



CITY OF NAPERVILLE

TRANSPORTATION, ENGINEERING, & DEVELOPMENT (T.E.D.) BUSINESS GROUP

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS **(COA) APPLICATION - REQUEST FOR DEMOLITION**

This Application form is used for the Historic Preservation Commission's review of COA applications for demolition of landmarked properties or properties located within the City's Historic District.

PLEASE TYPE OR PRINT CLEARLY.

******NO MAIL-IN APPLICATIONS WILL BE ACCEPTED******

1. OWNER/APPLICANT (REQUIRED INFORMATION)

Property Address and PIN number(s) of structure(s) sought to be demolished ("Subject Property"):	127 S Columbia St Naperville, IL 60540 Sunroom demolition and rebuild
Applicant's Name:	Matt McNichols
Applicant's Address/Zip:	127 S Columbia Street
Applicant's Telephone # Day/Evening:	630-596-7662
Applicant's Fax (optional):	
Applicant's Email:	mcnich10@gmail.com
Property Owner's Name(s), if other than the Applicant:	
Property Owner's Address/Zip:	
Property Owner's Telephone # Day/Evening	

2. EXISTING CONDITIONS

Provide color photos and a detailed description of the current improvements located on the Subject Property, including structure(s) for which demolition is sought.

The current structure is a 3-season room with several issues.

- No insulation and no door or divider to the rest of the home. It is 26 degrees in the winter and not energy efficient.

- Sloped floor away from the home at ~20 degree slant. It makes it hard to use or furnish.

- Separation from the home with visible cracks along joints around attached perimeter (ceiling, walls, and floor) at point of connection.

The proposed new structure will not only repair current issues, but will also increase the size of the space our family can use within the house, and will have proper insulation so it can be used year round.

3. DESCRIPTION OF PROPOSED DEMOLITION

A COA from the Historic Preservation Commission is required for a demolition of a building in whole (or in part as determined by the City Zoning Administrator). Please specify below if you are seeking a COA for total or partial demolition. If a partial demolition, describe the scope of the demolition impacting the primary façade of the structure(s) on the Subject Property in detail. Also, please see the requirements set forth in Section 8 below.

We are seeking COA for a partial demolition of our building. The scope of the demolition includes only the 3-season porch described in Section 2. The room is located on the south side of the house. It is set back 6 feet from the front of the house when viewed from the front entrance (East side) of the structure.

While we are not sure if the sunroom is an original feature from our research, we can assess some of the characteristics to assume it was not original. Or was an add-on or conversion. Characteristics observed are: foundation that does not match the basement, irregular chisel-shaped in basement wall to access sunroom crawl space, air vent cut out around a cardboard floor covering, sloping floor at 15-20 degrees from home, different flooring material, lower ceiling height than adjacent room, and lack of insulation leads our expert team to believe it was not original.

4. INTENDED USE OF PROPERTY POST-DEMOLITION

Should approval of the proposed COA (request for demolition) be granted, provide information regarding the intended use of the Subject Property post-demolition.

A new structure will go in its place. It will be larger, structurally sound, energy efficient, match the existing look and be more usable to homeowners.

5. RESPONSE TO FACTORS FOR CONSIDERATION OF A COA

Include a response to each of the Factors for Consideration of a COA (Naperville Municipal Code/Zoning Title, Section 6-11-8:5). ***Note:** If a total demolition is sought, only a response to Subsection 5.5 is required.

5. 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.
- 5.2. **Compatibility with Architectural Style:** The Commission and Zoning Administrator shall consider if the proposed improvement is compatible with the historic architectural style of the building or structure to be modified when reviewing the certificate of appropriateness request.
- 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.
- 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.
- 5.5. **Impact of Proposed Demolition:** In evaluating an Application for demolition of a principal structure in whole, or for certain partial demolitions as determined by the Zoning Administrator, the Commission shall balance: (i) the findings presented in the Structural Analysis, which includes an analysis of the improvements required to restore or repair the structure to a condition that complies with the standards for issuance of an occupancy permit for the intended use of the structure(s) post-demolition pursuant to the provisions of Title 5 of the Naperville Municipal Code, including the estimated cost of said restoration or repairs, against: (ii) the architectural and historical significance of the structure(s).
- 5.6. The **City's Historic Building Design and Resource Manual** may be used as a resource in consideration of the above.

