

**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 Building Permit Applications**

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.**