



Meeting Minutes

Historic Preservation Commission

Thursday, May 23, 2019

7:00 PM

Meeting Room B

A. CALL TO ORDER:

B. ROLL CALL:

Present: Doyle, Garrison, Vice Chair Jacks, Martinez, Noel, Ory, Eveslage, Chairman Peterson, Urda, Councilman Kelly (non-voting), Howard (non-voting), Li (student representative)

Absent: Sharma (student representative), Shandilya (student representative)

C. PUBLIC FORUM:

D. OLD BUSINESS:

E. CERTIFICATE OF APPROPRIATENESS

1. Consider the Certificate of Appropriateness (COA) request for the property located at 32 S. Wright St. - COA 19-1455

The petitioners, Susan and Andrew Fitch, gave a brief overview of the proposal and stated they were available for any questions.

Public Testimony:

Karen Solomon supports the modest modification to the property.

Chairman Peterson finds the submittal is very thorough in terms of materials.

Commissioner Urda asked for a recommendation from staff.

Chairman Peterson clarified staff is in support.

A motion was made by Commissioner Martinez and seconded by Commissioner Ory to approve COA 19-1455 to allow for changes to the façade that include: an addition on the rear of the home facing Van Buren Avenue, a new window facing Van Buren Avenue, an alteration to the style of an existing window facing Van Buren Avenue, window replacement for a window facing Van Buren Avenue, a new window facing Wright Street, and new porch rails and spindles for the property located at 32 S. Wright.

Aye: Doyle, Garrison, Vice Chair Jacks, Martinez, Noel, Ory, Eveslage, Chairman Peterson, Urda

Nays: None

2. Consider the Certificate of Appropriateness (COA) request to construct a new single family residential home on the property located at 26 N. Sleight -COA 19-402

Presentation by Dan Kittilsen, DJK Custom Homes, with future homeowners, Mary Anne and Chris Yep. Mr. Kittilsen stated the proposal has been revised in order to comply with zoning regulations and they would remain available for any questions.

Public Testimony:

Julie Garrison believes the design needs more detail, specifically in the windows and siding. Concerned that the home looks too much like a new home, but is appreciative of the overall size and layout.

Carl Webber does not believe the home fits in with the historic district and is concerned that no trees will be saved.

Susan Fitch does not believe the style is consistent with the district. Raised a concern that the proposed style does not fit in with the "farmhouse style" that is represented in the Historic Building Design and Resource Manual.

Karen Solomon does not believe the modern, southern ranch style home fits in with district. Finds the proposed looks like Standard Market, especially with the white siding. The proposed structure is 44' wide, which is only fitting on a corner lot, would not fit on a normal 50' wide lot.

Chairman Peterson believes the efforts the petitioner has made in terms of square footage, massing and height are modest. Struggles with how detailed the Commission should get in regards to the design of the house and found that in concept, the proposal meet a lot of criteria that is important in the neighborhood.

Commissioner Martinez asked staff if the proposed home complies with the zoning requirements.

Mattingly clarified that the petitioner revised the plans to meet code requirements.

Commissioner Urda stated that the purpose of the Commission is too determine if the proposed home is an enhancement to the district.

Chairman Peterson stated that the home is designed to appear taller, closer to a two story home, while it is still a ranch.

Councilman Kelly asked staff if the proposed style was one of the styles mentioned in the Historic Building Design and Resource Manual.

Mattingly clarified that the proposed style is vernacular, which is also known as farmhouse.

Commissioner Jacks asked about the color and roof material, stated a metal roof was not desirable.

Dan Kittilsen clarified the proposed color is a light grey, and the roof will be comprised of architectural shingles.

Commissioner Ory is concerned that the new home looks too much like a new home and wants to make sure the style fits in with the environment. Wants more of a distressed look that would fit in well with the district, including distressing any painting on the wood porch. Feels the proposed stone looks too modern.

Dan Kittilsen stated it is really difficult to depict all the details on a small rendering. Designed the porch to be consistent with the district, did not go with a metal roof, picked a railing style that is consistent with the vast majority in the area, and found that both square or round columns are appropriate. The guidelines mention matching foundation height, tried to mimic the foundation height by placing the home on a knee wall while keeping in line with the building code requirements. The existing home has a stone water table so felt the stone provided does match in with the district. Did pull in every element that is provided in the guidelines of the Historic Design and Resource manual. Made references to other homes that are grey in color and have wrap around porches.

