

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
Jewel Jensen
Lisa McManus
Kevin Phillips
Mike Riebe
George Salomon
Andrew Tobler

Staff Liaison:

Emily Stood
Preservation Planner
630.938.4541
preservation@geneva.il.us



WEDNESDAY, January 21, 2026 MEETING

Call to Order

1. **Roll Call**
2. **Approval of Minutes**
December 16, 2025
3. **Five Minute Field Guide**
4. **Review of Building Permit Applications** (Certificate of Appropriateness)
 - A. 312 N Fifth Street CASE 2026-002
Applicant: Anaïs Bowring
Application for: Roof and Staircase Change (Plan Amendment)
 - A. 501 South Street CASE 2026-003
Applicant: TJ Bollinger
Application for: Garage Roof Replacement
5. **Concept Review**
 - A. 420 South Street CASE 2026-001
Applicant: Steve Kuhn
Application for: New Construction
6. **Secretary's Report (Staff Updates)**
7. **New Business**
 - A. From the Commission
 - B. From the Public (When recognized by the Chair, proceed to the podium, state your name for the record, and provide your public comments. Please understand that this is your time to be heard and the public body's time to listen. No discussion or debate will follow.)
8. **Adjournment**

Next HPC Meeting: February 18, 2026

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

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact Emily Stood, Preservation Planner, at least 48 hours in advance of the scheduled meeting. Emily Stood can be reached in person at 22 South First Street, Geneva; by telephone at (630) 938-4541-0871; or via email at estood@geneva.il.us. Every effort will be made to allow for meeting participation. Notice of this meeting was posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

January 21, 2026

HPC Case Number:

2026-002

Applicants / Owners

Anaïs and Daniel Bowring

Request:

Front Porch Rehabilitation
– Change to an Existing
Permit

Staff Liaison:

Emily Stood
Preservation Planner
(630)938.4541
preservation@geneva.il.us



AGENDA ITEM 4A

312 N Fifth St Front Porch Rehabilitation

BACKGROUND

The 1999 Architectural Survey classified this property as Contributing in the local Geneva Historic District, and Contributing to the North Geneva Historic District, listed on the National Register of Historic Places. The 2016 National Park Service survey update confirmed this. Both the 1999 Architectural Survey and the 2016 update identify this residence as a “married dwelling house” that combines an 1845 Worker’s Cottage with an 1855 Greek Revival residence. The current porch footprint has existed since sometime between 1923 and 1930.



2016 – front façade / Fifth Street

The 1860 map shows a rectangular house on the block that dates to circa 1858 when the land was owned by Jane Chambers, whose brother was a carpenter, from 1856-1858. The 1869 map shows an L-configuration on the corner of Fifth and Ford, indicating that the house had been conjoined. The house was conjoined by either John Green (1858-1862), Ira Minard (1862-1864), Robert Finley (1864-1866), or A. G. Beebe (1866-1872). It was most likely conjoined by John Green, as the 1860 census describes him living at the address with his wife, eight children, and his father.

William Adams, Assistant U. S. Collector, lived in this home in 1869 when it was located at the northwest corner of Ford & Fifth streets. The house was moved and a small service wing was added to the rear by Nels Swanson between 1897 and 1905 when the new house on the corner was built. Nels Swanson owned the property from 1890-1926.

The interior was remodeled and re-arranged circa 1920-1925. The porch has existed since sometime between 1923 and 1930, although it was not enclosed until after 1945. Based on the existing windows, it’s likely the porch was enclosed sometime in the 1950s or 1960s. A two-story rear addition was built in the mid-1980s when the rear service wing was removed. Beginning in 2014, exterior and interior renovations were initiated to expose and restore earlier architectural features.

This type of conjoined house, where an existing front gable house was attached to an existing workers' cottage to form an Upright and Wing house, is an early example of adaptive use and re-purposing, found primarily in working-class neighborhoods of Geneva.

The property is notable for its association with one or more significant persons and within a context of relocated buildings in Geneva. The property is also notable for its association with architecture, specifically working-class housing, "married" or conjoined buildings, and the Greek Revival style, and community development, specifically the Early Settlement Period of Geneva (1837-1857).

Permits

1994: Porch Repair

1995: Demo & Addition

2003: Split into Two Residential Units

2007: Roof Repairs

2017: Vinyl Siding and Exterior Door Replacement

2017: Window Removal and New Window Addition

2019: Siding & Exterior Patio Door, Deck

2021: Deck

2025: Enclosed Porch Rehabilitation



1999 –front façade



2016 – south façade

REQUEST 4A:

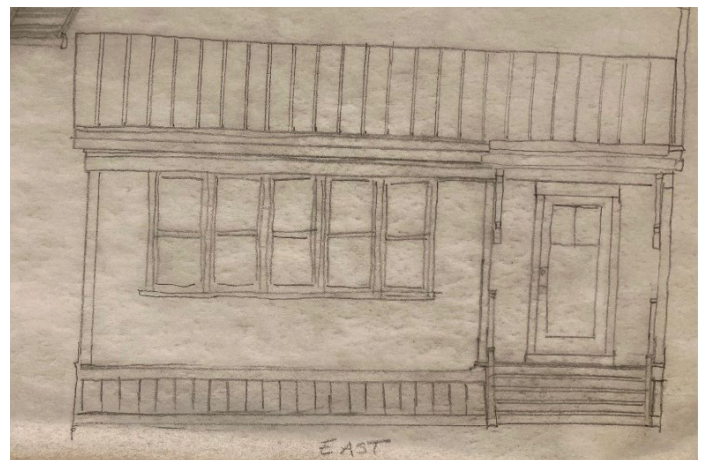
Front Porch Rehabilitation Permit Change

HPC Case #2026-002

The Applicant is proposing a change to an existing permit, approved in August of 2025, focused on rehabilitation of the existing enclosed front porch. There are two proposed changes.

The first change would be to change the material of the porch roof from asphalt shingles to standing seam metal. This change is being proposed due to the low slope of the porch roof. The Building Code states that asphalt shingles shall only be used on roof slopes of 2 units vertical in 12 units horizontal or greater. The existing portion of the roof has a slope of 2.44 units in 12 units. The previously approved overhang will have a slope of 1.43 units in 12 units. The modified elevation displays a 12" spacing of the standing seam metal roof, but the proposed material would actually be a 16" spacing.

The second change would be to remove one step from the staircase into the porch. This would allow the Applicant to lower the porch floor on the interior of the porch, creating more headspace. The landing on the staircase would remain in this proposal, and skirting height would be adjusted to match the change in height.

**STAFF ANALYSIS**

This porch is a valuable section of the house's "Married House" style, and retaining its period-specific character over periods represented on other sections of the house, such as the Greek Revival portion, will help to tell the story of the house and how it contributes to the Historic District. The change proposed on the stairs would affect materials which are already being replaced. It would also affect some of the proportions of the porch, specifically between the skirting and the main body of the façade. The change proposed on the roof would indicate a change in a material which has been consistent since at least 1930, according to Sanborn Fire Insurance maps. As the overhang is new construction which has already been approved, and has a much lower slope, it may be more appropriate to use a metal roof covering on it than the rest of the roof.

Review for Conformity to SOI Standards

Staff submits, for the Commission's review and discussion, the following analysis of the SOI Standards as applied to the proposed project:

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
No change in use is proposed with this permit update.
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
The majority of the material which would be affected is already scheduled for replacement. This proposal would indicate a change in roofing material.
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.** *The applicants do not plan on adding any new details to the porch stairs. Standing seam metal roofs were introduced in residences in the early 20th century, and gained popularity in the post-war period.*
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *This porch was constructed between 1923 and 1930 and was likely enclosed in the 1960s. It is possible that the porch enclosure falls within the Period of Significance.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *The porch has very little decorative detail. The main proposed change to features and finishes on this permit would be the roof material.*
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** *Replacement of the related materials has already been approved under the existing permit. The proposed roof would be a change in material and visual quality.*
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.** *No chemical or physical treatments of existing materials, scheduled to remain, are proposed.*
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** *No archeological resources are known to exist or are expected to be encountered in the proposed area of work.*

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** *No new additions are proposed with this permit change.*
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** *No new additions are proposed with this permit change.*

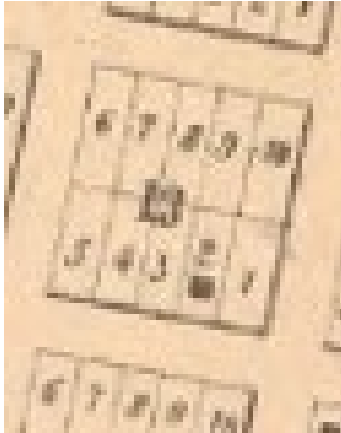
Design Guidelines for Historic Properties

Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

Maintain the Form, Design, and Materials of Historic Porches. *The general form and design of the existing porch would continue. The stair would change with the loss of one step, and the height of the skirting would also be lowered.*

Maintain Original Roof Form and Features. *Roof size and slope would not change. Material of the roof would change from asphalt shingles to a standing seam metal roof.*

