



Legislation Text

File #: 20-724, **Version:** 1

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) 209 North Brainard Street - COA 20-1569

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 the 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.

The subject property was previously granted a COA this year, permitting the construction of a new front porch, removal of sunroom windows to be replaced and removal of a staircase and rear porch on the west side of the home (COA 20-987).

DISCUSSION:

The homeowner, Brian Ledebuhr, seeks a Certificate of Appropriateness (COA) to allow for a brick chimney and fireplace on the west side façade, which would be visible from the southern property line on School Street. A COA is required because major work is proposed on the primary façade of the principle building as described in 6-11-8. Please see the attached site plan for the new construction 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:

West side (rear yard): Masonry chimney

The petitioner would like to add a masonry chimney on the west side of the home. The chimney would be attached to the existing sunroom. The use of the chimney will be for an outdoor fireplace that will be attached to the chimney used in the backyard. The chimney and fireplace would be designed to look like a wood burning fireplace. The design would be in-kind to the existing masonry on the home.

There are multiple portions of the Historic Building Design Manual that relate to this proposal. Chimneys are considered a typical attribute of a Colonial Revival home. The Manual considers brick to be the most common material used on chimneys. There are no specific guidelines for new construction of chimneys, but the Manual does note that matching the original design is acceptable for rebuilding chimneys. There is an existing chimney on the home, so it may be important to confirm the style of the new chimney will match the style of the existing chimney.

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 petitioner is requesting approval of COA 20-1569 to add an outdoor fireplace and chimney to the existing sunroom on the west side at 209 N. Brainard Street.