6. ARCHITECTURAL AND HISTORICAL SIGNIFICANCE ANALYSIS

An Architectural and Historical Significance Analysis is required for a COA seeking total demolition of a principal structure, and may be required (as determined by the City's Zoning Administrator) for a partial demolition of a principal structure pursuant to Section 6-11-8:4.2.2 of the Zoning Code. See **Exhibit A**.

Addendum: Factors for Consideration of a COA

Compatibility with District Character & Architectural Style:

We have researched and reviewed all historic building materials at hand in consideration of the proposed property changes.

Any addition will include, and not eliminate, Prairie Style home features: two stories, asymmetrical shape, wood doors, open porch entrance, casement windows and small horizontal windows, stucco exterior with wood trim, and hipped roof with overhang.

Noteworthy features of our home specifically include the stucco covered brick chimney, which will remain.

Homeowners seek to preserve and enhance the historic character of the home. They intentionally bought in the Historic District because of the area's history and charm. Knowing the home would need renovations to meet the needs of a modern family, they reviewed all building codes and restrictions PRIOR to purchasing the home.

During their 4-year ownership, they have cared for and restored their home's historic features including: professional repair of stucco, repair of masonry chimney using original bricks, caulk around original windows' perimeters, installation of wood fence within material and height requirements, removal of exterior metal awning, repair of original overhang soffits, spray foam attic insulation in accordance with current R-value, and resurfacing of interior plaster walls to keep integrity of original walls (even though the first 5 contractors wanted to gut the plaster for drywall). There were many other projects, but this shows when given the choice, homeowners want to preserve home's original character.

Photos of 3-Season Room for Demo:



Cracks that showed up after 2016 repairs:



Makeshift door during winter months



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:	127 S Columbia Street, Naperville, IL 60540
Applicant Name(s):	Matt McNichols
Address/Zip:	127 S Columbia Street
Telephone – Day/Evening:	630-596-7662
Fax (optional):	
Email:	mcnich10@gmail.com
Property Owner Name(s):	
Address/Zip:	
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*	You need a COA from the Commission
<input type="checkbox"/>	Doors	New opening, a change in style or opening, or use of material that is not wood or original material
<input type="checkbox"/>	Windows	New opening, a change in style or opening, or use of material other than wood or aluminum clad wood
<input type="checkbox"/>	Roofs	A change in height or pitch; or use of material other than asphalt or original material.
<input 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 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 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 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.

See demolition application section for details on removal of 3-season porch.

- 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).

All new structures will match the roof pitch (except entry porch), overhang, fascia, soffit, gutters, stucco finish, windows and trim of the existing vernacular Prairie Style house.

A new 2-story addition will come off the South side pulled back 24" from each corner of the existing structure to clearly delineate it from existing home.

A second floor space will be built over an existing one story space toward the west.

A small one story covered entry porch and larger one story covered dining porch with balcony above will have paver floors/steps, stucco bases, columns, and beams, wood guardrails and metal handrails.

A one story cantilevered box bay on decorative brackets will be added to the west facing wall of the existing structure.

An attic shed dormer will be added to the north side of the existing 2 story structure.

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

The proposed work will not affect any significant original features of the existing structure.

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. RELATED VARIANCE REQUEST(S):