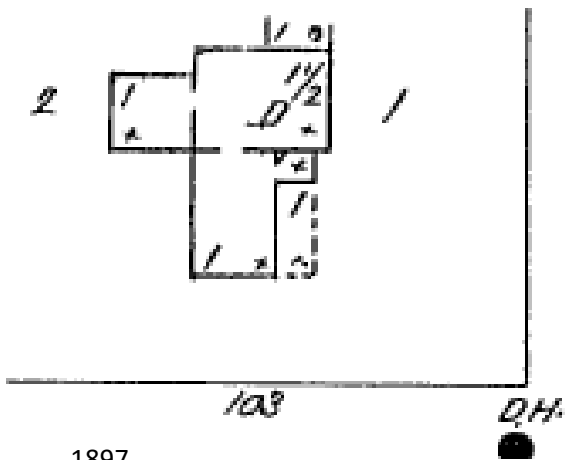
Historic Maps + Images



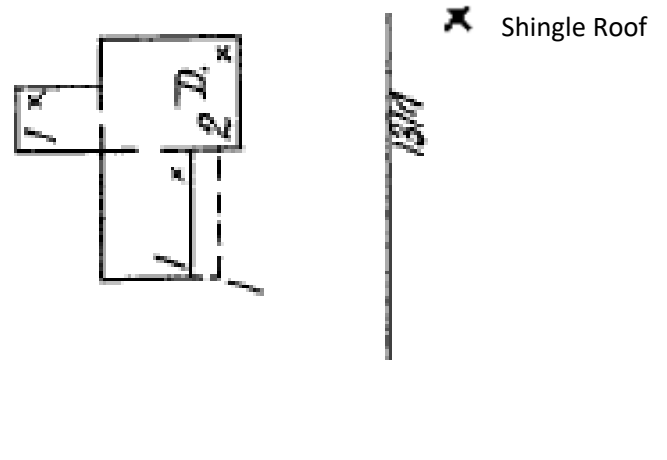
1860



1869

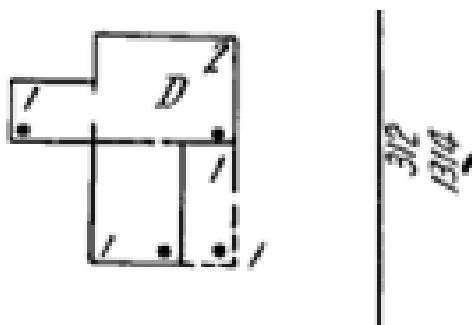


1897

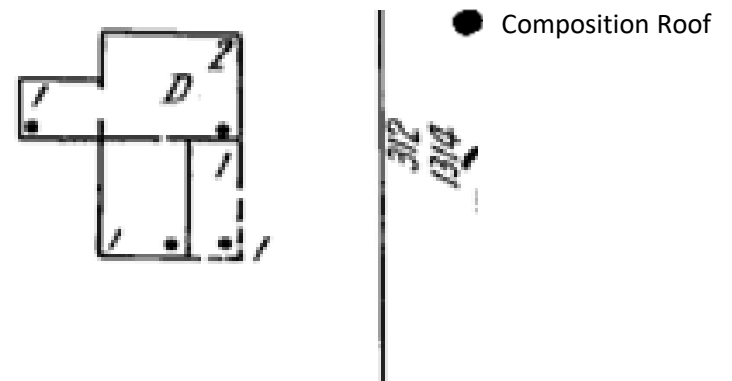


1923

✕ Shingle Roof



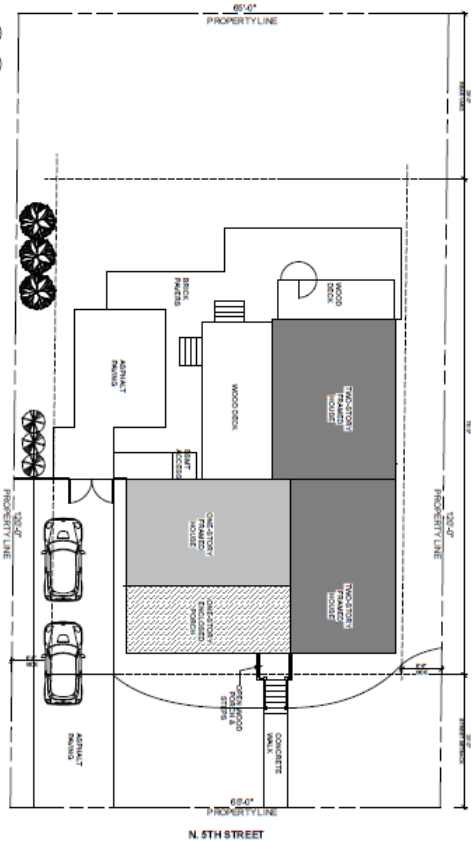
1930



1945

● Composition Roof

Approved Plans



1 SITE PLAN - EXISTING



Bowling Renovation

314 N Fifth Street, Geneva, IL

OWNER:

Mr. & Mrs. Daniel & Anais Bowling
Ms. Eileen Faulkner
314 N Fifth Street, Geneva, IL

ARCHITECT:

studioCO, PLLC
2547 W Leland, Chicago, IL
(312) 909-9081
studioco@comcast.net

GENERAL CONTRACTOR:

T.B.D.

DRAWING INDEX

- A0 Title Sheet, Site Plan
- A1 General Notes
- A2 Plans - Existing & Proposed
- A3 Building Elevations - Proposed
- A4 Building Details & Material List
- A5 Electrical & Mechanical Plans

ISSUE / DATE

Historic Review Issue Set 07.02.2025
Permit Issue Set 07.29.2025

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- City of Geneva, Madison, Co. 2015
- Historical Blackwood Co. 2015
- State of Illinois, Franklin Co. 2015
- Historical Blackwood Co. w/ Amendments 2015
- Historical Blackwood Co. 2015
- Historical Blackwood Co. w/ Amendments 2015
- City of Geneva, Madison, Co. 2015
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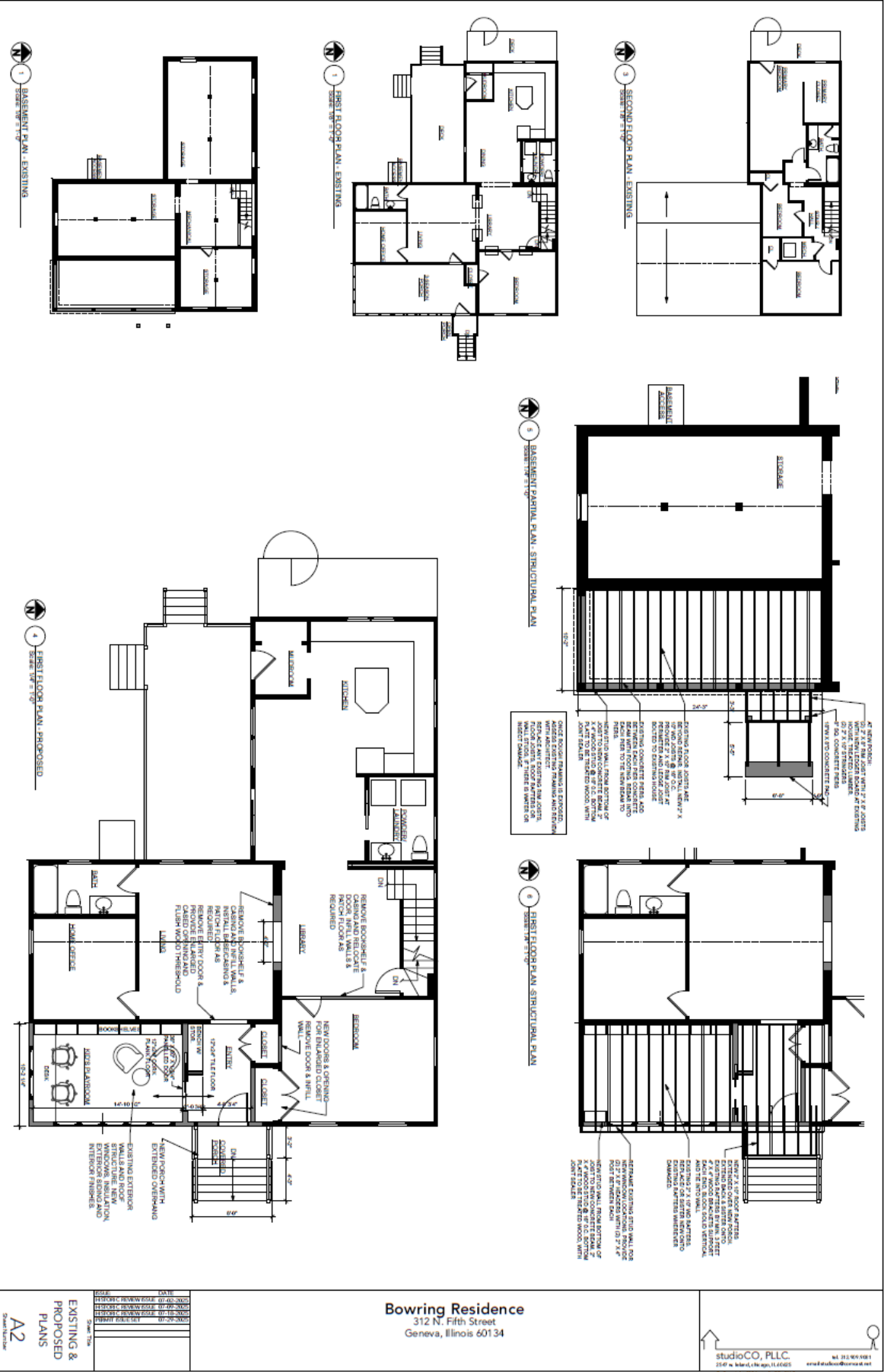


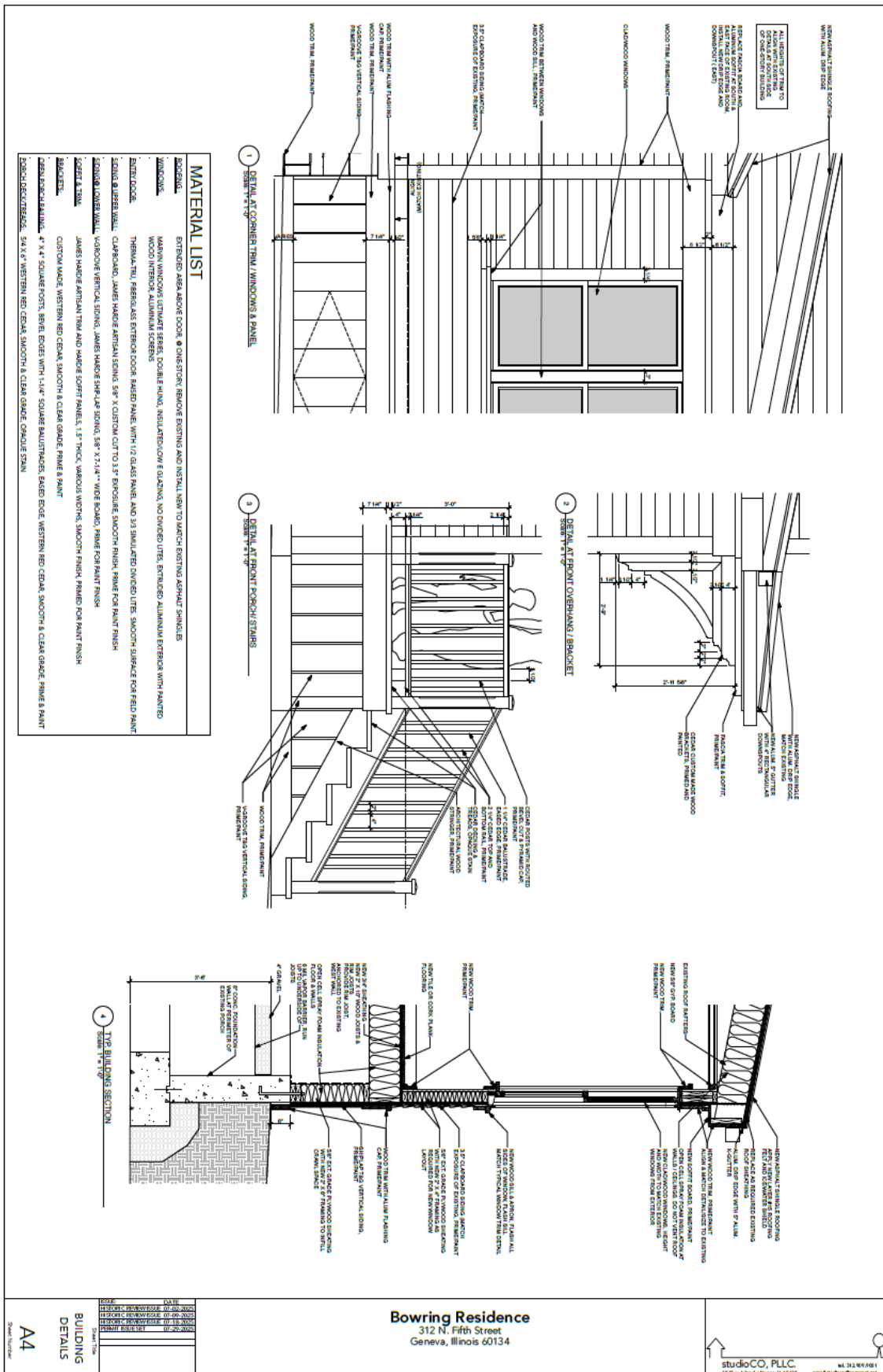
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SCALE: AS SHOWN

