The Kroehler Mansion would not fit well within other blocks of the historic district. It is the unique size and scale of the Kroehler Mansion, and the opportunity to develop an entire city block, that creates the opportunity to introduce 3-story rowhomes to the historic district. The scale of the rowhomes appropriately relate to the renovated 3-unit Kroehler Mansion that will stand as the focal point of Heritage Place.*

*The proposed rowhomes will consist of a mix of 2, 3, 4 and 6 unit buildings. Applicant proposes 5 different dwelling units facades which will be incorporated in different configurations for each building. The variation in building configuration is intended to avoid monotony and address the overall scale of the buildings. Focus is given to the two buildings immediately north/south of the park site which will feature a stepped-down roof line with an open gable and a side-load entrance with a covered porch that incorporates a hip roof. The form and primary architectural features of these two buildings will follow the Kroehler Mansion and create a unique setting around the new dedicated public park space.*

*All of the proposed rowhome buildings will be four-sided brick buildings with a stone water table, clear nods to the character of the Kroehler Mansion. While the Kroehler Mansion has a simple façade with very little ornamentation, the proposed rowhome buildings incorporate additional ornamentation with cast stone details intended to create architectural interest. Dormers are incorporated into the primary roof line to incorporate one of the most recognizable architectural features of the Kroehler Mansion. Vertical gutters, horizontal articulation, and changes in roof lines will identify breaks between the units and help address the visual massing of the buildings in a manner that clearly relates to the Kroehler Mansion. The third story windows are slightly smaller and the roof line is brought down to address the height of the building.*

*Wood or hardy type siding material will be used on architectural features such as dormers and bay windows. All of the units will feature one of three different covered front entry designs, each of which is inspired by the renovation of the Kroehler Mansion and front porches on other brick homes surrounding the Property. One covered entrance design will be constructed with wood pillars and incorporate brackets or "denitl" details and will follow the form of the historic north entrance to the Kroehler Mansion. One covered entrance design will incorporate brick pillars and limestone caps, again following the form of the front porch of the Kroehler Mansion and other surrounding homes. At block corners, the third covered entrance design will feature a wrap-around front porch with brick pillars and limestone caps, again following the form of the Kroehler Mansion. The proposed rowhome dwellings are not intended to mimic the Kroehler Mansion, but to incorporate important architectural details that provide a clear nod to the historical design while creating modern space with light and air that meets the discerning criteria of target buyers.*

5.2. Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the Certificate of Appropriateness request.

*Analysis: The architectural style of the Kroehler Mansion is designated as craftsman in City documentation. Applicant has utilized that designation in the selection and design of various architectural components. In particular, Applicant has selected windows and doors with typical craftsman style detailing for both the renovation of the Kroehler Mansion and for the proposed rowhome buildings.*

5.3. Economic Reasonableness: The Commission and the Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.

*Analysis: The City previously approved plans for demolition of all structures located on the Property, including the Kroehler Mansion, finding preservation would create an undue burden on Little Friends and that redevelopment of the Property was the highest and best use. Applicant maintains the right to demolish pursuant to City approvals in the event that renovation of the Kroehler Mansion cannot be accomplished in an economically reasonable fashion and the use Kroehler Mansion converted to a modern and productive use consistent with market trends. As detailed in documentation previously provided by Little Friends, the sales history in the Historic District simply does not support a multi-million dollar renovation on the scale of the Kroehler Mansion. The renovation and adaptive use proposed by Applicant is a reasonable means of bridging the gap between total demolition of existing improvements and strict application of preservation requirements.*

*As part of the renovation effort, Petitioner seeks to upgrade the Kroehler Mansion consistent with current HVAC, plumbing, electric and energy conservation standards. By way of example, Petitioner simply cannot sell new row home units from the $800,000's with window air conditioning units. These units are extraordinarily inefficient by modern standards and are inconsistent with the character and quality of development being proposed. In a similar vein, Petitioner will be replacing the existing windows with a modern window systems which meet current energy efficiency requirements. While this is important for the modern function of the interior of the dwelling units, it will also allow Petitioner to also address aesthetic issues. First and foremost, with new windows the Kroehler Mansion will get a uniform treatment around the building. The existing windows include a variety of different formats that have been modified throughout the years. In addition, with the demolition of the building additions to the original Kroehler Mansion, Petitioner will need to add new window opening that were removed during the construction of those building additions. To maintain the integrity of the Kroehler Mansion, Petitioner proposes new window systems that match the structure and appearance of the existing window systems. While the new windows will not include the leaded glass that is original to the home, Petitioner intends to custom build an interior shutter system to apply the leaded glass and maintain that original appearance from the exterior. At a minimum, Petitioner is committed to installing the shutter system across the front façade of the Kroehler Mansion. Petitioner anticipates additional applications, but believes that the front elevation is the critical element that must be maintained. Petitioner believes that this is an economically reasonable solution that maintains the integrity of the building while positioning it as modern housing for the next century.*

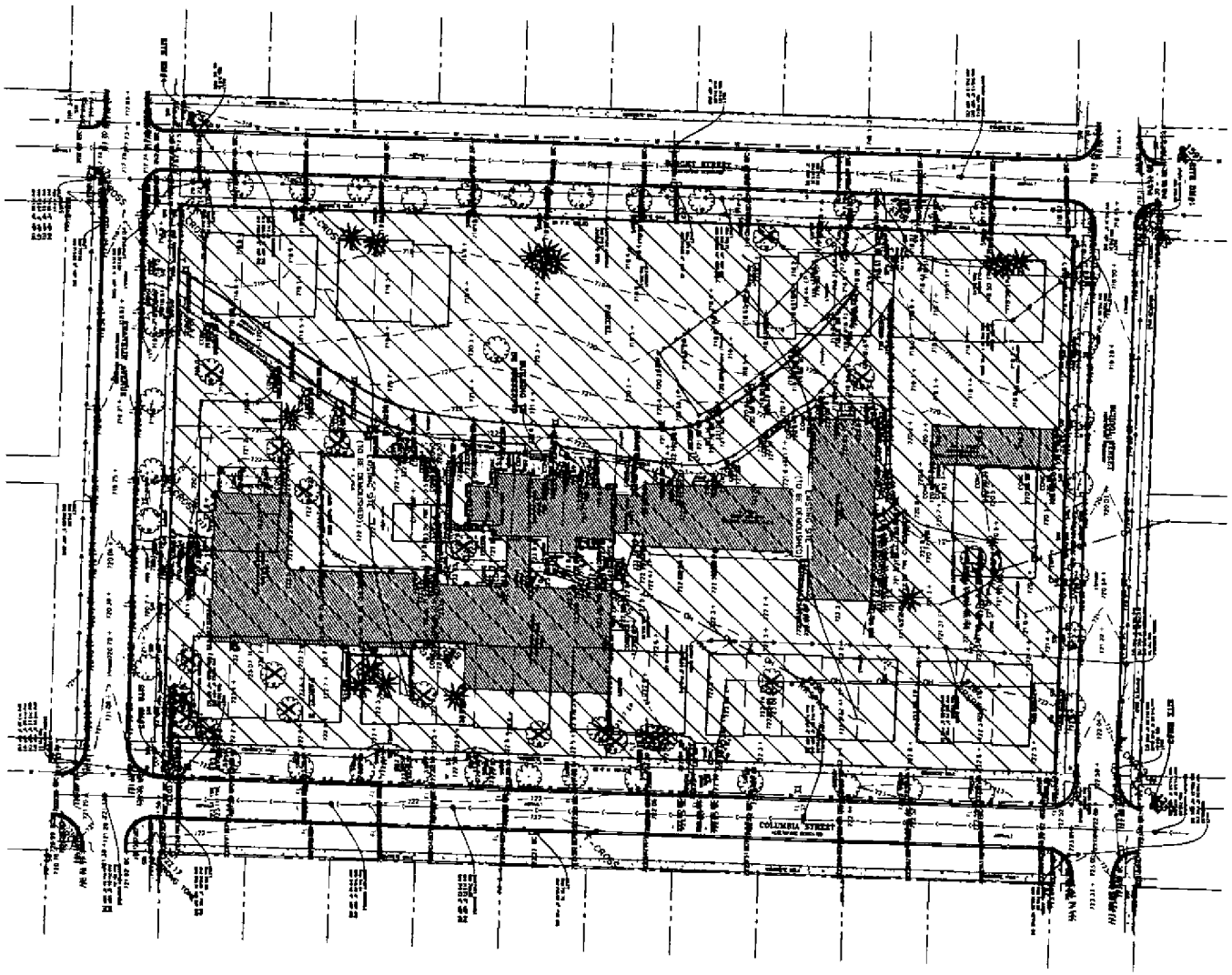
5.4. Energy Conservation Effect: In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.

*Analysis: The renovated Kroehler Mansion and the proposed rowhome buildings will be constructed consistent with current energy conservation codes, utilizing less natural resources than the current buildings require. The new roof, window and door systems that are proposed by the Applicant are critical to meeting these standards.*

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

*Analysis: Applicant has considered provisions of the Historic Building Design and Resource Manual and the City's designation of the Kroehler Mansion as a "Craftsman" style home in preparation of both the Preservation Plan and the elevations for the proposed rowhome buildings. Applicant believes that the proposed plans appropriately consider context and adaptive reuse of the Kroehler Mansion to create a unique*

*redevelopment plan where demolition of all structures previously seemed a foregone conclusion.*




NOTES:
1. EXISTING MANSION TO REMAIN

TREE TO BE REMOVED

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

ENGINEERING RESOURCE ASSOCIATES

RAM WEST CAPITAL, LLC
IN PARTNERSHIP WITH
DJK CUSTOM HOMES

DEMOLITION PLAN
HERITAGE PLACE
NAPERVILLE, ILLINOIS

EXHIBIT D

# Kroehler Mansion Preservation Scope

# North Side Entry

- Detach existing structure from the north side and place an entryway on the North side to replicate the original entryway as seen in the photo.
- Hip Roof structure with shingled roof to match
- Square painted wood columns (Painted Extra White SW 7006)
- Wood painted stair system with railings to match the railings on front of mansion at porch
- Add entry door and windows as located in original photo
- Entry door to match the main front entry door

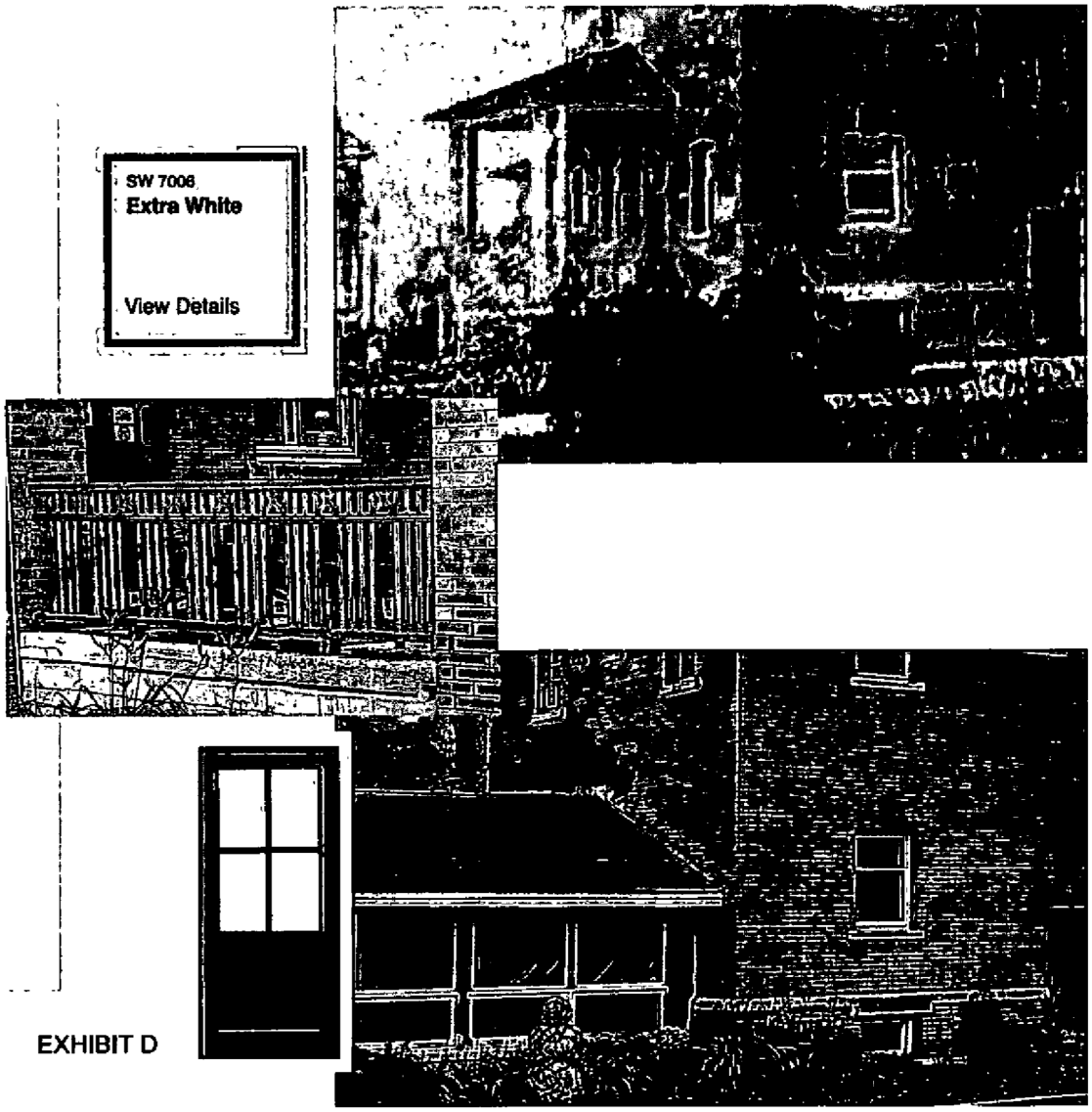



EXHIBIT D

# Eave and Gutter System

- Remove eave decorative covering and replace as follows
- Reframe areas where soffits are dipping
- New Copper Fascia and eave trim
- New soffit under to be painted to color tone to building trim color SW 7023 Requisite Gray
- Restore gutters by polishing the original copper

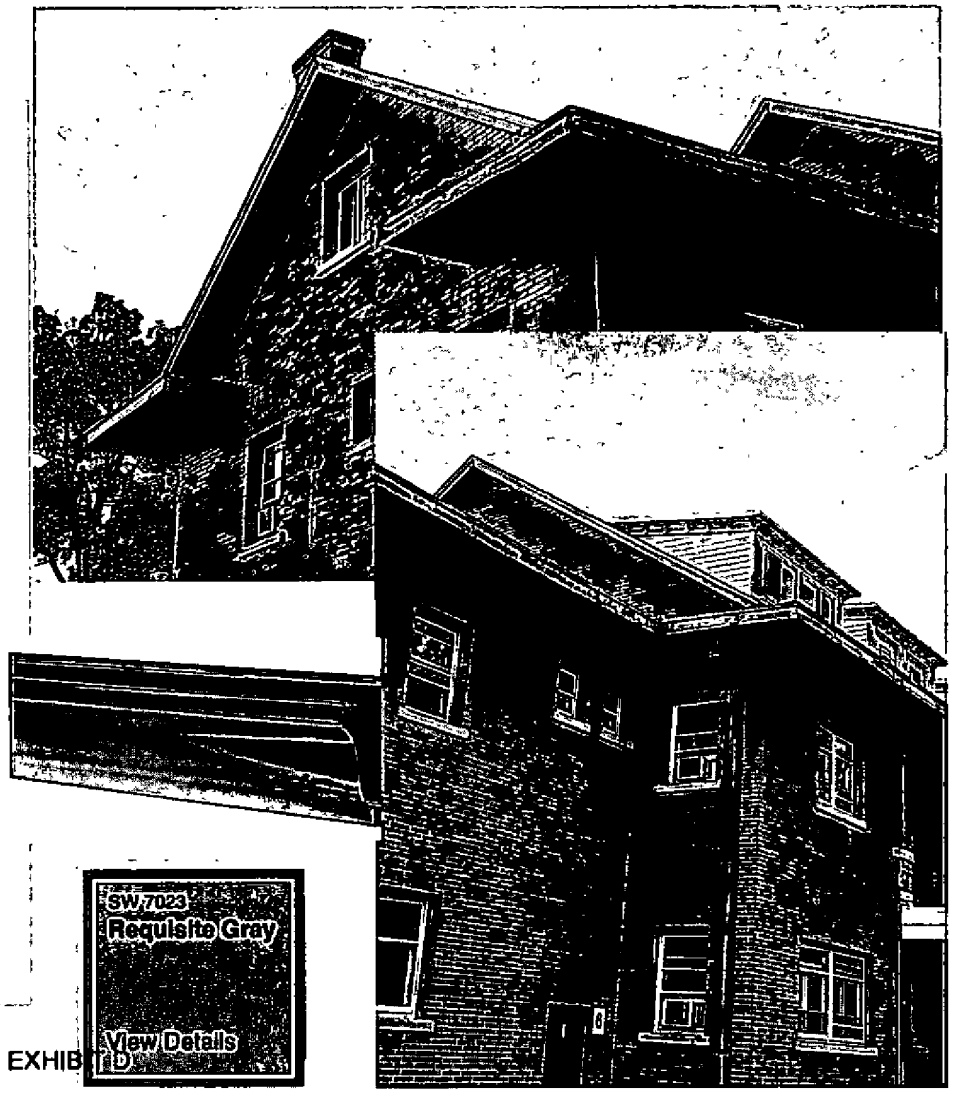



EXHIBIT D

# Front Porch Main Floor

- Remove existing unilock retaining wall blocks from under the porch surface
- Frame in area where unilock blocks will be removed
- Build wood lattice system to match profile of the wood railings under porch surface to ground. Paint Extra White SW 7006
- Remove existing stairs and metal railing system and replace with a wood painted stair system in same location and railing system in same design detail as the railing system existing today (green rails). New rail color would be Extra White SW 7006



