

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

June 17, 2014, 7:00 p.m.

1. Call to Order

Chairman Roy called the June 17, 2014 meeting of the Geneva Historic Preservation Commission to order at 7:00 p.m. All commissioners were present.

2. Roll Call

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

Staff Present: Preservation Planner Lambert

Others Present: Michael Huneke, 17 N. 4th Street; Joe Stanton; Mike McFarlane, 806 Steeple Chase, St. Charles; Residents Karen and Mike Leone; Ken Overstreet, 1120 E. Main St., St. Charles; Mary Mackin, 410 S. 4th St., Geneva; Lynn and Jim Bishop, 228 S. Fifth St., Geneva; and Recording Secretary Celeste Weilandt

3. Approval of the May 20, 2014 Minutes

The May 20, 2014 minutes were approved on motion by Commissioner Hiller, seconded by Commissioner Schock-Soderberg. Motion carried by voice vote of 5-0-1 (Ploppert abstains).

4. HPC Review of Building Permit Application

A. 515 Hamilton Street (Case No. 2014-045); Sidewalk Replacement; Applicant: Joe Stanton - Mr. Lambert explained that after a tree had fallen and cracked a few sections of the concrete sidewalk, the applicant would like to replace the sections with brick pavers to accentuate the entrance to the contributing building.

Mr. Joseph Stanton stated he was replacing the two cement sections with brick pavers to mitigate the responsibility to the tree company that broke the sidewalk sections. Installing new concrete would not blend well with the old concrete and would stand out. **Commissioner Ploppert moved to approve the request for 515 Hamilton Street as presented. Seconded by Commissioner Hiller. Roll call:**

Aye: Andersson, Hiller, Ploppert Shock-Soderberg, Zinke, Roy

Nay: None

MOTION PASSED. VOTE: 6-0

B. 310 S. Fourth Street (Case No. 2014-043): New Garage and Driveway; Applicant: William & M.K. Mackin, McFarlane Enterprises, Inc. - Mr. Lambert explained for the commissioners that this property (contributing) is adjacent to the Warner's property at 402 Franklin Street where the Warners were removing their one-car garage and were in the process of removing their half of a shared driveway between this property and their property. Images of the 1923 and 1945 Sandborn maps were depicted, noting the garage did not exist as late as 1945. Images of the 1999 Architectural Survey were also presented. The proposed garage will be moved back to accommodate a two-car garage and a turning area. Elevations of the garage were shown with Mr. Lambert noting the elevations show a flat grade, but the real grade does rise towards the rear.

Mr. McFarlane, with McFarlane Enterprises and contractor for the project, explained that the garage floor elevation would be the same as the existing and the project had received approval for the setbacks by the Zoning Board of Appeals.. The garage was two and one-half feet off the lot line to allow for a turning area. In reviewing the adjacent properties, Mr. Lambert stated the properties were exceeding the lot coverage allowable under zoning. Garage materials would include a composite siding (cement fiber) with an 8" inch reveal. Some of the features of the old garage would be mimicked on the new garage. **Commissioner Ploppert moved to approve the request, as presented. Seconded by Commissioner Schock-Soderberg. Roll call:**

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

C. 17 N. Fourth Street (Case No. 2014-042); New Dining Deck/Parking Lot Re-striping; Applicant: Michael Huneke / Firehouse Pizza and Grill - Mr. Lambert summarized the proposal is for an outdoor dining deck and the restriping of an existing parking lot. However, the plans being presented tonight were different than those in the commissioners' packets. The site will retain the same number of parking spaces with the new deck.

Petitioner, Mr. Huneke, along with Joe Stanton, was present and explained that the parking spaces for the area were originally oversized for the area where the new deck would be located. The dining deck (12 feet x 30 feet) would be constructed on bison pedestals which were removable. A six-foot privacy fence would be located on the western portion of the deck. Decking materials include pressure-treated wood with cedar rails (36" height) and balustrades. Umbrellas and tables will be used -- no awnings. Per a question, Mr. Stanton clarified that the building to the north was unoccupied and the railings on that side were lowered to keep the building's windows unobstructed.