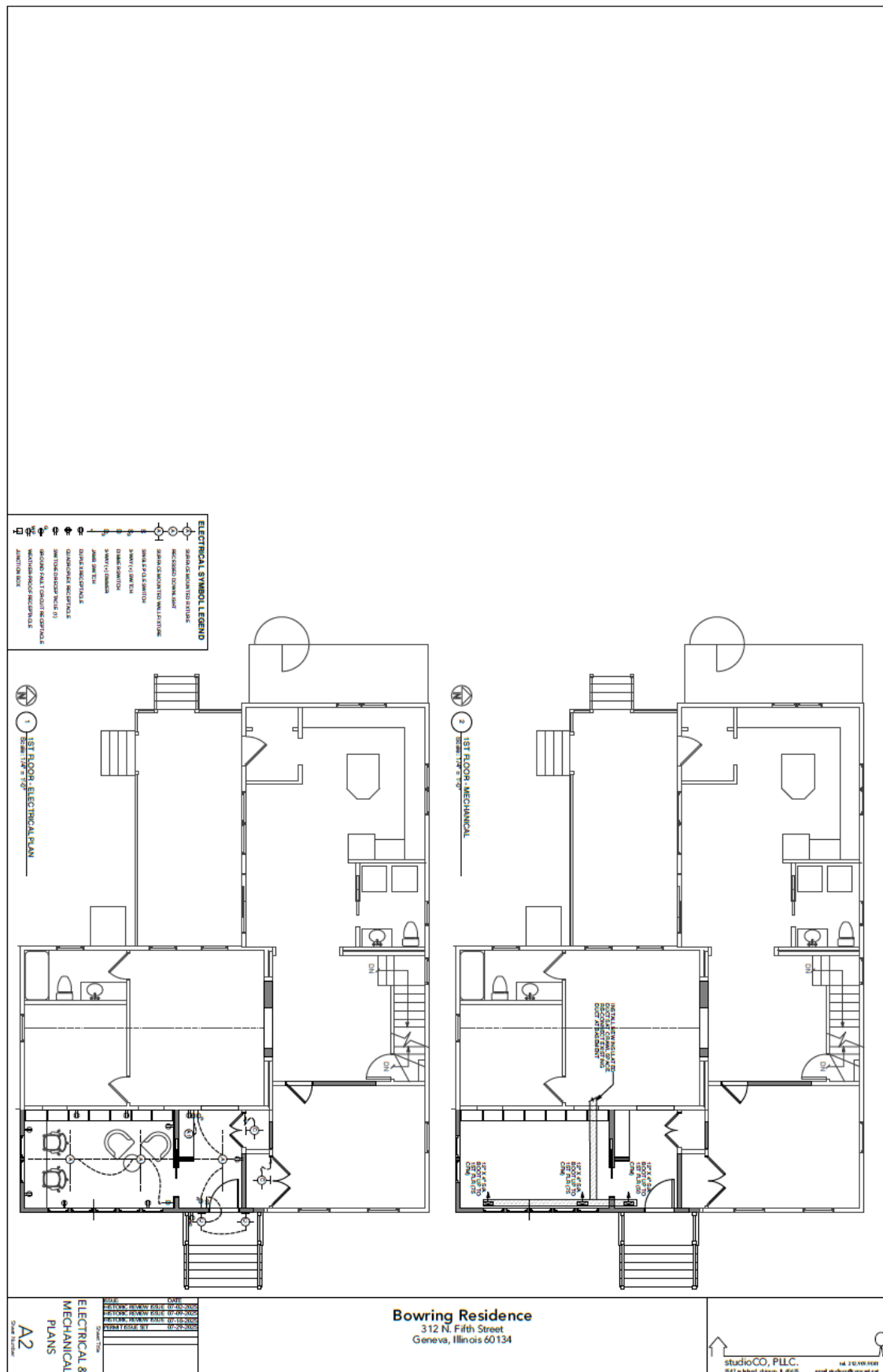
Bowling Residence
312 N. Fifth Street
Geneva, Illinois 60134

studioCO, PLLC.
2547 W Leland, Chicago, IL 60628
tel: 312.909.9081 email: studioco@comcast.net
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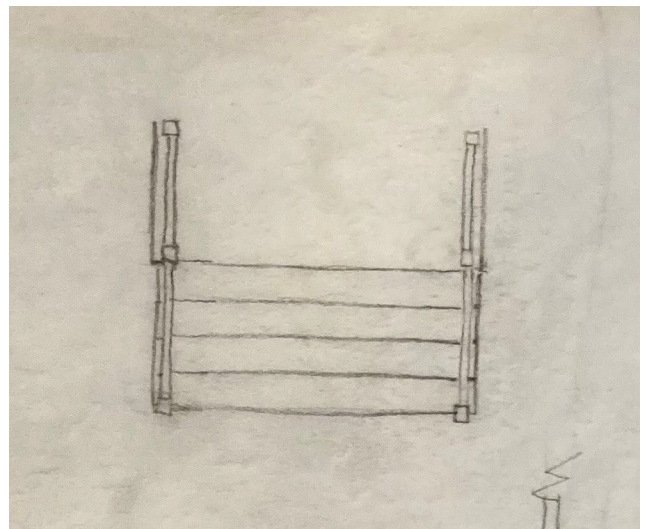






Proposal





Proposed Roof Material

16" Premium Pro-Snap®
Bronze Steel Panel

Product Link:

[16" Premium Pro-Snap®
Bronze Steel Panel at
Menards®](#)



CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

January 21, 2026

HPC Case Number:
2026-003

Applicants / Owners
TJ Bollinger

Request:
Garage Roof Replacement

Staff Liaison:
Emily Stood
Preservation Planner
(630)938.4541
preservation@geneva.il.us



AGENDA ITEM 4B

501 South St
Garage Roof Replacement

BACKGROUND

The A. B. Moore House in Geneva, Illinois, has a rich and varied history tied to the development of the town and its early industry. Alexander Brigham Moore, a prominent local businessman, arrived in Geneva around 1846 or 1847 and quickly became a key figure in the town's economy. In 1846, he



2016 – 501 South Street and Garage

constructed the Geneva Mills and became its sole owner in 1849. By 1857, Moore was also serving as the cashier for West, Dearborn, Moore, and Co., Geneva's first bank, located at 109 W. State Street (now the second floor of 107 W. State). After selling his interests in the mills in 1858, Moore expanded his business ventures, including managing a shipping company, H. A. Ballentine and Co., in Bay City, Michigan. From 1874 to 1877, he took full control of the company.

In 1864, Moore built his home at the corner of Fourth and South Streets, which became known as the A. B. Moore House. This house replaced an earlier home that Moore had constructed in 1851 and which later became part of The Little Traveler shop in 1862. At the same time, Moore developed a subdivision on the east side of the Fox River, further solidifying his impact on Geneva's growth.

In 1872, Moore built this property, his third house in the area, on two lots he purchased for \$400. In 1873, Moore sold the house to James and Jessie Caven, and in 1890, it was acquired by Charles Field, a local banker who had established the Bank of Geneva (later the Gaunt & Field Bank, and eventually the State Bank of Geneva by 1903).

In 1901, the property was sold to John B. and Mary Ellen (Brundige) Cole, retired farmers, and remained in their family until 1923, when it was purchased by Obed and Clara Reeve. During the Reeve family's time in the home, there was no indoor plumbing, and the house was largely unchanged. However, in 1929, Loren Grieves bought the property and undertook a major renovation.

His updates included removing the front porch and turning the door into a window, adding a fireplace and chimney on the east side, converting the east dining room porch into interior space, and adding 2.5 bathrooms, a kitchen sink, and a basement furnace. Grieves also built a wall between the staircase and the living room, plastered over the living room ceiling, and removed the exposed beams. Unfortunately, Grieves faced financial difficulties due to the Stock Market Crash of 1929, resulting in numerous liens on the property by the end of the year. The house was rented out in October 1929 before being sold to the family of J. Russell Ashby in 1938.

The Ashby family lived in the house for several decades, with Mabel and J. Russell Ashby divorcing in 1941. Their daughter, Dillu Ashby, also known as Mrs. Loyd Ashby, continued to live in the house until her death in 1980. Afterward, the property passed to Dillu Ashby's sister, Nancy (Ashby) Mavrogenes, and her husband, George Mavrogenes. Nancy Mavrogenes, born in 1928 and deceased in 1995, was a key figure in local preservation efforts, serving as the first chair of the Geneva Preservation Commission. The A. B. Moore House, having played such an important role in Geneva's history, was recognized with a historical plaque from the Geneva History Museum, honoring its historical significance and its connection to the town's development. The property contributes to the Geneva Historic District through its connection with historic figures involved in economics and preservation, and for its unique architectural detail.

Permits

1987: Room Addition

1990: New Roof; Siding Repair

1992: Steps/Landscape

2005: New Roof

2023: Front Porch Rehabilitation and Replacement; Patio



1999 – Garage

REQUEST 4B:**Garage Roof Replacement****HPC Case #2026-003**

The Applicant is proposing a reconstruction of the roof of the existing garage. This is an update to a permit which was administratively approved for normal reroofing, like for like. During the reroofing process, concerns arose around the structural stability of the garage roof, which might necessitate a more in-depth deconstruction and reconstruction process. The Applicant plans to tear off the garage shingles and inspect the integrity of the decking, joists, rafters, ties, purlins, and hip and ridge boards. Following the inspection, any broken, warped, or rotted components would be deconstructed and rebuilt to match current materials, pitch, and design. The interior structural elements of the roof would be updated to modern building techniques with any deconstruction and replacement, including changing joist, rafter, and hip joist dimensions. The existing structure was constructed with vernacular building techniques at the time, and these proposed updates would be done in line with the current International Building Code standards.



Current Garage Condition

STAFF ANALYSIS

The age of the garage is unknown, but it is known to have existed for some time. As a matter of fact, it is believed that the window of the garage is a remnant of the garage's use as a stable. This implies that the garage is a valuable Accessory Structure on the site. The exterior of the roof would be visible from the street. The proposal would result in similar character on the exterior of the roof, with a modern structural update on the interior. While the entire roof structure may not be replaced, depending on conditions, this review should consider the possibility of that extent of work.

