



2-27-19

Re: 26 N Sleight street Naperville IL

The Petitioners:

DJK Custom Homes is a Naperville based Custom Home builder building in Naperville since our inception in 1988 and values the different architecture throughout Naperville's Historic District and its surrounding areas. Our focus is building Sustainable. Healthy and Efficient homes.

26 N Sleight street as many may know has been sitting vacant for some time now and has become an eye sore to such a nice area. Our customers Chris and Mary Yep love the location, the historic area and have great interest in making 26 N Sleight St their new home.

Property Background:

This property has been for sale on the MLS for some time and has had several interested parties, but the end outcome is that the home is beyond repair and would need complete demolition and a rebuild of a new residence which in turn pushed the costs higher than others were interested in spending. We too along with Chris and Mary Yep investigated what it would take to rehab this home but after in depth review by 2 separate design professionals Craftstone Architects and Johnson Wilbur Adams Inc Structural engineering they have concluded that the home is beyond feasible repair and have recommended demolition. (see their attached reports)

Request:

We are requesting the Historic Preservation Committee review what we have provided as documentation to support the demolition of the current residence and rebuild of a new single-family residence as proposed in our home plan concept, color renderings and site plan provided.

The Work:

Construct a new 1 story single family residence with a 1 ½ story look from the exterior on the 64' x 150' homesite located on the South East corner of Sleight Street and Franklin Ave with an alley to the East side of the property.

The style of the proposed home is a Vernacular "farm house" with a front porch wrapping the corner which is currently found in the historic district

As with many homes in the historic district they started out as smaller homes and were expanded over time. The front portion of the home is based on a typical gable farmhouse while the mid-section reflects an addition that would have ben added years later then the rear section bringing back in the gable facade and finishing off with the detached garage that is commonly found in the historic district.

As with many of the Vernacular homes in the historic district they have little ornamentation as compared to other styles such as the Victorians and create a sleeker design. The size and proportioning of the home fits well with the homesite and all current zoning setbacks and is designed to blend into the neighborhood and its neighboring homes. The material selections proposed will also blend in nicely with its surroundings.

Exterior cladding:

Fiber cement siding with varying exposer of 4" - 7"

Stone knee-wall to reflect the original foundation appearance

Horizontal band boards above the stone and within the walls as in the original home to bring back some of the original style

Columns and Railings:

Wood columns and railings to reflect original designs found in the historic district in a painted finish

Windows:

Aluminum clad windows with clean square exterior casing surrounds

Roof:

Asphalt shingled roofs with similar pitch to existing and eave overhangs

Covered screen porch:

Designed to look as if a later addition to connect 2 portions of the home with a shingled roof

The Site:

There are many trees on the site which are overgrown. We plan to save any trees that can be saved yet clear the area for a nice landscape that complements the adjacent homes

Pedestrian walk ways:

Currently only a sidewalk is existing on the West side of the property along Sleight street which forces children walking to Ellsworth Elementary School to walk the curb line. We do plan on adding a sidewalk along the North property line to create a safer pathway. There are several trees in this area, and we would propose to curve the sidewalk around to save the large mature trees.

If you have any questions, please feel free to contact me direct at dank@dikhomes.com or 630-774-8430 c

Sincerely,

DJK Custom Homes, Inc



Dan Kittilsen
President



Craftstone Architects, Inc.

14150 S Route 30, Suite 201
Plainfield, Illinois 60544

P: 815.609.1997 F: 815.327.8827
www.CraftstoneArchitects.com

February 27, 2019

Gabrielle Mattingly
City of Naperville - Historic Preservation Commission
400 S. Eagle Street
Naperville, Illinois 60540

Re: New Home design
26 N. Sleight Street, Naperville, IL

Dear Ms Mattingly:

We were retained to design a new home on the above-mentioned address which is located in the historic district. This home would be replacing an 1875 farm-style home that is being proposed to be demolished due to failing structure for reasons that are addressed in a separate letter. As for the design of this home, our homeowners are near retirement age and are empty-nesters with 24 grand-children and are planning for this home to be there forever home. While they currently do not have any health issue, but because they are older, they desired a 1-story home and avoid the need to go up and down stairs and we started there with our design.

We used the existing farm-style home as a starting point for the new home style, and we are proposing a 1 story home, but making it look like a 1½ story farm-style home with steeper gable roof lines, single-hung windows, wrap around open porch with round wood columns and railings, horizontal siding and trim accents and home is slightly raised out of ground with a stone faced exposed foundation. Many of these elements were pulled directly off the existing home to play homage to the home being demolished, including some of the detail in the gables. For the garage, it will be detached like most of the homes in the area and will match the style of the home.

Below is an image of the existing home on the left and the proposed home on the right as seen from Sleight Street. We tried to balance wants of the home owner with the guidelines of the Historic Preservation Commission.



Existing Farm-Style Home proposed to be demolished



Proposed New Farm-Style Home

While we didn't match every characteristic of the existing home, we did try to look at homes around the historic district and many of the farm-style homes do have single or double hung windows without grids in the windows and without shutters, as our homeowner did not desire window grids or shutters. We did include a wraparound porch with round wood posts and wood rails like many farm-style homes had. The horizontal siding is synonymous with the farm-style home and as mentioned previously, we added a few trim details of the original home in our gables to play homage.



The scale of home, as mentioned, our homeowner desired a 1-story home as they did not want to have to walk up and down stairs, however, we did give the proposed home the appearance of a 1½-story home and the home just south of this property at 22 N Sleight St is also a 1½ story home.

The massing of the proposed home is in line with a farm style home as they come in many shapes and forms and the rectangular shape of our proposed home is parallel with the lot and has a detached garage in rear of home. The home at 16 N Sleight St. has a similar layout.

The placement of the proposed home on the lot has front facade on the front setback to match other homes in the historical district as well as the neighboring homes.

