

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>*



Naperville

Meeting Agenda - Final

Thursday, February 26, 2026

7:00 PM

Special Meeting

Meeting Room C

Historic Preservation Commission

TO PROVIDE PUBLIC COMMENT DURING THE MEETING:

To address the Historic Preservation Commission in-person during the meeting, members of the public should sign up in-person at the meeting location on the day of the meeting. Signup is available for 30 minutes prior to the start of the meeting. Members of the public who did not sign up will be called on during the meeting by the Chairman.

TO SUBMIT WRITTEN COMMENTS OR A POSITION OF SUPPORT OR OPPOSE:

1. You may submit written comments to the Historic Preservation Commission to PLANNING@NAPERVILLE.IL.US in advance of the meeting.

- Comments will be received from the time the agenda is published until 24 hours before the meeting. Comments received during this timeframe will be transmitted to the Historic Preservation Commission and posted on the City website in the meeting details for the meeting.
- Comments received outside this time frame will not be transmitted or posted. Written comments will not be read aloud during the meeting.

PARTICIPATION GUIDELINES:

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

ALL VIEWPOINTS AND OPINIONS WELCOME:

All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission 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.

IF YOU SIGN UP TO SPEAK:

The Chairman will call your name at the appropriate time during the Historic Preservation Commission meeting. Once your name is called you may identify yourself for the public record. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are limited to three minutes and are called in the order they sign up.

PUBLIC ACCOMMODATION:

Any individual who may require accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

We appreciate your understanding as we implement a check-in process to improve security while maintaining a welcoming environment.

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

C. PUBLIC FORUM:**D. OLD BUSINESS:****E. CERTIFICATE OF APPROPRIATENESS**[26-0244](#)

Consider the Certificate of Appropriateness (COA) for 143 N Wright St. - HPC-0009-2025

F. REPORTS[26-0245](#)

Approve the Historic Preservation Commission meeting minutes of December 4, 2025

G. NEW BUSINESS:**H. ADJOURNMENT:**

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Community Services Department at least 48 hours in advance of the scheduled meeting. The Community Services Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-305-5300 or via e-mail at napervilleclerks@naperville.il.us. Every effort will be made to allow for meeting participation.



File #: 26-0244, **Version:** 1

Meeting Date: 2/26/2026

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) for 143 N Wright St. - HPC-0009-2025

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 7,500 square foot parcel generally located on the west side of N Wright St. between School St. and Franklin Ave., with a common street address of 143 N Wright Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a 2.5-story American Foursquare style residence, constructed in 1920 and a detached garage. The Historic Building Design and Resource Manual (HBDRM) provides the typical attributes of an American Foursquare style residence on page 28 of the manual. The principal structure is listed as “contributing” to the Local Historic District and in “good” condition in the 2008 Architectural and Historical Survey (attached); this survey also includes details regarding prior alterations and significant features of the structure.

Prior COA Approvals

- None

DISCUSSION:

The applicant and property owners, Mustafa and Yaquta Patni, seek HPC approval of a Certificate of Appropriateness (COA) to allow for a two-story addition to the secondary north facing façade and a dormer addition to the secondary south facing façade, both of which are visible from N Wright Street, a new front porch, and new front door and window openings on the 1st floor. In addition, the petitioner is proposing minor work to the roof, exterior materials, and windows; while these improvements do not require HPC approval, additional information is provided below under “Minor Work” for informational purposes.

Work Requiring COA Approval

Addition:

- The proposed addition is set back approximately 38 feet 10 inches from the front wall of the home and projects approximately 3 feet 10 inches from the north exterior wall.

- The proposed addition will comply with all R2 setbacks.
- The architectural features of the addition will match the existing principal structure, including an asphalt shingle roof, brick veneer, and painted cedar fascia, soffit and frieze.
- The windows on the addition are 2/1 aluminum clad wood with the sill and details to match the existing windows.
- Pages 62-63 of the HBDRM provide guidance regarding additions and generally note that the placement of additions should have minimal impact on the building's overall character and be designed in the same architectural style and proportions of the overall building.

Front Porch:

- The proposed front porch is centered on the primary façade and features a metal low sloped hipped roof, brick piers and porch base and a steel handrail over a concrete staircase.
- Pages 52-55 provide guidance regarding porches and porch components and generally note that a new porch should use acceptable materials, match the new porch components to the original, and be appropriate to the style and period of the home in overall design and scale.

Dormer:

- The dormer is proposed on the secondary south façade with asphalt shingles and painted cedar siding.
- Page 47 of the HBDRM provides guidance on dormers and notes that a new dormer and dormer roof should be consistent with the style and materials of the home on the secondary or rear façades. Dormers should not distract from the style of the home.

Window:

- A new window opening is proposed on the 1st floor following the removal and replacement of the existing window and front door.
- The proposed window opening is larger than the original opening, although the aluminum clad wood material and 4/1 grid configuration match the existing window.
- Pages 38-39 of the HBDRM provide guidance regarding windows noting that new or replacement windows should use wood or aluminum clad wood materials and match the original in size, proportion, type, and design and new window openings should not be added to a primary façade.
- The 2008 Architectural and Historic Survey lists the historic 4/1 and 1-light wood windows as significant features of the home.

Front Door:

- Remove and replace the existing door with a new wood door with one panel on the lower portion and a 3/3 grid configuration on the upper portion.
- The proposed door is a change in style from the existing 4 panel door with a fanlight in the upper portion.
- Pages 42 and 43 of the HBDRM provide guidance regarding doors noting that new doors openings are discouraged, and replacement doors should fit the original door opening, use acceptable materials, and be appropriate for the style and period of the home.

Additional Minor Work Proposed

- In-kind roof replacement on the principal structure with asphalt shingles.
- In-kind replacement of the windows with aluminum clad wood windows.

Factors for Consideration of a Certificate of Appropriateness Application: Review of COA applications are conducted based on the compatibility with the Factors for Consideration of a

Certificate of Appropriateness Application (Section 6-11-8:5; Certificate of Appropriateness Required).
The owner has detailed their justification of the factors considered which is included in the
attachments for review by the HPC.



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:	143 N Wright Street, Naperville, IL 60540
Applicant Name(s):	Mustafa & Yaquta Patni
Address/Zip:	143 N Wright Street, Naperville, IL 60540
Telephone – Day/Evening:	██████████
Fax (optional):	
Email:	██████████
Property Owner Name(s):	Mustafa & Yaquta Patni
Address/Zip:	143 N Wright Street, Naperville, IL 60540
Telephone – Day/Evening	██████████

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:
<input checked="" type="checkbox"/>	Doors	New opening, a change in style or opening, or use of material that is not wood or original material
<input checked="" type="checkbox"/>	Windows	New opening, a change in style or opening, or use of material other than wood or aluminum clad wood
<input checked="" type="checkbox"/>	Roofs	A change in height or pitch; or use of material other than asphalt or original material.
<input checked="" type="checkbox"/>	Exterior Building Materials	A change in reveal or profile; or use of material other than wood, fiber cement board or original material.
<input checked="" type="checkbox"/>	Porches	New enclosure, a change in size or style, or use of material that is not one of the following: <ol style="list-style-type: none"> 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.
<input type="checkbox"/>	Shutters and Awnings	A change in size, style or new addition
<input type="checkbox"/>	New Principal Structure	The primary façade of the new structure
<input checked="" type="checkbox"/>	Additions	The primary façade of the addition
<input checked="" type="checkbox"/>	Modifications to the Primary Façade	Any modifications that will change the appearance of the original Improvement.
<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	Driveways	New or relocated street access that is more than five feet (5') from the existing street access.

<input type="checkbox"/>	Fences	Along the street: fences constructed of materials other than wood or iron open picket
<input type="checkbox"/>	Attached Garage	New attached garages
<input type="checkbox"/>	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.

The 'post-1943' (non-original) shed roof covered front porch with brick piers and base over basement will be removed.

The Prairie Style front door (non-original) will be removed.

All windows to be removed and replaced in-kind - see 4B

A new opening will be made to accommodate the proposed centered door.

A new opening will be made to accommodate a single window becoming a paired window.

- 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.).

Improvement to better align with a Colonial Revival (see original south side trabeated door surround) Foursquare.

Attic dormer aluminum siding removed and replaced with 4" painted cedar lap siding.

Attic dormer window changed to 4-lite wood aluminum-clad.

Full-width brick-clad (columns and knee walls) open covered porch with centered entry and low slope metal hip roof with metal handrails over concrete steps.

Windows replaced in-kind with wood / aluminum clad.

First floor single window changed to paired to align with three other paired windows.

Door style changed to Colonial Revival style and moved to center.

Addition with materials and details to match original house placed in rear yard, 68'-4 3/4" from sidewalk.

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

First floor single window changed to paired to align with three other paired windows.

Off-center front door moved to center with proposed door style to align with existing house style.

Open covered porch with low slope hipped roof will span the full width of house.

Attic dormer will be added to south side of roof beyond, but visible from street.

Two story addition will be added to the rear, 68'-4 3/4" from sidewalk.

