

**HISTORIC PRESERVATION COMMISSION
MINUTES
City of Geneva - City Hall
109 James Street, Geneva, Illinois**

April 21, 2009

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, Commissioners Adams, Andersson, Bruno, Gallagher, Hiller
Absent: Commissioner Hansen
Others Present: HPC Planner Kaulfuss; Liz Safanda with Preservation Partners; Recording Secretary Celeste Weilandt

MEETING MINUTES

March 17, 2009 Minutes – Gallagher made revisions to the 200 S. Third Street agenda item, second paragraph. Delete entire second paragraph and replace with:

“Andersson pointed out that Secretary of Interior Standard No. 6 discussed the replacement of missing features that should be substantiated with evidence, and, that by adding a feature from another building and placing it on the proposed building, it was creating a false sense of historical development. She asked if the applicant would reconsider what was originally there. She suggested that replicating the portico without documentation could be mistaken for an original feature. Gallagher added, however, that all of the elements of the second Empire were no longer on the building and the building was very different looking already. He called attention to the fact that the canopy design was very simple and removable. Per a question, the canopy projection would remain at 32” inches.”

Minutes, as corrected, were approved on motion by Commissioner Gallagher, seconded by Commissioner Adams. Motion carried by voice vote of 6-0.

BUILDING PERMIT APPLICATION REVIEWS

301 S. Third Street - Geneva Lutheran Church/Celine Coath, Jaegar, Nockola Architects

Sign, Door Replacements, Bollards (Application continued)

Applicant, Ms. Coath reminded the commissioners she was returning to present a new sign design and will also speak about a redesign for the bollards, and replacement for the doors.

First, the monument sign was reduced in height and scale. The Commissioners were pleased with the reduction in height. The area of the sign is under the maximum 40 square feet allowed. As to the lighting of the sign, Ms. Coath explained that two ground lights, one on each side, will light up the face of the sign. A fluorescent light placed above the changeable message board will shine down upon the lettering. The blue glass block crucifix will not be lit.

Second, Ms. Coath, explained that the bollards will be 1'-8" inches overall and it has been minimized and simplified. Brick materials will be used.

Third, three existing doors will be replaced with insulated metal doors. The exterior will be painted a metallic color (Benjamin Moore Silver-20) to match the exterior metal of the existing doors. The door profile will match the old profile with resetting of the internal stained glass windows. Interior of the doors will have a ¼" laminate veneer to match the character of the existing doors.

Commissioner Bruno moved to accept the changes to 301 S. Third Street as presented, with reference to Drawings A0.5, seconded by Commissioner Adams.

ROLL CALL

 Y ADAMS Y ANDERSSON Y BRUNO Y GALLAGHER Y HILLER Y ROY

MOTION CARRIED: VOTE

410 W State Street - Bien Trucha Restaurant/Mike Dixon, FAIA & Patrick Neary

Exterior Rehabilitation

On behalf the owner Mr. Mike Dixon, architect for the project, discussed that the applicant would like to increase the size of the restaurant from 750 sq. feet to 1500 sq. feet. The front elevation will be changed with doors changed to aluminum doors with a full glass lite. The west elevation will be punctured with six new openings - five windows and a double door.

The south elevation will include an cooler addition – a pre-fabricated aluminum in a white color on top of a new concrete slab.

The applicant would like to begin interior work now with the hope of adding an outdoor eating area on the west side of the building in the future. Kaulfuss confirmed with Mr. Dixon that the fire department will have to confirm the cooler's fire rating.

