

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.