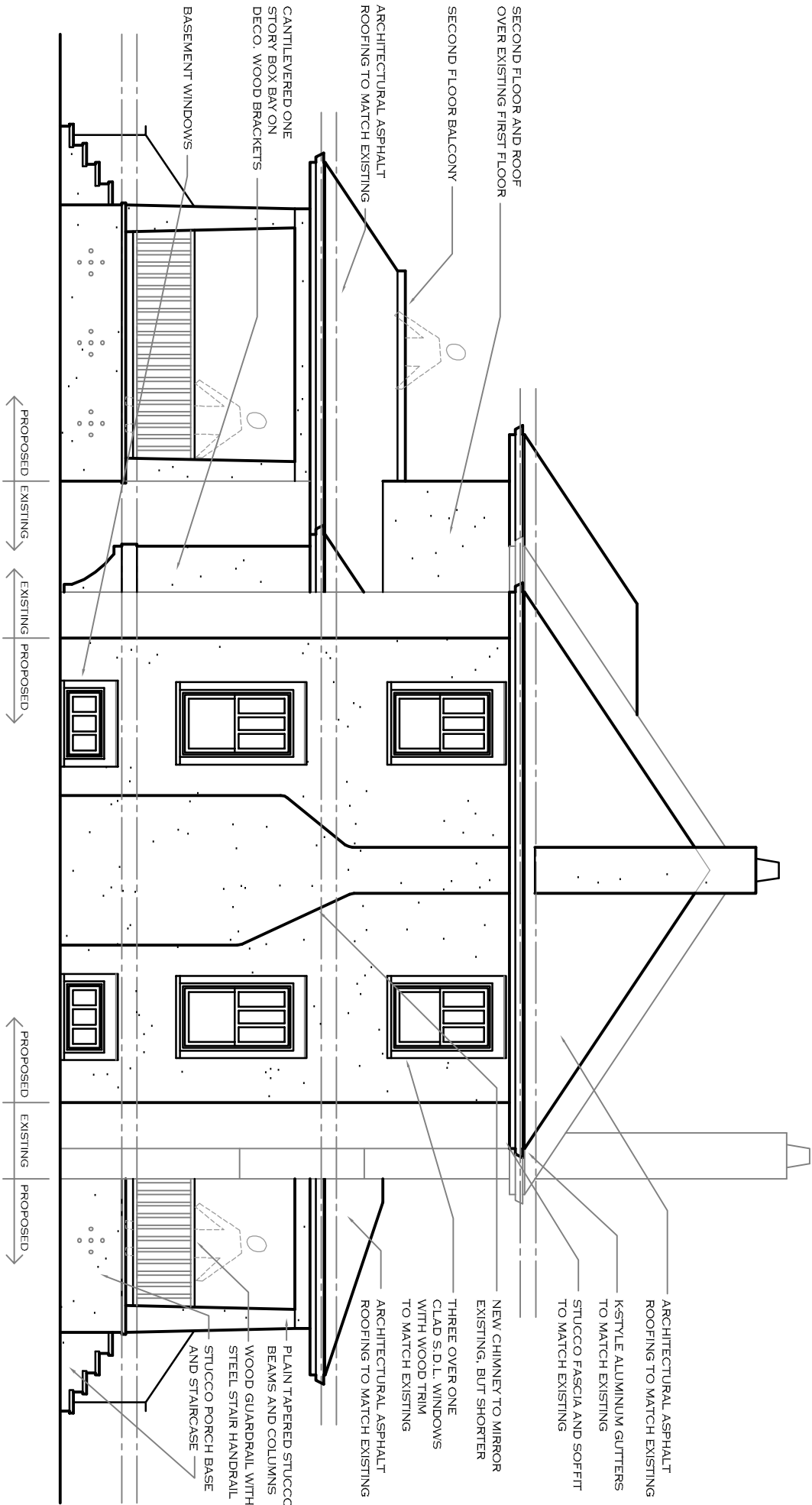
If a zoning variance is required to complete the proposed work, describe the variance. Please refer to the Zoning Ordinance online at www.naperville.il.us/municipalcode.aspx to view the variance provisions. The variance application package is available at the Development Services front counter):

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.

