



Legislation Details (With Text)

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Title: Receive the staff report to consider a variance for the property located at 6 North Columbia Street - COA 20-4723 and PZC #21-1-007 (Item 1 of 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. COA Application, 2. Porte Cochere A-1, 3. Porte Cochere A-2, 4. Porte Cochere C-1, 5. 6 N Columbia Notated Photos, 6. 2008 Survey, 7. Variance Application, 8. Response to Variance Standards, 9. Plat of survey, 10. Legal Description

Date	Ver.	Action By	Action	Result
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HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Receive the staff report to consider a variance for the property located at 6 North Columbia Street - COA 20-4723 and PZC #21-1-007 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review.

BACKGROUND:

The subject property is an approximately 11,250 square foot parcel located at the northeast corner of the Columbia Street and Benton Avenue intersection, with a common street address of 6 North Columbia Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a 1 1/2 story, bungalow residence and a detached garage. The subject property is identified as a "contributing" structure in the 2008 Architectural and Historical Survey for the Historic District and has undergone both historic and non-historic changes including replacement of the front porch steps, Jalousie windows in south dormer (non-historic), aluminum under eaves, new entry, new window opening, recess entry door and dormer change. The significant features identified in the survey are the hipped roof with the north and south dormers, enclosed front porch (sun porch), south end chimney with flared sides, historic double hung and casement windows, and historic French front door with sidelights.

Prior COA Approvals

The subject property was previously granted an administrative COA in 2009 permitting replacement

of the front porch steps (COA #09-2127). A COA was also approved by the HPC for a recess entry door, rebuild and dormer change, new entry and window openings, and changes to several existing windows (COA #16-4092).

DISCUSSION:

The applicant Erik G. Haugsnes, as authorized by the property owner, The Jack and Helen J. Haugsnes Living Trust, seeks a Certificate of Appropriateness (COA) to allow for a porte cochere which would change the primary façade. The addition will be significantly setback from the front property line at approximately 58 feet.

The City's Code Enforcement Team issued a stop work order once it became aware of the work that was being done. The work was not completed by the time staff visited the site. City staff advised the homeowners that they would be required to seek approval of a COA and building permit in order to complete the porte cochere. A COA is required because major work is proposed on the primary façades of the principle building as described in [Section 6-11-8](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH11HIPR_6-11-8CEAPRE) [<https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH11HIPR_6-11-8CEAPRE>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH11HIPR_6-11-8CEAPRE). Please see the attached site plan for the new construction and demolition proposed.

The proposed structure requires the removal a small hip roof and upper level window on the north façade, which will be replaced with a shorter window. These improvements cannot be seen from the primary façade. The porte cochere will match the brick and cast stone caps that are on the existing front entry. The wood brackets on the port cochere will be similar to the bracket on the side entry. The lighting will also match the fixtures on the home.

The construction of the porte cochere will require a variance to the interior side yard setback requirements. The applicant's variance submission is attached. The three brick columns of the porte cochere, approximately four (4) square feet of the columns, will be located within the 6' interior side yard setback required for attached accessory structures in [Section 6-6C-7:1](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE) [<https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE) of the Municipal Code. The structure is proposed to be setback 5' from the interior side yard property line.

In order for the existing attached garage to align with the opening of the porte cochere, the pillars must be located within the interior side yard setback as identified by the petitioner. Mr. Haugsnes also explained in the variance application that the extended width of the structure will create more space for elderly family members to be shielded from the elements while in a wheelchair transitioning between the residence and vehicle. Staff is in support of the proposed variance request and is in general agreement with the petitioner's responses to the required variance standards.

As the subject property is located within the Historic District, the HPC will:

- (1) Provide a recommendation on the requested setback variance. The HPC's recommendation will be forwarded to the PZC for review. After review by the PZC, the request will be forwarded to the City Council for final determination per the requirements in [Section 6-3-6](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE) [<https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE) (Variances) of the Naperville Municipal Code, and
- (2) Approve/Deny the requested COA for the proposed modification to the exterior façade with the addition of the porte cochere. The HPC's decision on the COA is final; however, if the HPC

denies the COA, the petitioner may appeal this denial to the City Council for a final vote as provided in the Code.

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. Staff is in general agreement with the applicant's responses.

Key Takeaways

- The applicant is requesting approval of COA 20-4723 to construct a porte cochere at 6 North Columbia Street.
- The applicant is requesting a recommendation of approval on the interior side yard setback variance for the property located at 6 North Columbia Street - PZC #21-1-007.

Related Files

- Provide a recommendation on the setback variance for the property located at 6 North Columbia Street - PZC #21-1-007 (Item 2 of 3)
- Consider the Certificate of Appropriateness (COA) for 6 North Columbia Street- COA 20-4723 (Item 3 of 3)