

Legislation Text

File #: 19-1213, Version: 1

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) request for the property located at 418 School Street- COA 19-4236

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 10,650 square foot parcel located on the southeast corner of School Street and Loomis Street, with a common street address of 418 School Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a frame, two story gable front home. The gable front architectural style is a vernacular sub-style.

The subject property is located on a corner, therefore, both street facing facades are considered to be the primary façade (Note: the primary façade is defined as the portion of the façade that abuts or is nearest to a front yard or corner side yard and is visible from a public street). Alterations to the primary façade are subject to review and approval of a Certificate of Appropriateness (COA).

Prior to 2015, two dwelling units existed on the subject property (154 N. Loomis and 418 School Street). A COA was submitted and approved by the HPC for demolition of the residence at 154 N. Loomis Street (COA #15-961). After completion of the demolition work, a COA was submitted and approved by the HPC for renovations to the existing attached garage and construction of an addition on the west side of the garage (COA #15-2157).

The subject property was recently granted an administrative COA (COA #19-3978). 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 for the subject property are John and Elizabeth Harvey. A COA request for the subject property has been submitted in order to create new window openings on the west facing façade and remove and replace the existing front porch.

Windows

Currently, 8 window openings exist on the west facing façade. The petitioner proposes to make alterations to the existing window sizes, remove windows, and add new windows resulting in 10 window openings on the west facing façade. The proposed windows will be Marvin brand white clad double-hung window units without dividing grids to match the existing windows. Given the location of the structure on the subject property, staff finds to the alterations made to the windows have minimal impact to the home when viewing from Loomis Street.

Front Porch

The petitioner proposes to remove the existing front porch and roof and replace it with a covered front porch within the existing footprint. The proposed front porch and roof will consist of the following materials: asphalt architectural shingles; aluminum gutters, soffit and fascia; painted beaded wood ceiling; T&G flooring; 8" square columns with continuous header; railings routed top and bottom with square balusters at 4" on center; stone newel posts, steps and risers; and skirting will be 1 ½" vertical slats with 1 ½" spacing. Staff finds the proposed covered porch is more consistent with the architectural style of the home and is in support of the proposed alteration.

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 #19-4236, 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: Staff finds the proposed materials and style are compatible with the existing structure and are therefore, compatible with the character of the historic district.

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: In the Historic Building Design and Resource Manual (HBDRM), the vernacular architectural style is defined as being simple in plan with little stylistic ornamentation. Front porches are shown to be located on the front of the residence or wrapping around the corner and windows are double hung with single pane glazing. The proposed front porch and window alterations are consistent with the architectural style of the home as indicated in the HBDRM (page 26).

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, 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 states construction of new porches that are appropriate to the style and period of the home in overall design and scale to be an acceptable form of modification. The manual also states that windows located on the primary façade of a house are almost always formally arranged in regular patterns. The proposed alterations to the windows on the west facing façade will be placed in a regular pattern consistent with the guidance found in the manual.

Key Takeaways

The petitioner is requesting approval of COA 19-4236 in order to create new window openings on the west facing façade and install a new front porch for the property located at 418 School Street. Staff is in support of the proposal finding the alterations to be more consistent with the architectural style of the home.