

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, February 18, 2026 MEETING

Call to Order

1. **Roll Call**
2. **Approval of Minutes**
January 21, 2026
3. **Review of Building Permit Applications** (Certificate of Appropriateness)
 - A. **18 Campbell Street** CASE 2026-006
Applicant: Edward Condon
Application for: Resetting Front Steps
 - B. **102 S Second Street** CASE 2026-010
Applicant: Kevin O'Neill
Application for: Security Installation
 - C. **226 S River Lane** CASE 2026-011
Applicant: Timothy and Susan Fallon
Application for: Window Replacements
4. **Concept Reviews**
 - A. **17 N 6th Street** CASE 2026-007
Applicant: Sean Gallagher
Application for: Rehabilitation for Multi-Unit Housing
 - B. **428 Ford Street** CASE 2026-008
Applicant: Sean Gallagher
Application for: Rehabilitation and Addition
 - C. **410 W State Street** CASE 2026-009
Applicant: Rob Costello
Application for: Addition and Remodel

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. 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).

5. Secretary's Report (Staff Updates)

6. 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.*)

7. Adjournment

Next HPC Meeting: March 17, 2026

Historic Preservation Commission Meeting Minutes
City of Geneva
109 James Street - City Council Chambers
January 21, 2026

Call to Order

Chairman Zellmer called the meeting of the Geneva Historic Preservation Commission to order at 7:00 pm on Wednesday, January 21, 2026.

1. Roll Call

Present: Chairman Zellmer; Commissioners Tobler, Phillips, Riebe, Salomon
Absent: Commissioners McManus, Jensen
Staff Present: Preservation Planner Emily Stood, Assistant Planner Jessie Malkosky
Others Present:

2. Approval of Minutes

Minutes of December 16, 2025

Motion by Commissioner Salomon, seconded by Commissioner Phillips, to approve the minutes of the December 16, 2025, meeting as presented. Motion passed by roll call vote, (5-0).

3. Five-Minute Field Guide

Preservation Planner Emily Stood presented a Five-Minute Field Guide on the history of historic preservation in the United States, tracing its evolution from 19th-century private initiatives to modern federal policy. Beginning with the Mount Vernon Ladies' Association (1853) and the civic purchase of Independence Hall, she highlighted key legislative milestones including the Antiquities Act (1906), the establishment of the National Park Service (1916), and the transformative National Historic Preservation Act (1966). The presentation concluded with contemporary challenges and expansions of the field, such as addressing climate change impacts on historic structures, revitalizing traditional building trades, and intentionally broadening preservation to encompass underrepresented cultural heritage and cultural sites like music birthplaces.

Following the presentation, a question was raised regarding Historic American Building Survey (HABS) documentation methods. Stood clarified that while historic submissions are hand-drawn, contemporary work is typically completed using CAD, citing her own documentation of the Octagon Shelter in Cuyahoga Valley National Park as an example.

4. Review of Building Permit Applications (Certificate of Appropriateness)

4a. 312 N Fifth Street

CASE 2026-002

Applicant: Anaïs Bowring

Application: Roof and Staircase Change (Plan Amendment)

Seeking to amend a previously approved project for the historically complex residence, a combined worker's cottage (1845) and Greek Revival house (1855), Anaïs Bowring requested approval for two modifications. The proposal involved replacing the existing porch roof with a standing seam metal system (16-inch wide Slimline panels) and lowering the interior stair by one step to improve headroom, which would correspondingly reduce the exterior staircase by one step.

During discussion, Bowring explained the changes were recommended by a new contractor for longevity and practicality. The Commission's dialogue focused on the detailing of the porch skirting. While the applicant's drawings showed the skirting lowered, Commissioners expressed a preference for maintaining a continuous visual line with the foundation trim of the main house. Bowring agreed to adjust the design. Regarding the metal roof, Commissioners noted several existing metal roofs on porches within the district and found the material acceptable for this low-slope, minimally visible porch roof. The discussion also touched on future plans to re-roof the main house with metal, with a suggestion to consider metal shingles for a more historically consistent appearance on the primary roof when that project is submitted.

Moved by Commissioner Phillips, seconded by Commissioner Tobler, to approve the application for the roof and staircase modifications with the stipulation that the top line of the porch skirting must align with the existing foundation trim line of the house at 312 N Fifth Street.

Ayes: Tobler, Phillips, Riebe, Salomon, Zellmer

Nays: None

Motion Passed: 5-0

4b. **501 South Street**

CASE 2026-003

Applicant: TJ Bollinger

Application: Garage Roof Replacement

Representing the homeowner, TJ Bollinger of KNS General Contracting presented an application for the complete deconstruction and reconstruction of a historically associated garage roof, originally used as a stable, located at the rear of the property. The need arose during a separate reroofing project when the garage structure was found to be unsound and sagging. The contractor and homeowner chose to pursue a full reconstruction to ensure structural integrity rather than partial repair.

The proposal stipulated that all exterior architectural features, including the hip roof pitch, overhangs, and general appearance, would be precisely replicated. The only changes would be to the structural framing members, which would be upgraded to modern code-sized lumber, and the roof sheathing, which would be replaced with ½-inch CDX plywood. The new asphalt shingles would match those installed on the main house. The Commission confirmed that the work was a true like-for-like replacement with no aesthetic alterations.

Moved by Commissioner Riebe, seconded by Commissioner Salomon, to approve the application for the garage roof reconstruction at 501 South Street as presented.

Ayes: Tobler, Phillips, Riebe, Salomon, Zellmer

Nays: None

Motion Passed: 5-0

5. Concept Review

5a. **420 South Street**

CASE 2026-001

Applicant: Steve Kuhn

Application: New Construction

Following the approved demolition of a non-contributing 1968 house, property owner Steve Kuhn, presented a conceptual design for a new single-family home on the cleared lot. The proposed two-story residence, designed by architect Dan Marshall in an English Arts and Crafts style, features natural stone accents, a prominent front porch, and a side-load (coach-style) three-car garage set approximately 100 feet back from the street to minimize its presence. A detached garage/workshop is also planned for the rear of the deep lot.

The Commission's review focused on massing, scale, and contextual compatibility. Commissioners noted the design's deliberate roofline articulation to break up mass and its generally appropriate scale compared to neighboring homes, including one tall historic house and newer constructions on South Street. Significant discussion concerned site planning: Kuhn confirmed that, at the city engineer's direction, he had eliminated a proposed second curb cut and would instead use a single driveway that branches to serve both garages. He also discussed ongoing grading challenges for the rear garage with the Building Department. The Commission provided favorable feedback, agreeing the design was contemporary yet contextual, with no false historicism. Kuhn was commended for engaging in early review and plans to return with formal construction documents for a Certificate of Appropriateness, likely in March.

No action was taken as this was a preliminary concept review only.

6. Secretary's Report (*Staff Updates*)

Preservation Planner Emily Stood shared the following updates:

- *Administrative Activity*: One project has been approved administratively since the start of the new year.
- *4 E State Property*: The City Council has upheld the recent decision regarding this property. Discussions are now underway regarding potential next steps and paths forward for the site.
- *Preservation Month Planning*: Staff will begin organizing events for Historic Preservation Month in May. Commissioners were asked to brainstorm and bring programming ideas to the next meeting.
- *Ongoing Programs*: The window rehabilitation program and other ongoing initiatives continue to move forward. Staff look forward to the start of the spring construction season.

7. New Business

7a. From the Commission: Commissioner Riebe sought clarification on the Commission's specific purview and evaluation criteria for new construction projects within the historic district, using the 420 South Street concept as a reference. In response, Preservation Planner Stood elaborated that while the design guidelines provide the formal framework, the Commission's primary focus for new buildings is on broader contextual compatibility rather than minute architectural details.

Key considerations include the building's massing and scale in relation to neighboring contributing properties, appropriate setbacks, roof forms, and the general layout of structures on the lot (e.g., placement of garages). The goal is to ensure new buildings blend harmoniously with the historic district's character without mimicking historic styles, thereby avoiding false historicism while still respecting the established streetscape.

7b. From the Public: No members of the public were present.

8. Adjournment

Motion to adjourn by Commissioner Salomon, seconded by Commissioner Tobler. Motion carried unanimously by verbal assent. Meeting adjourned at 8:20 PM.

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

February 18, 2026

AGENDA ITEM 3A

18 Campbell St
Resetting Front Steps

HPC Case Number:

2026-006

Applicants / Owners

Edward Condon

Request:

Resetting Front Steps

Staff Liaison:

Emily Stood

Preservation Planner

(630)938.4541

preservation@geneva.il.us

BACKGROUND

This is not the original site of the home acquired by Augustus & Betsey Conant on February 8, 1843. Eben Conant, the father of Augustus, originally built the house. Following his studies at Harvard College, Augustus returned to Geneva and served as the local Unitarian minister. The house was later connected to a stone cottage to the south and transferred to Eben Conant on July 27, 1858.

Augustus Conant left Geneva in 1858, where he served as a Chaplain in the Civil War before dying of exposure on the battlefield in 1863.

Later, it was the home of John (1827-1905) and Sarah Hight (d. 1888). John Hight came to Geneva in 1854 and was a wagonmaker on the east side of the Fox River until the Civil War. He was also a patternmaker and mechanic at W. H. Howell before becoming a custodian at the Kane County Courthouse after it was built in 1891.

The house was later sold to Amanda Hight, the invalid sister of John Hight who cared for her. Upon her death, the First Street houses (wood and stone) were transferred to John Hight in 1888.



2016 – from Campbell Street



Edward and Kate Raftery moved the house to the Campbell Street site in 1928 (lots 11 and 12) as a part of Kate Raftery's River Lane Beautification Project (1926-1950); a permit was issued in April 1928. Oliver C. and Grace (Hight) Kenyon sold the house at the southwest corner of First and Campbell (f/k/a Washington) streets to the Rafterys: house to be moved to "a lot near River Street.". The full-width, front porch of the house was removed when relocated. A new house was built on the original site (see 202 S. First).

The property is notable for its association with one or more significant persons, within the context of relocated buildings in Geneva, and as a part of Kate Raftery's River Lane Beautification Project (which began in 1926). The property is also notable for its association with architecture—specifically the Greek Revival style—and community development—specifically the Early Settlement Period of Geneva (1837-1857).

Permits

1987: Remodel

1998: Roof Repair

1999: Roof

2010: Flat Roof; Driveway

2014: Fence

2015: Deck Renovation

2016: Roof



1999 – From Campbell Street

REQUEST 3A:

Resetting Front Steps

HPC Case #2026-006

The Applicant is proposing to remove and reset the front steps using original bricks, in order to repair the stair's base. The porch was repointed in 2025, and the replaced mortar is already failing. The Applicant and contractor believe that by replacing the sub-base, the lifespan of the stairs will be extended further than with another round of repointing. The proposed mortar for resetting is a specialty stone veneer mortar with an acrylic additive.

The bricks of the stairs have the Purington Brick Co. manufacturing stamp. Purington Brick Co. functioned out of East Galesburg from 1890 until 1974. Their main products were paving bricks until 1948, when asphalt became more popular for streets. Due to this, the bricks were known to be particularly hard in order to stand up to frequent use in streets and sidewalks. It is likely that this brick stair was introduced when the house was moved in 1928.



