

**HISTORIC PRESERVATION COMMISSION
MINUTES
109 James Street
Geneva, Illinois, 60134**

March 16, 2021

1. Call to Order

Chairman Zellmer called to order the March 16, 2021 remote 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*, Warner*

Absent: Commissioners Stazin, Zinke

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

Others Present: Applicants Andrew and Amy Steben
(*remote)

Chairman Zellmer announced that the item under tonight's Secretary's Report regarding the review of color and semi-permanent/permanent materials, would be discussed next month.

3. Approval of February 17, 2021 Minutes

Minutes of February 17, 2021 – **Motion by Commissioner Salomon, to approve the minutes as presented. Second by Commissioner McManus. Roll call:**

Aye: Hartman, McManus, Salomon, Warner, Zellmer

Nay: None

MOTION PASSED. VOTE: 5-0

4. Review of Conceptual Development Plan

A. 311 S. First Street (Case No. 2020-012). Applicant: Andrew and Am Steben – Prospective Purchaser;. Application for Proposed Addition to a Contributing Property. Preservation Planner Michael Lambert discussed this proposal was a concept review for a proposed addition on a contributing property. The home was located within the Local Geneva Historic District and was part of the Central Geneva Historic District listed in the National Register of Historic Places. A summary of the various owners and changes to the historic home followed. In 1986 the home received a plaque from the Geneva History Museum. In 1990, a rear addition was added.

In 2012 a fire caused significant damage to the home's interior but minor damage to its exterior. As a result, in September 2012, the HPC approved window restoration which included reconstruction of the First Street façade windows used from sashes salvaged from windows not damaged by the fire. All other windows were replaced with new wooden windows.

Per Mr. Lambert, the property is important for its association with architecture: specifically, the Late Cubic Greek Revival and Early Italianate styles, as well as community development (River

Lane Beautification Project) and methods of construction (locally-quarried limestone construction) at the springhouse.

Currently the home is for sale, but the prospective purchasers plan to construct a one-story addition to the home, creating a fourth bedroom. It will be subordinate to the historic house and set back a minimum of 18 inches from the front wall. Minimal modifications are to be made to the historic south wall where a historic window opening will be lengthened to create a doorway to the new bedroom. A historic window at the east end of the south wall will also be retained. The existing floor plan of the historic home will be retained. Exterior materials will be matched or complementary to the home. The addition will be obscured by a mature hedge.

The applicants were seeking commissioner input in order to complete the sale of the home.

Applicant, Mr. Andy Steben, explained the intention was to add a fourth bedroom to the south side of the property and maintain the exterior as much as possible. The addition will conform with the look of the main home and its materials within the HPC guidelines.

Commissioner Warner inquired whether the HPC had jurisdiction beyond the hedge wherein Mr. Lambert explained that because the portion of the house could still be seen regardless of the mature hedge and the hedge is not permanent, the proposed addition would be subject to HPC review. Per another question, Mr. Steben estimated the size of the addition would be a bedroom size and it would go back to approximately 18 feet (front to back) and be about 10 feet across the front, with the foundation to match the original. The look of the windows and siding would be taken from the main house.

Commissioner McManus questioned the hedge initially but believed overall the addition was appropriate when comparing it with the original structure. Asked how the historic window would be preserved, Mr. Steben explained the historic window in the (current) bathroom would be kept in place and built into the décor of the new bedroom, possibly frosted. Chairman Zellmer asked the owners to keep the historic window opening the same where the new bedroom door would be created in case the addition was ever removed.

Overall, what was being presented appeared to be acceptable to the commissioners, as voiced by Chairman Zellmer. Next steps were briefly discussed with the applicant.

5. Secretary's Report

A. HPC Review of Color and Semi-Permanent/Permanent Materials: This agenda item will be discussed next month. Mr. Lambert had no additional report.

6. New Business

A. From the Commission: None

B. From the Public: None.

7. Adjournment

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 7:27 p.m. on motion by Commissioner Salomon. Second by Commissioner Warner. **Roll call:**

Aye: Hartman, McManus, Salomon, Warner, Zellmer
Nay: None

MOTION PASSED. VOTE: 5-0