

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

**April 15, 2014, 7:00 p.m.**

**1. Call to Order**

Chairman Roy called the April 15, 2014 meeting of the Geneva Historic Preservation Commission to order at 7:00 p.m. Roll call followed:

**2. Roll Call**

Present HPC: Chairman Roy, Commissioners Andersson, Hiller, Ploppert, Schock-Soderberg, Zinke

Staff Present: Preservation Planner Michael Lambert

Others Present: Pietro Verone, 416 Hamilton St.; Paul Zellmer, 418 S. Sixth St., Linsey De Los Santos, 30 W. State St.; Joe Stanton, 524 W. State St.; Liz Safanda, 1013 Dunstan; Recording Secretary Celeste Weilandt

**3. Approval of the March 18, 2014 Minutes**

The March 18, 2014 minutes were approved, as presented, on motion by Commissioner Zinke, seconded by Commissioner Schock-Soderberg. Motion carried by voice vote of 4-2 (Abstain: Ploppert, Andersson)

**4. HPC Review of Building Permit Applications**

A. 515 Hamilton Street (Case No. 2014-007); New Free-standing Front Yard Sign; Applicant: Joe Stanton - Applicant, Mr. Joe Stanton, 524 W. State Street, Geneva confirmed that the sign's wood backing would remain the same with composite aluminum bolted on and removed as tenants changed. The sign would be white with a black vinyl border around it. Mr. Stanton stated he would confirm the location of the sign and note it on the permit. Positive comments followed regarding Mr. Stanton's renovation of the building. **Motion by Ploppert, seconded by Andersson to accept the proposal for a new free-standing front yard sign. Roll call:**

**Aye: Andersson, Hiller, Ploppert, Schock-Soderberg, Zinke, Roy**

**Nay: None**

**MOTION CARRIED. VOTE: 6-0**

B. 107 S. Second Street (Case No. 2014-009): New Front Yard Fence; Applicant: Villa Verone Ristorante Italiano, Mr. Pietro Verone - Mr. Lambert noted the application was part of a liquor permit request and because the building was a contributing building in the historic district, the fence had to come before this commission.

Mr. Pietro Verone, owner of the restaurant, confirmed the 4-foot fence will be a black wrought iron fence with footings. The fence will be permanently located since it will be located on uneven dirt, with landscaping to be planted by the driveway side. The existing hedge will remain on the outside of the fence. For clarification, Mr. Verone stated no gate will be provided even though his drawings reflected a gate; just an opening. Mr. Lambert believed a gate was required by code but stated that zoning staff would have to confirm the need for a gate. Mr. Verone stated

that if a gate were required, that it have no latch. The current arch would remain. **Commissioner Andersson moved to accept the application for a new front yard fence with either a gate, if required, or not, if the owner preferred. Seconded by Commissioner Ploppert. Roll call:**

**Aye: Andersson, Hiller, Ploppert, Schock-Soderberg, Zinke, Roy**  
**Nay: None** **MOTION CARRIED. VOTE: 6-0**

C. 30 W. State Street (Case No. 2014-010); New Awnings/Fabric Structures at Existing Patio; PF Zellmer Architects; Lindsey De Los Santos - Historic Planner Lambert clarified that he reviewed this request as a fabric structure and not as an awning. He explained the deck will be covered with a three-piece fabric structure. Architect, Mr. Paul Zellmer, explained the removable (with bolts) one-steel frame structure will be painted black with a stretched awning over the top of the frame, similar to the structure that was approved prior for the lower deck. He clarified that the working drawings were correct but the color renderings were inaccurate, noting the awning would be one sail and one color (cappuccino). Current posts and lights would be removed. Concern was raised that water would drain off the shade towards the brick building; however, Mr. Zellmer indicated that, per fire code, the structure had to be located 4-feet away from the building and it should not be an issue. **Commissioner Zinke made a motion to approve the proposal with the canopy, as depicted in the working drawings (one long rectangle), and that the sail color be cappuccino, as presented. Seconded by Commissioner Ploppert. Roll call:**

**Aye: Andersson, Hiller, Ploppert, Schock-Soderberg, Zinke, Roy**  
**Nay: None** **MOTION CARRIED. VOTE: 6-0**

## 5. Secretary's Report (Staff Update)

Mr. Lambert referenced his permit review report on the dais. He discussed he was finalizing items for Preservation Month and has decided that a jury will be awarding projects on one day only (Friday, April 26<sup>th</sup>) versus two days, as he cannot get individuals to commit to a Saturday. As a general comment, Lambert said he has been spending much staff time with applicants who want to live in the historic district, fielding their questions, discussing permits, etc.

## 6. New Business

A. From the Commission - Updates followed on Mr. Lambert's efforts in contacting Mary Kaiser from Geneva High School regarding the video project; the fact that no appointees have been chosen for the HPC; and an status update regarding the Mill Race Inn. Commissioner Andersson mentioned her recent continuing education class for architects, presented by Wood Works, on the preservation and the assessment of wood structures and asked if the class counted towards her commissioner training. Staff asked that she provide her training certificate.

Commissioner Hiller updated the commissioners about the Then and Now poster walking tour, noting that the posters have been located at various locations and each poster will have a QR code on it which the public can access from their digital/wireless device to get additional information about the historic building they are standing in front of. Benefits of the QR technology followed. Additional comments followed that this event needed to be publicized in the press, on the city's web site, and on the Preservation Partners web site.

B. From the Public - Ms. Liz Safanda, member of Preservation Partners, shared some of the projects she has planned for Preservation Month and the importance of awareness. Planned is a walking tour on May 29<sup>th</sup>, 7:00 p.m. following the Then and Now posters, starting at

Dodson Place and walking up Third Street. Newsletters of the planned activities will be mailed to the commissioners on May 1<sup>st</sup>. Ms. Safanda pointed out that Adams Gibbons will also be holding a walking tour on the east side of Geneva (south side of State Street), followed by a mid-June tour of the north side of State Street. Lastly, in May-June, Preservation Partners has planned a “This Place Matters” campaign” (similar to the National Trust campaign whereby individuals submit photos of buildings that matter to them), where Preservation Partners will select two dozen buildings in the Tri-Cities and in the Village of Wayne that are located “off the beaten path” and lesser known. The public can vote for their three favorites out of the 24 structures. Details followed with Ms. Safanda sharing some historic building photographs with the commissioners.

Returning to the “Then and Now” walking tour, Commissioner Hiller presented 6 of 15 posters that will be placed around town for the tour. Closing the dialog, Commissioner Zinke commented about a meeting she attended recently discussing social media and historic preservation, mentioning there is a Facebook site called “You know you live in Geneva, Illinois when ...” and encouraged commissioners to join.

## **7. Adjournment**

The meeting was adjourned at 8:00 p.m. on motion by Commissioner Ploppert, seconded by Commissioner Andersson. Motion carried unanimously by voice vote 6-0.