Existing Conditions Aerial View

STAFF ANALYSIS

The stairs proposed for work are not original to the house, but have likely existed since it was moved to its current location. The makeup of the stair's base is unknown, and it is very possible that it is minor or nonexistent. By reinforcing that base, movement of the bricks is likely to lessen. As mortar is traditionally a sacrificial material, this removal and resetting proposal would preserve the primary construction elements of the stair. As with typical repointing projects, mortar selected for use should be softer than the brick to allow for movement of water and extend the lifespan of the brick. If, in the process of reconstruction, some bricks are in need of replacement, care

should be taken to select replacements of a similar hardness or color. Due to the historic popularity of Purington Bricks, salvaged bricks with similar makeups are still available for purchase today.

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 material of the stair would be reused in the same formation.*
- 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.** *The stair was likely constructed within the Period of Significance and relates to the area history as a project included in Kate Raftery's River Lane Beautification Project.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *The proposed reconstruction would be like for like, with bricks in the same orientation. The stair has typical tuckpointing patterns which can be replicated without additional details.*
- 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 bricks would be reused. Mortar is a sacrificial element and is designed to be replaced over time.*
- 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.

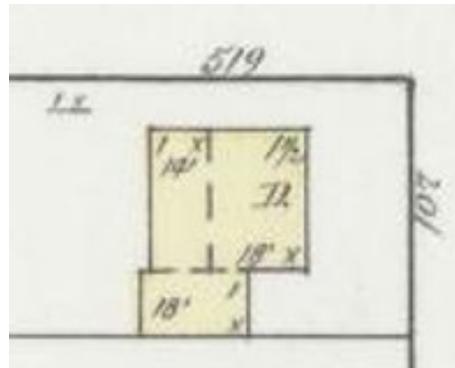
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. *No new additions are proposed with this permit.***
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.***

Design Guidelines for Historic Properties

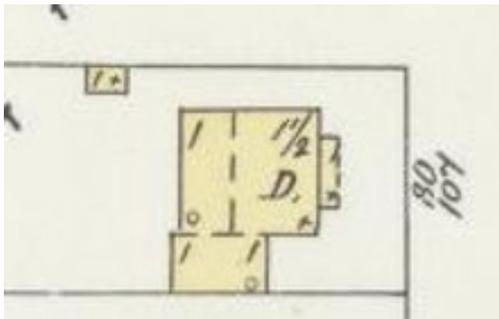
Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

Maintain and Preserve Historic Doors and Entries. *Functional and decorative features would be repaired and reset. Existing bricks would remain.*

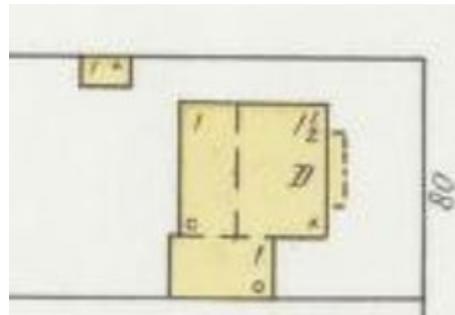
Historic Maps + Images



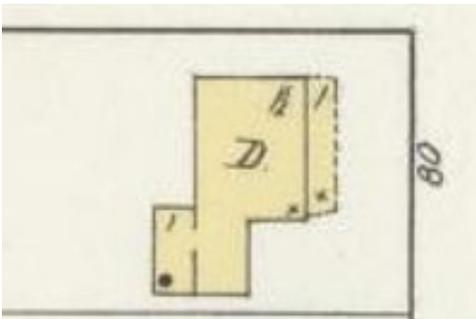
1891 Sanborn Fire Insurance Map at 202 S. First



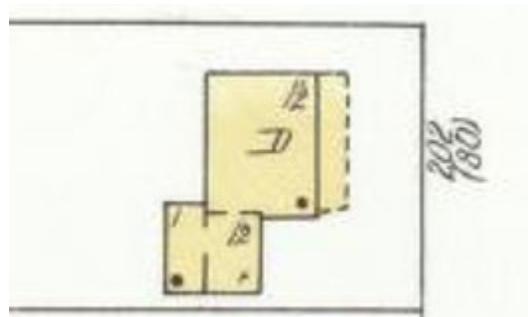
1897 Sanborn Fire Insurance Map at 202 S. First



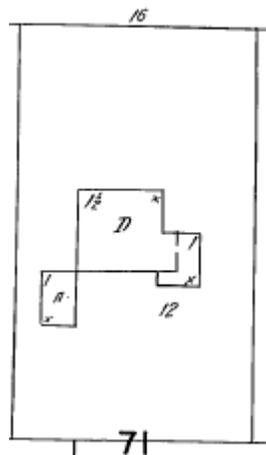
1905 Sanborn Fire Insurance Map at 202 S. First



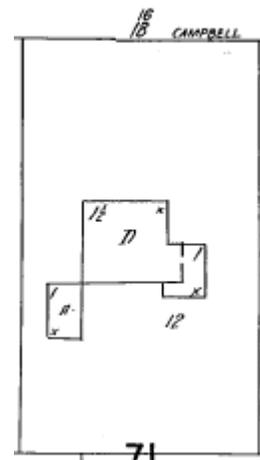
1912 Sanborn Fire Insurance Map at 202 S. First



1923 Sanborn Fire Insurance Map at 202 S. First



1930 Sanborn Fire Insurance Map



1945 Sanborn Fire Insurance Map

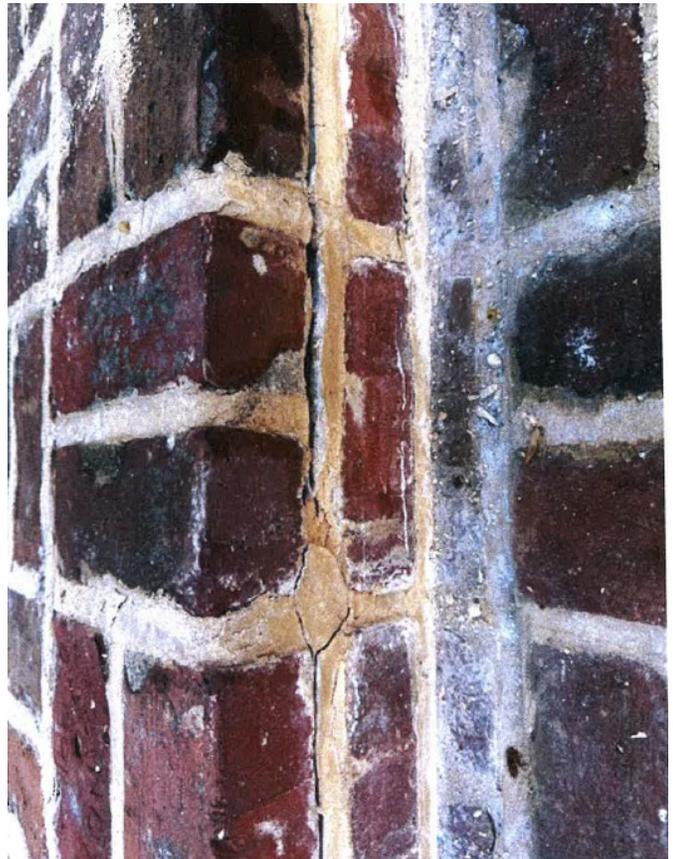
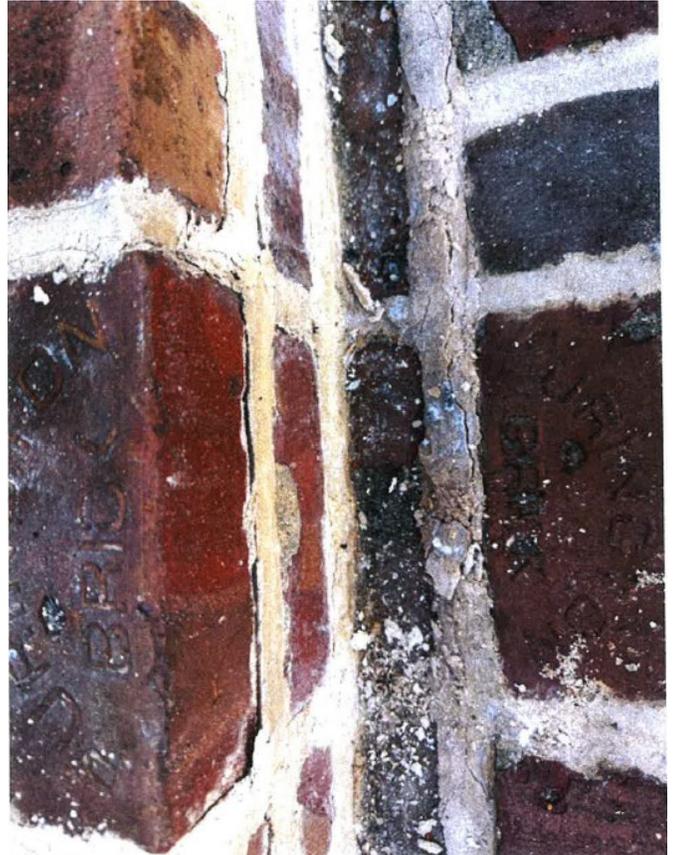
- Frame Construction
- Shingle Roof
- Composition Roof
- Slate Roof

Site

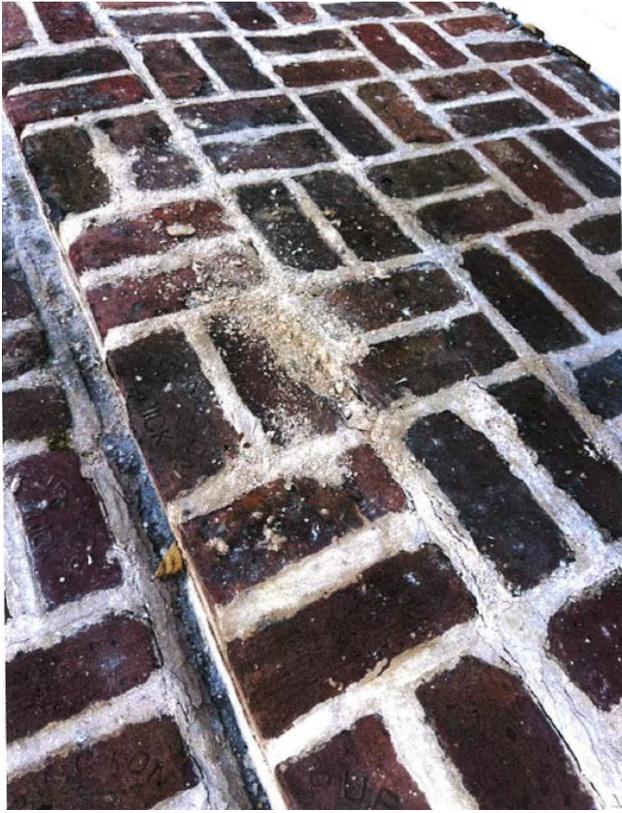


Approximate Focus of Work

Existing Condition







Proposal

Affordable Tuckpointing Pros LLC



Ed Condon
18 Campbell Street
Geneva, IL 60134

Estimate #12870

From Affordable Tuckpointing Pros LLC
513 W Wrightwood
ELMHURST, Illinois 60126

Bill To 18 Campbell Street
Geneva, IL 60134

Sent On 12/22/2025

SUBURBAN PERMITS Client is responsible for obtaining any necessary permits.

