

**HISTORIC PRESERVATION COMMISSION  
MINUTES**

**City of Geneva - City Hall  
109 James Street, Geneva, Illinois**

**November 20, 2007**

**Call to Order**

Chairman Roy called the Historic Preservation Commission meeting to order at 7:00 p.m. at Geneva City Hall, 109 James Street, Geneva, Illinois.

**Roll Call**

Present HPC: Chairman Roy, Adams, Bruno, Gallagher, Hansen, Hiller

Absent: Commissioner Nanette Andersson

Others Present: Historic Preservation Planner Karla Kaulfuss; Community Development Director Dick Untch; Recording Secretary Celeste Weilandt

Roll call followed and a quorum was established.

**Meeting Minutes – October 16, 2007**

Bruno moved to approve the minutes, seconded by Gallagher. Motion carried by voice vote of 5-0-2 (Hansen and Roy abstain).

**Building Permit Application Reviews**

**Island Park, North Bridge - Geneva Park District - Demolition of Existing Bridge, Proposed Bridge Replacement -**

Petitioner, Larry Gabriel, Superintendent of Parks for the Geneva Park District, was present and introduced Mr. Mark Wiley with the Farnsworth Group. Mr. Gabriel reminded the commissioners that he presented concept drawings for the Island Park Bridge at previous HPC meetings and was given direction by the commission to report about the condition of the bridge and why it is not repairable. He referenced various correspondence which was submitted illustrating why the bridge should be removed and replaced. He proceeded with the presentation producing concept drawings for a new bridge.

Mr. Wiley presented photo renderings of the proposed bridge and stated that three of the four piers of the existing bridge would be reused along with one of the abutments. Pier one would be replaced because it was not on rock and the north abutment had much deterioration. Further details were pointed out. Two price options were discussed resulting in the engineer's selection of Option 2. Option 2 was also the preferred selection from the Bridge Office because of pricing and bridge testing results.

Per questions, the Bridge Office has recommended that the railing be 54" inches tall. The underside arches for this bridge will remain solid. Per a question by Commissioner Adams regarding the lookout portion of the bridge, Mr. Wiley stated it could connect to the inside of the pilaster for visual aesthetics (not interrupting the exterior façade of the pilaster). Gallagher concurred, noting the facade would be better viewed. Mr. Wiley suspected that the pier cap would have to be made wider. **Bruno made a motion to approve the demolition of the existing Island Park bridge and to replace it with the new bridge, as presented, with the recommendation to hold the bump-out away from the pilaster, seconded by Adams.**

ROLL CALL

   Y ADAMS         Y BRUNO         Y GALLAGHER         Y HANSEN         Y HILLER         Y ROY

MOTION CARRIED: VOTE 6-0

**327 N. Second Street, Frank Giampoli & Patrick Berggren - Move building; New Foundation/Addition Garage, Rehabilitation**

- Petitioner, Frank Giampoli, owner of the property, presented an overview of the previous discussion before HPC and the request for a zoning reclassification. After discussing the proposal to re-zone the parcel to R-6 (from R3), the City was not in favor of the R6 classification and suggested rezoning to R4. The zoning was approved by the Plan Commission at their October 11, 2007 meeting.

Mr. Sean Gallagher, architect for the project, explained that the existing house will be picked up and turned to the north lot with an east/west orientation, facing Stevens Street. The two entrances will be preserved with the east entrance serving as an informal in-law suite while the west entrance will be the main entrance from Second Street. The proposed exterior rehabilitation includes the removal of its aluminum siding down and restoring the original wood siding underneath. If the siding is not restorable then Hardi-plank or wood siding will be used with the same lap dimensions. Detailed wood trim will be added to the heads of the windows. Existing wood windows will be restored with the addition of a screen/storm window combination. The east and west facades will have a new window on the first story - to balance the existing window - along with the installation of a small round window within the peak. Gallagher stated that the chimney will be removed and the siding repaired.