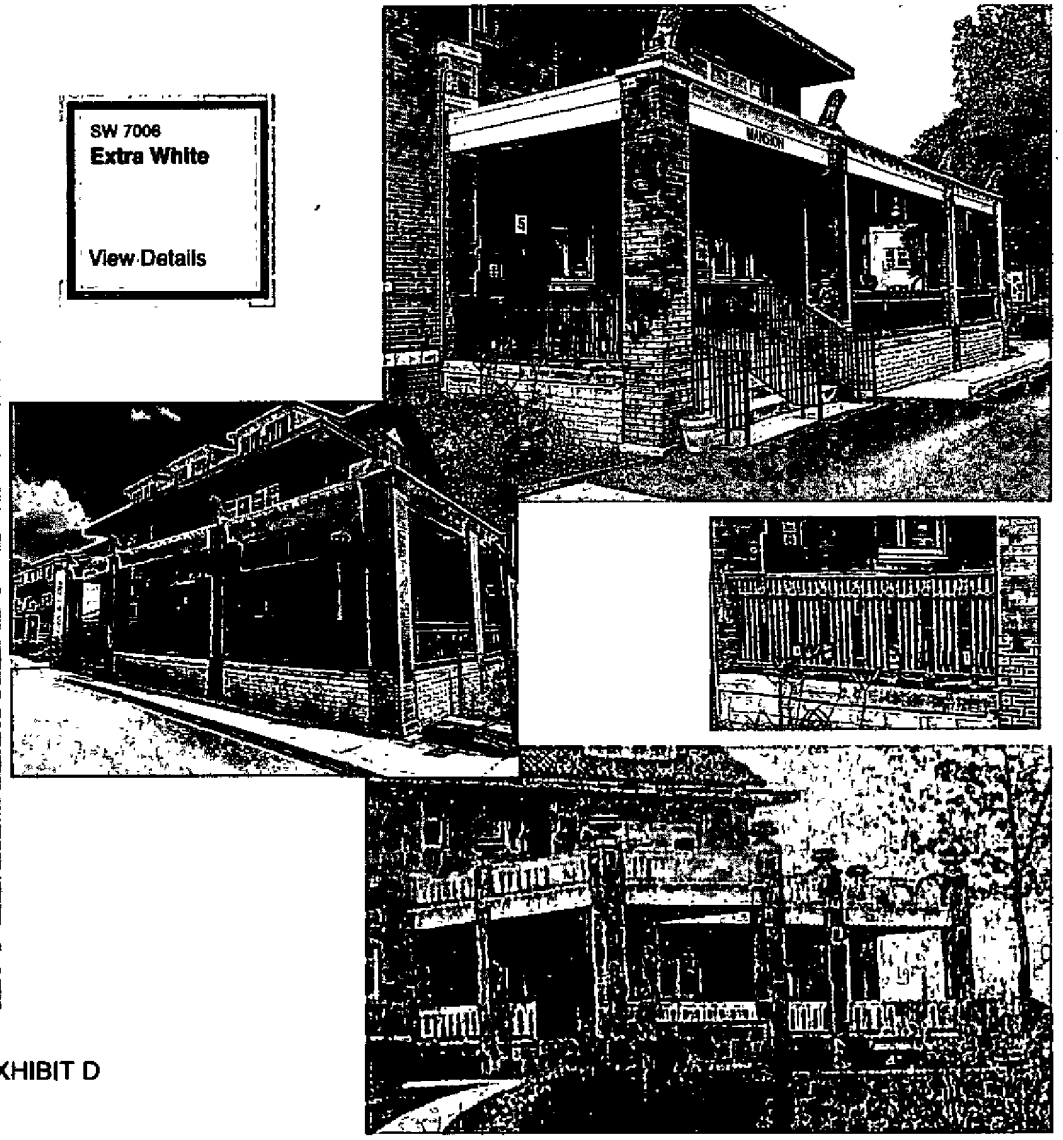
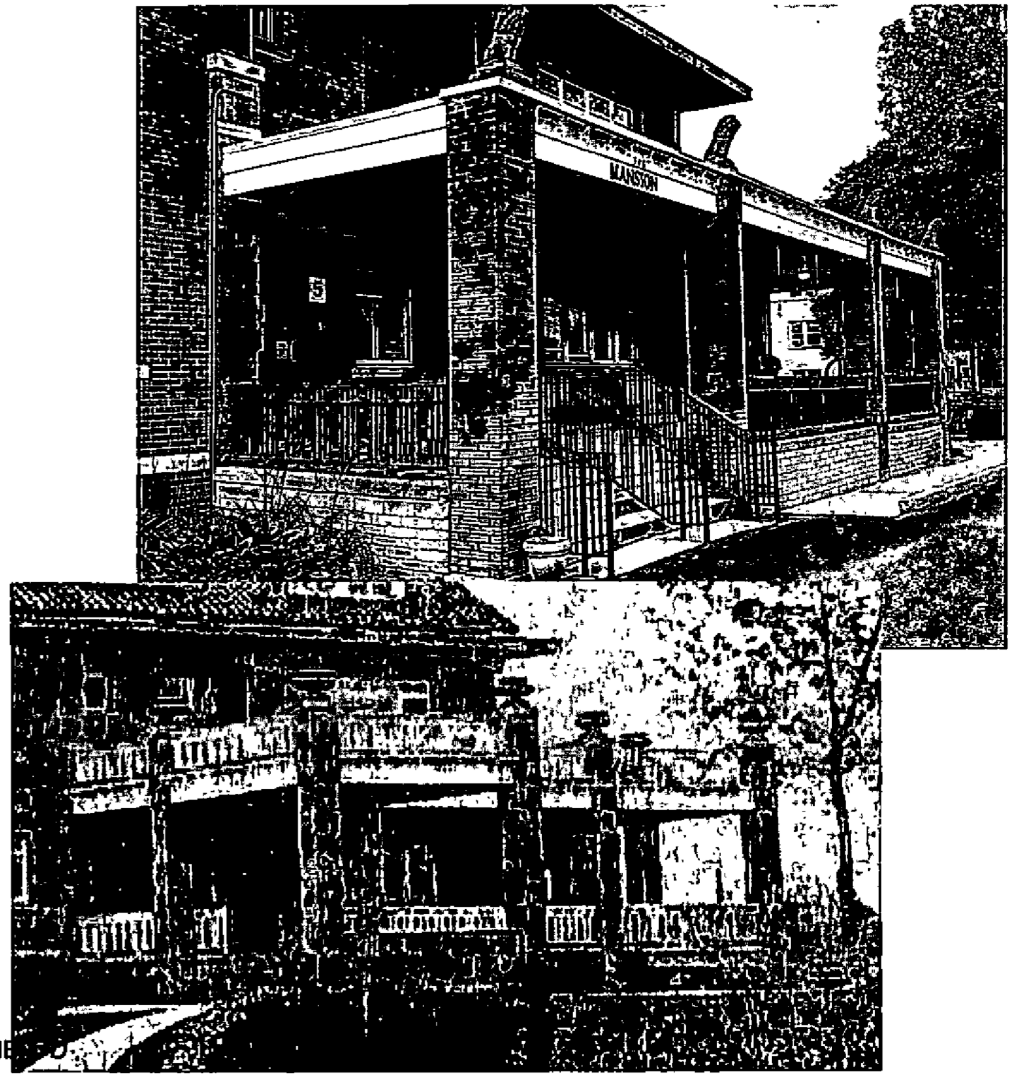



EXHIBIT D

# Front Porch Upper section

- Extend the brick columns that exist up above the roof of the porch to approx. 40" above roof surface and place limestone caps as in original photo. On far left column against brick wall you can see original column height and cap.
- Place limestone decorative pots on top of limestone caps to replace existing lions (not original)
- Add wood painted railing system in same design detail as the railing system existing today (green rails) but they will be painted white SW 7006 Extra White
- All existing railings on top of porch will be removed




EXHIBIT

# Dormers

- Remove existing siding and replace with new cedar siding using 4" exposer and lap profile
- Siding will be painted in a deeper color called Requisite Gray SW 7023 as depicted in the original photo
- Trim around the windows with 4" smooth cedar trim painted Extra White SW 7006
- Windows on dormers to be replaced with white framed windows in double casement style as depicted in the original photo
- Dentil molding at perimeter of soffits to be stripped and repainted
- Trim Color: Requisite Gray SW 7023
- Soffit color: Extra White SW 7006

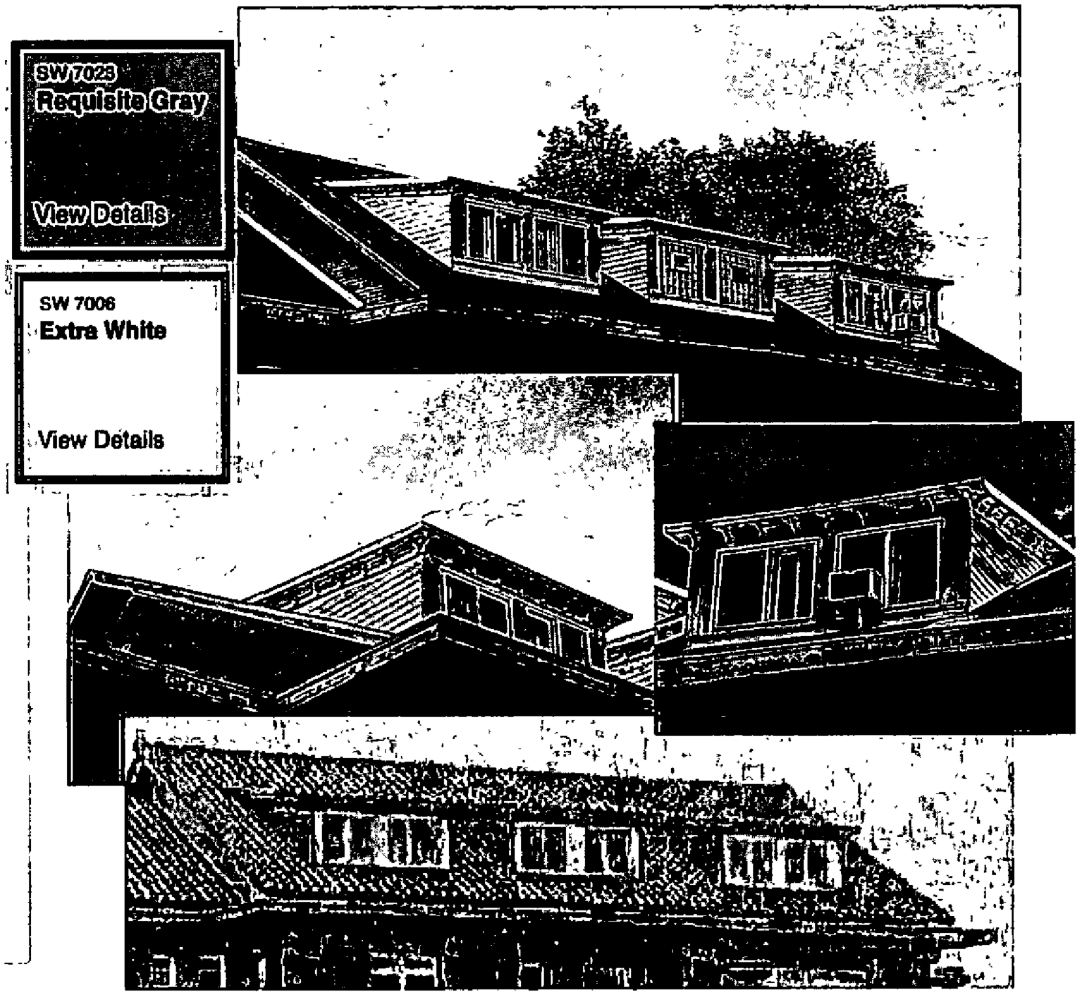



EXHIBIT D

# Brick exterior

- Power wash entire exterior of the brick and limestone and spot tuckpoint mortar as needed then seal the brick and limestone with a non color changing sealer
- Color tone brick in areas where may need patching and old areas that currently do not match by use of Nawkaw Architectural color design match technology staining

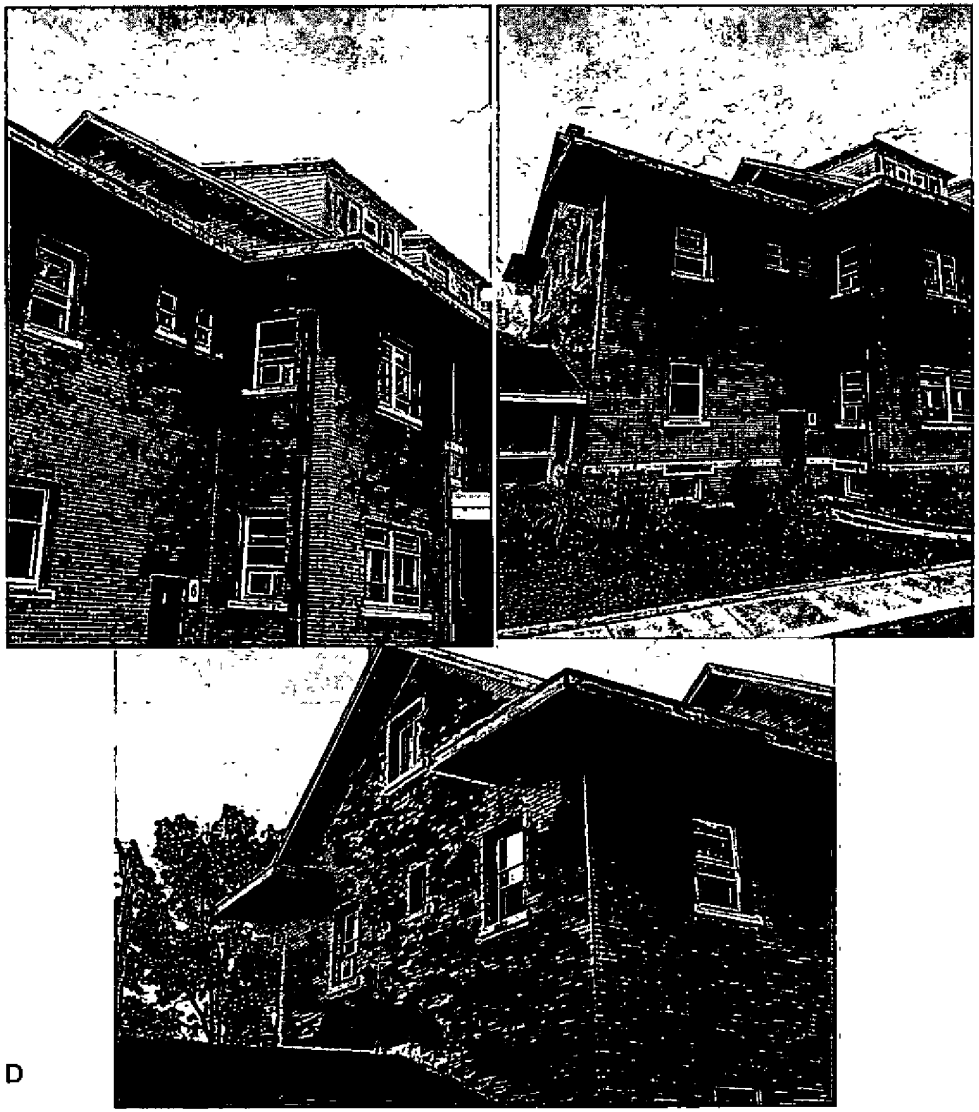


EXHIBIT D

# Exterior Entry Doors

- Remove existing Storm door system
- Replace existing Main entry door to be similar to the door provided in the photo
- Add new entry door at secondary porch entrance to match the main entry door
- Entry door color: Mahogany

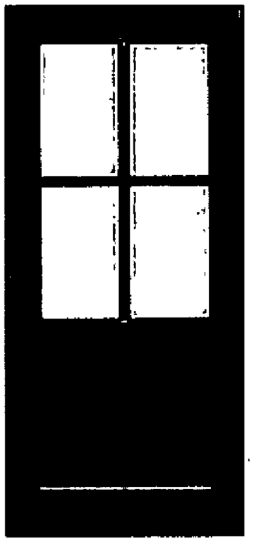


EXHIBIT D

# Exterior Entry Doors

- Remove existing entry door to the North East side of mansion and replace with a smaller version of the main entry door very similar in design to the original
- Entry door color: Mahogany

EXHIBIT D

# Windows

- Remove existing windows and replace with Pella Lifestyle Series windows with window profiles to be similar to the original window units
- Save existing leaded glass window panels and reuse the leaded glass panels on the front elevation mounted on interior of new window units as interior shutters which will allow the view of these decorative leaded glass units from the exterior
- Exterior window color to be white as it appears was original color

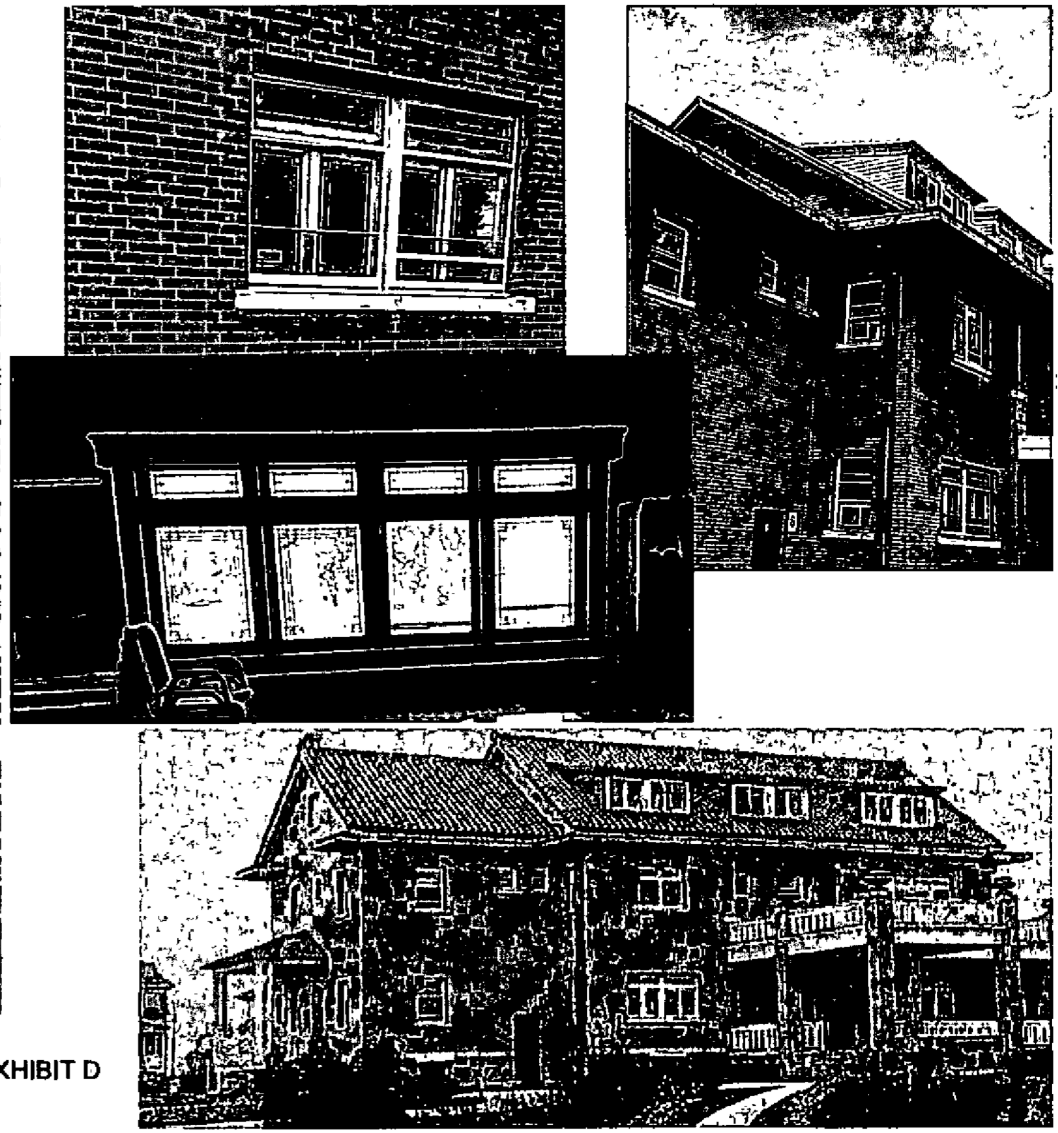


EXHIBIT D

# Roof

- Remove existing shingles
- Replace shingles with new shingles that would be Architectural grade Certainteed
- Original shingles appear to be red / orange clay tiles
- Shingle color: Certainteed Weathered Wood