Questions were raised regarding vehicle turning radius near the deck and safety issues, wherein Mr. Lambert stated that the building department was still reviewing the request. **Commissioner Andersson moved to approve the petition, as presented. Seconded by Commissioner Ploppert. Roll call:**

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

5. HPC Concept Review of Proposed Development Projects

A. 528 Campbell Street (Case No. 2014-044); New Residence; Applicant: Ken Overstreet / Avondale Homes - Mr. Lambert reported that this lot was located at the corner of Campbell and Sixth Streets. Concept elevations, site plan, floor plans, and a streetscape were depicted on the overhead. Mr. Lambert stated that on the Campbell streetscape plan the highest line was representative of the ridge of the former Merritt King house off of Fifth Street, as requested prior by the commissioners.

Mr. Ken Overstreet, for Avondale Homes, was present to answer questions on the proposed home. He reviewed those homes that were previously reviewed by the commission.

Commissioner Zinke discussed the status of the white pine located on Lot 2, which Mr. Overstreet indicated would be removed to allow for a 10-foot utility area, but he still had to submit a tree plan. As to the western lot line on Lot 5, ad the wall of trees there, Mr. Overstreet indicated he was thinking of removing the pine trees but locating the driveway around one of the larger trees. Commissioner Zinke reminded the commissioners she was addressing the historical

standard from the Secretary of Interior Standards as it related to changing the environment in a historical district. The mature trees on the lot, to her, pertained to the environment.

Per commissioner questions, the home's materials would be stucco and brick/stone with a detached garage. Commissioners appeared to be comfortable with the home's massing for the historic district. Per a question about the garage, Mr. Overstreet indicated he was considering relocating a utility area on the far side of the garage and relocating it to the opposite side of the garage to save a tree. Setbacks of the other homes, along with this home, were confirmed to be the same. Questions also arose regarding the 6-foot side yard setbacks depicted on the site plan, wherein Mr. Lambert stated they were allowed.

Lastly, Mr. Lambert mentioned that the window on the second floor facing Campbell Street was for a closet space and the rear window over the patio would become a blind window with shutters since it was a shower area. Commissioners were fine with those details. Mr. Overstreet had no further questions or comments. No comments received from the public.

6. Secretary's Report

Mr. Lambert reported on the following: 1) a conceptual project which is being considered for the old Cetron building located at 7th and State Street, with a small section of the building falling under the historic district; 2) a resume form from the Illinois Historic Preservation Association that the commissioners need to fill out and submit to Mr. Lambert who will file the form with the State of Illinois; 3) a copy of the annual report submitted by Mr. Lambert to the IHPA; 4) a copy of staff's monthly activity report; and 5) the statistics from the city's Facebook page regarding Historic Preservation Month.

7. New Business

A. From the Commission - Commissioners Hiller and Andersson announced the Patton House is open for business. Zinke mentioned she met with City Admin. McKittrick, the two aldermen from Ward 5, and Ellen Davita to discuss the new TIF district for the city's east side, pointing out that three historic properties are located there. Andersson reported she attended the I.I.T. public town meeting regarding the preservation of the Farnsworth House which had three proposals. Details of each proposed followed, with Commissioner Andersson believing the third option -- using hydraulic jacks to raise the structure -- was the best option since the jacks were reversible. Hiller mentioned he visited the various business who had posters placed in their windows for Preservation Month and thanked them for their support. Lastly, it was suggested that there be a scavenger hunt for next year's Preservation Month activities.

B. From the Public - None.

8. Adjournment

The meeting was adjourned at 7:58 p.m. on motion by Commissioner Ploppert, seconded by Schock-Soderberg. Motion carried unanimously by voice vote of 6-0.