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PINs:

08-18-309-002

08-18-422-001

FRED BUCHHOLZ, RECORDER

DUPAGE COUNTY ILLINOIS

11/19/2000 09:19 AM

PHSP

ADDRESSES:

126, 140 AND 148 N. WRIGHT STREET

619 E. FRANKLIN AVENUE

147 N. COLUMBIA STREET

NAPERVILLE, IL 60540

DOCUMENT # P2000-172532

PREPARED BY:

CITY OF NAPERVILLE

LEGAL DEPARTMENT

630/420-4170

RETURN TO:

CITY OF NAPERVILLE

CITY CLERK'S OFFICE

400 SOUTH EAGLE STREET

NAPERVILLE, IL 60540

ORDINANCE NO. 20 - 108

**AN ORDINANCE
OF THE CITY OF NAPERVILLE
APPROVING CERTIFICATE OF APPROPRIATENESS #20-2321**

RECITALS

1. **WHEREAS**, the City of Naperville, DuPage and Will Counties, of the State of Illinois is an Illinois municipal corporation and home rule unit of local government under the laws and Constitution of the State of Illinois (the "**City**"); and
2. **WHEREAS**, Little Friends, Inc., 140 N. Wright Street, Naperville, IL 60540 ("**Property Owner**") owns the 3.79-acre Property located at 126, 140, 148 N. Wright Street, 147 N. Columbia Street, and 619 E. Franklin Avenue ("**Subject Property**"). The Subject Property is comprised of two parcels which are zoned R2 under the Naperville Municipal Code. The Administration Building (built in 1956) is located on Parcel 1. The Kroehler Mansion (built in 1908), the Krejci Academy and the Gymnasium (both built in 1948) are located on Parcel 2; and

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3. **WHEREAS**, the Subject Property is located within the Historic District of the City of Naperville and property owners who seek to alter, construct, demolish, or make a material change to structures located within the City's Historic District are required to obtain a Certificate of Appropriateness ("COA") as set forth in the Naperville Municipal Code, as amended from time to time; and
4. **WHEREAS**, on November 19, 2019 the City Council approved COA #19-2840 requested by the Property Owner by which demolition of the following structures on the Subject Property was approved: Krejci Academy, the Gymnasium, the Administration Building, and the Kroehler Mansion; and
5. **WHEREAS**, the petitioner, **RAM WEST CAPITAL LLC**, 127 Aurora Avenue, Naperville, IL 60540 ("**Petitioner**"), as authorized by the Property Owner, has submitted a development request for the Subject Property by which the Kroehler Mansion will be preserved and converted into two residential units while demolition of the remaining structures on the Subject Property will occur to be replaced by eleven (11) buildings with thirty-nine (39) single family attached dwelling units for a total of 41 dwelling units ("**Heritage Place**"); and
6. **WHEREAS**, as set forth in a separate ordinance approving a conditional use for single-family attached units in the R2 Zoning District and variances for height and setback for the Heritage Place development, and as set forth in an Owner's Acknowledgement and Acceptance Agreement which is an exhibit to and component of the ordinance approving a preliminary plat of subdivision for the Subject Property, (hereinafter the "**Heritage Place Ordinances**"), the Heritage Place development will include a variety of amenities including a public park located west of the Kroehler Mansion, a public park located between lots 27 and 28, a private rose garden located north of the Kroehler Mansion, and a public

pedestrian pathway; and

7. **WHEREAS**, Petitioner has requested that the City delay recordation of this Ordinance and the Heritage Place Ordinances with the DuPage County Recorder until no later than October 21, 2021 in order to allow Petitioner to finalize the purchase and sale agreement for the Subject Property and to transfer ownership of the Subject Property to the Petitioner; and
8. **WHEREAS**, in order to proceed with the Heritage Place development, Petitioner sought approval of Certificate of Appropriateness #20-2321, which included Petitioner's response to the factors for consideration of a COA, in support of Petitioner's request for proposed exterior façade changes to the Kroehler Mansion and a request for approval of the proposed exterior facades of the eleven (11) new townhome buildings to be constructed; and
9. **WHEREAS**, the City's Historic Preservation Commission reviewed the requests set forth in Certificate of Appropriateness #20-2321 on August 27, 2020, and after consideration of Petitioner's presentation, staff's report, and public testimony, denied the request. The meeting minutes of said meeting are attached hereto as **Exhibit A** and the Historic Preservation Commission's response to the Factors for Consideration of a COA are attached hereto as **Exhibit B**; and
10. **WHEREAS**, on September 8, 2020 Petitioner timely submitted a request to appeal the Historic Preservation Commission's denial of COA #20-2321 to the City Council, which appeal is attached hereto as **Exhibit C**; and
11. **WHEREAS**, on October 13, 2020, the Petitioner submitted revised plans for the Heritage Place development reducing the number of units to 41 in total; and
12. **WHEREAS**, on October 20, 2020, the City Council concluded that it did not concur with the HPC's findings of fact as to factors for consideration of a COA, but did

concur with Petitioner's findings of fact as set forth in Petitioner's application for the COA as set forth in Exhibit D. The City Council determined that Certificate of Appropriateness #20-2321 should be granted subject to administrative approval of revised elevations for Heritage Place reflecting the reduced unit count described above. The City Council's determination is based on the finding that the Heritage Place development provides: (i) for the preservation and adaptive re-use of the Kroehler Mansion; (ii) an exterior townhome design which is complementary to the Kroehler Mansion; and (iii) for construction of two public parks, a private garden, and a public pedestrian pathway, all of which will contribute to a setting which highlights the Kroehler Mansion as a critical component of the development.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, COUNTIES OF DUPAGE AND WILL, ILLINOIS, in exercise of its home rule authority, as follows:

SECTION 1: The foregoing Recitals are incorporated as though fully set forth in this Section 1.

SECTION 2: Subject to approval of the Heritage Place Ordinances and the simultaneous recordation of this Ordinance and the Heritage Place Ordinances with the DuPage County Recorder in an order approved by the City Attorney, Certificate of Appropriateness #20-2321 is approved as set forth herein.

SECTION 3: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

SECTION 4: This Ordinance shall be in full force and effect upon its recordation with the DuPage County Recorder as provided herein.

PASSED this 20th day of October 2020.

AYES: CHIRICO, BRODHEAD, COYNE, GUSTIN, HINTERLONG, KELLY,
KRUMMEN, SULLIVAN, WHITE

APPROVED this 21st day of October 2020.


Steve Chirico
Mayor

ATTEST:


Grace Michalak
Records Clerk



PARTICIPATION GUIDELINES:

All viewpoints are welcome. Positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at board members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to participate in the meeting or to view materials for the Historic Preservation Commission meeting, should contact the City Clerk at (630) 305-5300 by Wednesday, August 26, 2020.

ZOOM MEETING LOG IN:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84071838051?pwd=dnFNYIMxT3FBRDg1OUd2emRkd096dz09>

Passcode: 773433

Or iPhone one-tap :

US: +13126266799,,84071838051#,,,,,0#,,773433# or
+16465588656,,84071838051#,,,,,0#,,773433#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or +1
346 248 7799 or +1 669 900 9128

Webinar ID: 840 7183 8051

Passcode: 773433

International numbers available: <https://us02web.zoom.us/j/kWfqSw47Y>

A. CALL TO ORDER:**B. ROLL CALL:**

Present: Doyle, Eveslage, Franczyk, Fessler, Garrison, Vice Chair Jacks, Dry,
Chairman Peterson, Urda, Councilman Kelly (non-voting), and Howard (non-voting)
Absent: None

C. PUBLIC FORUM:

There was not any discussion for the public forum.

D. OLD BUSINESS:**E. CERTIFICATE OF APPROPRIATENESS**

1. Consider the Certificate of Appropriateness (COA) Request for Heritage Place development (140/126 North Wright Street and 619 E. Franklin Avenue) - COA 20-2321

(Item 1 of 3)

Russell Whitaker, attorney for RAM West Capital, presented the proposal for the petitioner. Whitaker presented the proposal in two main sections: the mansion preservation efforts and the rowhome development. The preservation presentation described how the mansion would be separated into three units and the overall exterior façade changes to the mansion. The new aspects of the site were described through the proposed elevations of the new homes and aspects of the site including, open space, parking, access and landscaping.

Public Testimony:

Marilyn Schweitzer, Naperville resident, requested denial of the COA and that the HPC not recommend approval of the requested conditional use and variances. Schweitzer spoke of concerns about the similarity of the new buildings, height, bulking and landscaping detailed in the proposal.

Tim Messer, spoke on behalf of the East Central Homeowners Organization (ECHO). Messer spoke in support of the protection within ECHO's boundaries, the exterior façade changes on the mansion, the proposed open space, and the proposed façades of the townhome units. Messer further noted that ECHO does not support the conditional use and variances associated with the proposal. Messer noted a survey that was conducted within the ECHO's boundaries and feedback indicated concerns with the proposal from residents. Messer expressed that if the development is not economically viable, then the demolition of the Kroehler mansion may be the better long term solution from ECHO's perspective.

Carol Schmidt, adjacent property owner to the subject property, agreed with ECHO's position and emphasized concern with the setback variance. Carol also spoke on behalf of neighbor, Kathy Taft, who concurs with ECHO's position.

Becky Simon, spoke on behalf of Naperville Preservation Inc., and was concerned with the proposal's density, height, setbacks and massing of the new buildings in relation to the existing neighborhood.

Signe Gleeson spoke in opposition of the variances requested as the proposed development is an assault on the neighborhood. Gleeson detailed concerns about the track record of the developer and emphasized the development should not be exempt from the

Historic District guidelines.

Susan Fitch spoke in support of ECHO's position with massing and density concerns.

Alberto Rodriguez, Naperville resident, spoke in support of ECHO's position.

Tom Ryan, architect, former HPC member and Naperville resident, noted the current proposal is not aligned with the Historic Building Design and Resource Manual. Ryan showed a slide with a rendering created by Ryan and Naperville Preservation comparing the massing of single family homes to the townhome proposal. Ryan expressed opposition to the granting of a COA to the current proposal.

Chris Forthaus, Naperville resident, spoke in support of ECHO's position.

Grég Reméc, supports ECHO's position and described concern with the proposed density, height and setbacks.

Jim Haselhorst spoke about concerns with the mansion proposal, as it did not describe the changes on all sides of the structure, carriage porch, restoration of the western porch entrance, and restoration of the original historic openings and windows. Haselhorst requested the HPC not approve the restoration and preservation plan.

Ross Berkley, Naperville resident, spoke adding that Berkley is not a member of ECHO, nor does Berkley agree with all of ECHO's position. Berkley spoke in support of the recent changes made to the plan in response to feedback from the neighborhood. Berkley explained that if the setback variance of the interior parking lots were reduced or removed, Berkley would be in support. Berkley requested a reduction in the density and spoke on concerns with the height variance and the potential for an unfinished project due to financing.

Erik Haugsnes, Naperville resident, spoke in support of ECHO's position noting that there are few buildings in the surrounding area that do not meet the setback and height requirements.

Karena Chapman, Naperville resident, spoke in support of ECHO's position and added that the developer of the subject property should be upheld to the same requirements as imposed on all other properties in the Historic District.

Karen Solomon, Historic District resident, spoke on concerns with the similarity between each of the proposed building design, parking, traffic, flooding in the alley between Wright Street and Sleight Street, and the visual difference of the proposed buildings without foliage during the fall and winter months.

Mary Anne Yep, Naperville Resident, spoke about personal experiences with the HPC meetings, those that live within the Historic District and discrepancies with DJK builders. Yep asked if the current builder is the right person to develop this property.

Karl Rahder, Naperville resident, spoke in opposition to the proposed development and any high density on the site.

Julie Garrison, Naperville homeowner, spoke on concerns of the development's balance sheet and the design of the development, which does not align with the neighborhood. Garrison asked the development to be conducted responsibly and respectfully. Garrison lastly asked the HPC to vote against the development as proposed.

Brad Kitchner, Naperville resident, spoke on another option for the site to be developed with less density without keeping the mansion. Kitchner agreed with prior comments about the traffic shifting to nights and weekends. Kitchner noted that the street around the development is currently seen as quiet as he is away while the school is in session.

Doug States spoke about affordable housing that could be incorporated into the subject property in opposition to the idea. States noted he believed North Central would have been the best property owner because they maintain their property.

Marilyn Schweitzer spoke in disagreement of the prior point that the parkway trees will prevent the block from looking massive.

Wright King spoke in agreement with ECHO's position and expressed additional concerns over the proposed density of the project relative to the density when the homes in the neighborhood were built.

Ross Berkley expressed that the person that began the "save the mansion" group no longer lives in the district. Berkley also noted that the financial stability of the neighborhood and overall benefit of the neighborhood should be considered if the land were to be left vacant.

Julie Garrison noted that ECHO is not a part of "save the mansion" group and the group began with several neighbors.

Mary Anne Yep spoke about Julie Garrison's helpfulness in communicating with the people in the neighborhood do not use the internet.

David Hayward, Naperville resident, spoke positively about the work conducted by Julie Garrison for the community. Hayward noted concern with the density of the proposal.

Vice Chair Jacks concluded public comment and asked for any questions from the HPC for the petitioner or members of the public to be raised.

Commissioner Franczyk asked if the mansion units will be designed individually, each unit will be on individual parcels, and the three units could be consolidated into one unit by an individual.

Russell Whitaker, attorney for the petitioner, clarified that the units would be designed individually and subdivided into separate parcels. Whitaker also explained that as with any residential configuration someone could combine all units in the mansion.

Vice Chair Jacks noted that one person was somewhat in support and all other comments were opposed. Vice Chair Jacks asked the petitioner if they reached out for input from the neighbors.

Russell Whitaker responded noting that there has been 18 to 20 months of discussions with the neighborhood and City Council. Whitaker noted that there has not been compromise from the public, when the development has made compromises such as dedicating land to the park and restoring the mansion.

Vice Chair Jacks asked for any other Commissioner comments before closing remarks. Vice Chair Jacks noted that staff is in support of what will be voted on this evening.

Russell Whitaker provided closing remarks spoke about the good dialogue with residents including agreements and disagreements for the developer and residents. Whitaker noted the existing townhome developments in Naperville that are adjacent to single family homes and spoke on the belief that the proposed development will have a positive impact on the neighborhood describing the sale price of the townhomes.

Kathleen Russell, Community Planner, noted that there was one member of the public with their hand raised and asked if Vice Chair Jacks would like to accept the comment.

Vice Chair Jacks noted his opinion was that the public comment is closed.

Commissioner Urda shared a visual that was submitted to the HPC by Marilyn Schweitzer that showed the proposed project's density compared to the surrounding existing homes and the massing of the proposed rowhomes in relation to a single family home concept. Commissioner Urda stated he would be voting no and asked other HPC members to also vote no.

Commissioner Ory noted both parties had compelling arguments and asked if compromises could be reached changing the façade of the development and type of housing to single family. Commissioner Ory spoke in support of the restoration improvements to the mansion, the playground and rose garden. Ory asked for additional compromises if the proposal moves forward including variation in the height and setbacks of the townhomes.

Commissioner Franczyk agreed with Commissioner Ory's proposal for additional compromises which Franczyk noted could include a decrease in density, increased setbacks and variety in the elevations of the rowhomes. Commissioner Franczyk expressed that the more detail could be put into the preservation of the mansion, similar to the amount of detail put into the townhomes. Commissioner Franczyk asked what would stop the developer from beginning construction and demolishing the mansion which leaves the Historic District with an odd development. Commissioner Franczyk spoke in opposition for leveraging the preservation of the mansion for a higher density. Commissioner Franczyk also asked about the incentive agreement.

Commissioner Urda noted the non-demolition covenant is between Naperville and Little Friends. Commissioner Urda spoke in concern with the guiding of the covenant.

Councilmember Kelly spoke on the process of the covenant and noted that the COA must be forfeited and a deed and covenant must be recorded against any future demolition of the mansion, then would Naperville give Little Friends \$450,000. Councilmember Kelly explained the intent of the and where the funds may be drawn from.

Commissioner Franczyk asked how many homes the amount was calculated from.

Councilmember Kelly explained the calculation was based on 20 years of 20 homes and noted the amount takes into account the highest offer with the mansion and without the mansion.

Kathleen Russell, Community Planner, noted that because new evidence was brought up in the discussion, staff was advised to permit Russell Whitaker an opportunity to provide additional comment.

Vice Chair Jacks asked for clarification on what the new evidence was.

Kathleen Russell, Community Planner, noted that the visuals shared by Commissioner Urda may be considered new evidence.

Commissioner Urda noted the information was provided under additional information.