The materials of the proposed home are fiber cement siding with 4" to 7" exposure, which is in line with the look of the materials of the existing home and other surrounding farm style home. While fiber cement is not natural wood siding, it has the same appearance as natural wood projects, especially from a distance, but has the added benefit of low maintenance and much more durable than natural wood products. The proposed home's porch columns and railings are to be wood which is in line with neighboring homes. The proposed homes exposed foundation is to be approximately the same height as the original home and is to be faced with stone to reflect the original home as well as other neighboring homes. The roof shingles are to be asphalt shingles to match the original home as well as other neighboring homes.

In closing, we tried to design a home that met the new home owner's wants and needs while playing homage first to the original home and secondly to other historic homes in the area. I hope the committee sees we tried to respect the guidelines of the historic preservation commission while designing a home that will be much more structurally sound, much more energy efficient than we could ever accomplish on an older home and will be able to stand the test of time for another 100 plus years.

If you should have any questions for me, please contact me at mike.buhr@craftstonearchitects.com or at 815.609.1997.

Sincerely,

Craftstone Architects, Inc.

A handwritten signature in black ink that reads "Michael A. Buhr".

Michael A. Buhr, AIA, ALA
President

Cc: File

CURRENT FRONT PHOTO



CURRENT SIDE PHOTO



Current side photo



Current Side Photo



PROPOSED EXTERIOR 1



Proposo Exterior 2



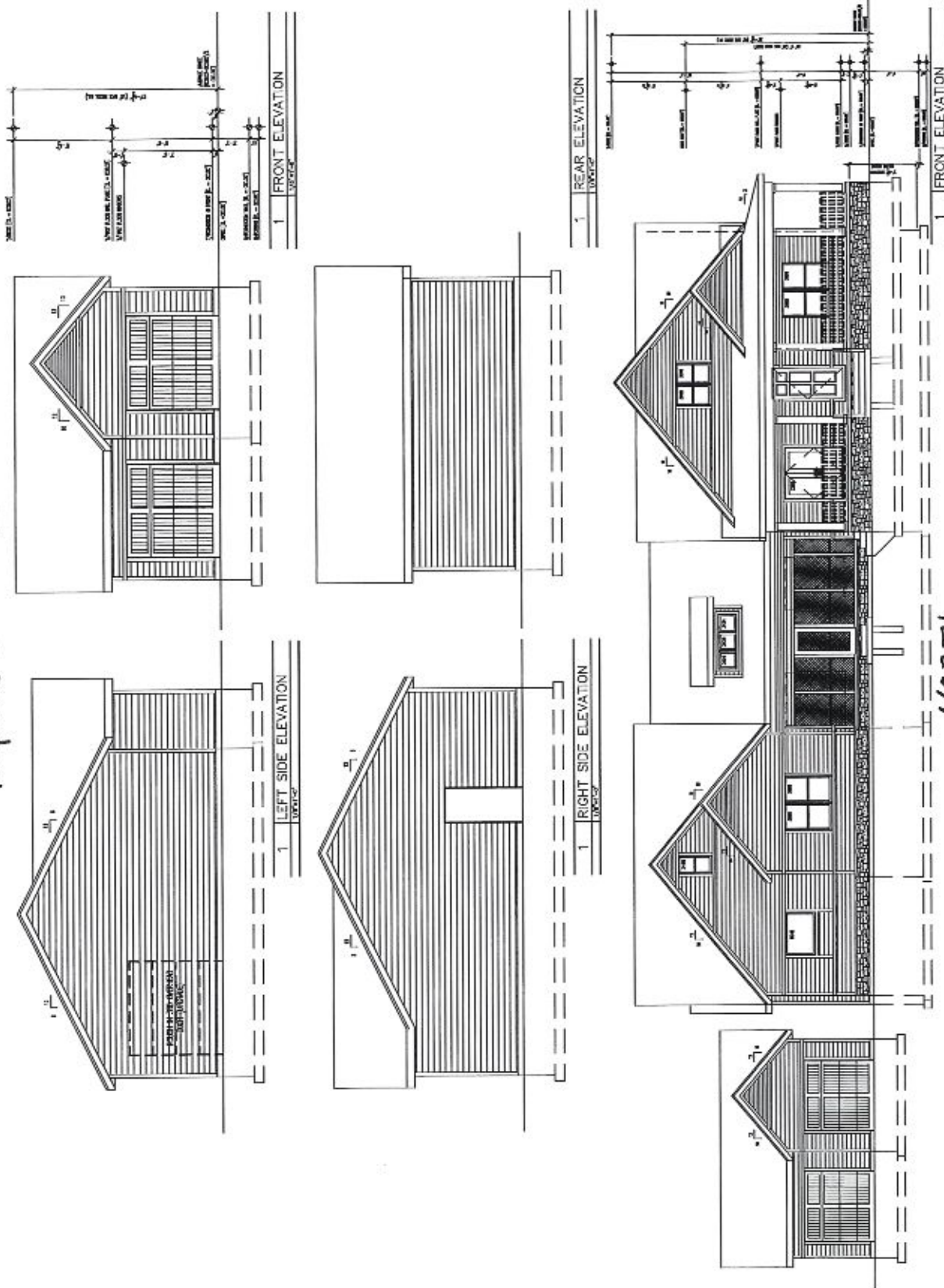
Proposed Exterior 3



Proposed Exterior 4



Proposed Elevations



SOME ITEMS SHOWN ON PLANS MAY BE OPTIONAL AND OVER AND ABOVE YOUR CONSTRUCTION AGREEMENT SPECIFICATIONS, INCLUDED FEATURES AND FINISHES. THIS IS TO BE VERIFIED WITH DJK CUSTOM HOMES ONCE THE PLANS ARE COMPLETE.