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 all 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. Please see Exhibit F for an example of a complete building elevation submittal. If the property is located on a corner lot and the proposed modifications can be seen from both the corner and front sides of the property line, elevations of the corner and front should be provided. The elevations should include:
 - i. A key that specifies the location of the façade and details of the proposed building materials and styles. All new materials must be clearly labeled on the elevations. Please note if the material is in-kind or aligns with the style of the residence. If the material is not in-kind or in the style of the residence, please explain why the material was chosen.
 - ii. On a separate sheet, please provide a written description of how each change to the façade complies with the existing structure's architectural style. If the change is not consistent with the architectural style, please explain why. This can be included on a separate sheet or on the elevations. Clarify whether the style can be found elsewhere existing on the structure or why the new style should be approved. For example, if the beams of the proposed new front porch are tapered at the top, please explain why this style was chosen and, if applicable, reference the Historic Building Design and Resource Manual.
 - iii. We recommend adding weight to the lines, showing the proposed changes in a thick weight and the existing structure in the standard weight.
 - iv. 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 G](#). 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/cdq-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 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:

~~The improvement will be compatible with the Historic District due to a new full-width single story open porch with a low slope hip roof as recommended in the Historic Building Design & Resource Manual.~~

~~Part of the improvement will be an addition placed in the rear yard (as recommended in the Historic Building Design & Resource Manual) 68'-4 3/4" from sidewalk.~~

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:

~~Improvement to better align with the original Colonial Revival style with centered front door with side-lites and transom designed in a similar style as the original side door and surround.~~

~~The improvement will enhance the architectural style due to a new full-width single story open porch with a low hip roof a typical Foursquare feature found throughout the Historic District.~~

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. HPC-0009-2026

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 sheet

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):

NA

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: (next page)

The improvement will be compatible with the Historic District due to a new full-width single story open porch with a low slope hip roof as recommended in the Historic Building Design & Resource Manual.

Part of the improvement will be an addition placed in the rear yard (as recommended in the Historic Building Design & Resource Manual) 68'-4 3/4" from sidewalk.

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).

NA

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: Mustafa Patni Date: Jan 27, 2026

Signature of Owner (if different): _____ Date: _____

response to COA 5.2

The HDBRM discourages altering an original porch. The porch is not original as stated in the 2008 survey. The porch is being removed. The HDBRM accepts new porches that are appropriate to the style and period of the home in overall design and scale. A new full width single-story porch with low slope hip roof is being constructed as stated on page 28 of the HDBRM.

The HDBRM discourages adding new non-original window openings to primary facades. A new window opening will be added next to an original single window opening to create a paired window to match the other three paired windows on the primary façade.

The HDBRM discourages adding new non-original door openings to primary facades. The existing door opening will be moved to the center of the façade with a new door that will reflect the original style of the home. The move will allow for a centered hallway inside the house with closable rooms on either side.

The HDBRM accepts replacing original windows with new aluminum clad windows that match the originals in size, proportion, type and design. All windows on the primary façade will be replaced in-kind.

The HDBRM accepts constructing a new dormer that is consistent in style and materials of the home on a secondary façade of the home. A new dormer will be constructed on the south façade of the home consistent in style and materials of the home.

The HDBRM accepts removal of a chimney that is not a significant feature of the home. The non-significant chimney will be removed.

The HDBRM encourages room additions to be on the rear of the home and to respect the original style, massing, materials and profiles. The room addition will follow what is encouraged in the HDBRM.

Response to COA 5.4

The discouraged changes do not provide any energy conservation benefit other than a covered porch to sit outside and be less reliant on air-conditioning.

Response to COA 5.6

Full width porches are listed in the HDBRM as a typical attribute of the American Foursquare. Although moving door and windows openings is discouraged in the HDBRM, centering an acceptable door (illustration D.15), paired windows (photo C.14) and covered porch on this Colonial Revival (original trabeated south door surround) example will align with the original style.

143 N. Wright Street response to COA 5.3

Using brick veneer over wood framing is the original construction method for brick homes in the Historic District. The word veneer means it's not supportive but is still as thick as a normal brick.

Economic reasonableness is the reason why the first floor plan was designed to have a centered front door and entry hall dividing two closable rooms to its left and right...a home office and primary bedroom, modern necessities as compared to 1920 when the house was built.

In addition to the centered front door, a single first floor window opening will be enlarged to become a paired window balancing the façade while supplying natural light to the home office.

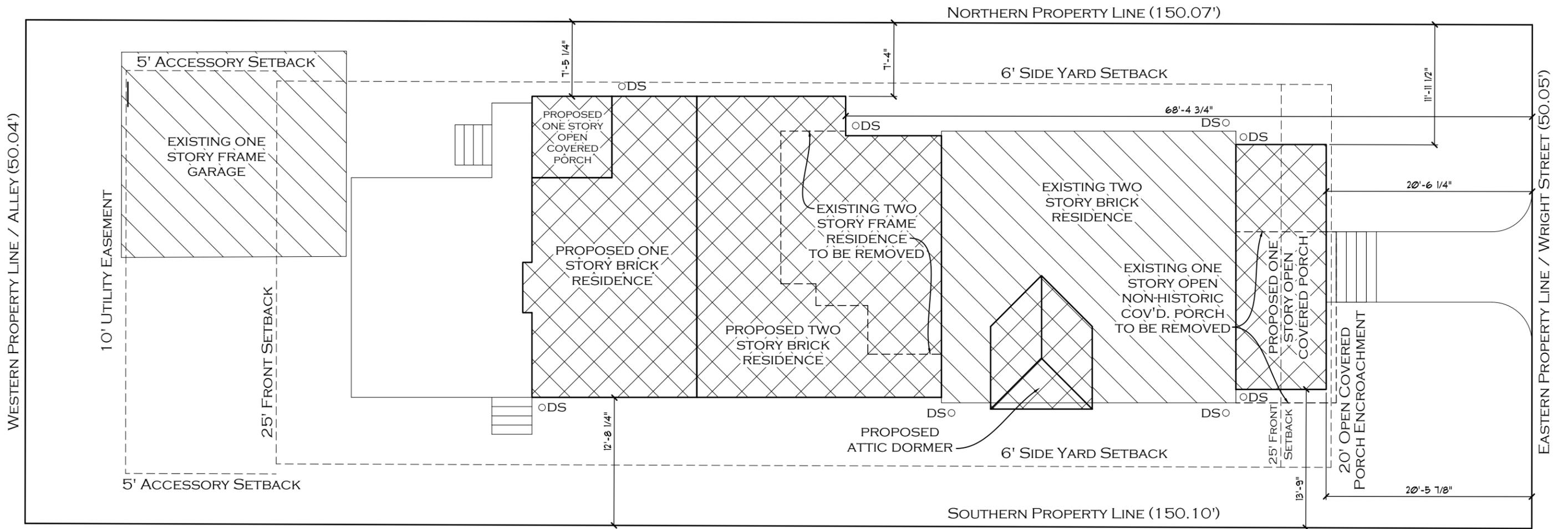
The existing and original south side trabeated door surround (as noted in the 2008 survey) was our cue that the original design direction for the house was Colonial Revival.

The HBDRM states that the American Foursquare building type borrowed features from other popular styles including Colonial Revival, hence the existing and new front door.

The existing Prairie style door does contain stained glass window lites but doesn't align with the Colonial Revival Style.

The front door being centered also better aligns with the Colonial Revival styled version of an American Foursquare. There are many examples of Colonial Revival houses with centered doors in the Historic District.

Although a front porch is encouraged in the Historic District, the porch is not original (per the 2008 survey) and has design and construction flaws...a shed roof protruding past the front corner of the house and a basement under the open porch. The proposed porch will bring that element into alignment with what is recommended in the HBDRM...a low slope full width hipped roof porch.



