

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

MEETING LOCATION & HPC INFORMATION

Location:

Geneva City Hall
Council Chambers
109 James Street
Geneva, IL 60134

Time:

7:00 p.m.

Commissioners:

Paul Zellmer, Chairman
Don Hartman
Lisa McManus
George Salomon
George Stazin
Carolyn Zinke

Staff Liaison:

Michael A. Lambert
Preservation Planner
630.938.4541
preservation@geneva.il.us



TUESDAY, JUNE 15, 2021 MEETING

City of Geneva meetings are livestreamed to provide, for the public, the ability to contemporaneously hear all discussion, testimony and roll call votes of the open meeting in real time. Please visit the City website (www.geneva.il.us) for details on how to watch the meeting live. Individuals limited or restricted from attending meetings, in person, may provide public comment in advance (recommended) or during the meeting by sending an email to: publiccomment@geneva.il.us. For more information please see the [Notice Regarding Meeting and Public Comment Rule Modification Due to COVID-19](#). In addition, individuals unable to attend in person may be recognized during the meeting (audio only) by accessing the meeting via the link below: <https://attendee.gotowebinar.com/register/4151147192635441422>

Call to Order

1. **Roll Call**
2. **Approval of Meeting Minutes**
May 18, 2021
3. **Review of Building Permit Applications**
 - A. 18 South Fifth Street CASE 2021-020
Applicant: Scott Krill / Foxland Properties, LLC – Owner
Application for: Demolition of a Non-Contributing Accessory Structure
4. **Secretary's Report** (Staff Updates)
 - A. Project Update: 422 West State Street
 - B. Review of Annual Report
5. **New Business**
 - A. From the Commission
 - B. From the Public
6. **Adjournment**

Next HPC Meeting: July 20, 2021

The Geneva Historic Preservation Commission meeting is audio-recorded, and summary minutes are transcribed by a recording secretary.

The City of Geneva complies with the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require accommodations in order to allow them to observe and or participate in this meeting are required to contact the Planning Division at 630/232.0818 at least 48 hours in advance of the meeting to allow the City of Geneva to make reasonable accommodations for those persons.

HISTORIC PRESERVATION COMMISSION
109 James Street
Geneva, Illinois, 60134

May 18, 2021

1. Call to Order

Chairman Zellmer called to order the May 18, 2021 meeting of the Geneva Historic Preservation Commission at 7:00 p.m. and read a prepared statement regarding the electronic meeting and its protocol.

2. Roll Call

Present HPC: Chairman Zellmer; Commissioners Hartman*, McManus*, Salomon*, Stazin*, Warner*, Zinke*

Staff Present: Preservation Planner Michael Lambert and City Planner Chayton True

Others Present: Applicant Kevin O'Neill, 102 S. Second Street; Applicant John Lance, 217 N. Second Street
(*remote)

3. Approval of April 20, 2021 Minutes

Minutes of April 20, 2021 – **Motion by Commissioner Stazin to approve the minutes as presented. Second by Commissioner Zinke. Roll call:**

Aye: Hartman, McManus, Stazin, Warner, Zinke, Zellmer
Nay: None
Abstain: Salomon

MOTION PASSED. VOTE:

4. Review of Conceptual Development Plan

A. 102 S. Second Street (Case No. 2021-031). Applicant/Owner: Unitarian Universalist Society of Geneva; Kevin O'Neill as Representative. Application for Proposed Doorway to Replace an Existing Window at a Significant Property. Preservation Planner Michael Lambert reported the property was located in the Central Geneva Historic District (listed in the National Register of Historic Places) and near the center of the Geneva Historic District. The applicant was seeking to add a door to the west elevation and add an at-grade patio. Also proposed was a small landing and canopy. Existing conditions were reviewed on the overhead. Per Mr. Lambert, the door will replace the existing windows. The windows were located in a 1989 addition and just south of a 1956 one-story contemporary addition designed by Jacques Brownson and Bruno Paul Conterato, both internationally-recognized architects from the United States. Further historical background followed. This case was subject to HPC review because the door was visible from Third Street. Mr. Lambert relayed that the applicant was trying to pick up elements from the existing building in the design of their canopy.

Applicant Kevin O'Neill confirmed that the proposed door will replace 4 existing windows and incorporate a landing with an at-grade paver patio. Mr. O'Neill was before the commission to see if there were requirements for the church to follow before an architect or contractor was hired. He also asked if low maintenance and environmental-friendly materials could be used and were acceptable to the commission. He noted that such materials existed on the building which were

approved by the HPC prior -- the shingles on the sanctuary were replaced with recycled tires and low maintenance flooring existed on the porches. Lastly, Mr. O'Neill wanted to add a sign next to the entrance/exit door to identify the building. He was seeking guidance.

Per Mr. Lambert, the sign would be reviewed administratively under the City's sign ordinance.

