

# CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

## MEETING LOCATION & HPC INFORMATION

### Location:

Geneva City Hall  
Council Chambers  
109 James Street  
Geneva, IL 60134

### Time:

7:00 p.m.

### Commissioners:

Paul Zellmer, Chairman  
Jewel Jensen  
Lisa McManus  
Kevin Phillips  
Mike Riebe  
George Salomon  
Andrew Tobler

### Staff Liaison:

Emily Stood  
Preservation Planner  
630.938.4541  
preservation@geneva.il.us



## WEDNESDAY, January 21, 2026 MEETING

### Call to Order

1. **Roll Call**
2. **Approval of Minutes**  
December 16, 2025
3. **Five Minute Field Guide**
4. **Review of Building Permit Applications** (Certificate of Appropriateness)
  - A. **312 N Fifth Street** CASE 2026-002  
Applicant: Anaïs Bowring  
Application for: Roof and Staircase Change (Plan Amendment)
  - A. **501 South Street** CASE 2026-003  
Applicant: TJ Bollinger  
Application for: Garage Roof Replacement
5. **Concept Review**
  - A. **420 South Street** CASE 2026-001  
Applicant: Steve Kuhn  
Application for: New Construction
6. **Secretary's Report (Staff Updates)**
7. **New Business**
  - A. From the Commission
  - B. From the Public (When recognized by the Chair, proceed to the podium, state your name for the record, and provide your public comments. Please understand that this is your time to be heard and the public body's time to listen. No discussion or debate will follow.)
8. **Adjournment**

**Next HPC Meeting: February 18, 2026**

The Geneva Historic Preservation Commission meeting is audio-recorded, and summary minutes are transcribed by a recording secretary.

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact Emily Stood, Preservation Planner, at least 48 hours in advance of the scheduled meeting. Emily Stood can be reached in person at 22 South First Street, Geneva; by telephone at (630) 938-4541-0871; or via email at [estood@geneva.il.us](mailto:estood@geneva.il.us). Every effort will be made to allow for meeting participation. Notice of this meeting was posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**Historic Preservation Commission Meeting Minutes Draft**  
City of Geneva  
109 James Street - City Council Chambers  
**December 16, 2025**

**Call to Order**

Chairman Zellmer called the meeting of the Geneva Historic Preservation Commission to order at 7:00 pm on Tuesday, December 16, 2025.

**1. Roll Call**

Present: Chairman Zellmer; Commissioners Tobler, Phillips, Jensen, McManus, Riebe, Solomon

Absent: None

Staff Present: Preservation Planner Emily Stood, Community Development Director David DeGroot,  
Assistant Planner Jessie Malkosky

Others Present: City Attorney Ron Sandack

**2. Approval of Minutes**

*Minutes of November 18, 2025*

Motion by Commissioner Solomon, seconded by Commissioner Jensen, to approve the minutes of the November 18, 2025, meeting as presented. Motion passed by roll call vote with Chairman Zellmer abstaining (6-0).

**3. Review of Building Permit Applications (Certificate of Appropriateness)**

3a. **521 South Street**

**CASE 2025-115**

*Applicant: Jon Rae*

*Application: New Window on Addition (Plan Amendment)*

Preservation Planner Emily Stood summarized the property history, noting its long-term occupation by the Snyder family (c. 1900-1974). She reviewed the previously approved 2025 addition (shown under construction) and explained the requested amendment: adding a window on the façade of the new addition, using materials matching the already approved windows on that structure. The application was characterized as a minor plan change.

John Rae, the applicant, stated the window was originally ordered to replace a bedroom window during earlier roof work. When the roof and balcony design changed, an extra window became available. Instead of disposing of it, the applicant proposed installing it on the side elevation of the addition to bring more light into the space.

With no further questions from the commissioners, several stated they saw no issue with the request, as the window matched existing materials and complemented the design.

Moved by Commissioner Jensen, seconded by Commissioner McManus, to approve the application for the new window on addition (plan amendment) at 521 South Street as presented.

**Ayes:** Tobler, Jensen, McManus, Phillips, Riebe, Solomon, Zellmer

**Nays:** None

**Motion Passed:** 7-0

**4. Public Hearing**

Chairman Zellmer reviewed the public hearing procedures, administered the oath to those who had signed the registration sheet, and confirmed no commissioners needed to recuse themselves.

Motion moved by Commissioner McManus, seconded by Commissioner Phillips, to open the Public Hearing.

**Ayes:** Tobler, Jensen, McManus, Phillips, Riebe, Solomon, Zellmer

**Nays:** None

**Motion Passed:** 7-0

4a. **4 E State Street**

**CASE 2025-114**

*Applicant: David Patzelt*

*Application: Demolition of a Historic Landmark*

A Public Hearing was held to consider an application for the demolition of the designated historic landmark at 4 East State Street, known historically as the Alexander Brothers Blacksmith Shop (c. 1846-47). The applicant, David Patzelt, represented the current property owner, Mill Race Land Company LLC. The application was filed under Standard 4 of the City's demolition review criteria, which permits consideration if the retention of the structure is not in the best interest of the majority of the community.

Preservation Planner Emily Stood presented a detailed history of the property, including its various commercial occupants over more than a century and its designation as a historic landmark in 2018 following a previous demolition request. She summarized the subsequent boundary amendment in 2022, the denial of a prior demolition application in 2023, and ongoing, court-upheld property maintenance code violations for which significant fines remain unpaid. Staff clarified that the Commission's role was solely to evaluate the demolition request based on the presented standard, not to re-litigate the landmark's significance or future development.

The applicant, David Patzelt, presented his case, arguing that eight years had provided sufficient time for a preservation solution to emerge, yet no viable plan for reuse, relocation, or rehabilitation had been found. He stated that the cost of restoration far exceeds the structure's value and that its presence is a primary obstacle to the redevelopment of the larger 1.4-acre site, which has been identified in City planning documents as a key opportunity parcel. He concluded that demolition would serve the best interest of the majority of the community.

During questioning, Commissioners focused on the applicant's assertion that no redevelopment could occur with the structure in place. Mr. Patzelt stated that structural engineering assessments determined the limestone walls could not support additional loads, making integration into a new project impossible. He confirmed that if the demolition request were denied, no redevelopment plans for the site would be submitted. Commissioners also questioned the relationship between the unpaid code violation fines and the demolition request, with City Attorney Ron Sandack clarifying that fine enforcement was a separate matter for the City Council.

The Commission then heard sworn testimony from the public. Speakers in favor of demolition described the property as an unsafe "eyesore" that hinders progress and creates a negative gateway impression. They argued for moving forward with redevelopment.

Speakers opposed to demolition challenged the notion of a community majority favoring demolition, emphasized the structure's historical and educational value, and argued that its deteriorated state was the result of owner neglect. They urged the Commission to seek collaborative solutions that incorporate the historic fabric into any future development.

Following public comment, a motion by Commissioner Phillips, seconded by Commissioner Tobler, to close the Public Hearing passed unanimously (7-0).

**Ayes:** Tobler, Jensen, McManus, Phillips, Riebe, Solomon, Zellmer

**Nays:** None

**Motion Passed:** 7-0

In their deliberations, Commissioners expressed that it was impossible to objectively determine the "majority interest of the community" based on the divided testimony. They noted a consistent lack of good-faith redevelopment proposals from the owner and a strong concern that approving demolition would reward a strategy of "demolition by neglect." The Commission reaffirmed its duty to preserve designated historic resources. Individual responses from the discussion are summarized as follows.

**Commissioner Riebe:** Commissioner Riebe notes that there haven't been any plans to incorporate the existing structure in a development plan. Having had foundation issues in his own primary residence dating to a similar period, he believes that a plan at some level is possible, and that approving demolition without a plan puts the Commission in a precarious situation. He doesn't think the Commission has seen what they need and can understand why this demolition has been denied in the past.

**Commissioner Jensen:** Commissioner Jensen is not convinced that the preservation of the landmark is not in the best interest of the majority of the community, and is unsure at this point how that could be measured. The rights of the property owner and the community don't have to compete, and, as everyone is part of the same community, she believes a solution can be found by working together.

**Commissioner Zellmer:** Commissioner Zellmer is also not convinced that demolition is in the best interest of the community and adds that as the Historic Preservation Commission, the charter is to examine historic structures and determine their value. It is difficult to gauge the interest of the majority of the community. Both sides have been heard, and beyond the site being an eye sore, which might be self-created, not enough has been heard towards demolition.

**Commissioner McManus:** Commissioner McManus doesn't feel that new information has been presented. The difference between this application and the last is that the property has sat longer, and any sway in public opinion is due to the continued site condition. The Commission exists to retain historic spaces, and she does not believe that the general consensus of the community has been gauged to be fully in the direction of changing the HPC's earlier denials, considering public comments in both directions.

**Commissioner Tobler:** Commissioner Tobler suggests a compromise such as incorporating a portion or all of the structure into a larger development. He is reluctant to approve demolition without plans and would like to see more options before approval.

**Commissioner Solomon:** Commissioner Solomon brings up the 2022 Landmark Boundary Amendment as a way the Commission has attempted working with the property owner,

and is disappointed that no plans have been proposed since then. He believes that the ultimate goal of the property owner is to allow the structure to decay and become a safety hazard which must be removed, which is not acting in the best interest of the partnership. The HPC has been upholding its bid to preserve the property and also to be a partner, while the property owner is wearing the will of the community down by leaving the structure as it is.

Commissioner Phillips: Commissioner Phillips agrees with Commissioner Solomon, and is not willing to reward past behavior with demolition. He believes that preservation and development together are what the HPC is looking for, and does not believe that anyone thinks there are no alternatives available for reuse which would benefit the community. It is very difficult to determine what the best interest of the community is. It may be that if an appeal is filed to City Council, they may be able to better determine that as elected officials rather than an advisory board, although past decisions by the HPC have been legitimized by City Council and the courts. Commissioner Phillips sees no reason to change the decision against demolition at this time.

Motion moved by Commissioner Jensen, seconded by Commissioner Tobler, to approve the application for demolition of the historic landmark at 4 East State Street.

**Ayes:** None

**Nays:** Tobler, Jensen, McManus, Phillips, Riebe, Solomon, Zellmer

**Motion Failed:** 0-7

#### **5. Secretary's Report (*Staff Updates*)**

Preservation Planner Emily Stood reported that three (3) building permit applications were approved administratively in November/December 2025:

- Two (2) were for like-for-like re-roofing projects.
  - One (1) was for a fence on the side and rear of a lot, which had very low visibility.
- All other ongoing projects were proceeding normally and would be updated in the new year. Staff wished the Commission happy holidays.

#### **6. New Business**

6a. From the Commission: Commissioner Phillips inquired about a sidewalk issue raised by a speaker during public testimony. Staff clarified that sidewalk gaps are part of an upcoming Comprehensive Plan update with a bike/pedestrian component, which will prioritize such improvements

6b. From the Public: Al Watts also provided an informational update regarding the City of Batavia's recent approval to demolish a 110-foot historic chimney (former Keystone Dairy), with demolition imminent.

#### **7. Adjournment**

Motion to adjourn by Commissioner Salomon, seconded by Commissioner Jensen. Motion carried unanimously by verbal assent. Meeting adjourned at 8:47 PM.

# CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

January 21, 2026

HPC Case Number:  
2026-002

Applicants / Owners  
Anaïs and Daniel Bowring

Request:  
Front Porch Rehabilitation  
– Change to an Existing  
Permit

Staff Liaison:  
Emily Stood  
Preservation Planner  
(630)938.4541  
preservation@geneva.il.us



## AGENDA ITEM 4A

312 N Fifth St  
Front Porch Rehabilitation

### BACKGROUND

The 1999 Architectural Survey classified this property as Contributing in the local Geneva Historic District, and Contributing to the North Geneva Historic District, listed on the National Register of Historic Places. The 2016 National Park Service survey update confirmed this. Both the 1999 Architectural Survey and the 2016 update identify this residence as a “married dwelling house” that combines an 1845 Worker’s Cottage with an 1855 Greek Revival residence. The current porch footprint has existed since sometime between 1923 and 1930.



