

Answer Supplement for Historic Preservation Commission Certificate of Appropriateness (COA) Application Packet

Owner/Applicant Information

Property Address: 205 N Wright Street, Naperville IL, 60540
Applicant Names: Christopher and Alyse Vandiver
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Telephone #: 847-220-2319 573-330-5921

2. Pictures

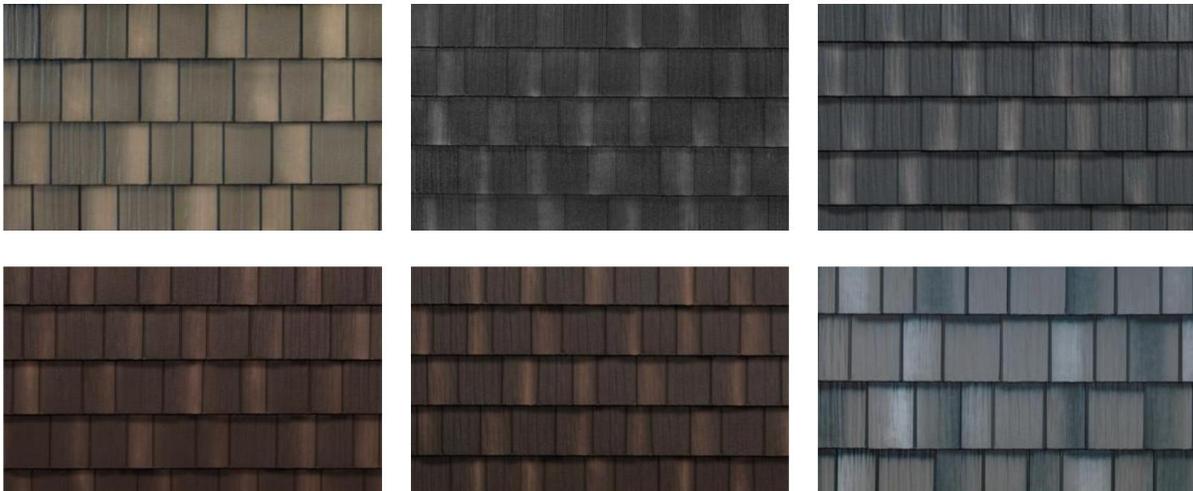


Figure 1: Metal roof examples



Figure 2 Example Italianate house in Naperville with patterned metal roofing. Location: **429 North Ave.**



Figure 3: Existing Southern (School facing) porch staircase to be replaced and relocated, as well as door opening to be closed off are highlighted in Red.



Figure 4: water In basement



Figure 5: mold on ceiling and walls of basement



Figure 6, 7, 8: outside rot



Figure 9: Exterior and Interior of front (Eastern/Wright Facing) door. Door needs to be refurbished as it's falling off hinges, while it's being refurbished, we would like to replace top two panels with glass. Panels shown in Blue.



Figure 10: Front door glass addition example. Not the final way we would modify our door.



Figure 11: Addition to be demolished



Figure 12: North 1912 addition to expanded highlighted in Blue. The expansion sits within the 6' side setback. While the windows in the figure are not in-line with the historical wooden windows found on the East and Southern walls of the property, the windows of the expansion will have historically accurate replicated windows and trim in-line with the rest of the property.



Figure 13: Proposing to expand the modern window on the left in Blue (not original to house) to match the right one in blue. Proposing to open up a new window open on the second floor in the green space and having it match the style and décor of the second floor green window.



Figure 14: Front of house

3. Proposed Work

Please reference the attached COA Application Packet for answers to the “Proposed Work Table”

4.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.

4.A. 1. Existing 1950’s West Addition Removal

- i. We will be removing the one floor approx. 300 sqft addition on west side of the home. It was built in 1950’s and it does not fit the original style and character of the home.
- ii. See Figure 11
- iii. Encouraged action

4.A. 2. Existing 1912 North Addition Alteration

- i. See Figure 12

- ii. See drawing files named *021726 Vandiver COA.pdf*
- iii. There is an addition on the North side of the original home. We believe it may have been added when the house was moved in 1912. Our plan is to align roof, ceiling, and floor levels with those of the original structure.
 - 1. The alternation will match the original 1880 high style Italianate structure regarding details, materials, etc.