Russell Whitaker refrained from additional comment.

Gabrielle Mattingly, Community Planner, noted that the incentive discussion is not relevant to the HPC discussion.

Vice Chair Jacks agreed with Mattingly's comment.

Commissioner Urda stated that the community's thoughts on the proposal are clear and that their message should be reflected in the HPC's no vote.

Commissioner Garrison spoke in agreement of a compromise and noted the demolition of the mansion and development of single family homes as a potential new compromise.

Commissioner Urda noted that the choice is yes or no on tonight's agenda item.

2. Provide a recommendation on the conditional use for 47 townhomes, variances to the lot area requirements, front yard setback requirements and a height variance for the property located at 140/126 North Wright Street and 619 E. Franklin Avenue (Heritage Place) - PZC 20-1-061 (Item 2 of 3)

A motion was made by Commissioner Urda and seconded by Commissioner

Fessler to recommend approval of PZC 20-1-061, a conditional use for 47 townhomes, a variance to the lot area requirement, a variance to the front yard setback requirement and a height variance for the property located at 140/126 North Wright Street and 619 E. Franklin Avenue.

Aye: Fessler and Ory

Nays: Doyle, Eveslage, Franczyk, Garrison, Vice Chair Jacks and Urda

3. Consider the proposed exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for the property located at 140/126 North Wright Street and 619 E. Franklin Avenue (Heritage Place) - COA 20-2321 (Item 3 of 3)

A motion was made by Commissioner Fessler and seconded by Commissioner Urda to approve COA 20-2321, for exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for the property located at 140/126 North Wright Street and 619 E. Franklin Avenue.

Aye: Garrison, Fessler and Ory

Nays: Doyle, Eveslage, Franczyk, Vice Chair Jacks and Urda

F. REPORTS

1. Approve the minutes of the June 25, 2020, Historic Preservation Commission meeting

A motion was made by Commissioner Urda seconded by Commissioner Eveslage to approve the meeting minutes of the June 25, 2020, Historic Preservation Commission meeting.

Aye: Doyle, Eveslage, Franczyk, Fessler, Garrison, Vice Chair Jacks, Ory, Chairman Peterson, and Urda

Nays: None

G. NEW BUSINESS:

1. Conduct the discussion requested by the Historic Preservation Commission at the June 25, 2020, meeting concerning the transition away from staff recommendations and towards applicants justifying their proposal against the factors of consideration

Chairman Peterson postponed the discussion due to the late hour.

H. ADJOURNMENT:

A motion was made by Commissioner Garrison, seconded by Commissioner Urda to adjourn the August 27, 2020, Historic Preservation Commission meeting at 10:20 pm.

Aye: Doyle, Eveslage, Franczyk, Fessler, Garrison, Vice Chair Jacks, Ory, Chairman Peterson, and Urda

Nays: None

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.

Analysis: The proposed improvement requires (1) approval of a conditional use in the R2 zoning district to permit townhomes on the subject property and (2) variances to the required front yard setbacks, required lot area per unit, and maximum number of stories to accommodate the proposed townhome design. Upon review of the proposed improvement, the majority of the HPC found that the townhomes would be inconsistent and incompatible with the character of the historic district, which is largely comprised of single-family residential structures. In addition, the majority of the HPC felt the proposed townhome design is incompatible with the typical size, number of stories, and number of units that are found within existing residential homes/blocks located within the district.

However, other commissioners questioned if any new construction would fully satisfy all parties. One commissioner felt that this may be our best option with a few more compromises such as reduction in density and more variety of height and setbacks. They complimented the effort to provide open space, a playground and rose garden which the district has been asking for since the removal of College Park.

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.

Analysis: The majority of the Commission found the proposed rowhouse style had elements which complemented the design of the Kroehler Mansion, but was not in keeping with single family home nature of the historic district. Commissioners found that the proposed improvement's architectural incompatibility is further demonstrated by the number of variances required to accommodate the proposed building design. The Commissioners who opposed the COA recommended single family homes instead of townhomes and indicated they should be constructed with an architectural design which mimics existing architectural styles found in the neighborhood.

Other Commissioners who supported approval of the COA found that the proposed Mansion will be restored back to its original style and that the townhome design is complementary to the Mansion.

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.

Analysis: The majority of the Commission found the footprint of the rowhomes to be too large in comparison with typical homes that are found in the district and that the overall proposal is too dense. The Commission found that the proposed improvement could be modified in a manner to be compatible with the development pattern within the district and that these modifications could still result in a development which is economically viable. Accordingly, the Commission finds that their recommended changes to the proposed improvement are economically reasonable.

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.

Analysis: The majority of the Commission found the overall footprint of the proposed townhome units to be too large in comparison to existing homes in the historic district, and found the proposed number of units to be too dense. If the size and number of the units were to be reduced in accord with the Commission's suggestions, no adverse impact on energy conservation for the development would be anticipated.

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

Analysis: The majority of the Commissioners felt the proposal did not meet the specifications listed in the Historic Building Design and Resource Manual (HBDRM) raising concern with the scale, massing, density, and the proposed style. Commissioners noted the HBDRM specifically provides recommendations on single family home development and does not consider townhomes. Therefore, Commissioners concluded the townhome development is not consistent with the recommendations found within the HBDRM.

Other Commissioners felt the proposal complied with the guidelines in the HBDRM for construction of new single-family attached units, noting the manual is lean on recommendations for new construction and commercial properties and did not take the redevelopment of an entire City block into account when making recommendations on infill development.

Rosanova & Whitaker, Ltd.
Attorneys At Law

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Naperville, Illinois 60540
phone 630-355-4600 • fax 630-352-3610
www.rw-attorneys.com

September 8, 2020

laffa@naperville.il.us

Allison Laff
Deputy Director – Planning & Development
City of Naperville
TED Business Group

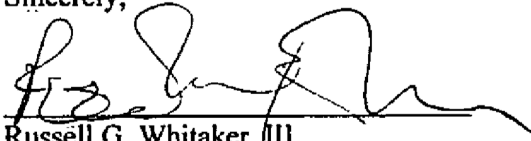
RE: Historic Preservation Commission (“HPC”) Appeal to Naperville City
Council
140 and 126 N. Wright Street, Naperville, Illinois (“Subject Property”)

Ms. Laff:

As you know, I represent Ram West Capital, LLC with respect to the application filed as Certificate of Appropriateness Case #20-2321 (“COA”). On August 27, 2020, the Historic Preservation Commission considered the case as two separate items: (1) request for Heritage Place development; and (2) consider the proposed exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for the Subject Property. The Historic Preservation Commission voted 2-6 on item (1) and 3-5 on item (2), thereby causing the application for the COA to be denied.

Please accept this letter as our formal request to appeal the Historic Preservation Commission’s denial of the COA to the Naperville City Council.

Sincerely,



Russell G. Whitaker, III
Rosanova & Whitaker, Ltd

cc: Bill Novack, Director of TED Business Group
Gabrielle Mattingly, Community Planner

EXHIBIT C

COA # _____



CITY OF NAPERVILLE

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:	140 and 126 N. Wright St., Naperville, IL 60540
Applicant Name(s):	RAM West Capital LLC
Address/Zip:	127 Aurora Avenue, Naperville, IL 60540
Telephone – Day/Evening:	708-259-7713
Fax (optional):	
Email:	bill.novak.51@gmail.com
Property Owner Name(s):	Little Friends, Inc.
Address/Zip:	140 N. Wright St., Naperville, IL 60540
Telephone – Day/Evening:	630-355-6533 ext. 1828

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:
☒	Doors	New opening, a change in style or opening, or use of material that is not wood or original material.
☒	Windows	New opening, a change in style or opening, or use of material other than wood or aluminum clad wood.
☒	Roofs	A change in height or pitch; or use of material other than asphalt or original material.
☒	Exterior Building Materials	A change in reveal or profile; or use of material other than wood, fiber cement board or original material.
☒	Porches	New enclosure, a change in size or style, or use of material that is not one of the following: 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.
☐	Shutters and Awnings	A change in size, style or new addition
☒	New Principal Structure	The primary façade of the new structure
☒	Additions	The primary façade of the addition
☐	Modifications to the Primary Façade	Any modifications that will change the appearance of the original improvement.
☒	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
☐	Driveways	New or relocated street access that is more than five feet (5') from the existing street access.

COA #

☐	Fences	Along the street: fences constructed of materials other than wood or iron open picket
☐	Attached Garage	New attached garages
☐	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.

See attached

- 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.).

See attached

COA # _____

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

See attached

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 front, back, and side 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 to include:
 - i. A key that specifies the location and details of proposed building materials and styles.
 - ii. 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 F. 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/cdg-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

COA #

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:

See attached

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:

See attached

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.

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

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):

See attached

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:

See attached

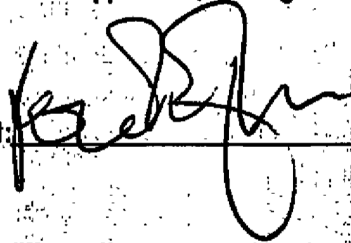
COA # _____

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).

Conditional use, zoning and subdivision variances and subdivision.

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: 	Date: <u>7-15-2020</u>
Signature of Owner (if different): _____	Date: _____

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.

Analysis: The City of Naperville has issued a certificate of appropriateness to authorize demolition of all structures on the Property. Absent approval of Applicants plan, which is centered around renovation of the Kroehler Mansion, all of the structures may legally be demolished and the Property may be redeveloped as a matter of right with 20 new single-family structures.

Applicant believes that the proposed plan for Heritage Place strikes an appropriate balance between preservation efforts consistent with the intent of the City's historic district and current redevelopment that is consistent with market trends and meets the needs of the community for a more diverse housing stock. While the proposed rowhomes take a different form than the single family and duplex structures that predominate the historic district, so too does the Kroehler Mansion. The Kroehler Mansion would not fit well within other blocks of the historic district. It is the unique size and scale of the Kroehler Mansion, and the opportunity to develop an entire city block, that creates the opportunity to introduce 3-story rowhomes to the historic district. The scale of the rowhomes appropriately relate to the renovated 3-unit Kroehler Mansion that will stand as the focal point of Heritage Place.

The proposed rowhomes will consist of a mix of 2, 3, 4 and 6 unit buildings. Applicant proposes 5 different dwelling units facades which will be incorporated in different configurations for each building. The variation in building configuration is intended to avoid monotony and address the overall scale of the buildings. Focus is given to the two buildings immediately north/south of the park site which will feature a stepped-down roof line with an open gable and a side-load entrance with a covered porch that incorporates a hip roof. The form and primary architectural features of these two buildings will follow the Kroehler Mansion and create a unique setting around the new dedicated public park space.

All of the proposed rowhome buildings will be four-sided brick buildings with a stone water table, clear nods to the character of the Kroehler Mansion. While the Kroehler Mansion has a simple facade with very little ornamentation, the proposed rowhome buildings incorporate additional ornamentation with cast stone details intended to create architectural interest. Dormers are incorporated into the primary roof line to incorporate one of the most recognizable architectural features of the Kroehler Mansion. Vertical gutters, horizontal articulation, and changes in roof lines will identify breaks between the units and help address the visual massing of the buildings in a manner that clearly relates to the Kroehler Mansion. The third story windows are slightly smaller and the roof line is brought down to address the height of the building.

Wood or hardy type siding material will be used on architectural features such as dormers and bay windows. All of the units will feature one of three different covered front entry designs, each of which is inspired by the renovation of the Kroehler Mansion and front porches on other brick homes surrounding the Property. One covered entrance design will be constructed with wood pillars and incorporate brackets or "denitt" details and will follow the form of the historic north entrance to the Kroehler Mansion. One covered entrance design will incorporate brick pillars and limestone caps, again following the form of the front porch of the Kroehler Mansion and other surrounding homes. At block corners, the third covered entrance design will feature a wrap-around front porch with brick pillars and limestone caps, again following the form of the Kroehler Mansion. The proposed rowhome dwellings are not intended to mimic the Kroehler Mansion, but to incorporate important architectural details that provide a clear nod to the historical design while creating modern space with light and air that meets the discerning criteria of target buyers.

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.

Analysis: The architectural style of the Kroehler Mansion is designated as craftsman in City documentation. Applicant has utilized that designation in the selection and design of various architectural components. In particular, Applicant has selected windows and doors with typical craftsman style detailing for both the renovation of the Kroehler Mansion and for the proposed rowhome buildings.

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.

Analysis: The City previously approved plans for demolition of all structures located on the Property, including the Kroehler Mansion, finding preservation would create an undue burden on Little Friends and that redevelopment of the Property was the highest and best use. Applicant maintains the right to demolish pursuant to City approvals in the event that renovation of the Kroehler Mansion cannot be accomplished in an economically reasonable fashion and the use Kroehler Mansion converted to a modern and productive use consistent with market trends. As detailed in documentation previously provided by Little Friends, the sales history in the Historic District simply does not support a multi-million dollar renovation on the scale of the Kroehler Mansion. The renovation and adaptive use proposed by Applicant is a reasonable means of bridging the gap between total demolition of existing improvements and strict application of preservation requirements.

As part of the renovation effort, Petitioner seeks to upgrade the Kroehler Mansion consistent with current HVAC, plumbing, electric and energy conservation standards. By way of example, Petitioner simply cannot sell new row home units from the \$800,000's with window air conditioning units. These units are extraordinarily inefficient by modern standards and are inconsistent with the character and quality of development being proposed. In a similar vein, Petitioner will be replacing the existing windows with a modern window systems which meet current energy efficiency requirements. While this is important for the modern function of the interior of the dwelling units, it will also allow Petitioner to also address aesthetic issues. First and foremost, with new windows the Kroehler Mansion will get a uniform treatment around the building. The existing windows include a variety of different formats that have been modified throughout the years. In addition, with the demolition of the building additions to the original Kroehler Mansion, Petitioner will need to add new window opening that were removed during the construction of those building additions. To maintain the integrity of the Kroehler Mansion, Petitioner proposes new window systems that match the structure and appearance of the existing window systems. While the new windows will not include the leaded glass that is original to the home, Petitioner intends to custom build an interior shutter system to apply the leaded glass and maintain that original appearance from the exterior. At a minimum, Petitioner is committed to installing the shutter system across the front façade of the Kroehler Mansion. Petitioner anticipates additional applications, but believes that the front elevation is the critical element that must be maintained. Petitioner believes that this is an economically reasonable solution that maintains the integrity of the building while positioning it as modern housing for the next century.

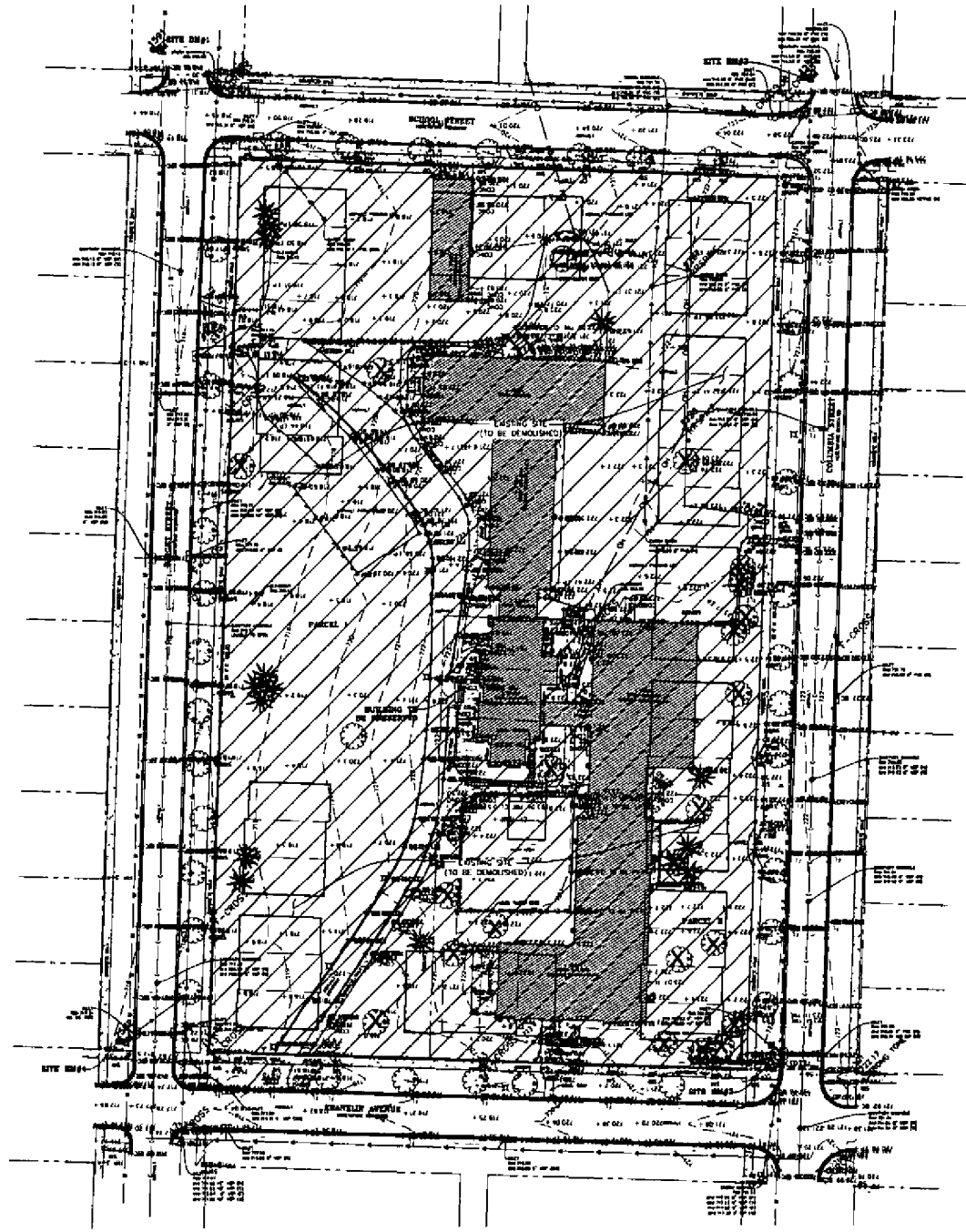
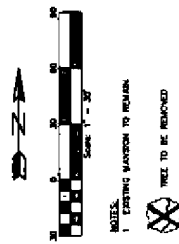
5.4. Energy Conservation Effect: In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.