2016 – front façade / Fifth Street

The 1860 map shows a rectangular house on the block that dates to circa 1858 when the land was owned by Jane Chambers, whose brother was a carpenter, from 1856-1858. The 1869 map shows an L-configuration on the corner of Fifth and Ford, indicating that the house had been conjoined. The house was conjoined by either John Green (1858-1862), Ira Minard (1862-1864), Robert Finley (1864-1866), or A. G. Beebe (1866-1872). It was most likely conjoined by John Green, as the 1860 census describes him living at the address with his wife, eight children, and his father.

William Adams, Assistant U. S. Collector, lived in this home in 1869 when it was located at the northwest corner of Ford & Fifth streets. The house was moved and a small service wing was added to the rear by Nels Swanson between 1897 and 1905 when the new house on the corner was built. Nels Swanson owned the property from 1890-1926.

The interior was remodeled and re-arranged circa 1920-1925. The porch has existed since sometime between 1923 and 1930, although it was not enclosed until after 1945. Based on the existing windows, it’s likely the porch was enclosed sometime in the 1950s or 1960s. A two-story rear addition was built in the mid-1980s when the rear service wing was removed. Beginning in 2014, exterior and interior renovations were initiated to expose and restore earlier architectural features.

This type of conjoined house, where an existing front gable house was attached to an existing workers' cottage to form an Upright and Wing house, is an early example of adaptive use and re-purposing, found primarily in working-class neighborhoods of Geneva.

The property is notable for its association with one or more significant persons and within a context of relocated buildings in Geneva. The property is also notable for its association with architecture, specifically working-class housing, "married" or conjoined buildings, and the Greek Revival style, and community development, specifically the Early Settlement Period of Geneva (1837-1857).

### Permits

1994: Porch Repair

1995: Demo & Addition

2003: Split into Two Residential Units

2007: Roof Repairs

2017: Vinyl Siding and Exterior Door Replacement

2017: Window Removal and New Window Addition

2019: Siding & Exterior Patio Door, Deck

2021: Deck

2025: Enclosed Porch Rehabilitation



1999 –front façade



2016 – south façade

**REQUEST 4A:**

Front Porch Rehabilitation Permit Change

**HPC Case #2026-002**

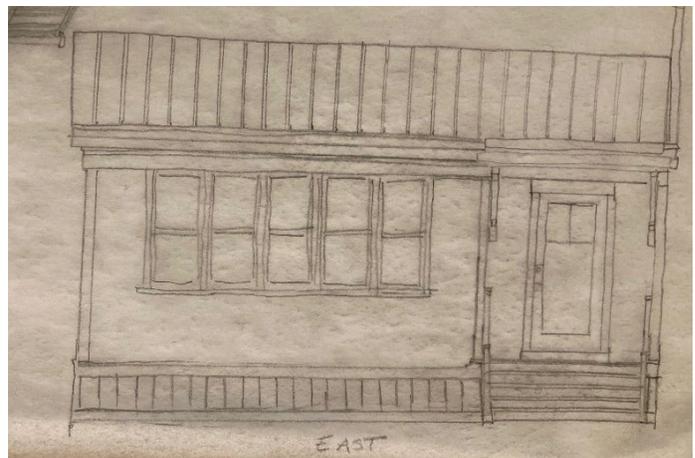
The Applicant is proposing a change to an existing permit, approved in August of 2025, focused on rehabilitation of the existing enclosed front porch. There are two proposed changes.

The first change would be to change the material of the porch roof from asphalt shingles to standing seam metal. This change is being proposed due to the low slope of the porch roof. The Building Code states that asphalt shingles shall only be used on roof slopes of 2 units vertical in 12 units horizontal or greater. The existing portion of the roof has a slope of 2.44 units in 12 units. The previously approved overhang will have a slope of 1.43 units in 12 units. The modified elevation displays a 12" spacing of the standing seam metal roof, but the proposed material would actually be a 16" spacing.

The second change would be to remove one step from the staircase into the porch. This would allow the Applicant to lower the porch floor on the interior of the porch, creating more headspace. The landing on the staircase would remain in this proposal, and skirting height would be adjusted to match the change in height.



35 PROPOSED LOOKING NORTH  
SCALE: N.T.S.

**STAFF ANALYSIS**

This porch is a valuable section of the house's "Married House" style, and retaining its period-specific character over periods represented on other sections of the house, such as the Greek Revival portion, will help to tell the story of the house and how it contributes to the Historic District. The change proposed on the stairs would affect materials which are already being replaced. It would also affect some of the proportions of the porch, specifically between the skirting and the main body of the façade. The change proposed on the roof would indicate a change in a material which has been consistent since at least 1930, according to Sanborn Fire Insurance maps. As the overhang is new construction which has already been approved, and has a much lower slope, it may be more appropriate to use a metal roof covering on it than the rest of the roof.

**Review for Conformity to SOI Standards**

Staff submits, for the Commission's review and discussion, the following analysis of the SOI Standards as applied to the proposed project:

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.** *No change in use is proposed with this permit update.*
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.** *The majority of the material which would be affected is already scheduled for replacement. This proposal would indicate a change in roofing material.*
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.** *The applicants do not plan on adding any new details to the porch stairs. Standing seam metal roofs were introduced in residences in the early 20<sup>th</sup> century, and gained popularity in the post-war period.*
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *This porch was constructed between 1923 and 1930 and was likely enclosed in the 1960s. It is possible that the porch enclosure falls within the Period of Significance.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *The porch has very little decorative detail. The main proposed change to features and finishes on this permit would be the roof material.*
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** *Replacement of the related materials has already been approved under the existing permit. The proposed roof would be a change in material and visual quality.*
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.** *No chemical or physical treatments of existing materials, scheduled to remain, are proposed.*
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** *No archeological resources are known to exist or are expected to be encountered in the proposed area of work.*

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** *No new additions are proposed with this permit change.*
  
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** *No new additions are proposed with this permit change.*

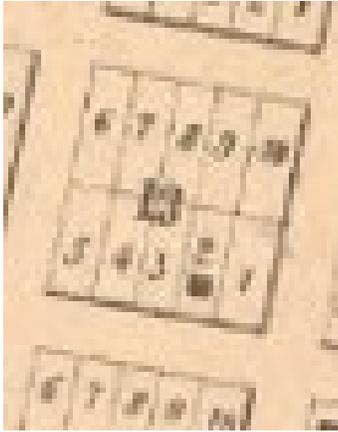
### **Design Guidelines for Historic Properties**

Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

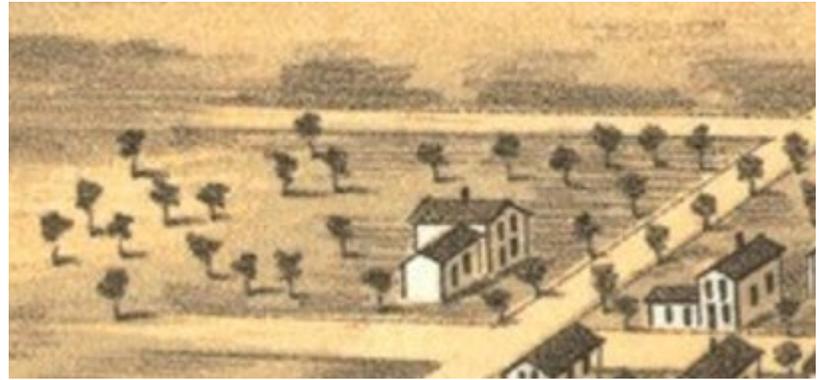
**Maintain the Form, Design, and Materials of Historic Porches.** *The general form and design of the existing porch would continue. The stair would change with the loss of one step, and the height of the skirting would also be lowered.*

**Maintain Original Roof Form and Features.** *Roof size and slope would not change. Material of the roof would change from asphalt shingles to a standing seam metal roof.*

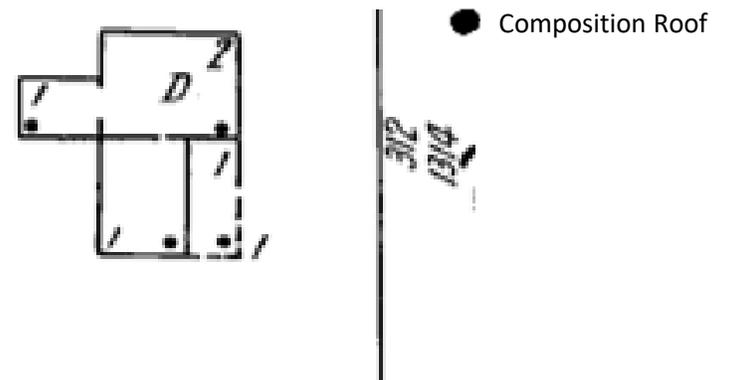
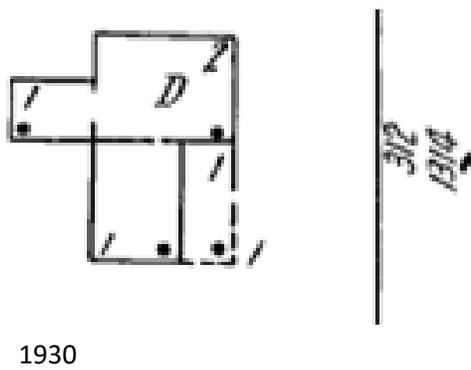
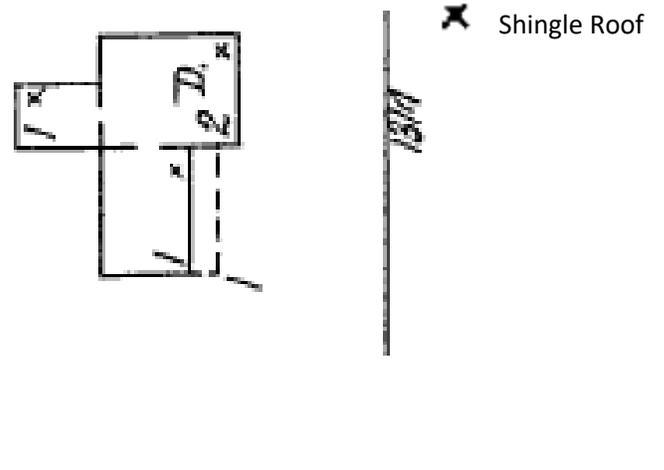
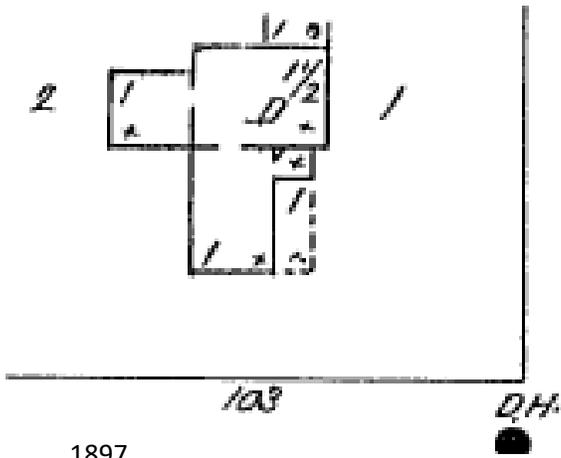
## **Historic Maps + Images**



