

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

September 17, 2013, 7:00 p.m.

1. Call to Order

Chairman Roy called the September 17, 2013 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, Wehrmeister, Zinke

Staff Present: Preservation Planner Michael Lambert

Others Present: Keith Enad, 5776 N. Ridge; David Patzelt, 17 N. First Street, Geneva; Brian Grisher, 17 N. First St., Geneva; Paul Nelson, 112 S. River, Geneva; Zack Tentinger, 21 W. State St., Geneva; Sean Gallagher, 427 Anderson Blvd., Geneva; Erin Gibbs, 2200 W. Cortez; and Recording Secretary Celeste Weilandt

3. Approval of the August 20, 2013 Minutes

Changes to minutes: Per Andersson, Page 3, last paragraph, second line, delete the words "it was a good opportunity to place the city's stamp on this property" and insert the following words: "that the historic district should not be a museum piece stuck in time and it should grow and change within the context of the district's sense of place. The property is an excellent opportunity to reflect this and allow our time stamp to contribute to Geneva's history." Per Hiller, Page 4, second full paragraph, delete the last sentence "Hiller reiterated that the Secretary of Interior Standards addressed the preservation of trees" and insert the following, "Hiller stated, 'In addition to the Secretary of Interior Standards, the Secretary of Interior offers guidelines for implementing the standards. We are not bound by the guidelines, as we are the standards, but, like the standards, help provide a consistency to what we are doing.'" Excepts from the guidelines as they refer to the site and setting followed by Hiller, noting both referred to trees and were within the purview of the commission. **Commissioner Hiller moved to approve the minutes, as corrected. Seconded by Commissioner Ploppert. Motion carried by voice vote of 6-1. (Commissioner Wehrmeister abstains.)**

4. HPC Review of Building Permit Applications

A. 112 S. River Lane (Case 2013-068): Applicant: Paul Nelson; Application for New Masonry Stoop to Replace Wood Stoop - Preservation Planner Lambert reviewed the plans for a new stoop. He noted there was no porch indicated on the earliest Sandborn Map and could only assume a set of stairs existed as Sandborn did not record stoops but only covered porches. Three photos were presented. A masonry stoop is planned on a concrete block foundation with a wrought iron railing but there was the question of whether or not the stoop would be anchored directly to the sheathing and the siding cut around the masonry piers or whether they were stood off slightly to preserve the historic siding and trim work. This was a permitted stoop as far as construction techniques.

Mr. Paul Nelson, 112 S. River Lane, Geneva, confirmed the proposal was as staff presented. Prior to the current stoop, Mr. Nelson stated that from the maps he had, it was a wooden stoop and the 1897 map did not reflect anything but he assumed it was wood prior. Per questions, Mr. Nelson stated the entire existing stoop was wood and he was replacing it because he did not want the stoop to rot again which was why he was replacing it with brick burgundy masonry which matched the brick fireplace. In order to have an 8-inch surround of the wood, Mr. Nelson explained he had to make the foundation larger. He also confirmed that the stoop's concrete foundation would be going up against the clapboard. Mr. Nelson explained the stone would only go up two feet and would be exposed. Concern was raised by Commissioner Andersson that a masonry stoop was going up on the front of the house and a false sense of historicity would exist because it was never a masonry structure but it would look that way. However, Mr. Nelson disagreed, as he had not removed any of the wood yet. He explained how he would anchor the brick away from the house (preferred Option B).

Preservation Planner Lambert provided details of Option B but his preference was to have a short section of railing. Chairman Roy felt otherwise regarding the false sense of historic authenticity and believed there would be a more contemporary look to the stoop.

Per questions, Mr. Nelson explained that the riser will be brick and Indiana limestone while the landing will be a burgundy paving brick. Commissioner Zinke voiced concern that the style was not in keeping with the property or character of the neighborhood. However, Mr. Nelson pointed out other concrete stoops that existed in his neighborhood. Per additional questions, Mr. Nelson explained the piers would be 8" x 8" inch. Mr. Lambert clarified to Mr. Nelson that if the stoop was anchored to the sheathing, the corner board would have to be altered to 11 inches. Other comments included that the stoop would be a significant upgrade but water going into the house was a concern for the building department to handle. Mr. Nelson offered to pitch the stone away from the house in order to direct the water away and he would add flashing. **Commissioner Wehrmeister moved to recommend approval of the request, as presented, but giving the petitioner the discretion to revise the pitch angle of the piers. Seconded by Commissioner Schock-Soderberg. Roll call:**

Aye: Andersson, Hiller, Ploppert, Schock-Soderberg, Wehrmeister, Roy
Nay: Zinke **MOTION PASSED. VOTE: 6-1**

B. 217 N. Third Street (Case No. 2013-081); Applicant: Zack Tentinger/Tentinger Landscapes; Application for Brick Paver Driveway to Replace Gravel - Preservation Planner Lambert explained that the petitioner would like to replace a crushed gravel driveway with a very traditional brick runner driveway using Chicago-style brick to match (two foot wide runners with a three foot grass section in the middle).