Commissioners questioned if the cooler could be obscured with landscaping or fencing. As to hiding the cooler with a decorative fence, Mr. Dixon stated that there was a building proposed to the east that would hide it. For clarification, Kaulfuss noted that the State Bank of Geneva owns both parcels and the line drawn on the site plan was to depict the zoning lots. She stated the bank could convey the line any way it chose. Looking at the property line more closely, commissioners mentioned a fence appeared to be the best option for the east facade. Mr. Neary stated he did have concerns about the empty lot to the east because it was an eyesore, but he was also concerned about spending money when the owner to the east could assist. He would consider the fencing, however. Commissioner Adams made a motion to accept the proposal, as presented, with the following condition: that a six-foot privacy fence be constructed from the southeast corner of the building to the proposed south property line, four feet beyond the cooler, to conceal the new cooler addition. Seconded by Commissioner Andersson.

ROLL CALL

Y ADAMS Y ANDERSSON Y BRUNO Y GALLAGHER Y HILLER Y ROY

MOTION CARRIED: VOTE

A brief conversation followed regarding signage, which may come before this commission next year. Andersson recommended that the applicant speak with Kaulfuss on any future plans.

22 S. First Street - City Hall/Karla Kaulfuss – Illinois Lincoln Highway Coalition - Gazebo

On behalf of the applicant, the City of Geneva, Planner Kaulfuss discussed the proposed standardized gazebo to be constructed along Route 31 just north of City Hall. She noted the gazebo was part of the Illinois Lincoln Highway Coalition's (the "Coalition") plan for installing interpretive resources along Highway 66. The Coalition plans to install 20 gazebos along Highway 66 with 17 communities participating in the IDOT grant program. A plan was presented showing the original location of the gazebo – within the parking lot in the south side of the 100 block of West State Street.

Kaulfuss stated the location was changed to the proposed location due to costs. The original plan's location was estimated to cost \$16,000 while the proposed location is estimated at \$7100. The gazebo will be constructed of cedar wood with architectural shingles and include four interpretive panels in the interior. Kaulfuss discussed the original path of the Lincoln Highway from 1913-1919 (along South First Street (Route 31)) and how it was changed in 1919 due to heavy traffic at the Route 31 viaduct.

The IDOT grant is a 80/20 matching grant program and the city has paid the City of Dixon approximately \$3100 toward the gazebo. The City of Geneva will be responsible for maintaining the gazebo and for installing landscaping in front of it. Geneva will be providing all engineering and will be pouring the concrete foundation for the gazebo. The goal of the project is to encourage the public to travel and visit each community along the highway. Kaulfuss recalled that there was to be electric to the gazebo. Commissioner Bruno moved to accept the proposal for the Illinois Lincoln Highway Coalition gazebo, as presented, with the condition that any future lighting return for review by this commission. Seconded by Commissioner Andersson.

ROLL CALL

Y ADAMS Y ANDERSSON Y BRUNO Y GALLAGHER Y HILLER Y ROY

MOTION CARRIED: VOTE

STAFF UPDATE & PROJECT LIST

Kaulfuss distributed drafts of the "Historic Preservation Month, May 2009" activities. Adams discussed the two workshops planned for May 16th, which include siding and window repairs. After the walking tour, Safanda stated she would like the tour group to focus more on looking at owners' homes and how they preserved their home versus just architectural details. Gallagher suggested that Kaulfuss outline the tour on the historic map. Continuing, Kaulfuss said a presentation by Mr. Rubano will take place on May 13th discussing the tax freeze. She asked those commissioners who received a tax freeze to participate. Other presentations were highlighted. Kaulfuss has not decided whether to include the discussion with City Council on May 26, 2009 about the city's ordinance. Finally, a copy of the approved Historic Plan was provided to each of the commissioners.

Ms. Safanda invited commissioners to attend a Preservation Partners tour on Saturday, April 25, 2009, 2:00 p.m. at 512 Fargo Boulevard, Geneva, to tour an Italianate home renovated by Steve Silveira who will also discuss the tax freeze program. A brief update followed on the Design Guidelines. Comments also followed regarding on the tall foundation for the newly constructed home at Fourth and South Streets.

ADJOURNMENT

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 7:55 p.m. on motion by Bruno, seconded by Gallagher. Motion carried.