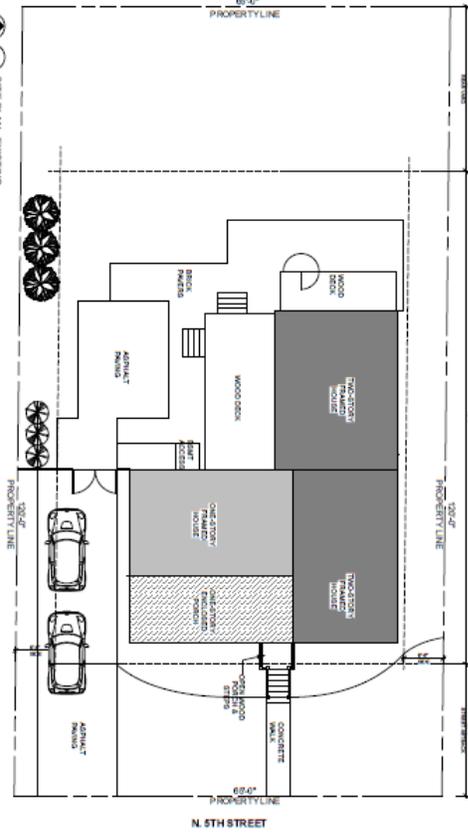
1860



1869



## **Approved Plans**



1 SITE PLAN - EXISTING



# Bowring Renovation

314 N Fifth Street, Geneva, IL

**OWNER:**

Mr. & Mrs. Daniel & Anais Bowring  
 Ms. Eileen Faulkner  
 314 N Fifth Street, Geneva, IL

**ARCHITECT:**

studioCO, PLLC  
 2547 W Leland, Chicago, IL  
 (312) 909-9081  
 studioco@comcast.net

**GENERAL CONTRACTOR:**  
 T.B.D.

**DRAWING INDEX**

- A0 Title Sheet, Site Plan
- A1 General Notes
- A2 Plans - Existing & Proposed
- A3 Building Elevations - Proposed
- A4 Building Details & Material List
- A5 Electrical & Mechanical Plans

Historic Review Issue Set 07.02.2025  
 Permit Issue Set 07.29.2025

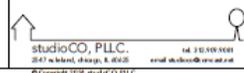
These drawings have been reproduced at a size different than originally drawn. Owner has the right to request a larger size drawing. The drawings contain information that is confidential to the architect. All information contained herein will be confidential to the building official having jurisdiction.

- City of Geneva, Municipal Code, Landmark Edition 2015
- International Mechanical Code 2015
- International Building Code w/ Amendments 2015
- International Fire Code w/ Amendments 2015
- International Energy Conservation Code 2015
- City of Geneva Zoning Ordinance, All City of Geneva Historic District Ordinance, All City of Geneva Historic Preservation Ordinance



312 N. FIFTH STREET, GENEVA, ILLINOIS 60134  
 TITLE SHEET  
 SITE PLAN  
 A0

**Bowring Residence**  
 312 N. Fifth Street  
 Geneva, Illinois 60134

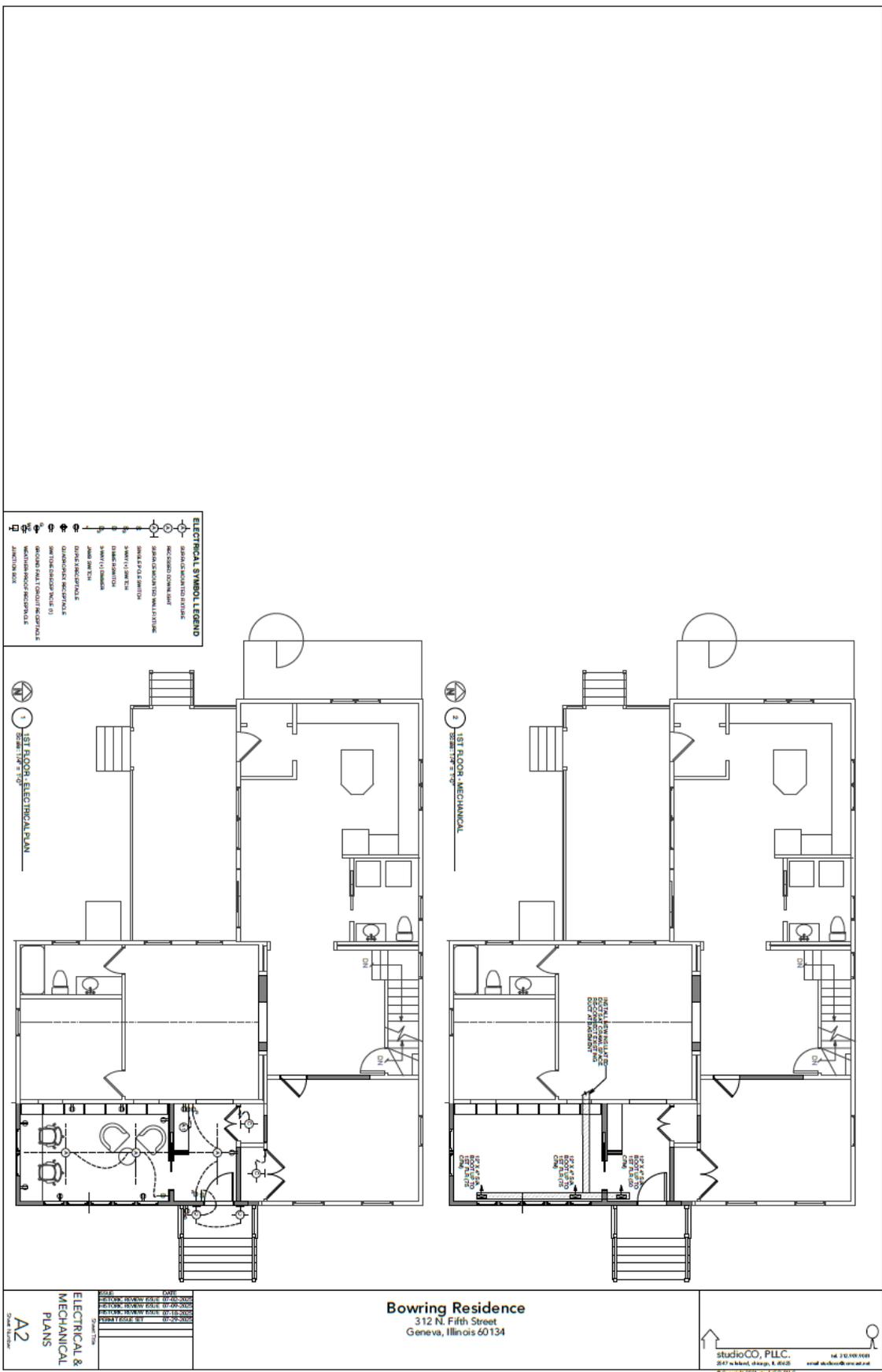




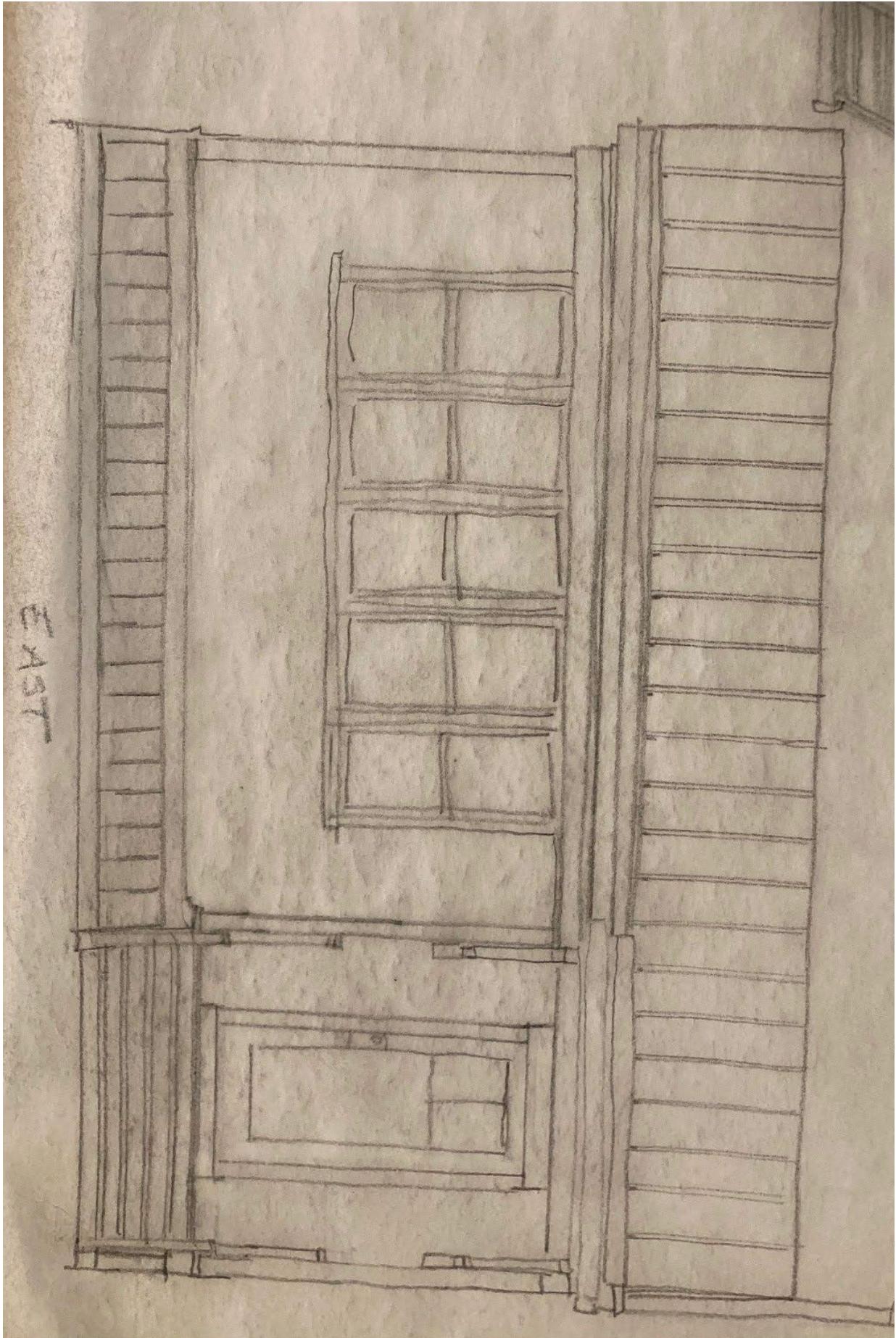


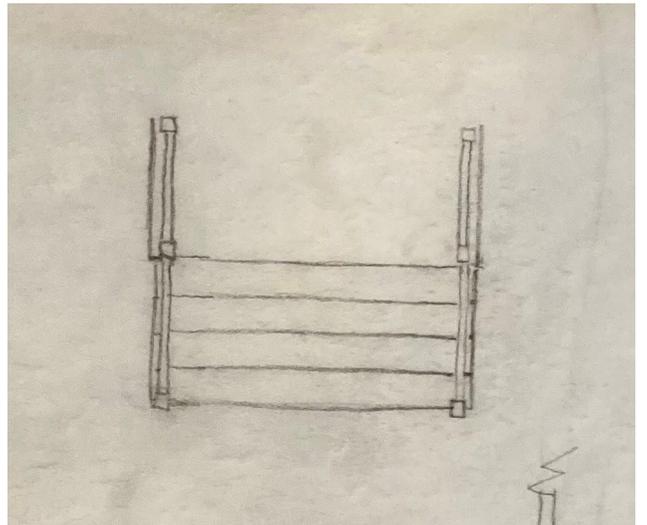






# Proposal





## **Proposed Roof Material**

16" Premium Pro-Snap®  
Bronze Steel Panel

Product Link:

[16" Premium Pro-Snap®  
Bronze Steel Panel at  
Menards®](#)



## CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

January 21, 2026

HPC Case Number:

2026-003

Applicants / Owners

TJ Bollinger

Request:

Garage Roof Replacement

Staff Liaison:

Emily Stood

Preservation Planner

(630)938.4541

preservation@geneva.il.us



### AGENDA ITEM 4B

### 501 South St Garage Roof Replacement

#### BACKGROUND

The A. B. Moore House in Geneva, Illinois, has a rich and varied history tied to the development of the town and its early industry. Alexander Brigham Moore, a prominent local businessman, arrived in Geneva around 1846 or 1847 and quickly became a key figure in the town's economy. In 1846, he



2016 – 501 South Street and Garage

constructed the Geneva Mills and became its sole owner in 1849. By 1857, Moore was also serving as the cashier for West, Dearborn, Moore, and Co., Geneva's first bank, located at 109 W. State Street (now the second floor of 107 W. State). After selling his interests in the mills in 1858, Moore expanded his business ventures, including managing a shipping company, H. A. Ballentine and Co., in Bay City, Michigan. From 1874 to 1877, he took full control of the company.

