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 432 Blackhawk Street (Kimberly Meeks - 20-0761 - AU22/2-20.190-COA/HP - JM - Ward 6)

PURPOSE:
Requesting approval of a Certificate of Appropriateness to demolish the current two car garage and build a new two car garage at 432 Blackhawk Street.

BACKGROUND:
The Subject Property is currently zoned R-3 One-Family Dwelling zoning. The property is within the Tanner Historic District, and the house is of primary significance. The home was built c. 1892 in the Queen Anne style. In general the applicant is proposing to demolish the current garage and replace it with a new garage. The new garage will be 24 feet by 24 feet. The current garage is a two-car garage with a front-gabled roof and a panel garage door. There will be an entrance door and a sash window on one side and a single sash window on the other side.

DISCUSSION:
Per the policy of the Preservation Commission, demolition and new construction of garages should go before the Preservation Commission. The garage does not appear to date to the era of the house. The 1920s Sanborn with additions through the 1950s does not show a garage at this location. The house has a steeply pitched front-gabled roof. The house is clad in wood clapboard with fishscale shingles in the gable end.

Staff has requested additional information and photos of the condition of the current garage and additional information on the new garage materials.

Since the current garage does not appear to date to the time of the house and does not
have significant architectural elements, staff would support the demolition. Staff would suggest a new garage reflect elements of the existing garage. Since the home is set in the rear yard and mostly behind the home, use of substitute material would be permitted per the Preservation Commission Guideline clarification. The three inch reveal of the house should be used. A more steeply pitched front-gabled roof would reflect the home better though the garage is not readily visible. The eaves should not be a modern pork chop eave. 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 they are not visible. 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 432 Blackhawk Street.

ATTACHMENTS:
HCOA Application
Plat of Survey
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 #**

90-05533

**SUBMITTED**

11/4/20

**NOTIFIED**

**WEB**

www.aurora-il.org

**FAX**

(830) 256-3139

**TELEPHONE**

(830) 256-3130

**DIVISION OF BUILDING & PERMITS**

77 S BROADWAY

AURORA, ILLINOIS 60505

---

**PROPERTY ADDRESS**

432 Blackhawk St

**HISTORIC DISTRICT**

**UNIT / PHASE #**

**LOT #**

**COUNTY**

☐ KANE

☐ DuPage

☐ TOWNSHIP

11 12 04

☐ WILL

(ROUND ONE)

**TOWNSHIP SECTION #**

**BLOCK #** (if known)

**LOT #** (if known)

---

**PROPERTY OWNER & CONTACT NAME**

KIMBERLY MEERS

**OWNERS ADDRESS**

432 Blackhawk St

AURORA, IL 60505

**TELL & CONTACT NAME**

**ADDRESS**

**PHONE #**

**FAX #**

**E-MAIL**

---

**CONTRACTOR**

☐ HOMEOWNER IS DOING THE WORK OR

**BUSINESS NAME**

**AURORA REGISTRATION #**

**CONTACT NAME**

**ADDRESS**

CITY, STATE ZIP

PHONE ( ) -

FAX ( ) -

E-MAIL

---

**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)

OWNER

(PRINT)

OWNER

(PRINT)
These modifications will affect the following areas on the Subject Property: **No Additional Permits are required for this work**

- ☐ Soffits, Gutters
- ☐ Chimney tuck-pointing (non-structural)
- ☐ Exterior Masonry tuck-pointing (non-structural)
- ☐ Exterior Doors (non-structural & not reducing the egress opening)
- ☐ Exterior Windows (non-structural & not reducing the egress opening and includes storms or screens)
- ☐ Architectural or Decorative Ornamentation or Detail
- ☐ Sidewalk (not adjacent to driveway)
- ☐ Other________________________

These modifications will affect the following areas on the Subject Property: **Additional Permits will be required for these items**

- ☐ Roofs
- ☐ Chimney replacement and structural repair
- ☐ Exterior Masonry (Structural)
- ☐ Exterior Lighting
- ☐ Fence Installation
- ☐ Exterior Windows (structural changes and reducing or enlarging egress opening)
- ☐ Porch Elements (Including supports, columns, railings, stairs)
- ☐ New Garage or Other Structure on Subject Property
- ☐ Sidewalk (adjacent to Driveway) or Driveway
- ☐ Other________________________

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:

TEAR DOWN OLD GARAGE - PUT UP NEW ONE.