Patni House

143 N. WRIGHT STREET - NAPERVILLE
 PROPOSED SITE PLAN

THOMAS J RYAN JR - ARCHITECT

4" EXPOSURE VINYL SIDING / TRIM OVER FRAMED DORMER

ASPHALT SHINGLES

ALUMINUM FASCIA, SOFFIT GUTTERS AND FRIEZE

FOUR OVER ONE DOUBLE HUNG WOOD WINDOWS WITH LIMESTONE SILL

BRICK VENEER

ASPHALT SHINGLES

ALUMINUM FASCIA, SOFFIT GUTTERS AND WRAPPED BEAM

BRICK PIERS

PRAIRIE STYLE FRONT DOOR

BRICK GUARDRAIL WITH LIMESTONE CAP

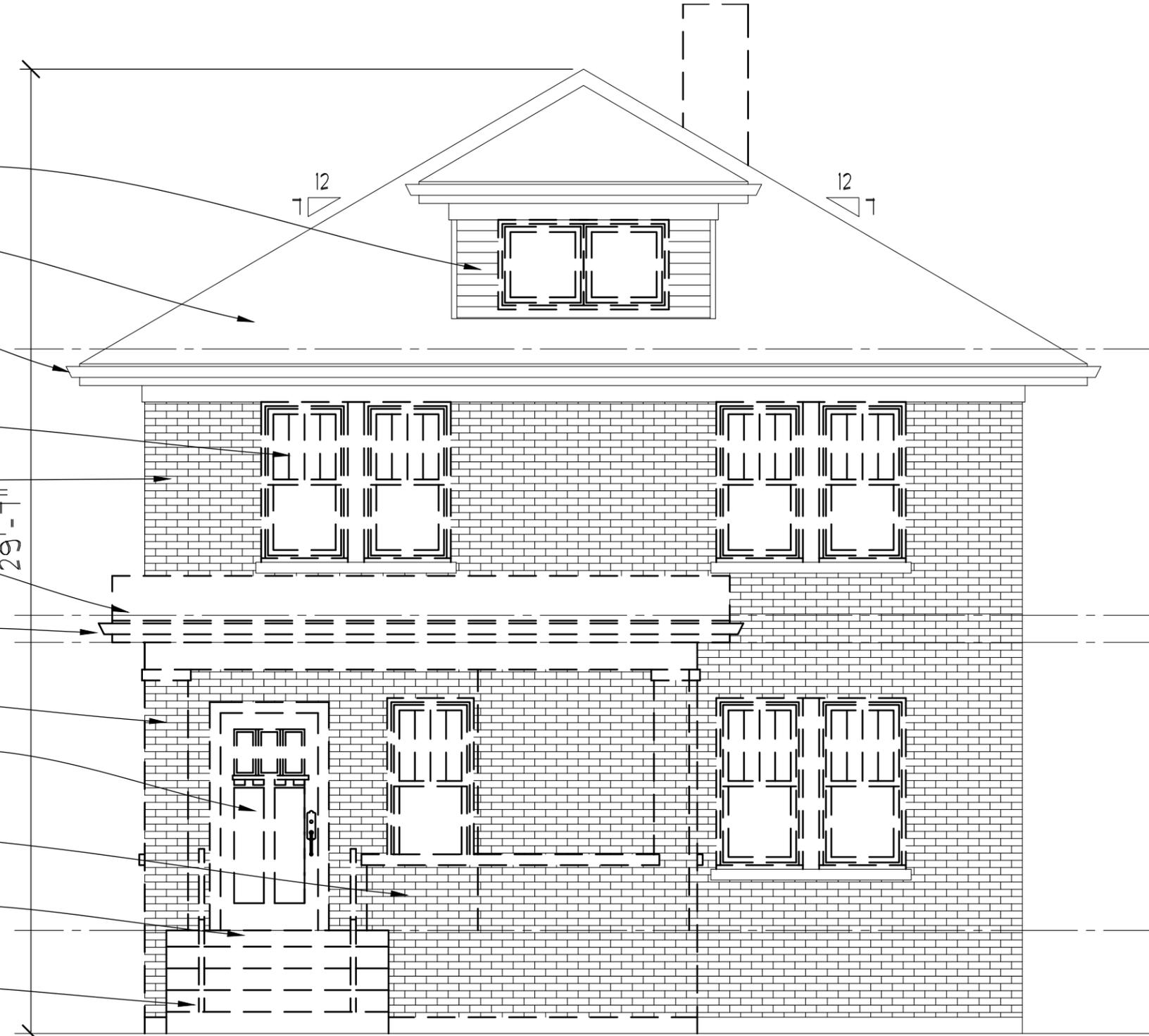
CONCRETE PORCH FLOOR

STEEL HANDRAIL ON CONCRETE STAIRCASE

29'-7"

12
7

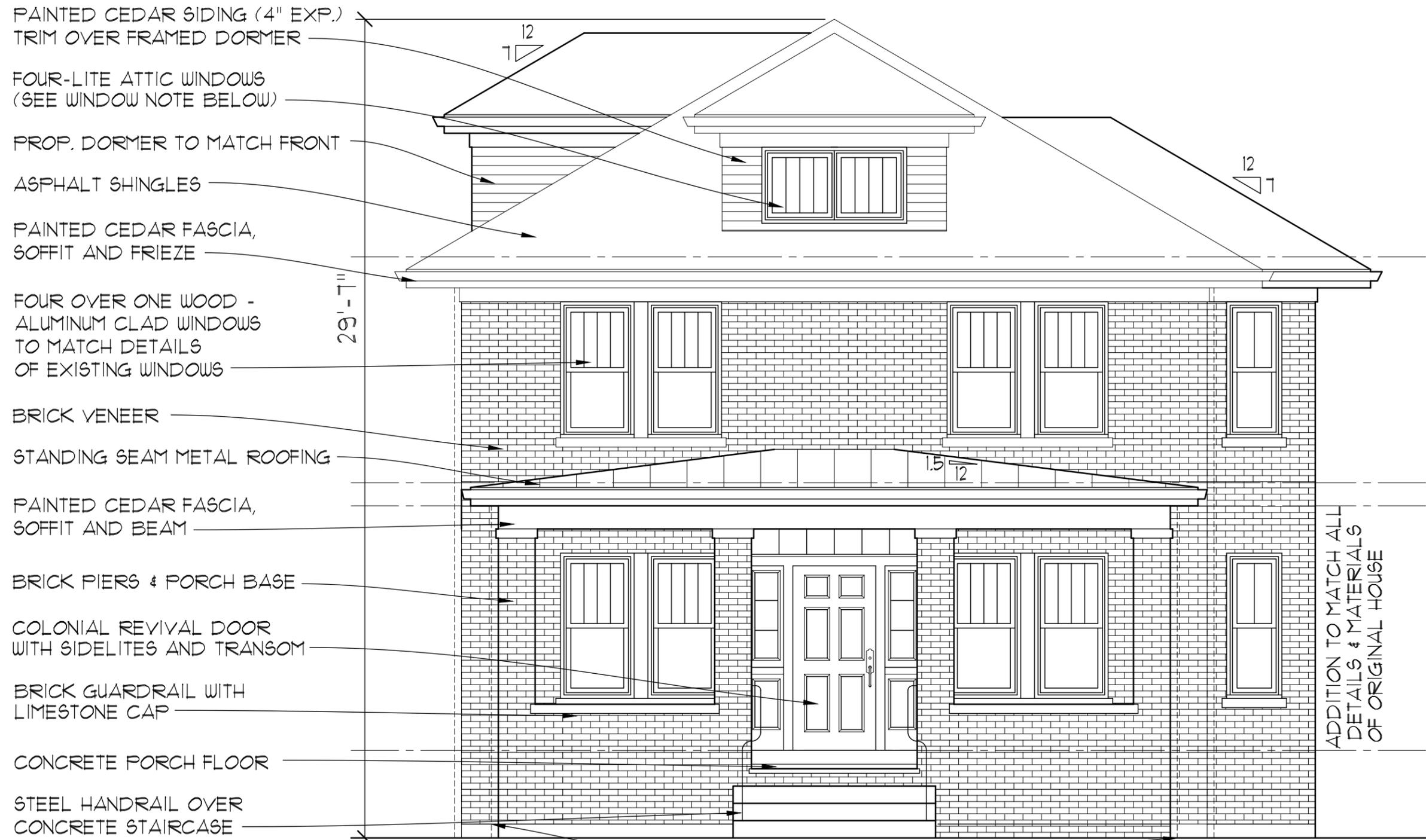
12
7



Patni House

143 N. WRIGHT STREET - NAPERVILLE
EXISTING / DEMOLITION (DASHED LINES) EASTERN ELEVATION

THOMAS J RYAN JR - ARCHITECT



- PAINTED CEDAR SIDING (4" EXP.) TRIM OVER FRAMED DORMER
- FOUR-LITE ATTIC WINDOWS (SEE WINDOW NOTE BELOW)
- PROP. DORMER TO MATCH FRONT
- ASPHALT SHINGLES
- PAINTED CEDAR FASCIA, SOFFIT AND FRIEZE
- FOUR OVER ONE WOOD - ALUMINUM CLAD WINDOWS TO MATCH DETAILS OF EXISTING WINDOWS
- BRICK VENEER
- STANDING SEAM METAL ROOFING
- PAINTED CEDAR FASCIA, SOFFIT AND BEAM
- BRICK PIERS & PORCH BASE
- COLONIAL REVIVAL DOOR WITH SIDELITES AND TRANSOM
- BRICK GUARDRAIL WITH LIMESTONE CAP
- CONCRETE PORCH FLOOR
- STEEL HANDRAIL OVER CONCRETE STAIRCASE

ADDITION TO MATCH ALL DETAILS & MATERIALS OF ORIGINAL HOUSE



Patni House

143 N. WRIGHT STREET - NAPERVILLE
PROPOSED EASTERN ELEVATION

THOMAS J RYAN JR - ARCHITECT







STREET #

DIRECTION

STREET

SUFFIX

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS NO OF STORIES

BEGINYEAR ROOF TYPE

OTHER YEAR ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME

COMMON NAME

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE

HISTORIC INFO

PERMITS

LANDSCAPE Midblock on west side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

COA DATE

COA DECISION

PREPARER

PREPARER ORGANIZATION

SURVEYDATE

SURVEYAREA



DIGITAL PHOTO ID

DIGITAL PHOTO ID3

DIGITAL PHOTO ID2

DIGITAL PHOTO ID4

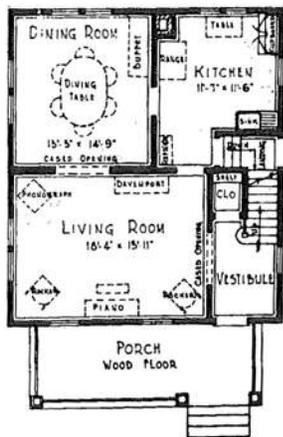


Illustration C.11 - American Foursquare floor plan example from the book, *Houses by Mail, A Guide to Houses from Sears, Roebuck and Company*



Photo C.19 - American Foursquare style residence- 9 S. Columbia Street

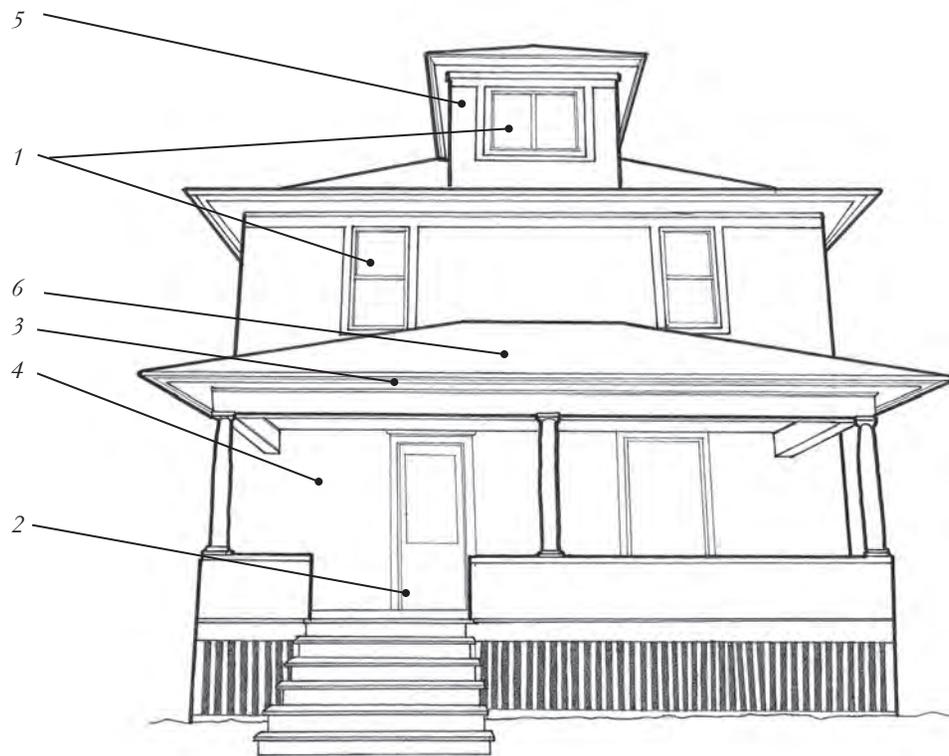


Illustration C.12 - Example of an American Foursquare style residence

C.8 AMERICAN FOURSQUARE (1900-1930)

Due to its practicality and simple layout, the American Foursquare style became very popular for the working and middle class during the early 1900s. Its simplicity made it a candidate for popular mail order house kits of the era as well. Foursquare homes derive their name from the typical plan layout of dividing the first and second floors into four rooms per floor as shown in Illustration C.14.