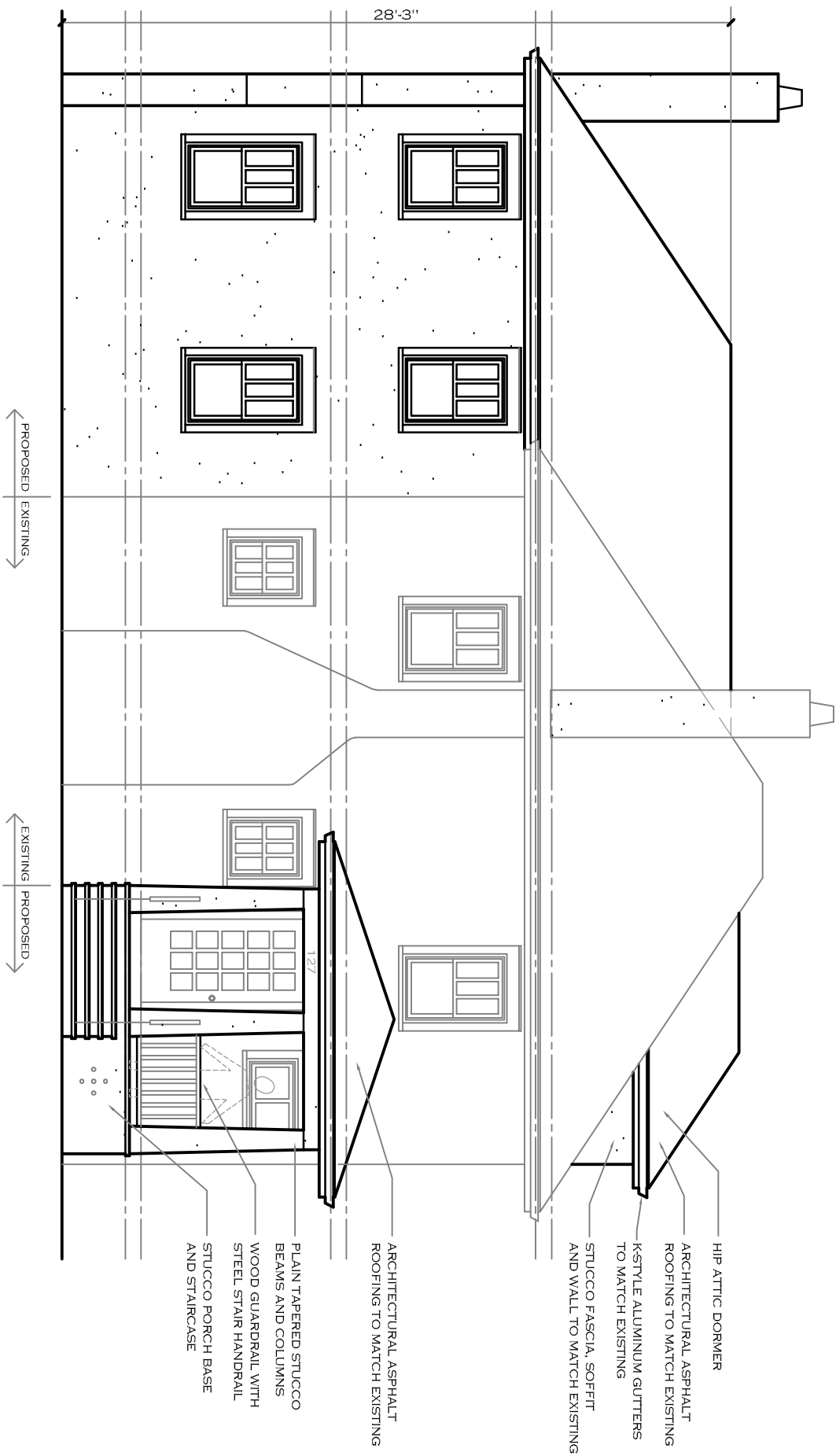
Required Signature: The undersigned certifies that the statements set forth in this application including all drawings and specifications submitted herewith are true and correct, and further agrees that the proposed improvements described in this application will be constructed in all respects in accordance with the approved COA as specified in the application, drawings and specifications submitted herewith.

Signature of Applicant:  Date: March 5, 2020

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



127 S. COLUMBIA STREET
CHICAGO AVENUE ELEVATION
THOMAS J. RYAN, JR. - ARCHITECT



127 S. COLUMBIA STREET
COLUMBIA STREET ELEVATION
THOMAS J. RYAN, JR. - ARCHITECT

WESTERN PROPERTY LINE

127 S. COLUMBIA STREET
THOMAS J. RYAN, JR. - ARCHITECT

CHICAGO AVENUE PROPERTY LINE (SOUTH)

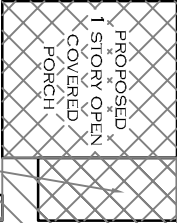
15' CORNER SIDE SETBACK

22'-11"

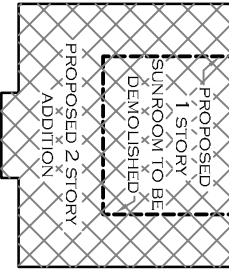
25' FRONT YARD SETBACK

COLUMBIA STREET PROPERTY LINE (EAST)

