

Historic Preservation Commission Meeting Minutes

City of Geneva

109 James Street - City Council Chambers

Tuesday, April 18, 2023

Call to Order

Chairman Zellmer called to order the April 18, 2023, meeting of the Geneva Historic Preservation Commission at 7:02 pm

1. Roll Call

Present: Chairman Zellmer and Commissioners Hatman, Jensen, McManus, Salomon, Stazin, and Zinke

Absent: None

Quorum present.

Staff Present:

Michael S. Lambert - Preservation Planner

David DeGroot – Director of Community Development

Others Present:

Kristin Sabatino - Recording Secretary

Theresa Vorkapic – Court reporter, Planet Depos

Scott Fintzen – City Attorney

2. Approval of Minutes

Minutes of 2/22/23:

Motion by Commissioner Salomon to approve the minutes as presented, Second by Commissioner McManus. A voice vote followed, and the motion passed: (5-0)

Chairman Zellmer and Commissioner Zinke abstained.

3. Continuation of Public Hearing (from January 18, 2023)

A. 4 East State Street CASE 2022-079 & 2022-080

Applicant: David A. Patzelt, Authorized Representative

Shodeen Family Foundation

Application for: Demolition of a Historic Landmark and

De-designation of the Property

Commissioner Zinke recused herself.

Chairman Zellmer reviewed the continuation of the Public Hearing. Stating the commission is reconvening the Public Hearing to hear from the consultant and, if time permits, additional public testimony for both for and against the request of the demolition and de-designation of the 4 East State Street Property.

Chairman Zellmer noted that in consideration of other business before this commission; therefore, all commissioners agreed that the public hearing would not go past 9:00 pm.

Michael Lambert, Preservation Planner, noted that at the request of the Historic Preservation Commission, the City of Geneva has retained the consulting team of Teska Associates and The Planera Group to provide an analysis of the applicant's Pro Forma statement. Planner Lambert invited Scott Goldstein of Teska Associates and Terri Haymaker of The Planera Group to come forward to present their analysis, after which they would distribute their written report that will be entered into the official report. The commission will be presented with a copy of the presentation that will be shown on the screens.

Mr. Scott Goldstein and Ms. Terri Haymaker presented a lengthy analysis of the project concepts, findings from research, grants and sources of revenue, alternative financing methods, alternative uses for the property, and a summary of key findings. Based on the evidence, they find that there are financially viable uses for the site with the participation of the property owner and the City of Geneva.

Chairman Zellmer suggested that the commissioners may wish to have additional time to digest the presented information and may request to continue the public hearing to a date certain. The commissioners agreed, and it was noted they would have access to the full report online.

Tuesday, May 2, 2023, at 7:00 pm was suggested as a date certain, asking which of the commissioners could be present. Solomon or Jensen would not be available. However, Chairman Zellmer determined that the other commissioners' attendance would assure a quorum.

Attorney Kate MacCracken spoke on behalf of the applicant and asked that the consultants be available on Tuesday, May 2, 2023. The consultants confirmed that they would be available.

Motion by Commissioner McManus to continue the public hearing for 4 East State Street to Tuesday, May 2, 2023 at 7:00 pm. Seconded by Commissioner Jensen. City Attorney Scott Fintzen halted the roll call to allow Preservation Planner to enter two letters that had been received into the Public Hearing record.

Motion by Commissioner McManus to rescind her motion to continue the public hearing for 4 East State Street to Tuesday, May 2, 2023 at 7:00 pm. Seconded by Commissioner Hartman. A voice vote followed, and the motion passed (6-0) Commissioner Zinke had recused herself.

City Attorney Fintzen, confirmed that the letters would not be read but would be available online. Preservation Planner Lambert read the names and dates of the two letters received. A letter was received on March 27, 2023, from Carol Gange, and a letter was received on April 14, 2023, from Patricia McLaughlin.

Chairman Zellmer noted that the speakers signed in to speak at this meeting will be allowed to speak first at the next meeting, May 2, 2023.