4.A. 3. Existing Chimney Removal

- i. Chimney in the center of the dwelling is condemned and will be removed.

4.A. 4. Existing Chimney Replacement

- i. Existing southernmost chimney is condemned due to lack of a foundation. Will be rebuilt to code with bricks reclaimed from the dwelling.

4.A. 5. Existing Window Expanded

- i. Modern window along south side of property will have it's opening expanded to 6 feet tall to fit a recreation of the original windows found around the rest of the first floor.
- ii. See Figure 13
- iii. Discouraged action.

4.A. 6. New Window Opening

- i. We plan to add an additional window on the second floor above the modern window we are expanding to match the original windows on the first floor
- ii. See Figure 13
- iii. Discouraged action

4.A. 7. Existing Door opening Removal

- i. Existing Southern (School facing) porch Door opening to be removed and covered with wood siding to match the existing original 1880 wood lap siding.
- ii. See Figure 3

4.A. 8. Existing Southern (School facing) porch staircase to be replaced and relocated

- i. See Figure 3
- ii. Staircase to be relocated. Its existing location will have its guardrail replaced with wood to match the match the existing original 1880 high style Italianate southern porch guardrails in regard to details, materials, etc.

- iii. Existing guardrail along the western side of the southern porch to be demolished to make way for the staircase relocation.
 - 1. New staircase will be constructed of concrete steps and wrought-iron hand rail.

4.A. 9. Door Canopy, Guardrails, Handrails, and steps to be removed

- i. See Figure 14
- ii. Exterior staircase along East side of the structure to be removed and replaced with a covered front porch.
- iii. New front (East/Wright facing) porch will match the existing original 1880 high style Italianate southern porch in regard to details, materials, etc.

4.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.).

4.B. 1. Brief explanation of our mindset for this renovation

- i. When reading our answers to the questions in this application, please keep in mind **we plan to restore this structure back to its former high style Italianate glory.** Converting it back into a single-family home with an overall structure more in-line with its original high style Italianate design. We will be keeping and reusing as much of the original materials as possible. Repairing what we can using the guidelines found in *Section D: Building Rehabilitation and Maintenance of the Historic Building Design and Resource Manual*. If anything is past the point of repair, we will follow the guidelines using skilled craftspeople to recreate the features with in-kind materials. See figure 6, 7, 8

4.B. 2. Proposed Removal of Existing 1950's West Addition

- i. See Figure 11
- ii. We will be removing the one floor approx. 300 sqft addition on west side of the home. It was built in 1950's and it does not fit the original style and character of the home.
- iii. Justification: Does not align with the original 1880 Italianate style and character of the original structure
- iv. Encouraged Action

4.B. 3. Proposed Expansion of the existing 1912 North side Addition.

- i. See Figure 12
- ii. See drawing files named **021726 Vandiver COA.pdf**
- iii. There is an addition on the North side of the original home. We believe it may have been added when the house was moved in 1912. Our plan is to align roof, ceiling, and floor levels with those of the original structure. Then we plan to expand the addition towards the East/Wright St
 1. The alternation and expansion will match the original 1880 high style Italianate structure regarding details, materials, roof slope, corbels, trim, siding, etc
- iv. Justification: We wish to align the floor and ceiling levels between the addition and the original structure. Expanding the addition allows us to gain back some of the lost living-space from the removal of the 1950 west addition.
- v. Acceptable Action
- vi. Foundation
 1. Original foundation to remain, and matching Rock-Faced Blocks to be used as the foundation for the expansion.