DEPOSIT WE WILL BE UNABLE TO SCHEDULE YOUR PROJECT AND/OR PURCHASE MATERIALS WITHOUT THE REQUIRED DEPOSIT.

CHICAGO PERMITS ONLY CHICAGO PERMITS ONLY: There will be an additional (mandatory) \$250 "Air Quality Permit" charge. ATP will obtain the necessary air quality permit.

Product/Service	Description	Qty.	Unit Price	Total
RESETTING BRICK	Removal and resetting of all brick on your front porch area. We will use a specialty stone veneer mortar which has an acrylic additive. Complete cleanup, removal, and disposal of all debris from your property. Five (5) year guarantee.	1	\$3,700.00	\$3,700.00
CASH PAYMENT	This quote is based on a cash price, no checks, credit cards or Zelle payments please.	1	\$0.00	\$0.00

Subtotal	\$3,700.00
Discount	-\$250.00
Total	\$3,450.00

Reviews

Tammy Licata



Very professional and provided services in a timely manner. And not only that, they do great work. Very pleased.

Kyong Wolters



Was a smooth project completion on the chimney. Prompt communication and very reasonable price, trustworthy, and good follow up with any concerns! Thank you!

LINDA MARRON



The crew did a very nice job repairing my brick veneer. Great Job and friendly crew.

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

February 18, 2026

AGENDA ITEM 3B

102 S Second Street
Security Installation

HPC Case Number:
2026-010

Applicants / Owners
Kevin O’Neill

Request:
Security Installation

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



BACKGROUND

The Unitarian Universalist Church, located at 102 South Second Street, was constructed in 1843 using rubble stone from a nearby quarry northeast of the bridge, later covered with cement plaster. A bell was added in 1846, although the date of the belfry's installation remains unclear. A clapboard vestibule was added around 1880-1892, while the front doors were reportedly installed in 1855,



2016 – From Second Street

although no documentation confirms this date. The vestibule was further modified in 1874, at which time the original front doors were relocated. These doors remain a character-defining feature of the building, though years of repair have led to the original stained finish being painted over to conceal extensive repairs and caulking.

In 1955, ground was broken for an addition designed by architects Jacques C. Brownson and Bruno P. Conterato, with local contractor John B. Christensen overseeing the project, valued at \$13,900 (HABS). This modern, minimalist one-story wing, made of concrete block, was dedicated in 1956 and wrapped around the historic west elevation of the original structure, incorporating an office, kitchen, restroom, utility room, and a small meeting space.

In 1989, the addition was further enlarged and connected to the Pioneer House, the former parsonage at 112 South Second Street, resulting in alterations to the south end of Brownson's original design. The church building underwent extensive restoration and renovation, with the sanctuary interior and windows updated in 1996 and the original exterior restored in 2004. A plaque from the Geneva History Museum was added in 1999 to commemorate its historical significance.

In 2024, the UUSG was awarded a grant from the Department of Homeland Security (DHS) to enhance the physical security of the facility. This grant is part of the Nonprofit Security Grant Program (NSGP) to help nonprofits to protect themselves from extremist attacks. This proposal is the next phase in that plan.

Permits

2004: Restoration, Windows, Bell Tower

2005: Renovation

2007: Roof Replacement

2013: Doors

2019: Roof Replacement

2020: Stoop

2024: Window Replacement

2025: Patio, Lighting, Windows



1999 – From Second Street

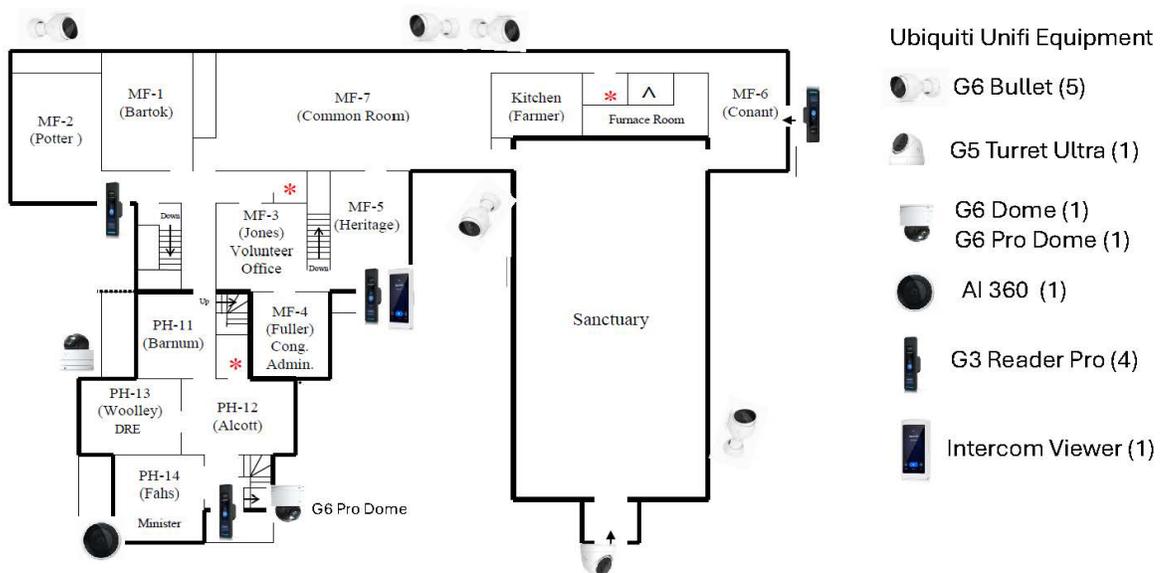
REQUEST 3B:
Security Installation

HPC Case #2026-010

The Applicant is proposing installation of a set of security hardware elements, specifically cameras and exterior door access control devices, with the goal of providing additional security for the church campus. The goal of this phase of the NSGP involvement is to create a safer, more secure environment around the church campus. It follows earlier phases involving updating doors, windows, and outdoor lighting for security purposes, and has undergone Section 106 review as it involves a federal grant.

The attachments to the 1843 Sanctuary would include cameras on the soffit and vestibule trim, with cabling routed through the attic and a closet. This would not affect the existing stucco, which is a characteristic material of the structure. On the 1885 Pioneer House, cameras would be installed on the porch soffit and some trim, which would not be visible. Most cabling would be routed from the interior. Additionally, a door access reader would be mounted on the door frame, with the existing door hardware to remain. On the additions, three cameras with cabling behind, two door access readers, and one intercom would be installed. The 1989 addition is non-contributing.

Exterior Camera & Door Access Plan



Proposal

STAFF ANALYSIS

The goal of the Applicant, as in previous work done under this grant, has been to alter the historic portions of the church campus as little as possible. Concerns with this hardware installation would be twofold: the effect of the hardware on the character of the buildings, and the effect of the attachment on the structure of the buildings. Many of the installations are in similar locations to the lights which have been previously installed, which

would lower the impact on the character by clustering the modern elements together. Installation would avoid drilling into the stucco and masonry units, avoiding additional structural issues that could be caused by breaking that surface. Installation on masonry is required to be done in the mortar rather than the masonry unit by the Section 106 review. Existing hardware on the historic doors would remain, preserving that design detail.

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.**
No historic materials are proposed to be removed. Character-defining features would remain.
- 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. The security features would be differentiable from the historic fabric.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *The 1956 addition falls within the Period of Significance. No historic materials are proposed to be removed.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *No historic materials are proposed to be removed. Installation would be designed to interfere as little as possible with historic building materials.*
- 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.** *No historic materials are proposed to be removed or replaced.*
- 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.**
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.**

Design Guidelines for Historic Properties

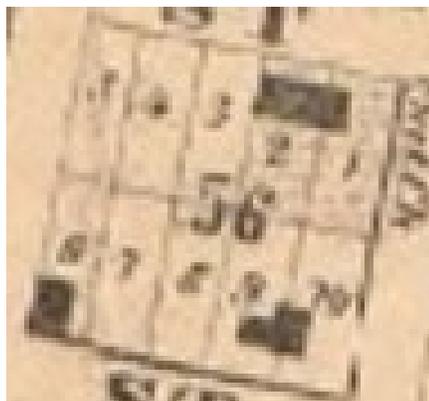
Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

Integrate Mechanical Equipment Without Adversely Affecting the Character of the Historic Building. *The security system was designed with a sensitivity to the historic character of the property. When possible, fixtures and electrical conduits would be concealed or cause the least impact on material.*

