

HISTORIC PRESERVATION COMMISSION
109 James Street
Geneva, Illinois, 60134

June 15, 2021

1. Call to Order

Chairman Zellmer called to order the June 15, 2021 meeting of the Geneva Historic Preservation Commission at 7:00 p.m.

2. Roll Call

Present HPC: Chairman Zellmer; Commissioners Hartman, Stazin, Zinke

Staff Present: Preservation Planner Michael Lambert

Others Present: Applicant Scott Krill, 1803 Belter Court, Geneva
(*remote)

3. Approval of May 18, 2021 Minutes

Minutes of May 18, 2021 – Chairman Zellmer noted a change on Page 2, Item 4, where the heading should state “Review of Building Permit Applications.” **Motion by Commissioner Stazin to approve the minutes, as amended. Second by Commissioner Zinke. Roll call:**

Aye: Hartman, Stazin, Zinke, Zellmer
Nay: None

MOTION PASSED. VOTE: 4-0

4. Review of Building Permit Applications

A. 18 S. Fifth Street (Case No. 2021-020). Applicant/Owner: Scott Krill / Foxland Properties, LLC. Application for Demolition of a Non-Contributing Accessory Structure. Preservation Planner Michael Lambert located the subject site on the overhead map. The property is located in the Central Geneva Historic District, listed in the National Register of Historic Places. The request is for a demolition of a non-contributing building at a contributing property. Historic development of the property followed. Mr. Lambert reported that between 1977 and 1980, an early 20th century, two-car garage was relocated to the site and replaced the original single-car garage on the property. Photos of the property and garage (northwest corner of property) followed. Planner Lambert shared the discussions he had with Mr. Krill in 2014, when Mr. Krill was looking to improve the garage as it was beginning to become distressed. Mr. Krill did look at several ways to underpin the building, even considering relocating the garage on-site in order to improve the foundation and then rebuild/restore the garage. However, over the years the building began to deteriorate, settle, and list to the south.

Applicant Scott Krill, 1803 Belter Court, Geneva, explained that he purchased the property around 1999 or 2000. He explained there was basically no foundation or footing to support the garage. The garage was cobbled together and different sections were falling apart. Per the chairman’s question, he did not believe the original garage incorporated into the two-car garage, but it looked like they (previous owners) had tried to add onto the garage in the rear.

For the record, because the garage was a non-contributing building on a contributing property, Mr. Lambert reported this case did not require a public hearing.

Chairman Zellmer invited comments from the commissioners: Commissioner Hartman walked the site and shared that it was difficult to determine what was added on and what was not. The foundation and siding appeared well beyond repair. He supported demolition. Commissioner Zinke also visited the site, and—based on existing condition—she was surprised to see the garage was still standing. The fact that it was a non-contributing building because it had been moved to the site in the 1970s, she had no issue having it demolished. Chairman Zellmer also agreed that the building was not contributing (having been moved to this site in the 1970s), and demolition seemed to be an appropriate request. Mr. Lambert clarified for the record that the garage was built before 1977, and the relocation of the garage to the 18 S. Fifth Street property was post-1977 (likely after the property was sold in 1978 by Ellis A. Kendall). While it was an old structure, Mr. Lambert pointed out there was no history of where it came from; was added to the property beyond the Period of Significance for the District; and lacked structural or architectural integrity.

Motion by Commissioner Zinke to approve the demolition of the detached garage, as presented. Second by Commissioner Stazin. Roll call:

Aye: Hartman, Stazin, Zinke, Zellmer
Nay: None

MOTION PASSED. VOTE: 4-0

5. Secretary's Report

Project Update: 422 W. State Street - Mr. Lambert depicted the latest photos of the building, explaining that the repair of the mortar and limestone exterior was taking place. A Chicago masonry consultant was used to match the texture, composition, and color of the mortar. (Four different colors of mortar exist on the building.) The mason contractor hoped to have the masonry repair project completed by the end of this week. Regarding the crack in the front corner of the building, Mr. Lambert said it was being repaired cosmetically because it did not travel thru the foundation. As for the windows that were to be replaced with new windows, Mr. Lambert explained the applicant found two original sets of window sashes from the rear of the house that had been installed in the historic jambs at the front window openings. The new windows were installed at the rear of the building where the historic windows were previously. The first floor lintels were repaired with helical pins and epoxy; Mr. Lambert provided the details on that item. Per Zinke's question on the darker shade of the stone where the bay window had been located previously, Mr. Lambert noted that the area was darker because it was the new mortar which had not been rinsed and cleaned and that the mortar would be exposed to the sun and cure over the next 28 days, resulting in a color that closely matched the existing, historic mortar. Commissioner Zinke suggested that Mr. Lambert add this project to the list of historic projects that will be up for historic preservation award consideration.

Review of FY2020-21 Annual Report – Mr. Lambert referenced his FY2020-21 Annual Report which had been shared with the Commissioners and had been sent to the state preservation office in partial compliance with Certified Local Government (CLG) requirements. He offered to answer questions regarding the report. None followed. Commissioner Zinke appreciated the report and spoke of its value to the commissioners as a summary of the year's activities. Mr. Lambert appreciated the commissioners' attendance during the pandemic, which was a reflection of their dedication.

6. New Business

A. From the Commission: Commissioner Stazin asked for status on the Little Owl project (First and State Streets) wherein Mr. Lambert explained the owners were working with the City's economic and community development staff on electrical and other issues, and he hoped to

see the owners eventually develop a comprehensive package for all improvements and financing for the project. Stazin recalled the applicants seemed to create a sense of urgency regarding the project during their last presentation before the HPC and was surprised that the other issues were not discussed at that time. On the Nobel House project, Commissioner Zinke relayed she saw a building permit on the original building and the facade appeared blank, wherein Mr. Lambert was unaware of any permit approved for exterior work, so he surmised the permit was for interior renovation.

Mr. Lambert reported he was continuing to work on the historic survey. A brief update followed on a property located at Fifth and Campbell Streets.

B. From the Public: None.

7. **Adjournment**

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 7:33 p.m. on motion by Commissioner Stazin, second by Commissioner Hartman. A voice vote was taken and the motion passed unanimously.