Motion by Commissioner McManus to continue the public hearing for 4 East State Street to Tuesday, May 2, 2023 at 7:00 pm. Seconded by Commissioner Jensen. A voice vote followed, and the motion passed (6-0). Commissioner Zinke recused herself.

Preservation Planner Lambert clarified the documents could be viewed on the City of Geneva's website.

5 min break – at 7:58 pm

Chairman Zellmer returned the meeting to order at 8:05 pm.

Commissioner Zinke returned to the meeting.

4. Review of Conceptual Development Plans

A. 111 Franklin Street CASE 2023-015

Applicant: Steve Kuhn, Owner/Developer

Dan Marshall - Marshall Architects, Architect

Application for: Redevelopment of a Contributing property, including relocation of a historic house and division of the lot

Preservation Planner Lambert presented a brief overview of the subject property's location, site plan, history, and proposed work, including the request to the relocation of a historic house and division of the lot. Planner Lambert review images of the historic facade and the garage with mostly new construction. He also made note of the concrete fence posts that are located on the public right of way. The posts were created by sculptor Silvio Silvestri. Silvestri is also known as the sculptor that designed the foxes that adorn the main street bridge in St. Charles, IL. The posts are a landscape feature that includes a woven wire fence in the public right of way.

Preservation Planner Lambert noted that in the report, he outlined that this lot division is permissible under the Geneva zoning ordinance. It meets the zoning requirements, so the zoning is not under question. For the commission's review, there are the SOI standards to consider. The property is to be used for a historic purpose or place in a new use that requires minimal change, and the property is still being proposed to be continued as a single-family residence. The historic character of a property should be retained and preserved. Removal of historical materials and alterations should be avoided. The only request at this time is a lot split and relocating the house. We do not have sufficient information to evaluate that standard at this phase. Each property should be recognized as a physical record of its time, place, and use. Aside from the proposed repositioning of the historic house, there is insufficient information to evaluate that standard. Most historic properties change over time and should be retained and preserved. The historic house is proposed to be retained with the exception of the 1995 wing. The yard was once elaborately landscaped; however, most of the historic landscape has disappeared over time. The distinctive finishes and constitution techniques should be preserved. That information has not been submitted to the commission since it hasn't been developed at this point. There are no known architectural resources or artifacts to be preserved. The additions are still in the conceptual phase. The guidelines call for the preservation of historic buildings the submitted proposal seeks to preserve the house. Preserving buildings in the original setting. The proposal is to relocate the house on the historic site with its historical orientation. The utilities can be brought to the house once it's relocated.

Steve Kuhn, the owner of the 111 Franklin Street house, introduced himself and noted he wanted to connect with the commission early in the process, requesting feedback, ideas, and suggestions early on in the process. Mr. Kuhn reviewed his own photos.

Mr. Kuhn stated moving the house allows for a new foundation, the division of the lot, and an addition to the house. Pictures were shown to highlight the side facing the historic part of the house not to be hidden from visibility. Also, showing how the relocating of the house will line the house up with the three other properties on the block to create a more aesthetically pleasing view. The owner of the house next door wrote a note of support for moving the house due to the close proximity to his home. He also noted the property grades down but not significantly until it's close to the property line/sidewalk. He believes that the elevation should be able to stay the same. Moving house should not be a huge grade drop. Moving the house would still allow 50 ft from the edge of the house to the property line. Planner Lambert confirmed with the owner that the porch should not extend beyond the houses that it aligns with.

Commissioner Stazin suggested that the property might drop a bit more than the owner thought. He asked if the first-floor elevation was going to be the same as it is now in the relocation. It could potentially increase the foundation wall.

Mr. Kuhn stated that he would like feedback and input on the exposure of the foundation before the designs are created.

Commission Stazin stated that he would need to see the elevations to be able to give feedback to the owner.

Commission Hartman asked if the city would give guidance and dictate the top of the foundation to the top of the curve on a relocation.

Preservation Planner Lambert believes that it is set in this district by the neighboring properties' average. Mr. Kuhn is looking for feedback on the design of the foundation.

Mr. Kuhn confirmed that he is working with Dan Marshall and noted he has experience working with the commission.