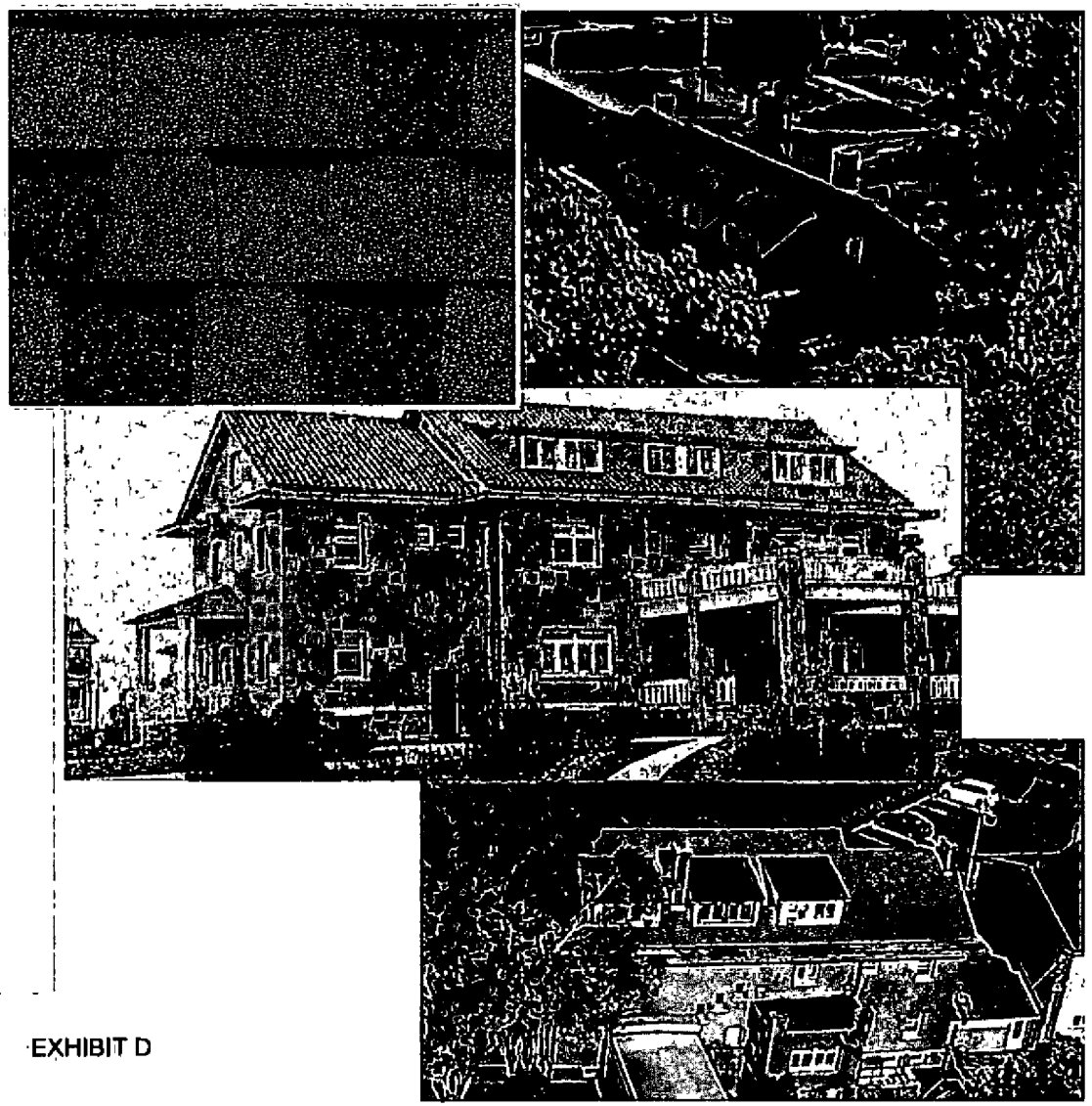


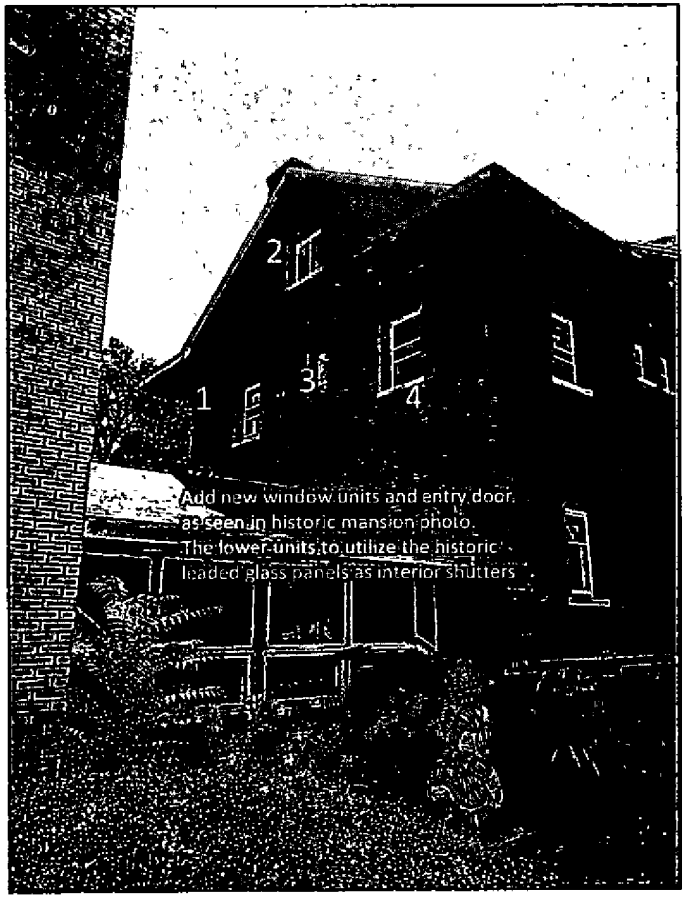
EXHIBIT D

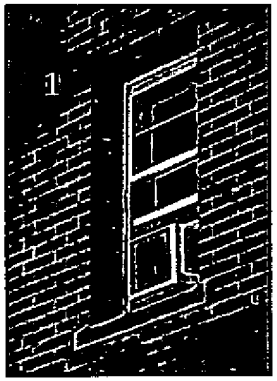
# Window Replacement /Restoration Notes
# The Mansion

EXHIBIT D

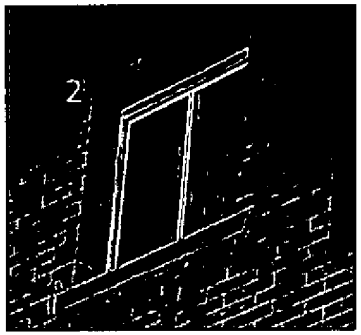
# Left Side

4 Window units

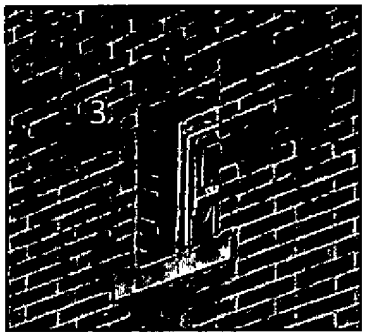


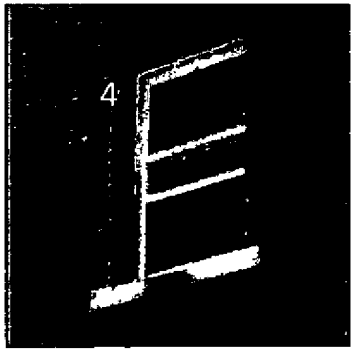

Remove and replace window unit with double hung clear glass.




Remove and replace window unit with double hung clear glass.




Remove and replace window unit with double hung clear glass.

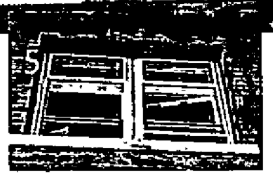


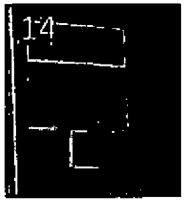

Remove and replace window unit with double hung clear glass

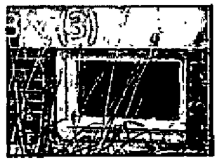
EXHIBIT D

# Front

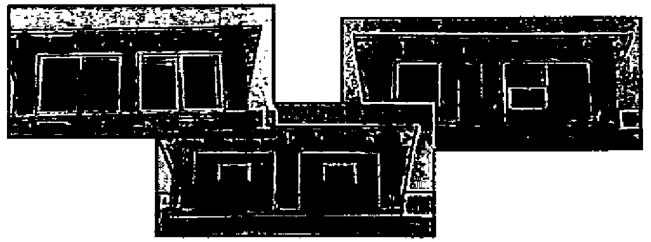
23 Window units



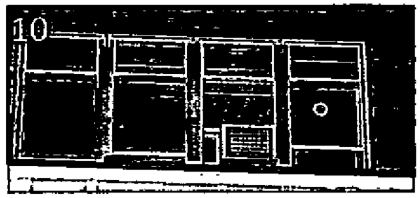




3 Units below water table: Remove and replace 3 awning window units with like style awning units with clear glass.



3 Roof Dormers: Remove and replace window units with like style units with clear glass.

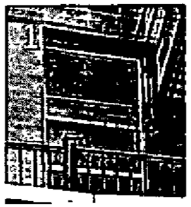


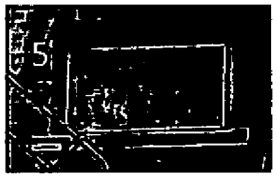
Lower window units to be replaced with like style and leaded glass panels to be saved, refurbished and reused as interior leaded glass historic shutters

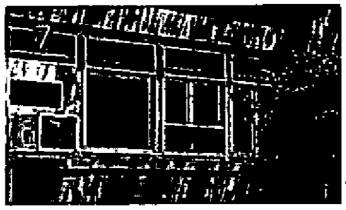
EXHIBIT D

# Right Side

9 Window units







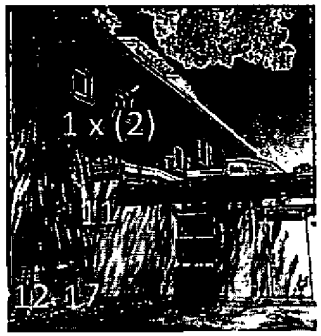
1 Unit below water table: Remove and replace 1 awning window unit with like style awning units with clear glass.

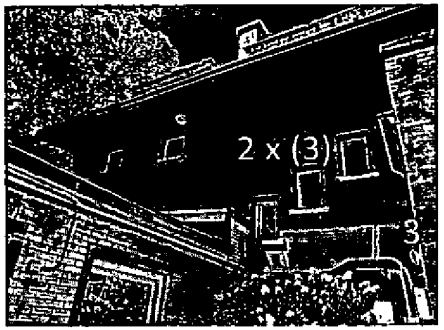
Lower window units to be replaced with like style and leaded glass panels to be saved, refurbished and reused as interior leaded glass historic shutters

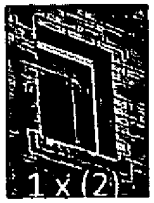
EXHIBIT D

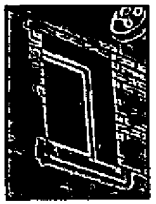
# Rear

20 window units





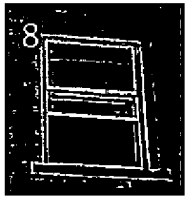



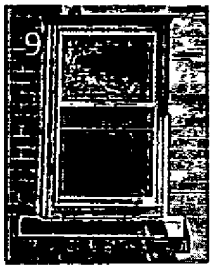
Replace these 2 window units with like type and style

Replace this boarded up window with a window matching others

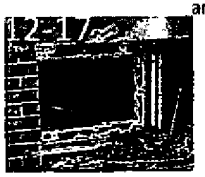
Remove and replace the 3 stepped units with like style and refurbish the leaded glass units for interior shutters

Lower window units to be replaced with like style and type but leaded glass panels to be saved, refurbished and reused as interior leaded glass historic shutters on missing areas on front and left elevations



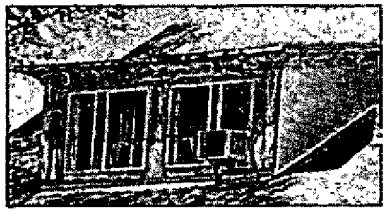
All window units in this section will be replaced by like kind and style with clear glass

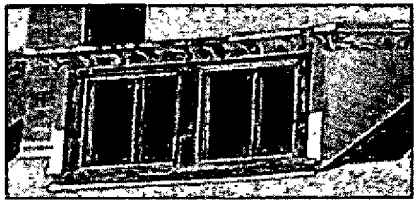


6 Units below water table: Remove and replace 3 awning window units with like style awning units with clear glass.

# Rear Dormers

6 Window units

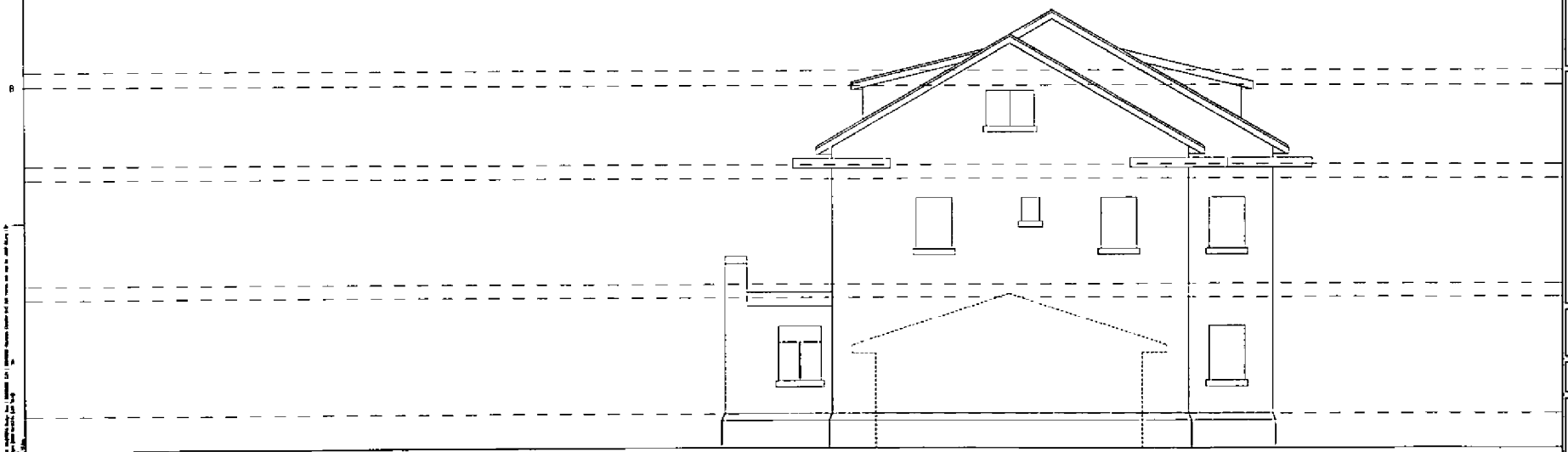




3 Rear Roof Dormers: Remove and replace window units with like style units with clear glass.

EXHIBIT D

C1 FRONT ELEVATION



A1 LEFT SIDE ELEVATION

NOT FOR CONSTRUCTION
NOT FOR PERMIT

Heritage Place Mansion Remodel
Naperville, IL 60540

EXTERIOR ELEVATIONS FRONT & LEFT SIDE

DRAWN BY
EAO
CHECKED BY
MRB

PROJECT NUMBER
20040258

SHEET NUMBER
A1.10

0 of 7 SHEETS

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C1 REAR ELEVATION

A1 RIGHT SIDE ELEVATION

EXHIBIT D

NOT FOR CONSTRUCTION
NOT FOR PERMIT

Heritage Place Mansion Remodel
Naperville, IL 60540

EXTERIOR ELEVATIONS REAR & RIGHT SIDE

DRAWN BY
CHECKED BY

PROJECT NUMBER
20040258

SHEET NUMBER
A1.20

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Heritage Place Mansion Remodel
Naperville, IL 60540
FIRST FLOOR PLAN
A1.30
NOT FOR CONSTRUCTION
NOT FOR PERMIT
A1 FIRST FLOOR PLAN

A1.40
SECOND FLOOR PLAN
Heritage Place Mansion Remodel
Naperville, IL 60540
NOT FOR CONSTRUCTION
NOT FOR PERMIT
DJK
DESIGN
Cathstone Architects, Inc.
A1 FIRST FLOOR PLAN

