

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) for 151 N Wright St. – HPC-0001-2025

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 10,650 square foot parcel located at the southwest corner of the School St. and Wright St. intersection, with a common street address of 151 N Wright St. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a two-story Craftsman Bungalow Style residence, constructed in 1925 and a detached garage with driveway access on School St. The principal structure is listed as a “significant” structure to the Local Historic District and “contributing” in the Federal Historic District in the 2008 Architectural and Historical Survey (“2008 Survey”).

The structure has been improved with an addition to the rear of the home, visible from the School St. right-of-way. It is listed in “good” condition in the 2008 Survey. The residence is a pristine example of the Craftsman Bungalow Style and features several defining characteristics such as the sweeping side gable, full-width front porch with rectangular brick columns, and historic wood casement and double-hung windows.

At the time of the 2008 Survey, the windows on the enclosed porch were listed as wood, double-hung and casement, with a variety of grid configurations.

Prior COA Approvals

- COA 10-0368 – Approved 3/25/2010
 - Replace the aluminum siding on the two existing dormers with cedar shake siding.
 - Replace the existing rear porch with a new one-story mudroom and rear entry porch with cedar shake siding, an asphalt shingle roof, and two three-over-one, double-hung, aluminum clad wood windows on the north elevation. The porch will incorporate wood railing, wood-like trek (composite plastic) decking and steps, and wood skirting underneath the floor.
 - New dormers on either side of the existing second-story dormer on the rear façade. The new dormers will incorporate cedar shake siding and an asphalt shingle roof.
 - Remove the existing brick chimney.

- Replace the front porch ceiling with pine wainscoting to match the original in material and style.
- Replace the flooring and steps of the front porch with wood-like trek (composite plastic) materials.

DISCUSSION:

The applicant, Nicole Weiland, Charleston Building and Development, with authorization from the property owners, Dani and Brian Spangler, seek a Certificate of Appropriateness (COA) to allow for the removal and replacement of the windows and doors on the primary façades on the principal structure and one bay window on the secondary façade but visible from the street. As a corner lot, there are two primary facades visible from the public street. Therefore, major work to the north elevation facing School St. and the east elevation facing Wright St. are within the purview of the Historic Preservation Commission. Facades facing an alley do not qualify as a primary façade.

The scope of work includes the removal and replacement of all first-floor windows and doors and two 2nd floor windows, new 1st floor window openings, and an enlargement of an existing 1st floor window opening. The majority of the windows to be replaced are on the secondary façade and are not included in the scope of this review and several windows are in-kind replacements and align with the definition of minor work (see attached plans). All existing windows are aluminum clad exterior with a wood interior. Below is a chart listing the reason for the minor work classification and the proposed window or door style, material, and design:

Minor Work

The proposed improvements that are considered minor work can be approved administratively by staff; however, the Historic Preservation Commission may provide comments on the proposed changes should they have specific concerns or additional considerations.

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| Window A | <ul style="list-style-type: none"> ○ In-kind replacement with use of wood or aluminum clad wood in existing opening. ○ Double hung aluminum clad wood picture window. 6/1 grid configuration to match existing. |
| Door B | <ul style="list-style-type: none"> ○ In-kind replacement with use of wood or original material in existing opening. ○ Wood door with double raised panel bottom with 3 windows in upper section. ○ Existing door features 4 windows in the top panel. ○ The HBDRM states that doors in the Craftsman Bungalow style were typically designed with 2-3 windows in the top panel. |
| Window C | <ul style="list-style-type: none"> ○ In-kind replacement with use of wood or aluminum clad wood in existing opening. ○ Double hung aluminum clad wood window with three separations, each with a 3/1 grid configuration to match existing. |

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| Window D | <ul style="list-style-type: none"> ○ In-kind replacement with use of wood or aluminum clad wood in existing opening. ○ Fixed window replaced with a casement aluminum clad wood window with two mullions, each window pane with a 6/1 grid configuration to match existing. |
| Window G | <ul style="list-style-type: none"> ○ In-kind replacement with use of wood or aluminum clad wood in existing opening. ○ Fixed aluminum clad wood window with 3 panels to match existing. |
| Window I | <ul style="list-style-type: none"> ○ In-kind replacement with use of wood or aluminum clad wood in existing opening. ○ Double hung aluminum clad wood window with two mullions, each window pane with a 3/1 grid configuration to match existing. |

Major Work

The proposed improvements that are considered major work shall be reviewed by the Historic Preservation Commission and include the changes to Door E, Window F, Window H and Window P. The attached plans and description of proposed work detail the full scope of work.

The plans show that Door E (north elevation) is a wood door with 9 window panels in the upper section with a double raised panel bottom. This door is proposed to be removed and replaced with a wood door with one window pane in the upper half containing a 3/2 grid pattern and double raised panel bottom which fits in the existing opening. A COA subject to Historic Preservation Commission review is required due to the change to the configuration of the upper window panel and door style. The *Historic Building Design and Resource Manual (HBDRM)* states that an appropriate door style for Craftsman Bungalow Style homes is a door with 2-3 windows in the upper portion. The proposed door design does not match the period or style of the home (HBDRM, pg. 29). The HBDRM Guidelines for Door Maintenance, Repair and Replacement discourage the replacement of doors with new designs that do not match the style or period of the home (HBDRM, pg. 42).

Window F (north elevation) and Window P (south elevation) are existing double hung aluminum clad wood windows with 3/1 grid configuration which are proposed to be replaced in the existing opening with aluminum clad wood windows with custom leaded design with beveled glass. The proposed windows result in a change in style and material and require a COA per Section 6-11-8:2.2. While Window P is on the secondary façade, it is visible from the public street measured by a line of sign perpendicular to a primary façade and shall require a COA subject to Historic Preservation Commission review per Section 6-11-8:2 of the Naperville Municipal Code. The HBDRM states that windows typical of the Craftsman Bungalow architectural style are double hung with 3 panes in the upper sash and one in the lower (HBDRM, pg. 29). The HBDRM discourages installation of replacement windows that do not match the original proportion, type or design (HBDRM, pg. 39).

On the north elevation, Window H will be removed and replaced. The existing window is aluminum clad wood, double hung, with a 3/1 grid configuration. Upon removal, the window opening will be enlarged to accommodate a frame size of 60 3/4" x 60 3/16" for a double-hung aluminum clad wood window with one mullion and two 3/1 window panes. The window design is consistent with other windows and matches the period and style of the home. The improvement requires a COA per Section 6-11-8:2.2. due to the change in the existing window opening. The HBDRM discourages changing existing window openings on the primary façade (HBDRM, pg. 39).

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 applicant has detailed their justification of the factors considered. Their justification is included in the attachments for review by the HPC.

Key Takeaways

- The applicant requests approval of HPC-0001-2025 to allow for removal and replacement of the windows on the primary façades of the principal structure with a change in opening and a change in style, and a change in style of the door on the north elevation.