

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) request in order to change the window style for property located at 105 S. Sleight– COA 19-25.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission review.

BACKGROUND:

The petitioner, Bill Bassetto on behalf of the owners, Bill and Lana Bassetto, has submitted a request for the property located at the southwest corner of Sleight Street and Van Buren Avenue. The COA request has been submitted in order to alter the window style of a window that faces Sleight Street. The subject property is approximately 11,000 sq. ft. and is currently zoned R2 (Single-Family and Low Density Multiple-Family Residence District). The home is a 1.5 story, Queen Anne Cottage style residential home.

Based on city record, four COA's were previously issued for 105 S. Sleight. On April 28, 1989 (COA #89-5), a COA was granted to replace the existing picket fence with a post and rail fence. On September 23, 1993 (COA #93-14), a COA was granted to add a second story to the existing garage. On September 24, 1993 (COA #93-14), a COA was granted in order to change the orientation of the front porch so that the steps and door open to Sleight Street. On January 27, 2000 (COA #00-01), a COA was granted for the installation of a white picket fence around the backyard. No other records of COA applications were found for the subject property. Based on information provided in the Architectural and Historical Survey (2008), an alteration was made to enlarge the 1st floor windows in order to construct a 3-part picture window.

DISCUSSION:

The City of Naperville Municipal Code Section 6-11-8:2.2 requires a COA subject to Historic Preservation Commission approval for work that will result in a change of window style of any window located on the primary façade (Note: the primary façade is defined as the portion of the façade that abuts or is nearest to a front yard or corner side yard and is visible from a public street). The petitioner is requesting approval of a COA in order to remove the existing picture window and replace the window with three double hung wood windows with exterior aluminum cladding. No changes to the window size opening will be made with the proposal.

Section 6-11-8:5 of the City's Code (Certificate of Appropriateness Required) establishes the factors for consideration of a COA application. Based on the factors and analysis below, staff recommends approval of the COA to allow for a change in

window style for the property located at 105 S. Sleight Street. The petitioner is in general agreement with these findings.

Factors for Consideration of a Certificate of Appropriateness Application:

5.1. Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a certificate of appropriateness.

Analysis: Staff finds the proposed window maintains compatibility with the Queen Anne style home.

5.2. Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the certificate of appropriateness request.

Analysis: The proposed window style is compatible with the listed window style for typical Queen Anne style homes.

5.3. Economic Reasonableness: The Commission and the Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.

Analysis: The proposed window is economically reasonable because it allows the petitioner to replace the window to a more economically friendly window.

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

Analysis: The proposed window will not result in any adverse impact on energy conservation at the Subject Property, in fact, the new window will provide better energy conversation for the homeowner.

5.5. Application Of Regulations: The Commission and Zoning Administrator shall not impose specific regulations, limitations, or restrictions as to the height and bulk of buildings, or the area of yards or setbacks, or other open spaces, density of population, land use, or location of buildings designed for conditional uses except as applicable for compliance with the underlying zoning district.

5.5.1. The Commission however, may consider the height and bulk of buildings and area of yards or setbacks within the context of existing neighborhoods in making its determinations. The Commission shall be permitted to deny a certificate of appropriateness on the basis of height and bulk of buildings and the area of yards or setbacks only upon finding that the approval of such a request would be detrimental to the existing or historical character of its surrounding neighborhood. The Commission may adopt procedural rules concerning the type of information that it considers necessary to make such a finding.

5.5.2. The Commission's consideration of height and bulk of buildings and area of yards or setbacks shall not exempt the applicant from compliance with the provisions of this [Title 6](#) (Zoning Regulations).

Analysis: The proposed change is in compliance with the Zoning Regulations.

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

Analysis: The Historic Building Design and Resource Manual provides guidance regarding the typical attributes of the Queen Anne architectural style (p. 23). The Queen Anne style is listed to have windows that are tall and narrow double hung. Given this guidance, the 3-proposed double hung windows are an accurate portrayal of typical Queen Anne style windows. In addition, the manual lists what level of change is encouraged for window replacement (p. 38). The manual encourages replacement of windows to match the originals in material, size and design. The proposed windows will match the original window material, size and design.

Key Takeaways

- The petitioner is requesting approval of COA 19-25 in order to alter the existing window style from a picture window to three double hung windows at the property located at 105 S. Sleight Street.
- The City of Naperville Municipal Code requires review by the Historic Preservation Commission for work that results in a change of window style. Staff is in support of the request given that a double hung window is the typical window style for a Queen Anne home.