Mr. Kuhn would like to add an addition to the north and retail some of the backyard.

Commission McManus asked to see the sketch.

Commission Stazin asked questions regarding the drawing and proportions. Clarification was made, and noting the quick hand sketch might not line up exactly until the final drawings are done.

Preservation Planner Lambert explained that the front yard is the narrowest dimension of a lot. The rear yard is to the north.

Mr. Kuhn shared that he would like to rebuild the stairs inside the house and add a bedroom. There is difficulty moving furniture in and out of the second floor. Externally it will all be the same.

Preservation Planner Lambert clarified that the second kitchen mentioned in the introduction was destroyed during the 1995 remodel.

Chairman Zellmer asked about the garage grating. Mr. Kuhn pointed out the garage location, and he is hoping to provide more detail in the future to the commission, including a topographic map.

Chairman Zellmer asked for the commission for feedback on the house being setback line.

Commission Solomon does not have a problem with that, noting that it would be flattering. He also noted that moving the garage would allow for tying the two additional spaces together and softening the amount of incline going up the driveway.

Mr. Kuhn stated that his next step would be to get more detailed drawings in order to run that by the commission for feedback.

Mr. Kuhn stated that he does not have a concept for the other lot and may sell it in the future. He confirmed that it is a valid lot that could be built on. The lot size was confirmed at 8,400.

Commissioner Zinke asked about any tree removal. Mr. Kuhn confirmed that he has already removed the trees that need to be removed. He is hoping not to remove any other trees. He noted that one tree is almost touching the house but might not be able to be removed. The other tree in question was on the neighbor's property.

Commissioner Zinke asked about the pillars that line up with the block. The decorative pillars are concrete and would be preserved.

Al Watts from Preservation Partners of Fox Valley. Preservation Partners is working on a grant to look at the same artist's sculptures for Fayban Estate to consider repair. He offered that Mr. Kuhn could be included in that (at his cost) if he was interested. Ownership of the pillars would first need to be established.

Commissioner Zinke asked for clarification about the woven wire fence.

Preservation Planner Lambert noted that wire fencing was the standard fencing in the late 19th century through the early 20th century. The standards include preserving historic landscape elements. However, this fence cannot stay where it is since it's in the public right of way. It is a landscape feature, to be considered if it's worthy of being preserved, recorded or if a portion is saved elsewhere. It's the commission's decision of what happens to them.

Mr. Kuhn said that the fence is rolled up next to the garage, but if it has historical value, he's open to passing it along. He doesn't believe he will use it but will not scrap it if it's determined to have value.

Chairman Zellmer confirmed that Mr. Kuhn needs to go more in-depth, consider the site lines, and get updated sketches, and then the project can move forward.

Commissioner McManus noted that they are interested in maintaining the original house. The front of the house is the Franklin house, and it was suggested that the garage could be pushed back.

Commissioner Jensen asked Mr. Kuhn if he's keeping the Franklin Street address. He confirmed that.

Preservation Planner Lambert confirmed that the address would be assigned by the city.

Mr. Kuhn confirmed that he would like to keep the Franklin address.

Commissioner Jensen suggested the staircase be reinstated.

5. Secretary's Report (Staff Updates)

Preservation Planner Lambert shared that Kristin Sabatino, Recording Secretary, will be leaving but, potentially, is willing to substitute in the future.

Preservation Planner Lambert noted the completion of Commissioner Zinke's term on the Commission. He noted that she had served on the Commission for more than a decade and had reviewed over 300 properties. Commissioner Zinke was the last of the

original Commissioners serving during Lambert's tenure with the City. Staff and Commissioners thanked Commissioner Zinke for both her dedication and service. Commissioner Zinke thanked Preservation Planner Lambert for the kind words. She's looking forward to working with Preservation Partners of the Fox Valley in the future.

6. New Business

A. From the Commission

No new business

B. From the Public

No new business

7. Adjournment

At 9:03 pm, Commissioner Salomon made a motion to adjourn the meeting. Seconded by Commissioner Stazin. Motion passed by a unanimous voice vote: (7-0)