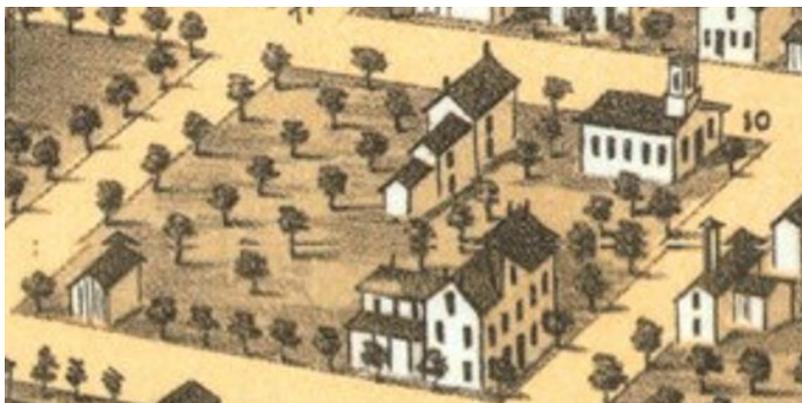


2026 – Existing hardware on rear

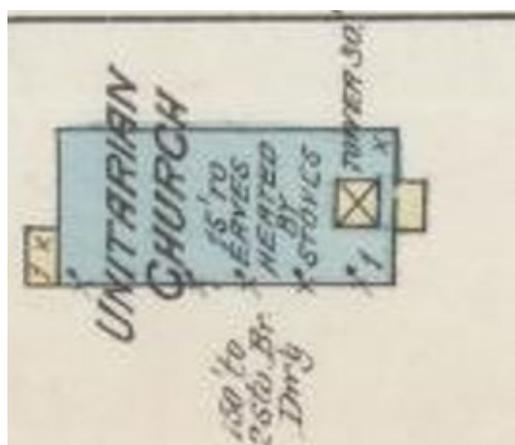
Historic Maps + Images



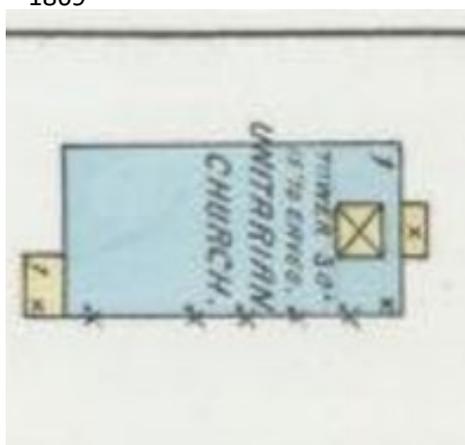
1860



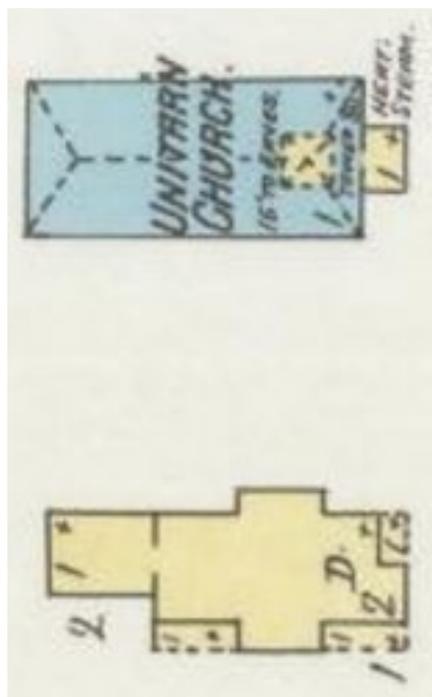
1869



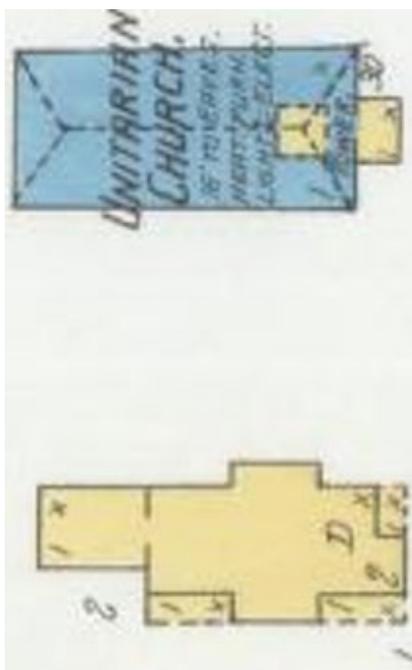
1885



1891

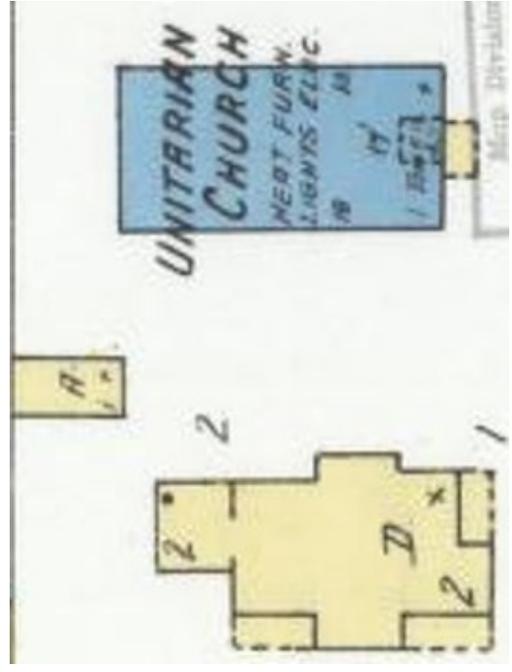
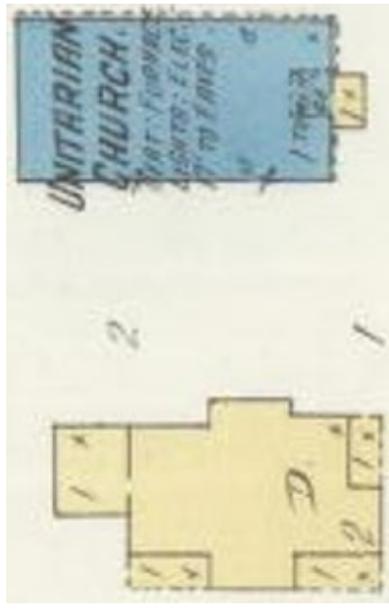


1897



1905

-  Frame Construction
-  Stone Construction
-  Shingle Roof
-  Composition Roof

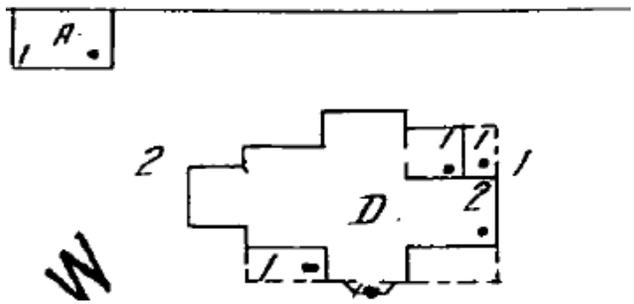
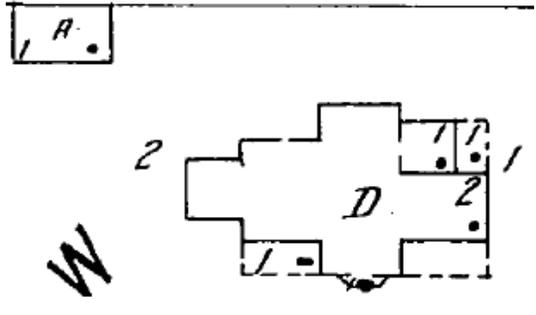


1912

1923

COMMUNITY LIBERAL CHURCH

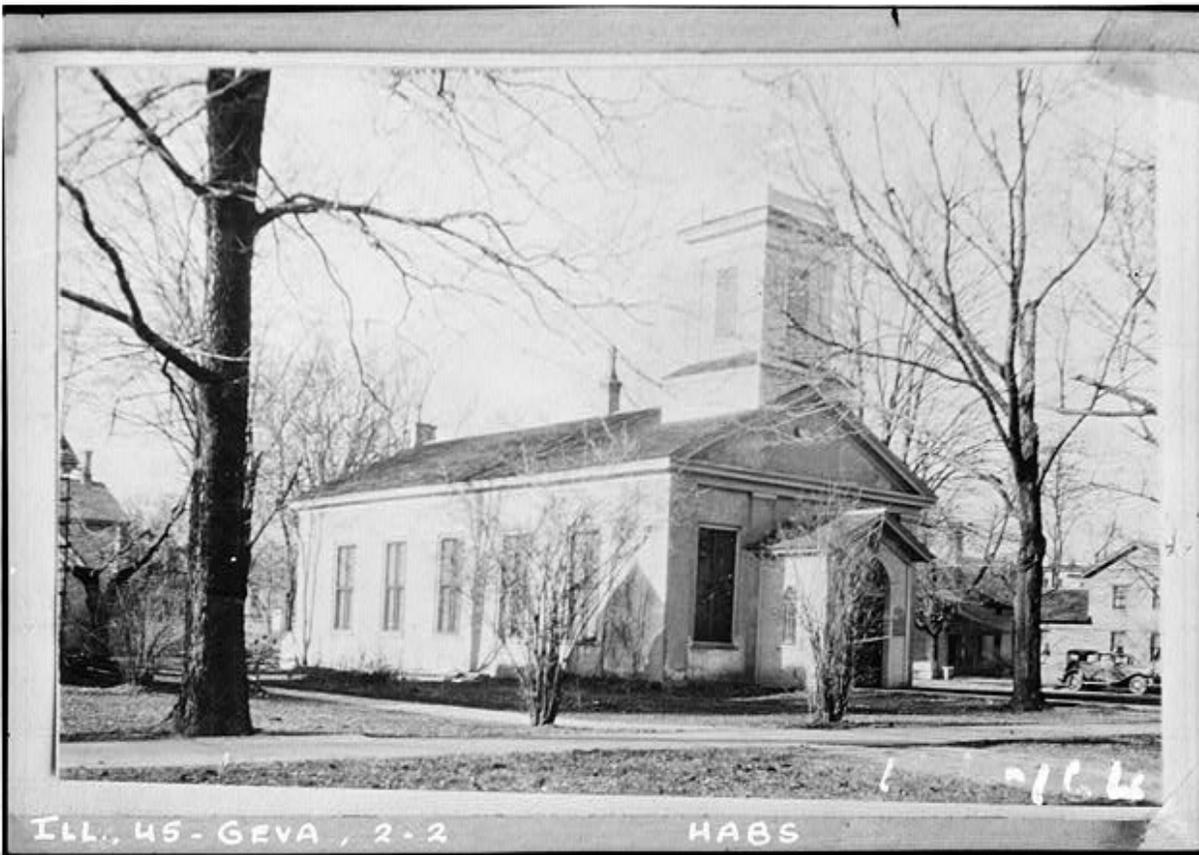
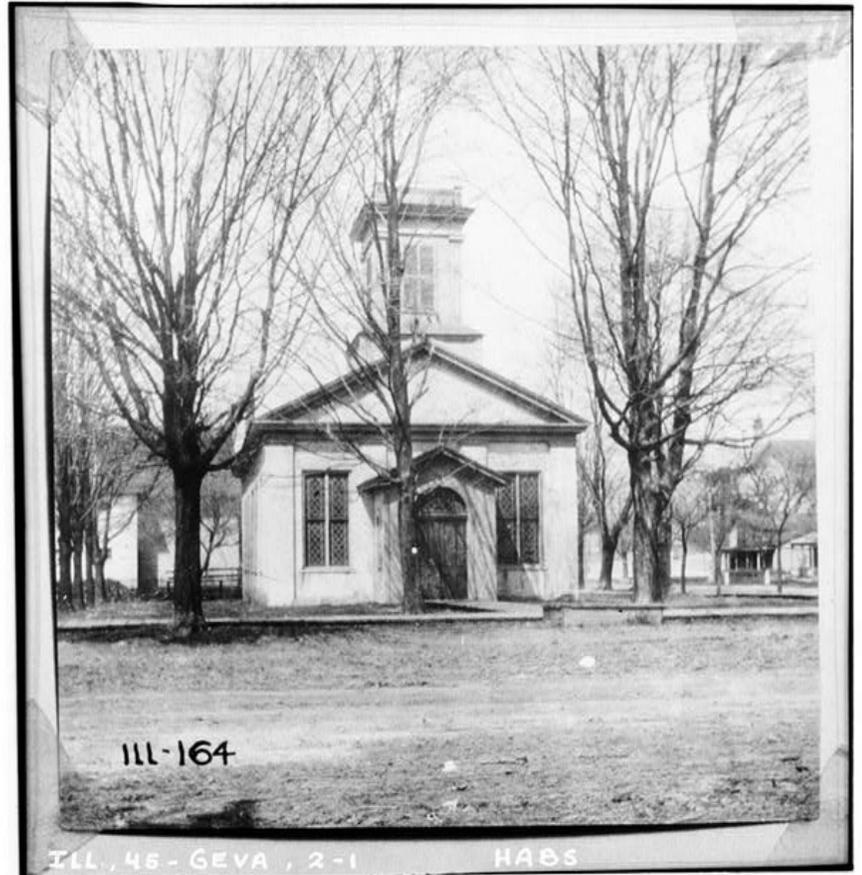
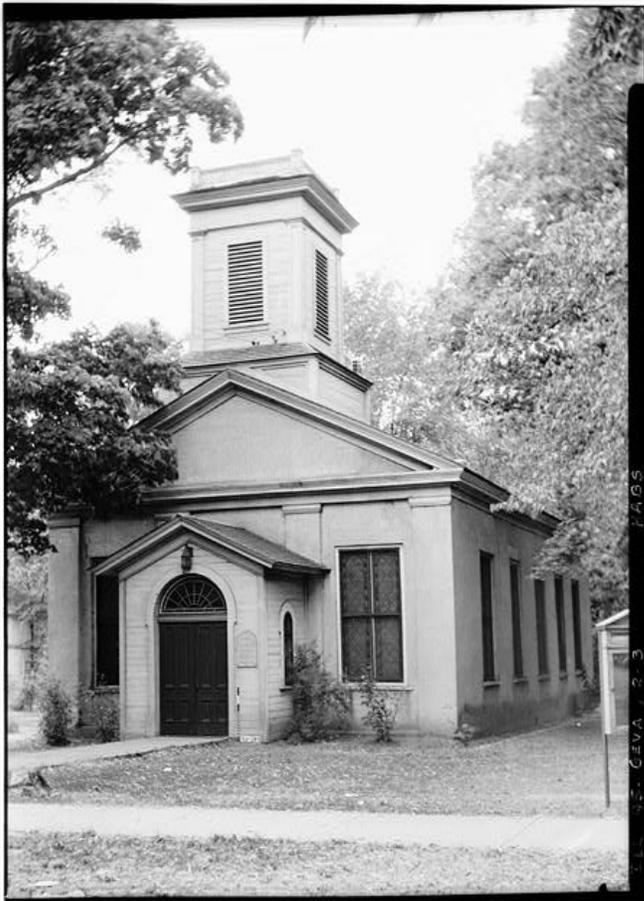
1ST UNITARIAN CHURCH (COMMUNITY LIBERAL CHURCH)



