

Historic Preservation Commission Meeting Minutes

City of Geneva
109 James Street - City Council Chambers

Special Meeting

May 30, 2023

Call to Order

Chairman Zellmer called to order the May 30, 2023 Special Meeting of the Geneva Historic Preservation Commission at 7:00 pm.

1. Roll Call

Present: Chairman Zellmer and Commissioners Hartman, Jensen, Phillips, Salomon, Stazin

Absent: Commissioner McManus

Staff Present: Preservation Planner Michael Lambert

Others Present: Recording Secretary Anna Benson

2. Introduction of New Commissioner

New Commissioner Kevin Phillips was welcomed by Chairman Zellmer. Mr. Phillip is a retired geologist. A resident of Geneva for 26 years, he lives within the Geneva Historic District.

3. Approval of Minutes

Minutes of April 18, 2023 - **Motion by Commissioner Salomon to approve the minutes. Second by Commissioner Jensen. A voice vote followed and the motion passed. Commissioner Phillips abstained.**

Minutes of May 2, 2023 - **Motion by Commissioner Hartman to approve the minutes. Second by Commissioner Jensen. A voice vote followed and the motion passed. Commissioner Phillips and Commissioner Salomon abstained.**

4. Review of Building Permit Applications (Certificate of Appropriateness)

A. 201 South Third Street CASE 2023-021 Applicant: Dylan Fuller - Global Power & Construction, General Contractor Adrian Frost – Mandrake Restaurant, Representative Application for: Site Modifications at a Contributing Property

Preservation Planner Michael Lambert introduced the case by providing the history of the property that is located in the local Geneva Historic District and within the Central Geneva Historic District, listed in the National Register of Historic Places. Mr. Lambert explained that in recent years the property has been used as a restaurant and is currently being converted from the former restaurant to the

Mandrake Restaurant, set to open this summer. Redevelopment plans include extensive improvements to both the interior and exterior. The Historic Preservation Commission is responsible for reviewing changes to the exterior of the property that are visible from the public right-of-way, including the proposed perimeter wall, site paving, and pergola. A three-foot high limestone perimeter wall would replace the existing cement wall and iron fencing. Patio pavers and stone wall samples were presented. Mr. Lambert reviewed the staff report for conformity to SOI Standards and the Design Guidelines adopted by the City of Geneva.

Adrian Frost and Bruce Hanson, partners for the Mandrake Restaurant Group, introduced themselves. Bruce Hanson is also a partner in Hanson Landscape.

Discussion ensued about the new perimeter wall. David Kail of Hanson Landscape introduced himself as the landscape designer. He stated the wall would be a three-foot tall limestone veneer product, similar to what is shown in the presentation. The perimeter wall is required by liquor code. The number of egress points were discussed. It was confirmed there will be two points of egress and their locations were clarified for the commission.

Discussion ensued about the pergola. The material of the pergola would be treated wood wrapped in cedar, stained black with wood grain still visible. The applicant said there would be no exposed treated lumber. Clearance under the pergola would be eight feet. The applicant explained that the pergola stops before reaching the historic building, not constricting the view of the building if standing directly in front of the building itself. Commissioner Stazin expressed concerns about the massing of elements on the corner, the solid wall, and the narrow sidewalks there. Discussion ensued about softening the look of the perimeter of the patio. Commissioner Salomon liked the idea of creating a gathering space, adding uniformity, acknowledging the pergola might be prominent while one is on the corner of Campbell and Third Street but feels it will not overpower the building in discussion. Commissioner Hartman agreed that it is a well-designed layout. Commissioner Zellmer asked the applicant if they are interested in anything growing out of the top of the perimeter wall to soften the look. The applicant said yes and, as a landscaper, Mr. Hanson explained the types of plants he would use for the different seasons. The wall would essentially be a three-foot tall planter to provide a softer look to the wall and site itself.

Clarification was made that the pergola beams mostly run linearly, not a grid pattern. Mr. Frost said they would run east to west. Mr. Frost stated there would be no detailing on the end of the pergola, however their software shows a scallop in the presentation as a restriction of the software. Mr. Lambert asked about hardware and the applicant stated it is all concealed.

Motion by Commissioner Salomon to approve the proposal for 201 South Third Street with certain modifications, which include the code height wall around the facility to include a built in planter box and that the pergola will be constructed with purlins in a single direction, east west, and squared, butt ends of the pergola members. Seconded by Jensen. Motion carries by voice vote 6-0.

B. 522 Franklin Street CASE 2023-049 Applicant: Dave Watkiss – Jarvis Exteriors, General Contractor Owner: Lea Adao Application for: Siding Replacement at a Contributing Property

Mr. Lambert explained the history of the property located at the far southwestern corner of the local Geneva Historic District and the Central Geneva Historic District, listed in the National Register of Historic Places.. Mr. Lambert reported that about 85% of the siding is not salvageable. The applicant

worked closely with staff and came to the conclusion that replacement of the wood siding and metal corners, which are an original construction detail, is the best option. Mr. Lambert explained that cedar siding will be used to replicate the original siding. The windows will not be replaced. In 2006 the Historic Preservation Commission approved replacement of the windows. He reviewed the staff report, identifying applicable SOI Standards and the Design Guidelines. Photos presented highlighted the deteriorated wood, poor patching, warping, and deterioration. Mr. Lambert stated the owner would like to replace the porch soon after or in conjunction while the siding project is completed.

General Contractor Dave Watkiss spoke in more detail about the replacement siding, which would be cedar and painted white. Chairman Zellmer asked if the metal corners will be new. Mr. Watkiss responded “yes, because the historic metal corners cannot be salvaged due to deterioration and damage that will occur as they were removed for re-use. Mr. Watkiss noted that the job requires approximately 300 metal corners; the corners come “raw” and will be painted white to match the siding. Trim, fascia, moldings, and soffits will be replicated as closely as possible to the historic features that remain. Areas without soffits, an open exposed gable vent will be completed to meet code. The representative stated he has a mason scheduled to come look at the fireplace as it is separating from the house. Mr. Watkiss stated he believes the chimney is only used for furnace venting and is not an actual fireplace but will verify.

Motion by Commissioner Stazin to approve the in-kind replacement of historic wood siding to a Contributing property, 522 Franklin Street. Seconded by Commissioner Hartman. Motion carries by voice vote 6-0.

5. Secretary’s Report (Staff Updates)

None

6. New Business

A. From the Commission: None

B. From the Public: None

7. Adjournment

At 8:30 pm Commissioner Salomon made a motion to adjourn the meeting. Seconded by Commissioner Stazin. Motion passed by a unanimous voice vote 6-0.