



GENEVA HISTORIC PRESERVATION COMMISSION  
22 S. FIRST STREET  
GENEVA, IL 60134  
630/938.4541

HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA  
November 20, 2007, 7:00 p.m.  
City of Geneva, City Hall  
109 James Street, Geneva, IL

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1. Call to Order

2. Roll Call

3. Minutes

October 16, 2007 minutes

4. Building Permit Application Reviews

<b>a. Property Address:</b>	<b>Island Park, North Bridge</b>	<b>CASE 2007 - 070</b>
Building Owner/Presenter:	Geneva Park District / Larry Gabriel	
Proposed Work:	Demolition of existing bridge, proposed bridge replacement	
<b>b. Property Address:</b>	<b>327 N. Second Street</b>	<b>CASE 2007 - 071</b>
Building Owner/Presenter:	Frank Giampoli & Patrick Berggren / Sean Gallagher	
Proposed Work:	Move building, new foundation/addition/garage, rehabilitation	
<b>c. Property Address:</b>	<b>113 S. Third Street</b>	<b>CASE 2007 - 072</b>
Building Owner/Presenter:	Geneva History Center / Dave Oberg	
Proposed Work:	Sign	
<b>d. Property Address:</b>	<b>315 Hamilton Street</b>	<b>CASE 2007 - 073</b>
Building Owner/Presenter:	Megan Olsen	
Proposed Work:	Sign & Exterior rehabilitation conducted without permit	

5. Landmark Nominations - National Register of Historic Places

<b>a. Property Address:</b>	<b>316 Elizabeth Place</b>	<b>CASE 2007 - 074</b>
Building Owner/Presenter:	Gerard Keating / Mike Dixon, FAIA	
Proposed Work:	Review of NR nomination	

6. Other Business

<b>a. CLOSED SESSION</b>
Review of pending litigation

7. Adjournment

Next HPC Meeting – December 18, 2007

Geneva  
Historic  
Preservation  
Commission

For more information about the City of Geneva's Historic Preservation Program please see the City's website at:

[http://www.geneva.il.us/CommunityDevelopment/HistoricPreservation/historic\\_pres.htm](http://www.geneva.il.us/CommunityDevelopment/HistoricPreservation/historic_pres.htm)

The website contains the City's Preservation Ordinance establishing the HPC and its standards for review.

Please contact  
Historic Preservation Staff  
at  
630/938.4541  
or  
jkauffuss@geneva.il.us  
if you have questions.

The HPC uses  
The Secretary of the Interior's Standards  
for Rehabilitation  
in reviewing projects.

To learn more about the  
SOI Standards  
see the  
National Park Service's website at:

<http://www.cr.nps.gov/soi/standards/>

FOR HPC OFFICE USE ONLY:

CASE #: 2007-070  
DATE RECEIVED: Nov Oct 17, 2007

HPC MEETING DATE: Nov. 20, 2007

HPC MEETING DATE: \_\_\_\_\_

## Building Permit Review Application

Property Address: SW INTERSECTION RT 38 AND RT 25

Name and Address of Property Owner: GENEVA PARK DISTRICT  
710 WESTERN AVE.

Written description of proposed work: (Describe, in detail, all work that applicant is proposing to complete. Attach additional pages, if necessary):

- SUBSTANTIATION FOR REMOVAL OF SUPERSTRUCTURE AND RE-USE OF SOME PIERS OF NORTH ISLAND BRIDGE
- PRESENTATION OF CONCEPT DRAWINGS FOR BRIDGE SUPERSTRUCTURE REPLACEMENT

ATTACH RELEVANT SITE PLANS, PLAT OF SURVEY, SKETCHES, ELEVATION DRAWINGS, PHOTOS, CUT SHEET PAGES - SEE REVERSE FOR SUBMITTAL REQUIREMENTS

Name of architect, contractor, or builder: MARK WYLIE, ENGINEER

Contact information: FARNSWORTH GROUP  
1-309-663-8435

Name of architect, contractor, or builder: \_\_\_\_\_

Contact information: \_\_\_\_\_

I attest that all information submitted is accurate. Once submitted information becomes public record and I acknowledge that all information may be subject to freedom of information act requests.

### APPLICANT INFORMATION

Name (Print): LARRY GABRIEL Tel: 630-845-3208  
Address: GENEVA PARK DISTRICT Email: LGABRIEL@GENEVA-PARKS.COM  
Applicant Signature: [Signature]  
Property Owner Signature: \_\_\_\_\_ (Owner must sign if not the applicant)  
Print: \_\_\_\_\_



City of Geneva  
Department of Planning

22 S. First Street  
Geneva, IL 60134  
630/938.4541  
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<http://www.geneva.il.us>



## AGENDA STAFF REPORT

**PROJECT ADDRESS:** Island Park – North Bridge

**MEETING DATE:** November 20, 2007

**CASE NUMBER:** 2007-070

**BUILDING OWNER:** Geneva Park District

**APPLICANT:** Larry Gabriel

**REQUESTED ACTION:** Demolition of existing bridge; review of design of replacement bridge

**HPC REVIEW HISTORY:** The HPC reviewed this as a concept review on May 15, 2007 and for its first permit review on September 18, 2007.