Popular between the years 1900 - 1910, some builders often borrowed features from other popular styles, such as Colonial Revival, Queen Anne, and Craftsman to dress up the Foursquare homes.

Typical attributes

- *Stories:* Two and a half stories
 - *Building Form:* Simple square shape with symmetrical facade
1. *Windows:* Double hung windows; typically single pane.
 2. *Doors:* Large single pane of glass in top portion
 3. *Ornamentation:* Simple wood trim
 4. *Siding:* Brick, stone, or wood clapboard siding (bevel or simple drop)
 5. *Roof:* Hipped roofs and dormers with large overhangs. Large central dormer typical
 6. *Porch:* Full width, single story with low slope hip roof



Photo D.11 - Prairie style residence with stucco siding - 423 E. Chicago Avenue

Internet Resources:

- For additional information regarding stucco maintenance, repair, and substitute materials refer to [Preservation Brief #22- The Preservation and Repair of Historic Stucco](#).
- [Preservation Brief #8 - The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#).
- EIFS can be easily damaged and presents maintenance concerns. For more information visit http://www.c-risk.com/Construction_Risk/CD EIFS_CD_Issues_01.htm.

D.2 WINDOWS AND STORM WINDOWS

D.2.1 WINDOWS

Windows are among the first features noticed by those passing by a building and are one of the most important character defining elements of a home. Original historic windows are usually made of wood and can be fixed, double hung, casement, or awning type. Windows located on the primary facade of a house are almost always formally arranged in regular patterns.

Guidelines for Windows Maintenance, Repair and Replacement

Encouraged:

- Retain and preserve windows in their original location, size, type and design and with their original materials and pane division. If windows have been in place for 60 or more years, repairing and restoring them can add an additional 60 years or more.
- Repair original windows rather than replace them with new windows. If replacement is necessary, replace them in-kind to match the originals in material, size, and design including pane division. Factors to be considered in determining whether the severity of deterioration of windows requires replacement include damage, excessive weathering, loss of soundness or integrity of the wood, deterioration due to rot or insect attack, and cost to repair.
- Install true divided muntins which are an integral part of the window sash on both sides rather than snap-on simple grilles.
- Install screens and/or storm windows that are wood or baked-on or anodized aluminum and fit within the window frames.
- Install weather-stripping around windows to prevent air leakage.
- Caulk around perimeter of windows. Check sealants around windows annually, and if necessary caulk to reseal and prevent air infiltration,
- Retrofit existing wood windows and sashes with insulated glazing units or wood or aluminum storm windows.

Acceptable

- Replace original windows with new wood or aluminum clad windows that match the original in size, proportion, type and design. Modern windows may not have true divided lights, but can duplicate the original appearance using muntins that are attached to the sash and exterior and interior of the glass.

Discouraged

- Change existing window openings or add new non-original window openings to primary facades.
- Install vinyl and fiberglass replacement windows.
- Install replacement windows that do not match the original in size, proportion, type or design.
- Install builder-type aluminum windows with large profiles.

Internet Resources:

For additional information refer to [Preservation Brief #9 - The Repair of Historic Wooden Windows](#), and the National Trust for Historic Preservation's weatherization guide at <http://www.preservationnation.org/issues/weatherization/>.

D.2.2 STORM WINDOWS

Storm windows are effective in maintaining and enhancing a home's energy efficiency. They create a thermal barrier that reduces the transmission of air between the indoors and outdoors. They are also cost-effective and allow for the retention of original historic windows. Wood storm windows were common for many historic homes after 1900 and were made to be easily installed and removed during the change of seasons. Historic wood storm windows should be maintained, repaired where feasible, and painted to match the existing window colors. When considering the installation of new storm windows, wood and aluminum are considered the best options due to their durability and flexibility in color choices as compared with ones

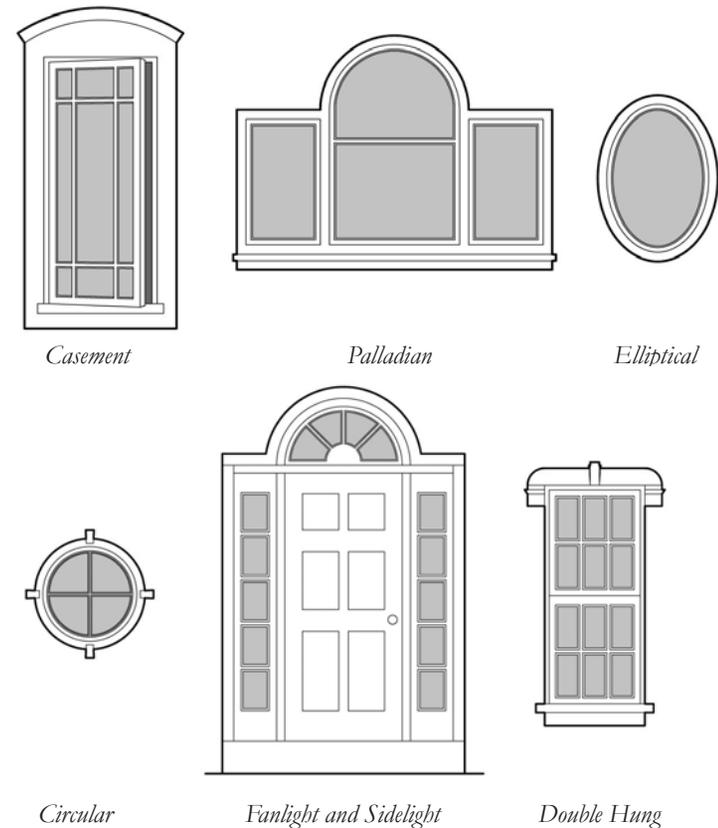
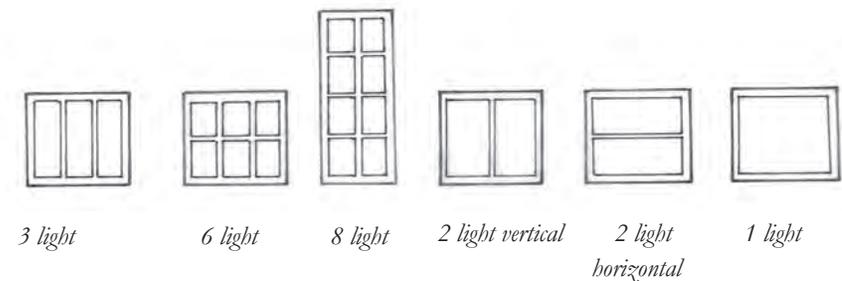
Illustration D.9 - Window Types**Illustration D.10 - Pane Divisions**



Photo D.17 - Queen Anne style residence with shutters - 15 S. Sleight Street



Photo D.18 - Greek Revival style residence with shutters - 209 E. Jefferson Avenue

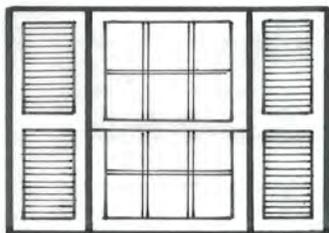


Illustration D.12 - Encouraged - Each shutter equals one half of the window width

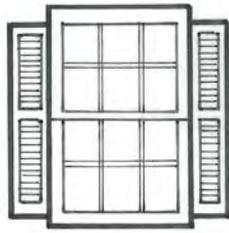


Illustration D.13 - Discouraged - Shutter width is less than half of the window width

D.3 DOORS AND STORM DOORS

D.3.1 DOORS

Most historic residential front doors are made of wood with raised or recessed panels. Some incorporate a high level of detail and ornamentation including colored, stained, beveled or etched glass panels. Doors and door surrounds are highly visible and significant in defining the style and character of a home. It is important to keep the original style of entrance doors. For example, if the home is classified as Italianate, then only an Italianate style door should be used. Typically Italianate style doors are four panel doors in which the top two panels have rounded heads. Refer to Section C for a description of door styles associated with specific architectural styles.

Guidelines for Door Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original doors and surrounds. Air infiltration may be reduced by installing weather-stripping.
- Restore the doorway or entryway based on evidence (historic photos or “ghosting” under existing siding), consistent with the historic style of the home.