Mr. Zack Tentinger, President of Tentinger Landscapes, confirmed a recycled brick runner driveway would be created, with a middle turf-grass section, using a full standard gravel base underneath. **Commissioner Zinke moved to recommend approval of the request, as presented. Commissioner Ploppert seconded the motion. Roll call:**

Aye: Andersson, Hiller, Ploppert, Schock-Soderberg, Wehrmeister, Zinke, Roy
Nay: None **MOTION PASSED. VOTE: 7-0**

C. 21 W. State Street (Case No. 2013-080); Applicant: Zack Tentinger/Tentinger Landscapes; Application for New Patio and Pergola - Mr. Zack Tentinger, with Tentinger Landscapes, explained that he was creating a small rear patio area for the employees at the location, which was immediately west of the Fox Fire restaurant dining patio. An untreated pergola (to be treated and/or painted next year) would cover half of the new patio area with the remaining area to be covered by standard concrete brick pavers. Design details followed, including a low seating wall for patrons to sit. All areas around the patio would include plantings and shrubs with the existing grass to be removed. **Commissioner Andersson moved to recommend approval of the petition, as presented. Seconded by Hiller. Roll call:**

Aye: Andersson, Hiller, Ploppert, Schock-Soderberg, Wehrmeister, Zinke, Roy
Nay: None **MOTION PASSED. VOTE: 7-0**

D. 321 N. Second Street (Case No. 2013-079); Applicant Terry Richards, Sean Gallagher with Gallagher Associates; Application for New Residence on Vacant Lot - Preservation Planner Lambert stated the project was an in-fill home on an empty lot. Two elevation alternatives were presented -- Alternates A and B -- which were not included in the commissioners' packets.

Mr. Sean Gallagher, with Gallagher & Associates, Geneva, discussed the history of the site, explaining that the original structure on the site was slid over to the north and now faced Stevens Street and the lot was split into two sites leaving the available lot (R-4 zoning) open. As a result, and with the assistance of city staff on the design, proposed was a new two-story home, bungalow/cape cod design, that included a detached two-car wooden garage with a rear stairway to the second floor. The garage door would be carriage-style and front and rear entry doors would be provided. Materials included Hardiplank siding (smooth side out); the fascias and soffits to be aluminum clad. The dormers would be Hardi-shingle (smooth). Regarding the columns, he asked for input from the commissioners. Per Mr. Gallagher, the petitioner did like the Tuscan-tapered column. Regarding the roof lines and the protrusions on the wings, Mr. Gallagher indicated the petitioner preferred the shed configuration. Colors for the structures would be gray/jade with white trim. Windows to be aluminum clad with grills between the glass in a 3 over 1 configuration.

Some of the commissioners liked the design because it echoed the duplex that existed previously on the lot; others preferred the shed roof. Per Mr. Gallagher, the petitioner had no preference and was open to suggestions. Regarding the driveway, Commissioner Wehrmeister suggested staying away from the runner strips. As to the columns, Lambert indicated that he did convey to Mr. Gallagher and the owner that whatever column was chosen it should be somewhat massive in order to define and support the massive roof. Commissioner comments followed that the house was well suited to the neighborhood, had nice massing, and it maintained the sense of place and walkability. Commissioner Zinke suggested using a column with pleasing proportions.

Mr. Gallagher described the porch and stated that the proposed house (28 ft. tall) would be slightly taller than the house to the north. He would work with city staff regarding the column design and proportions. Commissioners preferred Elevation B. **Commissioner Hiller moved to accept the proposal, as presented, using the Option B elevation, Seconded by Commissioner Ploppert. Roll call:**

Aye: Andersson, Hiller, Ploppert, Schock-Soderberg, Wehrmeister, Zinke, Roy
Nay: None **MOTION PASSED. VOTE: 7-0**

E. 220 Campbell Street/207 S. Third Street (Case No. 2013-047); Applicant: Chianti Restaurant; Application for Entry Door Relocation and New Stoop - Lambert reviewed some photos of the Chianti Restaurant, recalling that the commissioners approved a paving/patio concept earlier for this site but this specific proposal was for the front entryway, noting that the owners wanted to replace an existing patio door with a regular swinging door with sidelights and take the existing single door and replace it with the sliding glass door.