1930

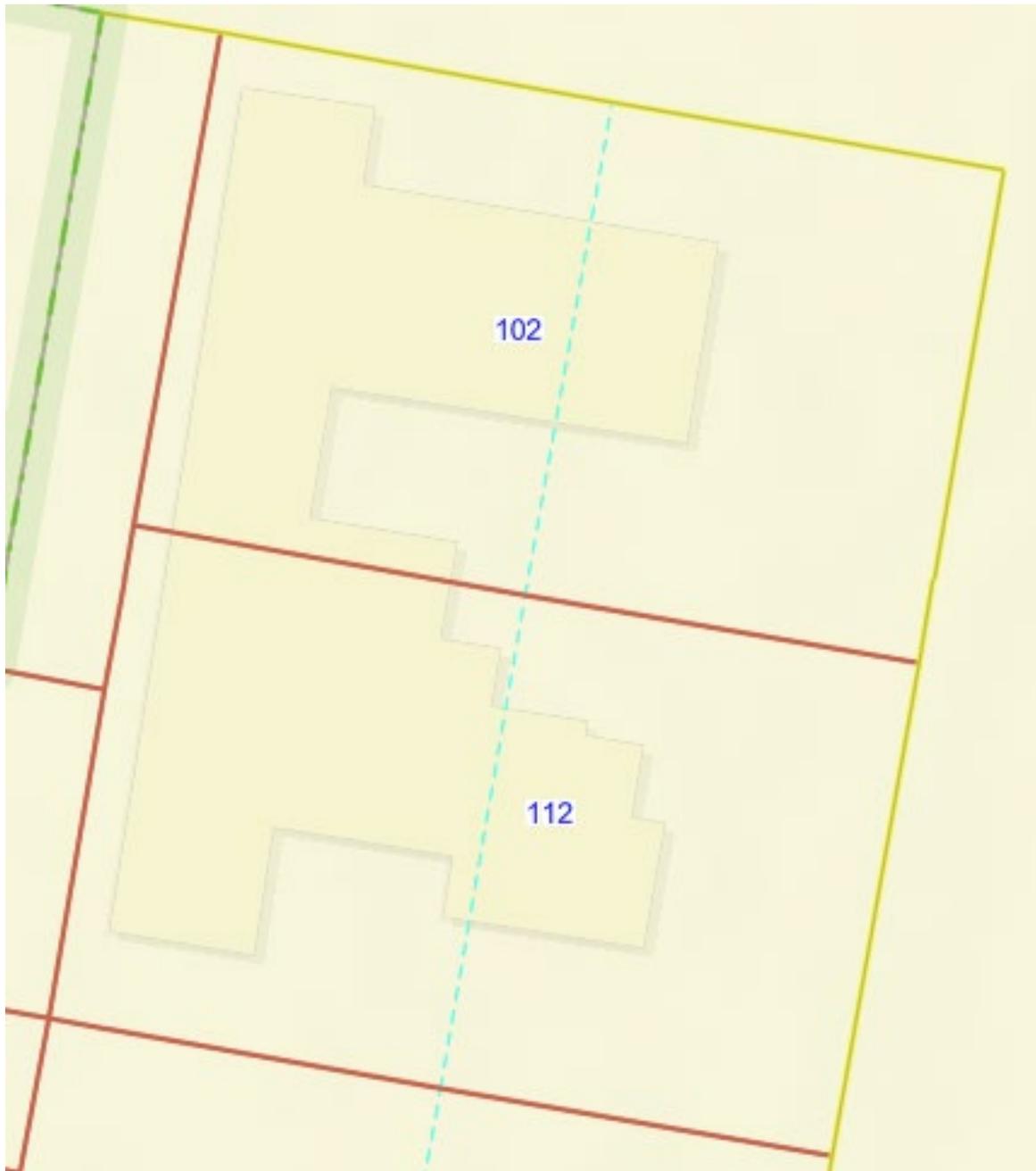
1945

- Frame Construction
- Stone Construction
- x Shingle Roof
- Composition Roof



1936 HABS
Photographs

Site



Existing Condition





Proposal

**Unitarian Universalist Society of Geneva
Security Camera and Door Access Controls
Geneva HPC Application February 3, 2026
Project Overview**

Objective & Background

Improve safety and security while supporting long-term stewardship of UUSG's historic campus. UUSG was awarded grants in 2023 and 2024 through FEMA's Nonprofit Security Grant Program (NSGP) to install a limited number of security cameras and exterior door access control devices (e.g., electronic keycards).

Plan

The proposed plan, prepared by Noventech (IT services) and Systems & Cabling Solutions (low-voltage installation specialists), identifies nine (9) exterior security cameras and four (4) exterior door access control devices across the campus. All devices are manufactured by UniFi and operate using low-voltage Power over Ethernet (PoE) cabling.

All installations are designed to be minimally visible and respectful of historic materials, with no alterations to primary façades or significant architectural features. In addition, all devices can be removed in the future with minimal or no permanent impact to historic fabric.

While multiple camera models are shown on the attached plan and layout, the total number of exterior cameras campus-wide will not exceed nine (9). Final placements may be adjusted slightly during installation to avoid historic materials and to further reduce visibility, while remaining consistent with the locations shown.

Currently, there are no exterior security cameras on any building. One exterior door uses a manual keypad lock; all other exterior doors rely on traditional physical key locks.

Security Camera Attachments to Buildings**1843 Sanctuary**

No devices will be attached to the historic stucco surfaces. Two cameras will be mounted to the soffit and one to existing vestibule trim. Ethernet PoE cabling will be routed through the sanctuary attic and an interior vestibule closet. All power will be supplied from existing interior sources.

1885 Pioneer House

Two cameras will be mounted beneath porch overhangs, and one camera will be mounted on the south wall. Ethernet PoE cabling will be routed from the cellar through interior walls to the exterior and concealed using paintable wire mold. An additional camera will be placed on the south side of the building and will not be visible from the public street.

1956 and 1989 Additions

Three cameras will be installed on the west cinderblock wall. Cabling will penetrate the wall directly behind each camera and will not be surface-mounted or visible.

**Unitarian Universalist Society of Geneva
Security Camera and Door Access Controls
Geneva HPC Application February 3, 2026
Project Overview**

Door Access Control Attachments to Buildings

1843 Sanctuary

No door access control devices will be attached to the exterior of the Sanctuary.

1885 Pioneer House

One electronic door access reader will be mounted to the exterior door frame. The existing doorknob and door hardware will remain unchanged.

1956 and 1989 Additions

One electronic door access reader will be mounted to the door frame of the James Street entrance aluminum door. At the 1989 entrance, one electronic door access reader and one intercom will be mounted to the door frame.

All cabling will be routed internally. Electronic door strikes will be set in the door jambs and will not alter the exterior appearance of the doors.

Supporting Documentation to Application (see attached)

- GHPC Building Permit Application Review
- Application for Permit
- UUSG Security Camera and Door Access Plan and Layout for GHPC 02.03.2026
- Unifi Camera and Door Devices Specification Sheets Combines

Unitarian Universalist Society of Geneva (UUSG)

110 S. 2nd Street
Geneva, IL 60134

**Geneva HPC Application Documentation
for
Security Camera System
Door Access Control System**

February 3, 2026

Contacts: Kevin O’Neill 630-532-8751
Jeff Stibal 708-476-2839

Unitarian Universalist Society of Geneva (UUSG)
Security Cameras & Door Access Controls for GHPC Review 02/03/2026

Table of Contents

Page 3: Property map showing placement of camera and access control devices

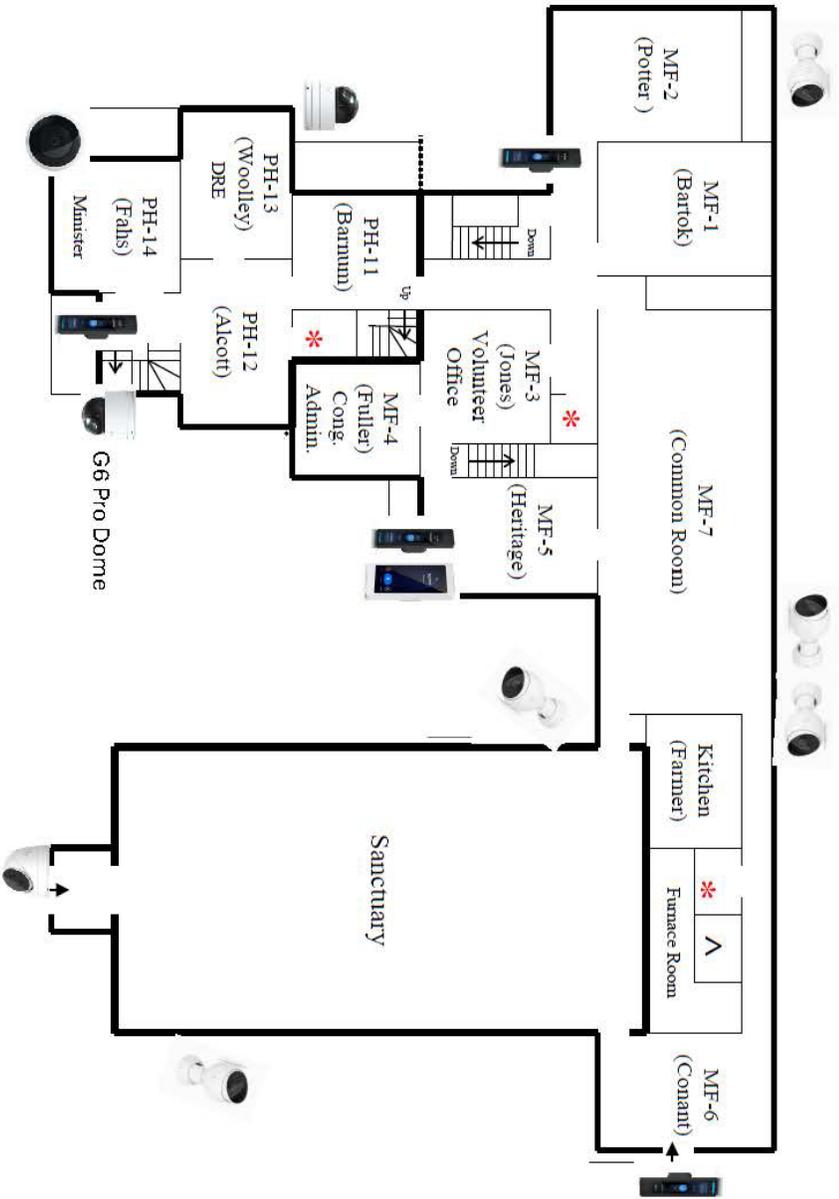
Page 4 - 5: 1843 Sanctuary: camera placements on vestibule, north and south sides