Review for Conformity to SOI Standards

Staff submits, for the Commission's review and discussion, the following analysis of the SOI Standards as applied to the proposed project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
No change in use is proposed with this proposal.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
The interior structural material of the roof would be removed and replaced with the same material, but updated structural design. The roof reconstruction would mimic existing exterior character.

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.** *No new architectural details would be added in this proposal.*
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *This garage is not believed to be original to the house. Its date of construction is unknown, but it was likely constructed within the Period of Significance.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *No distinctive features or finishes on the exterior would change. Reconstruction might include changes in the construction technique.*
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** *Like materials would be used for replacement, other than differences in interior structural dimensions. The level of deterioration and replacement materials needed will be determined after the removal of the shingles, but may include the entire roof.*
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.** *No chemical or physical treatments of existing materials, scheduled to remain, are proposed.*
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** *No archeological resources are known to exist or are expected to be encountered in the proposed area of work.*
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** *No new additions are proposed with this permit change.*
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** *No new additions are proposed with this permit change.*

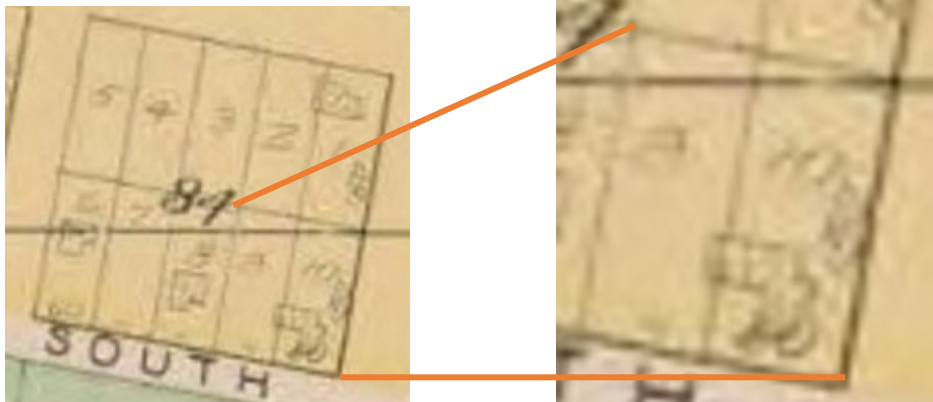
Design Guidelines for Historic Properties

Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

Maintain Original Roof Form and Features. *Exterior roof form and features would be replaced as-is.*

Preserve and Maintain Historic Accessory Buildings Through the Repair of Building Materials. *The planned work would attempt to retain historic materials as possible. Materials which are deteriorated would be replaced with the same material, updated to modern code.*

Historic Maps + Images



1892 Atlas



1982 Geneva Republican



1999 Survey



2016 Survey



2016 Survey

Site

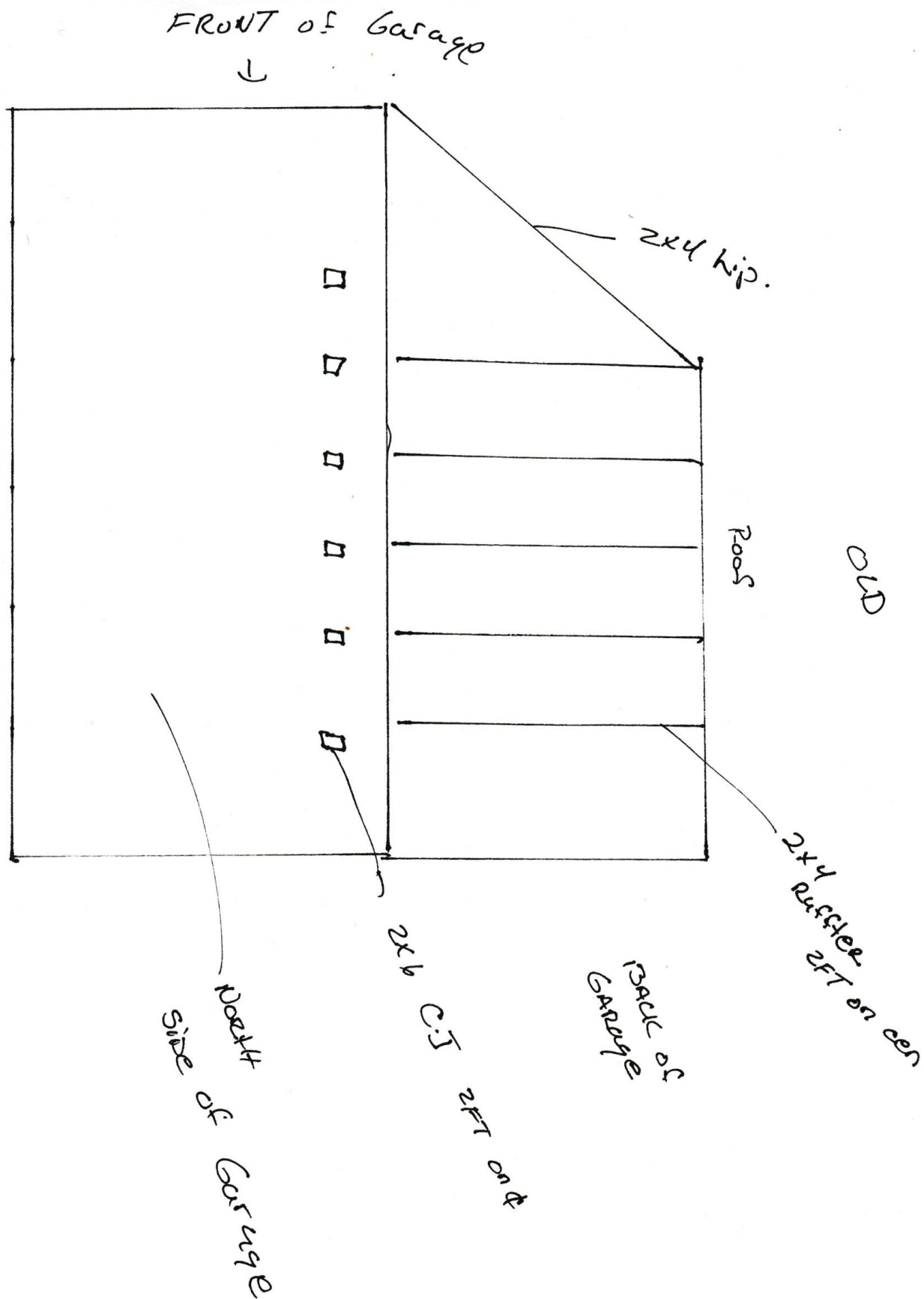


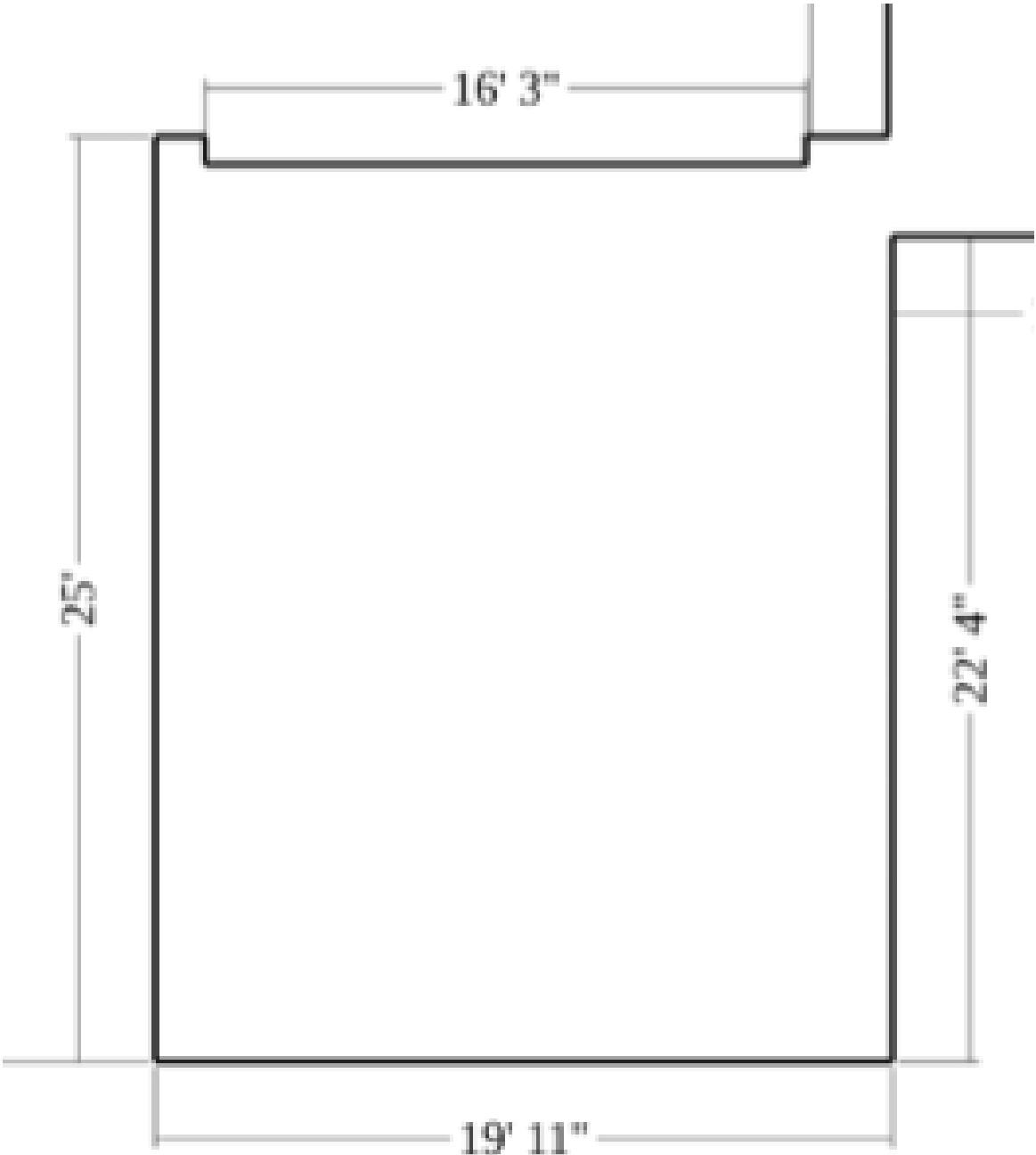
Focus of work (first floor)

