



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:	143 N Wright Street, Naperville, IL 60540
Applicant Name(s):	Mustafa & Yaquta Patni
Address/Zip:	143 N Wright Street, Naperville, IL 60540
Telephone – Day/Evening:	██████████
Fax (optional):	
Email:	██████████
Property Owner Name(s):	Mustafa & Yaquta Patni
Address/Zip:	143 N Wright Street, Naperville, IL 60540
Telephone – Day/Evening	██████████

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:
<input checked="" type="checkbox"/>	Doors	New opening, a change in style or opening, or use of material that is not wood or original material
<input checked="" type="checkbox"/>	Windows	New opening, a change in style or opening, or use of material other than wood or aluminum clad wood
<input checked="" type="checkbox"/>	Roofs	A change in height or pitch; or use of material other than asphalt or original material.
<input checked="" type="checkbox"/>	Exterior Building Materials	A change in reveal or profile; or use of material other than wood, fiber cement board or original material.
<input checked="" type="checkbox"/>	Porches	New enclosure, a change in size or style, or use of material that is not one of the following: <ol style="list-style-type: none"> 1. Replacement of porch columns with use of wood, plaster or cement materials; 2. Replacement of porch flooring with use of wood or composite decking materials; or 3. Replacement of other porch components with use of wood or original material.
<input type="checkbox"/>	Shutters and Awnings	A change in size, style or new addition
<input type="checkbox"/>	New Principal Structure	The primary façade of the new structure
<input checked="" type="checkbox"/>	Additions	The primary façade of the addition
<input checked="" type="checkbox"/>	Modifications to the Primary Façade	Any modifications that will change the appearance of the original Improvement.
<input checked="" type="checkbox"/>	Demolition	Demolition of a principal structure in whole; removal without replacement of original architectural features contributing to the style of the principal building or structure
<input type="checkbox"/>	Driveways	New or relocated street access that is more than five feet (5') from the existing street access.

<input type="checkbox"/>	Fences	Along the street: fences constructed of materials other than wood or iron open picket
<input type="checkbox"/>	Attached Garage	New attached garages
<input type="checkbox"/>	Solar Panels and Skylights	Solar Panels and Skylights on Principal Structures

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

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

- A. If 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.

The 'post-1943' (non-original) shed roof covered front porch with brick piers and base over basement will be removed.

The Prairie Style front door (non-original) will be removed.

All windows to be removed and replaced in-kind - see 4B

A new opening will be made to accommodate the proposed centered door.

A new opening will be made to accommodate a single window becoming a paired window.

- 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.).

Improvement to better align with a Colonial Revival (see original south side trabeated door surround) Foursquare.

Attic dormer aluminum siding removed and replaced with 4" painted cedar lap siding.

Attic dormer window changed to 4-lite wood aluminum-clad.

Full-width brick-clad (columns and knee walls) open covered porch with centered entry and low slope metal hip roof with metal handrails over concrete steps.

Windows replaced in-kind with wood / aluminum clad.

First floor single window changed to paired to align with three other paired windows.

Door style changed to Colonial Revival style and moved to center.

Addition with materials and details to match original house placed in rear yard, 68'-4 3/4" from sidewalk.

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

First floor single window changed to paired to align with three other paired windows.

Off-center front door moved to center with proposed door style to align with existing house style.

Open covered porch with low slope hipped roof will span the full width of house.

Attic dormer will be added to south side of roof beyond, but visible from street.

Two story addition will be added to the rear, 68'-4 3/4" from sidewalk.

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/cdq-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:

~~The improvement will be compatible with the Historic District due to a new full-width single story open porch with a low slope hip roof as recommended in the Historic Building Design & Resource Manual.~~

~~Part of the improvement will be an addition placed in the rear yard (as recommended in the Historic Building Design & Resource Manual) 68'-4 3/4" from sidewalk.~~

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:

~~Improvement to better align with the original Colonial Revival style with centered front door with side-lites and transom designed in a similar style as the original side door and surround.~~

~~The improvement will enhance the architectural style due to a new full-width single story open porch with a low hip roof a typical Foursquare feature found throughout the Historic District.~~

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. HPC-0009-2026

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 sheet

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):

NA

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)

The improvement will be compatible with the Historic District due to a new full-width single story open porch with a low slope hip roof as recommended in the Historic Building Design & Resource Manual.

Part of the improvement will be an addition placed in the rear yard (as recommended in the Historic Building Design & Resource Manual) 68'-4 3/4" from sidewalk.

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).

NA

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: Mustafa Patni Date: Jan 27, 2026

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

response to COA 5.2

The HDBRM discourages altering an original porch. The porch is not original as stated in the 2008 survey. The porch is being removed. The HDBRM accepts new porches that are appropriate to the style and period of the home in overall design and scale. A new full width single-story porch with low slope hip roof is being constructed as stated on page 28 of the HDBRM.

The HDBRM discourages adding new non-original window openings to primary facades. A new window opening will be added next to an original single window opening to create a paired window to match the other three paired windows on the primary façade.

The HDBRM discourages adding new non-original door openings to primary facades. The existing door opening will be moved to the center of the façade with a new door that will reflect the original style of the home. The move will allow for a centered hallway inside the house with closable rooms on either side.

The HDBRM accepts replacing original windows with new aluminum clad windows that match the originals in size, proportion, type and design. All windows on the primary façade will be replaced in-kind.

The HDBRM accepts constructing a new dormer that is consistent in style and materials of the home on a secondary façade of the home. A new dormer will be constructed on the south façade of the home consistent in style and materials of the home.

The HDBRM accepts removal of a chimney that is not a significant feature of the home. The non-significant chimney will be removed.

The HDBRM encourages room additions to be on the rear of the home and to respect the original style, massing, materials and profiles. The room addition will follow what is encouraged in the HDBRM.

Response to COA 5.4

The discouraged changes do not provide any energy conservation benefit other than a covered porch to sit outside and be less reliant on air-conditioning.

Response to COA 5.6

Full width porches are listed in the HDBRM as a typical attribute of the American Foursquare. Although moving door and windows openings is discouraged in the HDBRM, centering an acceptable door (illustration D.15), paired windows (photo C.14) and covered porch on this Colonial Revival (original trabeated south door surround) example will align with the original style.

143 N. Wright Street response to COA 5.3

Using brick veneer over wood framing is the original construction method for brick homes in the Historic District. The word veneer means it's not supportive but is still as thick as a normal brick.

Economic reasonableness is the reason why the first floor plan was designed to have a centered front door and entry hall dividing two closable rooms to its left and right...a home office and primary bedroom, modern necessities as compared to 1920 when the house was built.

In addition to the centered front door, a single first floor window opening will be enlarged to become a paired window balancing the façade while supplying natural light to the home office.

The existing and original south side trabeated door surround (as noted in the 2008 survey) was our cue that the original design direction for the house was Colonial Revival.

The HBDRM states that the American Foursquare building type borrowed features from other popular styles including Colonial Revival, hence the existing and new front door.

The existing Prairie style door does contain stained glass window lites but doesn't align with the Colonial Revival Style.

The front door being centered also better aligns with the Colonial Revival styled version of an American Foursquare. There are many examples of Colonial Revival houses with centered doors in the Historic District.

Although a front porch is encouraged in the Historic District, the porch is not original (per the 2008 survey) and has design and construction flaws...a shed roof protruding past the front corner of the house and a basement under the open porch. The proposed porch will bring that element into alignment with what is recommended in the HBDRM...a low slope full width hipped roof porch.