Per questions, Mr. O'Neill explained the proposed materials would be a Trex floor product (described as a "plastic" material). The same material was used on the porches of their Pioneer House. As for the purpose of the entry on the west elevation, Mr. O'Neill explained it would open up the interior common room space to the west yard space. Regarding the removal of a couple of trees to the right of the door, Mr. O'Neill explained removal would depend upon how the patio gets designed. The tree closest to the patio would be removed due to its close proximity to the building and the root system potentially damaging the foundation. The tree that was located further west, he wanted to keep since it provided shade but it would also depend upon the design of the patio. Commissioner Zinke encouraged the petitioner to keep one of the trees.

Commissioner Stazin voiced concern that the overall design of the entry, as it pertained to the simplicity of the design, was incompatible with the character of the 1956 addition and the only item within character were the doors. The porch element had negative effects on the west elevation and the design needed to be more fitting with the 1950s addition. Commissioner Stazin suggested using vertical and horizontal lines, chose materials that were in keeping with the elevation, and to pick up similar materials from the building. He also suggested creating a flat awning with railings in a similar type metal versus wooden/natural materials. Chairman Zellmer suggested that the applicant provide a larger plan with the details. Commissioner Warner supported the design elements based on architectural cues and simplicity of the 1956 building versus introducing a different style. Commissioner Hartman suggested the applicant provide a couple of roof line options for future HPC reviews. The door was fine as presented. Commissioner Salomon stated the proposed door was fine but the roof structure could be integrated into the building better.

Chairman Zellmer suggested that the applicant provide a design that fits better with the back of the building, consider height, and provide sample materials. Mr. Lambert summarized that the Commissioners had no concerns about the door, landing or patio but the architectural details of the canopy and landing needed additional refinement. He suggested the applicant get a couple of architectural concepts of the canopy to present to the commissioners. Mr. O'Neill appreciated the commission's input.

4. Review of Conceptual Development Plan

A. 217 N. Second Street (Case No. 2021-024). Applicant/Owner: John Lance; Application for Proposed Front Door at an Enclosed Porch at a Contributing Property. Preservation Planner Lambert located the Craftsman home within the northern section of the Geneva Historic District and in the northeast corner of the North Geneva Historic District listed in the National Register of Historic Places. The Craftsman home was built between 1923 and 1925. A history of its owners followed. The porch was still open in 1945 according to the Sanborn Fire Insurance Map. Mr. Lambert surmised that, between 1976 and 1986, the porch had been enclosed. The current owner would like to install a Craftsman-style front door within the doorway opening for the purpose of climate control, security and privacy. While the City's Design Guidelines would encourage the reopening of the original porch, the applicant was not proposing to do so at this time. The proposed door was sympathetic to the home's design and would not impact its character.

Applicant, Mr. John Lance stated he would like to install the solid wood door for a higher level of security and privacy. It would be a solid door with single lite and a dark mahogany finish. The existing storm door would be removed in its entirety.

Commissioners were supportive of the new door, it was a good solution, and it was also in keeping with the home's architecture.

Motion by Commissioner Zinke to approve the request for a new door (single lite window) taking the place of the existing storm door on the enclosed porch, as presented. Second by Commissioner McManus. Roll call:

Aye: Hartman, McManus, Salomon, Stazin, Warner, Zinke, Zellmer

Nay: None

MOTION PASSED. VOTE: 7-0

5. Secretary's Report

Mr. Lambert reported he is meeting with the general contractor on the 422 State Street project to review mortar samples and structural repairs that are being considered for the limestone building. He and the applicant are working with professionals to ensure the proper resolution for any structural changes and the cleaning/repair of masonry. Also, Mr. Lambert anticipates, based on Governor Pritzker's executive orders during the pandemic, that the HPC will return to in-person meetings starting next month.

6. New Business

A. From the Commission: Commissioner Warner announced his resignation as he is relocating as of June 7, 2021. Commissioners shared kind and thoughtful words. Commissioner Warner thanked Mayor Burns for the opportunity to serve, appreciated the commissioners' commitment to protecting the historic homes in Geneva and thanked the Chairman Zellmer for keeping the meetings on track. Lastly, he thanked Mr. Lambert for all of his work and educating the commissioners.

B. From the Public: None.

7. Adjournment

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 7:47 p.m. on motion by Commissioner Salomon. Second by Commissioner Warner. A voice vote was taken and the motion passed unanimously.

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

June 15, 2021

Applicant:

Scott Krill / Foxland Properties,
Owner

Request:

Permit Review for the
Demolition of a Non-
Contributing Accessory
Structure at a Contributing
Property

HPC Case Number:

2021-020

Staff Liaison:

Michael Lambert
Preservation Planner
630/938.4541
preservation@geneva.il.us



AGENDA ITEM 3A

**18 South Fifth Street
Proposed Detached Garage Demolition**

BACKGROUND

Based on the principal structure having been built between 1891 and 1897, the property at 18 South Fifth Street has been identified as a Contributing property in the 1999 Architectural Survey of the Geneva Historic District.