Acceptable

- Replace severely damaged sections of door, glazing or surround in-kind (i.e., matching materials and design).
- Install replacement doors that fit the original door opening and are appropriate for the style and period of the home. Replacement doors should be similar to the original in material, style, glazing (type of glass and area) and lights (pane configuration). Wood is an acceptable material for use in replacement doors.
- Add doors at the rear or secondary facades of the homes where they are not readily visible or to the primary façades only if the additions are consistent with the style and period of the home.

Discouraged

- Add new door openings where none existed previously or that do not reflect the style of the home. If needed to meet safety codes or to enhance the use of a property, doors should be added at the rear or secondary facades of the homes where they are not readily visible.
- Remove, alter, or resize the original door opening.
- Replace original doors with new designs that do not match the style or period of the home.

D 3.2 STORM DOORS

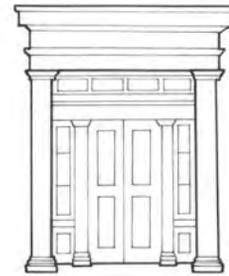
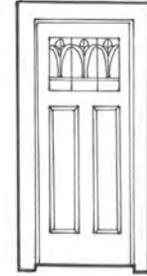
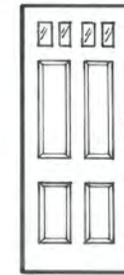
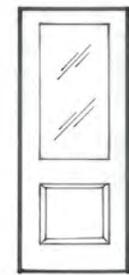
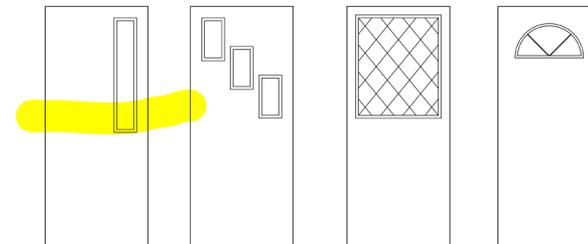
A storm door is a type of door that is installed in front of an exterior access door to protect it from bad weather and allow ventilation. Storm doors typically have interchangeable glass and window screen panels to provide visibility and prevent flying insects from entering the home. Storm doors can be installed to improve energy efficiency by creating an additional barrier between the outside air and the home's interior.

Guidelines for Storm Door Maintenance, Repair and Replacement*Encouraged*

- Install new storm doors made of wood or aluminum that are correctly sized to fit the opening of the door frame.
- Select new screen doors with full glass design or with minimal structural dividers to retain the visibility of the historic door behind the screen door.
- For additional information on how to care for and maintain wood, see section D1.2 Wood Siding Application.

Discouraged

- Install a storm door that obscures the entry door or detracts from the style or character of the home.
- Enlarge, reduce, or shorten the original door opening to fit a new storm door.

Illustration D.14 - Acceptable - Entry Door Examples*Colonial Revival paired door and surround**Italianate paired door and surround**Prairie Door**Greek Revival paired door and surround**Craftsman/Bungalow Door**Queen Anne or American Foursquare Door***Illustration D.15 - Discouraged - Entry Door Examples**

D. 5.3 DORMERS

Dormers are projections in the roof slope that contain their own walls, roofs, and windows. They provide additional space, light, and ventilation to attic space or the upper floors of a home. Dormers often contain roof shapes that replicate or complement those of the main structure, and their size and forms are typically related to the style and scale of the home.

Guidelines for Dormer Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original dormers in accordance with the guidelines for foundations and walls (D.1), roofs (D5.1) and soffits and fascias (D5.2) in their original material, shape and trim.
- Replace severely deteriorated materials or construct replacement dormers in-kind (i.e., the same in material, shape, size and trim).

Acceptable

- Construct a new dormer that is consistent with the style and materials of the home on the secondary or rear facades. New dormers should match the roof style of the home.

Discouraged

- Construct new dormers that occupy more than 50 percent of the slope of the roof on the primary facade (i.e., front or corner side facade).
- Construct new dormers that distract from the style and materials of the home.
- Construct new dormers on the primary facades where none existed previously.

Internet Resource:

Old House Journal Web Site (<http://www.oldhousejournal.com>): [Dormers, Bays & Turrets.](#)

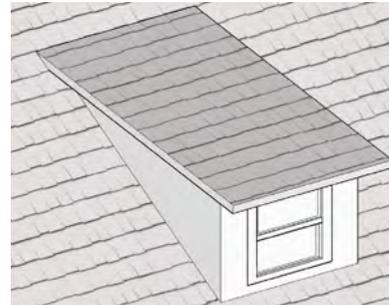


Illustration D.21 - Shed dormer example



Photo D.21 - Eyebrow dormer example



Photo D.22 - Gabled dormer example



Illustration D.22 - Hipped dormer example

D.5.7 SATELLITE DISHES AND ANTENNAS

Satellite dishes and antennas are non-historic features that are frequently added to homes today. These features generally require a clear view of the southwest sky to receive a clear signal.

The size of modern residential satellite dishes ranges from 18” - 20” in diameter and may continue to get smaller. However, locating the dishes out of direct public view is still important in order not to detract from the historic character of the home. Additional regulations for satellite dishes and antennas are contained in Section 6-13 of the Zoning Ordinance

Guidelines for Satellite Dish and Antenna Placement

Encouraged

- Install satellite dishes and antennas on garages or accessory buildings.
- Install satellite dishes no more than 20” in size on the secondary or rear facades of the home.

Discouraged

- Place satellite dishes or antennas on primary facades of the home.
- Install larger freestanding dishes and antennas in the front yard.



Photo D.29 - *Encouraged* satellite dish placement

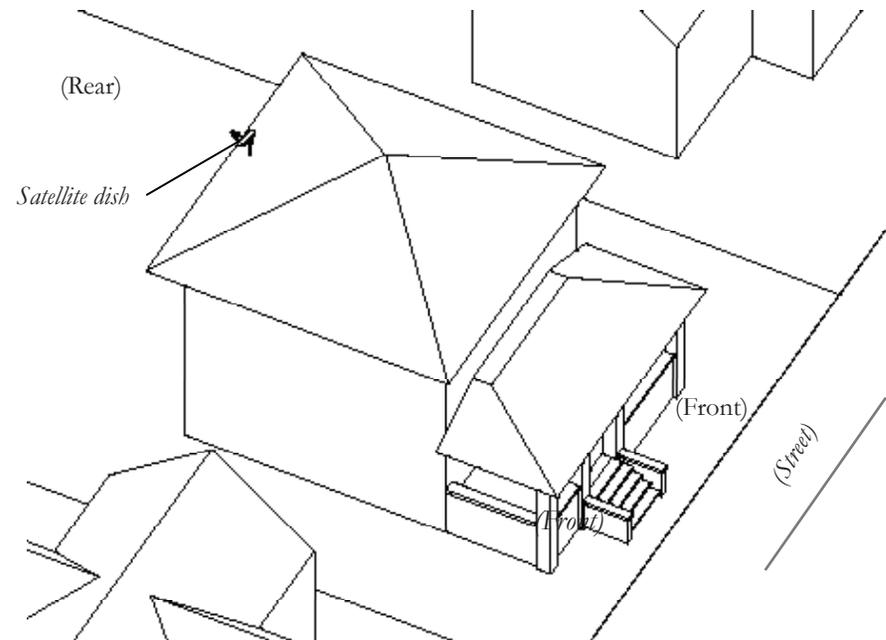


Illustration D.26 - *Encouraged* satellite dish placement



Photo D.30 - Italianate style residence with stoop



Photo D.31 - Queen Anne style residence with wrap-around porch



Photo D.32 - American Foursquare style residence with Colonial Revival columned porch



Photo D.33 - American Foursquare style residence with typical porch



Illustration D.27 - Craftsman open style stoop



Illustration D.28 - Greek Revival style stoop

D.6 PORCHES

While porches may be found on all facades of historic homes in Naperville, front porches play a key role in defining the characteristics of the homes. They provide a formal connection between the house and the street and often contain decorative details. Porches may be constructed of various materials including stone, brick, concrete, metal, and wood. Not all historic homes have original front porches.

D.6.1 PORCH STYLES

Porch styles vary in Naperville depending on the overall style of the home. Almost always, the detailing used in the design of the porch is also found on the home and is meant to complement the overall design.

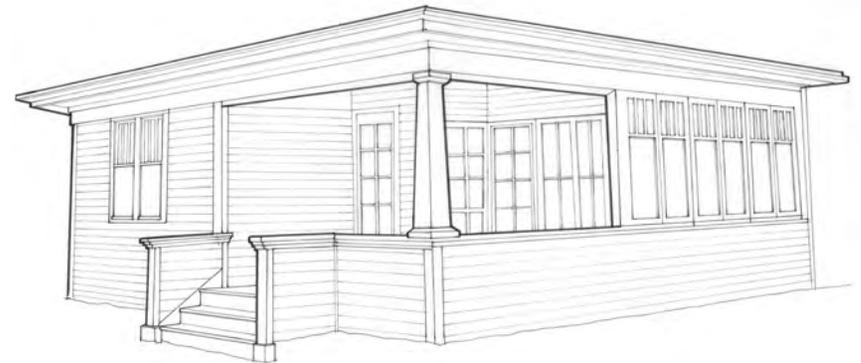


Illustration D.29 - Craftsman enclosed porch example

D.6.2 PORCH COMPONENTS

Typically, a porch consists of the following components: supporting columns, decking, stairs, railing (including hand rails, posts, and balusters), skirting and a roof.