In 1864, Moore built his home at the corner of Fourth and South Streets, which became known as the A. B. Moore House. This house replaced an earlier home that Moore had constructed in 1851 and which later became part of The Little Traveler shop in 1862. At the same time, Moore developed a subdivision on the east side of the Fox River, further solidifying his impact on Geneva's growth.

In 1872, Moore built this property, his third house in the area, on two lots he purchased for \$400. In 1873, Moore sold the house to James and Jessie Caven, and in 1890, it was acquired by Charles Field, a local banker who had established the Bank of Geneva (later the Gaunt & Field Bank, and eventually the State Bank of Geneva by 1903).

In 1901, the property was sold to John B. and Mary Ellen (Brundige) Cole, retired farmers, and remained in their family until 1923, when it was purchased by Obed and Clara Reeve. During the Reeve family's time in the home, there was no indoor plumbing, and the house was largely unchanged. However, in 1929, Loren Grieves bought the property and undertook a major renovation.

His updates included removing the front porch and turning the door into a window, adding a fireplace and chimney on the east side, converting the east dining room porch into interior space, and adding 2.5 bathrooms, a kitchen sink, and a basement furnace. Grieves also built a wall between the staircase and the living room, plastered over the living room ceiling, and removed the exposed beams. Unfortunately, Grieves faced financial difficulties due to the Stock Market Crash of 1929, resulting in numerous liens on the property by the end of the year. The house was rented out in October 1929 before being sold to the family of J. Russell Ashby in 1938.

The Ashby family lived in the house for several decades, with Mabel and J. Russell Ashby divorcing in 1941. Their daughter, Dillu Ashby, also known as Mrs. Loyd Ashby, continued to live in the house until her death in 1980. Afterward, the property passed to Dillu Ashby's sister, Nancy (Ashby) Mavrogenes, and her husband, George Mavrogenes. Nancy Mavrogenes, born in 1928 and deceased in 1995, was a key figure in local preservation efforts, serving as the first chair of the Geneva Preservation Commission. The A. B. Moore House, having played such an important role in Geneva's history, was recognized with a historical plaque from the Geneva History Museum, honoring its historical significance and its connection to the town's development. The property contributes to the Geneva Historic District through its connection with historic figures involved in economics and preservation, and for its unique architectural detail.

### Permits

1987: Room Addition

1990: New Roof; Siding Repair

1992: Steps/Landscape

2005: New Roof

2023: Front Porch Rehabilitation and Replacement; Patio



1999 – Garage

**REQUEST 4B:**

Garage Roof Replacement

**HPC Case #2026-003**

The Applicant is proposing a reconstruction of the roof of the existing garage. This is an update to a permit which was administratively approved for normal reroofing, like for like. During the reroofing process, concerns arose around the structural stability of the garage roof, which might necessitate a more in-depth deconstruction and reconstruction process. The Applicant plans to tear off the garage shingles and inspect the integrity of the decking, joists, rafters, ties, purlins, and hip and ridge boards. Following the inspection, any broken, warped, or rotted components would be deconstructed and rebuilt to match current materials, pitch, and design. The interior structural elements of the roof would be updated to modern building techniques with any deconstruction and replacement, including changing joist, rafter, and hip joist dimensions. The existing structure was constructed with vernacular building techniques at the time, and these proposed updates would be done in line with the current International Building Code standards.

*Current Garage Condition***STAFF ANALYSIS**

The age of the garage is unknown, but it is known to have existed for some time. As a matter of fact, it is believed that the window of the garage is a remnant of the garage's use as a stable. This implies that the garage is a valuable Accessory Structure on the site. The exterior of the roof would be visible from the street. The proposal would result in similar character on the exterior of the roof, with a modern structural update on the interior. While the entire roof structure may not be replaced, depending on conditions, this review should consider the possibility of that extent of work.

**Review for Conformity to SOI Standards**

Staff submits, for the Commission's review and discussion, the following analysis of the SOI Standards as applied to the proposed project:

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**  
*No change in use is proposed with this proposal.*
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**  
*The interior structural material of the roof would be removed and replaced with the same material, but updated structural design. The roof reconstruction would mimic existing exterior character.*

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.** *No new architectural details would be added in this proposal.*
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *This garage is not believed to be original to the house. Its date of construction is unknown, but it was likely constructed within the Period of Significance.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *No distinctive features or finishes on the exterior would change. Reconstruction might include changes in the construction technique.*
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** *Like materials would be used for replacement, other than differences in interior structural dimensions. The level of deterioration and replacement materials needed will be determined after the removal of the shingles, but may include the entire roof.*
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.** *No chemical or physical treatments of existing materials, scheduled to remain, are proposed.*
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** *No archeological resources are known to exist or are expected to be encountered in the proposed area of work.*
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** *No new additions are proposed with this permit change.*
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** *No new additions are proposed with this permit change.*

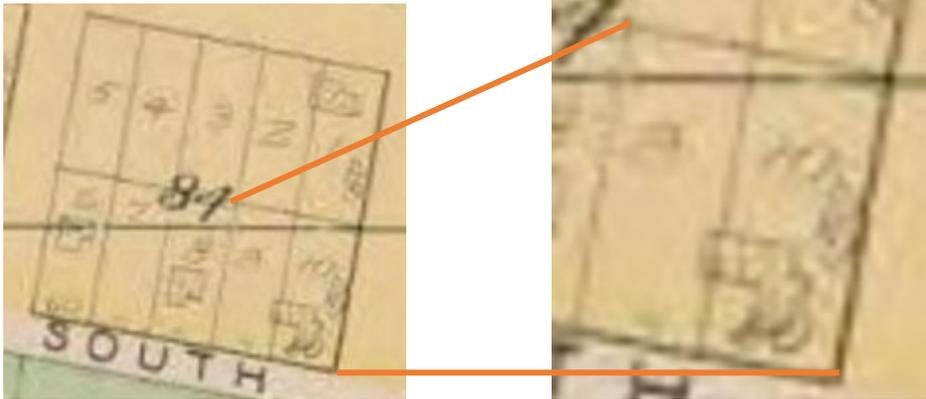
**Design Guidelines for Historic Properties**

Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

**Maintain Original Roof Form and Features.** *Exterior roof form and features would be replaced as-is.*

**Preserve and Maintain Historic Accessory Buildings Through the Repair of Building Materials.** *The planned work would attempt to retain historic materials as possible. Materials which are deteriorated would be replaced with the same material, updated to modern code.*