Heritage Place Mansion Remodel
Naperville, IL 60540

ATTIC FLOOR PLAN

PROJECT NUMBER 20040258

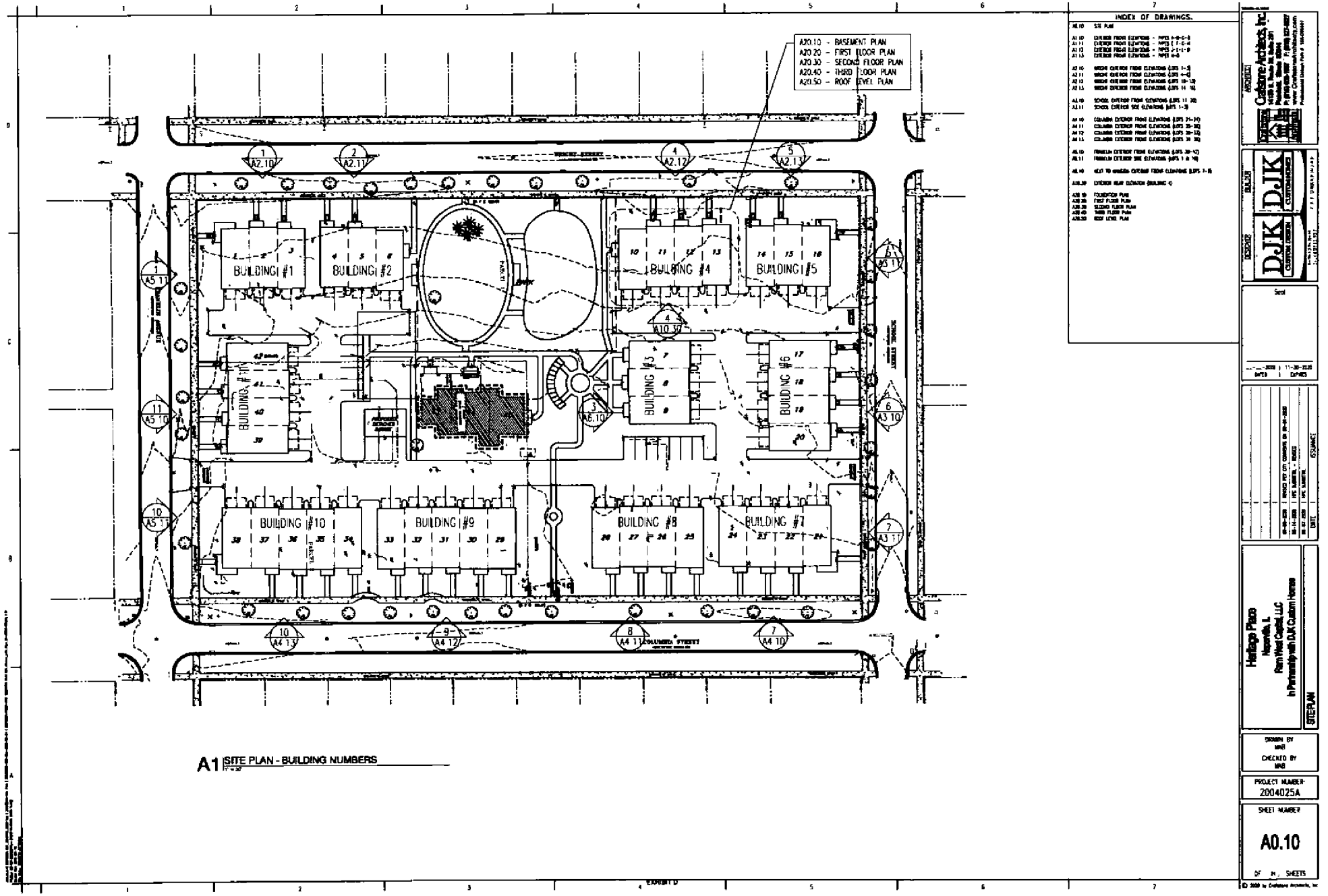
SHEET NUMBER A1.50

NOT FOR CONSTRUCTION

Cattstone Architects, Inc.

DJK CUSTOM HOMES

A1 ATTIC FLOOR PLAN




A1 SITE PLAN - BUILDING NUMBERS

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| A1.11 | EXTERIOR FRONT ELEVATIONS - UNITS 7-7-8-8 |
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| A20.20 | FIRST FLOOR PLAN |
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| A20.40 | THIRD FLOOR PLAN |
| A20.50 | ROOF LEVEL PLAN |

Castanos Architects, Inc.
14120 S. Route 59, Suite 201
Plainfield, Illinois 60544
P: (815) 609-9997 F: (815) 609-9997
www.CastanosArchitects.com
Professional Design Firm # 184004941

DESIGNER: DJK CUSTOM DESIGN
BUILDER: DJK CUSTOMHOMES

Seal

DATES | 11-20-2020

| DATE | ISSUANCE |
|---|---|
| 10-30-2020 | REVISED PER CITY COMMENTS DATED 10-30-2020 |
| 10-16-2020 | VILLAGE SUBMITTAL - REVISED |
| 10-02-2020 | VILLAGE SUBMITTAL |

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

SITE PLAN

DRAWN BY: MAB
CHECKED BY: MAB

PROJECT NUMBER: 2004025A

SHEET NUMBER: A0.10

OF N. SHEETS

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D FRONT ELEVATION - D

C FRONT ELEVATION - C

B FRONT ELEVATION - B

A FRONT ELEVATION - A

EXHIBIT D

ARCHITECT
Crabtree Architects, Inc.

BUILDER
DJK CUSTOM DESIGN

Seal

ISSUANCE

Heritage Place
Naperville, IL
Rem West Castle, LLC
In Partnership with DJK Custom Homes

EXTERIOR FRONT ELEVATIONS - TYPE B A-A-C-D

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MAB
CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A1.10

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H FRONT ELEVATION - H

G FRONT ELEVATION - G

F FRONT ELEVATION - F

E FRONT ELEVATION - E

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Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

EXTERIOR FRONT ELEVATIONS - TYPES E-F-G-H

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MAB
CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A1.11

OF 34 SHEETS

EXHIBIT D

M FRONT ELEVATION - M

L FRONT ELEVATION - L

K FRONT ELEVATION - K

J FRONT ELEVATION - J

EXHIBIT D

Heritage Place
Naperville, IL
Rami West Capital, LLC
In Partnership with DJK Custom Homes

EXTERIOR FRONT ELEVATIONS - TYPES J, K, L, M

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CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A1.12

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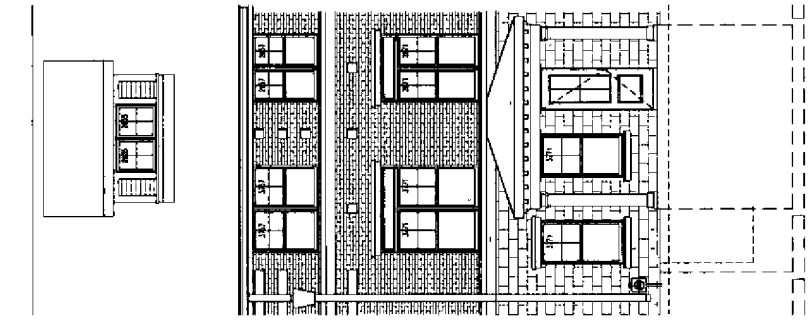

N FRONT ELEVATION - N

O FRONT ELEVATION - O

1 FRONT ELEVATION - BUILDING 1

Cadence Architects, Inc.

DJK CUSTOM HOMES

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

EXTERIOR FRONT ELEVATIONS (LOT 1-9)

DRAWN BY
MKB
CHECKED BY
MKB

PROJECT NUMBER
2004025A

SHEET NUMBER
A2.10

OF 24 SHEETS

EXHIBIT D

2 FRONT ELEVATION - BUILDING 2

Heritage Place
Naperville, IL
Rem West Capital, LLC
In Partnership with DJK Custom Homes

WRIGHT EXTERIOR FRONT ELEVATIONS (LOT 4)

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MAB
CHECKED BY
MAB

PROJECT NUMBER
Z0040254

SHEET NUMBER
A2.11

OF 34 SHEETS

EXHIBIT D

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4 FRONT ELEVATION - BUILDING 4

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

WRIGHT EXTERIOR FRONT ELEVATIONS (LOT 10-13)

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MAB
CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A2.12

OF 34 SHEETS

EXHIBIT D

5 FRONT ELEVATION - BUILDING 5

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

WRIGHT EXTERIOR FRONT ELEVATIONS (LOT 14-19)

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CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A2.13

OF ## SHEETS

EXHIBIT D

6 FRONT ELEVATION - BUILDING 6

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Naperville, IL
Ron West Capital, LLC
In Partnership with DJK Custom Homes

SCHOOLEXTERIOR FRONTELEVATIONS (LOT 6)

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MAB
CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A3.10

OF 24 SHEETS

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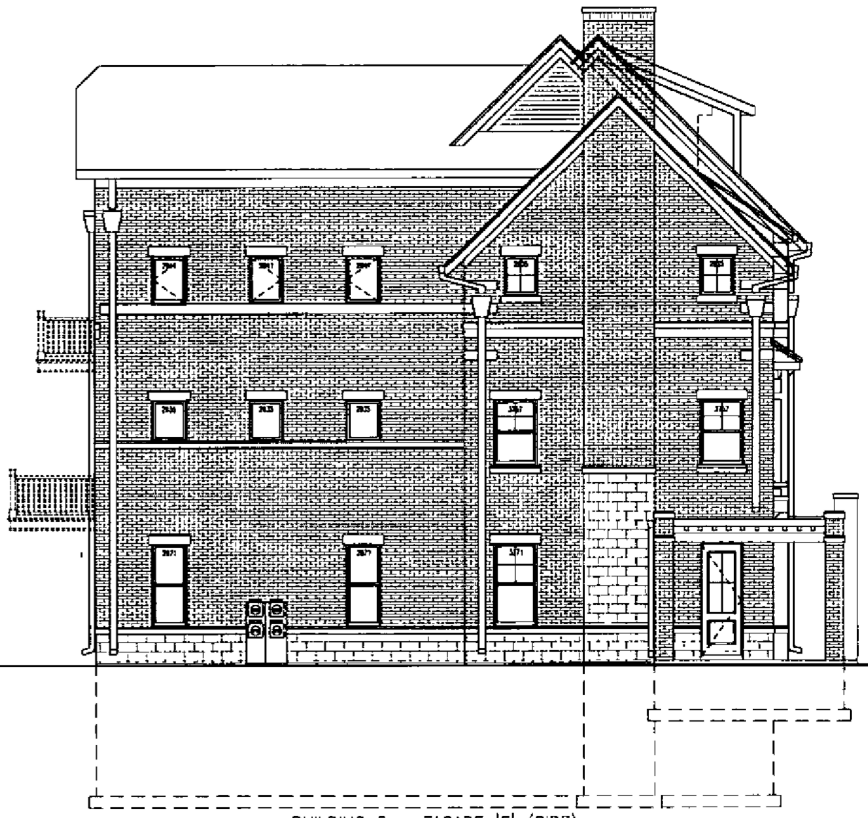
EXHIBIT D

BUILDING 7 – FACADE 'O' (SIDE)

7 SIDE ELEVATION - BUILDING 7



BUILDING 5 – FACADE 'E' (SIDE)

5 SIDE ELEVATION - BUILDING 5

EXHIBIT D

ARCHITECT
Cadsome Architects, Inc.

BUILDER
DJK

Seal

DATE

ISSUANCE

Heritage Place
Naperville, IL
Plum West Capital, LLC
In Partnership with DJK Custom Homes

SCHOOL EXTERIOR SIDE ELEVATIONS (J170547)

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MAD
CHECKED BY
MAD

PROJECT NUMBER
Z004025A

SHEET NUMBER
A3.11

OF 34 SHEETS

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7 FRONT ELEVATION - BUILDING 7

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

COLUMBIA EXTERIOR FRONT ELEVATIONS (LOT 21-34)

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MAB
CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A4.10

OF 34 SHEETS

EXHIBIT D

8 FRONT ELEVATION - BUILDING 8

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

COLUMBIA EXTERIOR FRONT ELEVATIONS (LOT 2&3)

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MAB
CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A4.11

OF 34 SHEETS

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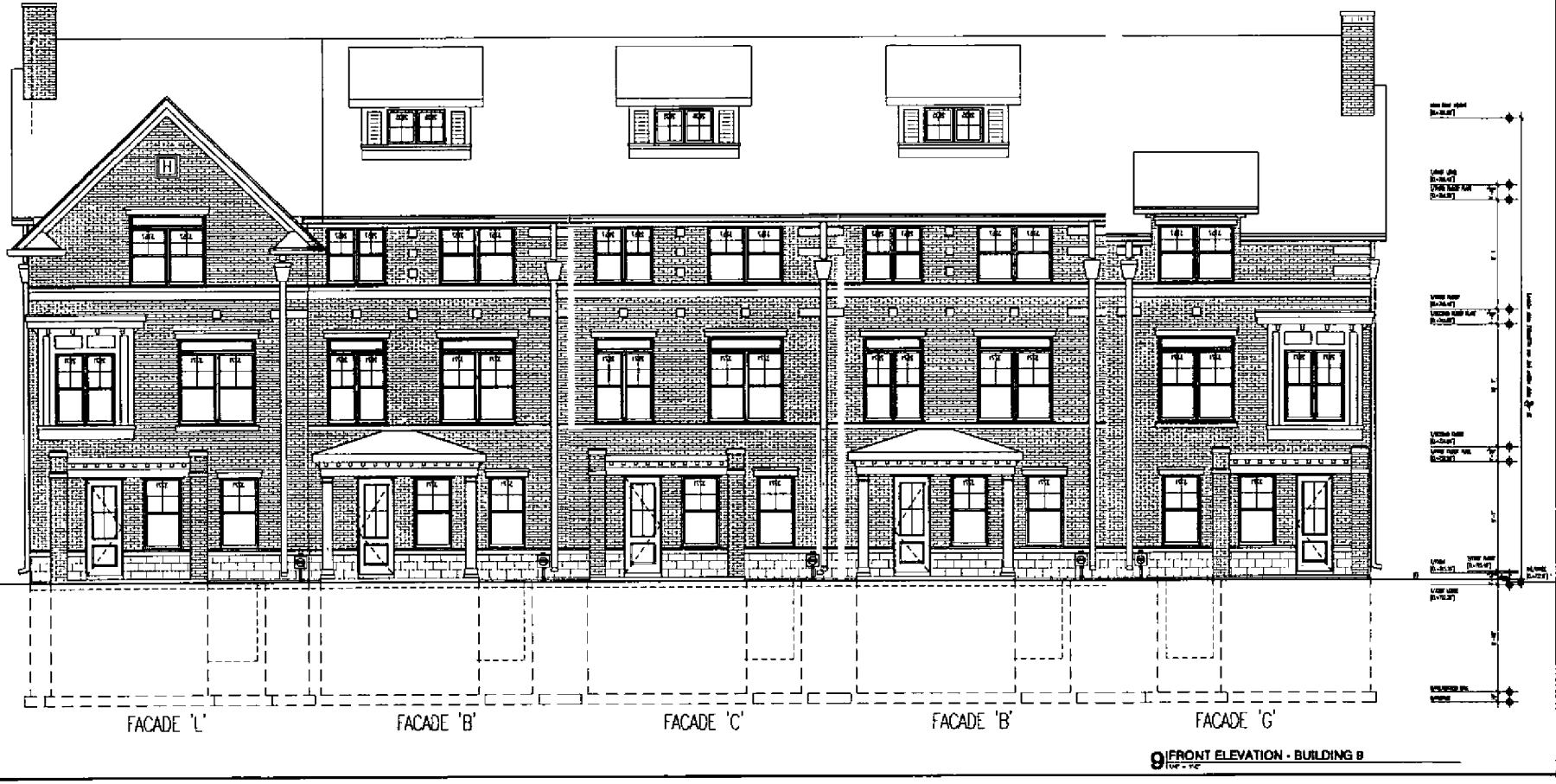


9 FRONT ELEVATION - BUILDING 9

Heritage Place
Naperville, IL
Ram West Development, LLC
In Partnership with DJK Custom Homes

EXTERIOR FRONT ELEVATIONS 9 OF 10

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MAB
CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A4.12

OF ## SHEETS

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10 FRONT ELEVATION - BUILDING 10

ARCHITECT
Calibanne Architects, Inc

BUILDER
DJK CUSTOM HOMES

Seal

ISSUANCE

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

COLUMBIA EXTERIOR FRONT ELEVATIONS (LOT 34)

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CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A4.13

OF N SHEETS

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EXHIBIT D

11 FRONT ELEVATION - BUILDING 11

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

FRONT ELEVATIONS (LOTS 34-40)

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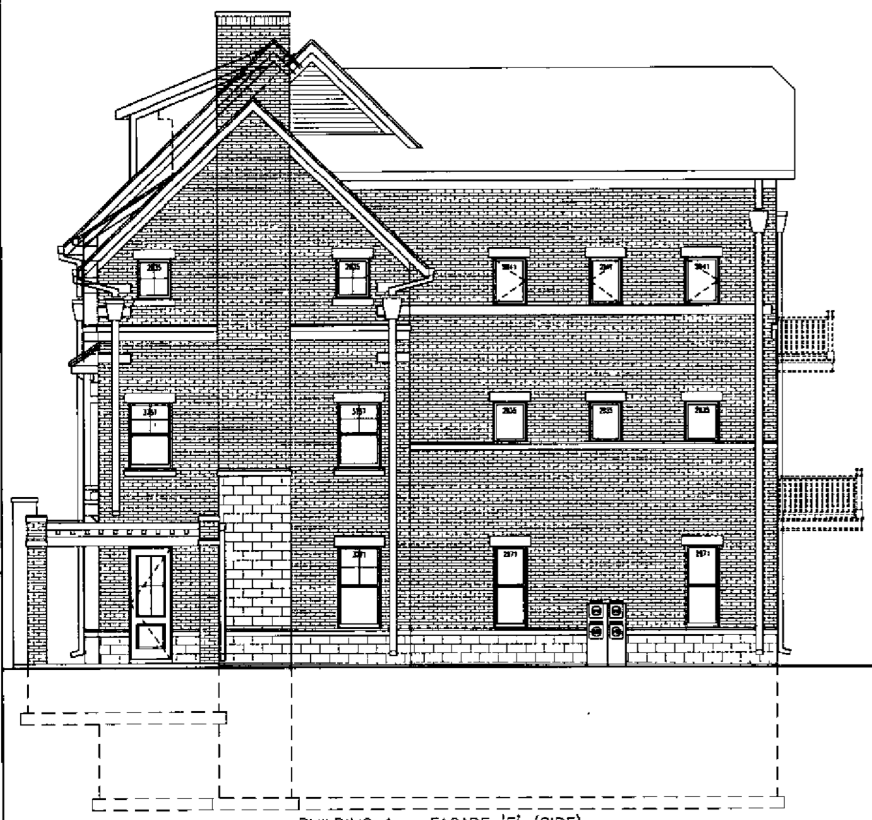
MAB
CHECKED BY
MAB