4.B. 4. Proposed Window Changes

- i. Existing Window Expanded
 1. See Figure 13
 2. Modern window along south side of property will have it's opening expanded to 6 feet tall to fit a recreation of the original 1880 windows found around the rest of the first floor.
 3. Justification: Aligning the modern window opening with the style and character of the original 1880 Italianate structure's windows.
 4. Discouraged action.
- ii. New Window Opening
 1. See Figure 13
 2. We plan to add an additional window on the second floor above the modern window we are expanding to match the original 1880 windows on the second floor
 3. Justification: Symmetry in design with the floor below.
 4. Discouraged action
- iii. Replica windows of the original 1880 windows will be produced and used in southern openings and in the northern addition.

1. We will match those of the original 1880 structure will be replicated with the ornate trim, material, façade, etc
2. Justification: Aligning new window opening with the style and character of the original 1880 Italianate structure's windows.

4.B. 5. Proposed New one-story Covered Front Porch

- i. Adding a one-story covered front porch to the Eastern (Wright facing) side of the structure
- ii. See Figure 14
- iii. See drawing files named **021726 Vandiver COA.pdf**
- iv. Porch is within the allowed set-back
- v. Acceptable Action
- vi. Existing Door Canopy, Guardrails, Handrails, and steps to be removed
 1. Exterior staircase along East side of the structure to be removed and replaced with a covered front porch.
 2. New Eastern (Wright facing) porch will match the existing original 1880 high style Italianate Southern porch in regard to design, details, materials, etc.
 3. New staircase will be constructed of concrete steps and wrought iron hand rail.

4.B. 6. Proposed Existing Southern Porch Alteration

- i. Existing one-story covered porch along Southern (School facing) side of the structure.
- ii. See Figure 3
- iii. Acceptable Action
- iv. Existing Door opening Removal
 1. Existing Southern (School facing) porch Door opening to be removed and covered with wood siding to match the existing original 1880 wood lap siding.
 2. See Figure 3
- v. Existing Southern porch staircase to be replaced and relocated
 1. Staircase to be relocated. Its existing location will have its guardrail replaced with wood to match the match the existing original 1880 high style Italianate southern porch guardrails in regard to details, materials, etc.
- vi. Existing guardrail along the western side of the southern porch to be demolished to make way for the staircase relocation.
 1. New staircase will be constructed of concrete steps and wrought-iron hand rail.

- vii. Justification: Privacy. The front porch is for entertaining and company, this side porch is for Sunday morning coffee.

4.B. 7. Proposed Front Door Alteration

- i. (See figure 9).
- ii. Front (East/Wright facing) Door needs to be refinished/repared as rot has left it falling off the hinges.
- iii. We propose an alteration to the door during its repair; to have the two top panels covered to glass. Keeping the same shape and design of the original panels, i.e. long glass panel with squared bottom and rounded top.
- iv. Acceptable Action

4.B. 8. Proposed Roof changes

- i. The roof is in poor condition and needs to be replaced, for sustainability and our climate in Chicago, we would like to replace the roof with a shingle patterned metal roof matching the character of the existing asphalt shingles.
- ii. Discouraged Action
- iii. Justification:
 - 1. Metal roofs have a far longer usable life than asphalt shingles. For instance, Insurance companies will insure up to 70% of the value of a 30-year-old metal roof, while at the same time only insure 25% of the value of a similarly aged asphalt roof.
 - 2. Our aim to set this structure up to last the next 150 years as well as it lasted the past 150 years.
- iv. See Figure 1 for examples.
- v. See Figure 2
 - 1. 429 North Ave is another Italianate with a patterned metal roof.

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

4.C. 1. Brief explanation of our mindset for this renovation

- i. When reading our answers to the questions in this application, please keep in mind **we plan to restore this structure back to its former high style Italianate glory.**

4.C. 2. Proposed Removal of Existing 1950's West Addition

- i. See Figure 11
- ii. We will be removing the one floor approx. 300 sqft addition on west side of the home. It was built in 1950's and it does not fit the original style and character of the home.

4.C. 3. Proposed Expansion of the existing 1912 North side Addition.