Existing Condition

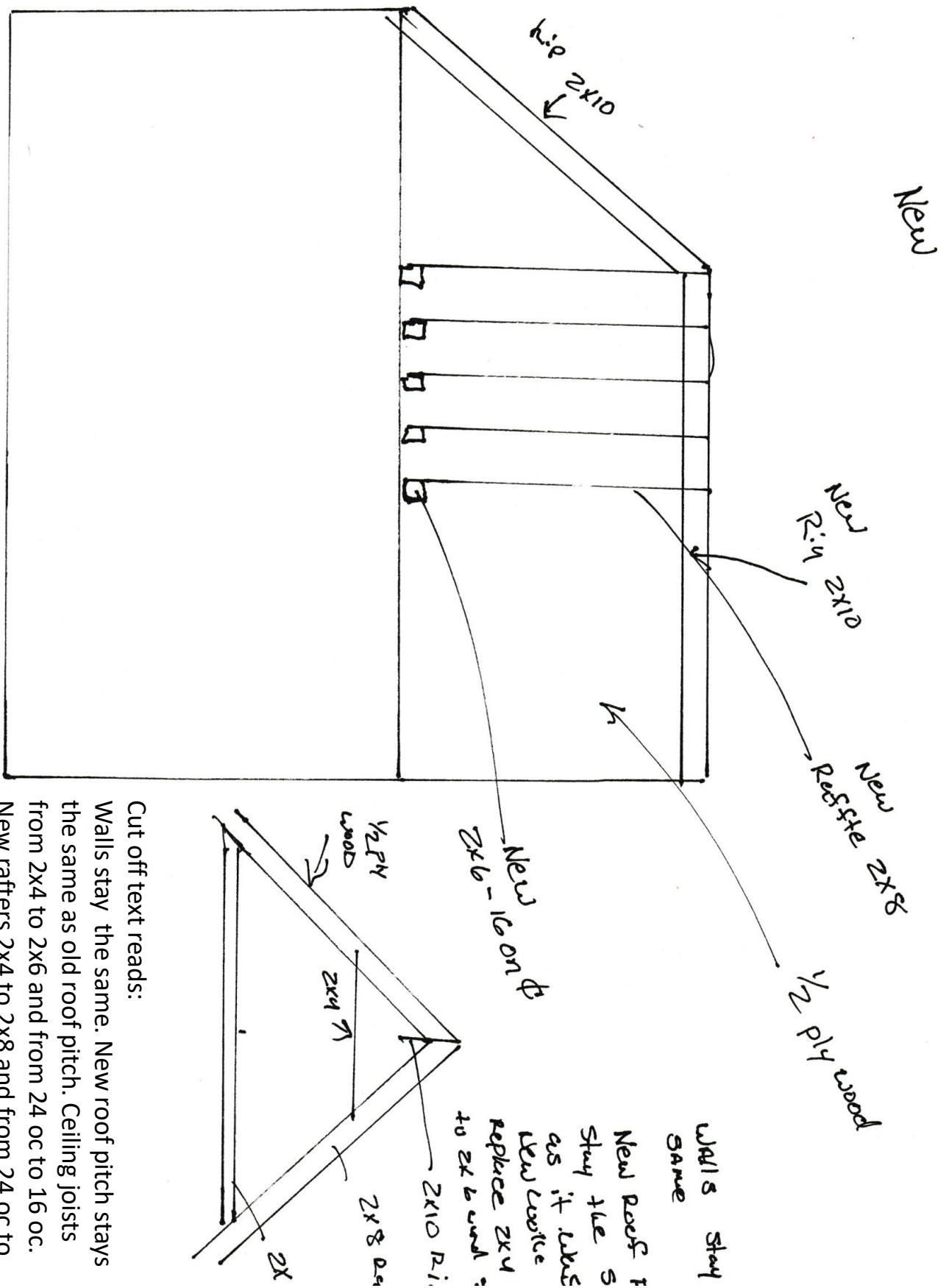






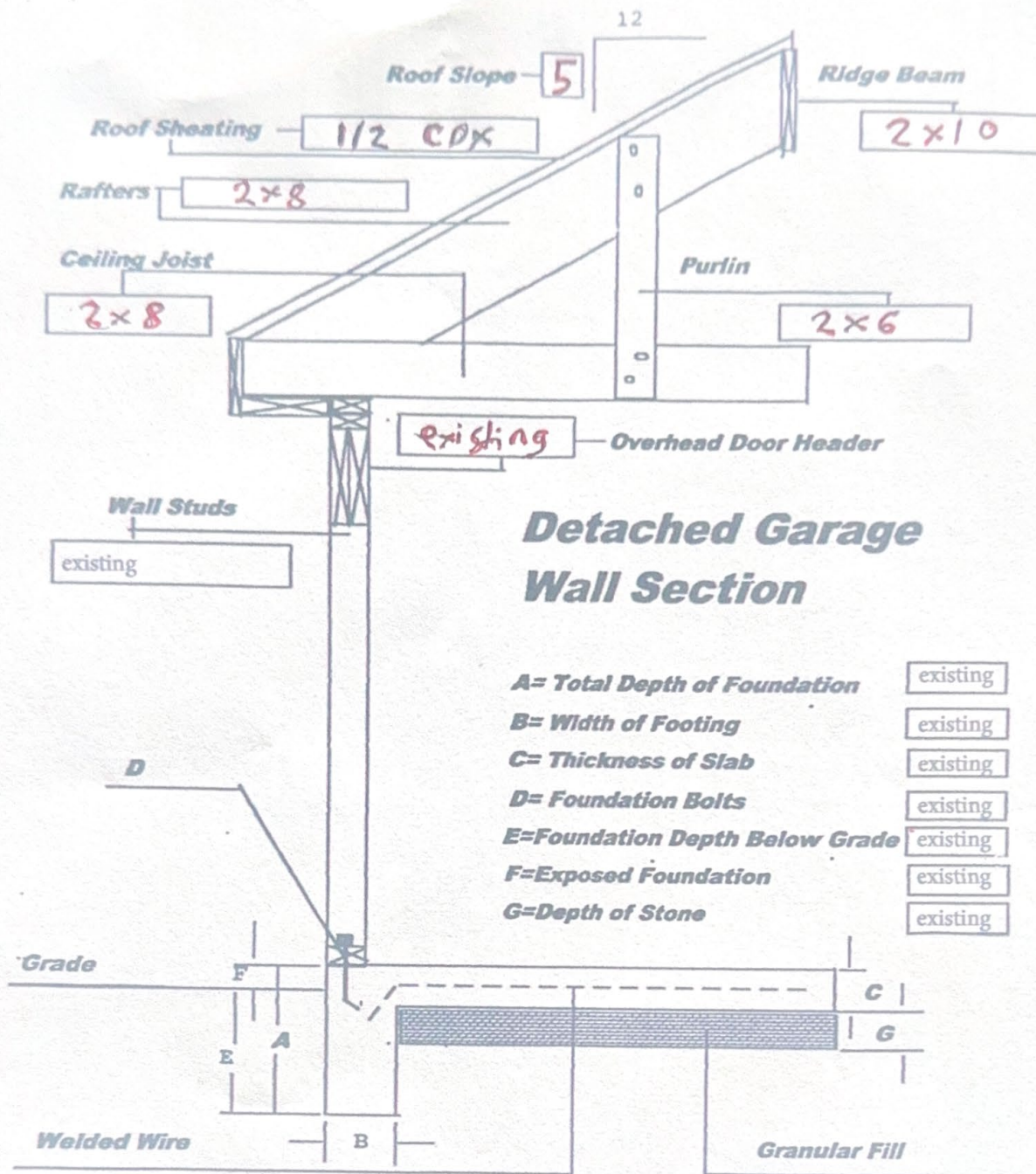


Proposal



Cut off text reads:

Walls stay the same. New roof pitch stays the same as old roof pitch. Ceiling joists from 2x4 to 2x6 and from 24 oc to 16 oc. New rafters 2x4 to 2x8 and from 24 oc to 16 oc. Install ridge board (not one there now.) Also, hip boards from 2x6 to 2x10. Gable stays the same in back. Roof structure aesthetically looks the same (hip, ridge, etc.)



Detached Garage

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

January 21, 2026

HPC Case Number:
2026-001

Applicants / Owners
Steve Kuhn

Request:
New Construction – Single
Family Home

Staff Liaison:
Emily Stood
Preservation Planner
(630)938.4541
preservation@geneva.il.us



AGENDA ITEM 5A

420 South St
New Construction

BACKGROUND

A Geneva Republican article that states that construction for the raised ranch began in 1967.

The lot is visible in Sanborn Fire Insurance maps beginning in 1923. At that time, it is still a part of the lot at 502 4th Street, which was constructed in 1864. A stable exists near the current site of 420 South Street. In both the 930 and 1945 Sanborns, the stable's footprint remains as an outbuilding and a garage also exists further onto the site of 420 South Street.

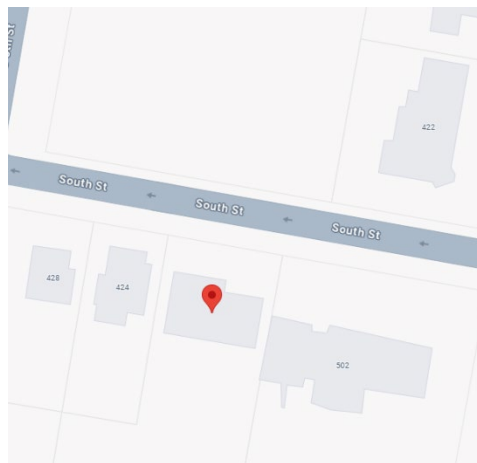


2016 – Former Residence / South Street

The address does not appear in area phonebooks up to 1966. In 1970, the first known appearance, the primary resident is William K Bullock. He remained until at least 1974.

The site was approved for demolition in August of 2025. The demolition is scheduled for after February as plans are developed.

Context



The development of this area is related to the AP Moore House at 502 S. Fourth Street. Construction has occurred across a broad period of time, from 1864 to 2009.

*502 S Fourth Street*

502 S Fourth Street (AP Moore House): A two story, Italianate residence, dating to 1864. Identified as Contributing to the Local Geneva Historic District and Contributing to the Central Geneva National Register Historic District. The land at 420 South Street was originally related to this property.

*424 South Street*

424 South Street: A 1.5 story, Craftsman residence dating between 1915 and 1923. Identified as Contributing to the Local Geneva Historic District and Contributing to the Central Geneva National Register Historic District.

*428 South Street*

428 South Street: A 1.5 story, Craftsman residence dating between 1915 and 1923. Identified as Contributing to the Local Geneva Historic District and Contributing to the Central Geneva National Register Historic District.

*422 S Fourth Street*

422 S Fourth Street: A two story, New Traditional Victorian residence dating to 2009. Identified as Non-Contributing to the Local Geneva Historic District and Non-Contributing to the Central Geneva National Register Historic District.

REQUEST 5A: New Construction Concept Review
HPC Case #2026-001

The Applicant is requesting a Concept Review of initial plans for new construction at the site of a recently approved demolition. The focus of a new construction review should be on whether details such as massing and setbacks blend in appropriately with the rest of the district.

The Applicant is also working with City Staff on changes to the site plan in accordance with zoning requirements, which can be expected with a future permit review.