- *Columns* - Historic porch columns in Naperville are often constructed of wood or brick, although there are several examples of precast concrete columns and columns clad with stucco.
- *Railings* - Railings are usually constructed of wood; however, a few examples of cast iron railings do exist in Naperville. They typically consist of handrails, posts and balusters. Some residences do not have railings at all around their porches; instead they have solid porch walls with a cap. These walls are also historic, and are generally the same height as the typical wood railings that enclose the porches. Historic railings are typically 30 inches in height. The 2006 edition of the International Building Code requires porch railings to be taller on decks 30 inches above the ground, which may alter the appearance of historic porches. A solution is to build the porch floor less than 30 inches above ground so that a railing with an appropriate height can be installed.
- *Skirting* - Skirting boards are used to screen open areas in the foundation underneath a porch. They are typically constructed of wood and sometimes repeat the pattern and design of the railings directly above.
- *Roofs* - Porch roofs in the historic areas of Naperville most commonly employ materials and forms similar to the main structure. Porch roof pitch varies based on the style of home.
- *Ceiling and Flooring* - Ceilings and flooring of most porches in Naperville are constructed of wood. Beadboards are typically used on ceilings. They are mostly 1" x 6" wood boards that have routed details to create the look of narrow strips. Flooring is typically constructed of plain 1" x 4" or 1" x 6" tongue and groove wood boards.



Photo D.34 - Porch Components - 5 N. Sleight Street

Illustration D.30 - Porch Column Styles

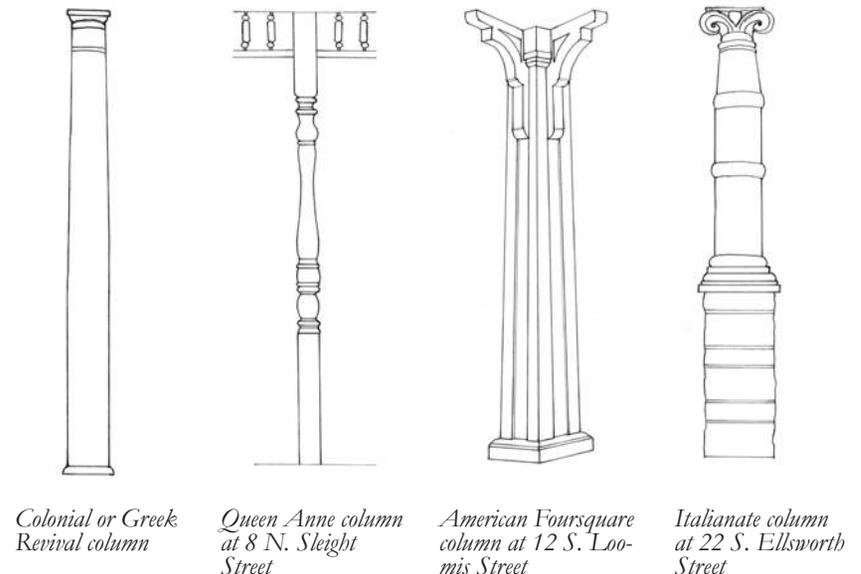


Illustration D.31 - Historic District Skirting Styles

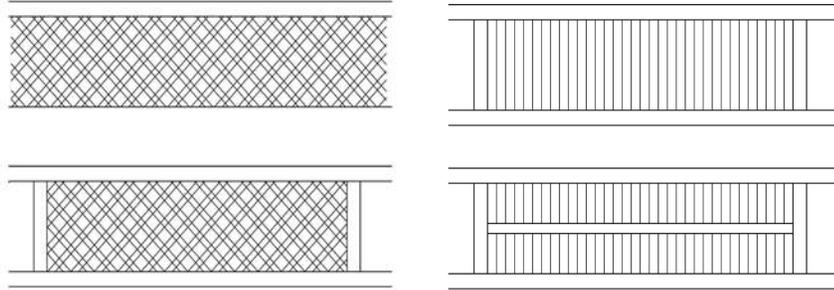
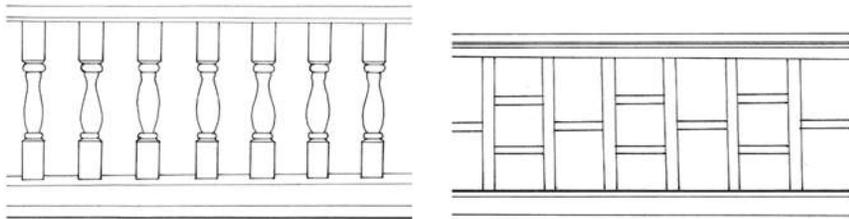
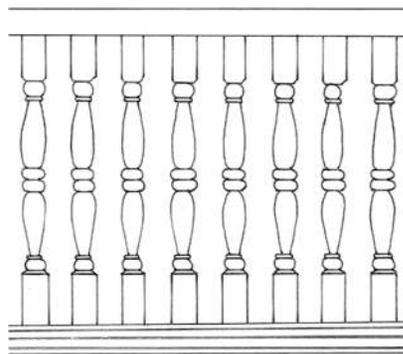


Illustration D.32 - Historic District Railing Styles



Gable "L" Wood railing style at 224 N. Ellsworth Street

Queen Anne Cottage Wood railing style at 22 N. Sleigh



Queen Anne Wood railing style at 130 S. Sleigh Street

- *Staircases and Steps* - As with other elements of a historic porch, staircases and steps are also related to the overall style of the home. Wooden steps are common features on Queen Anne, Stick, American Foursquare, and many of the Vernacular style homes. Masonry steps or cast-in-place concrete are more commonly found on Greek Revival, Italianate, Colonial Revival, Prairie, and Craftsman/ Bungalow style homes.

Guidelines for Porch Maintenance, Repair and Replacement

Encouraged

- Maintain and repair all components of an original or historic porch. The porch design, materials and detailing should be preserved.
- If replacement of porch features is required, replace only the deteriorated or damaged components of the porch to closely match the original in scale, dimension, style, design, and material and with the same details if possible. Use of treated lumber is strongly encouraged to increase the durability of the replacement wood.
- If the original porch is missing, construct a new porch based upon photographic or physical evidence. If such evidence does not exist, base the design upon historic porches of similar dwellings from the same time period and architectural style. The style, layout and design of a new porch should always be consistent with the house. Incorporate steps of the same material as the porch floor (e.g., porches with wood floors should also have steps made of wood, not concrete or brick).
- Incorporate wood tongue and groove flooring that runs perpendicular to the façade, if the porch floor is made of wood.
- Fill the open areas in the foundation with decorative wood framed skirting, vertical slats, or lattice skirting panels that are appropriate to the style of the house. Skirting panels should be placed within frames and should not touch the ground or be nailed to the surface of the foundation.

E.3 RESIDENTIAL ADDITIONS (NEW ROOMS)

Many of Naperville's historic buildings have been expanded through room additions over the years. Additions were built to add more livable space, make the building more functional, or accommodate changes in building systems and technology. New additions should be compatible with the original building and the character of the neighborhood. Compatibility is achieved through careful consideration of the following factors: placement, style and design, scale, materials and massing.

- *Placement* - Additions should be built so they will have minimal impact on the building's overall character. The rears of dwellings are the best locations for the addition of rooms, wings, porches, or decks. Additions should also comply with zoning setback requirements.
- *Style and Design* - Additions should generally be designed in the same architectural style as the original building. Specifically, additions should be consistent with the original building in their roof shape, window and door design, location, and dimensions, and the overall proportion or form of the building. However, the exact duplication of historic details and ornamentation on the original house is generally discouraged to ensure that the evolution of the building can be seen and that a false historic building is not created. When the original building incorporates elements of several styles due to multiple previous additions, it is recommended that the addition employ the most prominent style.
- *Scale* - Scale is the apparent size of a building in relationship to its neighbors as well as the relative size of building elements (e.g., windows, doors, cornices and other features) to each other and to the building as a whole. A new addition should not overpower the existing building in its massing and should always correspond in scale to the existing building.
- *Materials* - The materials used for foundations, walls, windows, roofs, details and other elements of historic houses should be respected in the design of an addition. If the existing building is

Illustration E.2 - New Addition Style

Discouraged - The new addition (shaded) is on the primary facade of the home and does not reflect the style and massing of the historic home

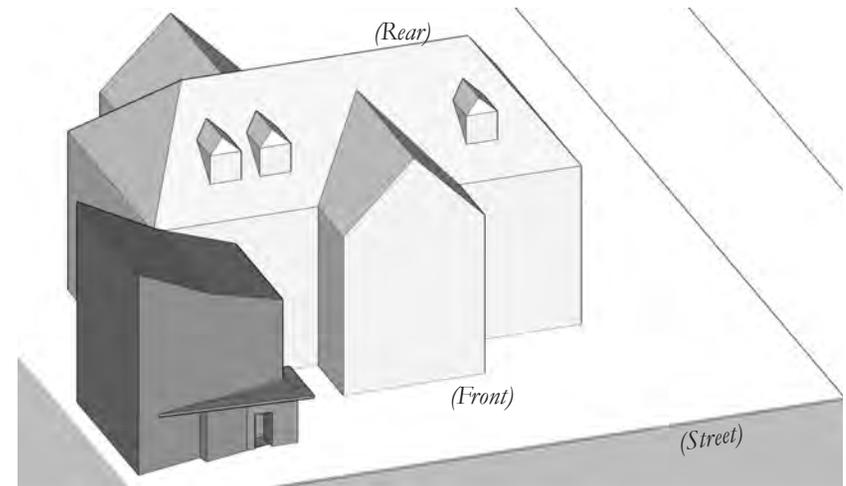
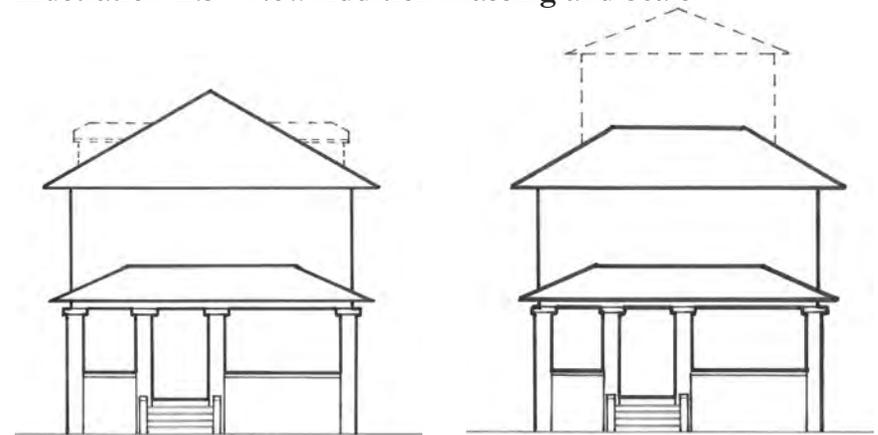