1901004-DESIGN DOC SHEETS.DWG

DRW BY: - CK BY: -

ELEVATIONS - DETACHED GARAGE

ISSUANCE DATE:
 7B | 02/18/2019
 7C | 02/19/2019
 7D | 02/19/2019

PROJECT NUMBER:
 1901004

SHEET NUMBER:
 SK-7

OF 10 SHEETS

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1901004

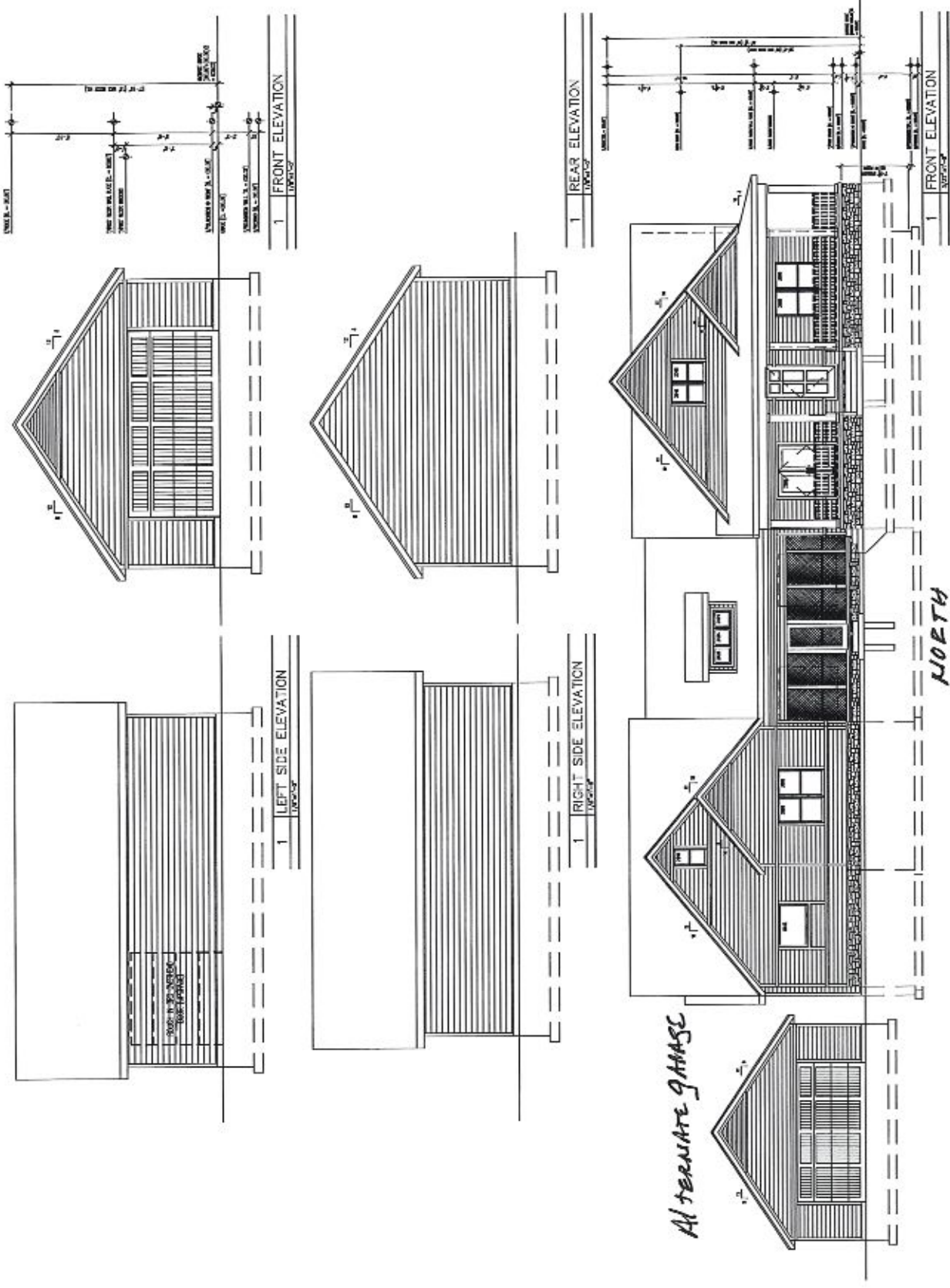
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 1800 N. 26th St., Suite 100
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26 N. Sleight St.
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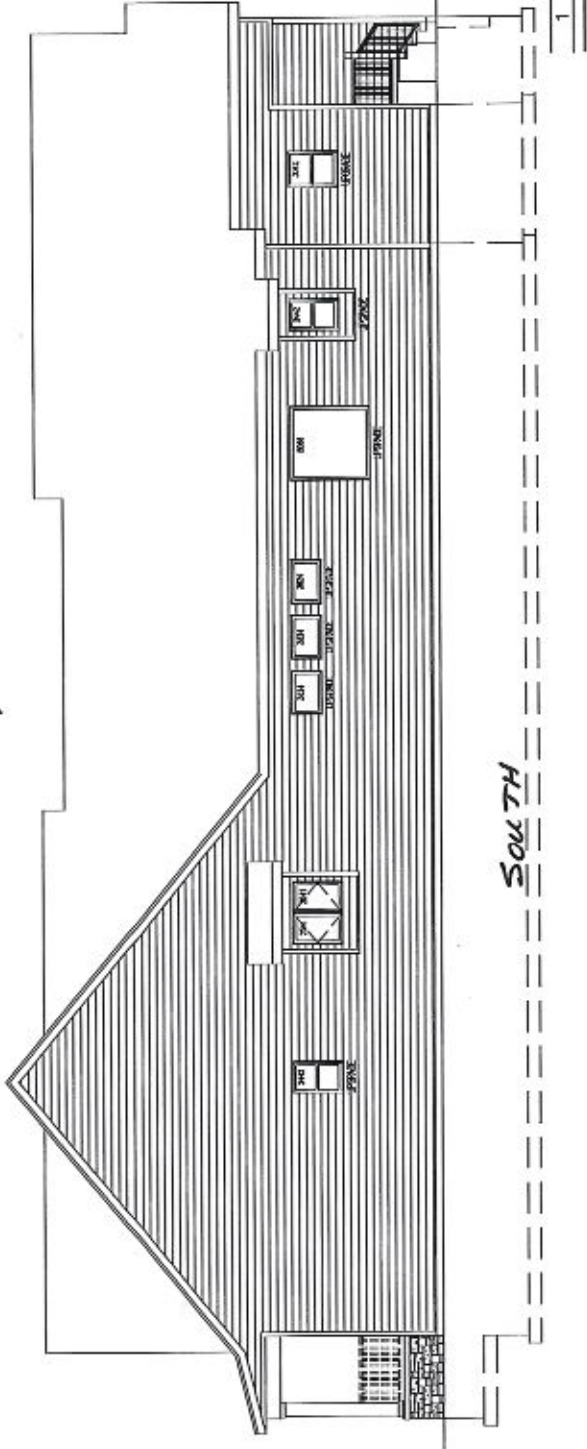
1 FRONT ELEVATION
 1 REAR ELEVATION
 1 LEFT SIDE ELEVATION
 1 RIGHT SIDE ELEVATION
 1 FRONT ELEVATION