Analysis: The renovated Kroehler Mansion and the proposed rowhome buildings will be constructed consistent with current energy conservation codes, utilizing less natural resources than the current buildings require. The new roof, window and door systems that are proposed by the Applicant are critical to meeting these standards.

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

Analysis: Applicant has considered provisions of the Historic Building Design and Resource Manual and the City's designation of the Kroehler Mansion as a "Craftsman" style home in preparation of both the Preservation Plan and the elevations for the proposed rowhome buildings. Applicant believes that the proposed plans appropriately consider context and adaptive reuse of the Kroehler Mansion to create a unique

redevelopment plan where demolition of all structures previously seemed a foregone conclusion.



ENGINEERING
RESOURCE ASSOCIATES

3100 WEST ARCADE, SUITE 100
NAPERVILLE, ILLINOIS 60563
TEL: 630-261-1100 FAX: 630-261-1101

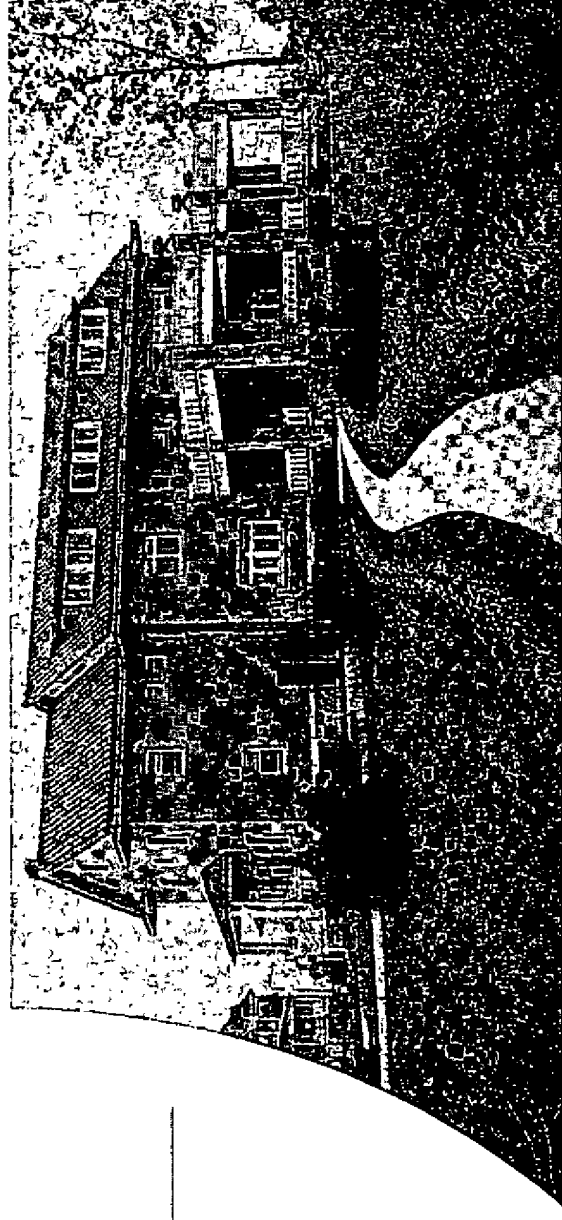
DEMOLITION PLAN
HERITAGE PLACE
NAPERVILLE, ILLINOIS

PROFESSIONAL DESIGN FIRM NUMBER: 164-001188

DATE: 11/11/03
BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]

PROJECT NO: 164-001188
SHEET NO: 1 OF 1

Kroehler Mansion Preservation Scope

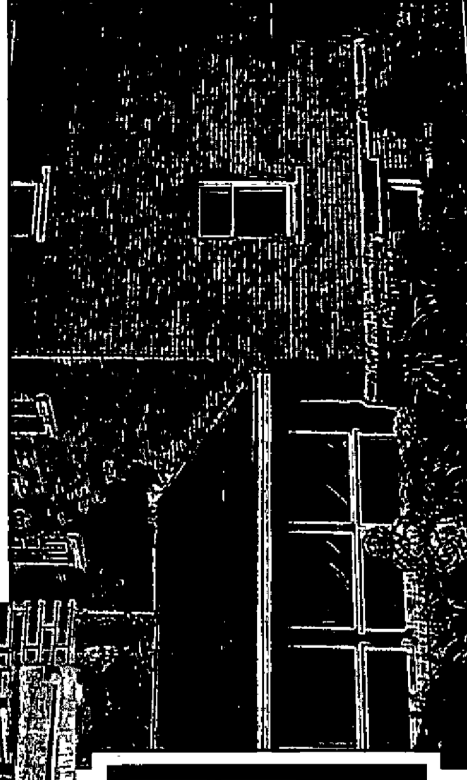


North Side Entry

- Detach existing structure from the north side and place an entryway on the North side to replicate the original entryway as seen in the photo.
- Hip Roof structure with shingled roof to match
- Square painted wood columns (Painted Extra White SW 7006)
- Wood painted stair system with railings to match the railings on front of mansion at porch
- Add entry door and windows as located in original photo
- Entry door to match the main front entry door

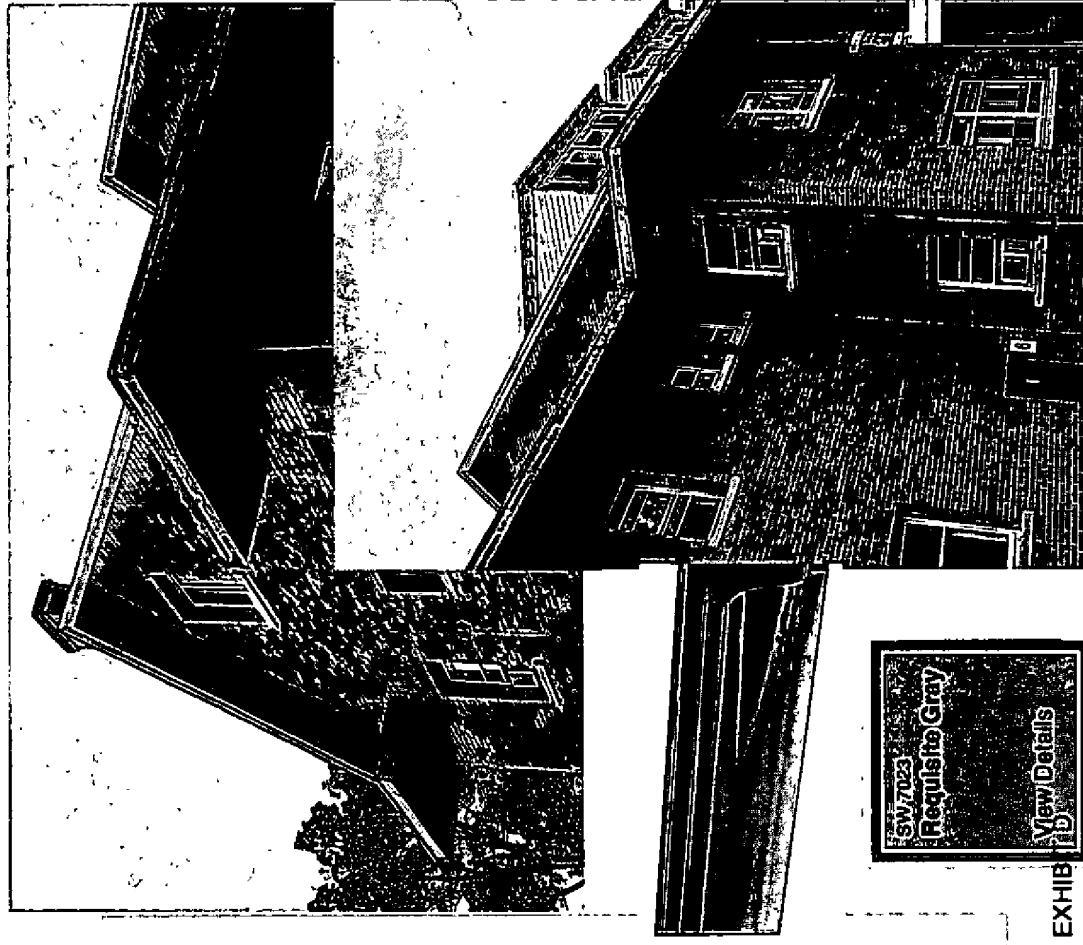


EXHIBIT D



Eave and Gutter System

- Remove eave decorative covering and replace as follows
- Reframe areas where soffits are dipping
- New Copper Fascia and eave trim
- New soffit under to be painted to color tone to building trim color SW 7023 Requisite Gray
- Restore gutters by polishing the original copper



EXHIB

Front Porch Main Floor

- Remove existing unilock retaining wall blocks from under the porch surface
- Frame in area where unilock blocks will be removed
- Build wood lattice system to match profile of the wood railings under porch surface to ground. Paint Extra White SW 7006
- Remove existing stairs and metal railing system and replace with a wood painted stair system in same location and railing system in same design detail as the railing system existing today (green rails). New rail color would be Extra White SW 7006

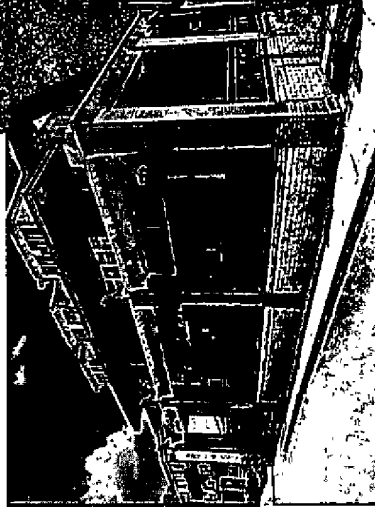
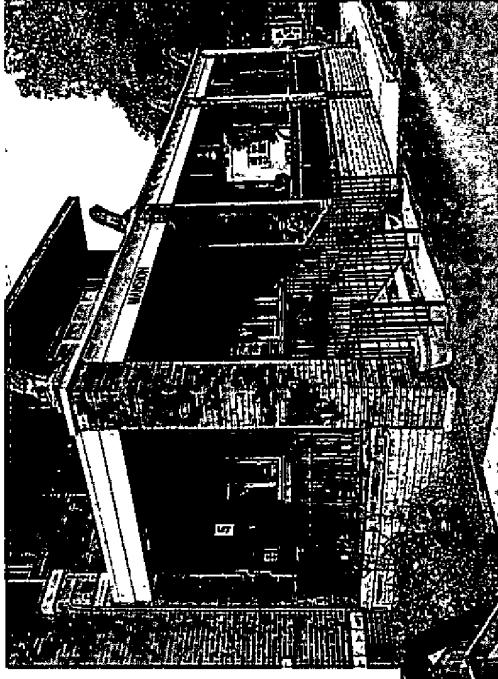


EXHIBIT D

Front Porch Upper section

- Extend the brick columns that exist up above the roof of the porch to approx. 40" above roof surface and place limestone caps as in original photo. On far left column against brick wall you can see original column height and cap.
- Place limestone decorative pots on top of limestone caps to replace existing lions (not original)
- Add wood painted railing system in same design detail as the railing system existing today (green rails) but they will be painted white SW 7006 Extra White
- All existing railings on top of porch will be removed

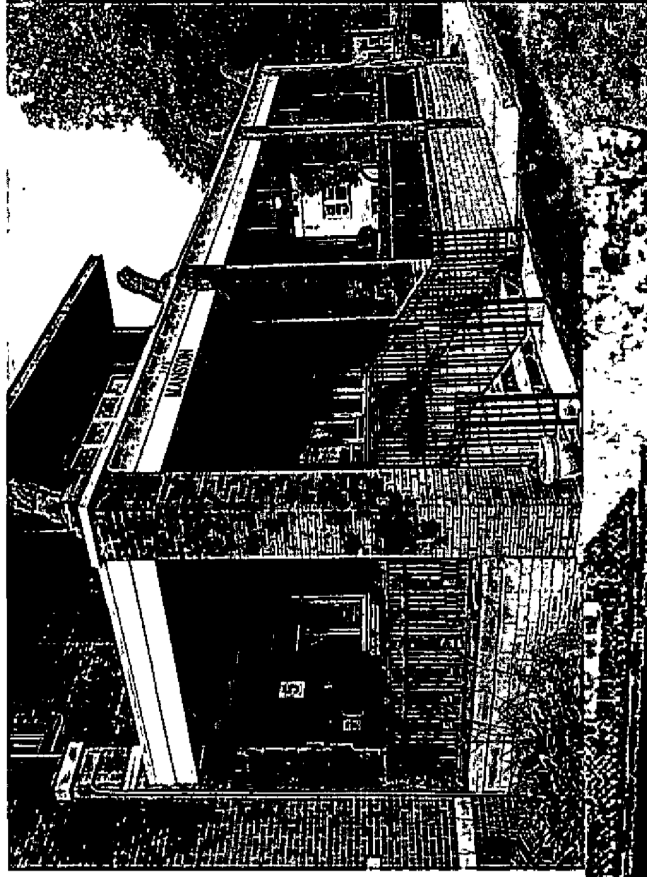


EXHIBIT 10

Dormers

- Remove existing siding and replace with new cedar siding using 4" exposer and lap profile
- Siding will be painted in a deeper color called Requisite Gray SW 7023 as depicted in the original photo
- Trim around the windows with 4" smooth cedar trim painted Extra White SW 7006
- Windows on dormers to be replaced with white framed windows in double casement style as depicted in the original photo
- Dentil molding at perimeter of soffits to be stripped and repainted
- Trim Color: Requisite Gray SW 7023
- Soffit color: Extra White SW 7006