Proposed Front Facade

STAFF ANALYSIS

The façade proposals include a cascading roof pattern, variety of cladding materials, and irregular ground-plans, all of which label this property as a “Millennium Mansion” style, as described in McAlester’s Field Guide to American Houses. This style does reflect current architectural trends. Architectural details are varied, pulling from a variety of historic styles, but some, such as the triangular knee braces attached to some portions of the roof, relate to the Craftsman style existing on the street. This style is very infrequent in the district.

The proposed setback from the street is slightly more than the one which existed with the previous residence, particularly in relation to the actual residence rather than the attached garage. One attached garage is proposed as visible from the street, with a second detached garage further back on the lot. The proposal includes growth in both square feet and height from the previous residence.

Review for Conformity to SOI Standards

Staff submits, for the Commission’s review and discussion, the following analysis of the SOI Standards as applied to the proposed project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
No change in use is proposed with this concept.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
The demolition of the existing Non-Contributing property has already been approved.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.** *The proposed style reflects current architectural styles and trends. It combines several historic styles, some of which exist nearby.*

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *The demolition of the existing Non-Contributing property has already been approved.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *The demolition of the existing Non-Contributing property has already been approved.*
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** *The demolition of the existing Non-Contributing property has already been approved.*
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.** *No chemical or physical treatments of existing materials, scheduled to remain, are proposed.*
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** *No archeological resources are known to exist or are expected to be encountered in the proposed area of work.*
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** *The new construction would be differentiated from the old with the introduction of new materials and styles on the streetscape. There would be a noticeable change in scale and architectural features from the previous Non-Contributing residence.*
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** *The focus of this project would be on a Non-Contributing lot of the Historic District, and would not affect Contributing material.*

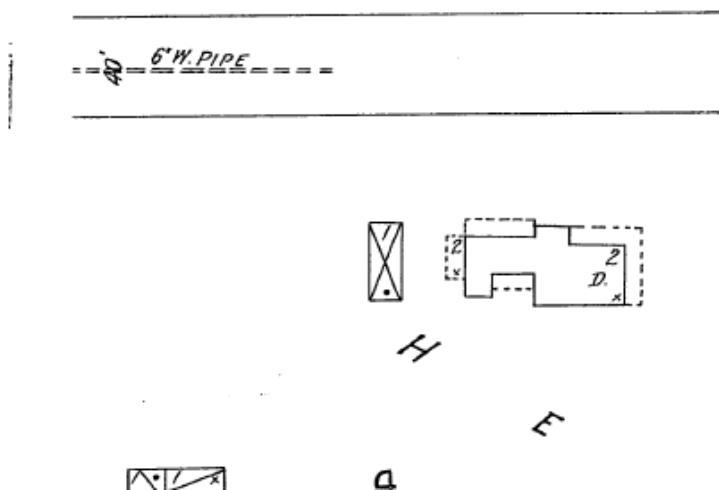
Design Guidelines for Historic Properties

Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

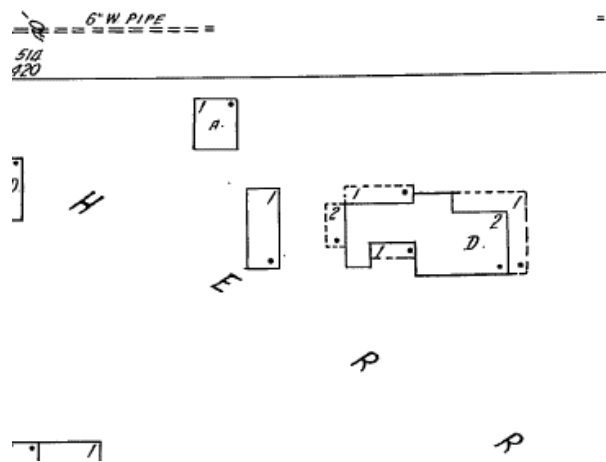
Design Infill Residential Buildings Which are Compatible in Existing Neighborhoods.

The planned height and mass would be larger than the neighboring houses facing South Street, and more similar to those facing Fourth Street. The proposed second floor would be partial, with most of its mass focused toward the front façade. The front entry would be oriented similarly to neighboring houses. The style would be differentiable from the existing houses, as this introduces a more modern style. There would be more complex rooflines and architectural details than most of the neighboring houses.