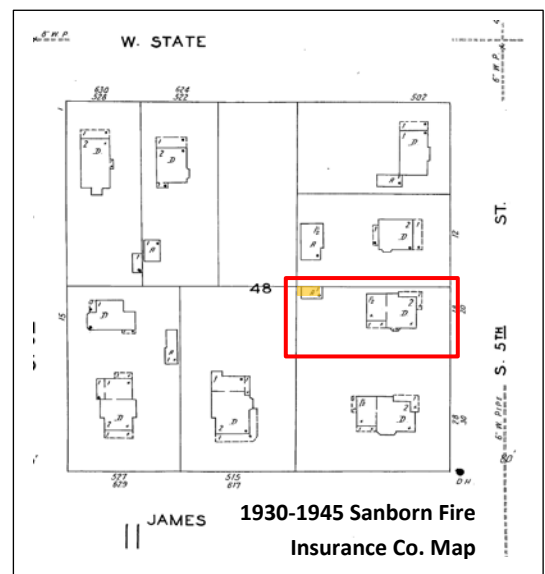


Dan and Ella (Starks) Ellis acquired the property between 1910 and 1920. The Ellis family included six children: Leonora (1870-1959); Viola (1874-1883); Raymond (1884-1965); Hazel Margaret (1885-1975); Olive (1888-1978); and Edward (1897-1920). After the parents' deaths, the property transferred to their spinster daughter, Olive. In 1977, the property was transferred to Olive Ellis' nephew, Ellis A. Kendall.

During the ownership of the Ellis-Kendall families, Sanborn Fire Insurance maps and 20th century aerial photographs identify a single-bay, automobile garage at the northwest corner of the property as late as 1977.

Therefore, the existing two-bay, detached garage appears to have been relocated to the property after 1978, when Ellis Kendall sold the property. No information exists regarding the previous location of the garage.

Consequently, the post-1978 relocation of the garage was completed outside of the Period of Significance for the Central Geneva Historic District



(1835-1966) and, therefore, the detached, 20th century, automobile garage is identified as a Non-contributing Accessory Structure at the 18 South Fifth Street property.

The garage—which is not highly visible from the public right-of-way because of its position behind the residence—does not sit on a proper foundation and exhibits extensive structural failure in the framing of the exterior walls and roof. The failing foundation and wall framing is most evident at the south and north walls, where the exterior walls have bulged and twisted, as well as at the east wall, where the door header has bowed. Because of the failing roof structure, the asphalt shingle roof has deteriorated and cannot be replaced unless or until the building structure is stabilized. Additionally, the building shows evidence of multiple remodeling efforts that have resulted in a loss of architectural integrity: the vehicle door openings at the front (east) façade have been altered; siding has been patched; and the original garage appears to have been enlarged with an addition at the west end of the structure.



As early as 2014, the Applicant/Owner, Scott Krill/Foxland Properties, LLC., initiated efforts to rehabilitate the existing detached garage. Mr. Krill has worked with an experienced building mover in an effort to raise the garage superstructure; pour a new foundation; and re-set the building. Site constraints (including proximity to the existing residence and overhead utility lines) combined with the loss of structural integrity make the temporary relocation extremely difficult, if not impossible. In 2018, Mr. Krill engaged the services of a local architect in an effort to stabilize the garage *in situ*; the required work would have resulted in the reconstruction of the entire building.

The garage has continued to deteriorate as the Applicant/Owner has investigated other alternatives to demolition.



REQUEST

After exhaustive efforts to preserve the garage, The Applicant/Owner, Scott Krill/Foxland Properties, LLC., is seeking approval from the Historic Preservation Commission (HPC) to demolish the existing, two-bay, detached garage at 18 South Fifth Street. Once cleared, the area will be seeded as a grass lawn area.

STAFF ANALYSIS

Pursuant to the Geneva City Code (10-6-10A), "Demolition permit applications for non-contributing buildings with no architectural, historical, or structural significance or integrity shall be reviewed at a regular public meeting and shall not be subject to a public hearing or any stipulation related to noticing of a public hearing."

The garage was moved to 18 South Fifth Street after 1978 and, therefore, the work was not completed during the Period of Significance for the Central Geneva Historic District (1835-1966). The historic record is unclear regarding from where the garage structure may have been constructed originally; therefore, significance cannot be associated with any notable individuals or events. Architecturally, the garage is not an excellent (or good) example of 20th century garage buildings found throughout the Geneva Historic District. Structurally, the detached garage at 18 South Fifth Street is in poor/derelict condition, including an insufficient foundation, buckled walls, and a sagging roof.

The Applicant/Owner has demonstrated an attempt to preserve the garage over a period of years without success.

PLAT OF SURVEY

1/2 OF LOTS 9 AND 10 IN BLOCK 48 OF THE ORIGINAL TOWN OF GENEVA,
IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

ONLY KNOWN AS: 18 SOUTH FIFTH STREET, GENEVA, ILLINOIS.

PROPERTY CONTAINS: 9,061.0 SQUARE FEET, MORE OR LESS.