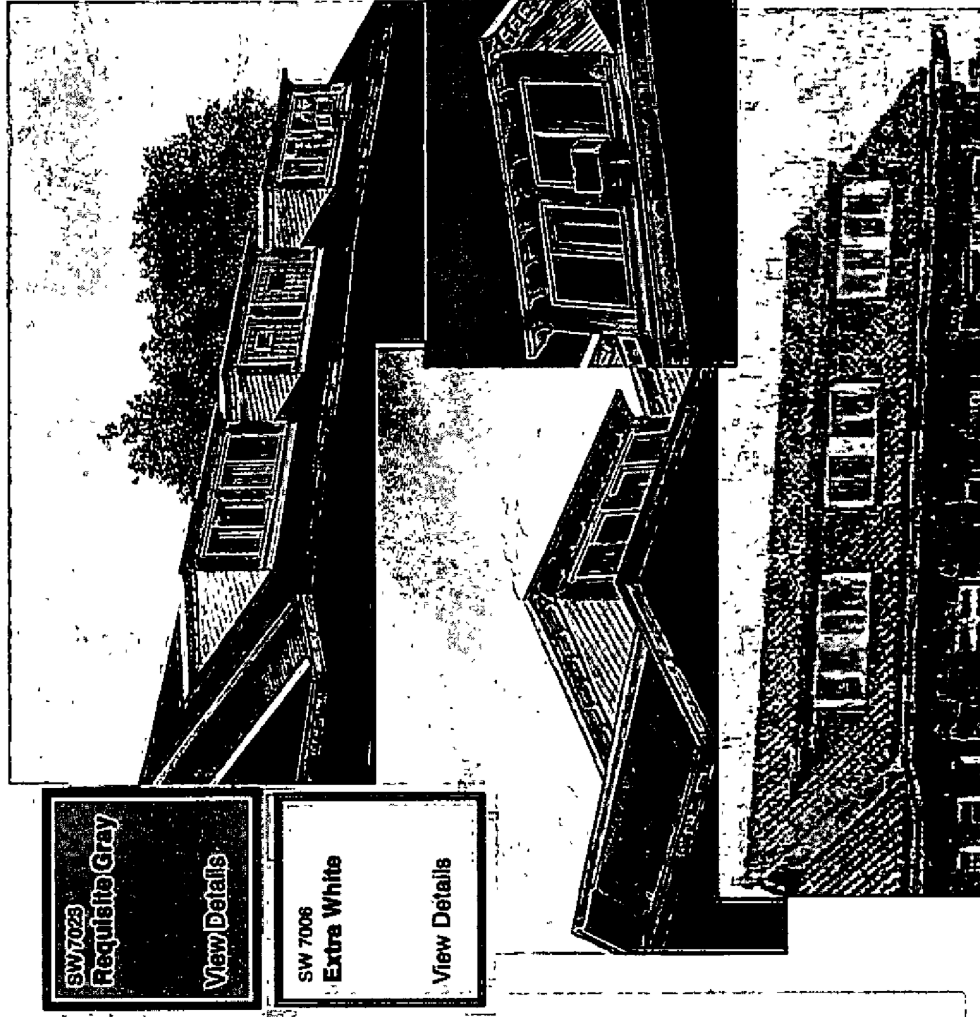


EXHIBIT D

Brick exterior

- Power wash entire exterior of the brick and limestone and spot tuckpoint mortar as needed then seal the brick and limestone with a non color changing sealer
- Color tone brick in areas where may need patching and old areas that currently do not match by use of Nawkaw Architectural color design match technology staining

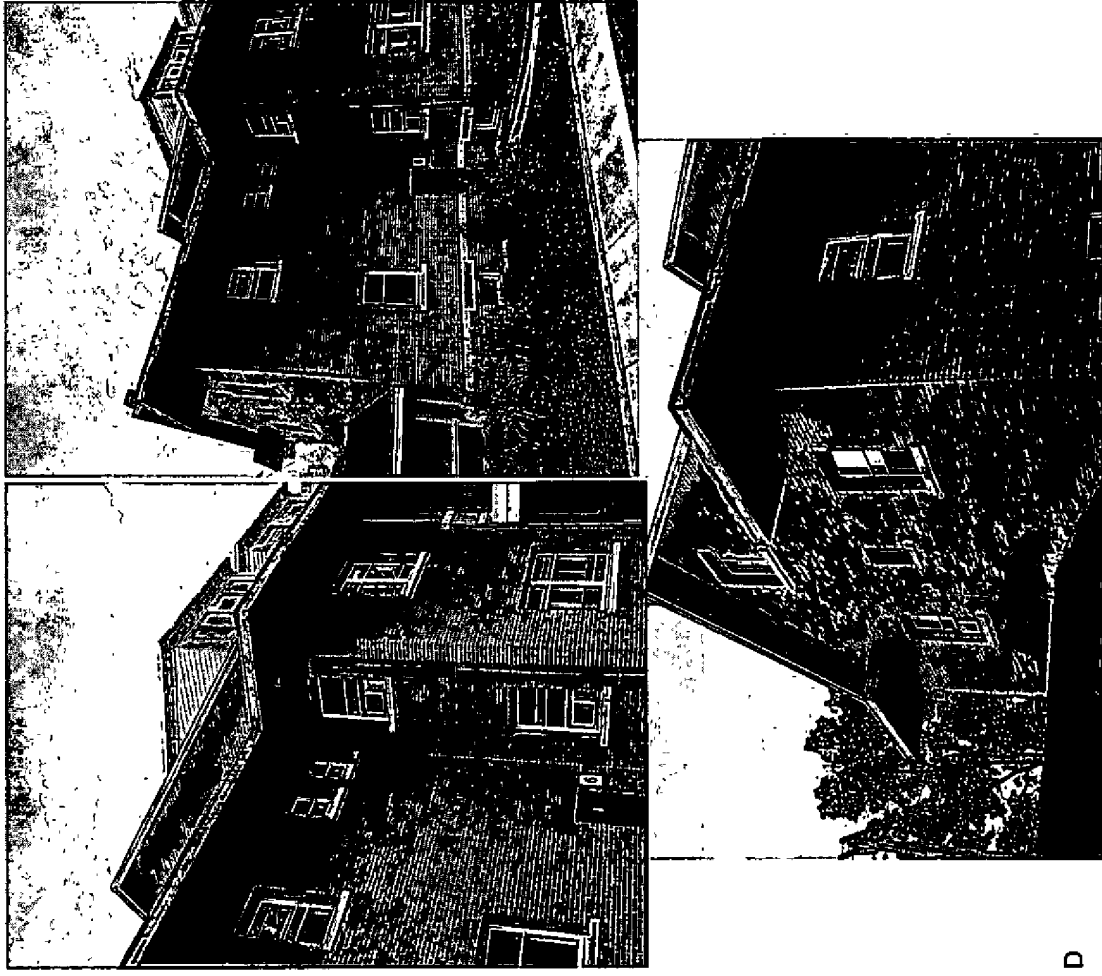


EXHIBIT D

Exterior Entry Doors

- Remove existing Storm door system
- Replace existing Main entry door to be similar to the door provided in the photo
- Add new entry door at secondary porch entrance to match the main entry door
- Entry door color: Mahogany

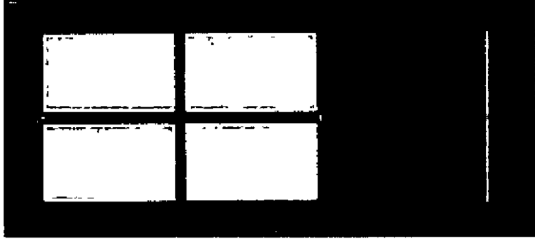


EXHIBIT D

Exterior Entry Doors

- Remove existing entry door to the North East side of mansion and replace with a smaller version of the main entry door very similar in design to the original
- Entry door color: Mahogany



EXHIBIT D

Windows

- Remove existing windows and replace with Pella Lifestyle Series windows with window profiles to be similar to the original window units
- Save existing leaded glass window panels and reuse the leaded glass panels on the front elevation mounted on interior of new window units as interior shutters which will allow the view of these decorative leaded glass units from the exterior
- Exterior window color to be white as it appears was original color

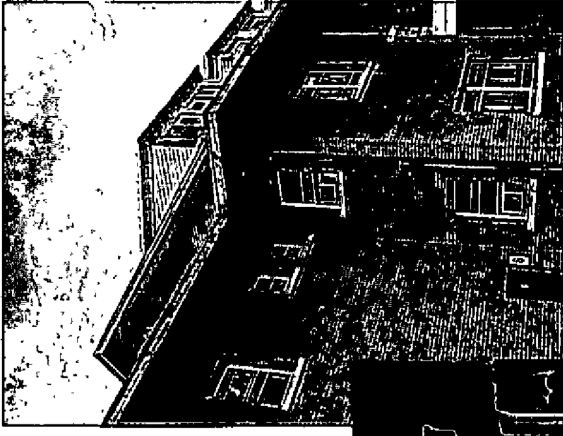
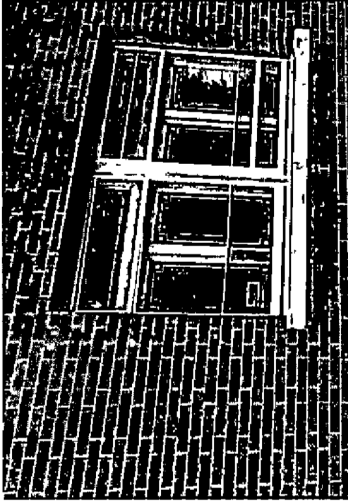


EXHIBIT D

Roof

- Remove existing shingles
- Replace shingles with new shingles that would be Architectural grade Certainteed
- Original shingles appear to be red / orange clay tiles
- Shingle color: Certainteed Weathered Wood

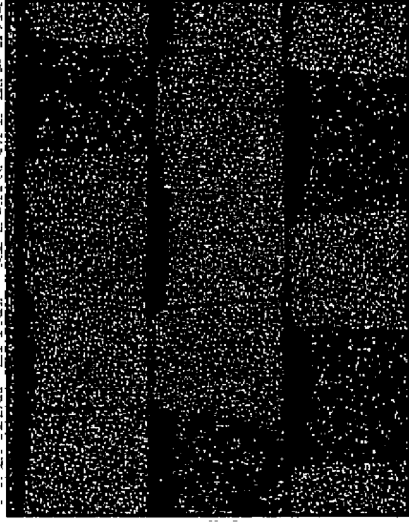


EXHIBIT D

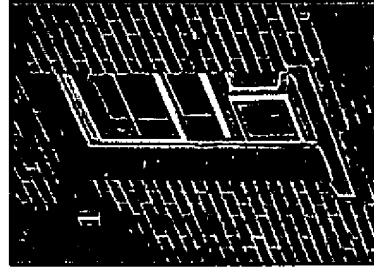
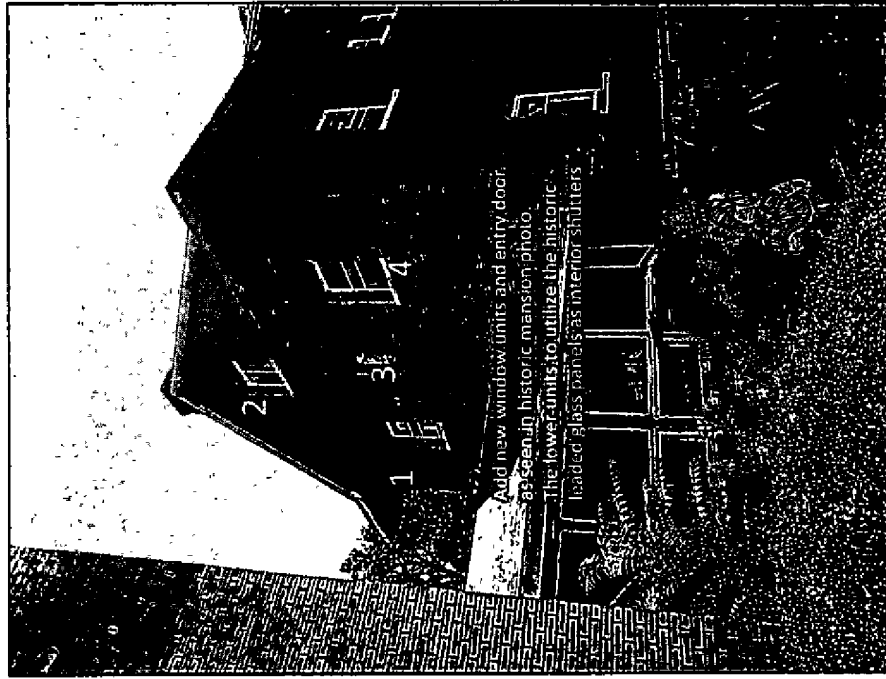
Window Replacement /Restoration Notes

The Mansion

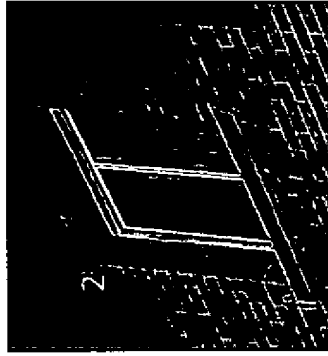
EXHIBIT D

Left Side

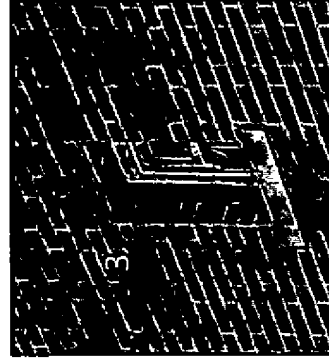
4 Window units



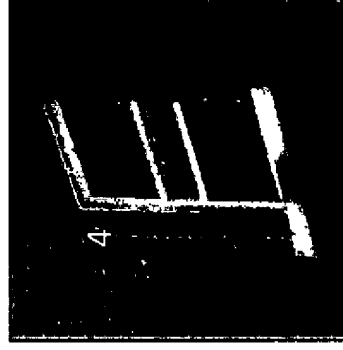
Remove and replace window unit with double hung clear glass.



Remove and replace window unit with double hung clear glass.



Remove and replace window unit with double hung clear glass.



Remove and replace window unit with double hung clear glass

EXHIBIT D

Front

23 Window units

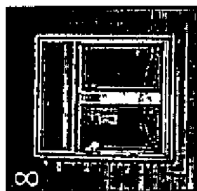
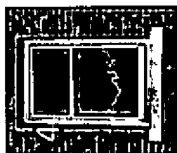
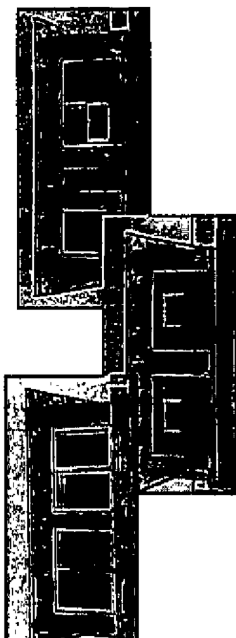
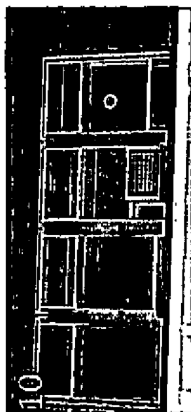


EXHIBIT D

3 Units below water table: Remove and replace 3 awning window units with like style awning units with clear glass.



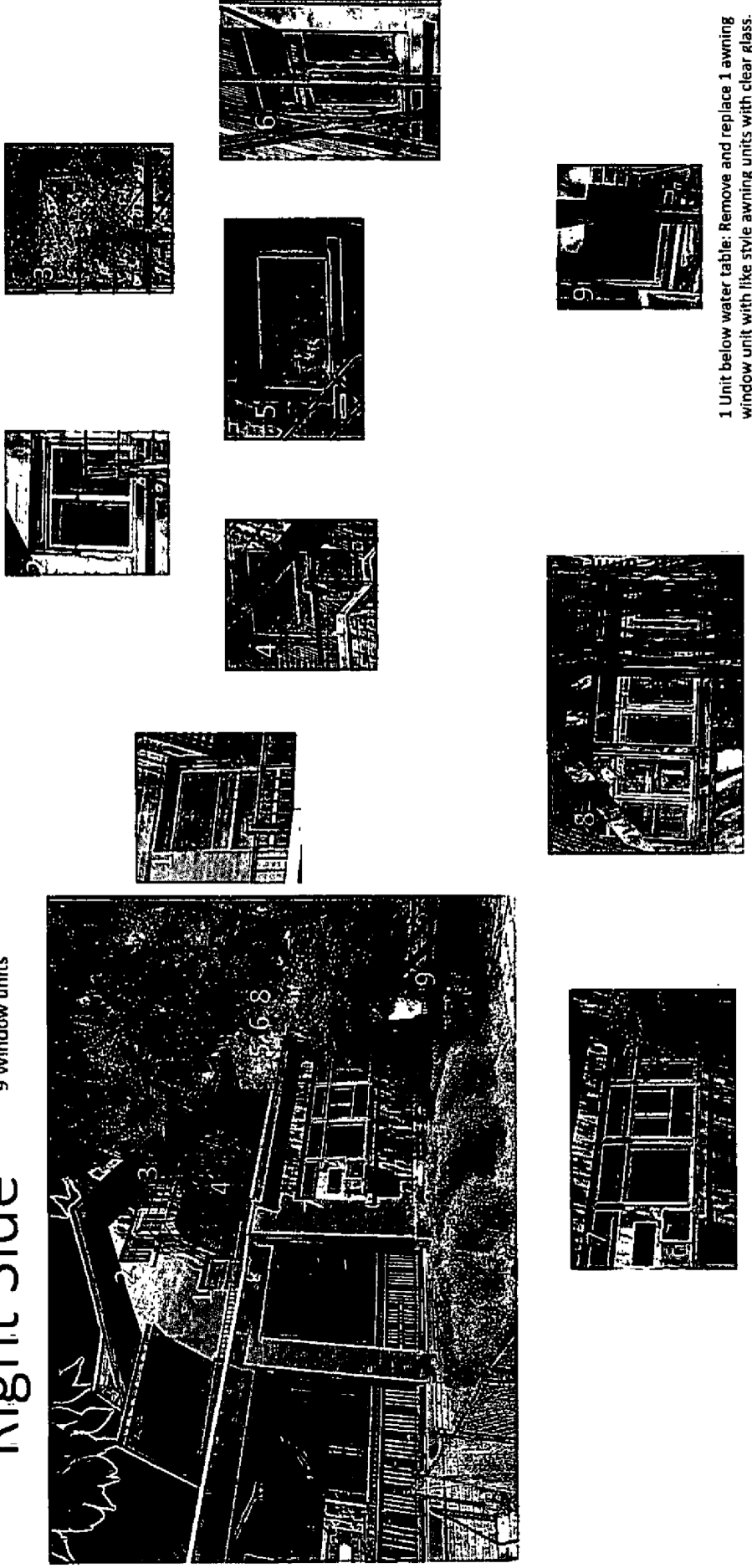
3 Roof Dormers: Remove and replace window units with like style units with clear glass.



