

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

**July 21, 2020**

**1. Call to Order**

Chairman Zellmer called to order the July 21, 2020 meeting of the Geneva Historic Preservation Commission at 7:00 p.m.

**2. Roll Call**

Present HPC: Chairman Zellmer; Commissioners Hamilton, Salomon, Zinke

Absent: Commissioners Stazin, Warner

Staff Present: Preservation Planner Michael Lambert

Others Present: Applicant Josefana Aleman, 15 N. Second Street; Contractor Rodney Schifferer, 334 Valley, Burlington; Dan Marshall with Marshall Architects; Tao Chang, 122 Campbell Street; Jason Talaue with Legends Exterior & Construction, Inc., 33W239 Roosevelt Rd., West Chicago

**3. Approval of April 21, 2020 Minutes**

Minutes of April 21, 2020 – Motion by Commissioner Hamilton, second by Commissioner Salomon to approve the minutes as presented. Motion passed by voice vote of 4-0.

**4. Five Minute Field Guide**

This Becomes That: Converted Barns - Mr. Lambert summarized that tonight's focus is on barns converted to homes. More than a dozen homes in the City of Geneva were converted from barns to homes during the late 1800s. Examples followed, including: 228 S. Second Street, 116 Ford Street, 322 Peyton Street, 317 S. Third Street, 425 Easton Avenue, and 111 S. Second Street. General dialog followed regarding the relocation of homes in Geneva and the thought process at the time was to not waste material.

**5. Review of Building Permit Applications**

A. 15 N. Second Street (Case No. 2020-044). Applicant: Josefana Alemman – Aleman Family Trust, Owner; Dan Marshall with Marshall Architects. Application for installation of an additional front door; alteration of an existing storefront window; and extension or roof plane at a Contributing Property. Preservation Planner Michael Lambert reviewed the applicant's request and located the property on an overhead map. Discussed were the changes that took place on the property over time, including the storefront renovations from 1952 to 1962. The one-story façade facing Second Street on the right side of the building was not a historic facade. Per Mr. Lambert, the proposed work will include replacing the current canvas awning, adding a second door entrance to a private office suite, and some replacement siding on the front elevation.

Mr. Lambert recommended that the commissioners consider the following questions when considering the request: 1) is the property at 15 N. Second Street representative of a significant event or accomplishment of any individual associated over time with the property; 2) were any businesses associated with the property particularly significant in the commercial development of

Geneva; and 3) does the request of an additional front door and roof extension irreversibly alter or remove a noteworthy feature directly associated with any of the identified events or individuals?

In addition, he asked the commissioners to also consider the following: 1) does the home retain sufficient architectural integrity to be recognized as a 19<sup>th</sup> century Italianate residence); 2) are the mid-20<sup>th</sup> century modifications of the property notable as innovative architectural design; 3) is one era of architectural design represented at the property more significant and/or intact than another; 4) have the changes over time achieved significance in their own right over the past 65 years; and 5) does the request of an additional front door and roof extension irreversibly alter a notable architectural storefront?

Mr. Dan Marshall, 812 E. Main St., St. Charles, architect for the project came forward and extended his appreciation for Mr. Lambert's research on the property, noting that the property was in constant motion. Turning to the proposal, Mr. Marshall explained that he added the new door with the idea to keep it simple and not set off the balance of the 1950s "modern" portion. He felt the roof overhang extension actually cleaned up the project. The proposed windows will be all wood and matching. The doors will also match. Mr. Marshall explained the changes the new owner was making to breath some life into the structure.

Commissioners asked how the roof extension would connect to the existing roof wherein Mr. Marshall explained it will be an extension of the eave about 12 inches. Commissioner Hamilton inquired as to the new windows and what would they look like, wherein it was explained that they will be two panes (instead of 3) and similar to what is on the north end of the façade but more square versus rectangular. Regarding the historic Italianate house, Mr. Marshall indicated that parts of the siding material may be original, but with some repairs. Mr. Lambert pointed out those siding areas where the largest siding replacement took place on the front façade and those areas he believed that were very early or original. Chairman Zellmer also agreed that adding the roof extension would make the building stand out more.

Asked if the entire building was historic as a whole or just the Italianate portion, Commissioner Salomon felt the tall Italianate portion was more prominent and stood out. Other comments were that during a certain period many of the homes were being converted into office space. Hamilton was fine with the new elements being added and agreed it kept the building useful with minimal impact. Commissioners agreed it the building was constantly evolving, they supported the changes, and more balance could be accomplished once the canopy was removed.

Responding to a question, Mr. Marshall said there were no plans for the side sun room/porch area.

Mr. Lambert further added to the discussion that he could not find the architect who was responsible for adding the various additions to the building. General dialog followed on the various buildings that made up the front façade and how they were connected over time. Per Mr. Marshall, various foundations were found in different sections of the building with the back half appearing more like a garage with the flooring sloped. Mr. Marshall believed some of the previous owners may have been trying to make a "style statement" on the front facade since only three feet was added. Regarding the brick wall on the south side of the building, Mr. Marshall did not have information on it specifically. However, Mr. Lambert recalled that the brick wall was constructed in the 1970s but he could not recall the specifics either. Mr. Marshall stated the owner was keeping the brick wall.