## **Historic Maps + Images**



1892 Atlas



1982 Geneva Republican



1999 Survey



2016 Survey



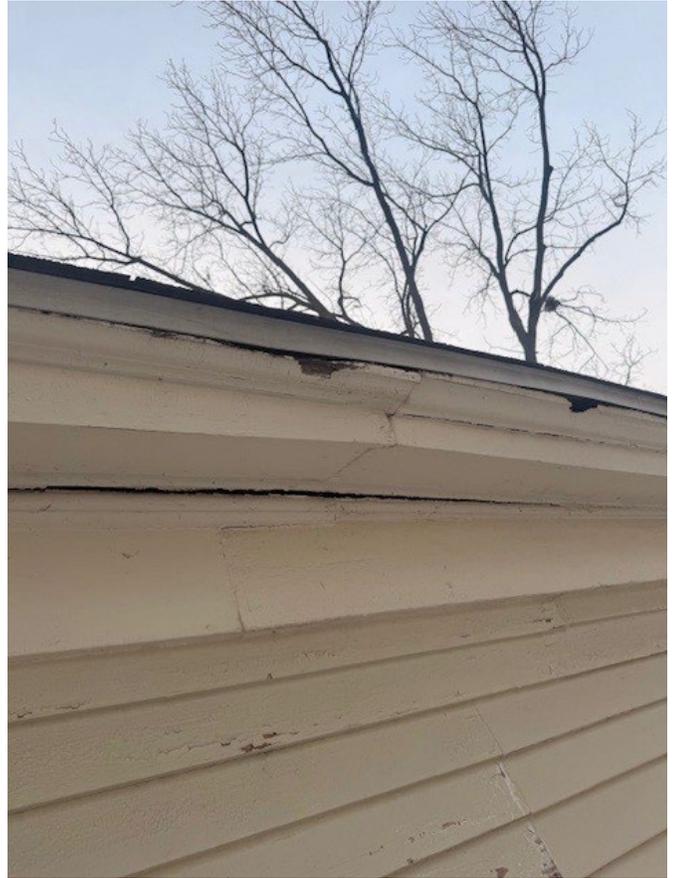
2016 Survey

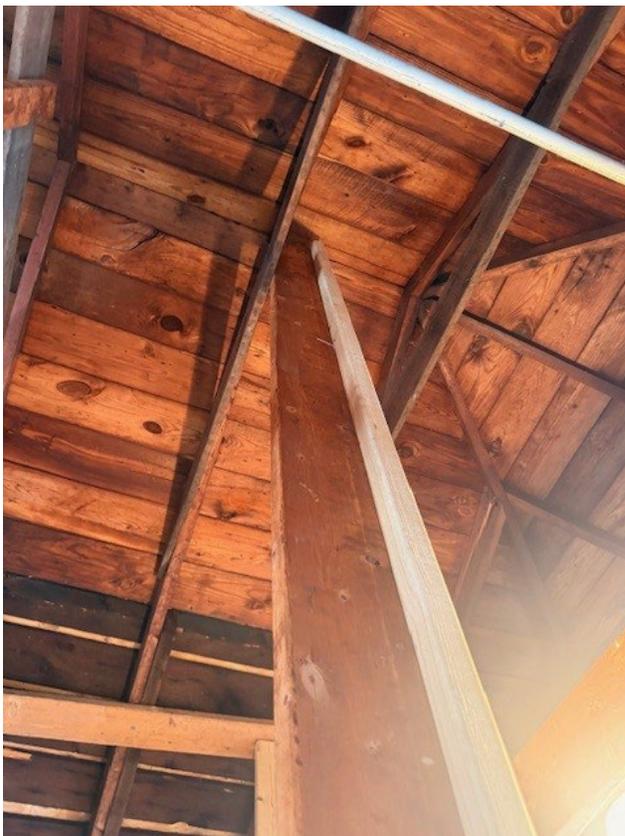
**Site**

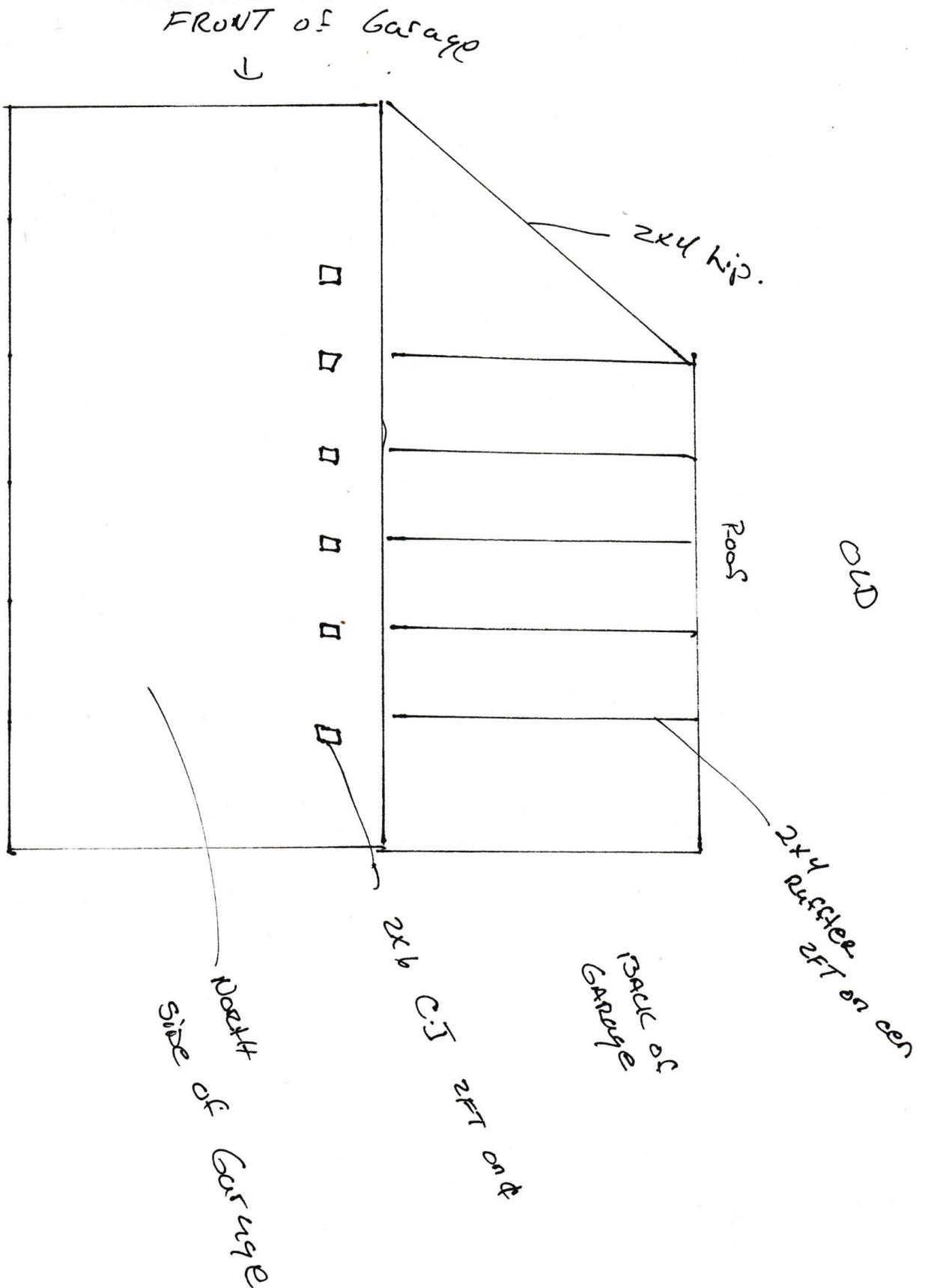


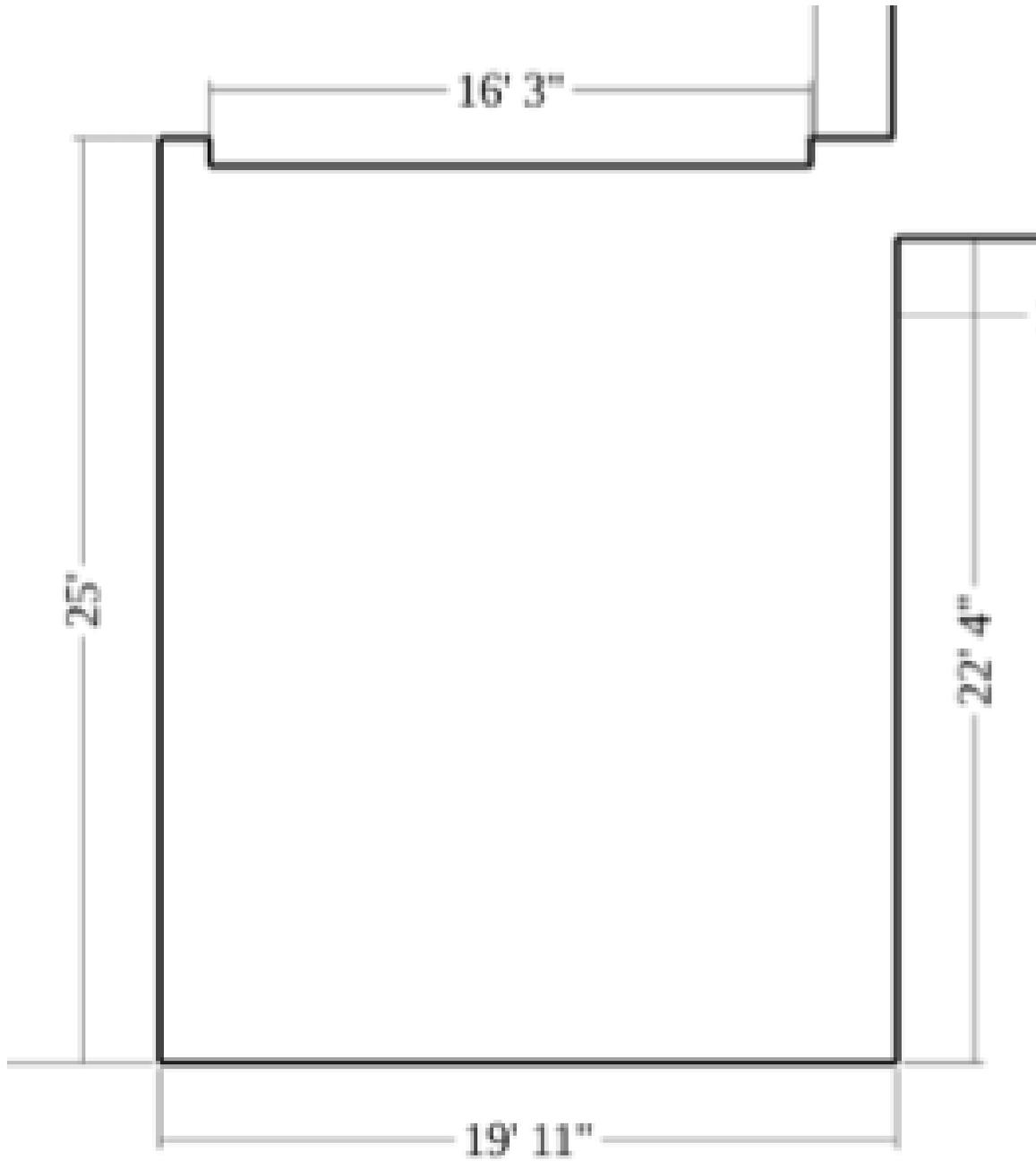
Focus of work (first floor)

## **Existing Condition**

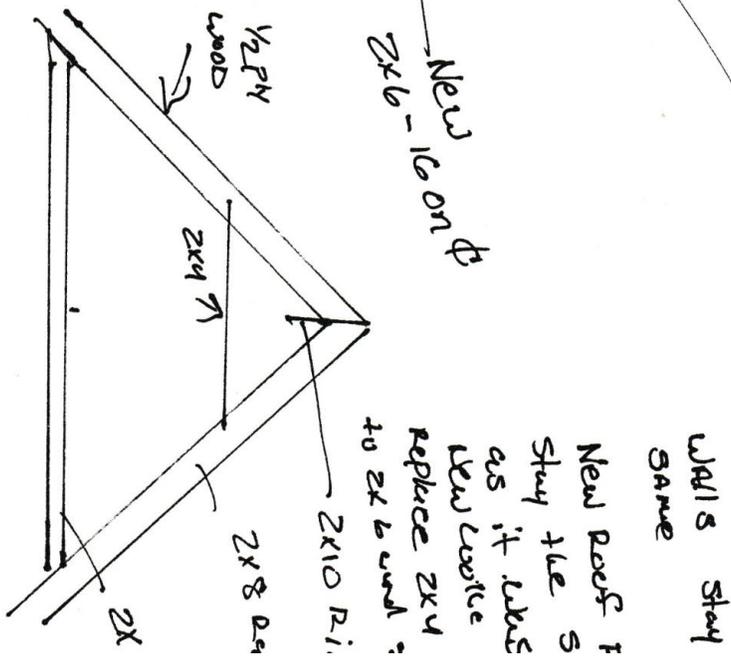
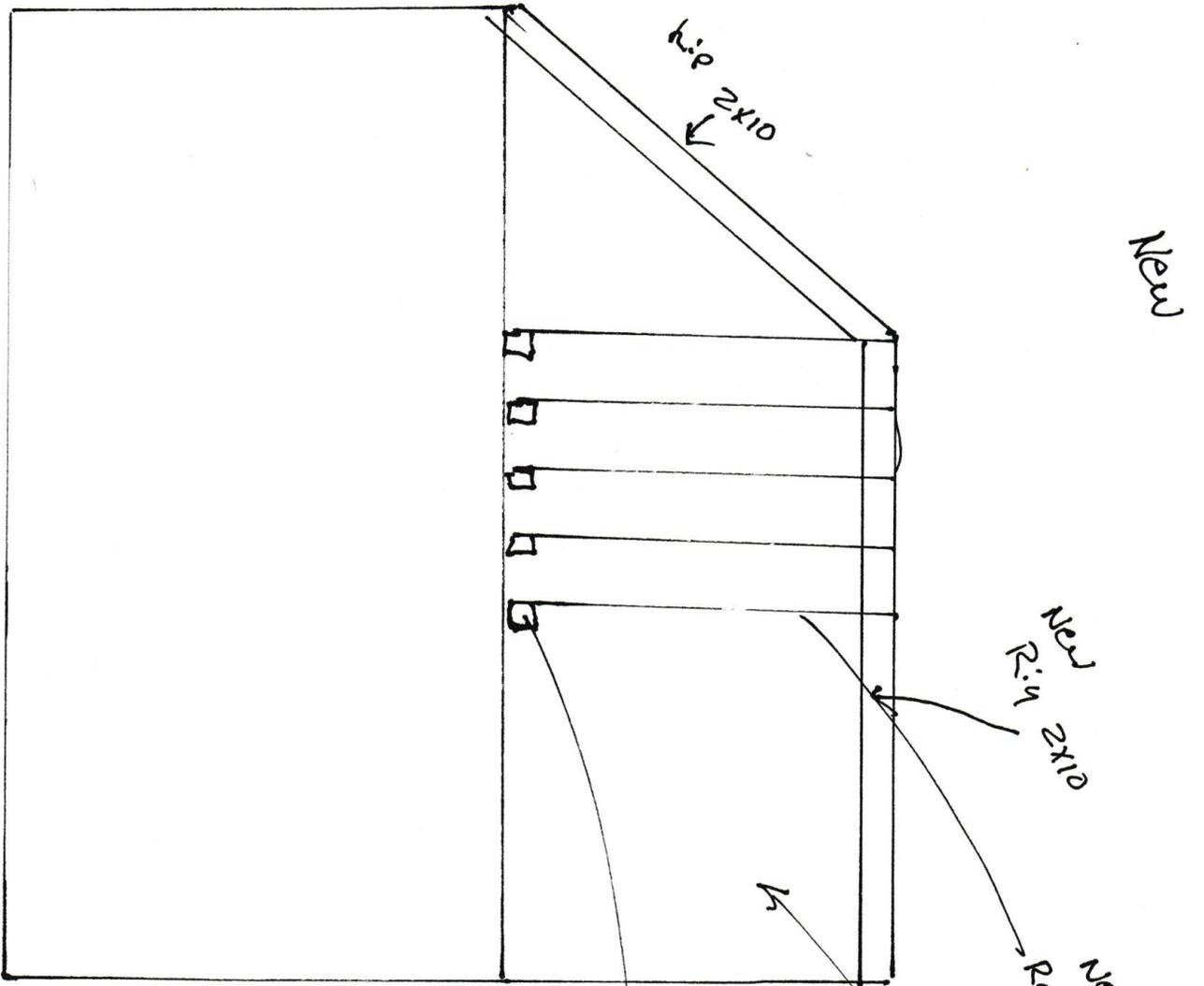