Lower window units to be replaced with like style and leaded glass panels to be saved, refurbished and reused as interior leaded glass historic shutters

Right Side

9 Window units

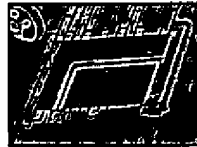
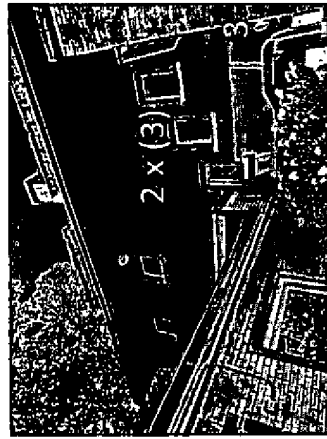


1 Unit below water table: Remove and replace 1 awning window unit with like style awning units with clear glass.

Lower window units to be replaced with like style and leaded glass panels to be saved, refurbished **EXHIBIT D** as interior leaded glass historic shutters

Rear

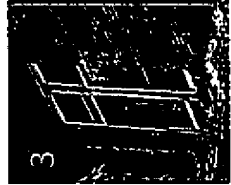
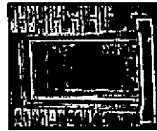
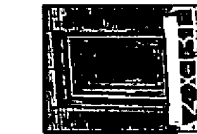
20 window units



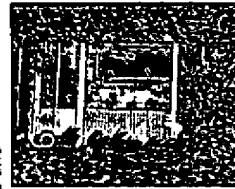
Replace these 2 window units with like type and style



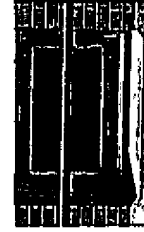
Replace this boarded up window with a window matching others



Remove and replace the 3 stepped units with like style and refurbish the leaded glass units for interior shutters



Lower window units to be replaced with like style and type but leaded glass panels to be saved, refurbished and reused as interior leaded glass historic shutters on missing areas on front and left elevations

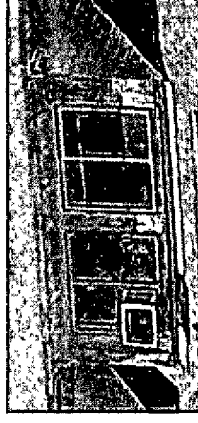
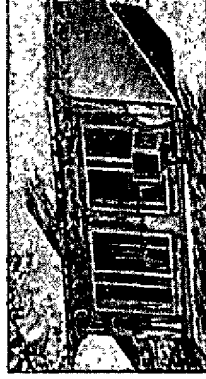
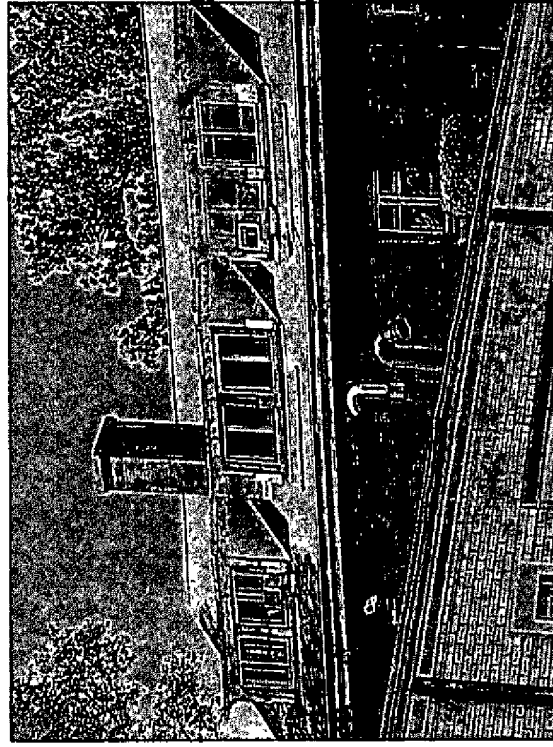


6 Units below water table: Remove and replace 3 awning window units with like style awning units with clear glass.

All window units in this section will be replaced by like kind and style with clear glass

Rear Dormers

6 Window units



3 Rear Roof Dormers: Remove and replace window units with like style units with clear glass.

EXHIBIT D

A1.20

SHEET NUMBER 2

PROJECT NUMBER
20040258

DATE
1/10/04
CITY
NAPERVILLE, IL

Heritage Place Mansion Remodel
Naperville, IL 60540

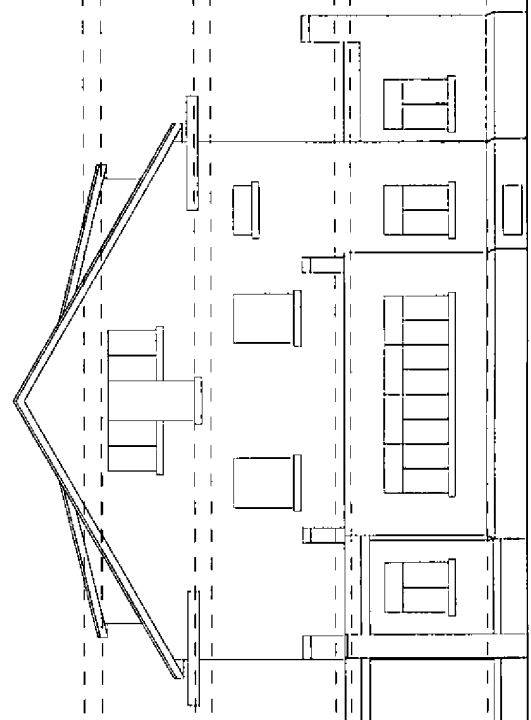
DATE	BY	DESCRIPTION
10-10-2003	WJG	REVISED PLANS & ELEVATIONS
03-10-2003	WJG	REVISED PLANS & ELEVATIONS
03-10-2003	WJG	REVISED PLANS & ELEVATIONS
03-10-2003	WJG	REVISED PLANS & ELEVATIONS
03-10-2003	WJG	REVISED PLANS & ELEVATIONS

NOT FOR CONSTRUCTION

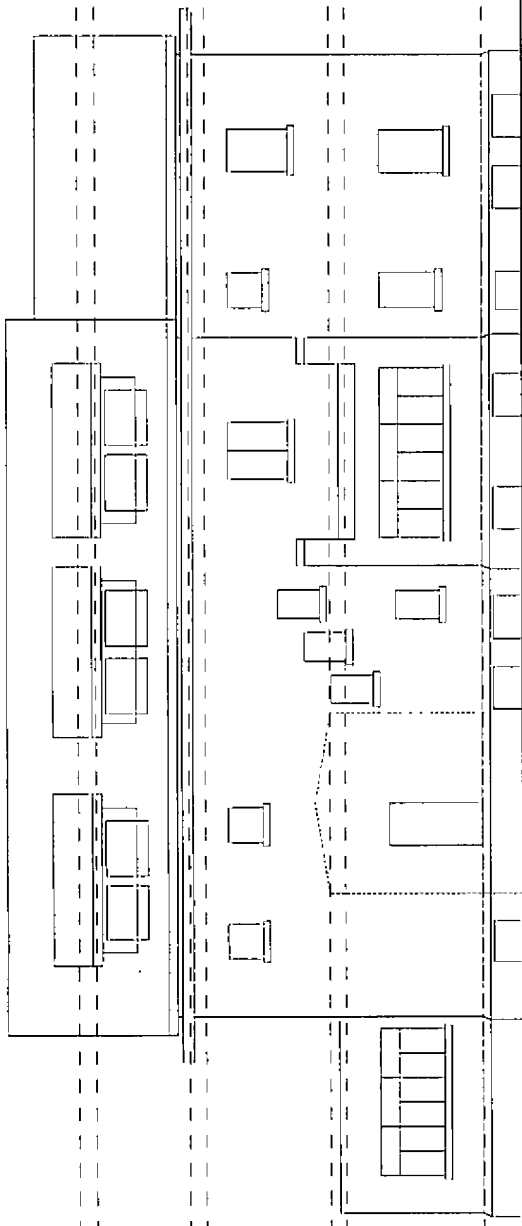
DJK
DESIGNER

Cadmus Technical, Inc.
Professional Design Firm # 144-020087
14101 N. Naper Blvd., Suite 201
Naperville, Illinois 60540
P: (630) 404-1000 F: (630) 527-0007
www.cadmus-technical.com

A1 RIGHT SIDE ELEVATION



C1 REAR ELEVATION



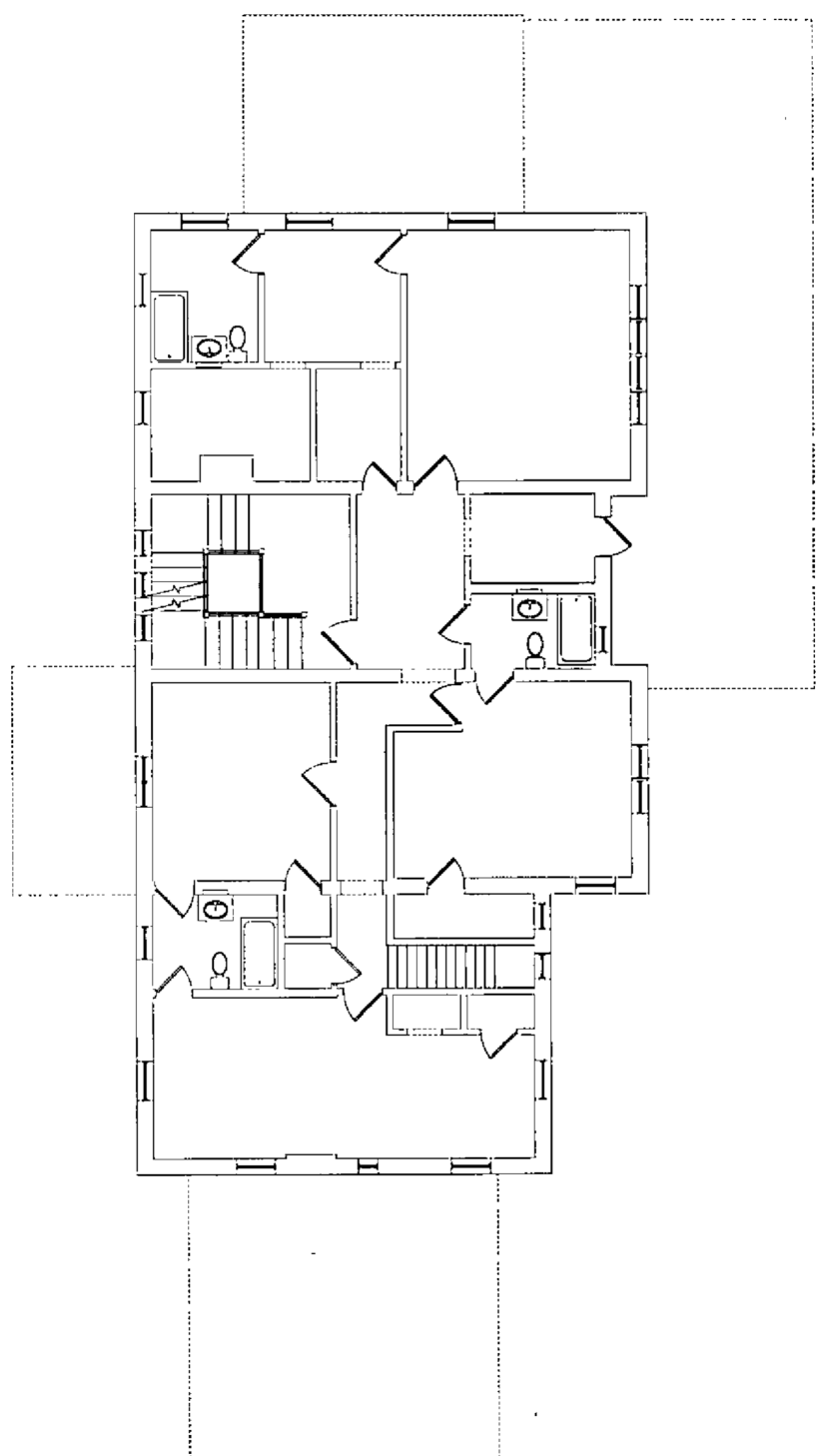


A1 FIRST FLOOR PLAN

1/8" = 1'-0"

0 1 2 3 4 5 6

7 8



A1.40

SHEET NUMBER

PROJECT NUMBER

DATE

BY

Heritage Place Mansion Remodel
Naperville, IL 60540

NO.	DESCRIPTION	DATE
1	1.00 - 1.00	10/01/00
2	2.00 - 2.00	10/01/00
3	3.00 - 3.00	10/01/00
4	4.00 - 4.00	10/01/00
5	5.00 - 5.00	10/01/00
6	6.00 - 6.00	10/01/00
7	7.00 - 7.00	10/01/00
8	8.00 - 8.00	10/01/00
9	9.00 - 9.00	10/01/00
10	10.00 - 10.00	10/01/00

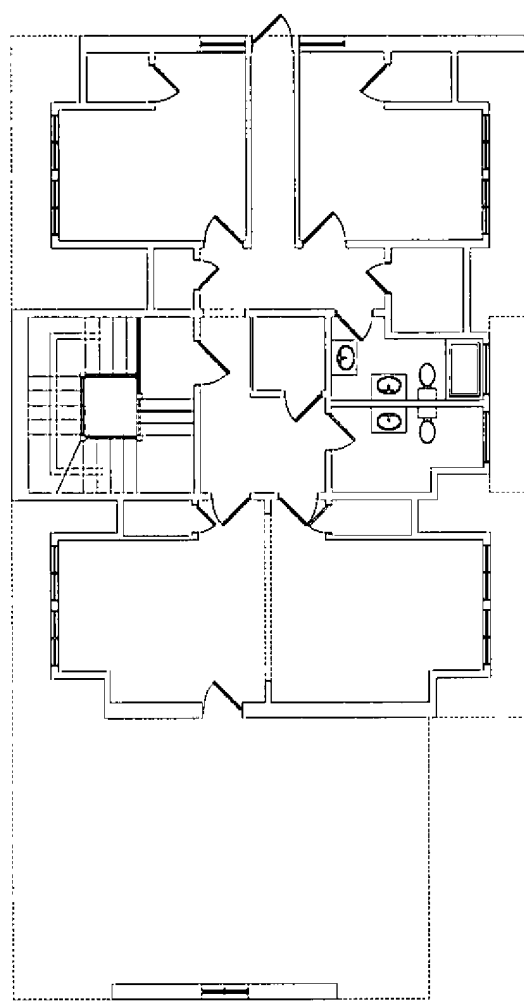
NOT FOR CONSTRUCTION

DJK
DESIGN
ARCHITECTS
11111 N. STATE ST.
SUITE 100
CHICAGO, IL 60647
TEL: (773) 334-1111
FAX: (773) 334-1112
WWW.DJKARCH.COM

Crutcher Architects, Inc.
14100 S. Route 20, Suite 201
Naperville, Illinois 60564
P: (630) 334-1111 F: (630) 334-1112
FAX: (630) 334-1112
www.crutcherarchitects.com



A1 LIVING FLOOR PLAN
1/4" = 1'-0"



NOT FOR CONSTRUCTION
5

DATE	DESCRIPTION
10-10-2001	1. INITIAL PLAN & CONCEPT
10-10-2001	2. REVISED PLAN & CONCEPT
10-10-2001	3. REVISED PLAN & CONCEPT
10-10-2001	4. REVISED PLAN & CONCEPT
10-10-2001	5. REVISED PLAN & CONCEPT

ATTIC FLOOR PLAN
Heritage Place Mansion Remodel
Naperville, IL 60540

DRAWN BY
JAC
CHECKED BY
MHR
PROJECT NUMBER
20040758
SHEET NUMBER

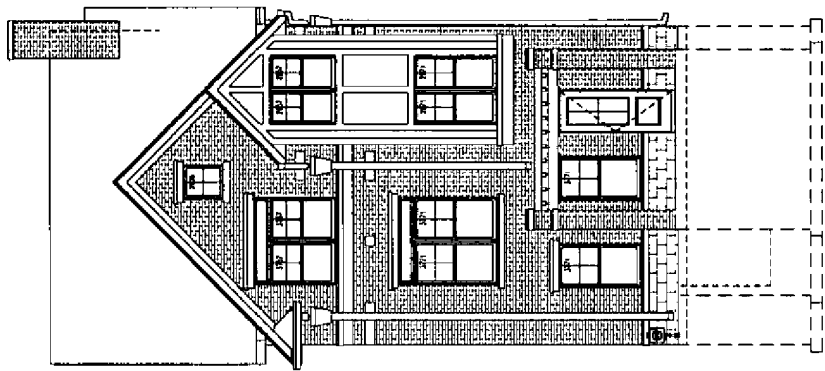
A1.50
DR 2 SHEETS
© 2004 by Jackson Architects, Inc.