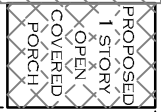
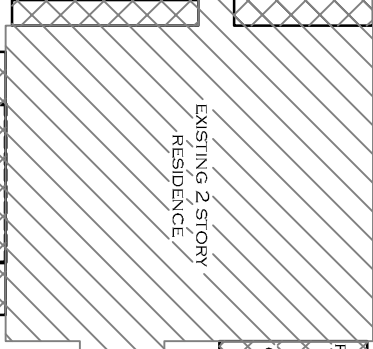
25' REAR YARD SETBACK



PROPOSED SECOND FLOOR OVER
EXISTING FIRST FLOOR
CANTILVERED
BOX BAY



PROPOSED 2 STORY
ADDITION



12'-10"

6' SIDE YARD SETBACK

13'-3"

39'-11"

NORTHERN PROPERTY LINE

1. Please submit individual factors of consideration responses as noted on page 3 of the COA application packet for factors 5.1, 5.2, and 5.5 (attached). This information will be added as an attachment to the memo, so we would like it to be clear to the commission members your explanation for each one rather than an overall response to all the factors.

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.

The addition is in keeping with the style of the neighborhood by maintaining its prairie style roots and front porches. All existing exterior features will remain, such as wood doors and windows, stucco, roof overhangs etc. The existing main structure will be prominent and untouched, with the addition being smaller in scale, set back from the front and back facades, and with lower roof line. We have observed many homes with additions to the side that do not always honor the original structure the same way we have chosen to separate the addition and not compete with its history. Site access will not change, and the Chicago Avenue side will still maintain a generous 23 foot set back from the sidewalk, not encroaching on any neighbor's set back lines. Many corner lots in the area have additions with smaller 8-15 feet set from the sidewalk. The main entrance, on Columbia, will remain as is even while it has a further setback than any neighbors on the street.

5.2. Compatibility with Architectural Style: The Commission and Zoning Administrator shall consider if the proposed improvement is **compatible with the historic architectural style** of the building or structure to be modified when reviewing the certificate of appropriateness request.

All new structures will match the roof pitch, overhang, fascia, soffit, gutters, stucco finish, windows and trim of the existing vernacular Prairie Style house. Addition that replaces the sunroom will mimic the original structure with the same window style and size, roof shape, color, foundation, and material.

5.5. Impact of Proposed Demolition: In evaluating an Application for demolition of a principal structure in whole, or for certain partial demolitions as determined by the Zoning Administrator, the Commission shall balance: (i) the findings presented in the Structural Analysis, which includes an analysis of the improvements required to restore or repair the structure to a condition that complies with the standards for issuance of an occupancy permit for the intended use of the structure(s) post-demolition pursuant to the provisions of Title 5 of the Naperville Municipal Code, including the estimated cost of said restoration or repairs, against: (ii) the architectural and historical significance of the structure(s).

Even with repairs to the existing structure to keep it as a 3-season room, it's lack of insulation and utilization to the homeowners render it to be almost useless. Rather than add additional square footage to the house on top of the sunroom with its lack of function, the homeowners request removing the unused square footage and create a more usable space in its place. It is in this way that the homeowners don't over-scale their historic home and make the best use of ALL of their square footage for today's families.

2. Please further explain and expound on why there will not be an effect on any of the external architectural features as described in your response for question C on page 3 of the COA application – request for demolition packet (attached). The demolition of the sunroom and additions would change the overall appearance of the façade, so those changes should be added to this section.

While the addition will not impact any of the existing home features, the façade will change to include the addition since it is viewable from the front (main) entrance. It will not degrade any architectural features of the original, since it will mimic the same characteristics of the original home. The difference to most people will be that the structure is 2 stories. The scale is not drastically different, since it was designed to appear smaller than the main home. So to the public it will appear larger mainly in its height.

3. Please provide the dimensions of the portion of the home that is proposed to be demolished as well as the new additions.

Sunroom demolition – 12' x 10'; New structure – 20' x 15'

4. Please describe the use of the additions i.e. will it be a bedroom, mudroom etc.

First floor – Family room, Second floor – Bedroom (with closet), basically 2 rectangular rooms stacked. Right now the original dining room serves as a small family room and we have no dining room. For the upstairs, our son's room currently fits a compact crib and dresser and has no closet, and no room to add one. So our family needs to have a real bedroom with closet for us to remain in the home long term.