<p>ELEVATIONS - DETACHED GARAGE - SCHEM B</p> <p>Yep Residence 26 N. Sleight St. Naperville, Illinois 60540</p>		<p>ISSUANCE DATE</p> <p>7B 02/19/2019</p> <p>7C 02/19/2019</p> <p>7D 02/19/2019</p>	<p>PROJECT NUMBER:</p> <p>1901004</p>	<p>SHEET NUMBER:</p> <p>SK-17</p> <p>OF 10 SHEETS</p>
<p>DRW BY: - CK BY: -</p> <p>DKK Custom Homes</p> <p>1700 S. BIRCHWOOD NAPERVILLE, IL 60563</p>		<p>© 2019 by Custom Homes, Inc.</p>		



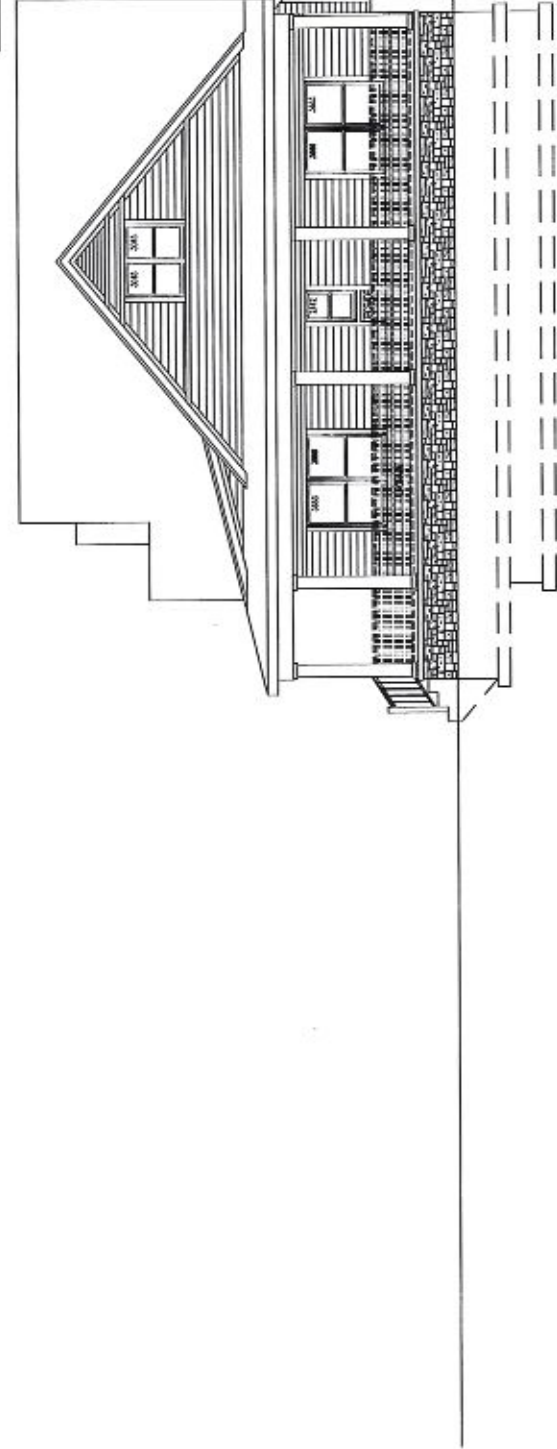
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Proposed Elevations



SOUTH

1 REAR ELEVATION
LOOK SW



WEST

2 RIGHT ELEVATION
LOOK SW

ELEVATIONS - REAR & RIGHT SIDE

Yep Residence
26 N. Sleight St.
Naperville, Illinois 60540

1901004-DESIGN - DOC SHEETS.rvt
DHW BY: - CK BY: -
PROJECT: Yep Residence
ARCHITECT: Carlstone Architects, Inc.
1100 N. Paul St., Suite 100, Naperville, IL 60563
TEL: 630.333.1111
www.carlstone.com
ARCHITECT: DPK
1511 W. Jackson St., Suite 200, Naperville, IL 60563
TEL: 630.333.1111
www.dpk.com
CUSTOMER: Custom Division
26 N. Sleight St., Naperville, IL 60540
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ISSUANCE DATE
7B 02/18/2019
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7D 02/19/2019