CRISTONE ARCHITECTS, INC.
16150 S. RAYLE RD. SUITE 201
NAPERVILLE, ILLINOIS 60540
P 630.329.1800 F 630.329.1802
WWW.CRISTONEARCHITECTS.COM
PROFESSIONAL DESIGN FIRM # 004-00007

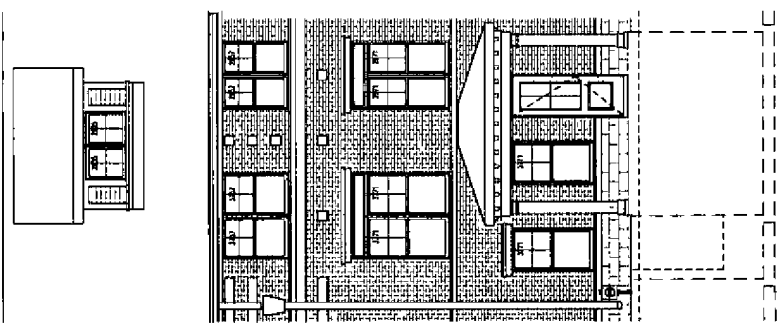
STATUS: 8
DJK
LIVING FLOOR PLAN
CITYPLAN NUMBER

MODEL OF DRAWINGS	
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4-11	5-11
4-12	5-12
4-13	5-13
4-14	5-14
4-15	5-15
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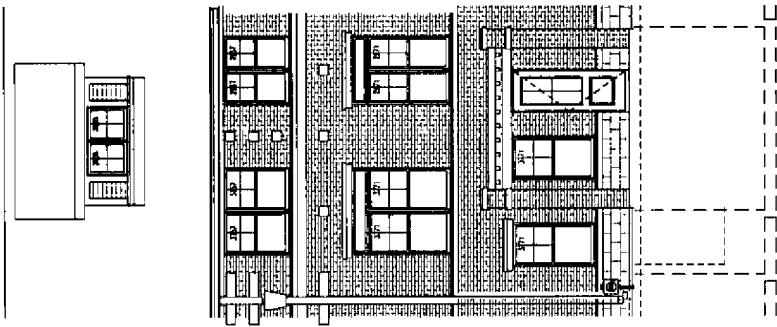




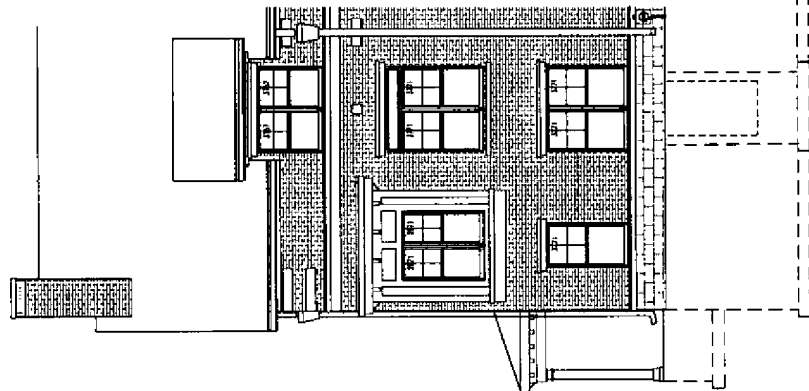
A FRONT ELEVATION - A
11000 L. Highway



B FRONT ELEVATION - B
11000 L. Highway



C FRONT ELEVATION - C
11000 L. Highway



D FRONT ELEVATION - D
11000 L. Highway



J FRONT ELEVATION - J

K FRONT ELEVATION - K

FRONT ELEVATION - L

FRONT ELEVATION -

OF 14 SHEETS
A1:13
SHEET NUMBER

PROJECT NUMBER
2004025A

DESIGNED BY
CHECKED BY
DATE

EXTERIOR FRONT ELEVATIONS - TYPE NO.
Hartford Place
Newport, R.I.
in Partnership with DJK Cadmus Homes

DATE: 05-14-2009
DESIGNED BY: J. J. BROWN
CHECKED BY: J. J. BROWN
DATE: 05-14-2009
PROJECT NO: 2004025A
SHEET NO: 13

SCALE: 1/8" = 1'-0"

DESIGNED BY: J. J. BROWN
CHECKED BY: J. J. BROWN
DATE: 05-14-2009
PROJECT NO: 2004025A
SHEET NO: 13

ARCHITECT
Cadmus Associates, Inc.
1400 E. Main St., Suite 201
Providence, Rhode Island 02904
P: 401-845-1900 F: 401-845-1901
www.cadmusassociates.com
Professional Stamp from a Licensed Architect

N FRONT ELEVATION - N
1/8" = 1'-0"

O FRONT ELEVATION - O
1/8" = 1'-0"



Architect Crabtree Architects, Inc. 10000 Crabtree Drive, Suite 200 Charlotte, NC 28226 Phone: 704.484.1000 Fax: 704.484.1001 Website: www.crabtreearchitects.com	Project Name Heritage Place 11111 Highway 44 Charlotte, NC 28226	Project Number 2004023A	Sheet Number A2.11	Drawn By J. H. H.
				Checked By J. H. H.
Notes 1. SEE SHEET A2.10 FOR GENERAL NOTES. 2. SEE SHEET A2.12 FOR FINISHES. 3. SEE SHEET A2.13 FOR DETAILS. 4. SEE SHEET A2.14 FOR ELEVATIONS.				



Architect
Carlson Architects, Inc.
 10000 University Drive, Suite 100
 Dallas, Texas 75225
 Tel: 214.343.1234
 Fax: 214.343.1235
 www.carlsonarchitects.com

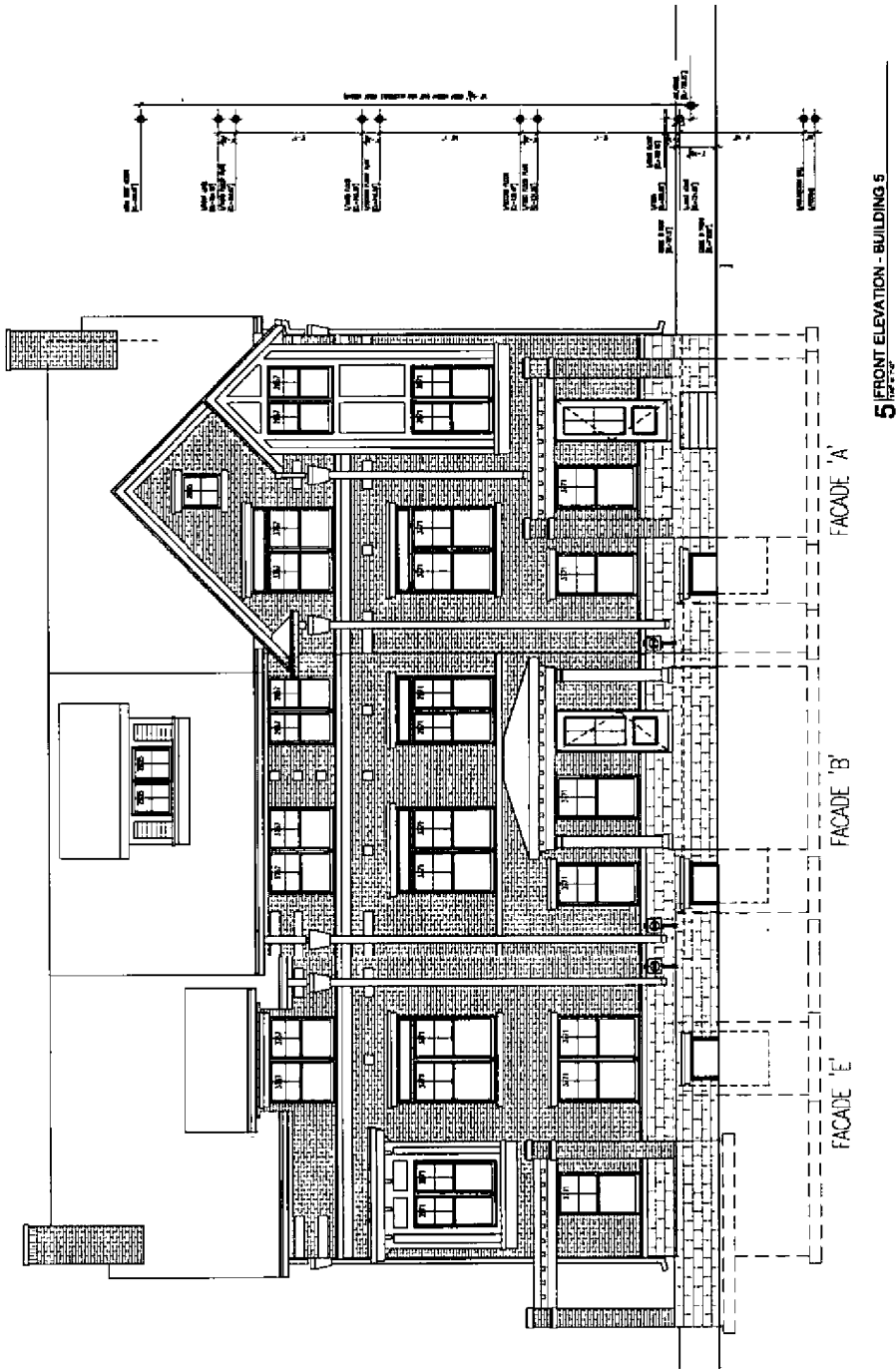
Engineer
DJR D.J.R.
 10000 University Drive, Suite 100
 Dallas, Texas 75225
 Tel: 214.343.1234
 Fax: 214.343.1235
 www.djr-engineers.com

Contractor
BLAKE
 10000 University Drive, Suite 100
 Dallas, Texas 75225
 Tel: 214.343.1234
 Fax: 214.343.1235
 www.blake-construction.com

General Notes
 1. SEE ALL NOTES ON ALL SHEETS.
 2. SEE ALL NOTES ON ALL SHEETS.
 3. SEE ALL NOTES ON ALL SHEETS.
 4. SEE ALL NOTES ON ALL SHEETS.
 5. SEE ALL NOTES ON ALL SHEETS.

Project Information
Heritage Place
 10000 University Drive, Suite 100
 Dallas, Texas 75225
 Tel: 214.343.1234
 Fax: 214.343.1235
 www.heritage-place.com

Sheet Information
PROJECT NUMBER
 2004073A
SHEET NUMBER
 A2.13
OF 10 SHEETS



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Heritage Place Hapwell & Hapwell LLC 11111 Highway 101, Suite 100 Herndon, VA 22061 Tel: 703.441.1111 Fax: 703.441.1112		SCHOOL BOARD/FRONT PLANTING LOT 7-24 11111 Highway 101, Suite 100 Herndon, VA 22061 Tel: 703.441.1111 Fax: 703.441.1112	
PROJECT NAME: 2004025A		SHEET NUMBER: A3.10	
DRAWN BY: CHECKED BY: DATE:		SCALE: 1" = 16'-0"	
PROJECT NUMBER: 2004025A		SHEET NUMBER: A3.10	



Heritage Park
 10000 N. 10th Ave. Suite 100
 Phoenix, AZ 85020
 Tel: 602.998.1234
 Fax: 602.998.1235
 www.heritagepark.com

Collaboration with D.J.K. Architects, Inc.
 10000 N. 10th Ave. Suite 100
 Phoenix, AZ 85020
 Tel: 602.998.1234
 Fax: 602.998.1235
 www.djkarchitects.com

Project Name: Heritage Park
Project Number: 2004025A
Sheet Number: A4.10
Scale: 1/4" = 1'-0"

Drawn by: J. Smith
Checked by: M. Jones
Date: 10/10/2004

Revised:
 10/10/2004
 10/10/2004
 10/10/2004



ARCHITECT CRADOCK ARCHITECTS, INC. 1400 L. ROAD SE, SUITE 201 ATLANTA, GA 30316 PHONE: 404.525.1234 FAX: 404.525.1235 WWW.CRADOCKARCHITECTS.COM	DATE 11/11/2014 BY J.A.	PROJECT 2004025A	SHEET NUMBER A4.11	OWNER HARTLEY PICO 1400 L. ROAD SE, SUITE 201 ATLANTA, GA 30316 PHONE: 404.525.1234 FAX: 404.525.1235 WWW.CRADOCKARCHITECTS.COM
				DESIGNED BY J.A.



CRACKING AIRTECHS, INC. ARCHITECTS 1400 S. 10th St., Suite 200 Phoenix, Arizona 85004 P: 602.495.1000 F: 602.495.1001 www.crackingairtechs.com	DJK DESIGNER 1400 S. 10th St., Suite 200 Phoenix, Arizona 85004 P: 602.495.1000 F: 602.495.1001 www.crackingairtechs.com	DJK DESIGNER 1400 S. 10th St., Suite 200 Phoenix, Arizona 85004 P: 602.495.1000 F: 602.495.1001 www.crackingairtechs.com	DATE: 08-01-2018 BY: J. CRACKING CHECKED BY: J. CRACKING SCALE: 1/8" = 1'-0" SHEET NO. 10 OF 12	Heritage Place 1000 S. 10th St., Suite 200 Phoenix, Arizona 85004 P: 602.495.1000 F: 602.495.1001 www.crackingairtechs.com	CRACKING AIRTECHS, INC. ARCHITECTS 1400 S. 10th St., Suite 200 Phoenix, Arizona 85004 P: 602.495.1000 F: 602.495.1001 www.crackingairtechs.com	DRAWN BY: J. CRACKING CHECKED BY: J. CRACKING DATE: 08-01-2018	PROJECT NUMBER: 2004073A	SHEET NUMBER: A4.13	OF 12 SHEETS
						PROJECT NAME: 10 FRONT ELEVATION - BUILDING 10			



ARCHITECT
CRABTREE ARCHITECTS, INC.
 1000 L. BROAD ST., SUITE 201
 FARMINGTON, CT 06030
 PHONE: 860.639.8844
 FAX: 860.639.8847
 WWW.CRABTREEARCHITECTS.COM
 PROFESSIONAL COMPANY # 104488877

DESIGNER
DJK DJK
 117 DRAKE AVENUE
 SUITE 101
 FARMINGTON, CT 06030
 PHONE: 860.639.8844
 FAX: 860.639.8847
 WWW.DJKARCHITECTS.COM
 PROFESSIONAL COMPANY # 104488877

DATE
 08-10-2010
BY
 DJK
CHECKED BY
 DJK
DATE
 08-10-2010

PROJECT
 11 FRONT ELEVATION - BUILDING 11
 117 DRAKE AVENUE
 FARMINGTON, CT 06030
 117 DRAKE AVENUE
 FARMINGTON, CT 06030

PROJECT NAME
 11 FRONT ELEVATION - BUILDING 11
PROJECT NUMBER
 2004075A
SHEET NUMBER
 A5.10

DATE
 08-10-2010
BY
 DJK
CHECKED BY
 DJK
DATE
 08-10-2010

PROJECT NAME
 11 FRONT ELEVATION - BUILDING 11
PROJECT NUMBER
 2004075A
SHEET NUMBER
 A5.10



Architect
Crutcher Architects, Inc.
 1400 S. Main St., Suite 200, Boise, ID 83725
 P: 208.333.1887 F: 208.333.4887
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 www.djkarchitects.com

