

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

**September 20, 2022**

**Call to Order:** Chairman Zellmer called to order the September 20, 2022 meeting of the Geneva Historic Preservation Commission at 7:00 p.m.

**1. Roll Call**

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

Staff Present: Preservation Planner Michael Lambert & Assistant Planner Matt Buesing

Others Present: Landscape Designer Chris Conrades, Applicant Dan McFadden, Architect Terry Adams, Applicant Tom Wetmore, Applicant Mary Agnes Zellmer, and Recording Secretary Vanessa Quail

**2. Approval of August 16, 2022 Minutes**

**Motion by Commissioner Salomon to approve the minutes as presented. Second by Commissioner Stazin. Motion passed by a unanimous voice vote of 5-0 with two abstentions (Hartman & McManus).**

**3. Five Minute Field Guide**

Preservation Planner Michael Lambert presented on the topic "Set In Stone: Visual Characteristics of Stone Masonry." The presentation focused on the diversity of styles and methods of construction using stone as a material, specifically noting how stonework has been utilized throughout the city of Geneva. Commissioner Zinke remarked on the use of similar stonework styles found on the capital building of Australia.

**4. Review of Building Permit Applications (Certificates of Appropriateness)**

**A. 302 South Third Street (Case No. 2022-068). Applicant Chris Conrades – Conrades Landscape Design. Application for the Modification of a Non-Historic Front Porch and Screen Fencing at a Contributing Property.**

Preservation Planner Lambert provided a brief introduction and noted that the request was for the reconstruction/replacement of the front stoop. Mr. Lambert described the request and highlighted that the proposal does not include the removal of any historic material, only the replacement of the existing stoop; the handicap railings will also be reinstalled and brought up to code.

The applicant, Chris Conrades was introduced and explained that the existing front deck is rotting and deteriorating and will be replaced with more durable materials — composite decking and aluminum railings. Mr. Conrades also noted that the proposal includes a new screen for the existing mechanical equipment.

Commissioner Zinke asked Mr. Conrades if the intent for the new stairs and stoop is to be a black color. Mr. Conrades responded that the materials for the flooring, fascia, and risers are proposed to be a dark grey ("Alaskan Driftwood"); the railings and balusters are proposed to be white with black caps. Mr. Conrades also mentioned that the property owners intend to update the front of the

property to a more historical look. Commissioner Zinke asked if the door in the rendering is the existing, onsite door. Mr. Conrades responded that the door and the existing building structure are proposed to remain with the only changes being in the color of the materials. Commissioner Zinke issued concern about the change in color and worried that the changes did not appear to maintain the historic nature of the building. Mr. Conrades noted that the renderings don't accurately reflect the true color. Commissioner Zinke asked the Commission for additional thoughts on the change in color. Commissioner McManus wondered if the renderings were showing a starker contrast in color than what would be seen in person; Mr. Conrades agreed the materials wouldn't look as dark in person.

Commissioner Stazin asked if the proposal intended to change the look of the front elevation. Mr. Lambert responded by noting the permit application is only for the reconstruction of the non-historic stoop. Commissioner Stazin asked if the Commission is supposed to look at the proposal from the perspective that the future intent for the building may include changes to the front elevation. Chairman Zellmer noted that only the color of the building is changing, and the Commission doesn't regulate changes in color. Mr. Conrades confirmed the building structure is not being altered, only the color would be changed. Mr. Lambert added that the run of the stairs will be a little longer to comply with the code.

Commissioner McManus asked when the exterior painting would occur. Mr. Lambert responded that it would most likely be in the short term; Mr. Conrades added that the owners are looking to make this change as soon as possible.

Commissioner Zinke reaffirmed her understanding the door and windows are to remain. Mr. Conrades confirmed this assessment. Chairman Zellmer asked if the Commission should comment on the proposed mechanical equipment screening. Mr. Lambert noted that the screen is subject to administrative review and has already been approved. Chairman Zellmer asked if changes to awnings would come before the Commission; Mr. Lambert responded that awnings do not go before the Commission.

**Motion by Commissioner Salomon to approve the plans for 302 South Third Street as presented. Second by Commissioner Zinke. Roll call:**

**Aye: Hartman, Jensen, McManus, Zinke, Stazin, Salomon, and Chairman Zellmer**  
**Nay: None**  
**MOTION PASSED. VOTE: 7-0**

**B. 200 South Third Street (Case No. 2022-069). Applicant Dan McFadden. Alterations to Street-facing Facade of a Non-Historic Addition at a Contributing property.**

Preservation Planner Lambert provided a brief introduction and noted that the request was for the exterior renovation of the east façade of the rear wing visible from Third Street. Mr. Lambert highlighted that the proposed windows mirror the historic, Italianate-style windows in the existing, historic porch.

Mr. McFadden, the owner, and his architect, Terry Adams, were introduced and addressed the Commission. Mr. McFadden and Mr. Adams provided some context for the proposal and addressed the need to create tenant separation and provide the building's second tenant with

their own bathroom. Mr. McFadden noted he wanted to create a “garden-studio” feel with the proposed changes.

Chairman Zellmer asked what the thought was behind using a standing seam roof rather than asphalt shingles. Mr. McFadden responded that he liked the overall style and integrity of the material, and thought the material could provide some differentiation between spaces.

Commissioner Zinke asked for confirmation on which elevation would be seen from Third Street. Mr. Adams highlighted the specific elevation seen from Third Street and noted the building is significantly setback from the public right-of-way and is blocked by various landscaping features.