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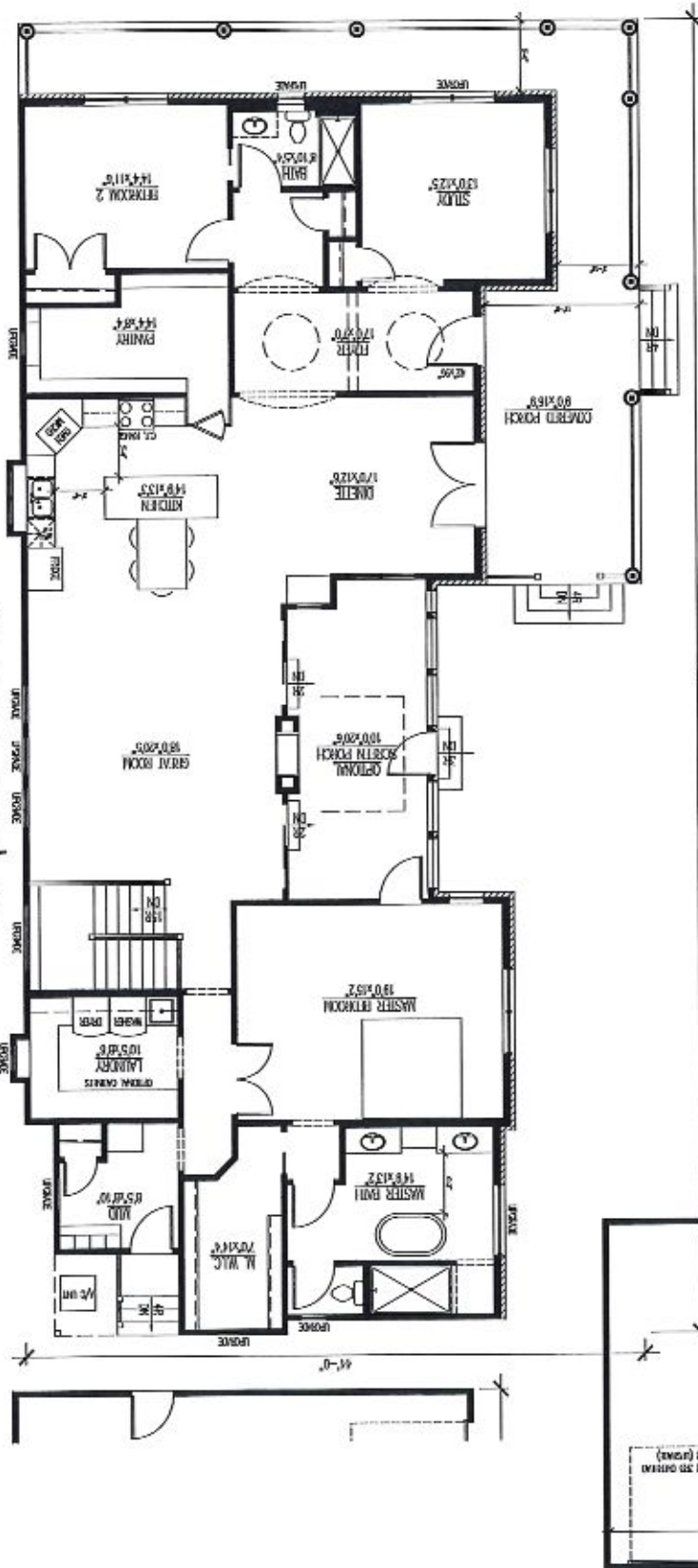
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 Custom Homes 1-800-333-5555 www.dkcustomhomes.com	 Custom Homes 1-800-333-5555 www.dkcustomhomes.com	 CastStone Architects, Inc. 26 N. Slight St. Naperville, IL 60540 Phone: 630.250.0000 Fax: 630.250.0001	DWG BY: - CK BY: -
			FIRST FLOOR PLAN - SCHEMA

ISSUANCE DATE	7B 02/18/2019
	7C 02/18/2019
	7D 02/19/2019
PROJECT NUMBER:	1901004

SHEET NUMBER:	SK-1
OF 10 SHEETS	

Proposed Floor Plan

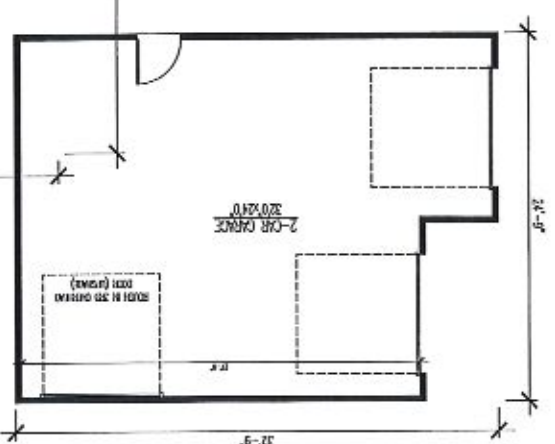


FIRST FLOOR	2220 SF.
FIRST FLOOR LIVING AREA	2220 SF.
FIRST FLOOR	6 SF.
TOTAL FIRST FLOOR AREA	2226 SF.
GARAGE AREA	201 SF.
FIRST FLOOR AREA	580 SF.
SCREEN PORCH	227 SF.



1	FIRST FLOOR PLAN - SCHEME A
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 Custom Homes



 Custom Homes



 Crystone Architects, Inc.