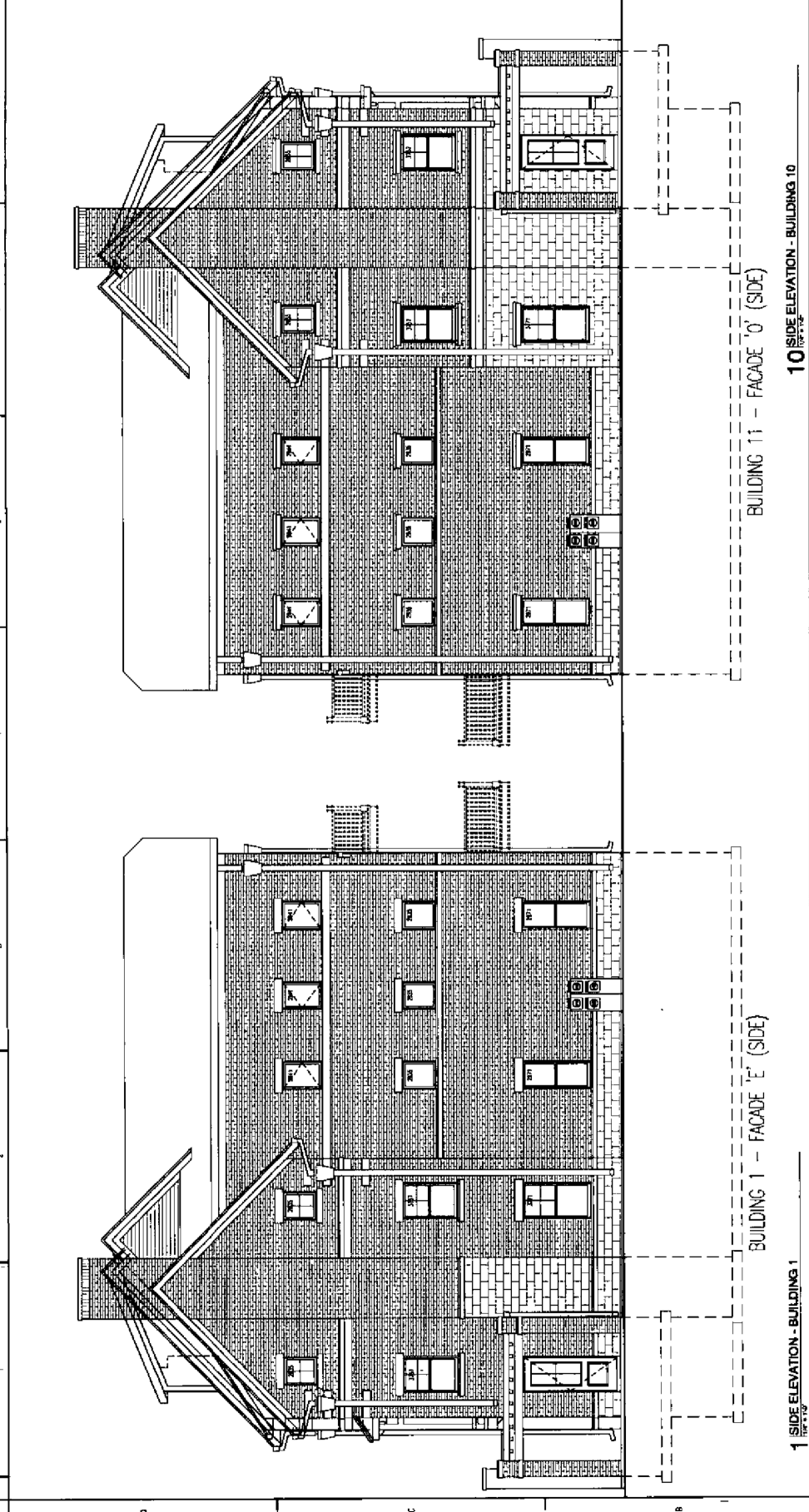
Architect
DJK DJK
 227 S. Main St., Suite 200, Boise, ID 83725
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Architect
Heritage Properties
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Architect
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 1400 S. Main St., Suite 200, Boise, ID 83725
 P: 208.333.1887 F: 208.333.4887
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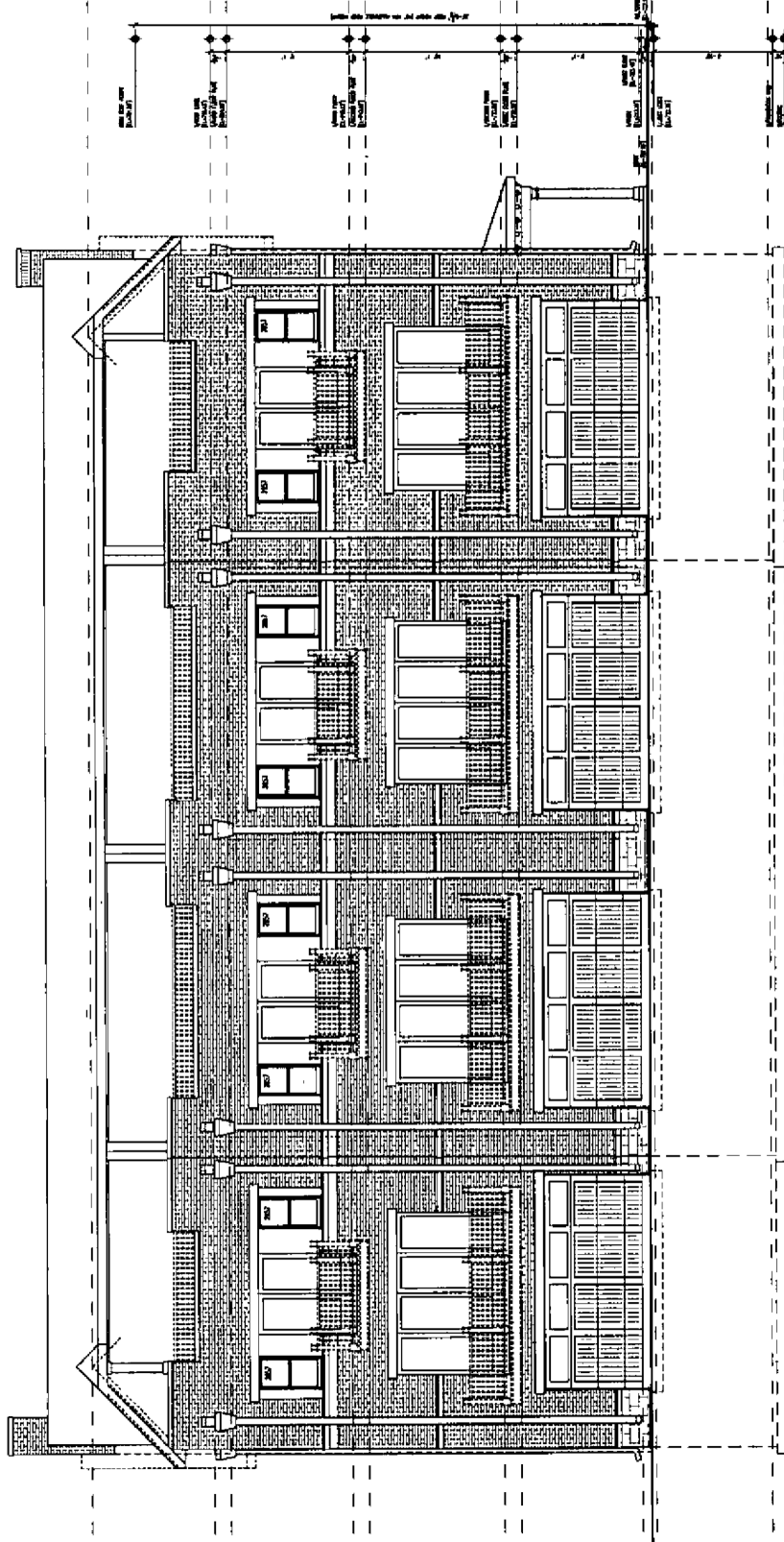
Architect
Heritage Properties
 1400 S. Main St., Suite 200, Boise, ID 83725
 P: 208.333.1887 F: 208.333.4887
 www.heritageproperties.com

Architect
Heritage Properties
 1400 S. Main St., Suite 200, Boise, ID 83725
 P: 208.333.1887 F: 208.333.4887
 www.heritageproperties.com



1 SIDE ELEVATION - BUILDING 1
 10 SIDE ELEVATION - BUILDING 10

Custom Architects Inc. 1400 E. 10th St. Suite 201 Fargo, ND 58103 Phone: (701) 785-1234 Fax: (701) 785-1235 Website: www.customarchitects.com	DJK CUSTOM DESIGN 1400 E. 10th St. Suite 201 Fargo, ND 58103 Phone: (701) 785-1234 Fax: (701) 785-1235 Website: www.customarchitects.com	DJK CUSTOM DESIGN 1400 E. 10th St. Suite 201 Fargo, ND 58103 Phone: (701) 785-1234 Fax: (701) 785-1235 Website: www.customarchitects.com	DATE: 08-12-2013 DRAWN BY: JMS CHECKED BY: JMS PROJECT NUMBER: 7004075A SHEET NUMBER: A10.30	Heritage Place - 4 Unit Building Heritage Place - 4 Unit Building In Partnership with DJK Custom Homes Herndon, VA	EXISTING 1. EXISTING 2. EXISTING 3. EXISTING 4. EXISTING 5. EXISTING 6. EXISTING 7. EXISTING 8. EXISTING 9. EXISTING 10. EXISTING 11. EXISTING 12. EXISTING 13. EXISTING 14. EXISTING 15. EXISTING 16. EXISTING 17. EXISTING 18. EXISTING 19. EXISTING 20. EXISTING 21. EXISTING 22. EXISTING 23. EXISTING 24. EXISTING 25. EXISTING 26. EXISTING 27. EXISTING 28. EXISTING 29. EXISTING 30. EXISTING 31. EXISTING 32. EXISTING 33. EXISTING 34. EXISTING 35. EXISTING 36. EXISTING 37. EXISTING 38. EXISTING 39. EXISTING 40. EXISTING 41. EXISTING 42. EXISTING 43. EXISTING 44. EXISTING 45. EXISTING 46. EXISTING 47. EXISTING 48. EXISTING 49. EXISTING 50. EXISTING 51. EXISTING 52. EXISTING 53. EXISTING 54. EXISTING 55. EXISTING 56. EXISTING 57. EXISTING 58. EXISTING 59. EXISTING 60. EXISTING 61. EXISTING 62. EXISTING 63. EXISTING 64. EXISTING 65. EXISTING 66. EXISTING 67. EXISTING 68. EXISTING 69. EXISTING 70. EXISTING 71. EXISTING 72. EXISTING 73. EXISTING 74. EXISTING 75. EXISTING 76. EXISTING 77. EXISTING 78. EXISTING 79. EXISTING 80. EXISTING 81. EXISTING 82. EXISTING 83. EXISTING 84. EXISTING 85. EXISTING 86. EXISTING 87. EXISTING 88. EXISTING 89. EXISTING 90. EXISTING 91. EXISTING 92. EXISTING 93. EXISTING 94. EXISTING 95. EXISTING 96. EXISTING 97. EXISTING 98. EXISTING 99. EXISTING 100. EXISTING
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4: REAR ELEVATION - BUILDING 4

BUILDING 5 - TYPICAL REAR



A7 FOUNDATION PLAN
1/4" = 1'-0"

A20:10

SHEET NUMBER

PROJECT NUMBER:
2004025A

DESIGNED BY
CHECKED BY
DATE

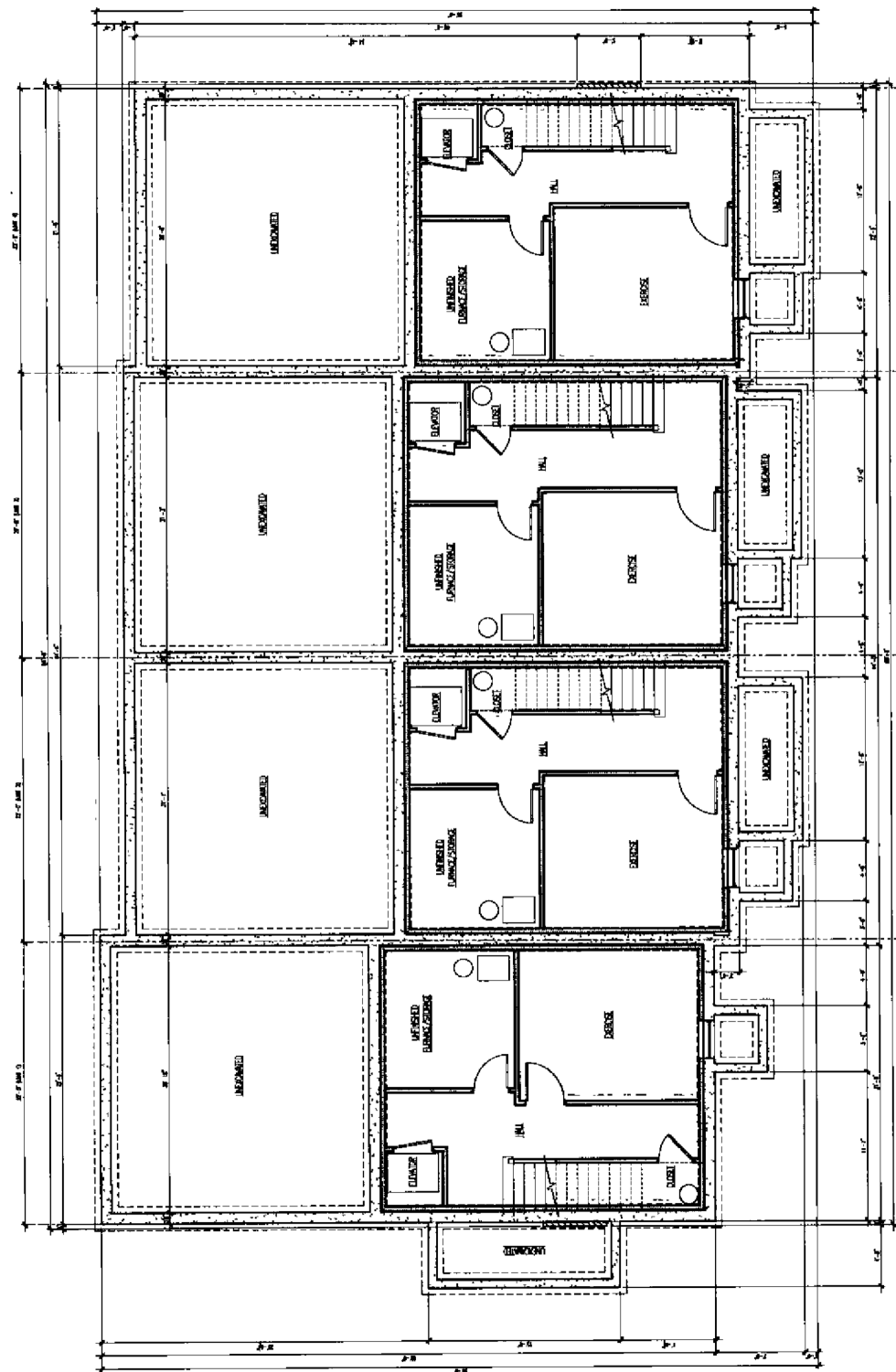
Heritage Place - 4 Unit Building
New York Capital LLC
New York, NY
In Partnership with DLR Custom Homes