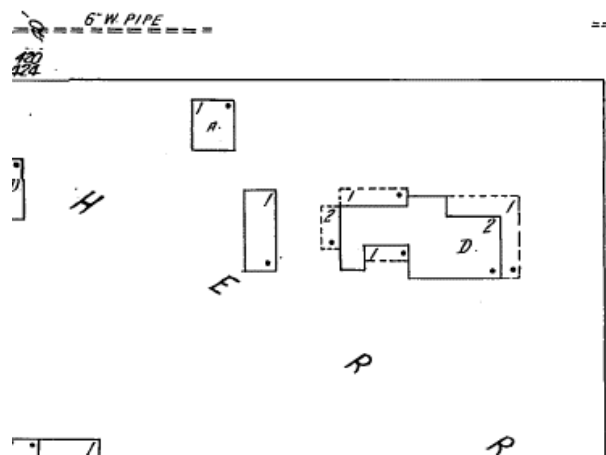
Historic Maps + Images



1923 Sanborn Fire Insurance Map – 502 S Fourth and Related Land

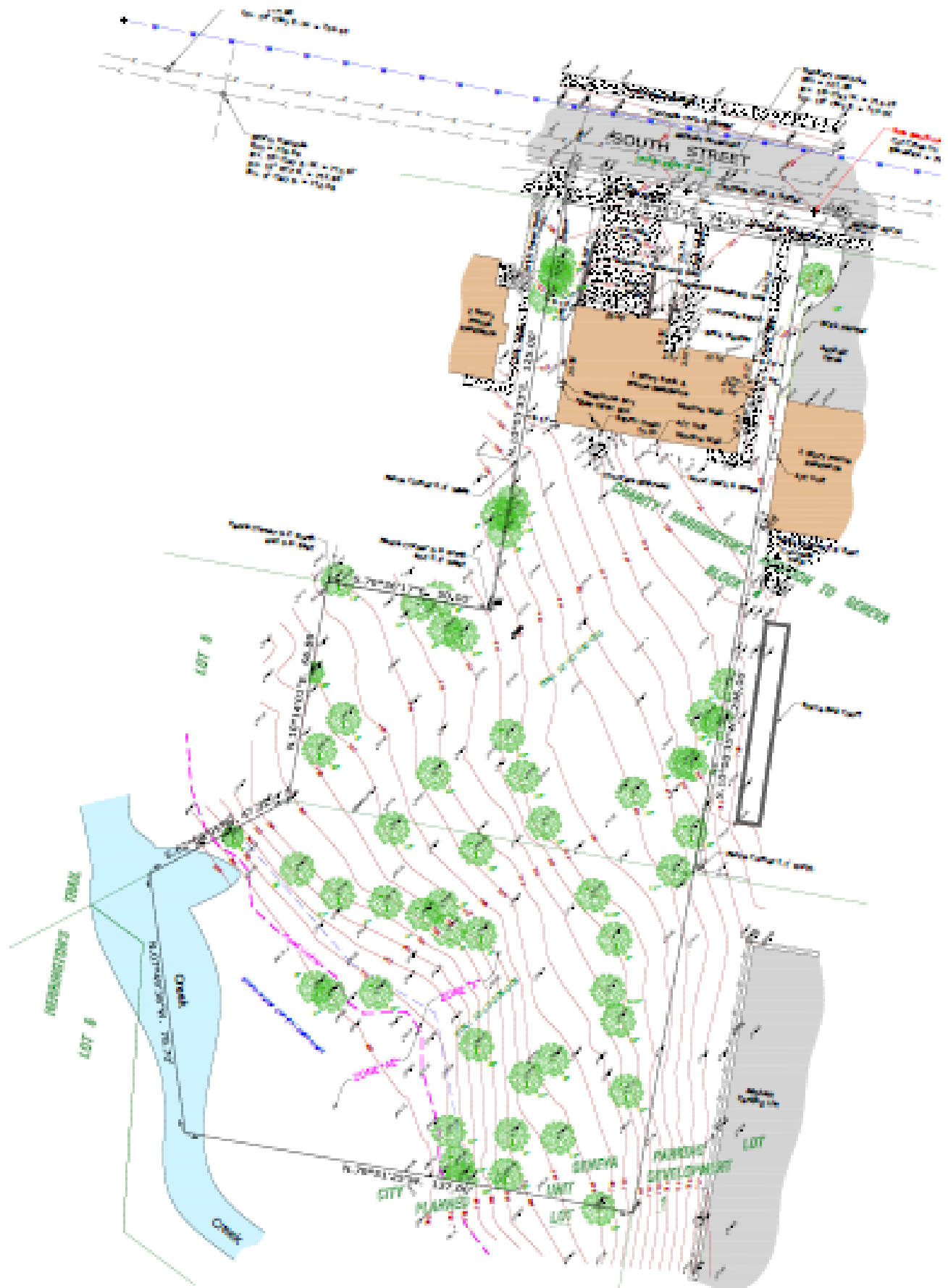


1930 Sanborn Fire Insurance Map – 502 S Fourth and Related Land

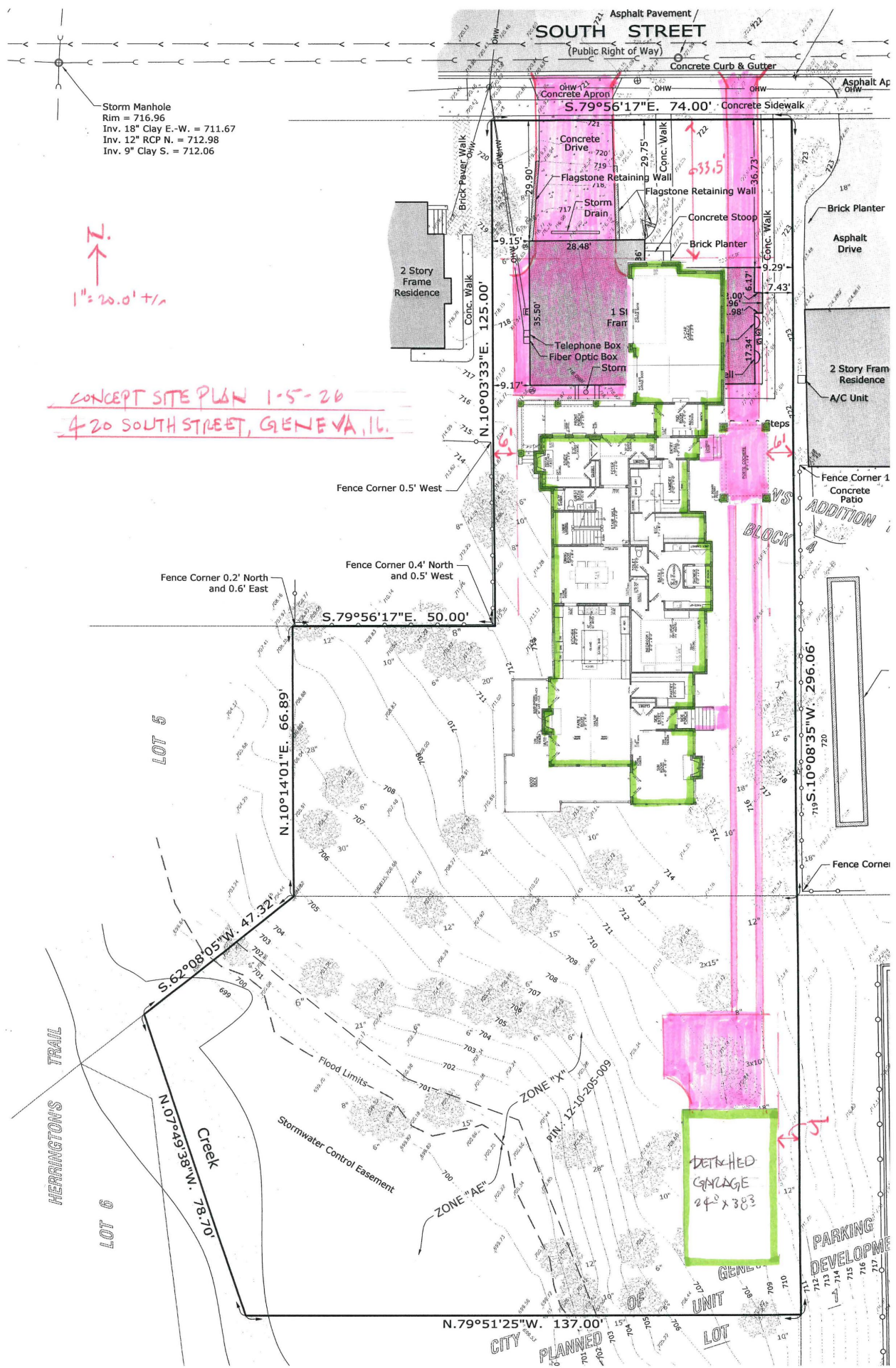


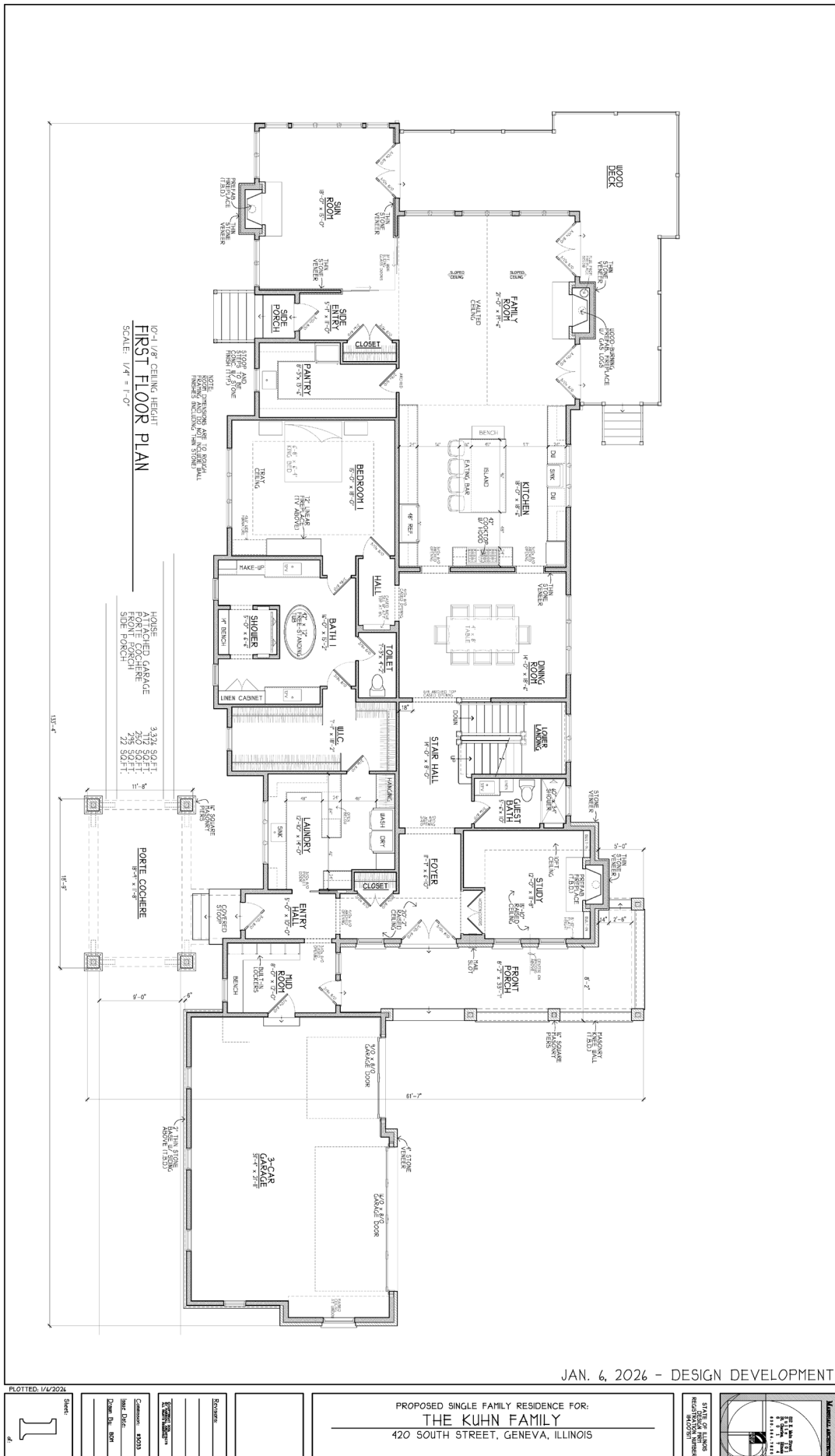
1945 Sanborn Fire Insurance Map – 502 S Fourth and Related Land