Commissioner Urda questioned why the entrance of the home is on Franklin but has a Sleight address. Views that the character of the district is represented by the majority style and what the neighborhood looks like. The proposed home does not have the feel like it fits in with the character of the neighborhood.

Commissioner Ory asked if the driveway is currently off of Franklin.

Dan Kittilsen stated the existing driveway is off the alley. The petitioners discussed the trees on the site with the City Forestry supervisor, Jack Mitz and decided to move the driveway in order to save one of the trees. For the overall design, tried to pull in some design elements that are seen in the area. One example of this is the proposed gable roof is a mimicked design element of the house that is kitty corner to the subject property.

Alva Jean Chastain asked if the petitioner has ever built in the historic district before and raised a concern that the petitioner has no examples of any work in the historic district.

Dan Kittilsen does not have any examples but worked to look at the character of the district and mimic the design as seen on other homes in the district including: the porch, gable roof, and the distance from top of porch roof to bottom of the eaves. The proposed lot coverage is within the zoning code requirements.

Commissioner Urda finds that the character of the district is not set by a single example, but the district as a whole. The public wants the house to keep in with the character of the district.

Andrew Fitch does not believe this is a vernacular style home and finds all vernacular styles to be two stories.

Karen Solomon feels the HPC is very strict on all COA submittals, therefore, does not feel the commission should allow a new house. Some of the standards on the existing home should be brought to the new home. The front entrance should be on sleight street.

Commissioner Martinez asked if the petitioner were to move the door to be on sleight street, if that would address the concern.

Karen Solomon stated this would not address the concern does not believe the ranch style fits in with the district

Commissioner Garrison asked the petitioner if the sale on the existing house been completed.

Christopher Yep stated the sale is contingent on the home being able to be built.

Commissioner Garrison does not feel the total design fits in with the character and therefore wanted to know what the petitioner was willing to change.

Dan Kittilsen stated the one requirement is that the home must be a ranch style, but the style has been designed to not look like a ranch from the exterior. Even if a second floor was added, the exterior appearance would not change. Did select the vernacular style - modern term is farmhouse. Tried to give the appearance that an addition had been added to the property (screen room) as is seen with the majority of the homes in the district. Does believe the lived in look can be created but this is difficult to show in a rendering. Feels the design address all the standards for a new home as shown in the Historic Building Design and Resource Manual.

Chairman Peterson questioned if the design could be altered to create the appearance of a 2 story home.

Dan Kittilsen does not believe the guidelines state that the home needs to replicate what is there today. They state the guidelines need to be consistent with what is in the block.

Chairman Peterson agreed.

Dan Kittilsen asked if the Commission explain what about the design does not fit in with the district.

Commissioner Urda stated main concern is the size and the proposed street

entrance.

Councilman Kelly asked if the proposed garage is detached since the garage appears very close to the home. Questioned if that was consistent with other homes in the district.

Dan Kittilsen is not aware of what the distance between the home and garage is as existing, but stated the proposal complies with the zoning regulations.

Commissioner Urda asked for lot coverage sizes of properties in the district. Feels the proposal is too big.

Dan Kittilsen does not have any data on the lot coverage of properties in the historic district.

Commissioner Urda asked staff what the procedure is for a denial.

Laff stated the Commission's vote is final unless the petitioner chooses to appeal to City Council.

Commissioner Urda asked Chairman Peterson if the case could be tabled to allow time for the petitioner to come back with a different design.

Chairman Peterson asked the petitioner what the willingness would be for tabling the vote.

Dan Kittilsen asked the Commission what they would like to see in a revised design. Feels the main concern is the proposed ranch style.

Chairman Peterson agreed. Asked how many bedrooms are upstairs in the existing home?

Dan Kittilsen stated there are 3 small bedrooms in the second floor of the existing home.

Chairman Peterson would like to create a two story appearance.

Commissioner Urda agreed, does not believe there are ranches in district

Dan Kittilsen stated that having a second story on the interior of the home should not matter as long as it appears to be a two-story home from the exterior.

Commissioner Ory and Commissioner Martinez concurred.

Commissioner Ory wants the entrance relocated, wants the stone removed, and other tweaks that have been heard and bring in the materials that are being proposed to another meeting.

Commissioner Martinez is aware there are limestone bases in the district. Bringing in materials will help. Base is okay as long as it is limestone.