DATE	BY	FOR
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER

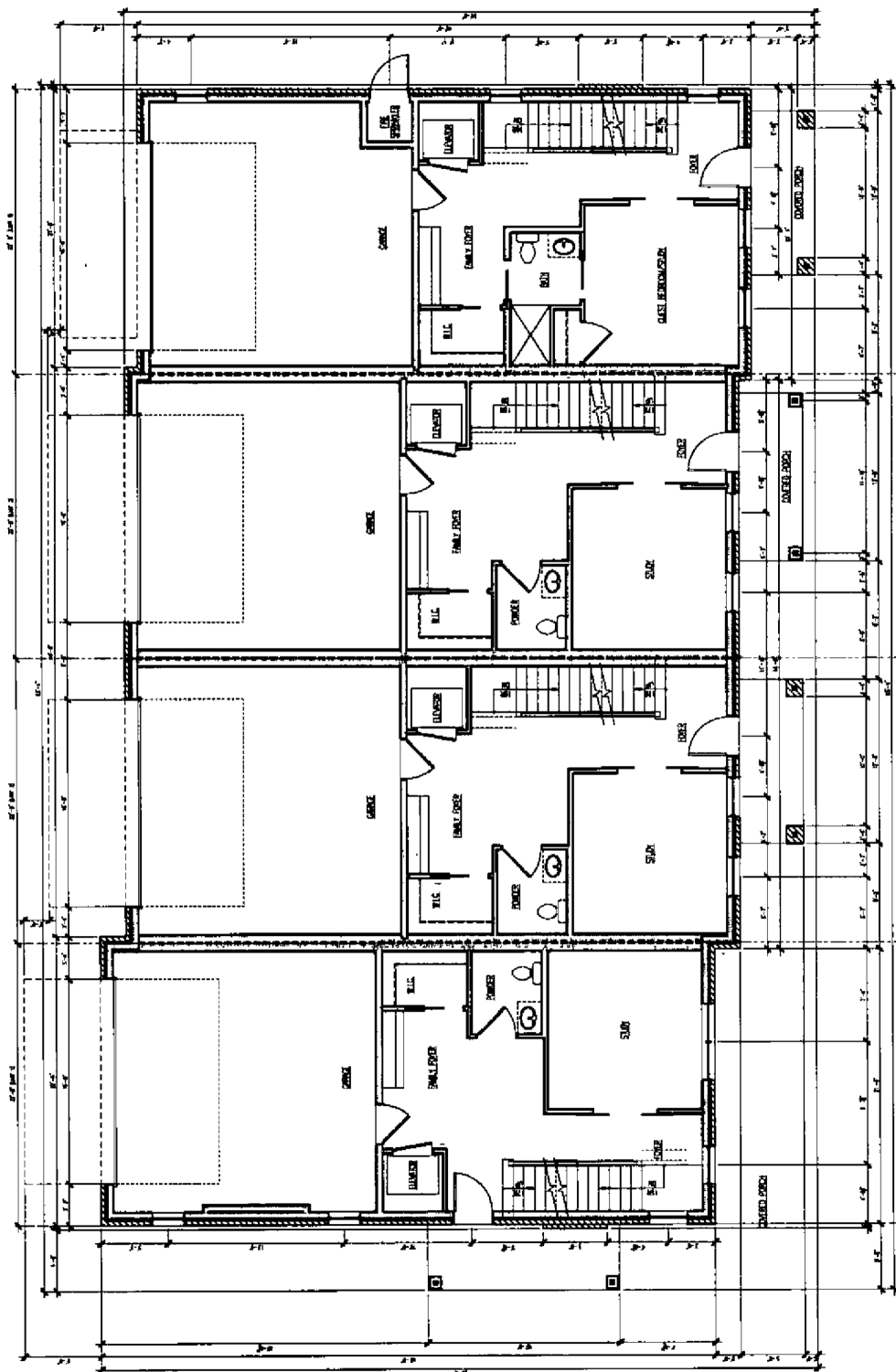
DATE	BY	FOR
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER

DATE	BY	FOR
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER
01-08-2004	W. J. BARNES	FOR CITY ENGINEER

Castle Architects Inc.
ARCHITECT
1000 A. ROAD, SUITE 201
P. 010-202-4007
F. 010-202-4007
www.CastleArchitects.com
Professional Stamp: 010-202-4007



A7 FIRST FLOOR PLAN



THESE PRICES ARE FROM OUR
TABLE OF 1994 PRICES FOR RENTALS IN THE COUNTRY

2004 PRICES FROM 1994
COUNTRY RENTALS AND 1994 PRICES

2004 PRICES FROM 1994
COUNTRY RENTALS AND 1994 PRICES

2004 PRICES FROM 1994
COUNTRY RENTALS AND 1994 PRICES

[illegible]

852 FLOOR PLAN (JUNE 21)
1000-1001-1002 COLLEGE AVE., U.S.C.
1003-1004-1005 JAMES ST.
1006-1007-1008 JAMES ST.
1009-1010-1011 JAMES ST.
1012-1013-1014 JAMES ST.
1015-1016-1017 JAMES ST.
1018-1019-1020 JAMES ST.
1021-1022-1023 JAMES ST.
1024-1025-1026 JAMES ST.
1027-1028-1029 JAMES ST.
1030-1031-1032 JAMES ST.
1033-1034-1035 JAMES ST.
1036-1037-1038 JAMES ST.
1039-1040-1041 JAMES ST.
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1072-1073-1074 JAMES ST.
1075-1076-1077 JAMES ST.
1078-1079-1080 JAMES ST.
1081-1082-1083 JAMES ST.
1084-1085-1086 JAMES ST.
1087-1088-1089 JAMES ST.
1090-1091-1092 JAMES ST.
1093-1094-1095 JAMES ST.
1096-1097-1098 JAMES ST.
1099-1100-1101 JAMES ST.
1102-1103-1104 JAMES ST.
1105-1106-1107 JAMES ST.
1108-1109-1110 JAMES ST.
1111-1112-1113 JAMES ST.
1114-1115-1116 JAMES ST.
1117-1118-1119 JAMES ST.
1120-1121-1122 JAMES ST.
1123-1124-1125 JAMES ST.
1126-1127-1128 JAMES ST.
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1192-1193-1194 JAMES ST.
1195-1196-1197 JAMES ST.
1198-1199-1200 JAMES ST.
1201-1202-1203 JAMES ST.
1204-1205-1206 JAMES ST.
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1210-1211-1212 JAMES ST.
1213-1214-1215 JAMES ST.
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1234-1235-1236 JAMES ST.
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100% FIBER PLAIN WHITE 11
 - 1/2" CRIMP WAVE 100
 100% FIBER PLAIN WHITE 11
 - 1/2" CRIMP WAVE 100
 100% FIBER PLAIN WHITE 11
 - 1/2" CRIMP WAVE 100

SECOND FLOOR PLAN
 Heritage Place - 4 Unit Building
 in Partnership with Dale Custom Homes
 Ryan Ward Capital, LLC
 Nashville, TN

DRAWN BY
 DATE
 CHECKED BY
 DATE

PROJECT NUMBER
 2004023A
 SHEET NUMBER
A20.30

OF 24 SHEETS

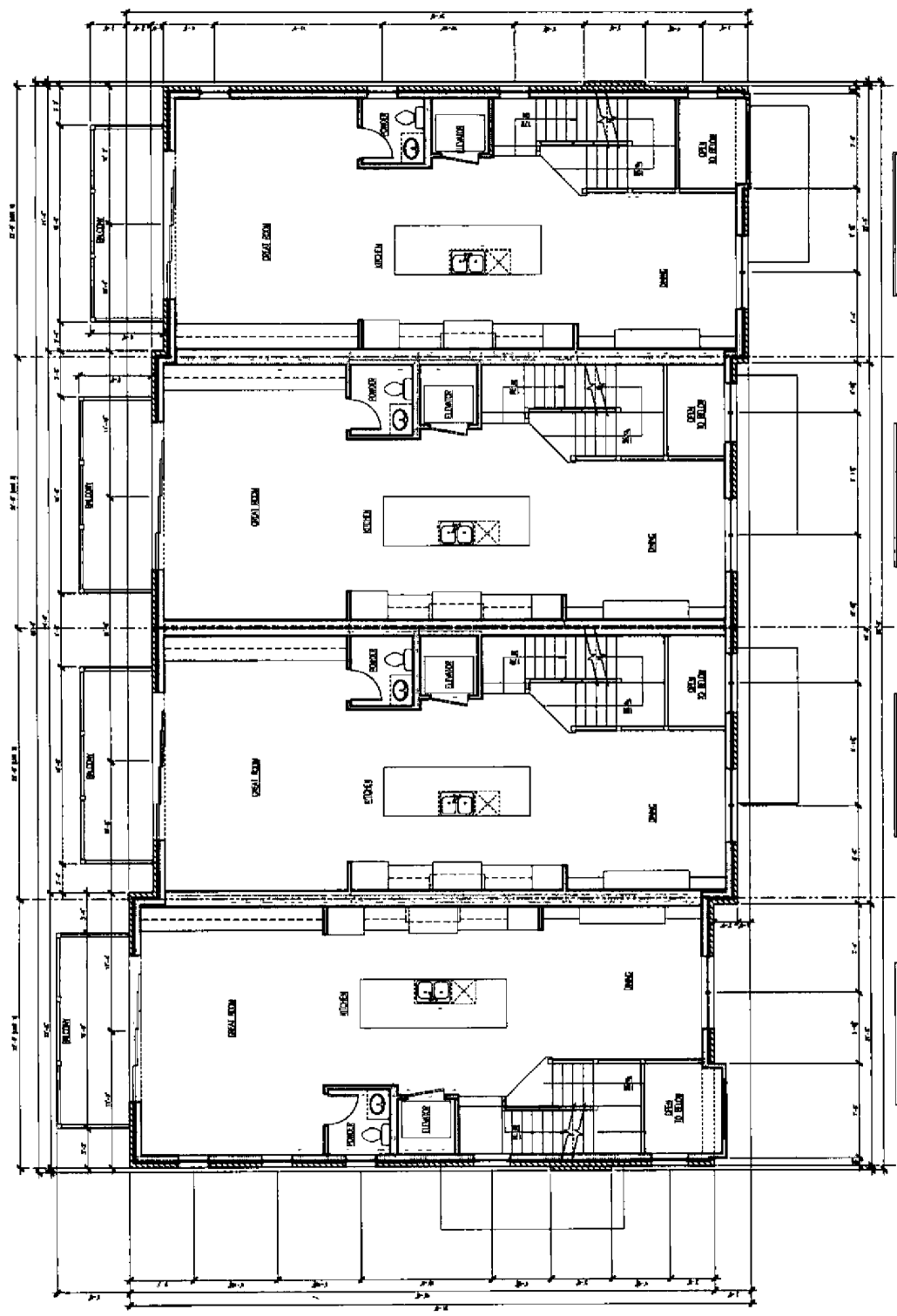
Architect
 Castle Architects, Inc.
 1000 17th Avenue South
 Nashville, TN 37203
 (615) 259-1000
 www.castlearchitects.com

Engineer
 P.E. J. D. Smith
 1000 17th Avenue South
 Nashville, TN 37203
 (615) 259-1000
 www.castlearchitects.com

Contractor
 Dale Custom Homes
 1000 17th Avenue South
 Nashville, TN 37203
 (615) 259-1000
 www.dalecustomhomes.com



A7 SECOND FLOOR PLAN
 1/2" = 1'-0"



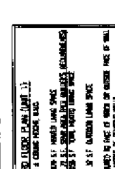
SECOND FLOOR PLAN (UNIT 1)
 1/2" = 1'-0" SCALE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ARE TO CENTER LINE OF WALL UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE TO CENTER LINE OF DOOR UNLESS NOTED OTHERWISE

SECOND FLOOR PLAN (UNIT 2)
 1/2" = 1'-0" SCALE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ARE TO CENTER LINE OF WALL UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE TO CENTER LINE OF DOOR UNLESS NOTED OTHERWISE

SECOND FLOOR PLAN (UNIT 3)
 1/2" = 1'-0" SCALE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ARE TO CENTER LINE OF WALL UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE TO CENTER LINE OF DOOR UNLESS NOTED OTHERWISE

SECOND FLOOR PLAN (UNIT 4)
 1/2" = 1'-0" SCALE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ARE TO CENTER LINE OF WALL UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE TO CENTER LINE OF DOOR UNLESS NOTED OTHERWISE

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ARE TO CENTER LINE OF WALL UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE TO CENTER LINE OF DOOR UNLESS NOTED OTHERWISE



7 THIRD FLOOR PLAN

7 THIRD FLOOR PLAN

A7 ROOF LEVEL PLAN

EXHIBIT D

OF 24 SHEETS

A20.50

SHEET NUMBER

PROJECT NUMBER

DATE OF SHEET

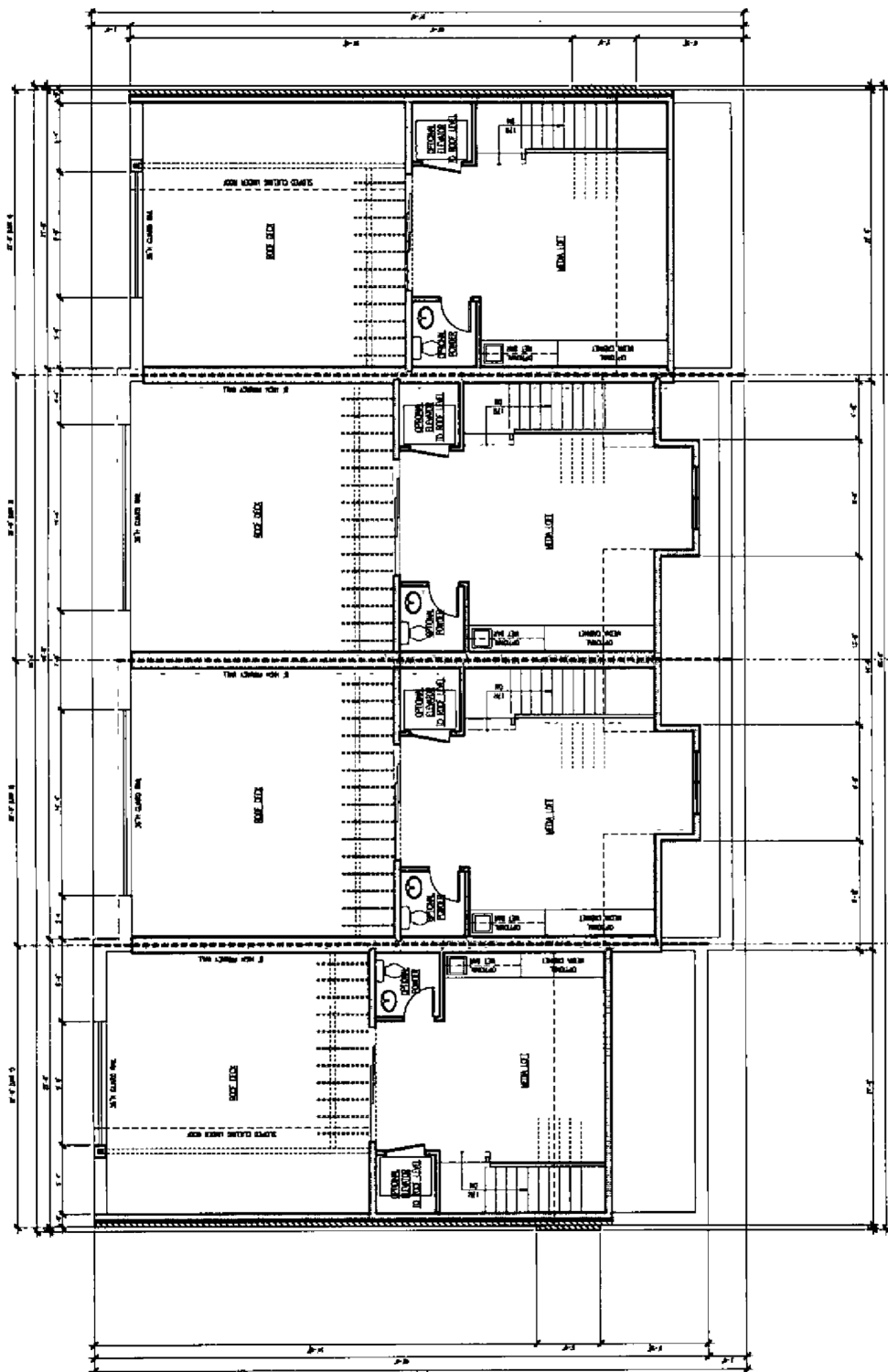
Heritage Place - 4 Unit Building
 in Partnership with D.J.K. Custom Homes
 Naperville, IL

DATE	BY	CHKD	APP'D
08-12-2007	W.C. LAMPERT		
08-12-2007	W.C. LAMPERT		
08-12-2007	W.C. LAMPERT		

DATE	BY	CHKD	APP'D
08-12-2007	W.C. LAMPERT		
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08-12-2007	W.C. LAMPERT		
08-12-2007	W.C. LAMPERT		
08-12-2007	W.C. LAMPERT		



SEE LEVEL PLAN UNIT 1A
 4-1/2" CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.

SEE LEVEL PLAN UNIT 1B
 4-1/2" CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.

SEE LEVEL PLAN UNIT 2A
 4-1/2" CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.

SEE LEVEL PLAN UNIT 2B
 4-1/2" CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
 1/2" DIA. CHASE, 1/2" DIA.
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