



Legislation Details (With Text)

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HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) request for the property located at 25 S. Wright Street- COA 19-3456

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review.

BACKGROUND:

The subject property is an approximately 7,500 square foot parcel located on the west side of Wright Street, with a common street address of 25 S. Wright Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with 2-story residential home. No architectural classification is indicated for the home, but the style is described as being an interesting vernacular residence from the turn of the 20th century (2008 Architectural and Historical Significance Survey).

In 2000, two COAs were reviewed and approved by the Historic Sites Commission for demolition and construction of a new garage (HSC #00-07 and HSC #00-08).

The subject property was recently granted an administrative COA (COA #19-2603). The current COA request is submitted for review and approval of those alterations which could not be administratively approved per Section 6-11-8:1.

DISCUSSION:

The homeowners have submitted COA #19-3456 in order to remove the existing attic vent and replace the vent with a window on the front facing façade. The proposal includes removing the vent, increasing the size of the opening, and installing an aluminum clad double hung window in its place.

Factors for Consideration of a Certificate of Appropriateness Application

Review of COA applications are conducted based on the compatibility with the Factors for Consideration of a Certificate of Appropriateness Application (Section 6-11-8.5; Certificate of Appropriateness Required). Analysis of the Factors for Consideration for COA #19-3456, based off of details provided from the petitioner, can be found below.

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: The proposed improvement is minor and has little impact to the character of the historic district. Staff is in support of the proposal considering the minimal impact the alteration has on the character of the historic district and finding it to be compatible with the exterior features of the 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 HBDRM describes vernacular architectural styles to have gable roofs with an attic window in the gable. The proposed alteration is consistent with the architectural style of the home.

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: This Factor is not applicable unless modifications to the current request are recommended by the Commission. If the Commission requests modifications be made to the current proposal, then the Commission shall consider the economic reasonableness of those modifications.

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: This Factor is not applicable unless modifications to the current request are recommended by the Commission. If the Commission requests modifications be made to the current proposal, then the Commission shall take the energy conservation of those modifications into consideration. Guidance for energy efficient improvements can be found in the Historic Building Design and Resource Manual, section D.8, "Energy Efficient Improvements", starting on page 57 and within the appendices, section H.3, "Sources of Additional Information", found on page 87.

5.5. Impact of Proposed Demolition: In evaluating any application for demolition of a principal structure in whole, or for certain partial demolitions as determined by the Zoning Administrator, the Commission shall balance 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 under the provision of [Title 5 <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT5BURE>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT5BURE), and the estimated cost of said restoration or repairs, against the architectural and historical significance of the structure.

Analysis: This Factor is not applicable to the current request.

5.6. The City's Historic Building Design and Resource Manual (HBDRM) may be used as a resource

in consideration of the above.

Analysis: The HBDRM finds window replacement in an existing opening to be an acceptable alteration. The home currently has an opening where the attic vent exists. While the proposed window installation will increase the size of the opening, the impact to the architectural style of the home is minimal given an opening currently exists in the proposed location.

Key Takeaways

- The petitioner is requesting approval of COA 19-3456 in order to remove the attic vent and replace the vent with an attic window at 25 S. Wright Street. Staff is in support of the proposal.