- i. See Figure 12
- ii. See drawing files named **021726 Vandiver COA.pdf**
- iii. There is an addition on the North side of the original home. We believe it may have been added when the house was moved in 1912. Our plan is to align roof, ceiling, and floor levels with those of the original structure. Then we plan to expand the addition towards the East/Wright St
 1. The alternation and expansion will match the original 1880 high style Italianate structure regarding details, materials, roof slope, corbels, trim, siding, etc
- iv. Foundation
 1. Original foundation to remain, and matching Rock-Faced Blocks to be used as the foundation for the expansion.

4.C. 4. Proposed Window Changes

- i. Existing Window Expanded
 1. See Figure 13
 2. Modern window along south side of property will have it's opening expanded to 6 feet tall to fit a recreation of the original 1880 windows found around the rest of the first floor.
- ii. New Window Opening
 1. See Figure 13
 2. We plan to add an additional window on the second floor above the modern window we are expanding to match the original 1880 windows on the second floor

4.C. 5. Proposed New one-story Covered Front Porch

- i. Along the Eastern (Wright facing) side of the structure, the Existing Door Canopy, Guardrails, Handrails, and steps will be removed, and replaced with one-story covered front porch.
 - 1. New Eastern (Wright facing) porch will match the existing original 1880 high style Italianate Southern porch in regard to design, details, materials, etc.
 - 2. New staircase will be constructed of concrete steps and wrought iron hand rail.

4.C. 6. Proposed Existing Southern Porch Alteration

- i. Regarding the Existing one-story covered porch along Southern (School facing) side of the structure
 - 1. See Figure 3
 - 2. Existing Door opening Removal
 - a. Existing Southern (School facing) porch Door opening to be removed and covered with wood siding to match the existing original 1880 wood lap siding.
 - 3. Existing Southern porch staircase to be replaced and relocated
 - a. Staircase to be relocated. Its existing location will have its guardrail replaced with wood to match the match the existing original 1880 high style Italianate southern porch guardrails in regard to details, materials, etc.
 - 4. Existing guardrail along the western side of the southern porch to be demolished to make way for the staircase relocation.
 - a. New staircase will be constructed of concrete steps and wrought-iron hand rail.

4.C. 7. Proposed Front Door Alteration

- i. (See figure 9).
- ii. Front (East/Wright facing) Door would have its two top panel covered to glass.

4.C. 8. Proposed Roof changes

- i. Roof will remain a hipped roof, but now the flat top of the hipped roof will be a consistent height between all sections of the structure.
- ii. While the material of the Roof would be metal, it's appearance would be very similar to that of an asphalt shingles or shaker roofing
 - 1. See Figure 1 Patterned metal roof examples.
 - 2. See Figure 2, For another Italianate a few blocks away with a patterned metal roof. Location 429 North Ave

4.D. Address of property, Date of most recent revision, Site Plan, Demolition Plan, Building Elevations

4.D.1. Attach drawings and specifications

- I. See attached drawing files named ***021726 Vandiver COA.pdf***

5.1. Compatibility With District Character

5.1.1. Brief explanation of our mindset for this renovation

- a. When reading our answers to the questions in this application, please keep in mind we plan to restore this structure back to its former high style Italianate glory. Converting it back into a single-family home with an overall structure more in-line with its original high style Italianate design. We will be keeping and reusing as much of the original materials as possible. Repairing what we can using the guidelines found in *Section D: Building Rehabilitation and Maintenance of the Historic Building Design and Resource Manual*. If anything is past the point of repair, we will follow the guidelines using skilled craftspeople to recreate the features with in-kind materials.

5.1.2. New Front Porch on Eastern (Wright Facing) side of the structure

- a. Porches are commonly found throughout the historic district and on Italianates.
 - i. Italianates are known to have both stoops and porches.
- b. The new porch will be located within the allowable set back and will not impact neighbors.
- c. The new east porch will have the same ornate details as the original southern (School facing) porch.

5.1.3. Front Door Modification (Wright Facing)

- a. Many Italianate front doors have glass cut out within them. We plan to modify our existing door to add glass cut-out panels, and to fix broken and rotten pieces of the door and trim (See Figure 9)

5.1.4. Existing Original Southern Porch (School Facing)

- a. We discovered the south side porch used to have a door along it's western wall. We plan to reopen the doorway on the western wall while closing off the southern wall's doorway. Regarding the south side porch, we would like to remove the stairs leading down the street to make it more private. The new front eastern (Wright Facing) porch is for socializing; the south porch is for morning coffee.