A similar theme will be used on the garage as it relates to the fascia and wood trim. All new windows – within the garage and the addition - will be wood Marvin windows with 7/8" inch Simulated Divided Lights with muntins. Roof shingles will match the existing home. Due to the pitch of the site, the foundation will be picked up and a brick veneer (salmon-colored) will be added to the lower half of the foundation. Details followed on how the skirt would transition to the brick. The petitioner is considering two options for the windows within the new basement on the Stevens Street façade: 1) smaller transom-type windows or 2) taller windows. Gallagher could not specify what would happen with the tree next to the driveway. Mr. Giampoli stated a landscape plan was submitted to the City and the trees along Stevens Street were healthy. All the corner trees could be maintained.

Regarding the round window, Hiller believed it was inconsistent with the style of the home. Mr. Giampoli stated he was going to work with the State on that feature, but in general he was trying to create some visual interest to the front elevation. If the round windows could not be used, Chairman Roy suggested installing a vent in its place. **Adams moved to accept the proposal for moving the building and the additions and renovations, as presented, and recommended the removal of the round windows proposed for the east and west elevations, seconded by Bruno.**

ROLL CALL

Y ADAMS Y BRUNO A GALLAGHER Y HANSEN Y HILLER Y ROY

MOTION CARRIED: VOTE 5-0-1

**113 S. Third Street, Geneva History Center, Sign Request** - Mr. Dave Oberg, Executive Director of the Geneva History Center along with architect Mike Dixon were present to discuss the proposal to install a 4' x 3' foot poster swing case sign board with an internal fluorescent light for upcoming events. Materials will be anodized aluminum with a powder-coated bronze finish which will match the current lettering. It will extend out three inches from the building. Mr. Dixon said he will ensure that the signage will be installed within the existing building's mortar joints. The sign is expected to be lit all night. There was discussion about the fluorescent light and its brightness. Mr. Dixon stated he could install a warmer white light. **Hiller moved to accept the display case as presented, seconded by Adams.**

ROLL CALL

Y ADAMS N BRUNO Y GALLAGHER Y HANSEN Y HILLER Y ROY

MOTION CARRIED: VOTE 5-1

**315 Hamilton Street, Megan Olsen, Sign & Exterior Rehabilitation conducted without Permit** - Mr. Jim Stoddard, attorney for the applicants Ms. Megan Olsen and Mr. Bill Olsen, began the presentation by introducing himself and the applicants. Ms. Megan Olsen, presented the proposed sign indicating its location on the site – closer to the driveway and away from the next door building's generator which would likely have blocked the sign if installed in the previous location. The sign will be constructed with 4"x4" wood posts. Ms. Olsen requested that a floor light be used to light the sign, Commissioners stated that a light could be used externally for the sign per the Building Division's sign regulations. **Bruno moved to accept the sign request as presented, seconded by Gallagher.**

ROLL CALL

Y ADAMS Y BRUNO Y GALLAGHER Y HANSEN Y HILLER Y ROY

MOTION CARRIED: VOTE 6-0

Mr. Stoddard proceeded regarding other matters proposed for review – work conducted without a building permit wherein the applicants were requesting review and retro-active approval and building permit. Mr. Stoddard indicated that when his client purchased the property in August 2007 there was no information on the title document indicating that the building was in the historic district. The title search did indicate Ordinance 97-07 pertaining to the establishment of a Special Service Area. Kaulfuss recalled that during a conversation with the applicant, Ms. Olsen, she indicated that the title contained a reference to its being historic. Kaulfuss also stated that all properties within the Geneva Historic District were recorded with the Kane County Recorder of Deeds. Mr. Stoddard provided a copy of the title report for Kaulfuss. Director Untch stated that the City would contact the Recorder's Office about the matter as the City had undergone extensive measures to complete the recordation.

Mr. Stoddard proceeded to present photographs of the exterior work conducted on the building with before photos and after photos. He indicated that the existing windows on the porch were wood casement windows but, some were broken. The existing door was a metal door. The siding was aluminum as well as the soffits. Mr. Bill Olsen stated that when the building was purchased the existing door was likely not original to the building.

