

Legislation Text

File #: 19-267, Version: 1

HISTORIC PRESERVATION COMMISSION AGENDA ITEM**ACTION REQUESTED:**

Consider the Certificate of Appropriateness (COA) request in order to remove and replace the front porch for the property located at 15 N. Columbia- COA 19-487

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission review.

BACKGROUND:

The applicant, Tim Winter, on behalf of the homeowners Jim and Sue Llende, has submitted a Certificate of Appropriate (COA) request for the property located west of Columbia Street just south of Franklin Avenue. The COA request has been submitted in order to remove and replace the front porch. The subject property is approximately 7,252 square feet and is currently zoned R2 (Single-Family and Low Density Multiple-Family Residence District). The home is a 2.5 story, American Foursquare style residential home. Staff does not have record of any COA applications submitted for this property.

The City of Naperville Municipal Code Section 6-11-8:2.5 requires a COA subject to Historic Preservation Commission (HPC) approval for any work to an existing porch located on the primary façade that would result in a new enclosure, a change in size or style, or use of material. The petitioner is proposing to remove the knee wall and replace the knee wall with balusters at the subject property, triggering review by the HPC.

DISCUSSION:***Building Permit***

The applicant, Tim Winter, submitted a building permit on behalf of the homeowners, Jim and Sue Llende, in order to remove and replace the existing front porch. Upon review of the building permit, staff did not flag the property as being located within the historic district and issued the building permit in error. Therefore, work on the front porch has already commenced. This work includes removal of the understructure of the existing front porch i.e. knee wall, stairs, decking, and posts (note: no changes to the roof structure are proposed). When staff became aware that the building permit had been issued in error, staff notified the homeowner that the proposal requires approval of a COA. Since the proposed porch will maintain the footprint of the existing porch, staff has agreed to let the builder continue the structural work on the porch with a condition that no architectural finishes will be installed until approval by the Historic Preservation Commission has been granted.

Staff Review

Section 6-11-8:5 of the City's Code (Certificate of Appropriateness Required) establishes the factors for consideration of a COA application. Based on the factors and analysis below, staff recommends approval of the COA to allow for the removal and replacement of the front porch at 15 N. Columbia

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.

Analysis: Staff found the proposed porch maintains compatibility with the historic district given the roof and the overall footprint of the porch will be maintained.

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 Historic Building Design and Resource Manual provides details on the American Foursquare architectural style on page 28. The manual lists the typical attributes for a porch to be full width, single story with low slope hip roof. In addition, the manual depicts two different porches for the American Foursquare style, one with a knee wall and one with balusters. As proposed, the porch will maintain the existing roof and footprint keeping in line with the full width, single story with low slope hip roof style. While the knee wall will be removed and replaced with 36" high balusters, the manual does show this as being part of the American Foursquare architectural style (page 28, photo C.19 and page 52, photo D.33). The porch balusters, guardrail, handrail, skirting, and flooring will be constructed of wood. The porch columns will have a decorative wood column around a 6 x6 treated structural support.

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: The proposed porch is economically reasonable because it allows the petitioner to replace the existing porch while minimally altering the architectural style of the home.

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: The proposed porch will not result in any adverse impact on energy conservation at the Subject Property.

5.5. Application Of Regulations: The Commission and Zoning Administrator shall not impose specific regulations, limitations, or restrictions as to the height and bulk of buildings, or the area of yards or setbacks, or other open spaces, density of population, land use, or location of buildings designed for conditional uses except as applicable for compliance with the underlying zoning district.

5.5.1. The Commission however, may consider the height and bulk of buildings and area of yards or setbacks within the context of existing neighborhoods in making its determinations. The Commission shall be permitted to deny a certificate of appropriateness on the basis of height and bulk of buildings and the area of yards or setbacks only upon finding that the approval of such a request would be detrimental to the existing or historical character of its

surrounding neighborhood. The Commission may adopt procedural rules concerning the type of information that it considers necessary to make such a finding.

5.5.2. The Commission's consideration of height and bulk of buildings and area of yards or setbacks shall not exempt the applicant from compliance with the provisions of this [Title 6 <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE) (Zoning Regulations).

Analysis: The porch is in compliance with the underlying zoning district requirements in terms of setback and height for the R2 zoning district.

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

Analysis: The Historic Building Design and Resource Manual provides guidance for porch maintenance, repair and replacement in Section D (p. 52-55). These guidelines identify what is encouraged, acceptable and discouraged. Within these guidelines, it states that the replacement of a porch should match the porch components to the original in dimensions, style, design and detail. The construction of the new porch should also be appropriate to the style and period of the home in overall design and scale. Staff finds the proposed porch is cohesive with the architectural style of the home in terms of design and scale.

Key Takeaways

- The petitioner is requesting approval of COA 19-487 in order to remove and replace the front porch for the property located at 15 N. Columbia Street.
- The City of Naperville Municipal Code requires review by the Historic Preservation Commission for changes in size, style or use of material for a porch. Staff is in support of the request given the proposed porch is cohesive with the architectural style of the home and is compatible with the original structure.