5.1.5. Reduction of Structures footprint

- a. After the removal of the 1950s addition and the expansion of the 1912 addition the overall structures footprint on the lot is still reduced from time of purchase.
 - i. We believe this benefits the style and character of the home and the district overall, by not overbuilding for the lot.

5.2. Compatibility With Architectural Style

5.2.1. Existing 1950's West Addition Removal

- i. We will be removing the one floor approx. 300 sqft addition on west side of the home. It was built in 1950's and it does not fit the original style and character of the home.
- ii. See Figure 11
- iii. Encouraged action

5.2.2. Expansion of the existing North side Addition. Figure 12

- i. The existing east wall faces Wright Street. This wall will be pulled forward by 12 feet.
- ii. In-Kind wood siding used
- iii. Matching hipped roof with overhanging eaves
- iv. Matching Corbels, Cornice, and other decorative trim
- v. Windows will match those of the original 1880 structure, with the ornate trim and façade replicated.

5.2.3. Existing Southern Porch (Facing School Street) See Figures 3

- i. We discovered the south side porch used to have a door along it's western wall. We plan to reopen the doorway on the western wall while closing off the southern wall's doorway. Regarding the southern porch, we would like to remove the stairs leading down the street to make it more private. The new front eastern (Wright Facing) porch is for socializing; the south porch is for morning coffee.

5.2.4. New Front Porch on Eastern (Wright Facing) side of the structure

- i. Porches are commonly found throughout the historic district and on Italianates.
 1. Italianates are known to have both stoops and porches.
- ii. The new porch will be located within the allowable set back and will not impact neighbors.
- iii. The new east porch will have the same ornate details as the original southern (School facing) porch.
- iv. With the expansion of the porch, we plan to preserve the decorative brackets that are on the existing porch. The new railings, columns and roofing will be consistent with the Italianate style. The railings and columns will be made of wood. The roofing on the porch will match the roofing on the home. In the Manual, it is acceptable to match replacement components to the original in dimensions, style, design and detail. It is also acceptable to construct new porches that are

appropriate to the style and period of the home in overall design and scale.

5.3. Economic Reasonableness

5.3.1 Roof Material Change - Discouraged

- a. The roof is in poor condition and needs to be replaced, for sustainability and our climate in Chicago, we would like to replace the roof with a shingle patterned metal roof matching the character of the existing asphalt shingles.
 - i. See Figure 1
 - ii. See Figure 2
- b. Metal roofs are significantly more durable than asphalt shingles, they withstand extreme weather like heavy snow and hail. They are also recyclable at the end of their 30-50 year life and made out of recycled materials as well.
- c. Metal roofs have a far longer usable life than asphalt shingles. For instance, Insurance companies will insure up to 70% of the value of a 30-year-old metal roof, while at the same time only insure 25% of the value of a similarly aged asphalt roof. Many metal roofs now come in designs that look like shingles or shake, we plan to have a metal roof that will look like shingles/shakes
 - i. Our aim to set this structure up to last the next 150 years as well as it lasted the past 150 years.

5.4. Energy Conservation Effect

5.4.1 Roof Material Change - Discouraged

- a. The roof is in poor condition and needs to be replaced, for sustainability and our climate in Chicago, we would like to replace the roof with a shingle patterned metal roof matching the character of the existing asphalt shingles.
 - ii. See Figure 1
 - iii. See Figure 2
- b. Metal roofs are significantly more durable than asphalt shingles, they withstand extreme weather like heavy snow and hail. They are also recyclable at the end of their 30-50 year life and made out of recycled materials as well.
- c. Metal roofs have a far longer usable life than asphalt shingles. For instance, Insurance companies will insure up to 70% of the value of a 30-year-old metal roof, while at the same time only insure 25% of the value of a similarly aged asphalt roof. Many metal roofs now come in designs that look like shingles or shake, we plan to have a metal roof that will look like shingles/shakes
 - iv. Our aim to set this structure up to last the next 150 years as well as it lasted the past 150 years.

