TO: Historic Preservation Commission

FROM: Jill N. Morgan, Planner

DATE: November 10, 2020

SUBJECT: Certificate of Appropriateness to demolish the current garage and build a new garage at 741 Grand Avenue (William Rowe - 20-0712 - AU15/3-20.189-COA/HP- JM - Ward 6)

PURPOSE: Requesting approval of a Certificate of Appropriateness to demolish the current deteriorated garage and build a new garage at 741 Grand Avenue.

BACKGROUND: The Subject Property is currently zoned R-1 One-Family Dwelling zoning. The property is within the Riddle Highlands Historic District, and the house is of primary significance. The home was built c. 1924 in the American Foursquare style. In general the applicant is proposing to demolition the current garage and replace it with a new garage. The new garage will be 20 feet by 22 feet and will be in the same footprint as the current garage. It will have a hipped roof with boxed in eaves. It will be clad in 4 inch vinyl siding with corner boards. The garage door will be a panel door. There will be an entrance door on the south elevation and a sliding window on the south and north elevation.

DISCUSSION: Per the policy of the Preservation Commission, demolition and new construction of garages should go before the Preservation Commission. The garage appears to date to the era of the house. The garage reflects the home with its hipped roof and wide eaves. The house has a hipped roof with flare eaves. It is clad in brick on the first story and aluminum siding on the second.

The current garage has cracked and lifted foundation slab. The frame is shifting and the entire garage is tilting and the door has shifted and is off tracks.

Since the current garage appears to date to the time of the house, elements of the existing garage should be replicated. Since the home is set in the rear yard and mostly...
behind the home, staff would support the use of substitute material per the Preservation Commission Guideline clarification. The proposed garage replicates the approximate size, the hip roof, eaves and corner boards of the existing garage. The original reveal of the siding is unknown due to the aluminum covering it. A door with windows along the top panels would better reflect historic doors. The person door and windows would be permitted to be synthetic as it is not visible though a double hung window would be more in keeping with the historic garage. The plans appear to call for six inch soffits. A wider soffit would be more in keeping with the historic garage. If the foundation is not being reused, the garage would need to meet current setbacks being three feet from the side yard and five feet from the rear yard.

POLICIES AND GUIDELINES:
The Staff’s Evaluation and Recommendation are based on the following section(s) of the City of Aurora Historic Districts and Landmarks Guidelines and subsequent Clarification memos:

Section B.2.6

A. Garages, carriage houses or outbuildings that contribute to a property’s historic character, shall be preserved and maintained. Original features should be repaired to match the original. Removal of garages and carriage houses that do not contribute to a property’s historic character require the approval of the Preservation Commission and the subsequent new garage shall adhere to these Design Guidelines and the Aurora Zoning Ordinance.

B. Garages, carriage houses or outbuildings that contribute to a property’s historic character should not be moved or relocated to another part of the lot.

C. Garages, carriage houses or outbuildings that contribute to a property’s historic character shall follow the requirements of Section 2.19 Wood Siding. The Preservation Commission may approve substitute siding on garages, carriage houses or outbuildings that do not contribute to a property’s historic character if located in the rear yard, being set behind the rear corner of the house, and partially obscured by a house or a fence.

D. Original doors on buildings that contribute to the property’s historic character should be maintained, but may be retrofitted with modern hardware and custom garage door openers.

E. Doors on buildings that do not contribute to the property’s historic character or doors that are deteriorated beyond repair may be replaced with new doors. These should match original doors with features such as raised panels and glass window sections. Many styles appropriate for historic buildings are available with overhead opening, but the look of original swing doors. If the garage is located in the rear yard, being set behind the rear corner of the house, and is partially obscured by a house or fence, staff may approve substitute material as the garage door is not readily visible from the street. In general, flush metal doors are not appropriate. Translucent doors should not be used.

F. For architectural features visible from the street on garages, carriage houses, and outbuildings, refer to appropriate sections of this guide.

G. Non-original doors: If the door to be replaced is not original to the secondary structure, a door that is appropriate to the architectural period should be selected. If the garage is located in the rear yard, being set behind the rear corner of the house, and is partially
obscured by a house or fence, staff may approve substitute material as the garage door is not readily visible from the street.