Mr. Stoddard continued with his presentation and discussed that the owners received the 1999 survey page and that the survey page showed that there was an enclosed porch with casement windows. He stated that in the 1999 survey the adjacent building had wood windows but, the windows are now vinyl. Hiller indicated that those windows were installed without a permit.

The Olsens' contractor applied for a permit to replace the sidewalk. The Olsens stated that they thought they applied for a building permit for the sidewalk, landscaping, and changes to the front stoop. Mr. Stoddard conveyed that the application was submitted by the landscaper and that that application was for a sidewalk, landscaping, and stoop. Ms. Kaulfuss clarified that the application submitted to staff, and administratively approved by staff, was solely for the replacement of the front sidewalk with brick, not pavers as performed. Copies of three-page approved permit application were included in Commissioners' packets and included the one-page application, the one-page permit print out, and the plat of survey with front walk highlighted in yellow.

Mr. Brian Larsen, owner of Countywide Landscaping, stated that he submitted an application with plans for the landscaping, stoop work, and sidewalk improvements – showing an 8.5 x 11 page of the paver plan. Staff was unaware of these additional pages for the application and never reviewed these. Mr. Larsen stated that he visited the City in person, submitted an application, and when he received word that the application was approved within 24 hours, he was surprised because he was sure that the City would require more time to review the submitted plans. Director Untch inquired as to what the other pages contained, wherein Mr. Larsen stated that there was a Plat of Survey, paver plan for walkways, and one page drawing of the paver base.

Ms. Kaulfuss stated that a blond woman from his company came to the Community Development Department window and discussed the proposal to replace the front walk only with brick. Kaulfuss stated that she stamped the Plat of Survey provided and this was what was included with the building permit application. She stated that the application was straightforward – replacement of the front walk with brick – and therefore, approved it administratively. She stated that there were no additional drawings and that she would never have approved the plan as submitted without HPC review. Chairman Roy recalled that Kaulfuss reviewed the replacement of the front walkway only with him (seeing a pdf copy of the plat with highlighted walkway via email) and that he agreed that it was a straightforward proposal and that she could administratively approve it.

HPC Commissioners discussed the other changes to the front of the building. Mr. Stoddard stated that the replaced windows were wood casement windows. Commissioner Adams inquired as to when the windows were installed. Bruno believed that the porch was probably open at some point and then enclosed. Commenting on the new door and side lights, Adams state that the door style and stoop were not in keeping with the style of the house.

Director Untch indicated that whatever paperwork was submitted it did not match that which was submitted to the Building Department or reviewed by the HPC Planner – thus, a miscommunication. Director Untch reiterated that City staff would research the application. He also stated that if the drawing had been presented for review, it would have been scheduled as an HPC review item and that Staff would have consulted with the applicants prior to the HPC's review of the proposal.

Hiller stated that the HPC reviews applications for their compliance with The Secretary of the Interior's Standards, one of which he cites "...maintain the character of the property". In this case, he stated that by removing the original stoop, some of the character of the building was destroyed. Commissioners discussed the proposals at hand. Regarding the walls of the stoop, Adams and Bruno stated that the paver-type walls were a drastic change to the building and that the original stoop should never have been removed. Asked if the side walls could be brick and if the pavers could be modified, Mr. Larsen stated that the "wings" could be removed. Adams suggested that there may be building code issues and that he should speak to the Building Commissioner regarding any proposal. Ms. Olsen stated that her main concern with the stoop was to ensure safety for her customers, especially the older customers. Adams agreed, but stated that if a design was presented to the HPC, they could have reviewed it and made suggestions to result in a mutual solution.

Kaulfuss recommended two motions: first, for the landscaping, stoop, and walkway, and second, changes to the front porch.