5.5. Question missing from COA Application

5.5 Christopher and Alyse are not skipping this question. Seems this number is missing in the COA application. The numbering system goes 5.4 to 5.6.

5.6. 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.

1. Brief explanation of our mindset for this renovation

- a. When reading our answers to the questions in this application, please keep in mind we plan to restore this structure back to its former high style Italianate glory. Converting it back into a single-family home with an overall structure more in-line with its original high style Italianate design. We will be keeping and reusing as much of the original materials as possible. Repairing what we can using the guidelines found in *Section D: Building Rehabilitation and Maintenance* of the *Historic Building Design and Resource Manual*. If anything is past the point of repair, we will follow the guidelines using skilled craftspeople to recreate the features with in-kind materials.

2. Removal of Existing 1950’s West - Encouraged

- a. We will be removing the one floor approx. 300 sqft addition on west side of the home. It was built in 1950’s and it does not fit the original style and character of the home.
- b. See Figure 11
- c. Encouraged action

3. New Front Porch on Eastern side of the house (Wright facing)- Discouraged

- a. Porches are commonly found throughout the historic district and to Italianates.
- b. The new porch will be located within the allowable set back.
- c. The new East porch will have the same ornate details as the original southern (School facing) porch.
- d. Porches are listed as a typical attribute of the Italianate style in the Manual and are commonly found on the front façade, wrapping around the corner with ornate railings and columns. Aspects of our proposal are considered acceptable including our intent to match replacement components to the original in dimensions, style, design and detail and use approved replacement materials for the porch.

4. Front Door Modification (Wright Facing)- Acceptable

- a. Many Italianate front doors have glass cut out within them. We plan to modify our existing door to add glass cut-out panels, and to fix broken and rotten pieces of the door and trim (See figure 1, 9)

5. Existing Southern Porch (School Facing)- Acceptable

- a. We discovered the south side porch used to have a door along it's western wall. We plan to reopen the doorway on the western wall while closing off the southern wall's doorway. Regarding the south side porch, we would like to remove the stairs leading down the street to make it more private. The new front eastern porch is for socializing; the south porch is for morning coffee.
- b. Design and styles of these modifications will be in-line with the original 1880 designs, material, and style of the structure. We plan to restore the home back to its former glory.

6. Roof Material - Discouraged

- a. The roof is in poor condition and needs to be replaced, for sustainability and our climate in Chicago, we would like to replace the roof with a shingle patterned metal roof matching the character of the existing asphalt shingles.
 - i. See Figure 1
 - ii. See Figure 2
- b. Metal roofs are significantly more durable than asphalt shingles, they withstand extreme weather like heavy snow and hail. They are also recyclable at the end of their 30-50 year life and made out of recycled materials as well.
- c. Metal roofs have a far longer usable life than asphalt shingles. For instance, Insurance companies will insure up to 70% of the value of a 30-year-old metal roof, while at the same time only insure 25% of the value of a similarly aged asphalt roof. Many metal roofs now come in designs that look like shingles or shake, we plan to have a metal roof that will look like shingles/shakes
 - i. Our aim to set this structure up to last the next 150 years as well as it lasted the past 150 years.

7. Expansion of the existing 1912 North Addition. Figure 12- Acceptable

- a. The existing east wall faces Wright Street. This wall will be pulled forward by 12 feet.
- b. In-Kind wood siding used
- c. Matching hipped roof with overhanging eaves
- d. Matching Corbels, Cornice, and other decorative trim

- e. Windows will match those of the original 1880 structure, with the ornate trim and façade replicated

6 Variances

1. N/A

- a. **Demolition/Expansion of the existing 1912 North (Wright Facing) Addition**
 - i. Current footprint and foundation of the existing 1912 addition is 4'2" from the northern property line.
 - 1. The foundation of the existing 1912 addition is staying in place.
 - ii. Our expansion falls within code setbacks