



Meeting Minutes - Draft

Historic Preservation Commission

Thursday, January 25, 2018

7:00 PM

Council Chambers

B. ROLL CALL:

This was approved.

Aye: 8 - Anderson, Doyle, Erickson Ory, Garrison, Grinnell, Jacks, Martinez, Noel, Peterson, Urda, Laxminarayan, and Koscal

C. PUBLIC FORUM:

D. OLD BUSINESS:

E. CERTIFICATE OF APPROPRIATENESS

1. Consider the request for a Certificate of Appropriateness (COA) to demolish the 1962 addition to the structure located at 110 S. Washington Street (Old Nichols Library) - COA 17-5146.

Chairman Peterson recused himself from the case.

Mike Elliot, representing the owner, Great Central Properties III, LLC provided details of the proposal.

Historic Preservation Commission inquired how the additions were determined, specifically the 1939 addition. The petitioner responded that they looked through history to determine the additions. Senior Assistant City Attorney, Patricia Lord, clarified that the 1939 addition is not under the purview of the Historic Preservation Commission, only what is visible from Washington Street is relevant to review by the HPC. The HPC inquired how the structure will be maintained during demolition. The petitioner provided information stating that they plan to infill the building with concrete block to provide weather tightness. The HPC asked about the construction on the south side of the property, staff clarified that since the south side can only be seen at an angle, it does not qualify for review. The petitioner stated that they want to do this phase of the project first so they can pull things back to the original structure and see what can be done in the future, they would like to start later this spring.

Public Comment:

Dolly Nichols: Would like the building be done correctly by a structural engineer who is familiar with working on historic buildings, stated concern with the views from the north and south on Washington Street and was not aware of a 1939 addition.

Joe McElroy: Secretary of Save Old Nichols group, Mr. McElroy wants to stress the

concept of demolition by neglect, but is happy the homeowner wants to encourage the stability of the building.

Bryan Ogg: believes HPC and CC have a responsibility to review the whole building and not just what is seen from the street. Found no evidence regarding the 1939 addition and requested this to be clarified.

Jane Burke: requested clarification about the 1939 addition and is concerned about stability of building.

Bill Simon: board member of Save Old Nichols group, inquired about the 1939 addition and recommends the HPC rule the application incomplete due to it lacking information on how the building will be supported.

Barb Hower: stated concern with the structural integrity of the building but is not opposed to non-contributing portions of the building being removed. Wants the review of the building to be done from all four sides.

Dick Furstenau: stated concern with the structural integrity of building and requested a decision on what happens to the building before removal of the addition.

Dolly Nichols: stated the building is a source of pride and would like it to be preserved.

The petitioner provided closing remarks.

HPC inquired if the landmark status extended beyond the front façade. Senior City Attorney, Pat Lord stated that when a building is landmarked, only the front of the building is preserved. Future construction will be subject to COA review, if it is visible from Washington.

HPC closed the public hearing.

The Historic Preservation Commission discussed the COA and questioned if enough information was provided. Senior Assistant City Attorney, Patricia Lord, stated that the demolition is subject to a demo permit reviewed by the City of Naperville's building department. During and after demolition is not under the purview of the HPC. The decision by the HPC is final, unless the COA is denied, then the homeowner has the right to take the COA to City Council. The HPC took a vote and supported the request finding the 1962 addition to not have any architectural or historical reference to the building.

A motion was made by Martinez, seconded by Erickson Ory, that this agenda item be approved. The motion carried by the following vote:

Aye: 7 - Doyle, Erickson Ory, Garrison, Jacks, Martinez, Noel, and Urda

Recused: 1 - Peterson

2. Consider the Certificate of Appropriateness (COA) request for the property located at 218 North Columbia Street - COA 18-56.

Stephanie Weiss, homeowner and petitioner gave a brief overview of request.

HPC questioned what is being reviewed, staff clarified. HPC asked why the homeowner is interested in doing renovations. The petitioner stated they want to finish the attic space by adding dormers, add the front door for more security, add shutters to give protection to the existing windows, and add the brackets to tie everything together. Naper Settlement staff stated that there are many different

types of foursquares, and during review of the application, concern was raised with the addition of the brackets because foursquares tend to be less ornate. No concern was raised with the addition of dormers since the roofline is maintained and the doors and shutters can be easily removed. HPC questioned if the petitioner has received any objections from neighboring property owners, the petitioner stated they received one email.

Public Comment: None

HPC closed the public hearing.

Commissioners discussed the case and presented differing opinions. Chairman Peterson moved to vote on each item separately. The votes are as follows:

A motion was made by Martinez, seconded by Doyle, that the request for the addition of two dormers be accepted. The motion was carried by the following vote:

Aye: Doyle, Garrison, Jacks, Martinez, Noel, Ory, Peterson, Urda

Nay: None

A motion was made by Martinez, seconded by Doyle, that the request for the addition of shutters be accepted. The motion was carried by the following vote:

Aye: Doyle, Garrison, Jacks, Martinez, Noel, Ory, Peterson, Urda

Nay: None

A motion was made by Martinez, seconded by Doyle, that the request for the addition of brackets be accepted. The motion was carried by the following vote:

Aye: Doyle, Garrison, Jacks, Martinez, Noel, Urda

Nay: Ory, Peterson

Commissioner Ory and Chairman Peterson found the proposed brackets did not match the style of the home.

A motion was made by Martinez, seconded by Doyle, that the request regarding the alteration of the front door be accepted. The motion was carried by the following vote:

Aye: Doyle, Garrison, Jacks, Martinez, Noel, Urda

Nay: Ory, Peterson

Commissioner Ory found the style of the door to be craftsman, Chairman Peterson requested a style of door that fit in with the design of the home.

A motion was made by Martinez, seconded by Doyle, that this agenda item be approved. The motion carried by the following vote:

Aye: 8 - Doyle, Erickson Ory, Garrison, Jacks, Martinez, Noel, Peterson, and Urda

F. REPORTS

1. Approve the minutes of the November 30, 2017 Historic Preservation Commission.

A motion was made by Martinez, seconded by Doyle, that this agenda item be approved. The motion carried by the following vote:

Aye: 8 - Doyle, Erickson Ory, Garrison, Jacks, Martinez, Noel, Peterson, and Urda

G. NEW BUSINESS:

H. ADJOURNMENT:

8:32 pm.

This was approved.