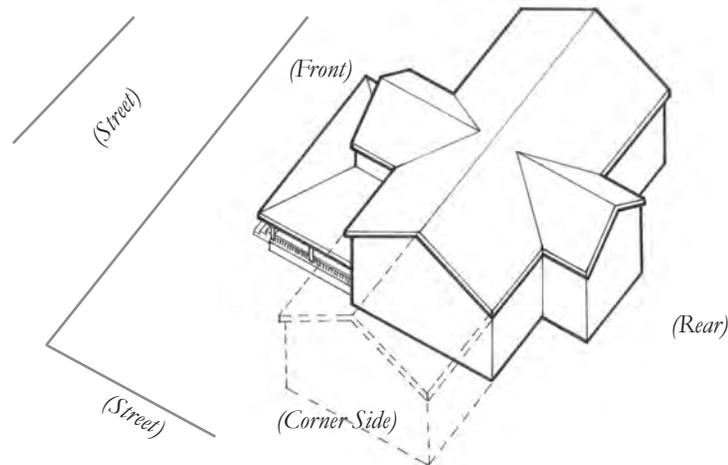
Illustration E.3 - New Addition Massing and Scale



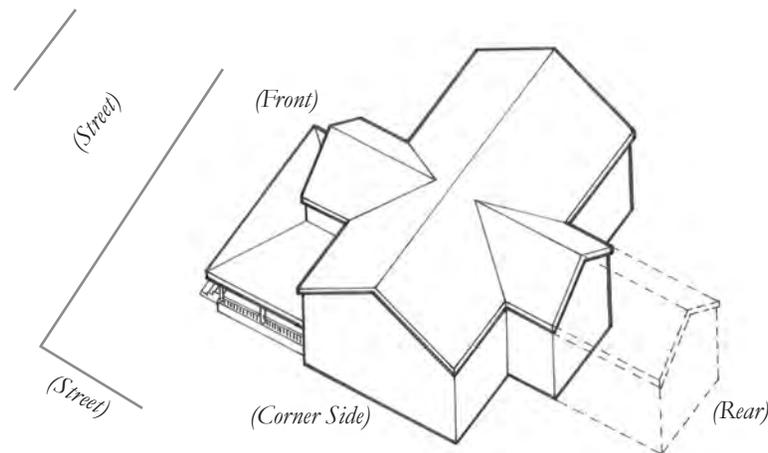
Encouraged - Adding dormers is an alternative to building second story additions. Dormers can create additional usable space by increasing the head room height in the existing attic

Discouraged - Large second or third story additions destroy the original character of a home by changing the existing roof profile and disrupting the original massing and scale

Illustration E.4 - New Addition Placement



Discouraged - Addition on the primary facade (i.e., street facing facade)



Encouraged - Addition on the rear facade

Internet Resource:

For zoning compliance of new additions, see [Chapter 2, Section 6-2-26 \(Tear Down/Infill Regulations\)](#) and [Chapter 6 \(Residential Districts\)](#) of the Npaerville Municipal Code.

made of one predominant material, the new addition should use the same material. If the building is composed of multiple materials then the addition should stay within the existing palette. The size, texture, surface finish and other details of existing materials are equally important. For example, if a house was originally made of common brick, glazed or polished brick would not be appropriate for the addition.

- *Massing* - Massing or shape refers to the three-dimensional form exhibited by a residence. Shapes are related to specific styles. The massing for room additions should relate to the existing structure.

Guidelines for Room Additions

Encouraged

- Incorporate subtle differences between the addition and the original building so that the addition is distinguishable from the original.
- When it's appropriate to the style, use dormers to increase interior headroom height as opposed to raising the eave or ridge height of the roof.

Acceptable

- Construct new additions that are secondary (less prominent) than the original building in scale, massing, placement and design.
- Locate new additions on the rear facade of a home. If a rear addition is not feasible, an addition on the secondary facade is acceptable when it is properly designed to complement the original building without overpowering it. An addition on the secondary facade should set back from the existing primary facade.
- Design new additions to respect the original building's style and materials, as well as window and door design, locations, dimensions, and profiles.
- Design new additions to match the existing roof shape, pitch, eave and ridge heights. If raising the eave and ridge heights is necessary, the new building height should remain compatible with

the predominant building height on the block.

- Construct additions with acceptable substitute materials as provided in Chapter D: Building Rehabilitation and Maintenance.

Discouraged

- Additions on the primary facades of a home.
- Extensive removal of historic materials as a result of an addition.
- Additions that damage or destroy significant original architectural features of the house.
- Additions that are of a different style than the original buildings.

E.4 NEW RESIDENTIAL BUILDINGS

Total demolition of the existing structure in order to accommodate a new primary building is highly discouraged. Where a vacant lot already exists, new construction of a primary building should be compatible with neighboring houses or blend in the neighborhood through replication. Compatibility entails reinforcing typical features that existing buildings display along the block such as similar roof shapes, materials, window and door sizes and placement, porch size and location, and foundation heights. Replications are dwellings which are constructed to be exact copies of historic building forms or architectural styles in the district.

It is important that new construction complement the dwellings found along its specific block. A design that is appropriate along one block may not work on another block. For example, a new dwelling compatible with an American Foursquare design may not be appropriate for a block where two-story Queen Anne architecture predominates and vice versa.

- *Style* - To preserve the integrity of a historic neighborhood, any new buildings must be carefully designed to maintain the style and character of the block. A new building should always be compatible with homes on the existing block. Compatibility is based on an understanding of the principles used to design the existing buildings as well as how those principles can be reinterpreted using today's

Illustration E.5 - Roof Shapes

Discouraged - The new building is not compatible with the roof shapes of adjacent buildings

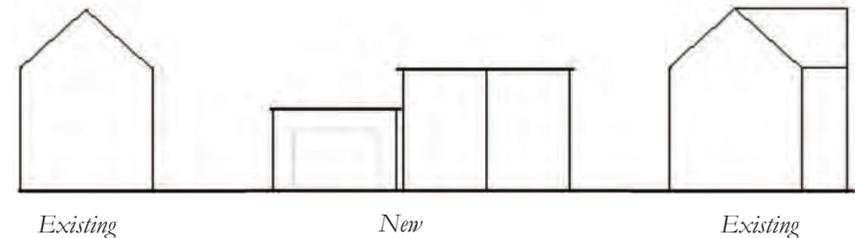
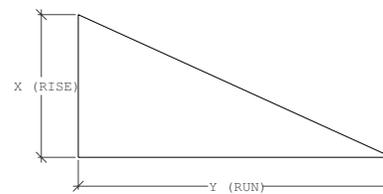
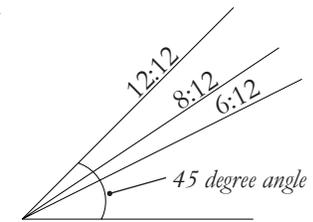


Illustration E.6 - Roof Slope/Pitch



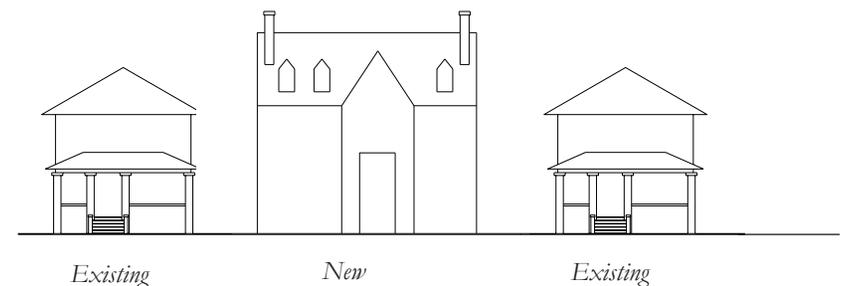
The rise over run diagram is used to determine the roof slope/pitch.



Typical roof slopes in the Historic District

Illustration E.7 - Scale

Discouraged - This example illustrates a new structure with proportions that do not reflect massing and scale from the adjacent homes. New structures should always follow the proportions and scale of the existing residences on the block





File #: 26-0245, **Version:** 1

Meeting Date: 2/26/2026

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Approve the Historic Preservation Commission meeting minutes of December 4, 2025

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>*



Naperville

Meeting Minutes - Draft

Thursday, December 4, 2025

7:00 PM

Meeting Rooms A & B

Historic Preservation Commission

TO PROVIDE PUBLIC COMMENT DURING THE MEETING: To address the Historic Preservation Commission in-person during the meeting, members of the public should sign up in-person at the meeting location on the day of the meeting. Signup is available for 30 minutes prior to the start of the meeting. Members of the public who did not sign up will be called on during the meeting by the Chairman.

TO SUBMIT WRITTEN COMMENTS OR A POSITION OF SUPPORT OR OPPOSE:

1. You may submit written comments to the Historic Preservation Commission to PLANNING@NAPERVILLE.IL.US in advance of the meeting.