SITE PLAN
 Yep Residence
 26 N. Sleight St.
 Naperville, Illinois 60540

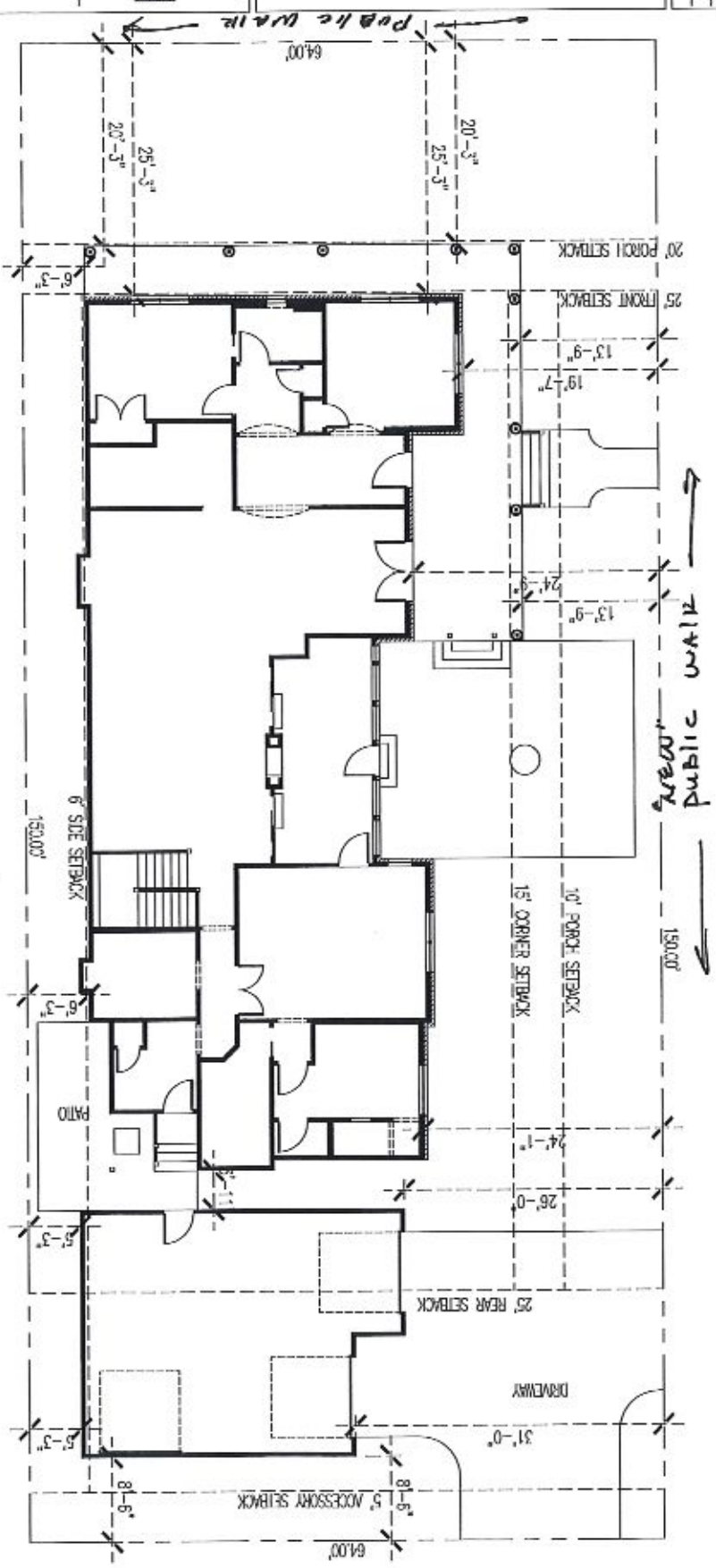
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7B 02/16/2019
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7D 02/19/2019

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Proposed Site Plan



1 SITE PLAN - SCHEME A
 1901004

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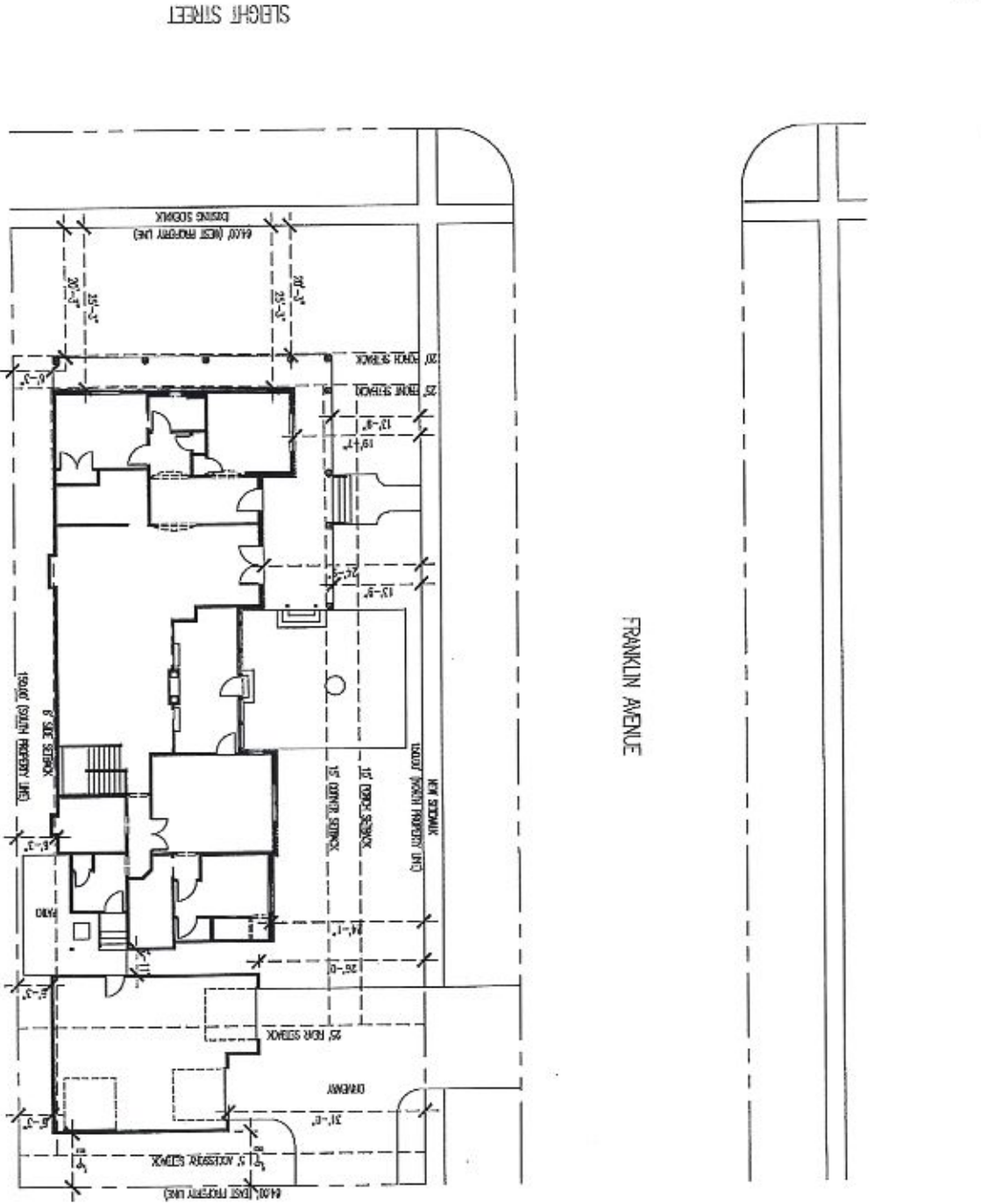
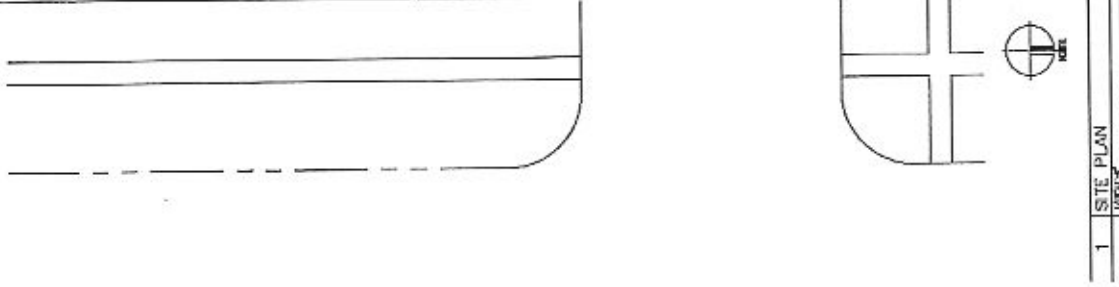
AREA SITE PLAN
 Yep Residence
 26 N. Sleight St.
 Naperville, Illinois 60540