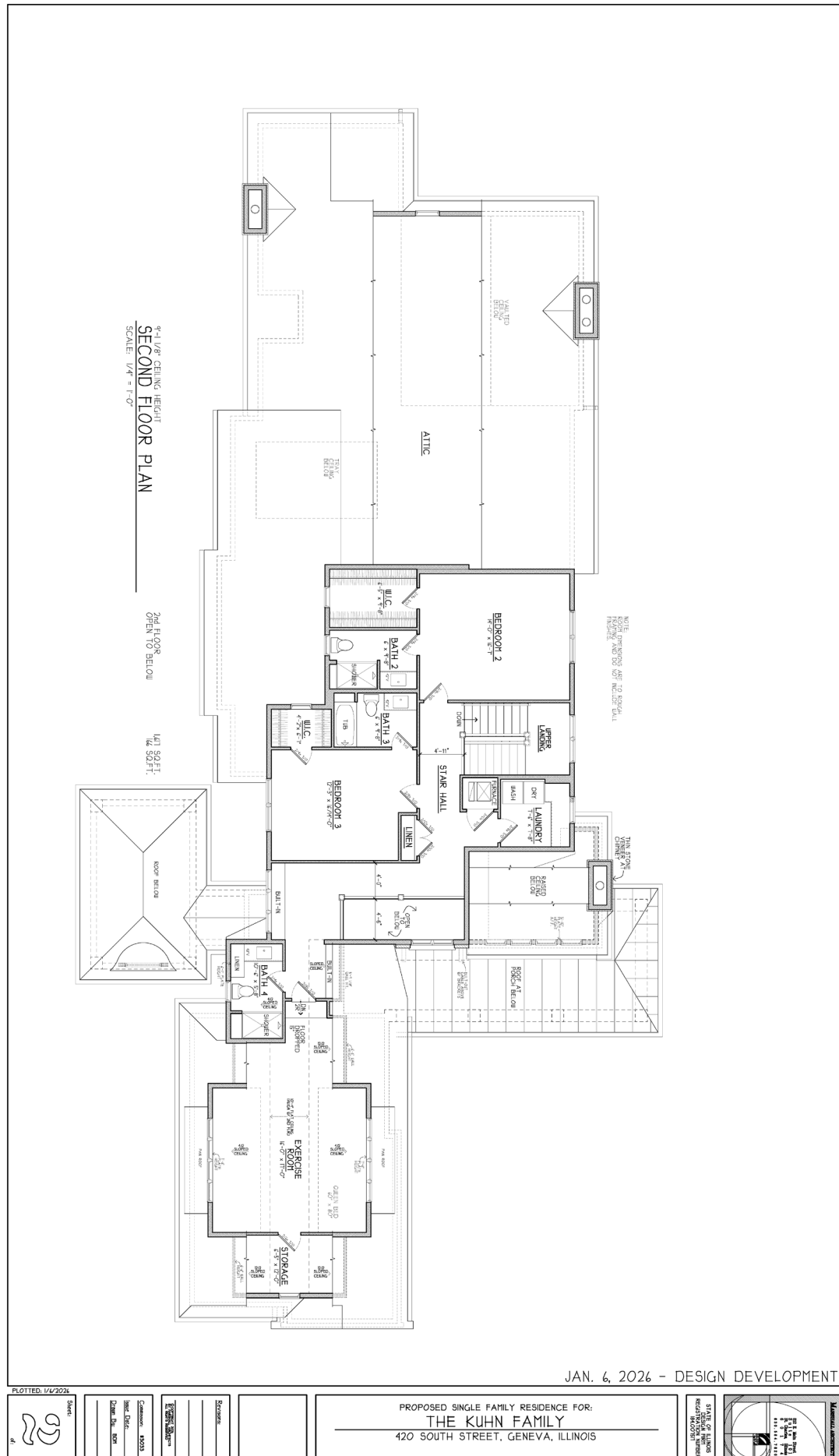
Existing Site

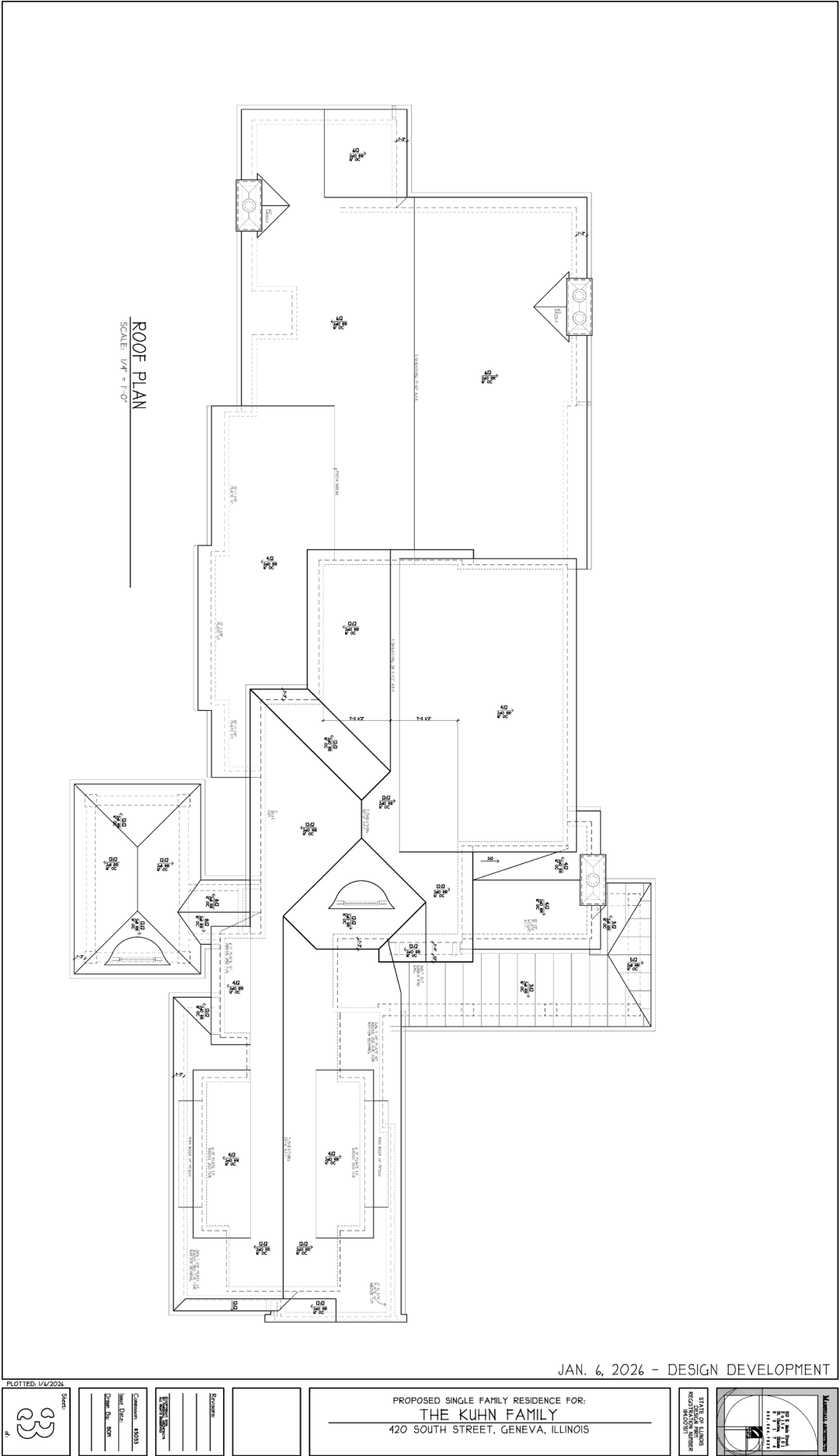


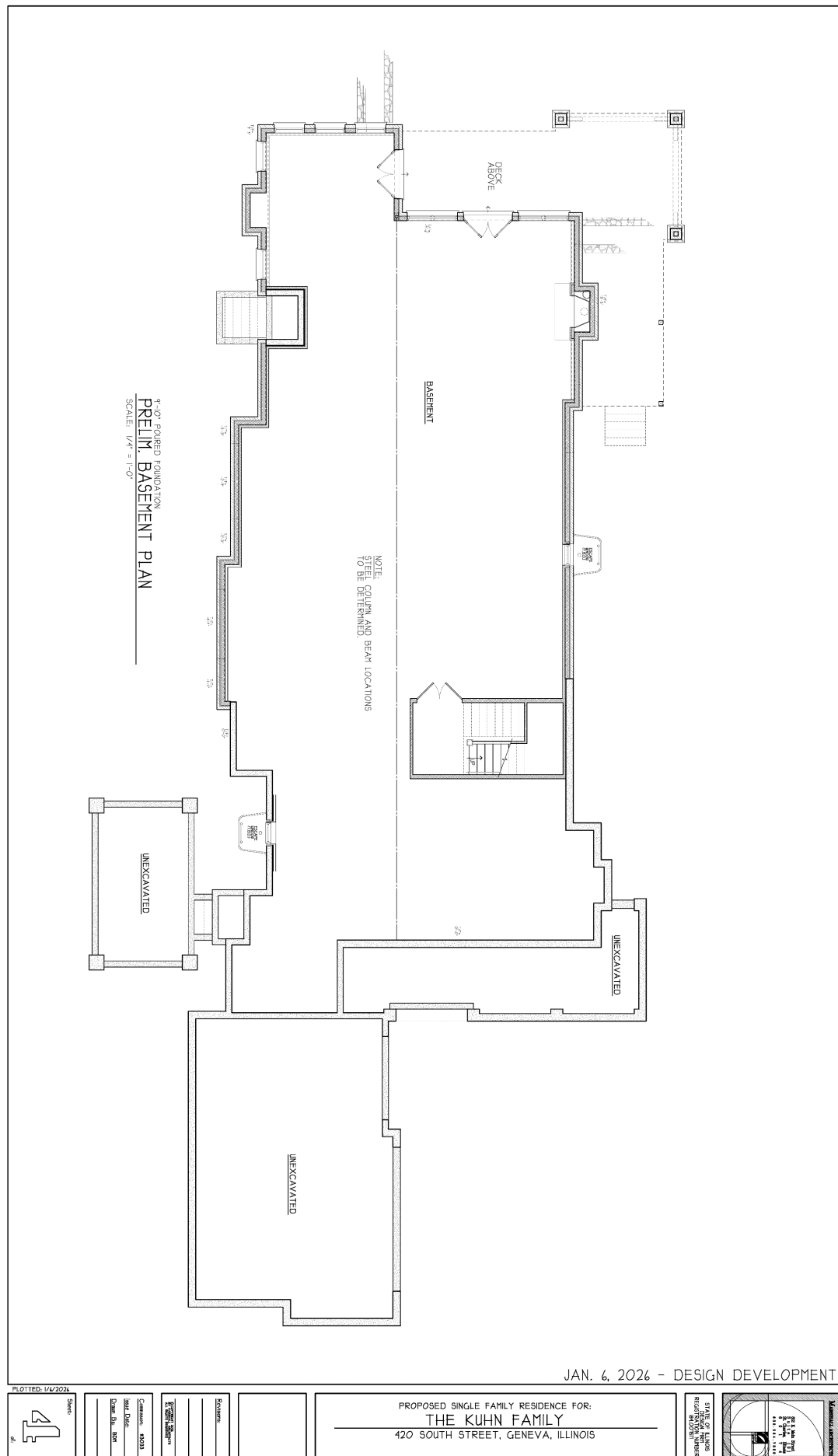
Proposal

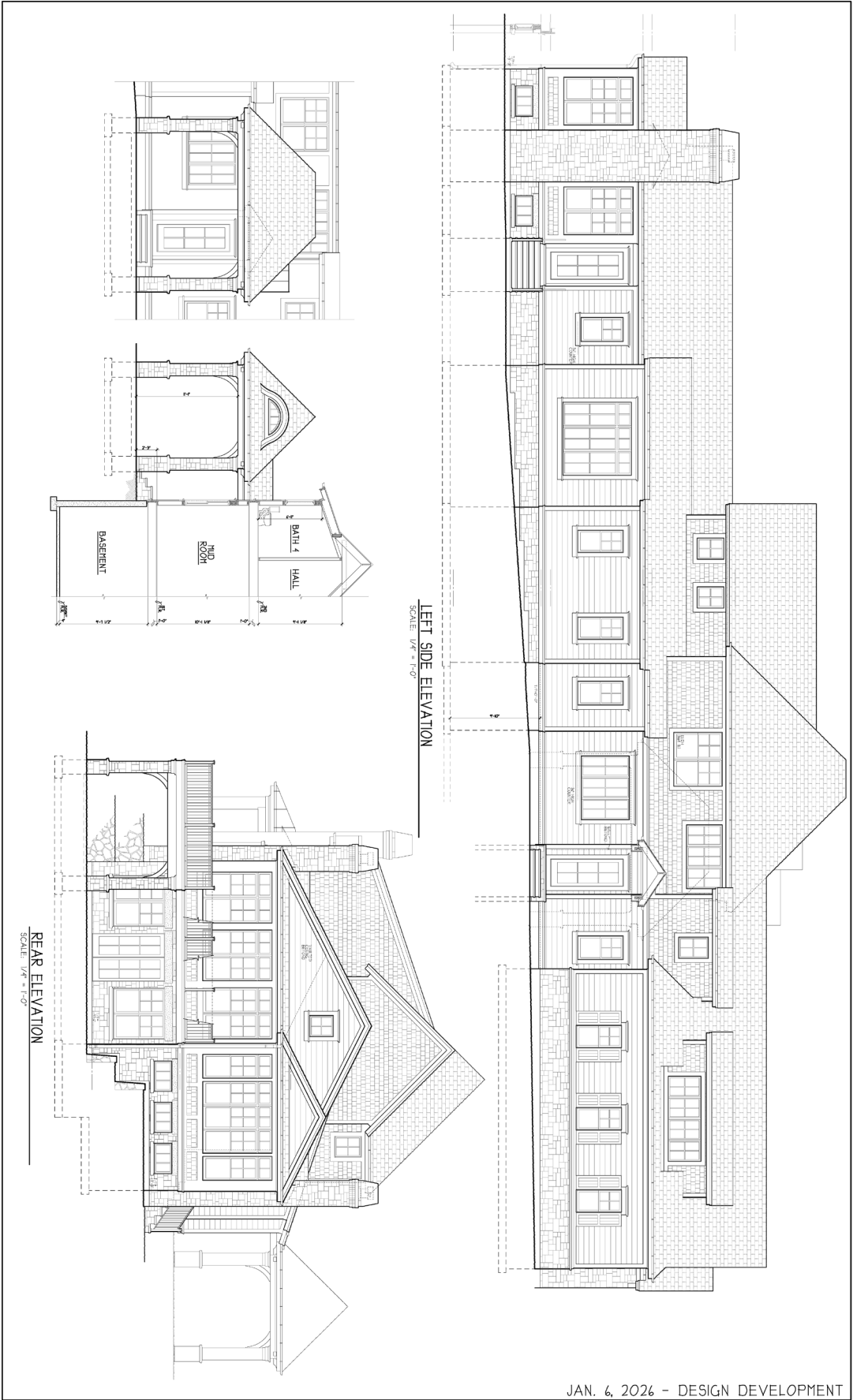












JAN. 6, 2026 - DESIGN DEVELOPMENT

PLOTTED: 1/4/2026

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Scale:

1/4" = 1'-0"

1/8" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

PROPOSED SINGLE FAMILY RESIDENCE FOR:

THE KUHN FAMILY

420 SOUTH STREET, GENEVA, ILLINOIS

STATE OF ILLINOIS

REC'D: 1/4/2026

1/4" = 1'-0"

1/4" = 1'-0"

1/8" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

