



## 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:	24 S. Columbia St. 60540
Applicant Name(s):	Michael Moyer and Sarah Lucibello
Address/Zip:	24 S. Columbia St. 60540
Telephone – Day/Evening:	630.200.6919
Fax (optional):	
Email:	mr.moyer@yahoo.com slucibel@yahoo.com
Property Owner Name(s):	Michael Moyer and Sarah Lucibello
Address/Zip:	24 S. Columbia St. 60540
Telephone – Day/Evening:	630.200.6919

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.

	<b>Improvement Type*</b>	<b>A COA from the Commission is required for the following:</b>
<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"> <li>1. Replacement of porch columns with use of wood, plaster or cement materials;</li> <li>2. Replacement of porch flooring with use of wood or composite decking materials; or</li> <li>3. Replacement of other porch components with use of wood or original material.</li> </ol>
<input type="checkbox"/>	Shutters and Awnings	A change in size, style or new addition
<input checked="" 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.

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<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 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.

see attached file

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- 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.).

see attached file

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

see attached file

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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:

see attached

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**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:

see attached

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**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):

N/A

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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):

N/A

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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:

N/A

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6. RELATED VARIANCE, CONDITIONAL USE OR REZONING REQUEST(S):

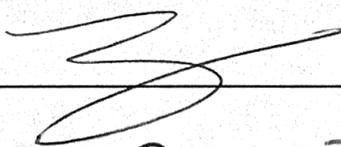
Please describe any zoning variance, conditional use, or rezoning requests that may be required to complete the proposed work. (note: a separate application must be filed with the Planning Services Team for these requests).

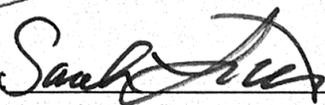
See Attached

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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: 4.29.2021

Signature of Owner (if different):  Date: 5/13/21

4. DESCRIPTION OF PROPOSED WORK

- A. New windows to be installed in existing openings with casement (for emergency egress) to replace original narrow double hung and double hung to replace Colonial Revival era (glass not wavy like original windows in house) fixed picture windows in existing bay window.

New front door and surround to be installed in existing opening and replace Colonial Revival era broken pediment detail with simple 5/4" x 6" head and 5/4" x 4" side casing appropriate to the Cottage style of the existing house.

A new one story open covered front porch that was original to the house will be added back to the original front façade and been seen from the street.

A new box bay (4' wide x 1' deep), 60' back from the sidewalk, will be added to the north façade of the house and be seen from the street.

A new 1.5 story addition, 51'-9" back from the sidewalk, to match the scale and proportion of the original house will be added to the south façade and be seen from the street.

- B. Architectural asphalt shingles to match existing.

Painted wood closed eaves (fascia and soffit) to match existing.

Painted 3" exposure wood lap siding to match existing.

5/4" x 4" wide painted wood corner boards to match existing.

Wood, aluminum-clad casement and double hung windows to replace existing windows with 5/4" x 4" wide painted wood head, casing and sloping sills.

Rock face concrete block piers and foundation to match existing.

Painted wood skirting between porch piers with 5/4" x 6" frames and 2" x 2" pickets.

Painted wood-clad porch beam.

10" diameter painted wood Doric style porch columns.

Painted wood porch guardrails with sloping peaked cap, base and 2" x 2" square pickets.

Painted wrought-iron handrails at steps.

Painted wood porch and steps.

Painted wood front door with upper glass and lower recessed panels.

- C. The new one story open covered front porch will bring the front façade back to its original form.

The northside gable dormer will balance the façade.

The southside addition will compliment the scale and proportion of the existing building form.

## 5. FACTORS FOR CONSIDERATION

### 5.1 Compatibility with District Character:

The proposed one story open covered front porch will bring back an original feature of the house as seen on 1926 and 1943 Sanborn maps. A front porch is also commonly found in the District.

The north facing gable dormer will balance the façade with the existing south facing gable dormer, and is a common element found in the District.

The north facing one story box bay will add character to the north wall and balance the façade with the existing south facing box bay. It is also a common element found in the District.

The north-south orientated addition, when joined with the east-west oriented existing house, will resemble a Gabled Ell (from the street) vernacular building type, common to the District.

### 5.2 Compatibility with Architectural Style:

The proposed one story open covered front porch was original to the house and is compatible with the original Cottage style in its simple and understated design.

The proposed north facing gable dormer is a typical technique to gain head room in a house with roof rafters bearing on short second floor walls, much like the existing dormer facing south.

The proposed north facing one story box bay is a common architectural detail found in the District with wood clad Cottage style houses.

The rear addition starts past the original structure, forming a new Gabled Ell composition while maintaining the architecturally significant ridge and eave height of the original Cottage style.

## 6. RELATED VARIANCE REQUEST

The proposed one story open covered front porch will require a variance to the front yard open porch setback of 20'-0". We would need a 30" variance, reducing the required front yard setback to 17'-6". We believe it necessary for the porch to be 8'-0" deep to make it usable, especially when the only sitting space would be in front of an existing large bay window that would take up 18" of the 8'-0" depth. 8'-0" deep porches are commonly found throughout the District. We also believe that restoring lost and significant historic elements is good for the house, block and historic neighborhood.

Detailed Description of Variance:

We are seeking a variance to the front yard zoning requirement 6-2-3.2 from 5'-0" to 8'-6". We are seeking to restore an original feature to a historic house in Naperville's Historic District known to be a contributing asset.

Exhibit B

1. The variance is in harmony to the general purpose and intent of the zoning provision 6-2-3.2 to allow residents to create open outdoor living areas directly connected to their homes as well as socialization with neighbors and people passing by.
2. Strict enforcement of this variance would result in a porch too narrow for gathering and not consistent with other properties where it is located in Naperville's Historic District.
3. The variance, if granted, would not alter the essential character of the neighborhood because deep porches are the hallmark of Naperville's Historic District. The proposed porch is open on three sides, not blocking any light of sightlines.

Nature of benefit: Restoration of a prominent original feature to a historic house.