ISSUANCE DATE
7C 02/19/2019
7D 02/19/2019
7E 02/26/2019

PROJECT NUMBER:
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CK BY: -

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YEP RESIDENCE
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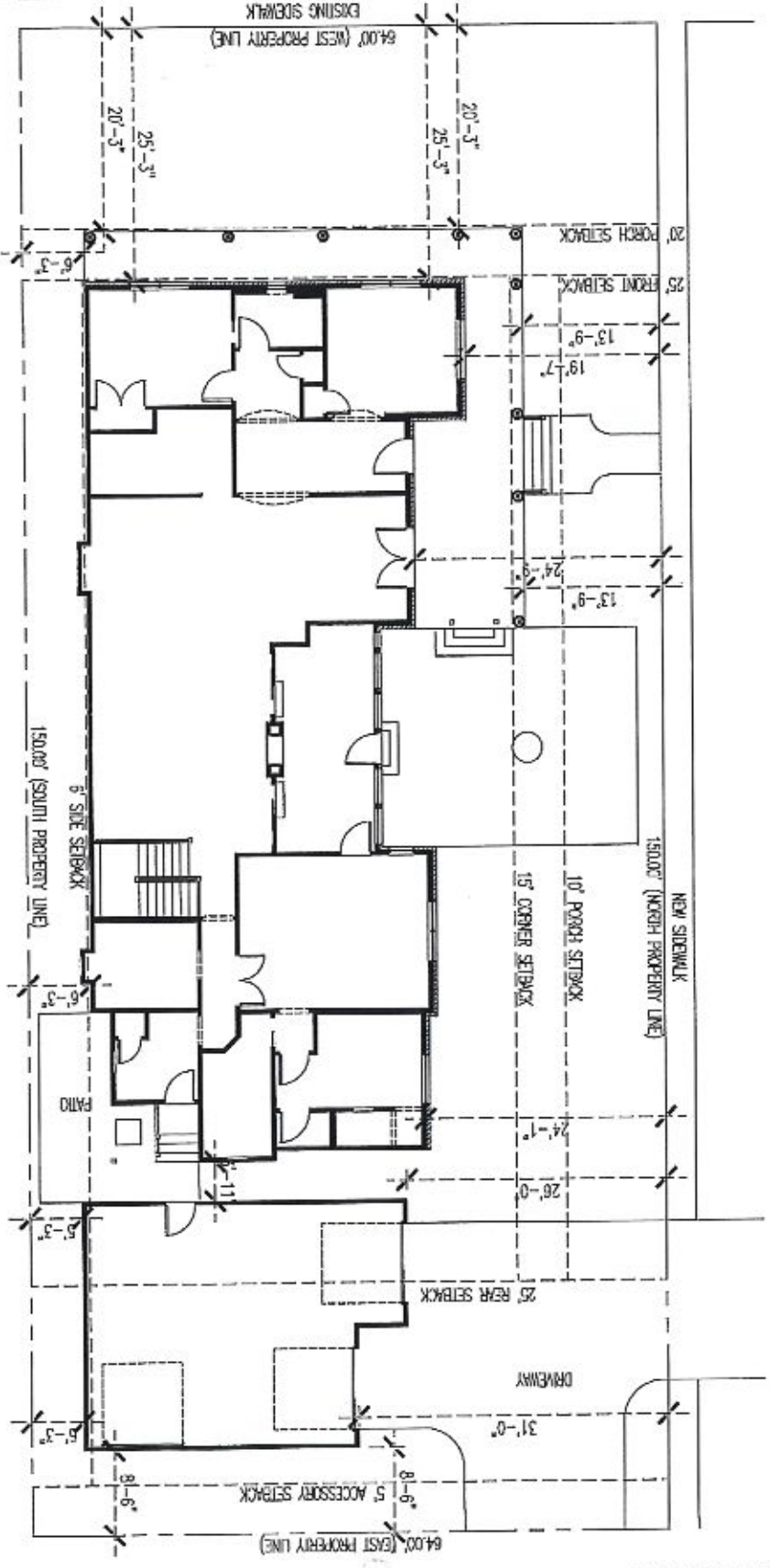
SITE PLAN

