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Title: Consider the Certificate of Appropriateness (COA) 209 North Brainard Street - COA 20-987

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Attachments: 1. Application, 2. Elevations and site plan, 3. 2008 Architectural and Historical Survey, 4. Factors for Consideration Responses

Date	Ver.	Action By	Action	Result
5/28/2020	2	Historic Preservation Commission	approved	

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) 209 North Brainard Street - COA 20-987

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review.

BACKGROUND:

The subject property is an approximately 13,500 square foot parcel located on the west side of Brainard Street, just north of School Street, with a common street address of 209 North Brainard Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a two story, Colonial Revival house and a detached garage. The home is listed on the Illinois Historic Structures survey. The subject property is identified as a “contributing” structure in the 2008 Architectural and Historical Survey for the Historic District and notes it has undergone non-historic changes including replacement of the front steps and railing. A one-story rear addition was also completed but was not listed as historic or non-historic. The significant features identified in the survey are side gable roof with cornice returns, the symmetrical front façade, the front entry with classical surround and carved brackets, and the historic 6/1 wood double hung windows.

DISCUSSION:

The homeowner, Brian Ledebuhr, seeks a Certificate of Appropriateness (COA) to allow for changes to the façade that include: new one-story covered porch in the front of the home and new windows on the south side of the home. A COA is required because major work is proposed on the primary

façades of the principle building as described in 6-11-8. Please see the attached site plan for the new construction and demolition proposed. The subject property is on a corner lot, therefore, both street facing façades are subject to review by the Historic Preservation Commission. More detailed information regarding the proposed changes and guidelines on the changes as found in the Historic Building Design and Resource Manual (adopted in 2010) is provided below:

East side (Brainard Street): Covered Porch

The petitioner would like to add a one story open covered porch. The porch would go over the existing stoop and steps. The pedimented canopy and supporting brackets will be demolished because of this change. The new features on the porch would match the existing brick, roofing, beams, columns, roofing, door, and guardrail material. The Historic Building Design and Resource Manual (design guidelines) notes that it is acceptable to replace the door with a similar style as the original. It is also acceptable to construct new porches that are appropriate to the style and period of the home in overall design and scale according to the design guidelines.

South side (School Street): Sunroom Windows

The homeowner is proposing to replace the existing two separated windows with three windows mulled together. The windows will create a banding effect, as they will be installed together and will match the existing windows. The covered entry and walled staircase at the rear of the one-story sunroom will be demolished. The applicant has indicated this portion of the home are no-historic. The Historic Building Design and Resource Manual encourages that the existing windows be maintained rather than replacement and discourages changes in size, design and proportion of the windows. The proposed new windows will be similar in size and will have historic features found on other Colonial Revival homes.

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). The applicant has detailed their justification of the factors considered. Their justification is included in the attachments for review by the HPC.

Key Takeaways

- The petitioner is requesting approval of COA 20-987 to add an enclosed porch at the front of the home facing Brainard Street and replace the existing windows on the sunroom facing School Street at 209 North Brainard Street.