Mr. Dave Patzelt, with Shodeen, 17 N. First Street, Geneva, presented photographs of the current swing entry door and the sliding doors that were being changed. His plan was to flip-flop the doors so that the front door would be facing Third Street with the stoop in front of that door while the slider (south elevation) would replace the current entry door. The doors would be reused, if possible, versus replacing them with new doors. The door knob on the entry door would be replaced with a handicap lever and the current exterior hinges would remain in the same location. Andersson voiced concern about seeing the exterior pin hinges and security. Continuing, the stoop would be poured cement. Currently there existed a concrete foundation next to the existing stoop with a wood wrap on top of it but Mr. Patzelt stated it would be removed and the new concrete would be poured up to the sill plate of where the current slider door existed.

Overall, commissioners had positive comments about the proposal. A short discussion followed regarding the landscaping. **Commissioner Wehrmeister moved to accept the proposal with the condition that the door hardware be ADA-compliant. Seconded by Commissioner Andersson. Roll call:**

Aye: Andersson, Hiller, Ploppert, Schock-Soderberg, Wehrmeister, Zinke, Roy
Nay: None **MOTION PASSED. VOTE: 7-0**

5. Secretary's Report (Staff Update) - Preservation Planner Lambert recognized two students from the School of the Art institute, Historic Preservation program. Regarding the brick ribbon driveways, Lambert explained that the commissioners would probably be seeing a new driveway plan for Nancy Luyten's house located on Second Street as well as a new paving plan. The window policy would be discussed next month because not all of the information was ready. He explained that the dialog would encompass whether the commission wanted to keep the city's window policy the same or make it consistent with the National Park Service and Illinois Historic Preservation Agency. Commissioner Andersson stated that if any academic papers existed which discussed the changes to the window policy to direct her to them. As to a question on landmarking, Lambert confirmed there would be a scheduled public hearing on October 15th and that ordinance information would be included in the commissioners' packet prior to the meeting. An explanation of the hearing process followed.

An update followed on the property at 124 S. Second Street (Nancy Luyten's property) which now included a change to the concrete driveway (to runner strips) and to the sidewalks on the site. Commissioners now felt that Ms. Luyten's plans should return for commission review.

6. New Business

A. From the Commission - Per the chairman's question, Lambert explained staff's rationale for bringing forward the two-ribbon driveway and pergola cases, i.e., there was a change of material on a contributing property and it was based on the matrix that was recently created.

Mr. Sean Gallagher, Gallagher & Associates, Geneva, Illinois, came to the podium to state that he believed Planner Lambert was knowledgeable and astute enough to bring certain projects

forward to the commissioners. He reminded the commissioners that he only worked three times per week.

Conversation was raised by some commissioners that the driveway and pergola cases would have been fine if approved administratively, while others preferred seeing the cases come forward. Chairman Roy felt that changing the materials of a driveway did not follow the intent of the matrix and so he put the topic out there to continue the discussion. Lambert agreed this was a good discussion since he said he was still learning and would want to hear the commissioners' input on Nancy Luyten's recent changes to her project, as it related to the driveway and sidewalks.

Dialog then moved to the topic of having Planner Lambert's position returned to a full-time position or that he be appointed more hours. However, Planner Lambert reminded the commission that when he took the job he took it because it was a part-time position and he had other commitments. He also expressed the challenges he ran into while trying to get projects to move along, i.e., getting the information from the applicants to the commissioners in a timely matter and their slow willingness to address historic preservation, etc. Further dialog followed that certain projects, such as Preservation Month, took staff time away from commission work and that it was coming down to a matter of whether a project was essential to staff's position or whether staff, or another organization, should take over such projects. On that note, Preservation Planner Lambert indicated he would like the commissioners to reassess what their expectations were of him come this November/December in order to plan for the next six or so months.

Asked if a special meeting could take place in two weeks for Nancy Luyten's driveway plans, so her project was not further delayed, Lambert reminded the commissioners he only had 24 hours a week in which to hold the meeting, which took away time from his office time. Suggestions followed to hold a two- member administrative review, which the chairman concurred. Lambert would review the ordinance on this matter.

Commissioner Zinke asked Mr. Gallagher about the status of 202 N. Third Street; Commissioner Wehrmeister announced he was resigning from the commission effective as of this date; and commissioners thanked him for his service and input on this commission.

B. From the Public: See Sean Gallagher's comments above.

8. Adjournment

The meeting was adjourned at 8:40 p.m. on motion by Commissioner Ploppert, seconded by Commissioner Andersson. Motion carried unanimously by voice vote.