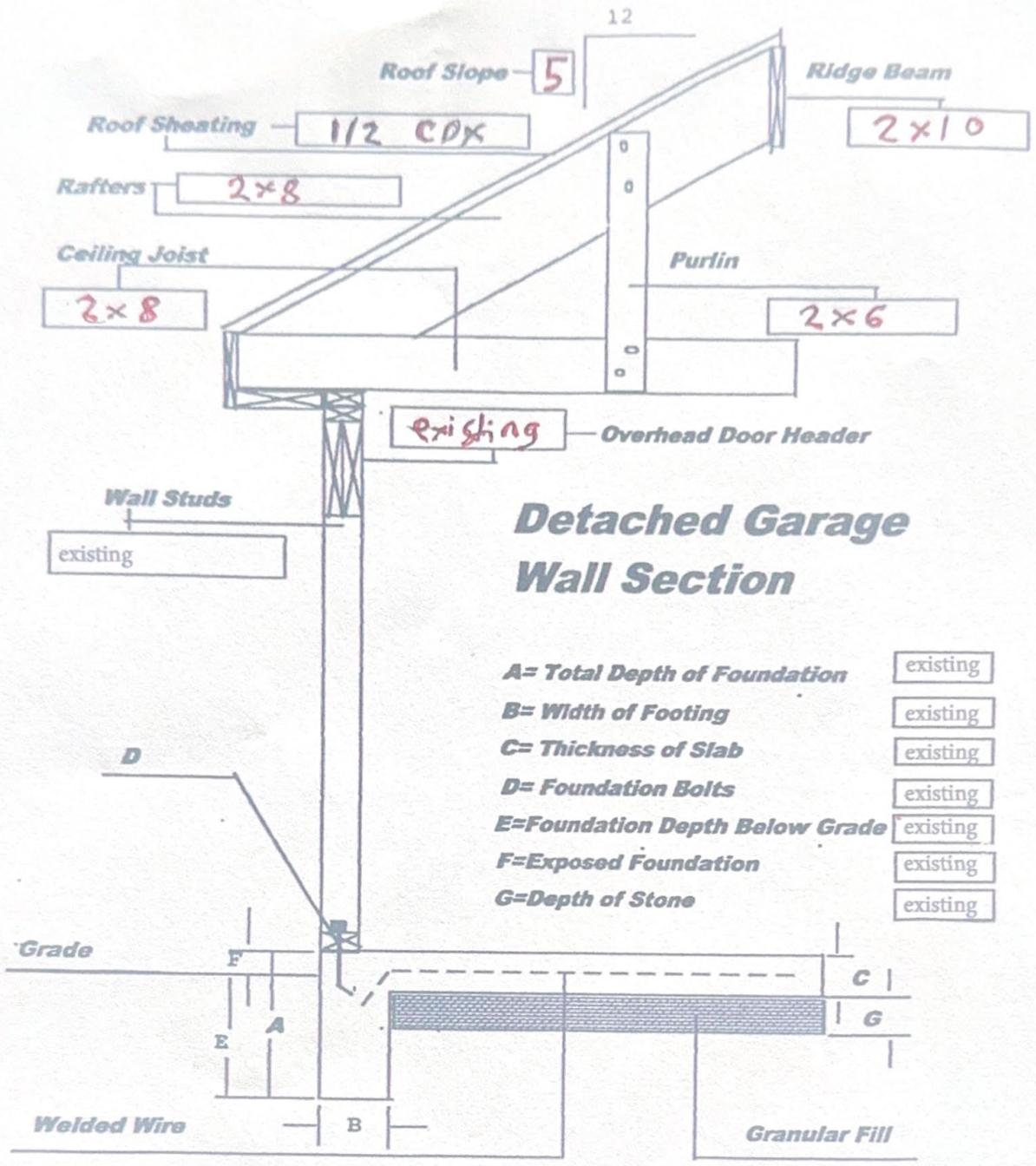


# Proposal



Cut off text reads:

Walls stay the same. New roof pitch stays the same as old roof pitch. Ceiling joists from 2x4 to 2x6 and from 24 oc to 16 oc. New rafters 2x4 to 2x8 and from 24 oc to 16 oc. Install ridge board (not one there now.) Also, hip boards from 2x6 to 2x10. Gable stays the same in back. Roof structure aesthetically looks the same (hip, ridge, etc.)



**Detached Garage**

# CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

January 21, 2026

## AGENDA ITEM 5A

420 South St  
New Construction

HPC Case Number:  
2026-001

Applicants / Owners  
Steve Kuhn

Request:  
New Construction – Single  
Family Home

Staff Liaison:  
Emily Stood  
Preservation Planner  
(630)938.4541  
preservation@geneva.il.us

### BACKGROUND

A Geneva Republican article that states that construction for the raised ranch began in 1967.

The lot is visible in Sanborn Fire Insurance maps beginning in 1923. At that time, it is still a part of the lot at 502 4th Street, which was constructed in 1864. A stable exists near the current site of 420 South Street. In both the 930 and 1945 Sanborns, the stable's footprint remains as an outbuilding and a garage also exists further onto the site of 420 South Street.

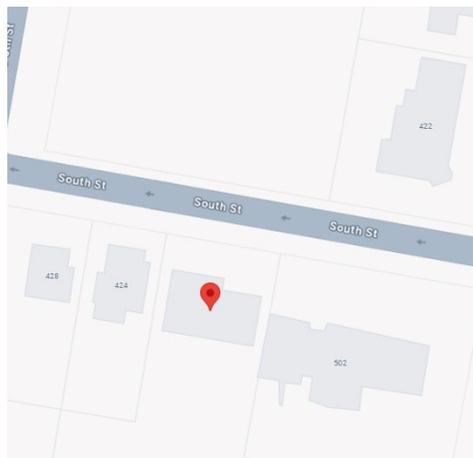


2016 – Former Residence / South Street

The address does not appear in area phonebooks up to 1966. In 1970, the first known appearance, the primary resident is William K Bullock. He remained until at least 1974.

The site was approved for demolition in August of 2025. The demolition is scheduled for after February as plans are developed.

### Context



The development of this area is related to the AP Moore House at 502 S. Fourth Street. Construction has occurred across a broad period of time, from 1864 to 2009.





502 S Fourth Street

**502 S Fourth Street (AP Moore House):** A two story, Italianate residence, dating to 1864. Identified as Contributing to the Local Geneva Historic District and Contributing to the Central Geneva National Register Historic District. The land at 420 South Street was originally related to this property.



424 South Street

**424 South Street:** A 1.5 story, Craftsman residence dating between 1915 and 1923. Identified as Contributing to the Local Geneva Historic District and Contributing to the Central Geneva National Register Historic District.



428 South Street

**428 South Street:** A 1.5 story, Craftsman residence dating between 1915 and 1923. Identified as Contributing to the Local Geneva Historic District and Contributing to the Central Geneva National Register Historic District.



422 S Fourth Street

**422 S Fourth Street:** A two story, New Traditional Victorian residence dating to 2009. Identified as Non-Contributing to the Local Geneva Historic District and Non-Contributing to the Central Geneva National Register Historic District.

**REQUEST 5A: New Construction Concept Review**  
**HPC Case #2026-001**

The Applicant is requesting a Concept Review of initial plans for new construction at the site of a recently approved demolition. The focus of a new construction review should be on whether details such as massing and setbacks blend in appropriately with the rest of the district.

The Applicant is also working with City Staff on changes to the site plan in accordance with zoning requirements, which can be expected with a future permit review.



*Proposed Front Facade*

**STAFF ANALYSIS**

The façade proposals include a cascading roof pattern, variety of cladding materials, and irregular ground-plans, all of which label this property as a “Millennium Mansion” style, as described in McAlester’s Field Guide to American Houses. This style does reflect current architectural trends. Architectural details are varied, pulling from a variety of historic styles, but some, such as the triangular knee braces attached to some portions of the roof, relate to the Craftsman style existing on the street. This style is very infrequent in the district.

The proposed setback from the street is slightly more than the one which existed with the previous residence, particularly in relation to the actual residence rather than the attached garage. One attached garage is proposed as visible from the street, with a second detached garage further back on the lot. The proposal includes growth in both square feet and height from the previous residence.

**Review for Conformity to SOI Standards**

Staff submits, for the Commission’s review and discussion, the following analysis of the SOI Standards as applied to the proposed project:

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**  
*No change in use is proposed with this concept.*
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**  
*The demolition of the existing Non-Contributing property has already been approved.*
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.** *The proposed style reflects current architectural styles and trends. It combines several historic styles, some of which exist nearby.*

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *The demolition of the existing Non-Contributing property has already been approved.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *The demolition of the existing Non-Contributing property has already been approved.*
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** *The demolition of the existing Non-Contributing property has already been approved.*
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.** *No chemical or physical treatments of existing materials, scheduled to remain, are proposed.*
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** *No archeological resources are known to exist or are expected to be encountered in the proposed area of work.*
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** *The new construction would be differentiated from the old with the introduction of new materials and styles on the streetscape. There would be a noticeable change in scale and architectural features from the previous Non-Contributing residence.*
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** *The focus of this project would be on a Non-Contributing lot of the Historic District, and would not affect Contributing material.*

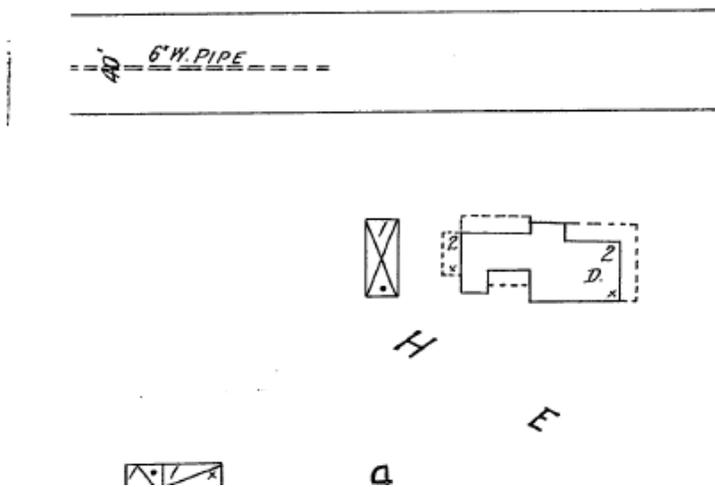
**Design Guidelines for Historic Properties**

Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

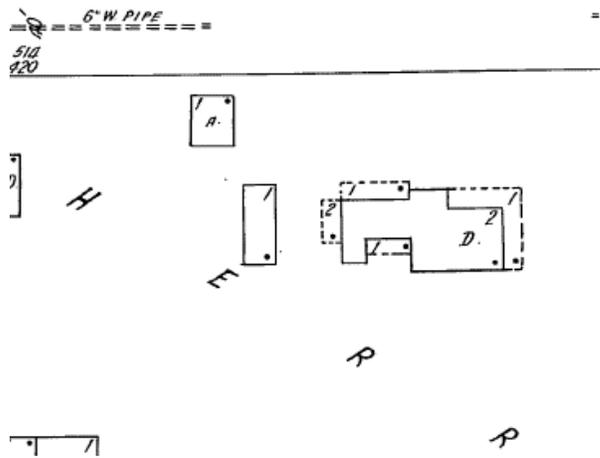
**Design Infill Residential Buildings Which are Compatible in Existing Neighborhoods.**