ISSUANCE DATE
7C 02/19/2019
7D 02/19/2019
7E 02/28/2019

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1	SITE PLAN - SCHEME A
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DJK Since 1988
 Custom Homes
 21314S 204
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 21314S 204

DJK Since 1988
 Custom Homes
 21314S 204
 21314S 204
 21314S 204

CRS
 Castle Architects, Inc.
 1100 N. Sibley St.
 Naperville, IL 60563
 630-253-1100

PROJECT
 Yep Residence
 26 N. Sibley St.
 Naperville, Illinois 60540

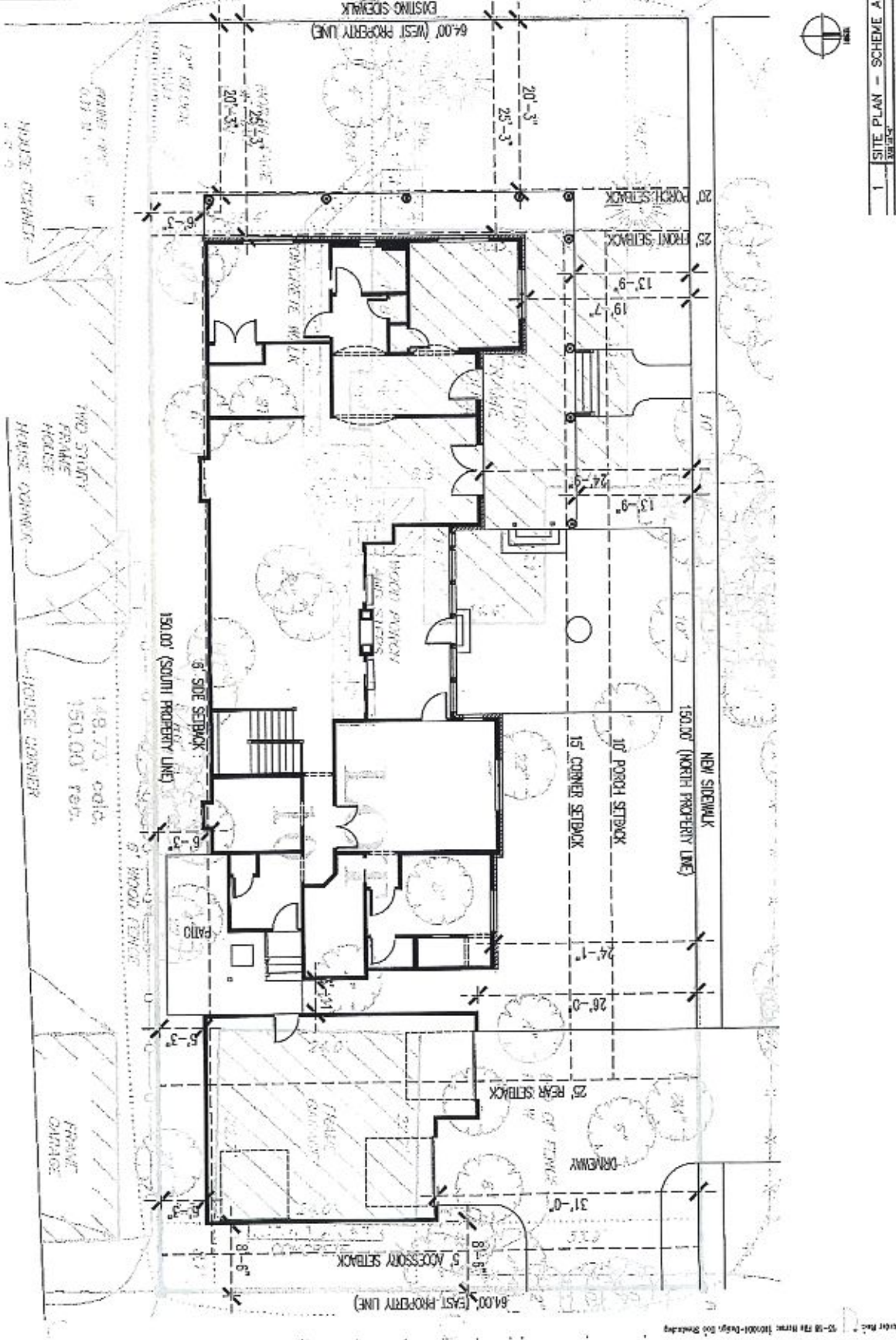
SITE PLAN WITH PLAT

ISSUANCE DATE	7C	02/19/2019
	7D	02/19/2019
	7E	02/26/2019

PROJECT NUMBER:
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1 SITE PLAN - SCHEME A





Christopher and Mary Anne Yep

By way of introduction, we are Chris and Mary Anne Yep. We have been married for 45 years and were blessed with 8 children; 7 of whom are married. We also have been blessed with 24 grandchildren, ranging in age from 17 years to 1 year old. Our youngest unmarried daughter lives in St. Charles, IL and works as an Emergency Room Nurse at Delnor Hospital. (Coincidentally, she is also a violinist, who takes lessons from an accomplished professor who lives in the historic district of Naperville). We are people of faith and have happily joined St. Peter and Paul Catholic Parish community.

We are also business owners of a health care company that focuses on helping individuals recover from injuries so that they can return to work and continue to be fully productive members of society. Just this year, we transitioned the leadership of our company of 28 years into the capable hands of two of our sons. We remain founders and guides to the next generation.

We are very excited at the prospect of making Naperville our permanent home. We come from the generation that walked, biked, took buses and/or trains to wherever we wanted to go. We were looking for a place to recreate/re-live this way of life, which we so loved. Also, being lovers of history, we are even more excited to become part of the historic district neighborhood. Just learning the dates of when district homes were built, our minds were filled with the questions of what might have been going on in our country during those years, and where did the folks who first built these homes come from, and what brought them here, to Naperville, IL?

With your support and approval, we look forward to building our home to incorporate and blend in with the historic district of Naperville, IL. Thank you.