Dir. Untch discussed the choices before the commission on how to make their motions. Due to outstanding questions on the paperwork, Bruno suggested to continue that portion of the application. **Bruno moved to continue the discussion of the walk and stoop to the December 18, 2007 meeting, seconded by Gallagher.**

ROLL CALL

Y ADAMS    Y BRUNO    Y GALLAGHER    Y HANSEN    Y HILLER    Y ROY

MOTION CARRIED: VOTE 6-0

Adams believes that because the windows were likely not original to the home, yet have been in place for a long time, that the former windows contributed to the historic nature of the home. Referring to the SOI Standards, Adams read Standards 2, 4 and 6 to the petitioner. Commissioners stated that the door and side lights were not in keeping with the style of the home and agreed that a door/side lights in an Arts & Crafts style would likely have been used. The petitioner should replace it with same.

Dialog followed on the stoop again. Commissioners consulted with Mr. Larsen, who proceeded to draw in the exact stoop for Adams and explained the work that he completed, noting that no excavation took place

As to the windows and replacement in kind, Dir. Untch conveyed to the petitioners that if they had followed the 3 over 2 pane design with a wood window, that that would be the expectation of the HPC. He stated the commission's policy calls for an investigation to be done if the existing windows can be repaired first. And, if it is not economically feasible, the evidence can be presented, and then a replacement is then authorized. Per a question, the owners confirmed they did receive a copy of the City's window policy. **Bruno moved to approve the porch, door and window modifications, as presented, seconded by Adams.**

ROLL CALL

N ADAMS    N BRUNO    N GALLAGHER    N HANSEN    N HILLER    N ROY

MOTION FAILED: VOTE 0-6

Ms. Olsen said she did read in the *Kane County Chronicle* that residents in the historic district would be notified through the city's utility bill, and she did not receive that information. Dir. Untch stated the matter was just discussed but not yet implemented. A general dialog followed that other titles/deeds have disclosed the historical information. Ms. Olsen stated her realtor did speak with the other realtor on this matter and nothing was revealed.

Ms. Liz Safanda, 1013 Dunstan, Geneva, Illinois, as an observing member of the public, stated that the protections that have been put in place in the form of deed notifications were not there and it was a significant concern. She reiterated the matter needed to be researched. She asked about Mr. Hiller's reference to the Peterson House wherein Hiller said the windows were replaced without a permit probably in the past four to five years.

Lastly, Mr. Olsen stated the property was on the market for almost two years. He suggested that the HPC look into notifying the realtors. Ms. Kaulfuss stated she did inform the realtor that the property was in the historic district.

### Landmark Nominations - National Register of Historic Places

316 Elizabeth Place, Gerard Keating - Mr. Dixon, on behalf of the Keatings, commended the Keatings for rehabilitating and restoration the Fargo Residence. Recently, in writing the National Register application, he came upon some new information on the property - the builder of the home was August Wilson. He stated the home meets two criteria of the National Register: B) Property is associated with the lives of persons significant in our past; and C) Property embodies the distinctive characteristics of type, period, or method of construction or represents the work of a master, or possesses high artistic values. The home was a mission style building. Mr. Dixon stated there was a former spa and creek which drew the public out to the site. Additionally, a proposal for a hotel was to be on the site, but did not occur. As one of the requirements, the Commission will be required to review the submittal and provide any comments before its moving on the City Council for review and approval.

Chairman Roy stated the application was put together very well and the additional information made the nomination that much stronger. Mr. Dixon reviewed the next steps and estimated that the process will probably take until September 2008 for final approval. **Bruno made a motion to refer the landmarking nomination to City Council for review with a letter from Chairman Roy supporting the nomination, seconded by Adams.**

ROLL CALL

   Y ADAMS       Y BRUNO       Y GALLAGHER       Y HANSEN       Y HILLER       Y ROY

MOTION CARRIED: VOTE 6-0

### **Other Business**

The Historic Preservation commissioners moved into closed session at 8:35 p.m. to discuss pending litigation, on motion by Adams, seconded by Bruno. Motion carried by voice vote of 6-0. The commissioners returned to open session at 9:20 p.m. on motion by Chairman Roy, seconded by Hansen. Motion carried by voice vote of 6-0.

### **Adjournment**

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 9:20 p.m. on motion by Hiller, seconded by Gallagher. Motion carried unanimously.