

Legislation Text

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HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) for the property located at 32 S. Sleight Street - COA 19-3676

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 11,250 square foot parcel located at the northeast corner of Van Buren Avenue and Sleight Street, with a common street address of 32 S. Sleight Street. The property is zoned R2 (Single-family and Low-Density Multiple-Family Residence District) and is currently improved with a two and a half story, Gabled Ell, Queen Anne architectural style home.

Two COA applications were found on record for the home. HSC (Historic Sites Commission) 00-04 was submitted for demolition of the detached garage and HSC 00-05 was submitted for construction of a new detached garage. The garage was removed but no new garage appears to have been constructed in its replacement.

DISCUSSION:

The homeowners, Dominic and Jennifer Imburgia, have submitted a COA request to make the following alterations for the purpose of remodeling the home:

- Replace the existing windows with aluminum clad double hung windows that will match the original windows in size, proportion, type and design;
- Add window trim that was previously removed;
- Enlarge, move, and add new windows to the west and south street facing facades;
- Replace the doors with wood doors that are consistent with the style and period of the home;
- Remove the siding and replace with wood 2-lap siding with a 3-inch exposure that will mimic the original siding in reveal, spacing and profile;
- Replace the asphalt shingles;
- Construct an addition to the north side of the home that can be seen from Sleight Street. The proposed addition is approximately 560 sf (14' x 40') and will have a 100 sf (7' x 14') deck constructed off the back. Only the west facing façade is subject to review and approval by the Commission. The addition, while seen from the street, is setback from the front facing primary

façade. The proposed addition is designed to match the existing home in terms of style and material; and

- Remodel the front and back wraparound porches to one consistent style. This will include removing any deteriorating materials and reconstructing the porch to mimic the style that is shown on the front porch. The altered porches will remain within the footprint of the existing porches.

The homeowners indicate the property has been used as a duplex, which is permitted in the R2 zoning district. The proposed remodel will return the home back to a single-family structure. The homeowners plan on constructing a detached garage. A new detached garage does not require the review and approval by the Commission.

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 #19-3676, based off of details provided from the petitioner, can be found below. The petitioner has reviewed these responses and is in general agreement with the findings.

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 alterations will update the home and remove and replace any deteriorating materials to return the home back to its original style. The COA request is an overall improvement to the home which enhances 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: Staff finds the alterations to be compatible with the architectural style. The proposed addition, while large, has minimal effect on the home given its location. The addition is setback from the front facing façade and has no impact the Van Buren Av façade. The proposed changes to the front and rear wraparound porches create a uniform architectural style and remove the features that are not compatible with the home. The other alterations proposed through this COA are minor and help to remove existing materials that are deteriorating.

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 emphasizes the importance of retaining significant features of the home while allowing for replacement of building materials and features if determined necessary. The alterations provide for a total rehabilitation of the home to remove deteriorating features while creating a more consistent style throughout. The COA request is in line with the general guidelines found in the HBDRM.

Key Takeaways

- The petitioner is requesting to make several alterations to the existing home at 32 S. Sleight Street in order to create a more consistent architectural style throughout.
- Staff is in support of the proposed alterations noting that the alterations will remove any changes previously made to the home that were not consistent with the existing style to create a uniform look.