*The planned height and mass would be larger than the neighboring houses facing South Street, and more similar to those facing Fourth Street. The proposed second floor would be partial, with most of its mass focused toward the front façade. The front entry would be oriented similarly to neighboring houses. The style would be differentiable from the existing houses, as this introduces a more modern style. There would be more complex rooflines and architectural details than most of the neighboring houses.*

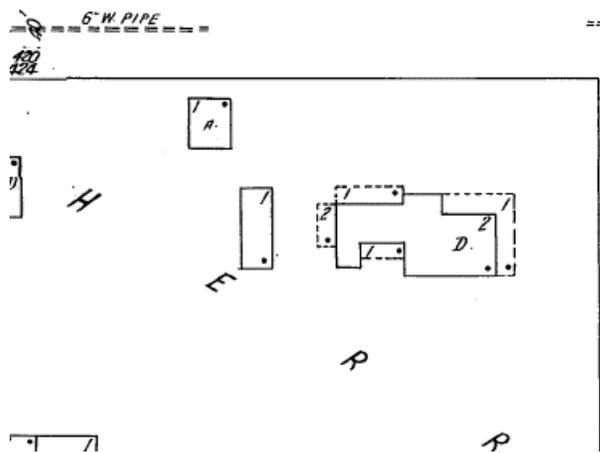
## **Historic Maps + Images**



1923 Sanborn Fire Insurance Map – 502 S Fourth and Related Land

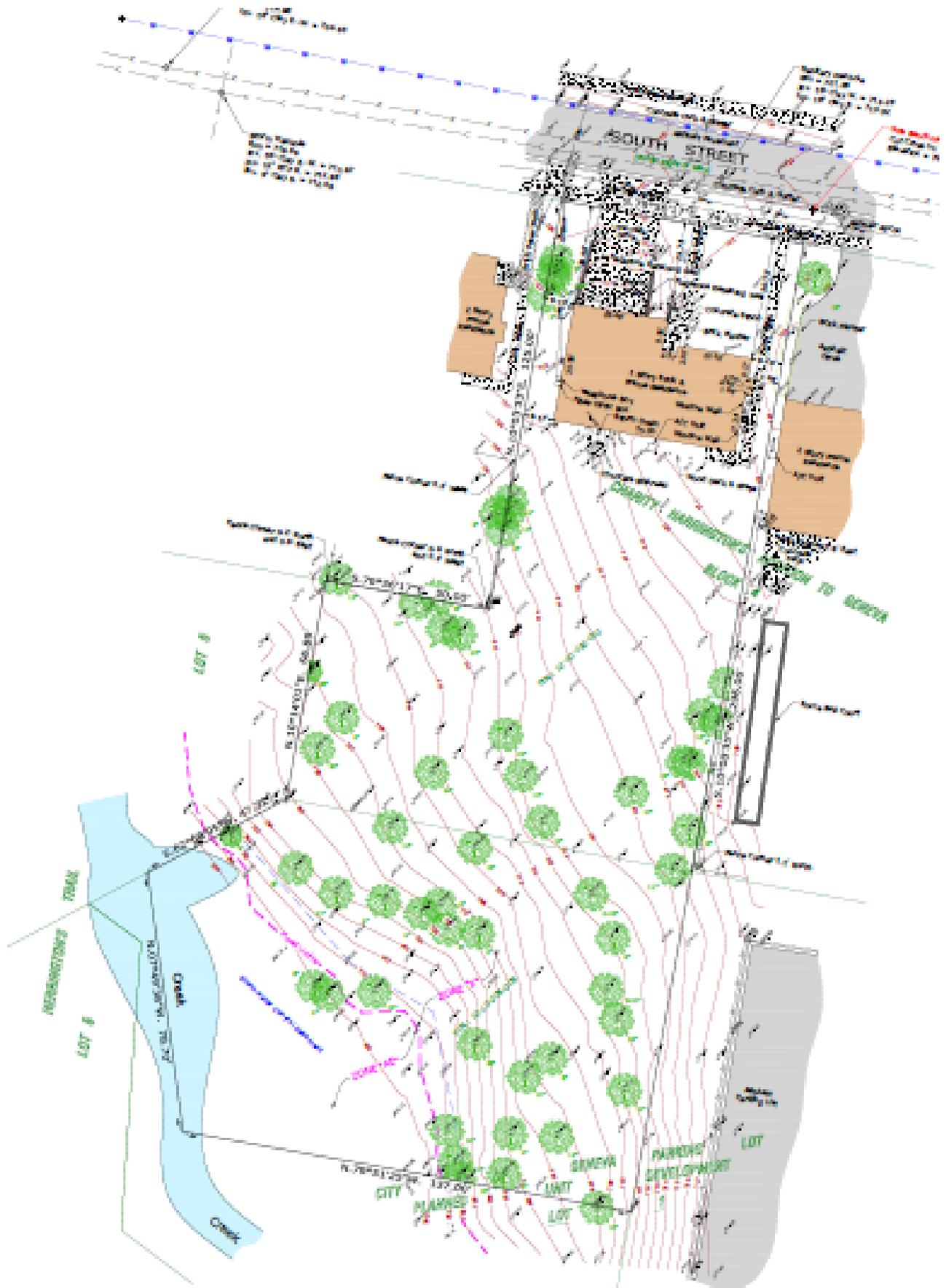


1930 Sanborn Fire Insurance Map – 502 S Fourth and Related Land

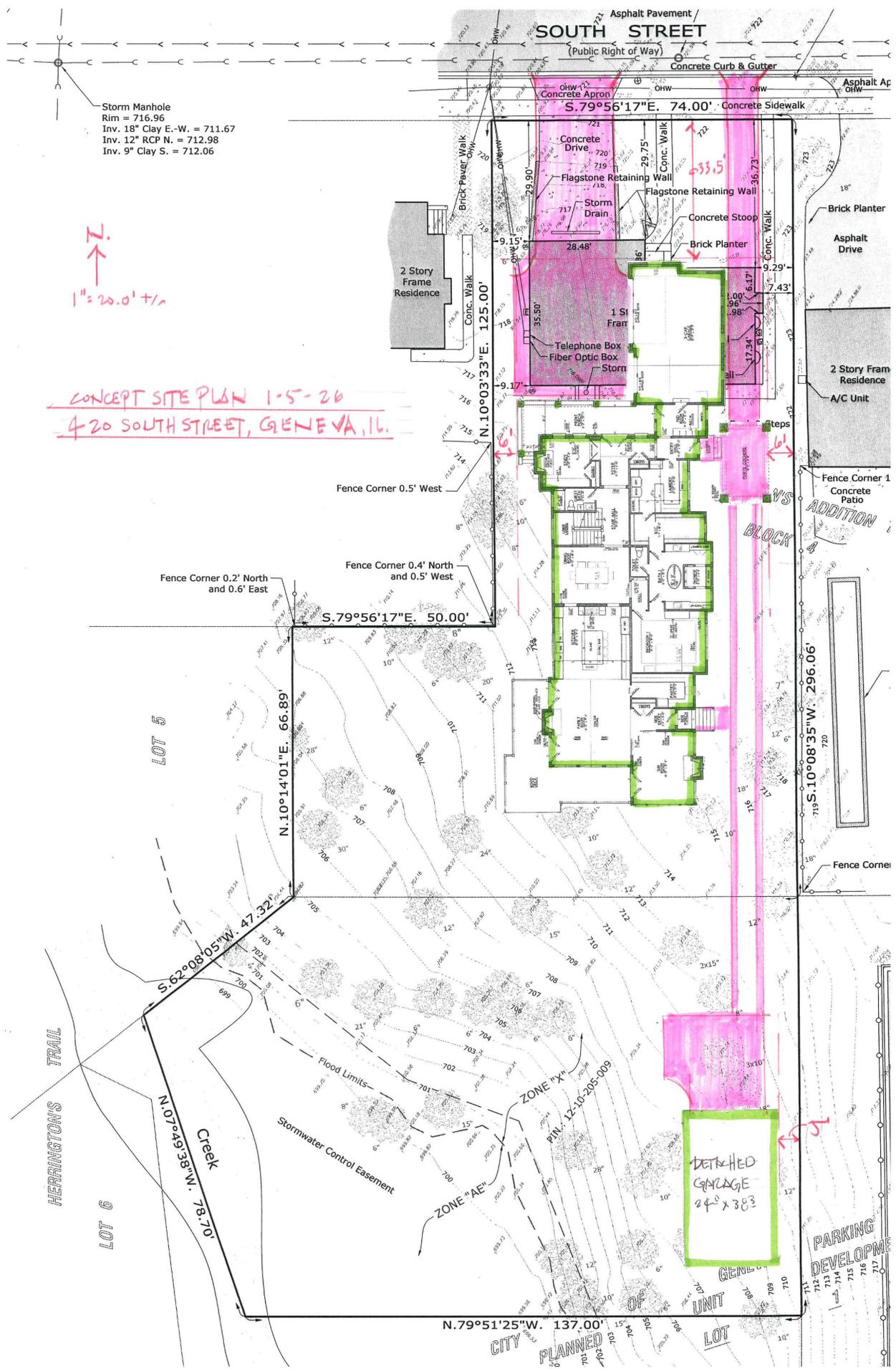


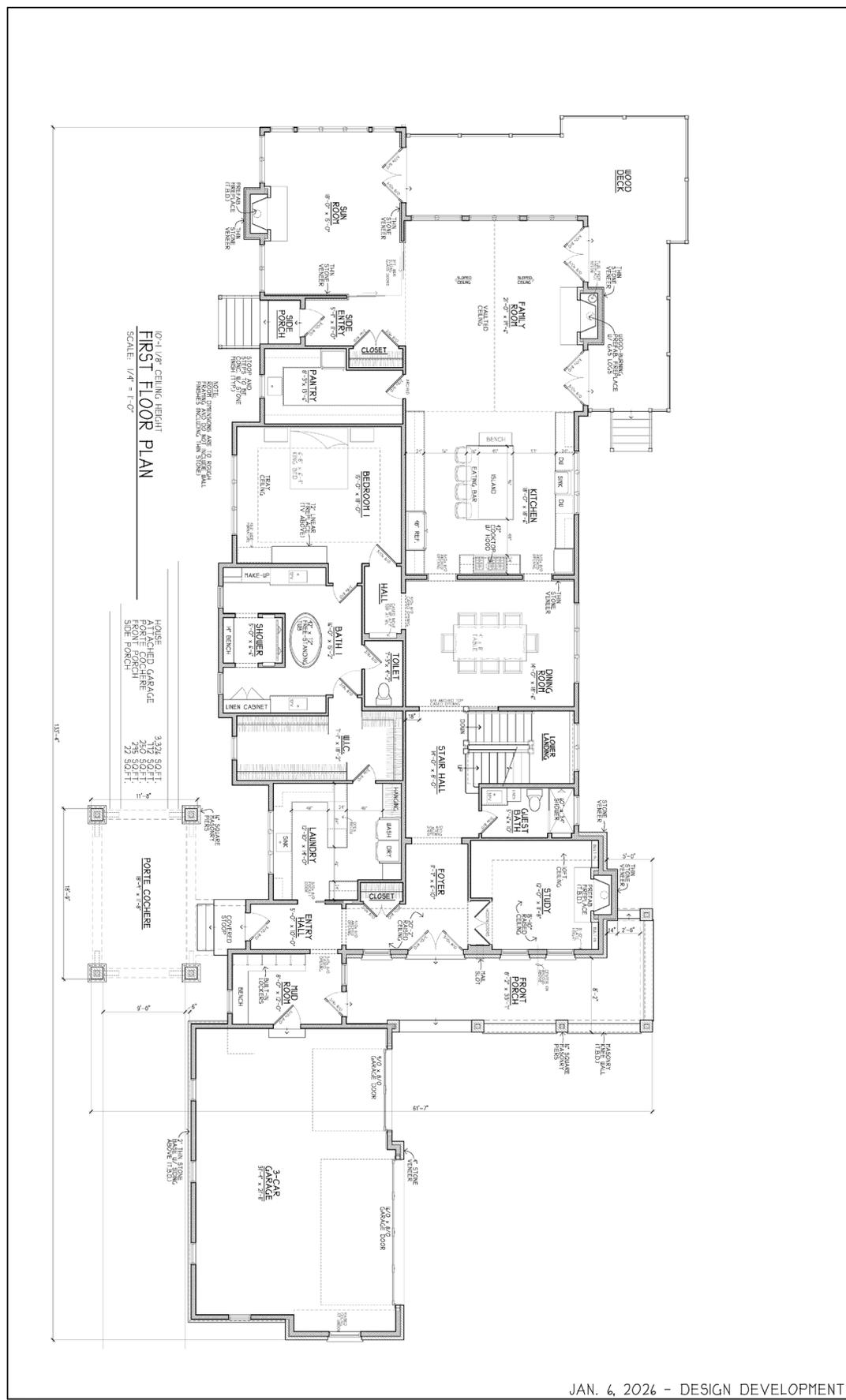
1945 Sanborn Fire Insurance Map – 502 S Fourth and Related Land

## Existing Site



# Proposal





1/2-1/8" CEILING HEIGHT  
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

HOUSE ATTACHED GARAGE  
 FRONT PORCH  
 SIDE PORCH

3,321 SQ. FT.  
 212 SQ. FT.  
 275 SQ. FT.  
 22 SQ. FT.