### **BUILDING DATA**

**BUILT:** 1931, by the Wilson Brothers

**CONTRIBUTING** Yes

**DESCRIPTION:** Reinforced concrete bridge. Art Deco style.

**RECOMMENDATION:** See below

### **COMMENTS:**

The Geneva Park District is proposing a replacement of the existing art deco-styled bridge at Island Park due to its failing structural condition. The bridge's condition is not an imminent threat, remaining open for pedestrian and bicycle traffic but not autos. Park District maintenance trucks must reach Island Park via the south bridge.

The HPC has performed one conceptual review and one building permit review of the proposed bridge replacement. At September's HPC meeting, Commissioners stated that they wanted more documentation about why the bridge cannot be repaired. Mr. Gabriel and Mark Wylie of Farnsworth Engineering have submitted a detailed report containing engineer's reports about the condition of the bridge. The report includes an overview on the first six pages and then information about three tests conducted 4/28/2005, 1/17/2005, and 7/27/2007. It provides cost estimates and illustrates field inspection information along with an analysis of the repair and replacement in kind options to wit: \$1,150,000 for repair/replacement in kind; and an estimated \$600,000 for a replacement.

Commissioners at the HPC meeting in December suggested that the Park District consider a concrete railing throughout the bridge with a metal railing used for the bumped out central viewing area. According to Mr. Gabriel, the Park District returned to their Board of Directors and, because of cost concerns and a preference towards a bridge with steel railing throughout (to meet travelers' desires to view the water), they have submitted a revised design.

The revised design takes into consideration both design elements of the existing historic bridge (retention of the decorative piers and rhythm) and the desire for open railings for travelers on the bridge, while being cost effective. The result is a well-designed modern bridge – one that stands out among typical bike path bridges and is sympathetic to the historic district.

The Park District has complied with The Secretary of the Interior's Standards by first evaluating repair and then replacement in kind, which have proved to not be cost effective nor effective in meeting the user's needs of the bridge. Staff recommends approval.

### **ATTACHMENTS:**

- HPC Application
- Engineer's Report and summary – in two parts Pages 2-7 in the larger document were not included in original PDF document.
- Summary letter from Structural Preservation System
- Drawings & photo-montages of proposed bridge
- Photo-montages of proposed bridge



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## PHOTOGRAPHS



Photograph of the wood foot bridge before current bridge was built in 1931



Image printed in *The Geneva Republican* of the nearly completed bridge [18 Sept 1931].





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## PHOTOGRAPHS



Post Card View c. 1940s



Looking Southeast from Route 38 / State Street



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## PHOTOGRAPHS



Looking South from State Street / Route 38



Looking northeast – west elevation of bridge





## PHOTOGRAPHS



Looking southwest – east elevation of bridge



Detail of West elevation of bridge



## PHOTOGRAPHS



Detail of eroding post – looking north



Detail of eroding “curb” on bridge – looking west



**Chicago Branch**

66 East End Drive  
Gilberts, IL 60136  
Phone 847-551-1012  
Fax 847-551-1015  
www.structural.net

September 15, 2004

Mr. Larry Gabriel  
Geneva Park District  
710 Western Avenue  
Geneva, IL 60134

Dear Mr. Gabriel:

Structural Preservation Systems regrettably declines invitation to bid on the Geneva Park District Island Park Bridge Renovation Project. After careful examination of both specifications and onsite conditions, we have concluded that there is limited direction specified to make an accurate estimate. We observed conditions at the bridge on September 14, 2004 that mainly revolve around the center section of the five spans.

The main issue with the center span is the deck itself. From below, the entire deck is "webbed" with freeze-thaw cracking. Evidentiary calcium stalactites are prevalent in this area. Not only does this indicate extensive damage and loss of structural integrity, but also it may be considered dangerous for vehicular, and eventually, pedestrian traffic.

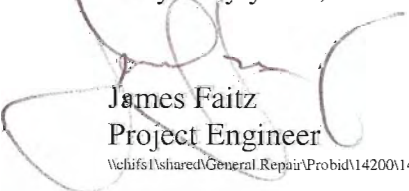
The specification states to epoxy inject many of these cracks found throughout the bridge. The problem with this is that the cracking was caused mainly by freeze-thaw cycles. This type of crack will not accept epoxy, rather spall or delaminate from the structure under pressure introduced through injection. For example, there are identical cracks on both sides of bridge deck walls. By sealing that crack and introducing pressure, the top of the wall will only further separate from the lower portion. This may be another area of high concern and priority. Furthermore, potential full-scale replacement at these locations may be required.

There are several more issues that need be addressed for both structural and architectural elements of this bridge. We believe that the proper channel to direct this renovation would be to perform an analytical survey of the entire structure before proceeding with any repair directives/scenarios. An analytical survey would provide invaluable insight as to the scope of work and quantities necessary to renovate the Island Park Bridge. This will sequentially provide a potential budget compulsory for completion.

We understand that there are channels that any public bid must follow. However, we are a specialty contractor experienced in this type of project and would be interested in working with the Geneva Park District to create a solution.

Thank you for your time and please feel free to call if there is anything we can do.

Very truly yours,

  
James Faiz  
Project Engineer

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Jeffrey Guzman  
Project Manager

