



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:	6 North Columbia Street, Naperville, IL 60540
Applicant Name(s):	Erik Haugsnes
Address/Zip:	6 North Columbia Street, Naperville, IL 60540
Telephone – Day/Evening:	(312) 415 - 1071
Fax (optional):	None
Email:	arraack@yahoo.com
Property Owner Name(s):	The Jack and Helen J. Haugsnes Living Trust
Address/Zip:	6 North Columbia Street, Naperville, IL 60540
Telephone – Day/Evening	(312) 415 - 1071

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 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 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 checked="" 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.

Demolition consists of removal of a small hip roof over north entry door, which had an ornamental wood bracket on one side. the furthest east, upper level window on the north facade will be replaced with a shorter window, to allow for the new carport.

Note that the demolition of the hip roof and removal of the bracket has already occurred.

- 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.).

Work consists of replacing a small side entry hip roof with a port-cochere. The porte-cochere will include brick columns with cast stone caps, that are consistent with the materials used at the front entry to the house. These will be detailed with simple wood brackets that are similar in form to the bracket that was removed and to the brackets installed at the rear hip roof over the accessible entryway doors, but with an added chamfer. The fascia of the flat roof will be detailed with millwork similar to the existing wood trim. The ceiling of the porte-cochere will be white painted bead board, also consistent with the original construction. Wall sconces will match existing.

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

This work will have a minimal impact on the external architectural appearance of the premises, The Porte-Cochere has no walls , and so views through to the garage are maintained. It is not visible from the second primary elevation (Benton Street), and since it is set back over fifty eight feet from the main primary elevation (Columbia Street) property line, it's visual impact is minimal. Note that just 3 blocks away another brick house of a similar style and construction date also has a porte-cochere. Theirs is more prominent and ornamented, as it is closer to the front of the property.

- 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:

The house is a 1926 Bungalow style, red brick, hipped roof structure. Per the Historic

Survey, this is a Significant structure and so additions and modifications are

acceptable, provided they are in the same style and character, with similar materials, but clearly not original construction, nor detracting from it.

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:

The significant aspects of the house are it's wire cut brick and cast stone facade, the slightly off-centered and asymmetrical facades, the multiple intersecting hip roofs and dormers, and the 6/1 and 3/1 double hung wood windows. The white painted, 1/4 round copper gutters at the ends of 3' overhanging eaves also are a striking feature of the home. We are utilizing a very similar mottled red/brown brick with tinted mortar, and obtaining new cast stone caps of a thickness to match the existing character of the house. We are also replicating similar white brackets and trim to be consistent

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):

The Porte-Cochere idea came about as a response to the small, almost un-useable size of the historic brick garage. It is a mini version of the house, being all brick with 3/1 windows and even an old chimney for a stove in the garage. We cannot fit our SUV's into this garage, and being a detached structure, there is no covered area outside to allow for entering and exiting the house and the cars in incimate weather. This has been a great hardship for taking care of my wheelchair-bound parents. The Porte-Cochere extends 1' past the zoning envelope for attached accessory structures, but these areas consist of just 3 brick clad columns, yielding only 4 SF of non-conforming structure.

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):

Creating this Porte-Cochere will have little-to-no effect on the Energy Efficiency of the building. because it has no walls. It will match the temperature of the exterior as it creates no new interior space. Being on the north side of the home, it will not materially affect the sun screening or daylighting of the premises. The self-supporting structure remains 2" to 7" detached from the home itself.

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:

The Resource Manual cites that new garages should use building materials that are similar to the existing primary structure, and we are. It also stated that the existing driveway should remain, and it does. The manual encourages garages on non-primary facades and this one is located on the interior lot line and is wide open (no walls). It says to match the existing roof slopes, but that is not possible in this location, as it would block windows on the second floor rooms. It states using roof slopes found on the same block, is acceptable, and our neighbors to the north have a front porch with a flat roof. A similar porte-cochere can be found on a brick bungalow approximately 3 blocks away. Constructing an attached garage is discouraged, but this is NOT a garage, having no walls. Of note, all 46 of the new town homes to be built a block away are 40' high, break the setback laws, and have two car attached garages, as well as two exterior parking spaces on a lot less than half the size of this one, so I trust that discouraged does not mean are not allowed.

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).

We ask for a liberal reading of the Zoning Code in this instance, and the porte-cochere be considered an unattached structure, so that there are no zoning conflicts. If that is not possible, we would request that the scope of the incursion into the set back area be approved, since is only a 4 SF projection. Removal of the costly face brick cladding on these columns would leave these structural timber posts within the 6" allowed projection into the interior side lot setback. These brick piers more closely align with the existing, non-conforming garage, and we feel make the overall layout more cohesive.

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: 1/12/2021

Erik Haugsnes, Trustee of the Jack and Helen J. Haugsnes Living Trust
Signature of Owner (if different): _____ Date: _____