PROJECT NUMBER
2004025A

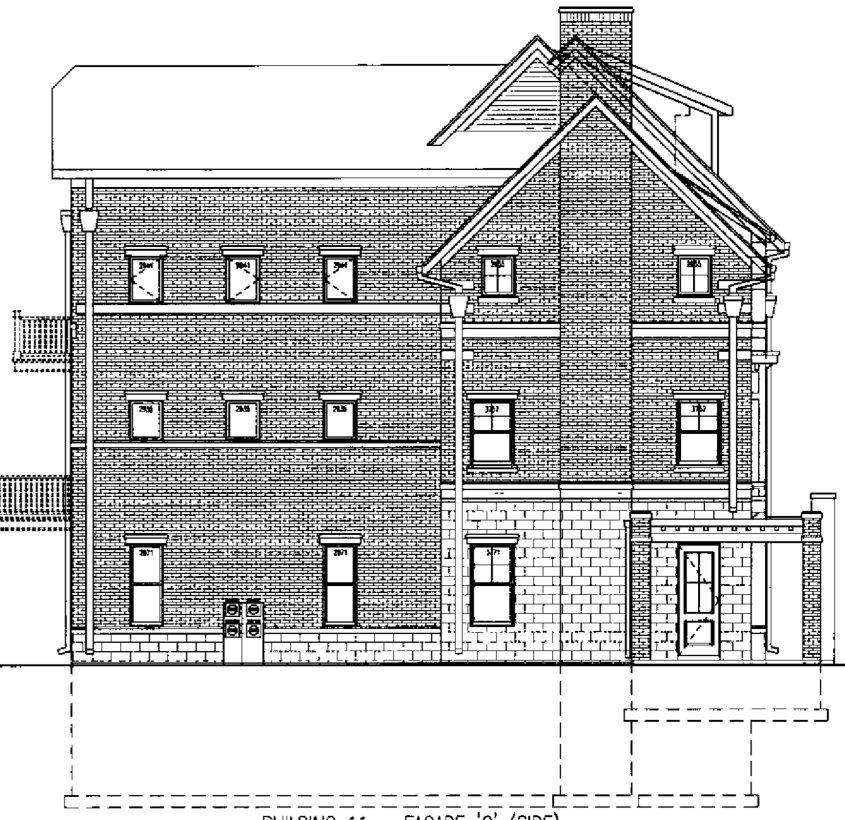
SHEET NUMBER
A5.10

OF N SHEETS



BUILDING 1 – FACADE 'E' (SIDE)

1 SIDE ELEVATION - BUILDING 1



BUILDING 11 – FACADE 'O' (SIDE)

10 SIDE ELEVATION - BUILDING 10

EXHIBIT D

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

FRANKLIN EXTERIOR SIDE ELEVATIONS (9.07.18 R)

DRAWN BY
MAR
CHECKED BY
MAR

PROJECT NUMBER
2004025A

SHEET NUMBER
A5.11

OF 24 SHEETS

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3 FRONT ELEVATION - BUILDING 3

ARCHITECT
Calibre Architects, Inc

BUILDER
DJK Custom Homes

Heritage Place
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes
NEXT TO MARKSON EXTERIOR FRONT ELEVATIONS (LOT 74)

DRAWN BY
MAS
CHECKED BY
MAS

PROJECT NUMBER
2004025A

SHEET NUMBER
A6.10

OF 34 SHEETS

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BUILDING 5 – TYPICAL REAR

4 REAR ELEVATION - BUILDING 4

Heritage Place - 4 Unit Building
Naperville, IL
Rem West Capital, LLC
In Partnership with DJK Custom Homes

EXTERIOR REAR ELEVATIONS (BUILDING 4)

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CHECKED BY
MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A10.30

OF ## SHEETS

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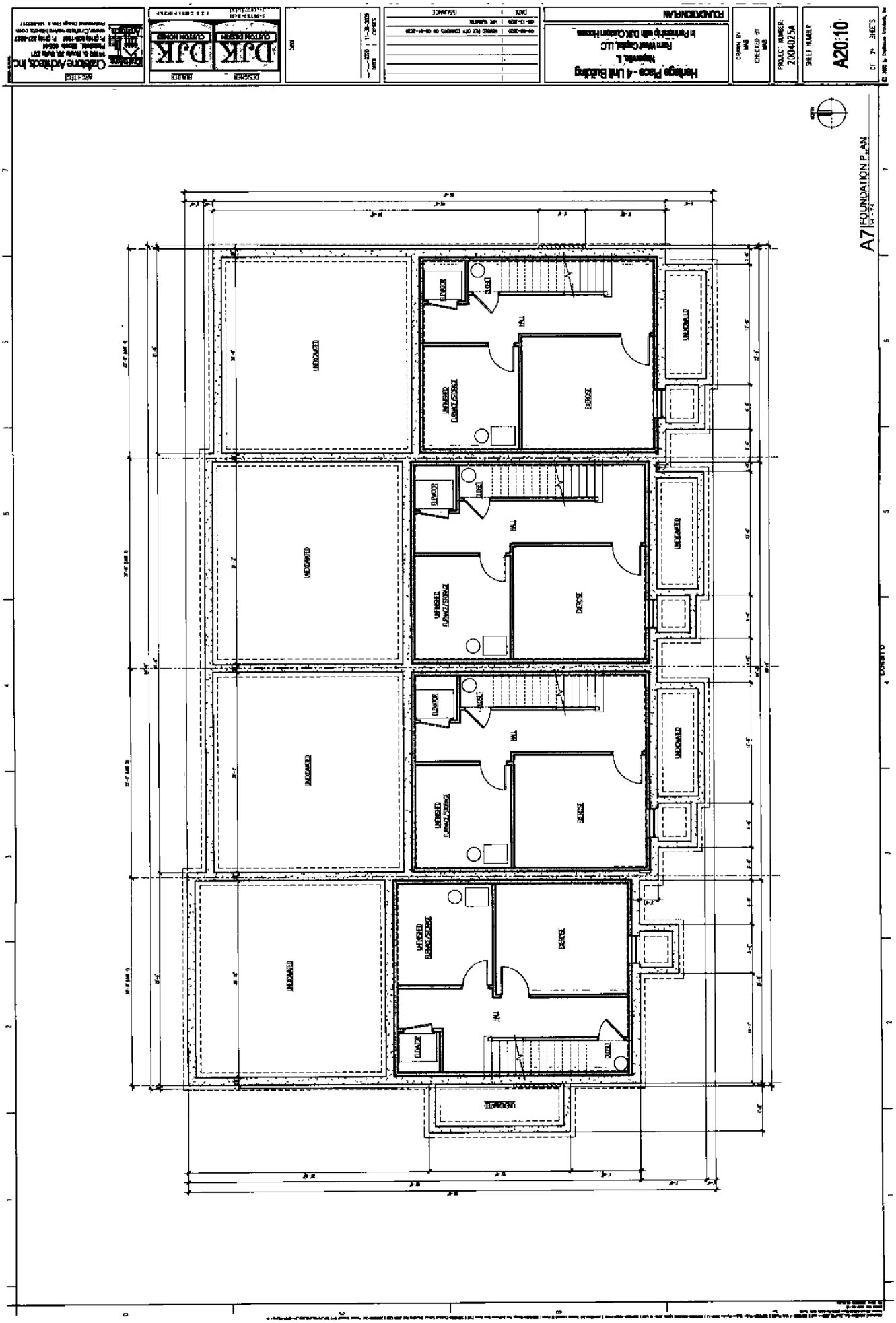
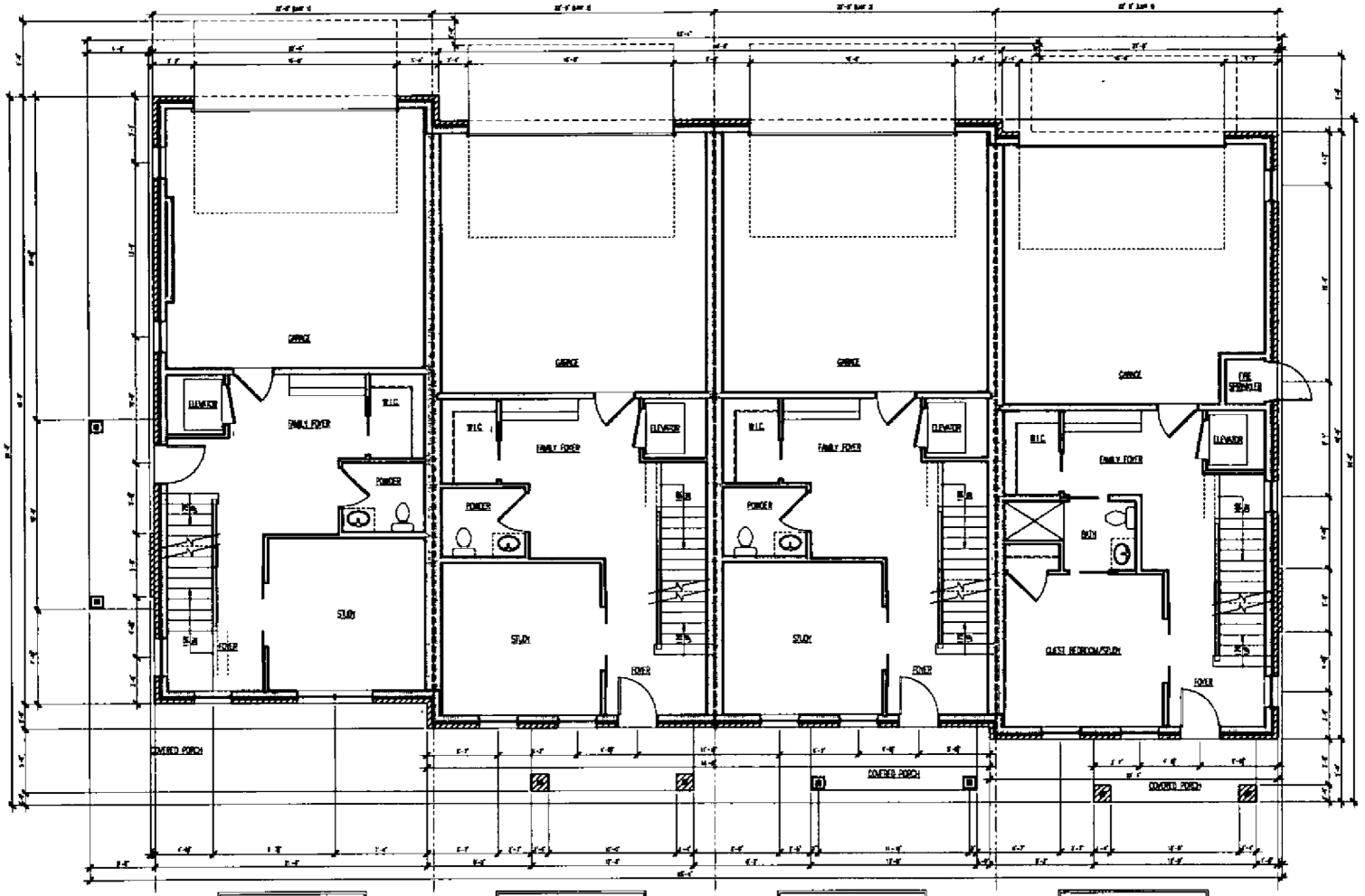

FOUNDATION PLAN
A7
Heritage Place - 4 Unit Building
Warren, IL
Rent Warren Capital, LLC
In Partnership with D.J.K. Custom Homes
FOUNDATION PLAN
PROJECT NUMBER: 20040254
SHEET NUMBER: A20.10
UNCONFIRED
DECK
CLOSET
HALL
CLOSET
UNFINISHED BASEMENT
UNCONFIRED




FIRST FLOOR PLAN (UNIT 1)

FIRST FLOOR PLAN (UNIT 2)

FIRST FLOOR PLAN (UNIT 3)

FIRST FLOOR PLAN (UNIT 4)

A7 FIRST FLOOR PLAN

EXHIBIT D

ARCHITECT
Calibre Architects, Inc.

BUILDER
DJK CUSTOM HOMES

Seal

Heritage Place - 4 Unit Building
Naperville, IL
Ram West Capital, LLC
in Partnership with DJK Custom Homes

FIRST FLOOR PLAN

DRAWN BY
MAR
CHECKED BY
MAR

PROJECT NUMBER
2004025A

SHEET NUMBER
A20.20

OF 24 SHEETS

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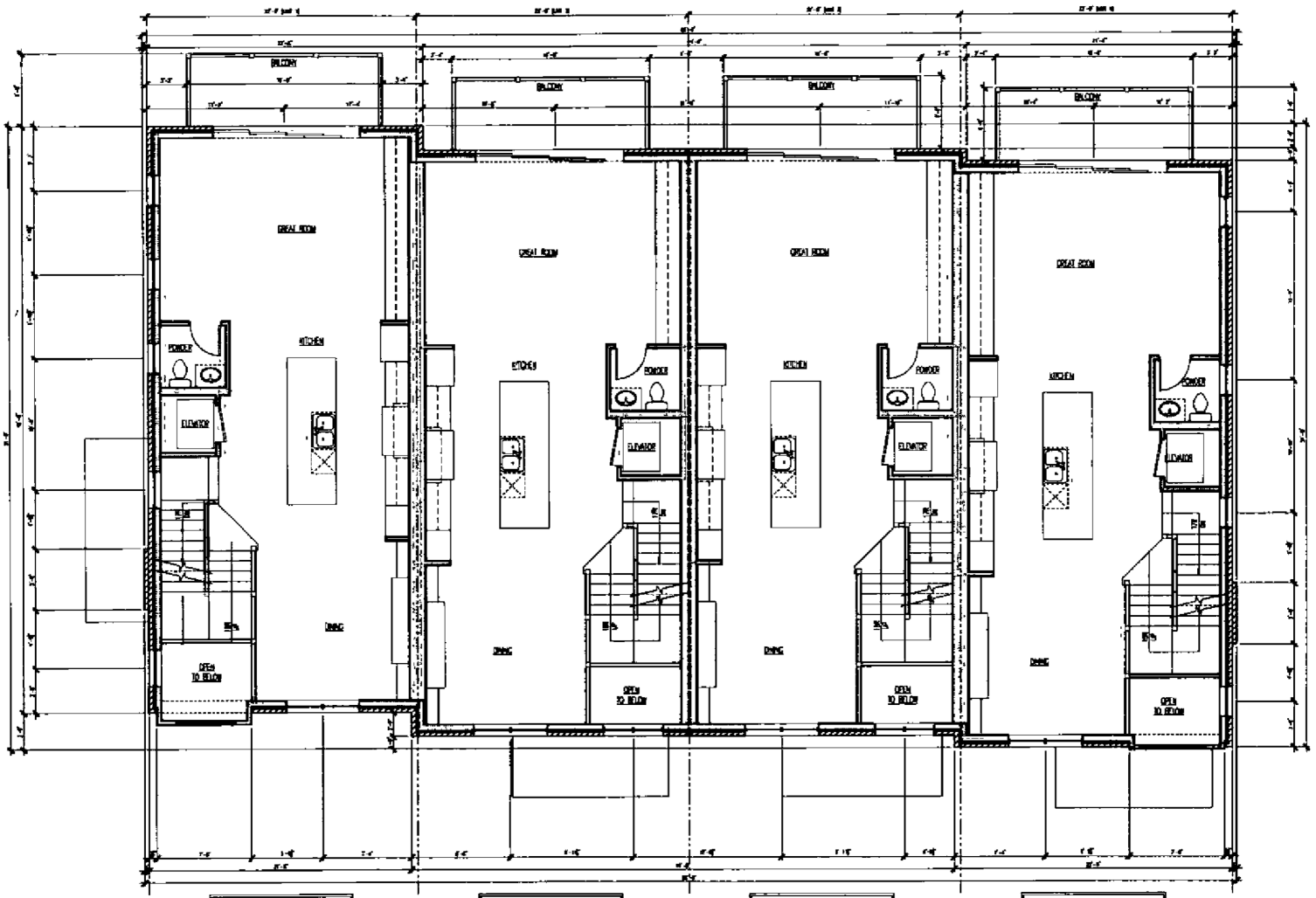


SECOND FLOOR PLAN (UNIT 1)

SECOND FLOOR PLAN (UNIT 2)

SECOND FLOOR PLAN (UNIT 3)

SECOND FLOOR PLAN (UNIT 4)

A7 SECOND FLOOR PLAN

Heritage Place - 4 Unit Building
Naperville, IL
Ram West Capital, LLC
In Partnership with DJK Custom Homes