- Comments will be received from the time the agenda is published until 24 hours before the meeting. Comments received during this timeframe will be transmitted to the Historic Preservation Commission and posted on the City website in the meeting details for the meeting.
- Comments received outside this time frame will not be transmitted or posted. Written comments will not be read aloud during the meeting.

PARTICIPATION GUIDELINES: The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

ALL VIEWPOINTS AND OPINIONS WELCOME: All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission 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.

IF YOU SIGN UP TO SPEAK: The Chairman will call your name at the appropriate time during the Historic Preservation Commission meeting. Once your name is called you may identify yourself for the public record. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are limited to three minutes and are called in the order they sign up.

PUBLIC ACCOMMODATION:

Any individual who may require accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

We appreciate your understanding as we implement a check-in process to improve security while maintaining a welcoming environment.

A. CALL TO ORDER:

B. ROLL CALL:

- Present** 8 - Jacob Sandborn, Patrick Kelly, Robert Sanchez, Kerry Malm, Jessica Bufort, Chris Santucci, James Wills, and Paul Deffenbaugh
- Absent** 2 - Patricia O'Brien, and Andrea Field

Also Present: Brad Iwicki, Assistant Planner, Staff Liaison to the Historic Preservation Commission, and Kendall Tai X Nghiem, Historic Preservation Commission Student Representative

C. PUBLIC FORUM:

Philip Buchanan, Naperville Preservation, Inc., congratulated the business opening at the Williard Scott house. He announced the Naperville Preservation, Inc. holiday decorations photo competition. Visit their website for more information.

D. OLD BUSINESS:

Consider the Certificate of Appropriateness (COA) for 211 N Wright Street - HPC-0006-2025

Commissioner Bufort was recused due to conflict of interest. Commissioner Bufort exited the meeting room during the discussion and voting on HPC-0006-2025.

The petitioner provided their testimony.

Tom Ryan, architect, shared his qualifications and noted several reasons why the proposal is not appropriate for the Naperville Local Historic District, including, the addition to the top ½ story and roof being flush with the lower level, the design of the 1st floor façade, stacked symmetrical windows, and muntin's missing from the windows. Mr. Ryan stated that he does not know what the original façade looks like.

The Commission asked the petitioner if they have observed evidence of the original façade prior to the 2-story enclosed porch addition based on photographs, materials, or other exterior characteristics inside the enclosed front porch.

The petitioner connected with Naper Settlement, which did not have historic records on the structure. She did not observe evidence of the original façade.

The Commission inquired about the addition to the 3rd floor.

The petitioner stated that they are not an expert but said there is no

addition, only a change to the window. Following discussion, the petitioner committed to clearing up any misunderstanding or confusion on this improvement.

The Commission questioned the prior public speaker, Tom Ryan, asking him to explain the ½ width porches that are observed throughout the Local Historic District and asked what architectural style the home was designed as.

Mr. Ryan said that these examples are in the minority. It is classic to close an open porch and into a sunroom with the windows of the sunroom defining the 1st story from above stories. He assumed that the home at 211 N Wright St. had an open 1-story front porch which was modified over time. He did not know the original architectural style of the home, but assumed shingle style.

The Commission considered that it is difficult to direct the petitioner if they do not have historical references of the original architectural style. The Commission measured how to move forward without historical references.

Christine McNulty explained the process as to how the Naper Settlement comes into possession of historic photos and archives.

The Commission asked the petitioner whether they would be open to adding muntins on the windows.

The petitioner agreed to discuss the changes with their architect.

The petitioner made closing remarks.

Commission Deliberation

Commissioner Sanchez stated that the design is an improvement from the existing, although it fits more with 1990's 2000's architecture, and the addition and pulling forward of the gable roof structure detracts from the character and makes it homogeneous with any new subdivision. Recommended to go back to architect. The 3rd floor today is appropriate and the uniformity and symmetry of the proposed exterior features such as the windows reduces the character, stating there is room to improve the articulation of the façade.

Commissioner Sanchez recommended where the second floor is there might be a roof structure, or another way articulate the front porch to have some representation.

Regarding the fiberglass windows, Chairman Santucci encouraged the architect to review the guidelines for the District, and noted that the guidelines recommend wood or aluminum clad windows.

Commissioner Malm concurred with the concerns noted.

McNulty, Naperville Heritage Society Representative, recommended the architect revisit the project and consult the guidelines and reference other resources and historic homes.

Commissioner Deffenbaugh restated the issues noted thus far which included the top floor gable addition, lack of window muntins, fiberglass window material, and window arrangement, and the articulation of the façade, particularly the 1st floor front porch.

Councilman Kelly complimented the project and encouraged the petitioner to revise and return to the commission with revised plans.

The petitioner asked if they will be provided with a summary of the meeting and points made by the Commission. Staff confirmed.

Commissioner Bufort returned to the meeting after vote occurred.

A motion was made to approve HPC-0006-2025, for consideration of the modifications to the primary façade at 211 N Wright Street. The motion failed by the following vote:

Nay: 6 - Sandborn, Sanchez, Malm, Santucci, Wills, and Deffenbaugh

Excused: 1 - Kelly

Absent: 2 - O'Brien, and Field

Recused: 1 - Bufort

E. CERTIFICATE OF APPROPRIATENESS

Consider a request to designate the property located at 25 E Benton Avenue (First Congregational Church) as a landmark in accordance with Section 6-11-3

(Designation of Landmarks) of the Naperville Municipal Code - HPC-0007-2025

The Petitioner provided their testimony

Prior to Commission discussion and deliberation, staff clarified that the landmark request includes only the 1906 portion of the structure which if granted the exterior of the improvement that is visible from the right of way shall be subject to compliance with section 6-11-6 certificate of appropriateness. The remaining portions of the building that the owner is not requesting to landmark would not be protected from the from alteration, construction, demolition, or material change on the exterior of the building.

Commissioner Bufort inquired about the plexiglass covers that are protecting the stained glass windows, asking the petitioner whether there are alternative materials that could be used to make it more aesthetic.

The Petitioner did not know the answer to that question.

Commissioner Sanchez asked the congregation why they chose to request the landmark designation now.

The Petitioner referenced the recent demolition of a church in the area and a strong attachment to the First Congregational Church building.

Public Testimony

Bill Simon, speaking on behalf of Naperville Preservation, Inc., spoke in support of the landmark designation.

Peter Fales spoke in support of the landmark designation.

Kari Nicewander spoke in support of the landmark designation.

Marilyn Schweitzer spoke in support of the landmark designation.

Theresa Hus spoke in support of the landmark designation.

Donald R. Zaininger spoke in support of the landmark designation.

Commission Questions

Commissioner Wills asked whether the petitioner has concerns with the

landmark designation in the long-term, if sale of the property or other challenges arise.

The Petitioner acknowledged the concerns.

Commissioner Sanchez stated that a landmark designation may make it difficult as there are financial implications and strict guidelines.

The Petitioner acknowledged the concerns.

The Commission asked staff whether the replacement of the plexiglass protection of the stained glass windows would require a Certificate of Appropriateness, if the landmark designation is granted.

Staff stated that replacement of the plexiglass protection of the stained glass windows would not require a certificate of appropriateness as they function similar to storm windows, which do not require a certificate of appropriateness.

A motion was made by Commissioner Malm and seconded by Commissioner Bufort to close the public hearing for HPC-0007-2025. The motion carried by voice vote.

The Commission discussed the findings of fact in relation to the landmark criteria set in the Naperville Municipal Code:

5.1.

All Commissioners agreed that the structure sought to be landmarked is at least 50 years in whole or in part.

5.1.1

The Commission found that many of the members of the congregation, past and present, who are considered owners and occupants of the church, are of significance in national, State, and local history. [Vote: 7-0]

All Commissioners agreed that the criterion in Section 5.1.1 was met

5.1.2

In its Landmark Application, the Applicant noted several important events in national, state or local history such as the "ringing of the bell". [Vote: 7-0]

All Commissioners agreed that the criterion in Section 5.1.2 was

met

5.1.3

The Commission found the Gothic Revival architectural style and use of local limestone materials satisfies this criterion. [Vote:7-0]

All Commissioners agreed that the criterion in Section 5.1.3 was met

5.1.4

In its Landmark Application, the Applicant noted, the work of Merritt Josiah Morehouse, architect and draftsman, and Morris Sleight, land developer, substantially influenced the development of the community. [Vote: 7-0]

All Commissioners agreed that the criterion in Section 5.1.4 was met

5.1.5

The 1906 Building is included within the boundaries of a federal historic district as designated by the National Register of Historic Places, but the structure itself is not included in the National Register of Historic Places.

All Commissioners agreed that the criterion in Section 5.1.5 was not met

A motion was made by Commissioner Malm and seconded by Commissioner Bufort to approve Landmark Designation Request, HPC-0007-2025, to designate the property located at 25 E Benton Avenue (the 1906 Building) as a landmark in accordance with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code. The motion carried by the following vote:

Aye: 7 - Sandborn, Sanchez, Malm, Bufort, Santucci, Wills, and Deffenbaugh

Excused: 1 - Kelly

Absent: 2 - O'Brien, and Field

F. REPORTS

Approve the 2025 Historic Preservation Commission Annual Report

A motion was made by Commissioner Bufort and seconded by Commissioner Sandborn to approve the 2026 Historic Preservation Commission meeting schedule. The motion carried by voice vote.

Approve the 2026 Historic Preservation Commission meeting schedule

A motion was made by Commissioner Malm and seconded by Commissioner Bufort to approve the 2025 Historic Preservation Commission Annual Report as amended. The motion carried by voice vote.

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by commissioner Bufort and seconded by Commissioner Malm to adjourn the regular Historic Preservation Commission meeting of December 23, 2025, at 9:01pm. The motion carried by voice vote.