Page 6: 1885 Pioneer House: camera placements on east porches and south side

Page 7: 1956 & 1989 Additions: camera placements on west side cinderblock wall

Page 8 - 9: Door access control devices all four exterior doors

Exterior Camera & Door Access Plan



Ubiquiti Unifi Equipment

G6 Bullet (5)

G5 Turret Ultra (1)

G6 Dome (1)

G6 Pro Dome (1)

AI 360 (1)

G3 Reader Pro (4)

Intercom Viewer (1)

USG Security Enhancements Security Cameras

1843 Sanctuary



G6 Turret Ultra
3.9" x 3.7"
On the trim below
the overhang



G6 Bullet
6.0" x 3.2"
On soffit

**USG Security Enhancements
Security Cameras
1843 Sanctuary**



**G6 Bullet
6.0" x 3.2"
on soffit**

USG Security Enhancements Security Cameras

1885 Pioneer House



 G6 Dome
5.7" x 3.8"
on trim

Camera will not be
visible from public
street or sidewalk



 AI 360
5.8" x 1.9"
on porch soffit

 G6 Pro Dome
5.7" x 3.8"
on porch soffit

USG Security Enhancements Security Cameras

1956 Addition and 1989 Addition



G6 Bullet
6.0" x 3.2"
Two (2) cameras pointing in
opposite directions on
cinderblock



G6 Bullet
6.0" x 3.2"



Door Access Control Hardware

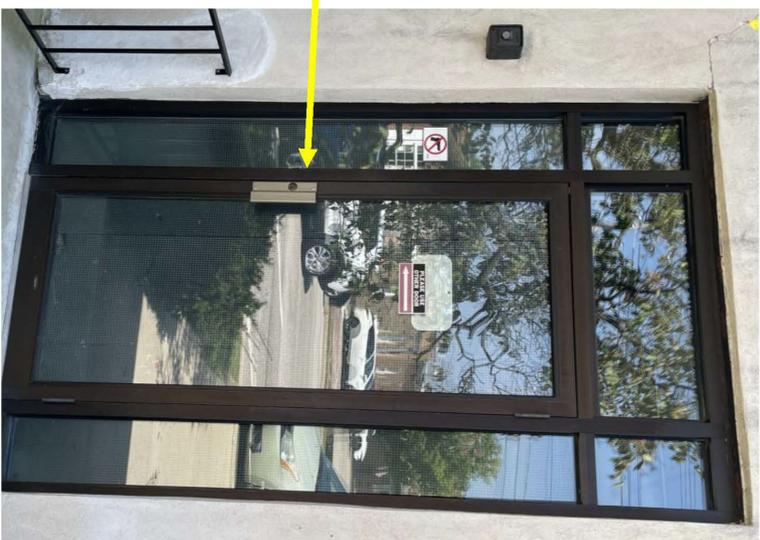


**1885 Pioneer House
Main entrance**



**Unifi G3
Reader Pro
6.3" X 1.6"**

Existing door
hardware remains

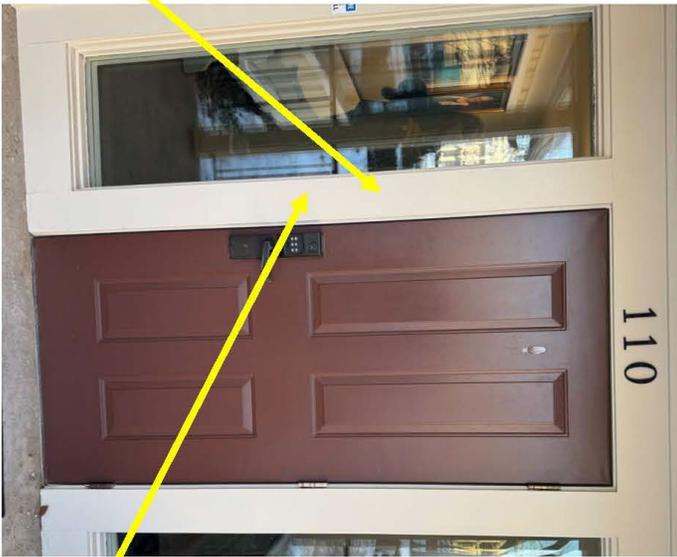


**1956 Addition
James St entrance**

Door Access Control Hardware



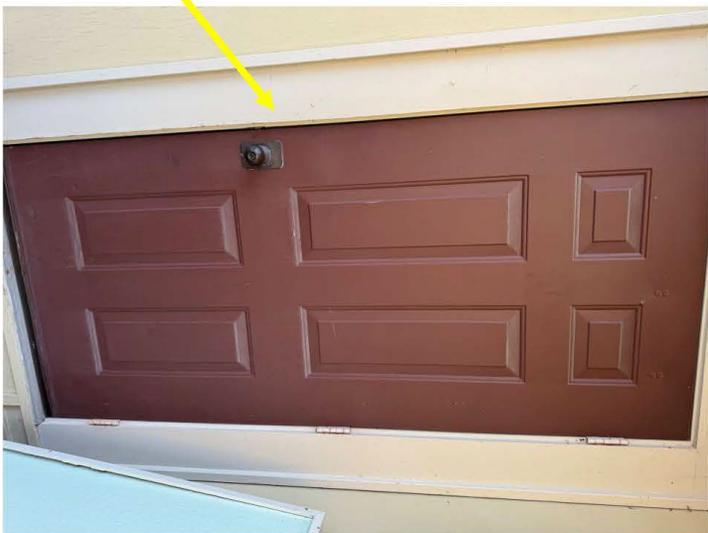
Unifi
Intercom
Viewer
7" X 5"



1989 Addition
Hetigage Room Entrance



Unifi G3 Reader
Pro
6.3" X 1.6"



1989 Addition
South Exit by Trash Cans

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UniFi G6 Bullet - Tech Specs

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Switching

WiFi

Camera Security

Door Access

Integrations

Advanced Hosting

Bullet > G6 Bullet



G6 Bullet UVC-G6-Bullet

Datasheet

In The Box

Marketing Images

Accessories

Installation Guide



Overview

Dimensions

Without mount: Ø82 x 88.8 mm
(Ø3.2 x 3.5")

With mount: Ø82 x 153 mm
(Ø3.2 x 6")

IR Night Vision

30 m (98 ft)

Face Recognition

✓

1/31/26, 11:29 AM

UniFi G6 Bullet - Tech Specs

License Plate Recognition	✓
Smart Detections (People, Vehicles, Animals)	✓
Resolution	4K
Field of View	H: 109.9°, V: 56.7°, D: 134.1°
Audio	Microphone
Weatherproofing	IP66
Tamper Resistance	IK04
Mounting	Wall, ceiling, pole mount (Included) Junction box, angled base (Optional)
^ Performance	
Networking Interface	10/100 MbE RJ45 port
Video	
Image Settings	Color, brightness, sharpness, contrast, white balance, exposure control, 2DNR, 3DNR, NR by motion, masking, text overlay, HDR
Max. Frame Rate	30 FPS
Resolution	8MP 3840 x 2160 (16:9)
Optics	
Sensor	1/1.8" 8MP
Lens	Fixed focal length
Night Mode	Built-in IR LED illumination and IR cut filter
^ Hardware	
Max. Power Consumption	9.9W
Supported Voltage Range	37-57V DC
Power Method	PoE
Processor	Quad-core Arm® Cortex®-A53 based chip
Pole Mount Diameter	1.5-2" (38-50 mm)

1/31/26, 11:29 AM

UniFi G6 Bullet - Tech Specs

Weight	Without mount: 587 g (1.3 lb) With mount: 737 g (1.6 lb)
Enclosure Material	Polycarbonate, aluminum alloy
Mount Material	Wall mount: aluminum alloy, polycarbonate Pole mount: aluminum alloy
Button	(1) Factory-reset
Ambient Operating Temperature	-20 to 50° C (-4 to 122° F)
Ambient Operating Humidity	0 to 90% noncondensing
NDAA Compliant	✓
Certifications	CE, FCC, IC

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UniFi G6 Dome - Tech Specs

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WiFi

Camera Security

Door Access

Integrations

Advanced Hosting

Dome & Turret > G6 Dome



G6 Dome UVC-G6-Dome

Datasheet

In The Box

Marketing Images

Accessories

Installation Guide



Overview

Dimensions	Ø144.7x 96.3 mm (Ø5.7 x 3.8")
IR Night Vision	30 m (98 ft)
Face Recognition	✓
License Plate Recognition	✓
Smart Detections (People, Vehicles, Animals)	✓
Resolution	4K
Networking Interface	10/100 MbE RJ45 port
Field of View	H: 109.9°, V: 56.7°, D: 134.1°
Audio	Microphone

1/31/26, 11:32 AM

UniFi G6 Dome - Tech Specs

Weatherproofing	IP66
Tamper Resistance	IK10
Mounting	Ceiling, Wall mount (Included) Gang Box Mounting Plate, Camera Dual Mount, Flush Mount, Weather Shield (Optional)
^ Performance	
Networking Interface	10/100 MbE RJ45 port
Video	
Image Settings	Color, brightness, sharpness, contrast, white balance, exposure control, 2DNR, 3DNR, NR by motion, masking, text overlay, HDR
Max. Frame Rate	30 FPS
Resolution	8MP 3840 x 2160 (16:9)
Optics	
Sensor	1/1.8" 8MP
Lens	Fixed focal length
Night Mode	Built-in IR LED illumination and IR cut filter
^ Hardware	
Max. Power Consumption	9.25W
Supported Voltage Range	37—57V DC
Power Method	PoE
Processor	Quad-core Arm® Cortex®-A53 based chip
Weight	820 g (1.8 lb)
Enclosure Material	Aluminum alloy
Mount Material	Polycarbonate
Button	(1) Factory-reset
Ambient Operating Temperature	-20 to 50° C (-4 to 122° F)
Ambient Operating Humidity	0 to 90% noncondensing
NDA Compliant	✓