SECOND FLOOR PLAN

DRAWN BY MAB
CHECKED BY MAB

PROJECT NUMBER 2004025A

SHEET NUMBER A20.30

OF 24 SHEETS

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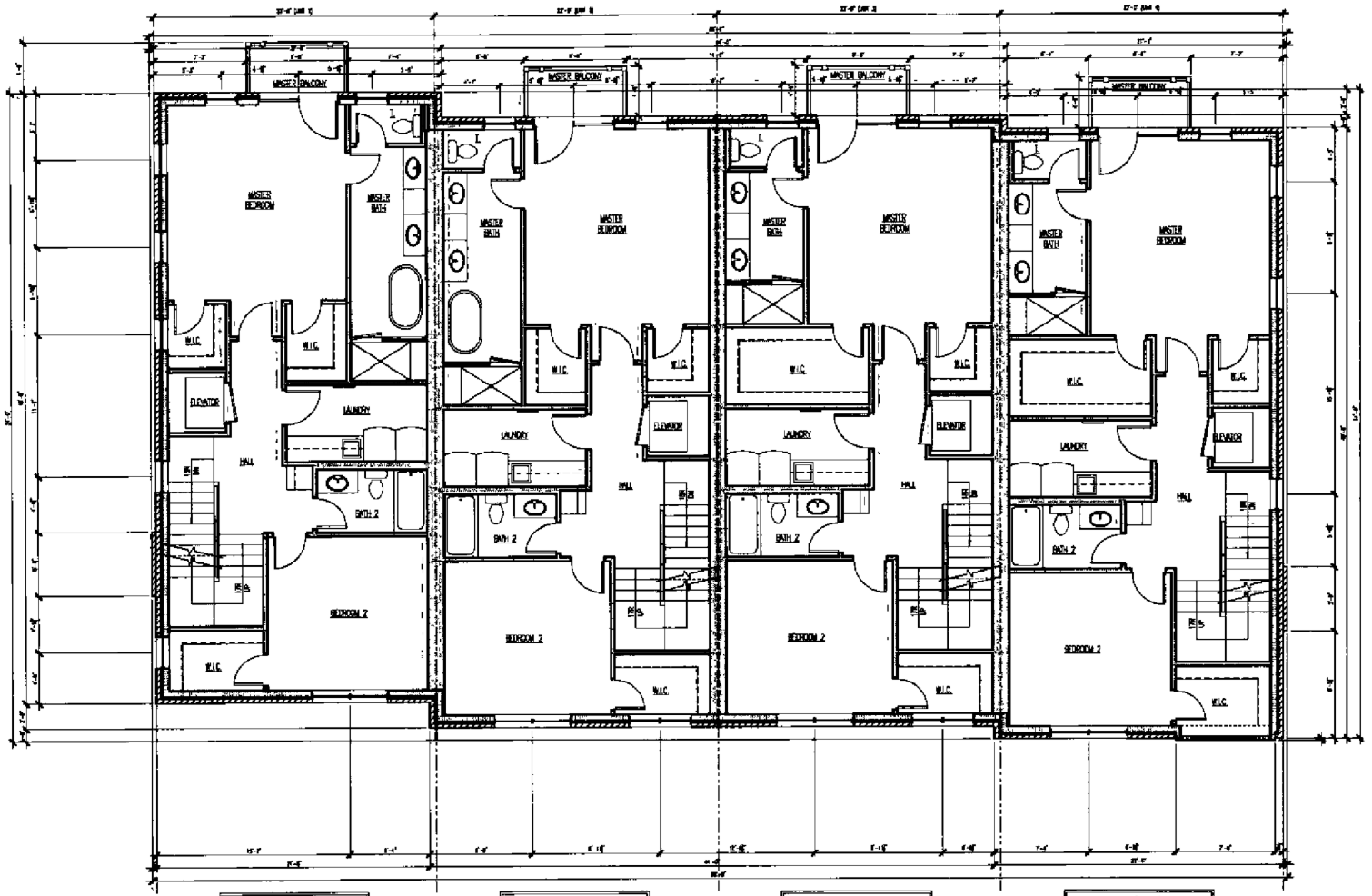


THIRD FLOOR PLAN (UNIT 1)

THIRD FLOOR PLAN (UNIT 2)

THIRD FLOOR PLAN (UNIT 3)

THIRD FLOOR PLAN (UNIT 4)

A7 THIRD FLOOR PLAN

EXHIBIT D

Heritage Place - 4 Unit Building
Naperville, IL
Rem West Capital, LLC
in Partnership with DJK Custom Homes

THIRD FLOOR PLAN

DRAWN BY: MAB
CHECKED BY: MAB

PROJECT NUMBER: 2004025A

SHEET NUMBER: A20.40

OF 24 SHEETS

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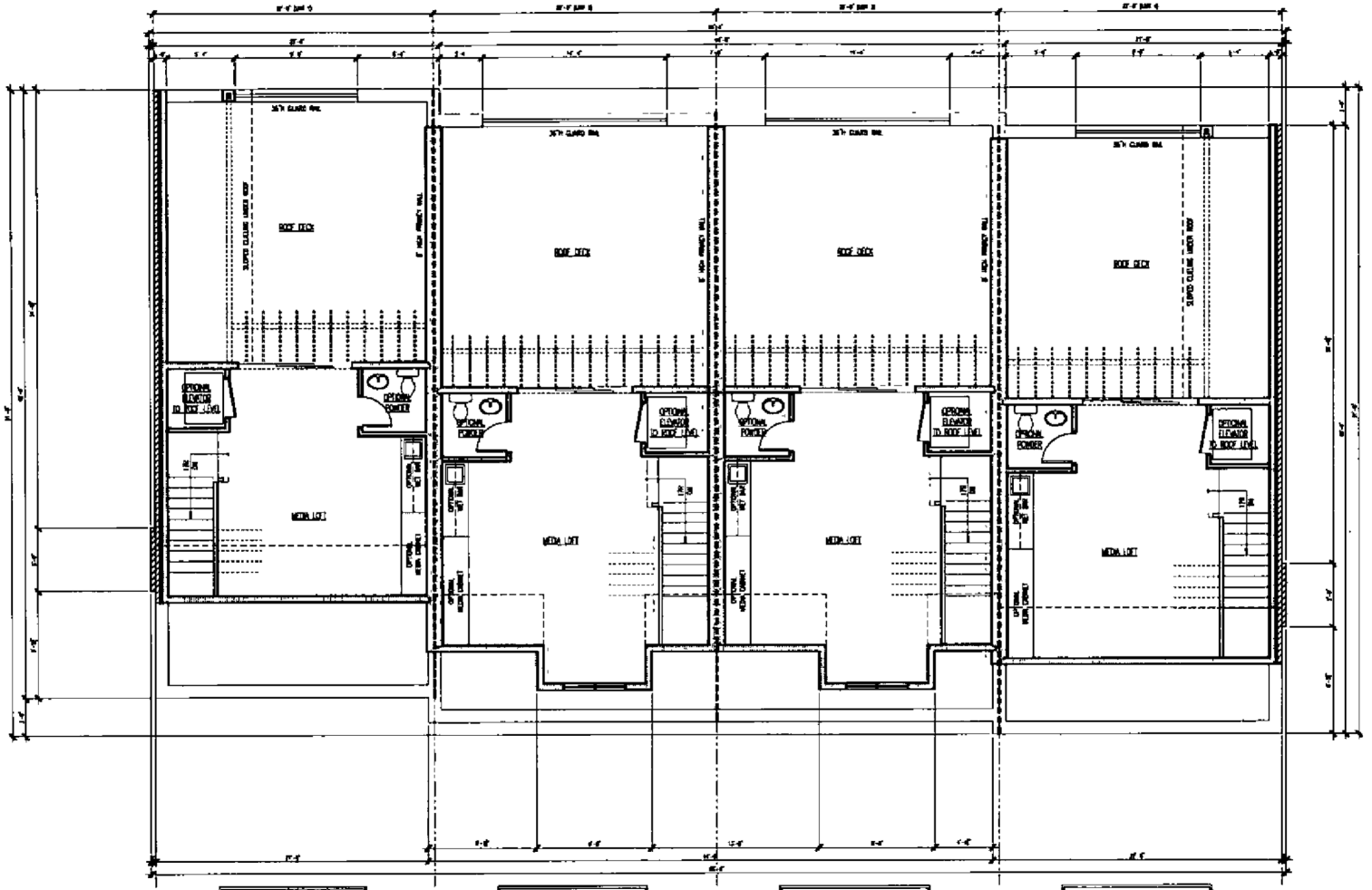


A7 ROOF LEVEL PLAN

EXHIBIT D

ARCHITECT
Calibre Architects, Inc

BUILDER
DJK CUSTOM HOMES

Seal

Heritage Place - 4 Unit Building
Naperville, IL
Rem West Capital, LLC
In Partnership with DJK Custom Homes

ROOF LEVEL PLAN

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MAB

PROJECT NUMBER
2004025A

SHEET NUMBER
A20.50
OF ## SHEETS

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## C.9 Craftsman / Bungalow (1905-1930)

The Arts and Craft movement celebrated handicrafts and encouraged the use of simple forms and natural materials. The word "Craftsman" came to mean any house that expressed Arts and Crafts ideals.

The Craftsman style was inspired by the work of architects Charles and Henry Greene, two brothers from California who practiced in Pasadena from 1893-1914. By 1909 they had designed and executed several landmark status Craftsman style bungalows. The residences they designed were given widespread publicity in popular home magazines and architectural journals of the day, helping the Craftsman/Bungalow style to become one of the most popular house types from about 1910 up until 1930.

*Typical attributes*

- *Stories:* One and one-half stories
- *Building Form:* Rectangular or square
- *Doors:* Two to three windows in upper portion typical
- *Siding:* Wood, stone, or stucco
- *Other:* Exterior chimneys constructed of brick or stone

1. *Windows:* Double hung with 3 panes in upper sash and one in lower. Windows were often grouped in bands of three or four
2. *Ornamentation:* Decorative wood beams, braces, or brackets under gables and eaves
3. *Roof:* Roofs are side gabled or hipped typically with exposed roof rafters. Dormers usually gable or shed
4. *Porch:* Full or partial width supported by thick square columns

*Photo C.20 - Craftsman/Bungalow style residence - 27 S. Columbia Street*

*Photo C.21 - Craftsman style residence - 105 S. Columbia Street*

*Illustration C.13 - Example of a Craftsman/Bungalow style residence*

## C.7 Prairie (1900-1920)

The Prairie style, a true American style, originated in Chicago. The architect Frank Lloyd Wright is the "acknowledged master" of this style. The Winslow house, designed in 1893 by Frank Lloyd Wright, is frequently referred to as the first Prairie style house. The early Prairie style homes were usually constructed of brick and clad with stucco with wood trim or sided with horizontal wood board and batten. Later Prairie homes were constructed using brick.

Prairie homes can have many shapes: Square, L-shaped, T-shaped, Y-shaped, and even pinwheel-shaped. The Prairie style flourished between 1900 and 1920, and had some influence on the later American Foursquare and Craftsman styles.

*Typical attributes*

- *Stories:* Two stories
- *Building Form:* Asymmetrical or symmetrical, usually emphasizing strong horizontal lines contrasted by vertical elements such as chimneys
- *Door Types:* Decorative wood doors with leaded glass accents
- *Porch:* Not typical although they may be enclosed or incorporated as part of entrances

.

1. *Windows:* Casement window band with leaded or stained glass
2. *Ornamentation:* Strong horizontal banding and deep eaves and cornices
3. *Siding:* Brick or stucco with wood trim
4. *Roof:* Low pitch gabled or hipped roof with deep overhangs. Hipped dormers occasionally included

*Photo C.17 - Prairie style residence with brick siding, stucco accents and wood trim - 144 S. Sleight Street*

*Photo C.18 - Prairie style residence with stucco siding and wood trim - 48 E. Jefferson Avenue*

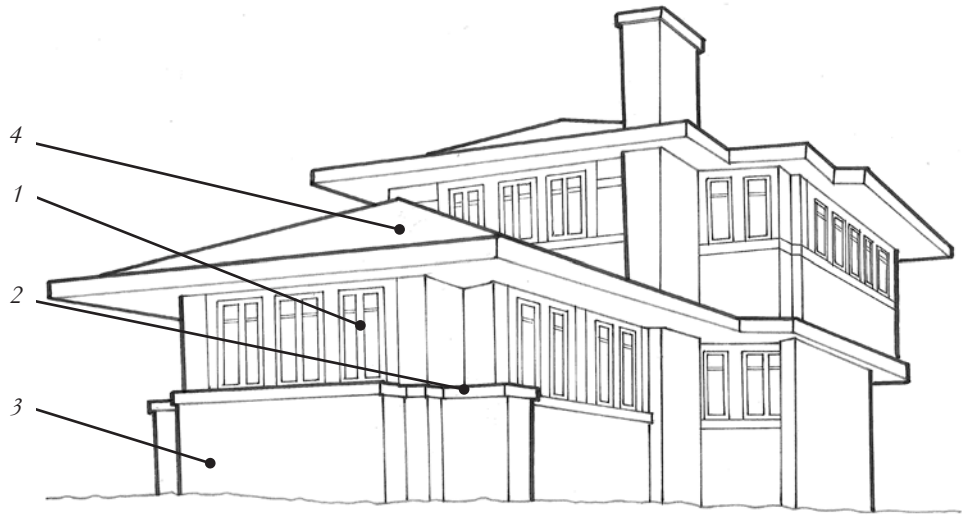



*Illustration C.10 - Example of a Prairie style residence*

*Photo D.30 - Italianate style residence with stoop*

*Photo D.31 - Queen Anne style residence with wrap-around porch*

*Photo D.32 - American Foursquare style residence with Colonial Revival columned porch*

*Photo D.33 - American Foursquare style residence with typical porch*

*Illustration D.27 - Craftsman open style stoop*

*Illustration D.28 - Greek Revival style stoop*

## D.6 Porches

While porches may be found on all facades of historic homes in Naperville, front porches play a key role in defining the characteristics of the homes. They provide a formal connection between the house and the street and often contain decorative details. Porches may be constructed of various materials including stone, brick, concrete, metal, and wood. Not all historic homes have original front porches.

### D.6.1 Porch Styles

Porch styles vary in Naperville depending on the overall style of the home. Almost always, the detailing used in the design of the porch is also found on the home and is meant to complement the overall design.

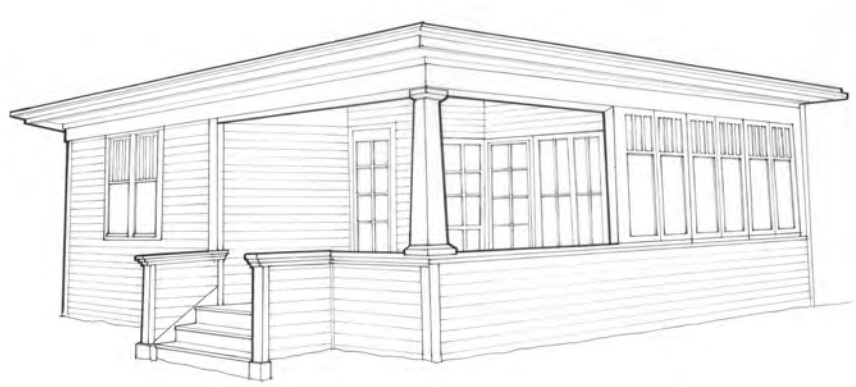


*Illustration D.29 - Craftsman enclosed porch example*

## D.6.2 Porch Components

Typically, a porch consists of the following components: supporting columns, decking, stairs, railing (including hand rails, posts, and balusters), skirting and a roof.

- *Columns* - Historic porch columns in Naperville are often constructed of wood or brick, although there are several examples of precast concrete columns and columns clad with stucco.

- *Railings* - Railings are usually constructed of wood; however, a few examples of cast iron railings do exist in Naperville. They typically consist of handrails, posts and balusters. Some residences do not have railings at all around their porches; instead they have solid porch walls with a cap. These walls are also historic, and are generally the same height as the typical wood railings that enclose the porches. Historic railings are typically 30 inches in height. The 2006 edition of the International Building Code requires porch railings to be taller on decks 30 inches above the ground, which may alter the appearance of historic porches. A solution is to build the porch floor less than 30 inches above ground so that a railing with an appropriate height can be installed.

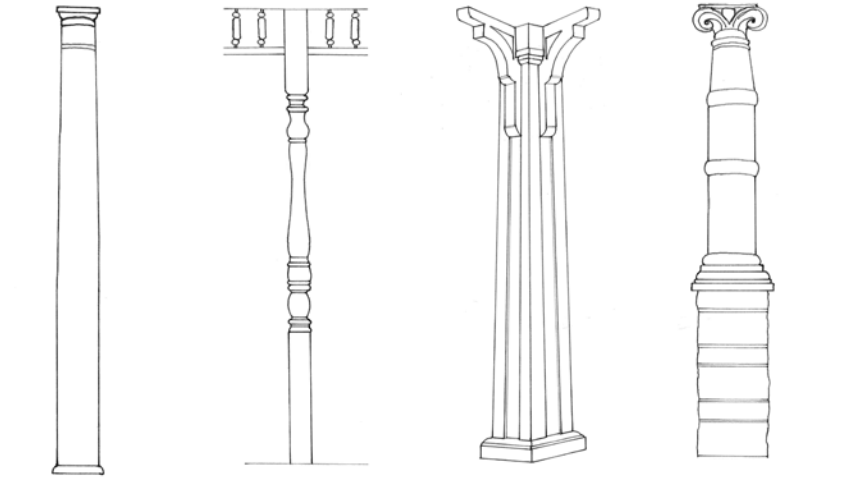
- *Skirting* - Skirting boards are used to screen open areas in the foundation underneath a porch. They are typically constructed of wood and sometimes repeat the pattern and design of the railings directly above.

- *Roofs* - Porch roofs in the historic areas of Naperville most commonly employ materials and forms similar to the main structure. Porch roof pitch varies based on the style of home.

- *Ceiling and Flooring* - Ceilings and flooring of most porches in Naperville are constructed of wood. Beadboards are typically used on ceilings. They are mostly 1" x 6" wood boards that have routed details to create the look of narrow strips. Flooring is typically constructed of plain 1" x 4" or 1" x 6" tongue and groove wood boards.

*Photo D.34 - Porch Components - 5 N. Sleight Street*

**Illustration D.30 - Porch Column Styles**



*Colonial or Greek Revival column*

*Queen Anne column at 8 N. Sleight Street*

*American Foursquare column at 12 S. Loomis Street*

*Italianate column at 22 S. Ellsworth Street*

**Illustration D.31 - Historic District Skirting Styles**

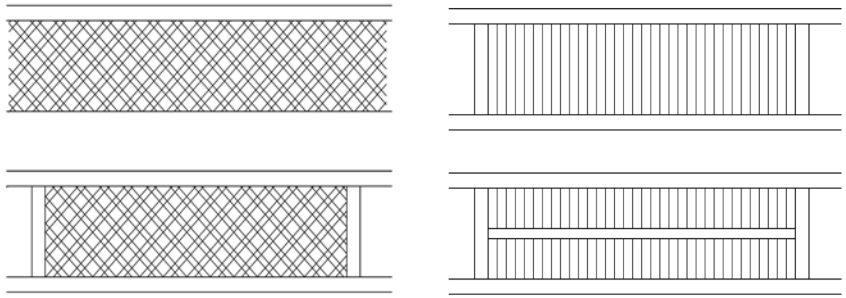
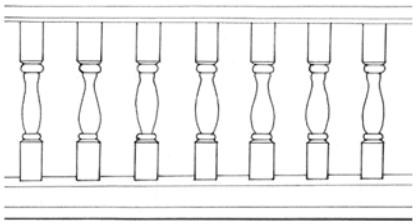
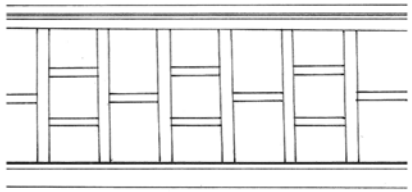


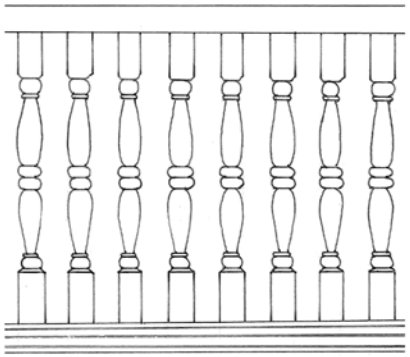
**Illustration D.32 - Historic District Railing Styles**



*Gable "L" Wood railing style at 224 N. Ellsworth Street*



*Queen Anne Cottage Wood railing style at 22 N. Sleight*



*Queen Anne Wood railing style at 130 S. Sleight Street*

- *Staircases and Steps* - As with other elements of a historic porch, staircases and steps are also related to the overall style of the home. Wooden steps are common features on Queen Anne, Stick, American Foursquare, and many of the Vernacular style homes. Masonry steps or cast-in-place concrete are more commonly found on Greek Revival, Italianate, Colonial Revival, Prairie, and Craftsman/ Bungalow style homes.