**Motion by Commissioner Salomon, second by Commissioner Hamilton to approve the changes/renovations for 15 N. Second Street as presented. Roll call:**

**Aye: Hamilton, Salomon, Zinke, Zellmer**  
**Nay: None**

**MOTION PASSED. VOTE: 4-0**

B. 118 Campbell Street (Case No. 2020-048). Applicant: Jason Talue with Legends Exteriors & Construction, Inc., Contractor and Tao and Sally Chang, Owners. Application for replacement of non-original siding at an altered accessory building as a Significant Property. Mr. Lambert discussed that this proposal was a request for siding replacement of an existing garage. The property was located on the overhead map (in Central Geneva Historic District) Images from 2017 were depicted on the overhead with Mr. Lambert describing the garage as starting out small initially, with a 1945 to 1956 expansion, to two apartments. The garage was expanded back on the lot. About the mid-1980s, synthetic stucco panel boards and false half timbering was installed on the home which was out of character for the Arts and Crafts bungalow located on the property. The property had two addresses: 118 Campbell or 122 Campbell Street. The home was 122 Campbell. Current photos of the garage were presented with Mr. Lambert noting the changes that were previously approved by the HPC. The siding had an 8-inch exposure. Per Mr. Lambert, part of the west façade of the garage was visible from Second Street and Campbell Street. Proposed material for the garage was an LP Smart Siding (8" inch exposure, smooth side out) with the trim to be a smooth finish LP Smart side, The same type of trim had been previously approved by the commission for use at other sites.

In speaking with the contractor, Mr. Talue, Mr. Lambert explained the discussion he had with him regarding the details found on the home, which were simple window details. Mr. Lambert indicated that Mr. Talue would keep the window details simple. The owners were agreeable to having simple trim on the garage and apartments.

Mr. Jason Talue, with Legends Exteriors & Construction, came forward and described the simple changes he was doing to the façade, noting the existing façade was in advanced deterioration, but he wanted to mimic clean and minimalistic details. He would be using white LP material to match the residence and also match the current lap siding. Mr. Talue provided cut sheets from Royal Building Products to show the (composite) window header trim and drip moldings (Drip Cap WM197) and would use historic window sills throughout. The exception to replacing everything with LP and composite materials would be the soffits, fascia, and a wooden staircase, which would be painted white to match the LP siding and façade.

Commissioner Zinke appreciated that Mr. Talue was keeping the same color as the house, and removing the brown color, thereby making the house look more elegant. Per a question from the Chair, the trim on the windows would be white but Mr. Talue said he would seek guidance from the commissioners if they preferred what was on the existing home. He knew the house to the left of the 122 home was a white house with three-inch lap siding and white windows. Again, he sought guidance. Mr. Lambert explained that there were windows on the rear that were being replaced and if the trim was being trimmed out with dark trim to match the house the sashes may not be dark, which was a consideration; especially if the windows were not paintable. Two options the commissioners could require: 1) a dark window and dark trim or 2) let the trim be subtle and the garage become a non-building on the property, secondary to the residence.

Mr. Talue shared his note pad reflecting the existing window unit (at rear of property) that had much sun exposure and deterioration of the trim boards. He pointed out the darker trim that went around the white windows and sought guidance. Chairman Zellmer had no issue with the neutral pallet and believed it would keep the home prominent. Commissioners appeared to favor that option also. Mr. Talue confirmed the lap siding would be an eight- inch width and he intended to use straight corner boards versus mitered corner boards. (Mr. Lambert notes the applicant will be using the narrower corner board – 4 inch width.)

**Commissioner Hamilton made a motion to approve the proposal at 118 Campbell Street, as presented, with the following additions: 1) traditional trim will be used on the windows that are replaced; 2) siding will be an 8-inch exposure; and 3) minimal corner boards (4-inch) will be used. Second by Commissioner Salomon.**

Owner, Mr. Tao Chang, came forward and inquired as to the color being dictated. He preferred to use white window trim or a window trim color that matched the house. Commissioners stated either option was fine, i.e., all white or a brown color that matches the house.

**Roll call:**

**Aye: Hamilton, Zinke, Salomon, Zellmer**

**Nay: None**

**MOTION PASSED. VOTE: 4-0**

**6. Secretary's Report**

Mr. Lambert referenced the Annual Report which was sent to the commissioners and also submitted to the State preservation office and City Council. He extended appreciation to the commissioners for making accommodations for tonight's meeting.

**7. New Business**

A. From the Commission: Mr. Lambert provided an a brief update on the Noble House (1909 Kendall Building). Commissioners discussed the Erday building that was recently painted. Commissioner Zinke was disappointed that the stone trim was now painted and had wished staff had talked to them prior about it, wherein Mr. Lambert indicated that it was discussed prior with the design team, but that the City did not issue permits for painting. Dialog then followed that the commission should probably have similar projects come before them if applicants are painting brick/stone for the first time, due to the long-term damage that paint causes to stone and the fact that it was contrary to the standards. Mr. Lambert relayed that he has addressed the matter with Director DeGroot and that commissioners have questioned applicants prior, but the problem was the commission did not have the ability to permit painting and it was more of an educational process.

B. From the Public: None.

**8. Adjournment**

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 8:10 p.m. on motion by Commissioner Salomon, second by Commissioner Hamilton. Motion carried unanimously by voice vote of 4-0.