Section B.3.3 New Garages and Outbuildings:

D. Exterior materials of secondary buildings should match or be compatible with those of the primary building. If located in the rear yard, being set behind the rear corner of the house, and is partially obscured by the house or a fence, secondary buildings may have exterior substitute siding materials such as aluminum or vinyl.

RECOMMENDATIONS:
Staff would recommend APPROVAL of a Certificate of Appropriateness to demolish the current deteriorated garage and build a new garage at 741 Grand Avenue.

ATTACHMENTS:
HCOA Application
Garage Plans
Photos

cc: Edward Sieben, Planning Director
    John Curley, Chief Development Services Officer
**HCOA — HISTORIC DISTRICT/LANDMARK CERTIFICATE OF APPROPRIATENESS - APPLICATION FORM**

**FOR OFFICIAL USE ONLY**

**PERMIT APPLICATION #**
1

**SUBMITTED**

**NOTIFIED**

**PROPERTY ADDRESS**
741 Grand Ave.

**HISTORIC DISTRICT**

<table>
<thead>
<tr>
<th>COUNTY</th>
<th>KANE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOWNSHIP</td>
<td>11 12 04</td>
</tr>
<tr>
<td>BLOCK # (if known)</td>
<td>4</td>
</tr>
</tbody>
</table>

**TENANT & CONTACT NAME**
William Rowe

**CERTIFICATION**

This is an application only. Completion of this application does not entitle the commencement of work. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principal contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

**EPA RRP CONTRACTOR**

(Print)
Current conditions and Proposed Work description (including but not limited to, description of ALL exterior changes, changes to original fabric, detailed information on proposed new products, materials being proposed, description of new features, description of how repairs will be conducted, colors, etc.) May need additional sheets:

Cause of damage: Walnut tree roots have cracked and lifted foundation slab of garage.

Result of damage: Door lifted so that raccoons were able to enter and destroy wood. Frame also is shifting so that the entire garage is tilting and the tracks for the door are shifting requiring frequent repair to align rollers into tracks to open doors.

Please note that this is the first of a two-phase property improvement. Next Spring or Summer we will have our driveway redone. But we need first to have the garage rebuilt.

The new garage is the same footprint as the current garage. Contractor can detail any differences.

If you are working on PRE 1978 built structure, your firm must be EPA Lead-Safe Certified. The Lead-Based Paint Renovation, Repair and Painting (RRP) rule is a federal regulatory program affecting anyone who disturbs painted surfaces where lead may be present.

For more information about the program and certification please visit www.epa.gov/lead

The following information may also be required:
- Photos of existing conditions
- Material and/or color samples
- Architectural drawing
- Plat of survey or site plan
- Specifications and/or product information for material

Safe Lead-Paint work practice questions:
- Is this a Pre-1978 original structure? Yes ☑ No ☐
- Disturbing more than 20 sf exterior paint? Yes ☑ No ☐
- Window Replacement project? Yes ☑ No ☐
- Exterior structural demolition involved? Yes ☑ No ☐
- YES to any will require an EPA-RRP Contractor
REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