1/31/26, 11:31 AM

UniFi G6 Pro Dome - Tech Specs

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Switching

WiFi

Camera Security

Door Access

Integrations

Advanced Hosting

Dome & Turret > G6 Pro Dome



G6 Pro Dome UVC-G6-Pro-Dome

Datasheet

In The Box

Marketing Images

Accessories

Installation Guide



Overview

Dimensions	Ø163.8 × 108.8 mm (Ø6.45 × 4.28")
IR Night Vision	40 m (131 ft)
Zoom Mode	2.36x Optical
Face Recognition	✓
License Plate Recognition	✓
Smart Detections (People, Vehicles, Animals)	✓
Resolution	4K
Field of View	Wide: H: 113.8°, V: 61.9°, D: 134° Tele: H: 45.5°, V: 25.8°, D: 52°

1/31/26, 11:31 AM

UniFi G6 Pro Dome - Tech Specs

Audio	Microphone
Weatherproofing	IP66
Tamper Resistance	IK10
Mounting	Ceiling, Wall mount (Included) Gang Box Mounting Plate, Camera Dual Mount, Flush Mount, Weather Shield (Optional)
^ Performance	
Networking Interface	GbE RJ45 port
Video	
Image Settings	Color, brightness, sharpness, contrast, white balance, exposure control, 2DNR, 3DNR, NR by motion, masking, text overlay, HDR
Max. Frame Rate	30 FPS
Resolution	8MP 3840 x 2160 (16:9)
Optics	
Sensor	1/1.2" 8MP
Lens	F 5.9-13.8 mm; f/1.5-f/2.9
Night Mode	Built-in adaptive IR LED illumination and IR cut filter
^ Hardware	
Max. Power Consumption	15W
Supported Voltage Range	42.5—57V DC
Power Method	PoE+
Processor	Quad core Arm® Cortex®-A53 based chip
Weight	1.2 kg (2.6 lb)
Enclosure Material	Aluminum alloy, polycarbonate
Mount Material	Stainless steel
Expansion Slot	MicroSD card
Button	(1) Factory-reset
Ambient Operating Temperature	-20 to 50° C (-4 to 122° F)

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UniFi G6 Pro Dome - Tech Specs

Ambient Operating Humidity

0 to 90% noncondensing

NDA Compliant

✓

Certifications

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UniFi G5 Turret Ultra - Tech Specs

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WiFi

Camera Security

Door Access

Integrations

Advanced Hosting

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G5 Turret Ultra UVC-G5-Turret-Ultra

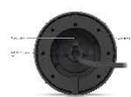
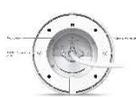
Datasheet

In The Box

Marketing Images

Accessories

Installation Guide



Overview

Dimensions

Ø90 x 71.2 mm
(Ø3.5 x 2.8")

IR Night Vision

30 m (98 ft)

Smart Detections (People, Vehicles, Animals)

✓

Resolution

2K

Field of View

H: 102.4°, V: 54.9°, D: 120.6°

Audio

Microphone

Weatherproofing

IP66

Tamper Resistance

IK04

Mounting

Wall, ceiling mount (Included)
Junction box, arm mount (Optional)

1/31/26, 11:36 AM

UniFi G5 Turret Ultra - Tech Specs

^ Performance

Networking Interface 10/100 MbE RJ45 port

Video

Image Settings Color, brightness, sharpness, contrast, white balance, exposure control, 2DNR, 3DNR, NR by motion, masking, text overlay

Max. Frame Rate 30 FPS

Resolution 4MP 2688 x 1512 (16:9)

Optics

Sensor 1/2.4" CMOS

Lens Fixed focal length

Night Mode Built-in IR LED illumination and IR cut filter

^ Hardware

Max. Power Consumption 4W

Supported Voltage Range 37—57V DC

Power Method PoE

Processor Dual-core Arm® Cortex®-A7 based chip

Weight 330 g (11.6 oz)

Enclosure Material Aluminum alloy, UV-stabilized polycarbonate

Mount Material Polycarbonate

Button (1) Factory-reset

Cable

Cable Connector Type RJ45

Cable Diameter 5 mm (0.2")

Cable Length 30 cm (1 ft)

Jacket Material Polycarbonate

Jacket Enclosure Dimensions Ø20 x 70.6 mm (0.8 x 2.8")

Jacket Enclosure Material Thermoplastic elastomer, polycarbonate, silicone rubber

1/31/26, 11:36 AM

UniFi G5 Turret Ultra - Tech Specs

Ambient Operating Temperature	-30 to 50° C (-22 to 122° F)
Ambient Operating Humidity	0 to 90% noncondensing
NDA Compliant	✓
Certifications	CE, FCC, IC

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Dome & Turret > AI 360



AI 360

UVC-AI-360

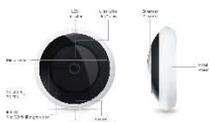
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In The Box

Marketing Images

Accessories

Installation Guide



Overview

Dimensions	Ø147 x 49 mm (Ø5.8 x 1.9")
IR Night Vision	9 m (30 ft)
Smart Detections (People, Vehicles, Animals)	✓
Resolution	2K
Field of View	360°
Audio	Two-way audio
Weatherproofing	IPX4 (While Covered)
Tamper Resistance	IK08

1/31/26, 11:34 AM

UniFi AI 360 - Tech Specs

Mounting	Surface mount (Included) Junction box (Optional)
^ Performance	
Networking Interface	GbE RJ45 port
Video	
Image Settings	Color, brightness, sharpness, contrast, white balance, exposure control, 2DNR, 3DNR, masking, text overlay
Max. Frame Rate	30 FPS
Resolution	4MP 1920 x 1920 (1:1)
Optics	
Sensor	5MP CMOS
Lens	Fisheye lens
Night Mode	Built-in IR LED illumination and IR cut filter
^ Hardware	
Max. Power Consumption	8.64W
Supported Voltage Range	37—57V DC
Power Method	PoE
Processor	Quad-core Arm® Cortex®-A53 based chip
Weight	Without mount: 655 g (1.4 lb) With outdoor accessory: 685 g (1.5 lb)
Enclosure Material	Aluminum alloy, polycarbonate, hard-coated dome
Mount Material	Polycarbonate, stainless steel
Button	(1) Factory-reset
Ambient Operating Temperature	-20 to 40° C (-4 to 104° F)
Ambient Operating Humidity	0 to 90% noncondensing
NDA Compliant	✓
Certifications	CE, FCC, IC

1/31/26, 11:38 AM

UniFi G3 Reader Pro - Tech Specs

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Switching

WiFi

Camera Security

Door Access

Integrations

Advanced Hosting

Readers > G3 Reader Pro



G3 Reader Pro UA-G3-Pro

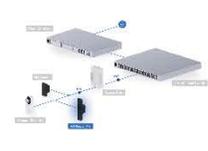
Datasheet

In The Box

Marketing Images

Accessories

Installation Guide



Overview

Dimensions	160 x 40.4 x 40.55 mm (6.3 x 1.59 x 1.6")
Integrated Camera	✓
NFC Card & Keyfob Access	✓
PIN Access	✓
Apple/Google Wallet	✓
Mobile Unlock	✓
Face Unlock	✓
Two-Way Intercom & Doorbell Access	✓
NDAA Compliant	✓

1/31/26, 11:38 AM

UniFi G3 Reader Pro - Tech Specs

UL 294 Level	Destructive attack: Level I Line security: Level I Endurance: Level I Standby power: Level I
Weatherproofing	IP55
^ Mechanical	
Weight	136 g (4.8 oz)
Enclosure Material	Polycarbonate, glass
Mount Material	Aluminum alloy
Mounting	Wall, gang-box mount (Included) Angle mount, junction box (Optional)
^ Hardware	
Indoor and Outdoor Use	Yes
Networking Interface	(1) GbE RJ45 port
Connectivity	BLE 4.2 NFC
Power Method	PoE UL 294 Power-limited Class 2 PSU UL 60950-1/62368-1 LPS/PS2 PSU
Max. Power Consumption	6W
Supported Voltage Range	48V DC
ESD/EMP Protection	Air: ±15kV, contact: ±8kV
Video	
Max. Frame Rate	30 FPS
Resolution	2MP 1200 x 1600 (3:4)
Optics	
Resolution	12 MP (3072 x 4096)
Field of View	H: 98.6°, V: 125.7°, D: 157.8°
Sensors	Proximity sensor
Display	

1/31/26, 11:38 AM

UniFi G3 Reader Pro - Tech Specs

Size	120 mm (4.7") diagonal
Screen Technology	Capacitive touch
Luminance	480 nits (Typical)
Screen Orientation	Portrait
Resolution	1280 x 286 px
Microphone	✓
Speaker	✓
LEDs	R/G/B/W/Amber Learn More
Button	(1) Factory-reset
NFC Frequency	13.56 MHz
NFC Read Range	< 30 mm (1.18")
NFC Technology	ISO/IEC 14443A / 14443B / 15693 / 18092 (Ecma 340) MIFARE Classic / MIFARE DESFIRE Sony FeliCa™ (ID only) NFC Forum tags T1T, T2T, T3T, T4T and T5T ECP 2.0
PoE Cabling Requirements	Cat 5e cabling is the minimum performance category recommended. The performance category utilized should match the transmission speed required at the installation site. The minimal conductor gauge permitted to connect between the PSE or power injector and the PD shall be 26 AWG (0.13 mm ²) for patch cords; 24 AWG (0.21 mm ²) for horizontal or riser cable. Compliance with IEEE 802.3 specifications was not verified as part of UL 294.
UL 294 Statement	The equipment is intended to comply with the section of the National Electrical Code, ANSI/NFPA 70, Article 725.121, Power Sources for Class 2 and Class 3 Circuits.
CAN/ULC-60839-11-1 Grade	Grade assignment: I
Certifications	CE, FCC, IC, SRRC, UL 294, CAN/ULC-60839-11-1
Document number, and issue date and/or revision level	UA-G3-Pro-W/UA-G3-Pro-B, V01
Ambient Operating Temperature	Device: -30 to 45° C (-22 to 113° F) Display: -10 to 45° C (14 to 113° F)

1/31/26, 11:39 AM

UniFi Intercom Viewer - Tech Specs

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Switching

WiFi

Camera Security

Door Access

Integrations

Advanced Hosting

Intercoms > Intercom Viewer



Intercom Viewer UA-Intercom-Viewer

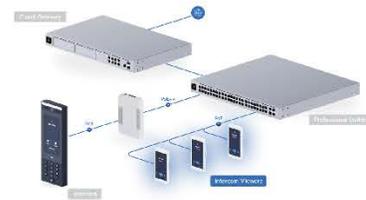
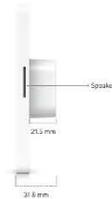
Datasheet

In The Box

Marketing Images

Accessories

Installation Guide



Overview

Dimensions

135 x 185 x 32 mm
(5.3 x 7.3 x 1.3")

Mobile Unlock

✓

NDAA Compliant

✓

UL 294 Level

Destructive attack: Level I
Line security: Level I
Endurance: Level I
Standby power: Level I

Mechanical

Weight

168 g (5.9 oz)

1/31/26, 11:39 AM

UniFi Intercom Viewer - Tech Specs

Enclosure Material	Glass, polycarbonate
Mount Material	Aluminum alloy
Mounting	Wall (Included) Gang box mount (Optional)

^ Hardware

Indoor and Outdoor Use	Indoor only
Networking Interface	(1) 10/100 Mbps RJ45 port
Connectivity	Ethernet
Power Method	PoE UL 294 Power-limited Class 2 PSU UL 60950-1/62368-1 LPS/PS2 PSU
Max. Power Consumption	5W
Supported Voltage Range	44—57V DC

Display

Size	127 mm (5") diagonal
Luminance	300 nits (Typical)
Screen Orientation	Portrait
Resolution	1280 x 720 px

Microphone ✓

Speaker ✓

Buttons (1) Factory-reset

PoE Cabling Requirements

Cat 5e cabling is the minimum performance category recommended. The performance category utilized should match the transmission speed required at the installation site. The minimal conductor gauge permitted to connect between the PSE or power injector and the PD shall be 26 AWG (0.13 mm²) for patch cords; 24 AWG (0.21 mm²) for horizontal or riser cable.