Commissioner McManus asked how the proposed finishes compare to what’s seen on the existing structure. Mr. McFadden responded that the color for the proposed roof has yet to be determined. Commissioner McManus noted she didn’t have any issues with the proposal and added that the building is setback so far that it’s hard to see from Third Street.

Chairman Zellmer asked Mr. Lambert if the Commission has authority over the color of the standing seam roof. Mr. Lambert responded that the Commission does not have this authority as of the meeting date. Commissioner Hartman asked if the doors would be outswing. Mr. Adams responded that they are proposing outswing doors.

**Motion by Commissioner Jensen to approve the plans for 200 South Third Street as presented. Second by Commissioner McManus. Roll call:**

**Aye: Hartman, Jensen, McManus, Zinke, Stazin, Salomon, and Chairman Zellmer**  
**Nay: None**  
**MOTION PASSED. VOTE: 7-0**

**C. 418 Ford Street (Case No. 2022-071). Applicant Tom Wetmore. Addition to and Rehabilitation of an Existing Residence at a Contributing property.**

Assistant Planner Buesing provided a brief introduction and noted that the request is for a rear addition and exterior rehabilitation of a contributing property. Mr. Buesing invited Tom Wetmore, the owner, to address the Commission. Mr. Wetmore stated that the proposal has not significantly changed since the Commission reviewed the proposal as a concept review.

Chairman Zellmer asked if the East elevation was visible from the street. Mr. Wetmore responded that due to how far the home is set back, it would be difficult to see. Commissioner Jensen asked if Mr. Wetmore was going to have the project be a part of the Tax Assessment Freeze program. Mr. Wetmore responded that they are already approved for the TAF and are now trying to maintain their approved status.

Commissioner Zinke asked for confirmation that the proposed changes meet the state’s standards, and Mr. Wetmore confirmed they are. Chairman Zellmer noted that the original proposal included the removal of existing windows from the West elevation, and Mr. Wetmore confirmed that was correct and addressed what windows were proposed to be replaced.

Mr. Buesing added that the proposal is going to include the removal of the aluminum siding, and Mr. Wetmore noted that if the wood siding is in good condition they would like to just paint it. Commissioner Hartman stated that the project looks well done, and doesn't see any issues with the proposal.

**Motion by Commissioner Zinke to approve the plans for 418 Ford Street as presented. Second by Commissioner Hartman. Roll call:**

**Aye: Hartman, Jensen, McManus, Zinke, Stazin, Salomon, and Chairman Zellmer  
Nay: None  
MOTION PASSED. VOTE: 7-0**

Mr. Lambert highlighted a unique feature discovered in the gable window on the front façade: the remnants of a small bay window in the attic gable.

**D. 418 South Sixth Street (Case No. 2022-072). Applicant Paul and Mary Agnes Zellmer. Replacement of Front Door and Flanking Sidelights at a Contributing property.**

Chairman Zellmer recused himself and Commissioner Salomon sat in as the replacement Chairman.

Preservation Planner Lambert provided a brief introduction to the proposal and noted the property is a relocated home and is associated with several notable persons: David Michael Flynn, Dr. Otto Stader, Jr., Harry Logan Monroe, Jr. and Alice Eleanor Monroe. Mr. Lambert noted the proposal is for the replacement of a front door and flanking sidelights at a contributing property. The door and sidelights are deteriorating and the threshold is leaking into the basement.

Mrs. Zellmer addressed the Commission and provided additional information about the deterioration of the door and the need to find a replacement.

Commissioner McManus stated that trying to rehabilitate the existing door based on cost estimates would be an unreasonable request. Mrs. Zellmer added that if the door were to break in an attempt to rehab it, they would be left without a door and would probably have to board up the entryway.

Commissioner Zinke confirmed that the existing door is not original to the house; confirmed by Mrs. Zellmer. Mr. Lambert stated that, based on his best assessment, the door would date to a period between 1956 and 1969. Commissioner Hartman recognized the challenge presented in trying to replace the door based on the cost estimate. Mr. Lambert stated his opinion on the existing door is that the entire door system was scavenged because it doesn't match any other feature in the house. Commissioner Jensen noted the importance of addressing the issue of the door leaking into the basement. Mrs. Zellmer agreed and added that the foundation was also being eroded.

**Motion by Commissioner McManus to approve the plans for 418 South Sixth Street as presented. Second by Commissioner Stazin. Roll call:**

**Aye: Hartman, Jensen, McManus, Zinke, Stazin, Salomon, and Chairman Zellmer  
Nay: None  
MOTION PASSED. VOTE: 7-0**

**6. Secretary's Report (Staff Updates)**

Preservation Planner reported his attendance, along with Commissioner Jensen and members of Preservation Partners, of the Landmarks Illinois Suburban Preservation Alliance meeting in Naperville. The program was an opportunity to find out how neighboring communities have addressed various problems. Mr. Lambert recommended future attendance. Commissioner Jensen also found the meeting very educational.

**7. New Business**

- A. From the Commission: Commissioner Jensen raised some concerns with properties within the historic district. Mr. Lambert noted that he can ask the Code Enforcement Supervisor to look into the aforementioned properties. Commissioner Zinke added concerns over certain properties.
- B. From the Public: Al Watts, Preservation Partners, stated that Landmarks Illinois is looking into new communication strategies in regards to historic preservation. Mr. Watts also invited the Commission to a history crawl in St. Charles and announced that they are going to have the winter lights in the Japanese Garden.

**8. Adjournment**

**There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 8:21 p.m. on motion by Commissioner Salomon. Second by Commissioner Stazin. Motion passed unanimously by voice vote of 7-0.**