- A Certificate of Appropriateness (COA) is necessary prior to alteration, exterior construction, and exterior demolition of property designated as a local landmark, or located in a locally designated historic district (Section 37-81 of the Aurora Municipal Code).
- An Application for this certificate is available through the Building and Permits Division (630) 256-3130
- Upon receipt, the application will be processed as soon as possible. For minor modifications, a building permit may be obtained following staff approval, and the COA will be ratified at the following Preservation Commission meeting. For major modifications, a subcommittee of the Preservation Commission will review the proposal and provide a recommendation to the full Preservation Commission for approval of the COA. Building permits may be issued following a recommendation of approval by the subcommittee.
- All certificates will be reviewed using the following criteria from Section 37 of the Aurora Code of Ordinances, in addition to any approved design guidelines for historic districts. Section 37-83 provisions are:
  1. Whether the proposed work will highlight or positively enhance any exterior feature of the property and improvements.
  2. Whether any new improvements will have a positive effect and harmonize with the external appearance of neighboring improvements.
  3. The extent and process of any proposed demolition and subsequent changes in landscaping.
  4. Whether the proposed work will result in the maintenance or addition of site landscaping and other vegetation.
  5. A report from the building inspector on the state of repair and structural stability of the improvement under consideration.
  6. Any changes in the essential character of the area which would occur as a result of approval of the certificate.
  7. Whether the proposed work conforms to the following design criteria as well as any specific guidelines which the commission may adopt with the approval of the city council:
     a. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.
     b. Proportions of front façade. The proportion between the width and height of the proposed structure should be compatible with nearby structures.
     c. Proportions of openings into the facility. The proportions and relationships between doors and windows should be compatible with the existing structures.
     d. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.
     e. Roof shape. The design of the roof should be compatible with adjoining structures.
     f. Landscape and appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants, and their need. Further, the landscaped treatment should be compatible with surrounding structures and landscapes.
     g. Scale of structure. The scale of the structure should be compatible with surrounding structure.
     h. Directional expression of front elevation. Street facades should blend with other structures with regard to directional expression. When adjacent structures have dominant horizontal or vertical expression, this should be carried over and reflected.
     i. Architectural Details. Architectural details and materials should be incorporated as necessary to relate the new with the old, to preserve and enhance the inherent characteristics of that area.

All certificates will be reviewed using the criteria in Section 37-83 of the Aurora Code of Ordinances, in addition to any approved design guidelines for the historic district or for landmarks.

By signing below, I attest that I have read and do understand the above Review Procedures for Certificates of Appropriateness. I also agree that all information submitted on this application is true and accurate to the best of my knowledge.
2250 RAISED PANEL SHORT

PERSONALIZING OPTIONS

COLORS

White  Almond  Sandstone  Brown

Bronze  Gray  Desert Tan  Black

PAINTED WOODTONES

Modern  Classic

SHORT WINDOW INSERTS

No Inserts  Stockton  Cascade

Prairie  Waterton  Sherwood

Cathedral  Sunburst

GLASS  Plain available as Polycarbonate

Plain  Frosted  Tinted  Obscure  Glue Chip

Specifications

Panel Style  Raised Panel
Section Construction  2” Thick - 1-Sided Steel
Section Material  Standard / 25” Ga. Steel
Insulation Type  No Insulation
R-value / Thermal Performance

Powder Coating  188 colors
Window Style  Short [19.25” x 12.75”]
Glass  Non-Insulated
Wind Load  Non-Impact and Impact Rated
Warranty  Limited Lifetime on Sections 3 Years on Springs 6 Years on Hardware

1 Refer to your local C.H.I. Dealer for exact color and woodtones match. 2 Lower steel gauge [ga.] number indicates stronger steel. 3 Model number indicates window style.

CLIENTS SELECTION FOR 741 GRAND AVE., AURORA:

1. Sandstone
2. Model #2250
3. Panel Style--Raised Short Panel
4. R-Value--R-0.0
5. 16’ x 7’

Your Local Garage Door Professional
FLOOR PLAN

BUILDING SECTION

DETAILED GARAGE - HIP ROOF
741 GRAND AVENUE - CITY OF AURORA - WILLIAM ROWE

ELECTRICAL DETAILS
- CIRCUITS: 1(20 amp, #12 ga), 1(15 amp, #14 ga)
- CONDUIT: 1/2" RIGID STEEL
- BURIAL DEPTH: 18 INCHES
- WIRING: SEPARATE CIRCUITS TO SERVICE PANEL

NOTICE: DRAWINGS ARE NOT TO SCALE

CONTRACTOR: DANLEY'S GARAGE WORLD
1438 ELMHURST ROAD
ELK GROVE VILLAGE, IL 60007
PHONE: (847) 849-5436
EMAIL: permits@danleys.com

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1 OF 2

THE FOLLOWING CODES ARE USED IN THE CONSTRUCTION OF THIS GARAGE:
- 2009 International Building Code - including Appendix Chapters (A, B, E, F, K)
- 2009 International Residential Code - including Appendix Chapters (E, F, G, J, K, M, D, P)
- 2008 National Electrical Code (NFPA 70) as amended by Article III. Electricity Sec. 12-32 of the Aurora Code of Ordinances