PORTE COCHERE

JAN. 6, 2026 - DESIGN DEVELOPMENT

PLOTTED: 1/4/2024

DATE: 1/4/2024

COMMISSION: 44033

SCALE: 1/4" = 1'-0"

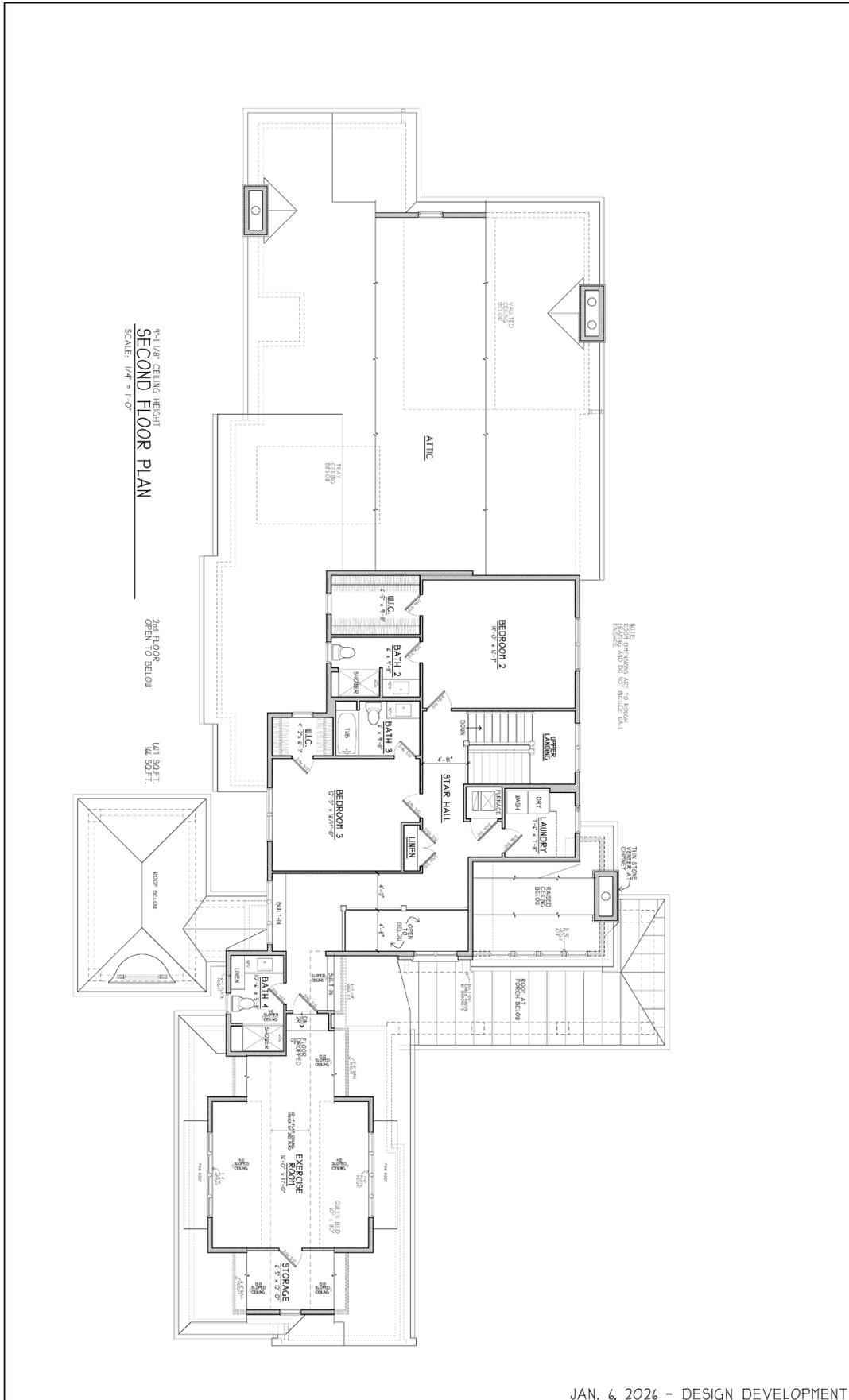
DATE: 1/4/2024

SCALE:

DATE:

PROPOSED SINGLE FAMILY RESIDENCE FOR:  
**THE KUHN FAMILY**  
 420 SOUTH STREET, GENEVA, ILLINOIS

STATE OF ILLINOIS  
 REGISTERED ARCHITECT



9'-1 1/8" CEILING HEIGHT  
**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

2ND FLOOR  
 OPEN TO BELOW

1/4" SQ.FT.  
 1/4" SQ.FT.

JAN. 6, 2026 - DESIGN DEVELOPMENT

PLOTTED: 1/4/2024

Client: **THE KUHN FAMILY**  
 Project: **PROPOSED SINGLE FAMILY RESIDENCE**  
 Location: **420 SOUTH STREET, GENEVA, ILLINOIS**

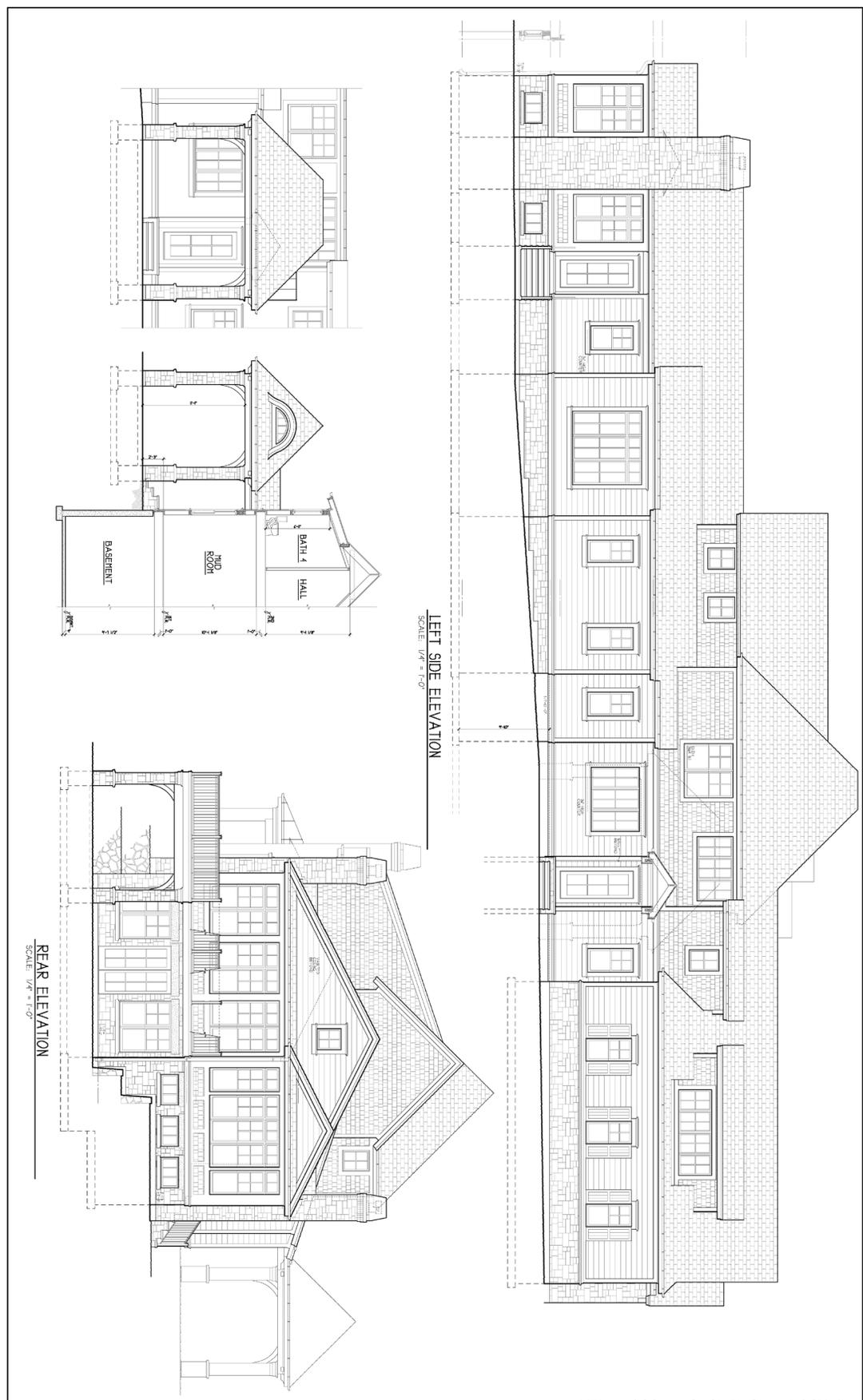
Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_

PROPOSED SINGLE FAMILY RESIDENCE FOR:  
**THE KUHN FAMILY**  
 420 SOUTH STREET, GENEVA, ILLINOIS

STATE OF ILLINOIS  
 ARCHITECTURAL LICENSE  
 No. 123456789  
 EXPIRES: 12/31/2026







JAN. 6, 2026 - DESIGN DEVELOPMENT

PLOTTED: 1/4/2026

Scale: \_\_\_\_\_

Client: \_\_\_\_\_

Architect: \_\_\_\_\_

Project: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PROPOSED SINGLE FAMILY RESIDENCE FOR:

**THE KUHN FAMILY**

420 SOUTH STREET, GENEVA, ILLINOIS

STATE OF ILLINOIS

ARCHITECTURAL EXAMINER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

JAN. 6, 2026 - DESIGN DEVELOPMENT

PLOTTED: 1/4/2024



COMMERCIAL: 48303  
 RESIDENTIAL: 48304  
 SCALE: 1/4" = 1'-0"  
 DATE: 1/4/2024  
 PROJECT: 420 SOUTH STREET, GENEVA, ILLINOIS

ARCHITECT: [Redacted]  
 PROJECT: [Redacted]  
 DATE: [Redacted]

SCALE: 1/4" = 1'-0"  
 DATE: 1/4/2024

PROPOSED SINGLE FAMILY RESIDENCE FOR:  
**THE KUHN FAMILY**  
 420 SOUTH STREET, GENEVA, ILLINOIS

STATE OF ILLINOIS  
 ARCHITECTURAL BOARD  
 LICENSE NO. 000000000