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](http://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

<table>
<thead>
<tr>
<th>Safe Lead-Paint work practice questions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this a Pre-1978 original structure?</td>
</tr>
<tr>
<td>Disturbing more than 20 sf exterior paint?</td>
</tr>
<tr>
<td>Window Replacement project?</td>
</tr>
<tr>
<td>Exterior structural demolition involved?</td>
</tr>
<tr>
<td>YES to any will require an EPA-RRP Contractor</td>
</tr>
</tbody>
</table>
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 (830) 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
SFGR - SINGLE FAMILY RESIDENTIAL GARAGE APPLICATION FORM

FOR OFFICIAL USE ONLY

PERMIT APPLICATION NO
810-05537

TOTAL FEE $254.00

BLDG

PLRV

C.O.

SUBMITTED
11/1/20

NOTIFIED

ZONING

WEB www.aurora-il.org

FAX (630) 256-3139

TELEPHONE (630) 256-3130

DIVISION OF BUILDING & PERMITS
77 S BROADWAY
AURORA, ILLINOIS 60505

LAND / PARCEL INFORMATION

PROPERTY ADDRESS 432 Blackhawk St

COUNTY □ KANE □ DuPAGE □ KENDALL □ WILL (Circle One) TOWNSHIP 11 12 04 TOWNSHIP SECTION #

(Call tax assessor's office with questions) BLOCK # (if known) ______ LOT# (if known) ______

PROPERTY OWNER Kimberly Meeks

OWNER'S ADDRESS 432 Blackhawk St

Aurora, IL 60504

ZONING / DEMOGRAPHICS INFORMATION

Dwelling Type Θ Detached Θ Two Family Θ Townhouse

Number of Bedrooms in This Unit 4

Number of Dwelling Units in Building 1

Under Grade Improvements Θ Slab Θ Crawlspace Θ Basement

Garage Improvements Θ Attached Θ Detached

Governmental Financing or Grants for Project Θ Yes Θ No

REQUIRED SUBMITTAL ITEMS

(See information sheet attached, page 4 for descriptions)

TWO SETS OF CONSTRUCTION DOCUMENTS Θ

PROPOSED PLATS OF SURVEY WITH TOPOGRAPHICAL AND SETBACK INFORMATION Θ

STREET Blackhawk St.

TOTAL COST OF IMPROVEMENTS $10,000.
### CONTRACTOR REGISTRATION INFORMATION

#### GENERAL CONTRACTOR  
(Check primary contact)  
CITY OF AURORA  
G.C. REGISTRATION #

<table>
<thead>
<tr>
<th>BUSINESS NAME</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONTACT NAME</td>
<td></td>
</tr>
<tr>
<td>ADDRESS</td>
<td></td>
</tr>
<tr>
<td>CITY, STATE ZIP</td>
<td></td>
</tr>
<tr>
<td>PHONE ( )</td>
<td></td>
</tr>
<tr>
<td>FAX ( )</td>
<td></td>
</tr>
<tr>
<td>E-MAIL</td>
<td></td>
</tr>
</tbody>
</table>

#### ELECTRICAL CONTRACTOR  
(primary contact)  
CITY OF AURORA  
ELECT REGISTRATION #

<table>
<thead>
<tr>
<th>BUSINESS NAME</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CONTACT NAME</td>
<td></td>
</tr>
<tr>
<td>ADDRESS</td>
<td></td>
</tr>
<tr>
<td>CITY, STATE ZIP</td>
<td></td>
</tr>
<tr>
<td>PHONE ( )</td>
<td></td>
</tr>
<tr>
<td>FAX ( )</td>
<td></td>
</tr>
<tr>
<td>E-MAIL</td>
<td></td>
</tr>
</tbody>
</table>

#### CERTIFICATION

This is an application only. Completion of this application does **not** entitle the commencement of construction. I, the applicant agrees to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. 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, principle, contractor, subcontractor or supplier. I, the undersigned am the Owner or a duly contracted representative of the owner of said property.

