

## DESCRIPTION OF PROPOSED WORK

223 Center St. Naperville, IL 60540

### 4.A. Demolition:

- 1) Demolition of existing, failing roof-system (multi-gable), including framing, shingles, soffit and fascia, to be replaced with all new roof-system, using materials, similar to the historical style, appearance and characteristics of existing structure and historical district.
- 2) Demolition of existing stairs and deck at South Elevation, not to be replaced; old doorway opening to be framed and sealed.

### 4.B. Proposed Work:

- 1) **Roof:** Install new complete replacement roof system, at increased elevation (+0.5 story), from the existing 2.0 story to new 2.5 story height elevation, and using materials including, framing, shingles, soffit and fascia, of similar historical appearance and characteristics as existing. New roof will provide minimal reasonable ceiling height and headroom for families living at the 2<sup>nd</sup> floor residence.
- 2) **Modifications to Primary Façade:** The increase in elevation height from the existing 2.0 story height, to the new roof system of less than 2.5 story height, requires modification of the primary façade, as it will be a taller structure overall in order to provide minimum adequate ceiling height and headroom space for family residents living on the 2<sup>nd</sup> floor. New materials will be similar to the existing historical and architectural style, appearance and characteristics of the historic district.

## **9DESCRIPTION OF PROPOSED WORK - Continued**

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### **4.C. External Architectural Features Affected:**

- 1) The Roof Elevation Increase will affect the front façade height by less than 0.5 story. This matches existing increased roof elevations of other historical structures on the same block, as well as surrounding areas of the Historic District.
- 2) The Porch Deck (South Elevation) Removal is not an original, historical or authorized improvement. The current location of the stairs also presents a pedestrian walkway hazard as it is encroached upon by the shared driveway immediately adjacent to the walkway.

## RESPONSES TO THE FACTORS OF CONSIDERATION

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**5.1 Compatibility with District Character:** Per the Manual, the home is a Gable “L-Form” Vernacular style. We would like to:

- 1) Replace the existing deteriorated **Roof** system and install a matching, new Gable “L” roof system, at an increased height elevation (from 2.0 to 2.5), to allow for a minimum reasonable ceiling height of 7.5 ft for residents, as well as provide a safer, more efficient and weather-proof roof system.
- 2) Remove the existing deteriorated **Porch** and stair system at South Elevation driveway (including entry-door), as the driveway lane is in such proximity to the porch; encroaching it and presenting a significant safety-risk to any resident or pedestrian needing to walk alongside the dual-use driveway to access the porch.
- 3) The new roof system elevation increase of 0.5 story will slightly modify the **Primary Facade** by height (0,5 story) only, and modification will be minimized by maintaining roof pitch as well as design, style and materials similar to, or matching the existing historical and architectural characteristics and appearance.

Our proposed work will align with the existing Gable "L" Vernacular architectural and historical style. These improvements will not impact the district or neighbors, as they will not change the historical compatibility or variance and is consistent with the Historic District character. Similar roof height elevation increases are commonly found on this block and other areas in the Historic District.

## **RESPONSES TO THE FACTORS OF CONSIDERATION - Continued**

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**5.2 Compatibility with Architectural Style:** With the replacement of the old roof system, we plan to preserve or match the architectural style of the existing roof. The new roof system will be consistent with the existing historic Gable “L” Vernacular design. The new roof system materials, porch, stairs, railings and columns will be made of natural or engineered wood, and shingles made of asphalt or fiberglass. The roofing will match the existing style of the home. In the Manual, it is acceptable to re-roof with substitute materials, if the original materials are no longer present or replaceable. It is also acceptable to construct a new roof system that is appropriate to the style and period of the home in overall design and scale. The new roof systems will maintain similar characteristics as the original, in style, design and detail.

**5.3 Economic Reasonableness:** Installing a new weather proof roof system at an increasing height elevation is discouraged. Our proposal is economically reasonable because it allows us to have and provide adequate ceiling height, living space and emergency ingress/egress points. The economic reasonableness is supported by providing safe and adequate living space to resident families. If the COA is denied, we will have to offer less efficient roof-system, inadequate ceiling-height and living-space, emergency ingress/egress points, and ease of access to resident families.

**5.4 Energy Efficiency:** The proposed roof improvements will allow us to reach and improve energy efficiency and reduce need for use of the heat in the cold seasons and air conditioning in hot seasons, because we’ll have a new, weather-proof and sealed roof system. Without the approval of the COA, we will not be able to decrease the use or dependency on the HVAC system in the summer and winter. Likewise, energy consumption and cost will remain the same, if not increase overall expenses resulting from continued inefficient weather-proof roof system.

## **RESPONSES TO THE FACTORS OF CONSIDERATION - Continued**

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### **5.6 The City's Historic Building Design and Resource Manual (aka Manual):**

1) Per the Manual, Vernacular houses are typically simple in plan, and with little stylistic ornamentation. Likewise, **Roofs** are one of the most important features of historical appearance. Typical roofing materials found in Naperville are slate, wood and asphalt shingles. The Gabled roof sometimes has an attic window in the gable with one and one-half to 2-stories typical roof height.

The Historic Design and Resource Manual Encourages maintaining the original shape, pitch and features of existing roofs; and installing proper, water-tight flashing (metal) at junctions between roofs and walls, around chimneys, vent pipes, and in valleys and hips where two planes of roof meet. The existing roof does not currently meet these criteria but is damaged and deteriorated throughout. Our proposal to replace the roof system (including soffit and fascia), adheres to the Manuals' Encouraged requirements, while maintaining the existing historical style including shape, pitch and features as the existing roof.

Our proposal to install the new roof system, at an increased height elevation (from 2.0 to less than 2.5), is likely Discouraged, as it will modify the primary façade height. This is required in order to provide a minimum ceiling height and headroom of 7.5 ft for residents. If the COA is denied, there will remain a substantially inadequate ceiling height and headroom, throughout the residence. Increased roof elevation heights are also commonly seen on this block and areas of the Historic District.