



## Legislation Text

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File #: 24-0853, Version: 1

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### **HISTORIC PRESERVATION COMMISSION AGENDA ITEM**

#### **ACTION REQUESTED:**

Consider the Certificate of Appropriateness (COA) for 126 N Sleight St. - COA 24-2480

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Brad Iwicki, Assistant Planner

#### **BOARD/COMMISSION REVIEW:**

Submitted for Historic Preservation Commission (HPC) review.

#### **BACKGROUND:**

The Subject Property is an approximately 7,500 square foot parcel generally located on the east side of N Sleight St. between School St. and E Franklin Ave., with a common street address of 126 N Wright Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a 1.5-story Queen Anne style residence, constructed in 1880. No accessory structures currently exist on the property. The principal structure is listed as “contributing” to the local Historic District and in “good/fair” condition in the 2008 Architectural and Historical Survey. The homeowner and contractor have communicated to staff that the residence is in need of extensive repairs, which the homeowner will improve over time.

Prior alterations to the original structure include a shed dormer addition, replacement front door, exterior stairs and 2<sup>nd</sup> story window on south bay, and 1/1 replacement windows in original openings. The architect for the project, Tom Ryan, informed staff that a roofed porch previously existed at the southeast corner of the principal building as shown in the 1892 Sandborn map attached. This porch was later altered to be fully enclosed and interior to the building. Mr. Ryan noted that there is evidence of the roof, trim and foundation of a roofed porch.

At the time of the 2008 Survey, there were several significant historic and architectural features of the principal structure, such as the front gable roof, historic 2/2 vertical wood windows, side gable 2 story south bay with cutaway corners, front porch with square piers, and historic fish scale shingles under the gable.

The home is an example of the Gable Front Cottage architectural classification in the Queen Anna style. The proposed improvements will not impact the overall architectural style.

#### ***Prior COA Approvals***

- None

#### **DISCUSSION:**

The applicant and property owner, Michelle Merar, seeks a Certificate of Appropriateness (COA) to allow for a one-story screened porch addition to the secondary façade that impacts the exterior architectural appearance of the primary façade of the principal structure, and a new front door. The proposed improvements are subject to Historic Preservation Commission review and approval due to the addition to the secondary façade being visible from the Sleight St. right-of-way and the proposed front door replacement changing the style of the existing door.

The proposed screened porch addition is set back approximately 28 feet from the front facing wall of the home and will extrude approximately 5' 3" south toward the side property line. After construction, the proposed screened porch addition will result in the building being setback 11' 8 ¾" from the interior side property line where a 17' building setback previously existed. The setbacks of the proposed porch addition will comply with the zoning requirements of the property.

The screened porch's features will match the existing front porch, including an asphalt shingle roof, gutter and fascia, cedar posts, skirting and guardrails, with natural stone piers. The decking material is proposed to be Ipe hardwood over wood deck joists and ledger. The proposed front door replacement will remove the existing slab door and replace it with a new, historically inspired door, appropriate for the Queen Anne style. The door will feature wood material and a lower panel with a single pane of glass in the upper portion.

The *Historic Building Design and Resource Manual (HBDRM)* states that the placement of additions should have minimal impact on the building's overall character, designed in the same architectural style as the original building including roof shape, window and door design, location, and dimensions, and the overall proportion or form of the building. Also, the scale should correspond to the existing building, materials should match the predominant materials on the existing building, and massing should relate to the existing structure. The HBDRM encourages replacement doors that restore the doorway consistent with the historic style of the home.

Acceptable additions include an addition to the secondary façade that is properly designed to complement the original building and set back from the primary façade, and to respect the original building's style and materials. The applicant appears to have proposed materials to match the existing structure and set back the addition from the primary façade.

**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. Their justification is included in the attachments for review by the HPC.

The petitioner has provided required notice of the requested COA, as stipulated in the Naperville Municipal Code, in advance of the July 25, 2024, HPC meeting.

### Key Takeaways

- The applicant requests approval of COA 24-2480 to allow for the construction of a one-story screened porch addition to the secondary façade that impacts the exterior architectural appearance of the primary façade of the principal structure, and a new front door of different style.