**CONTRACTOR**

(PRINT)

**CONTRACTOR**

(SIGNATURE)

OR

**OWNER**

(PRINT)

**OWNER**

(SIGNATURE)
BUILDING INFORMATION

IS STRUCTURE DETACHED?  Θ NO  Θ YES

NOTE: If square footage is over 768 S.F., then footing must extend to frost depth (option "B").

FIRE SEPARATION DISTANCE (3ft. Min. per R302) ___ FT

BUILDING AREA [Permit Fees are a function of the square footage for additions and construction cost for remodeling areas, provide all information]

SQ FT 24 x 24 SF

ELECTRICAL INFORMATION (IF APPLICABLE)

# OF CIRCUITS

PROJECT VALUATION $10,000

DESCRIPTION OF CONSTRUCTION WORK

APPLICATION REQUIREMENTS - SINGLE FAMILY ACCESSORY STRUCTURES

Applicable Building codes are as follows (City of Aurora – Building Code Amendments also apply):
2015 INTERNATIONAL RESIDENTIAL CODE – 2015 INTERNATIONAL ENERGREY CODE
2014 NATIONAL ELECTRIC CODE (per City of Aurora Electrical Ordinance)

Upon submittal acceptance, a permit application number shall be issued to the applicant, all future contact with the building and permits division will require this number. One project contact shall be identified by the applicant. All correspondence between City of Aurora Division of Building and Permits and the applicant will be directed to this individual.

COMPLETE BUILDING PERMIT SUBMITTAL

A) Provide two (2) sets of construction documents.
   1) Building Code Information on the cover sheet must contain the following:
      a) Design live and dead loads
      b) Square footage
   2) Scaled drawings to include layout of the entire floor plan with dimensions, and indicate all construction materials.
   3) Building sections and wall sections as required describing the construction and all rated assemblies.
   4) Building elevations, including all exterior openings, roof heights and footing depths.
   5) Structural plans and sections to include header, door, window, wall and roof information.
   6) Electrical circuits (if applicable).

B) Provide plat of survey, indicating all setbacks and easements. Locate proposed structure on plat.

REVIEW TIME FOR COMPLETE APPLICATION WITH IDENTIFIED CITY OF AURORA LICENSED AND BONDED CONTRACTORS AND COMPLETE CONSTRUCTION DOCUMENTS IS APPROXIMATELY ONE WEEK. FOR ANY QUESTIONS PLEASE FEEL FREE TO CONTACT THE CITY OF AURORA BUILDING AND PERMITS DIVISION. (630) 256-3130.
RESIDENTIAL GARAGE
(Fill in blanks below with your specific information and submit with app.)

Floor Plan

- Indicate rafter or truss direction and lumber sizes
- Indicate ridge location and size.
- Locate doors and windows.
- Indicate header sizes.
- Stud walls: 2 X ______" o.c.

GARAGE door opening width

Dimension ______

(____) X ______ header
(example: (2) 2X12)
Requirements for usage of foundation detail “A” Monolithic Floating Slab.

1. A permitted detached accessory building may be constructed on a Monolithic floating slab provided:
   a. The structure does not exceed 768 square feet.
   b. All organic material is removed from the construction site.
   c. Concrete slab shall be minimum 3 ½” thick with perimeter thickened minimum 12” wide and 12” below grade monolithically poured. Install either 1- 5/8’ rebar or 2- ½” rebars installed in lower portion of thickened area (see foundation detail sheet).
   d. Concrete slab to be at least 3500 p.s.i. compressive strength with air entrainment as per code.
2. Anchor bolts shall be minimum ½”X10” spaced maximum 6ft apart.

NOTE: Thickened edge of slab to be continuous around entire perimeter of foundation.

DETAIL “B” Option (Continuous frost depth foundation)

NOTE: Detail “B” becomes a requirement when garage exceeds 768sqft or is attached to house.
PLAT OF SURVEY OF LOT 12 (EXCEPT THE SOUTH 11 FEET THEREOF) IN BLOCK 10 IN HOYT'S ADDITION TO WEST AURORA, IN THE CITY OF WEST AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 432 BLACKHAWK STREET, AURORA, ILLINOIS.

STATE OF ILLINOIS
COUNTY OF KANE

WE, E.D.M. & ASSOCIATES, INC., ILLINOIS PROFESSIONAL LAND SURVEYING CORPORATION NO. 184-002860, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.