**Guidelines for Porch Maintenance, Repair and Replacement**

*Encouraged*

- Maintain and repair all components of an original or historic porch. The porch design, materials and detailing should be preserved.
- If replacement of porch features is required, replace only the deteriorated or damaged components of the porch to closely match the original in scale, dimension, style, design, and material and with the same details if possible. Use of treated lumber is strongly encouraged to increase the durability of the replacement wood.
- If the original porch is missing, construct a new porch based upon photographic or physical evidence. If such evidence does not exist, base the design upon historic porches of similar dwellings from the same time period and architectural style. The style, layout and design of a new porch should always be consistent with the house. Incorporate steps of the same material as the porch floor (e.g., porches with wood floors should also have steps made of wood, not concrete or brick).
- Incorporate wood tongue and groove flooring that runs perpendicular to the façade, if the porch floor is made of wood.
- Fill the open areas in the foundation with decorative wood framed skirting, vertical slats, or lattice skirting panels that are appropriate to the style of the house. Skirting panels should be placed within frames and should not touch the ground or be nailed to the surface of the foundation.

*Acceptable*

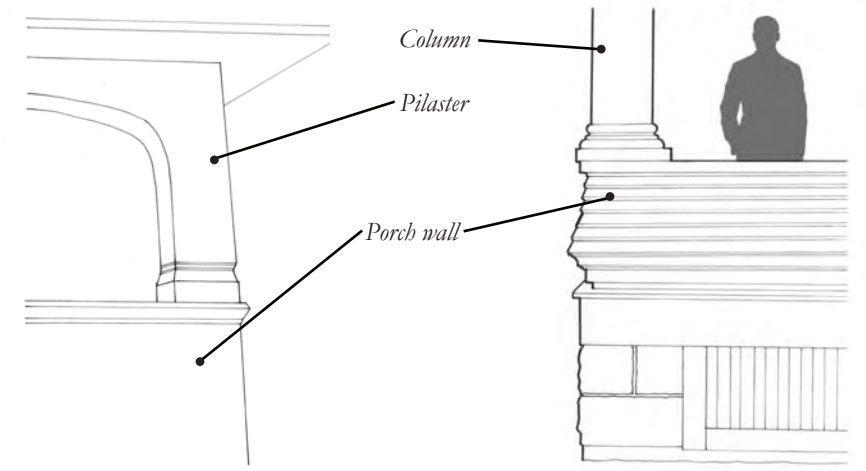
- When building new or replacing damaged existing porch components, select replacement material from the following list:
    - Porch columns: wood, plaster, concrete, stucco (as a coating material), or fiberglass
    - Railing: wood or original materials.
    - Skirting: wood or original materials.
    - Ceiling: wood or original materials.
    - Flooring: wood, plastic or wood sawdust composite lumber, or mineral composite HPDE plastic.
    - Roof: asphalt shingles or original materials.
    - Trim: wood, fiber cement or polyurethane trim.
    - Staircase and step: consistent with the material of the porch floor.
- Match replacement porch components to the original in dimensions, style, design and detail.
- Construct new porches that are appropriate to the style and period of the home in overall design and scale.

*Discouraged*

- Construct a new porch where none existed originally or that is not typical of the home's archictural style.
- Enclose open porches.
- Introduce modern designs or materials (other than those under the acceptable list) of any porch component.
- Modify the original porch design.
- Construct new or replacement porches that do not relate to the scale and style of the home.
- Introduce brick or concrete staircases and steps if not original to the structure.

*Photo D.35 - Beadboard ceiling example*

**Illustration D.33 - Porch Components**




*American Foursquare at 136 N. Columbia Street*

*Gable "L" Porch Wall at 32 S. Sleight Street*

*Photo D.36 - Brick steps and porch wall example - 26 N. Columbia Street*

*Photo D.37 - Wood steps, railings, and skirting example - 142 N. Ellsworth Street*

# D.5 Roofs, Dormers and Skylights

## D.5.1 Roofs

Roofs are one of the most important features of historic buildings. Functionally they shelter buildings from the weather. Visually, roof shape, elements, details and materials can significantly contribute to the appearance and architectural style of buildings. Historic homes in Naperville typically have one of the following roof shapes: gable, hipped, pyramidal or a combination of gable and hipped (see Illustration D.18). Typical historic roofing materials found in Naperville are slate, wood shingles, asbestos tile, and asphalt shingle.

The slope or pitch of a roof is an important determinant of roof shape. Roof pitch is a ratio of "rise" over "run". For example, a 4:12 pitch describes a roof that increases 4" in height (rise) for every 12" of horizontal run (see Illustration D.19). The slope of roofs in Naperville varies widely from 3:12 to 12:12, depending on the style of the home.

**Guidelines for Roof, Dormer, and Skylight Maintenance, Repair and Replacement**

*Encouraged*

- Maintain and repair the original shape, pitch, and features (such as cresting, chimneys, dormers) of existing roofs. If possible, use original roof materials.
- Repair roofs in a timely manner to avoid structural damage, especially when leaks occur. Due to the variation in roof materials, the time between re-roofing varies from 20 years to 100 years.
- If repair is no longer practical, re-roof with materials that match the original in material, color, pattern and profile.
- Install proper water-tight flashing at junctions between roofs and walls, around chimneys, skylights, vent pipes, and in valleys and hips where two planes of a roof meet. Metal flashing should be used instead of caulking or bituminous coating, which can deteriorate due to weathering. (*Refer to Section D.1.2 regarding chimney flashing)*

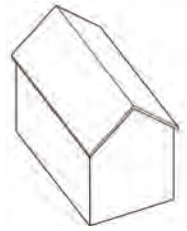
*Acceptable*

- Re-roof with substitute materials such as asphalt or fiberglass shingles if the original materials are no longer present or if the retention of the original roof material is not economically feasible.

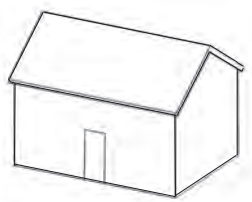
*Discouraged*

- Modify original roof pitch or slope or add new features such as dormers, roof decks, and balconies on the primary façade of the home where none existed previously.
- Install new roof materials that are not asphalt or fiberglass shingles or are not consistent with the original materials.
- Use hand-split wood shingles to replace historic sawn wood shingles. Hand-split wood shingles do not replicate the appearance of historic shingles.

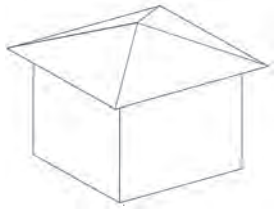
**Illustration D.18 - Roof Types**



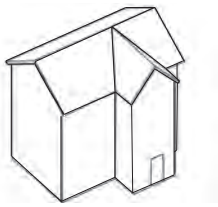
*Gable Front Vernacular & Popular Styles*



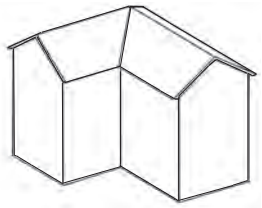
*Gable Side Colonial & Greek Revival Styles*



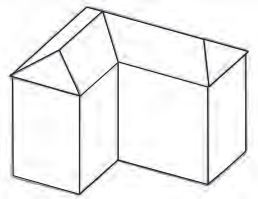
*Hip Simple/Pyramidal Craftsman, Prairie & Four-square Styles*



*Gable Cross Queen Anne Style*

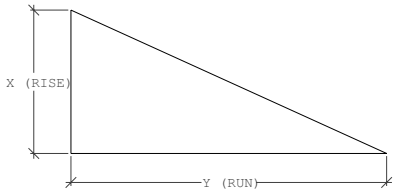


*Gable "L" Colonial & Vernacular Styles*

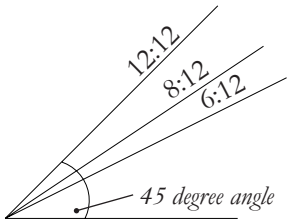


*Hip Cross Italianate Style*

**Illustration D.19 - Roof Slopes**

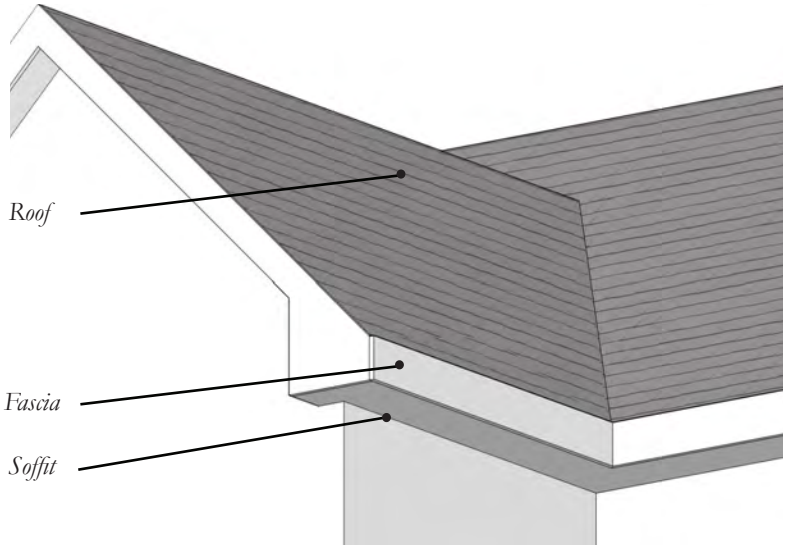



*Rise over run diagram is used to determine the roof slope/pitch.*




*Typical roof slopes in the Historic District*

**Illustration D.20 - Roof soffit and fascia on gable roof**




## D.5.2 Soffits and Fascias

Soffits and fascias provide a finished surface to conceal the structural edges of a roof. Historic soffits and fascias were commonly constructed of wood; however, some examples of stucco soffits exist in the Naperville Historic District. Soffits are generally installed horizontally and are attached to the bottom of the main roof structure that extends over the exterior walls. Modern soffits are vented to allow air flow from the attic space to reduce heat buildup and prevent ice dams. Soffits on historic houses were typically not vented since walls and attics were not insulated. Fascias were installed vertically on the front face of the overhanging roof structure and were often concealed or partially hidden by gutters.

**Guidelines for Soffit and Fascia Maintenance, Repair, and Replacement**

*Encouraged*

- Maintain and repair original wood soffits and fascias in accordance with the guidelines for wood siding (Section D.1.2).
- Replace severely deteriorated soffits and fascias with new wood to match profiles, shapes, and color of the original

*Acceptable*

- Retrofit small circular soffit vents or narrow aluminum vents in existing wood soffits to provide attic ventilation.

*Discouraged*

- Install aluminum or vinyl replacement materials that cover the original historic detailing.

## D. 5.3 Dormers

Dormers are projections in the roof slope that contain their own walls, roofs, and windows. They provide additional space, light, and ventilation to attic space or the upper floors of a home. Dormers often contain roof shapes that replicate or complement those of the main structure, and their size and forms are typically related to the style and scale of the home.

**Guidelines for Dormer Maintenance, Repair and Replacement**

*Encouraged*

- Maintain and repair original dormers in accordance with the guidelines for foundations and walls (D.1), roofs (D5.1) and soffits and fascias (D5.2) in their original material, shape and trim.
- Replace severely deteriorated materials or construct replacement dormers in-kind (i.e., the same in material, shape, size and trim).

*Acceptable*

- Construct a new dormer that is consistent with the style and materials of the home on the secondary or rear facades. New dormers should match the roof style of the home.

*Discouraged*

- Construct new dormers that occupy more than 50 percent of the slope of the roof on the primary facade (i.e., front or corner side facade).
- Construct new dormers that distract from the style and materials of the home.
- Construct new dormers on the primary facades where none existed previously.

**Internet Resource:**

Old House Journal Web Site (*http://www.oldhousejournal.com*): *Dormers, Bays & Turrets.*

*Illustration D.21 - Shed dormer example*

*Photo D.21 - Eyebrow dormer example*

*Photo D.22 - Gabled dormer example*

*Illustration D.22 - Hipped dormer example*

*Photo D.11 - Prairie style residence with stucco siding - 423 E. Chicago Avenue*

### Internet Resources:

- For additional information regarding stucco maintenance, repair, and substitute materials refer to *Preservation Brief #22- The Preservation and Repair of Historic Stucco*.
- *Preservation Brief #8 - The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings*.
- EIFS can be easily damaged and presents maintenance concerns. For more information visit *http://www.c-risk.com/Construction_Risk/CD_EIFS_CD_Issues_01.htm*.

# D.2 Windows and Storm Windows

## D.2.1 Windows

Windows are among the first features noticed by those passing by a building and are one of the most important character defining elements of a home. Original historic windows are usually made of wood and can be fixed, double hung, casement, or awning type. Windows located on the primary facade of a house are almost always formally arranged in regular patterns.

**Guidelines for Windows Maintenance, Repair and Replacement**

*Encouraged:*

- Retain and preserve windows in their original location, size, type and design and with their original materials and pane division. If windows have been in place for 60 or more years, repairing and restoring them can add an additional 60 years or more.
- Repair original windows rather than replace them with new windows. If replacement is necessary, replace them in-kind to match the originals in material, size, and design including pane division. Factors to be considered in determining whether the severity of deterioration of windows requires replacement include damage, excessive weathering, loss of soundness or integrity of the wood, deterioration due to rot or insect attack, and cost to repair.
- Install true divided muntins which are an integral part of the window sash on both sides rather than snap-on simple grilles.
- Install screens and/or storm windows that are wood or baked-on or anodized aluminum and fit within the window frames.
- Install weather-stripping around windows to prevent air leakage.
- Caulk around perimeter of windows. Check sealants around windows annually, and if necessary caulk to reseal and prevent air infiltration,
- Retrofit existing wood windows and sashes with insulated glazing units or wood or aluminum storm windows.

*Acceptable*

- Replace original windows with new wood or aluminum clad windows that match the original in size, proportion, type and design. Modern windows may not have true divided lights, but can duplicate the original appearance using muntins that are attached to the sash and exterior and interior of the glass.

*Discouraged*

- Change existing window openings or add new non-original window openings to primary facades.
- Install vinyl and fiberglass replacement windows.
- Install replacement windows that do not match the original in size, proportion, type or design.
- Install builder-type aluminum windows with large profiles.

### Internet Resources:

For additional information refer to *Preservation Brief #9 - The Repair of Historic Wooden Windows*, and the National Trust for Historic Preservation's weatherization guide at *http://www.preservationnation.org/issues/weatherization/*.

## D.2.2 Storm Windows

Storm windows are effective in maintaining and enhancing a home's energy efficiency. They create a thermal barrier that reduces the transmission of air between the indoors and outdoors. They are also cost-effective and allow for the retention of original historic windows. Wood storm windows were common for many historic homes after 1900 and were made to be easily installed and removed during the change of seasons. Historic wood storm windows should be maintained, repaired where feasible, and painted to match the existing window colors. When considering the installation of new storm windows, wood and aluminum are considered the best options due to their durability and flexibility in color choices as compared with ones

**Illustration D.9 - Window Types**

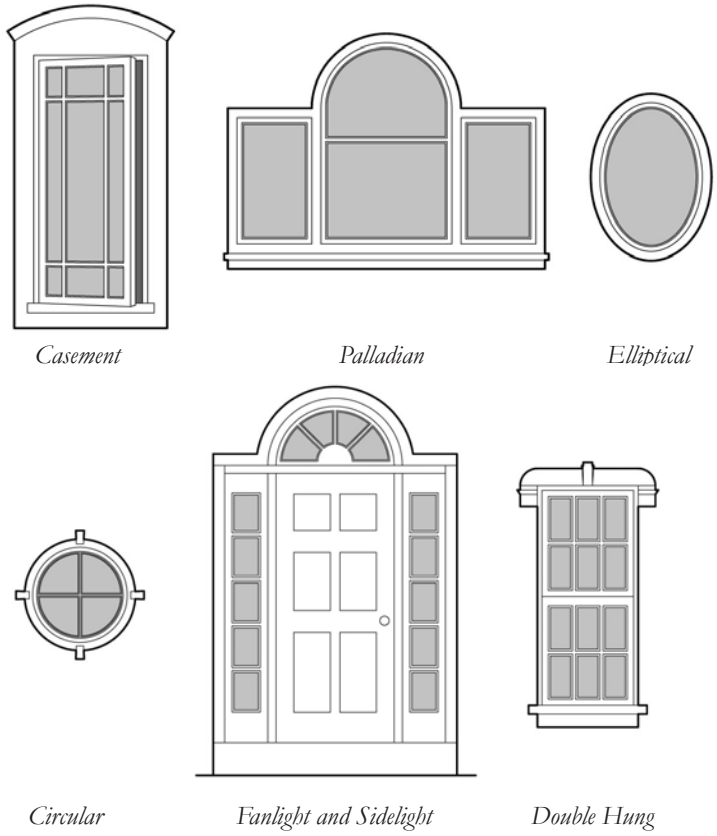



**Illustration D.10 - Pane Divisions**

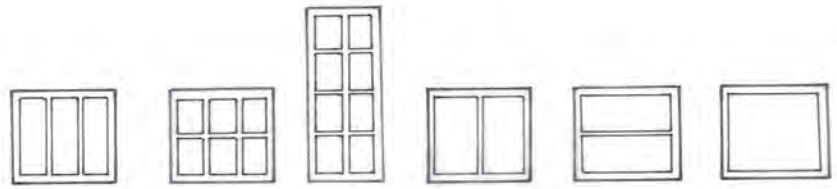


*Photo D.12 - 1920's residence wtih original wood storms, Oak Park, Illinois*

*Photo D.13 - Residence with original wood storm windows, Oak Park, Illinois*

made of plastic or vinyl. It is also important for new storm windows to provide a full view and not obscure the original window. Storm windows can be made operable with a triple-track system to allow for movable screen or glass sashes or fixed without movable sashes.