Dan Kittilsen asked if the proposal could be approved with comments. Is trying to save the existing stone and can install limestone.

Chairman Peterson questioned if the gable height on the Sleight Street façade could be increased to create more of a two story appearance.

Dan Kittilsen stated they could work on addressing this comment.

Julie Garrison expressed concern for the petitioner and wants more specifics from the Commission especially in terms of size and lot coverage.

Commissioner Urda asked the petitioner for the existing building coverage.

Dan Kittilsen provided sizes of the existing home.

Commissioner Urda believes the home looks like a "Mcmansion" and is too big as proposed.

Commissioner Noel believes that homes in the district are about the same size as the proposed when you take additions into account.

Commissioner Jacks noticed that the house next door is laid out the same way and is confused regarding the addressing.

Commissioner Urda believes the majority of the houses in the district are oriented the same way as the addressed. Asked staff when the proposal could come in for another meeting if the case is tabled.

Mattingly stated 4 weeks at a minimum, in order to procure a meeting room, provide public notice and give the petitioner additional time for submittal.

Commissioner Ory is not in support of the structure as proposed.

Dan Kittilsen believes the design falls within the guidelines and requests a vote from the HPC.

A motion was made by Commissioner Martinez and seconded by Commissioner Urda to approve COA 19-402 to allow for construction of a new single family residential home for the property located at 26 N. Sleight.

Aye: Vice Chair Jacks, Martinez, Noel

Nays: Doyle, Garrison, Ory, Eveslage, Chairman Peterson, Urda

F. REPORTS

1. Approve the minutes of the March 21, 2019 Historic Preservation Commission meeting

Louise Howard gave a point of clarification on minutes: the Little Friends property is not only located within the local historic district but also the federal historic district.

A motion was made by Commissioner Urda and seconded by Commissioner Doyle to approve the meeting minutes of the March 21, 2019 Historic Preservation Commission meeting.

Aye: Doyle, Garrison, Vice Chair Jacks, Noel, Ory, Eveslage, Chairman Peterson, Urda

Nays: None

Abstain: Martinez

G. NEW BUSINESS:

1. Provide input on proposed text amendments to Chapter 11 (Historic Preservation) of Title 6 (Zoning Regulations) of the Naperville Municipal Code - PZC 19-1-59

Landmark Application Procedures:

Commission finds that all of the proposed items are more fair than existing.

Commissioner Jacks asked for clarification on tax exemption.

Julie Garrison asked if the Kroehler Mansion is tax exempt and if the structure could be landmarked.

Mattingly clarified that the structure is currently located within the historic district; individual landmarking would provide no greater protection than it has today. Any request for demolition of this structure would need to be reviewed and approved by the HPC.

Commissioner Garrison requested that the 3 year time frame does not apply to a landmark application that has property owner consent.

Public Notice Requirements:

Commissioner Urda asked if the proposal for additional notice requirements would have covered the 26 N. Sleight appeal.

Mattingly stated yes.

COA Requirements:

Commissioner Jacks requested the independent structural analysis include the cost to repair the structure.

Chairman Peterson/Commissioner Urda concurred.

Chairman Peterson cannot think of an example where HPC would need to review a variance if that improvement doesn't require a COA. Has a concern about the waiver of HPC review of rear additions that are visible but not impacting- asked if the HPC should be weighing in on this.

Mattingly clarified that a COA would still be required (but subject to administrative review) and would still require compliance with the design guidelines.

Public Comment:

Julie Garrison asked for clarification on the "Impact of proposed demolition" standard. Questioned if a building freeze be imposed on the builder for illegal demolition and if they could be banned from doing work in Naperville altogether.

Karen Solomon asked for a workshop about demolition. Public notice should be required for any demolition in the newspaper. The cost needs to be reflective of the actual home prices in the district. 26 N. Sleight was sold as a teardown which would skew the cost factor. Consider cost per square footage basis? Should require a tree removal evaluation for any teardown. Require a demolition tax that could be used to fund improvements on other homes that are not upkept within the district. If demolished, new construction should be submitted as a separate application. Stronger expectations should be given about replacement homes. Entrance should always be consistent with home that was demolished. Should include "impact on neighboring property" criteria.

2. Louise Howard provided a handout to be discussed at a future meeting (attached).

H. ADJOURNMENT:

9:02 pm.