*Encouraged:*

- Repair and maintain existing wood storm windows where feasible and if the are original to the house.
- Install replacement or new wood storm windows that provide a full view of the original windows and are sized appropriately to the window frame.
- Install exterior storm windows. Interior storm windows may cause moisture condensation and further exposure and deterioration to the exterior window.

*Acceptable:*

- Install new storm windows that are colored to match the existing window color. Anodized and enamel coated aluminum frames will last longer than unfinished aluminum.
- New storm windows should have a central meeting rail at the same location as the historic window if it exists. Fixed storms without a central meeting rail are also acceptable.

*Discouraged:*

- Install storm windows that obscure the underlying window or are not sized to the window opening.
- Install plastic or vinyl storm windows.

## D.2.3 Decorative Art and Stained Glass

Decorative windows, such as leaded glass windows, are most commonly associated with the Prairie and Craftsman/Bungalow styles, but may also be found on Queen Anne homes. Decorative art and stained glass is typically found in glass door panes, windows, and interior decorative elements. These types of features are often significant features of the home.

**Guidelines for Decorative Art and Stained Glass Maintenance, Repair and Replacement**

*Encouraged*

- Maintain and repair original decorative windows in their original size, location, and design rather than replace them.
- Install full exterior storm windows to provide protection and enhance energy efficiency

*Acceptable*

- Replace decorative glazing on original windows in kind (i.e., material, design, style, scale, and profile)

*Discouraged*

- Remove or conceal decorative windows
- Add non-original decorative glass to primary facades

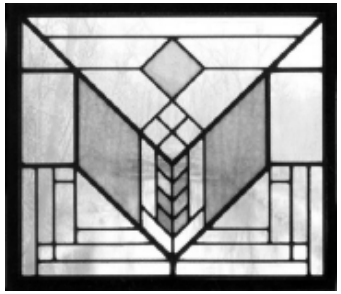


*Photo D.14 - Prairie or Craftsman stained glass example*

*Illustration D.11 - Prairie/Craftsman/Bungalow upper sash muntin patterns*

*Photo D.15 - Prairie style residence with decorative glass - 144 S. Sleight Street*

*Photo D.16 - Shingle style residence with decorative glass - 119 N. Brainard Street*

## D.2.4 Shutters

Shutters were historically applied to provide privacy and block the sun while allowing air to circulate. They were made of wood slats and completely covered the window when closed. Shutters may or may not be appropriate additions to historic buildings. Adding shutters depends on the use and architectural style of a building as well as documentation of their previous existence on the building. Typically, shutters are found on the Colonial Revival and Greek revival style homes in Naperville.

**Guidelines for Shutter Maintenance, Repair and Replacement**

*Encouraged*

- Maintain and repair original operable shutters. For additional information on how to care for and maintain wood, see Section D 1.3 Wood Siding Applications.

*Acceptable*

- Install replacement shutters that match the size, style, and profile of the original. Use existing shutters or historic photographs of the home to design replacement shutters.
- Install new shutters that are of louvered or paneled wood construction and that fit the window opening so that if closed they would cover the window opening.

*Discouraged*

- Removal of shutters that are original to the home.
- Install new shutters that are disproportionate to the window (i.e., do not match the height of the window opening or equal 1/2 the total window width).
- Add new shutters where none previously existed, or that are not typical of the style.
- Add new vinyl or aluminum shutters. These shutters generally have dimensions or textures which are not compatible with historic dwellings.

**File #:** 26-0900, **Version:** 1 **Meeting Date:** 8/27/2026

## HISTORIC PRESERVATION COMMISSION AGENDA ITEM

**ACTION REQUESTED:**
Provide staff feedback on a draft resident feedback survey form presented during new business at the May 28, 2026, Historic Preservation Commission (HPC) meeting.

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Isaac Marlott, Assistant Planner

# Historic Preservation Commission
## PROPOSED SURVEY
## Review COA Process w/Applicants

**June 2026**

In order to upgrade and improve our process the Historic Preservation Commission request your help in participating in the following survey.

Ratings: 1 to 5 with 5 being most difficult

1. Rate the difficulty of understanding requirements for needing a COA:

   1 2 3 4 5

2. Rate the difficulty of finding the information related to your specific application in the guidelines:

   1 2 3 4 5

3. Rate the difficulty of filling out the forms:

   1 2 3 4 5

4. Rate the helpfulness of the staff who assisted you in the COA process:

   1 Not Helpful 2 3 4 5 Very Helpful

5. How long did it take to assemble the paperwork?

   Number of hours:

6. Did you feel you were treated fairly and respectfully by the HPC?

Yes/No – Comments for No

7. Is your view of the HPC favorable or unfavorable?

1 unfavorable 2 3 4 5 favorable

8. In your opinion, is the community's view of the HPC generally favorable or unfavorable?

1 2 3 4 5

9. Were you aware of the Historic District Survey on line?

Yes/No

10. Rate the helpfulness of the Historic District Survey:

1 2 3 4 5

COMMENTS:

**SAMPLE COVER LETTER TO COA APPLICANT**
**June/July 2026**

Dear Naperville Neighbor
From: Historic Preservation Commission
Subject: Recent Certificate of Appropriateness Applicant Survey

As a recent presenter for a COA your feedback is critical in helping us make improvements that result in better solutions, services and applicant experience with us.

Don't be intimidated with this survey. It's pretty easy to fill out with mostly box checking. Your participation in this survey is voluntary and your answers will only be used for research purposes. You will not receive any unsolicited call as a direct result of your participation in this study.

Thank you in advance for your assistance. We look forward to hearing from you.

**Naperville Preservation,Inc.**

**Naperville HPC survey notes 6 2026**

Yes, the questions looked pretty good, but here are a few ideas:

- Add "Is it clear what attachments are required?" (Example: The owners who wanted to put limestone on the front of a wood siding house did not provide the drawings needed.)

- Add, "should the COA form be provided as a 'fillable form'? It currently can't be filled out on a computer."

- Would it be relevant to ask who filled out the application? The form needs to be designed for the homeowner, who may have the lowest knowledge to fill it out. It seems like some people's architect or builder fill it out, and if so, an architect or builder should be expected to have a level of understanding. So how you analyze the survey results would be affected by who filled the COA out.

Another...

- On question five, it would be better to add the word "approximately" before asking "How long did it take to assemble the paperwork."

- Maybe also ask if they are provided with enough graphic info.
- Are they shown photos of the buildings that they are being asked to evaluate?
- What about adjacent properties? Those also can be important in terms of scale.

# CITY OF NAPERVILLE

**DATE:** July 23, 2026

**TO:** Historic Preservation Commission

**FROM:** Allison Laff, AICP, Deputy Director – TED

**SUBJECT:** Potential HPC Survey

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**PURPOSE**:
The purpose of this memorandum is to provide staff's feedback on a draft survey form that was presented at the May 28, 2026, Historic Preservation Commission (HPC) meeting.

**BACKGROUND**:
At the May 28, 2026, HPC meeting, Commissioners Bufort and Wills presented a proposed survey that could be distributed to Certificate of Appropriateness (COA) applicants to gain their feedback on the City's COA process. The Commissioners asked for staff's feedback on the proposed survey form.

**DISCUSSION**:
Following the HPC meeting, staff from Planning and Communications met to review the proposed survey form. Staff used the City's philosophy on issuing surveys to help evaluate the proposed COA survey.

In general, the City of Naperville issues surveys to gauge the effectiveness of existing programs and initiatives *and* to obtain potentially actionable feedback from the public. While reviewing the survey, staff had the following high-level questions:

- *What is the goal of this survey? Will it gather public input that City staff can act on, either through a process or policy change?*
- *Is there a specific problem we are trying to address with this survey?*
- *Have multiple complaints been received that are prompting the need for a survey at this time?*

Staff is not aware of significant problems with the existing COA processes that have prompted this survey.

In addition to the above questions, the following concerns were raised with the survey, as drafted:

- Given the limited number of COAs processed per year (5 in 2024; 6 in 2025), the survey results would not be statistically valid (i.e., very low sample size).
- No other City board/commission provides a post-process survey.
- Many of the questions posed are subjective and responses may be heavily

influenced by the outcome of the COA case regardless of the actual process used.
- Many of the questions as posed would not generate public input that city staff could act upon.

*Overview of Current COA Process*
The Naperville Municipal Code, together with the application form and supporting documents (guidelines and surveys), provides a comprehensive overview of the COA process and historic district requirements. Applicants can also contact the staff liaison to the HPC at any time for additional information and clarification. Finally, the Naperville Municipal Code establishes an appeals process to the City Council for instances in which a COA applicant is dissatisfied with the COA review process or outcome.

**RECOMMENDATION:**
Based on the information above, staff does not find a post-COA process survey necessary, beneficial, or statistically sound. Should the HPC still wish to proceed with a survey, staff would recommend developing a revised survey in 2027 with a more actionable focus.

**File #:** 26-0995, **Version:** 1 **Meeting Date:** 8/27/2026

## HISTORIC PRESERVATION COMMISSION AGENDA ITEM

**ACTION REQUESTED:**
Approve the Historic Preservation Commission meeting minutes for May 28, 2026.

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Isaac Marlott, Assistant Planner

# City of Naperville

*400 S. Eagle Street*
*Naperville, IL 60540*
*http://www.naperville.il.us/*

## Meeting Minutes

**Thursday, May 28, 2026**

**7:00 PM**

**Meeting Room C**

## Historic Preservation Commission

**TO PROVIDE PUBLIC COMMENT DURING THE MEETING: To address the Historic Preservation Commission in-person during the meeting, members of the public should sign up in-person at the meeting location on the day of the meeting. Signup is available for 30 minutes prior to the start of the meeting. Members of the public who did not sign up will be called on during the meeting by the Chairman.**

**TO SUBMIT WRITTEN COMMENTS OR A POSITION OF SUPPORT OR OPPOSE:**

**You may submit written comments to the Historic Preservation Commission to PLANNING@NAPERVILLE.IL.US in advance of the meeting.**

**Comments will be received from the time the agenda is published until 24 hours before the meeting. Comments received during this timeframe will be transmitted to the Historic Preservation Commission and posted on the City website in the meeting details for the meeting.**

**Comments received outside this time frame will not be transmitted or posted. Written comments will not be read aloud during the meeting.**

PARTICIPATION GUIDELINES: The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

ALL VIEWPOINTS AND OPINIONS WELCOME: All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

IF YOU SIGN UP TO SPEAK: The Chairman will call your name at the appropriate time during the Historic Preservation Commission meeting. Once your name is called you may identify yourself for the public record. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are limited to three minutes and are called in the order they sign up.

PUBLIC ACCOMMODATION:

Any individual who may require accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Community Services Department at least 48 hours in advance of the scheduled meeting. The Community Services Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-305-5300 or via e-mail at napervilleclerks@naperville.il.us. Every effort will be made to allow for meeting participation.

We appreciate your understanding as we implement a check-in process to improve security while maintaining a welcoming environment.

## A. CALL TO ORDER:

Chair Santucci called the meeting to order at 7:01 p.m.

## B. ROLL CALL:

Staff Present: Isaac Marlott, Assistant Planner, Staff Liaison to the Historic Preservation Commission.

**Present** 11 - Jacob Sandborn, Patrick Kelly, Patricia O'Brien, Robert Sanchez , Andrea Field , Kerry Malm, Jessica Bufort, Chris Santucci, James Wills, Paul Deffenbaugh, and Stuart Adams

## C. PUBLIC FORUM:

Bill Simon, Naperville Preservation Inc, provided updates regarding the recent publication of the Tosi Architectural Survey and the NPI Naperville Preservation Plan. The speaker also recognized Commissioner Deffenbaugh for his service to the commission in honor of his final meeting.

## D. OLD BUSINESS:

## E. CERTIFICATE OF APPROPRIATENESS

Consider the Certificate of Appropriateness (COA) for 8 S Ellsworth St. - HPC-0002-2026

The applicant and owner, Dave Shull, presented an overview of the COA request.

Chair Santucci opened the public hearing for HPC-0002-2026.

Bill Simon offered support for the case and appreciated the proposed reintroduction of a historic feature.

Chair Santucci closed the public hearing for HPC-0002-2026 and opened the floor to questions from the commission.

Commissioner Adams asked the applicant for clarification on the proposed height and material of the finial.

The applicant confirmed the finial will be made of copper and will be finished directly atop the conical structure.

Commissioner Deffenbaugh sought confirmation on the proposed shingle material.

The applicant confirmed the shingles would be wood, instead of asphalt as listed in the COA application materials.

Commissioner Adams asked whether the shingles were hand cut or sawn.

The applicant clarified the proposed shingles are western red shingles designed for conical roofs with roughly 5 inch reveal.

Chair Santucci asked when the building was most recently used as a store.

The applicant believed it had been roughly twenty years.

Commissioner Bufort asked when and why the applicant decided to put forward this request.

The applicant clarified it was always his intent upon purchasing the property.

Chair Santucci offered the applicant the opportunity to make any closing remarks.

The applicant had no closing remarks.

Chari Santucci opened the floor to comments from the commission.

Commission O'Brien offered support for the case.

Commissioner Sanchez offered support and encouraged the applicant's change from asphalt to wood shingles.

Commissioner Sandborn proposed officially amending the request to include wood shingles.

Staff clarified that the proposed amendment would be appropriate and should be made clear in a motion for approval.

**A motion was made by Commissioner Bufort, seconded by Commissioner Malm, to approve COA-0002-2026, a request to approve the addition of a historic conical roof above the existing tower feature at the northwest corner of the building located at 8 S. Ellsworth Street, as amended to use wood shingles rather than asphalt.**

**Aye:** 9 - Sandborn, O'Brien, Sanchez, Malm, Bufort, Santucci, Wills, Deffenbaugh, and Adams

Provide direction regarding the Certificate of Appropriateness (COA) for 105 S Wright St. - HPC-0003-2026

The applicants and owners, Lynn and Mark Dowd, presented a summary of the case.

Chair Santucci opened the public forum for HPC-0003-2026.

Rachel and Mike Groat spoke in opposition of the request citing the aesthetic and historic value of the existing wood siding.

Tim Messer spoke in opposition of the request noting the differences between the use of stone features in institutional buildings versus residential buildings in Naperville's historic district.

Bill Simon addressed concerns with the materials submitted by the applicant and encouraged future submittals to be more comprehensive and detailed. The speaker also concurred with the comments of Tim Messer.

Wright King encouraged the applicant to provide more details in their application materials.

Jennifer Warnicky voiced concern regarding the proposed material and spoke in opposition of the request.

Erin Asham shared the concerns of previous speakers and was apprehensive of the proposed limestone material.

Chair Santucci closed the public hearing and opened the floor to questions from the commissioners.

Commissioner O'Brien asked the applicant about the impetus of the proposal.

The applicant elaborated on the aesthetic appeal of the proposed limestone.

Commissioner O'Brien sought clarification on if the proposal was to change only the front facade.

The applicant confirmed the proposal was only for the front facade and the rest of the structure would retain the traditional siding.

Commissioner O'Brien encouraged the applicant work with a design professional.

Commissioner Bufort asked the applicant for more details on the wood siding and the scope of the proposal.

The applicant explained the siding is deteriorated on all sides of the structure, but the proposal only includes replacing the front facade.

Chair Santucci asked the applicant why limestone was appealing.

The applicant explained their personal aesthetic attraction to the proposed material.

Chair Santucci noted that five public comments had been received by staff and transmitted to the Commissioners.

In their closing remarks, the applicant addressed Bill Simon's previous comment and requested feedback on the current iteration of the proposal.

Staff provided a brief statement summarizing the lack of detail in the current proposal and the preliminary nature of the feedback offered at the meeting by the public and the commission. Staff encouraged the applicant to listen to the forthcoming comments from the commission and to complete missing materials in a future submittal.

Chair Santucci opened the floor to comments from the commission.

Commissioner Malm noted the proposed material would be a severe alteration and would not match the clapboard siding style present on many of the adjacent homes.

Commissioner Sanchez appreciated the applicant's effort to improve a historic residence, but discouraged the use of limestone citing inconsistencies with the district and current style of the home.

Commissioner Deffenbaugh objected to the use of stone and reinforced the significance of the current clapboard siding.

Commissioner Adams pointed out that the proposed stone would cause the existing windows to be recessed.

Student Rep Nghiem commended the applicant.

Commissioner Sandborn noted the proposed improvement is not consistent with the Historic Building Design Review Manual (HBDRM).

Commissioner Field also pointed to inconsistencies with the recommendations of the HBDRM.

Chair Santucci summarized the concerns with the proposal.

Commissioner Bufort encouraged that the applicant restore the original wood siding in lieu of the proposed material change.

Chair Santucci closed the discussion of HPC-0003-2026.

## F. REPORTS:

Receive the report on the final draft of the Naperville Historic District Survey (2025/26).

Lara Ramsey, Ramsey Historic Consultants, presented a final update on the Naperville Historic District Survey.

Chair Santucci opened the floor for questions.

Commissioner Bufort asked if anyone followed up after the April meeting.

The consultant confirmed that numerous residents followed up to provide final details after the April open house meeting.

Chair Santucci noted missing information for his home.

The consultant confirmed this would be revised in the final draft.

A member of the public inquired as to how many structures have been demolished in the district.

The consultant answered that this information could be queried, but could not provide an accurate count at the time.

Commissioner Field proposed revisions to the introduction and methodology portion of the survey.

**A motion was made by Commissioner O'Brien, seconded by Commissioner Malm, to receive the report from Ramsey Historic Consultants and to direct staff to publish the findings for public consumption. The motion carried by voice vote.**

Approve the Historic Preservation Commission meeting minutes for April 23, 2026.

**A motion was made by Commissioner Wills, seconded by Commissioner Adams, to approve the meeting minutes of the April 23, 2026, Historic Preservation Commission Meeting. The motion carried by voice vote**

## G. NEW BUSINESS:

**A motion was made by Commissioner O'Brien, seconded by Commissioner Deffenbaugh, to add discussion of a proposed COA application feedback survey to the next Historic Preservation Commission meeting.**

**Aye:** 9 - Sandborn, O'Brien, Sanchez, Malm, Bufort, Santucci, Wills, Deffenbaugh, and Adams

## H. ADJOURNMENT:

**Commissioner O'Brien made a motion, seconded by Commission Deffenbaugh, to adjourn the Historic Preservation Commission Meeting of May 28, 2026 at 8:29 p.m.**