UL 294 Statement

Compliance with IEEE 802.3 specifications was not verified as part of UL 294. The equipment is intended to comply with the section of the National Electrical Code, ANSI/NFPA 70, Article 725.121, Power Sources for Class 2 and Class 3 Circuits.

1/31/26, 11:39 AM

UniFi Intercom Viewer - Tech Specs

CAN/ULC-60839-11-1 Grade

Grade assignment: I

Certifications

CE, FCC, IC, UL 294, CAN/ULC-60839-11-1

Document number, and issue date and/or revision level

UA-Intercom-Viewer, V01

Ambient Operating Temperature

0 to 40° C
(32 to 104° F)

Ambient Operating Humidity

5 to 95% noncondensing

^ **Software**

Management Application

Access

Software Information

The software version can be checked at <https://unifi.ui.com>

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Email

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1/31/26, 11:40 AM

UniFi Entry Sensor - Tech Specs

UniFi UISP Branding

Search UniFi products

Switching

WiFi

Camera Security

Door Access

Integrations

Advanced Hosting

SuperLink Sensors > Entry Sensor



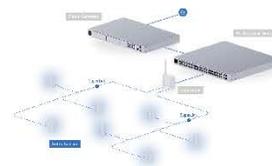
Entry Sensor USL-Entry

Datasheet

In The Box

Marketing Images

Installation Guide



Overview

Dimensions

Device: 75.5 x 23.5x 22.5 mm
(3 x 0.93 x 0.89")
Magnet: 39 x 15.1 x 12.9 mm
(1.5 x 0.6 x 0.5")

Mounting

Adhesive and screw mount

UniFi Application Suite

Protect

Performance

Connectivity

SuperLink (Proprietary)

Operating Frequency

US

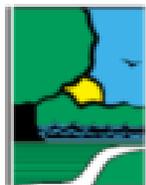
915.6-927.6 MHz

1/31/26, 11:40 AM

UniFi Entry Sensor - Tech Specs

EU	865.1-869.5 MHz
Antenna Gain	
SuperLink	0 dBi
Max. TX Power	
SuperLink	14 dBm
Max. Range	
SuperLink	2 km (1.2 mi)
Sensor Features	
Reed Switch	✓
^ Hardware	
Max. Power Consumption	27.7mW
Supported Voltage Range	3V
Power Method	Lithium battery CR123A
Battery Life	Up to 6 years
Weight	Device: 41 g (1.4 oz) Magnet: 22 g (0.8 oz)
Enclosure Material	Polycarbonate
Mount Material	Polycarbonate
Buttons	(1) Factory-reset (1) Function button (1) Tamper switch
LEDs	(1) Status: R/B/W (1) Signal: B/R
Ambient Operating Temperature	0 to 40° C (32 to 104° F)
Ambient Operating Humidity	10 to 90% noncondensing
Certifications	FCC, IC, CE
NDAA Compliant	✓
^ Software	

Section 106 Review Letter



Illinois
Department of
**Natural
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

**Kane County
Geneva**

Security Improvements, Unitarian Universalist Society
102 S. 2nd St., 110 S. 2nd St.,

FEMA-NSGP 2023-UA-00013 (48149),
SHPO Log #024011724

February 17, 2024

Dan DiGiuseppe
U.S. Department of Homeland Security
FEMA Region 5
536 S. Clark St., 6th Floor
Chicago, IL 60605-1521

Thank you for your submission of the proposed security improvements to the Unitarian Universalist Society at 102 S. 2nd St. and 110 S. 2nd St. in Geneva, which we received on 2/17/24 (SHPO Log# 024011724). Due to funding from the Federal Emergency Management Agency, our comments are required by Section 106 of the [National Historic Preservation Act of 1966](#), as amended, 54 U.S.C. § 306108, and its [implementing regulations](#) (36 CFR Part 800) (Act).

The subject property is contributing resource within the Central Geneva Historic District, listed on the National Register of Historic Places (NRHP) on September 10, 1979, with NRHP District boundary increase on July 10, 2017. The SHPO has also determined that the property is individually eligible for listing on the NRHP, under Criterion A and C, with a local level of significance. The period of significance would be 1843, the original date of construction, until 1974, the current 50 year cut-off for NRHP. The second addition, constructed in 1989, is considered non-contributing. Additionally, our staff have determined that no historic archaeological properties are known to exist within the immediate project area. However, if any archaeological materials are encountered during construction, this office must be notified. This letter is not a clearance for purposes of the [Illinois Human Remains Protection Act \(20 ILCS 3440\)](#).

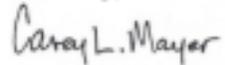
In addition to the condition included in your submission (the applicant must continue to work with the Geneva Historic Preservation Commission, Certified Local Government staff to gain the certificate of appropriateness necessary for local permitting), the proposed security improvements will meet the Secretary of the Interior's Standards for Rehabilitation and will not adversely affect the historic property, provided the following condition is met:

- New exterior attachments to the historic masonry must be through the mortar joints, without damaging historic masonry units.

February 17, 2024
SHPO Log# 024011724

Per [36 CFR 800.2\(c\)\(3\)](#), City of Geneva HPC staff have been copied on these comments. We appreciate your early and continued coordination with their office. If the project's scope of work changes from that which has been submitted to and approved by this office, you must email those changes to Anna Margaret Barris (AnnaMargaret.Barris@Illinois.gov) for review and comment. Failure to submit project changes for review and comment may result in an adverse effect determination pursuant to the Act.

Sincerely,



Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

c: Michael A. Lambert, City of Geneva

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

February 18, 2026

HPC Case Number:
2026-011

Applicants / Owners
Timothy and Susan Fallon

Request:
Window Replacements

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



AGENDA ITEM 3C

226 South River Lane
Window Replacements

BACKGROUND

The existing property was constructed in 1957. Before then, a stable existed on the site from at least 1891 to 1905. Sometime between then and 1912, the stable was demolished and the lot became empty. It was likely empty until the construction of the existing house in 1957.

In 1958, the primary residents of the home were listed as Louis R Beale, his wife Susanne, and his son David. Beale worked at the Commonwealth Edison Co. and was a veteran of both World War II and the Korean Conflict, according to his obituary. David Beale served in the US Air Force. The Beale family remained in the home through Louis' death in 1981.



2016 – from River Lane

Permits

2012: Fence

2019: Driveway and Sidewalk

2025: Fence; Roof; Driveway

REQUEST 3C:

Window Replacements

HPC Case #2026-011

The Applicant is proposing to remove and replace the property's windows with Marvin Elevate line replacements, which would have like dimensions, styles, and functions but be a change in material. The majority of the existing windows are likely original to the house, as they are wood with aluminum channel balances, a common style at the period of construction. The windows have had triple track aluminum frames applied on the exterior rather than the original removable storms and screens, which are believed to have been installed by the previous owners.

The window replacement process was begun before the permit application, so windows 3 and 4 on the Franklin side have already been replaced. Upon notification of a need for a permit, a Stop Work Order was issued and Applicants provided information from their research process, along with additional information according to the Window Policy. The Applicants' work plan would occur in phases due to the number of windows they're proposing to replace. At this point, this proposal is for the other two windows, labeled 1 and 2, on the second story of the Franklin side. The proposal is to replace those two windows with the same type which were installed on the first story. Information on the replacement which has already occurred has also been provided.



2016 – from Franklin

Type of Window & Window Details	Windows 1 + 2 (Proposed for Replacement)
Historic Window	
Material	Wood Exterior and Interior, Aluminum Channel Balance
Function	Double Hung
Lites	6/6
Overall Dimensions	72" x 46"
Single Window Dimensions	35" x 46"
Specialty Glass	N/A
Original Hardware	Brass Sash Lock and Handles
Age	Dates to 1957 – 69 Years Old
In-Kind Replacement – Marvin Ultimate Wood	
Material	Wood
Function	Double Hung
Lites	6/6, SDL
Overall Dimensions	72" x 47 19/32"
Single Window Dimensions	35 1/2" x 46"
Specialty Glass	N/A
Hardware	White Sash Lock and Handles
Alternate Material Replacement – Marvin Elevate (PREFERRED)	
Material	Wood Interior, Fiberglass Exterior
Function	Double Hung
Lites	6/6, SDL
Overall Dimensions	72" x 46 1/2"
Single Window Dimensions	36" x 46"
Specialty Glass	Low E-2 with Argon
Hardware	White Sash Lock and Handles

Current and Proposed Window Specifications

Type of Window & Window Details	Windows 3 + 4 (Have Been Replaced)
Historic Window	
Material	Wood Exterior and Interior, Aluminum Channel Balance
Function	Double Hung
Lites	6/6
Overall Dimensions	40 ½" x 55"
Specialty Glass	N/A
Original Hardware	Brass Sash Lock and Handles
Age	Dates to 1957 – 69 Years Old
In-Kind Replacement – Marvin Ultimate Wood	
Material	Wood
Function	Double Hung
Lites	6/6, SDL
Overall Dimensions	40 ½" x 55"
Specialty Glass	N/A
Hardware	White Sash Lock and Handles
Alternate Material Replacement – Marvin Elevate (PREFERRED)	
Material	Wood Interior, Fiberglass Exterior
Function	Double Hung
Lites	6/6, SDL
Overall Dimensions	40 ½" x 55"
Specialty Glass	Low E-2 with Argon
Hardware	White Sash Lock and Handles
Additional Alternate Material Replacement – Andersen 400	
Material	Wood Interior, Fibrex Exterior
Function	Double Hung
Lites	6/6
Overall Dimensions	40" x 54"
Specialty Glass	Low E-4 SmartSun
Hardware	Not Specified
Cost	\$8,207.62

Previous and Existing Window Specifications

	Window (by Identification Number)	
	1 + 2	3 + 4 – replacement has occurred
Repair	\$2,310	\$2,310
Replacement In-Kind	\$3,147.92	\$3,611.12
Marvin Elevate Replacement (PREF)	\$2,194.72	\$2,567.83

Price Comparison – Repair vs. In-Kind Replacement vs. Replacement

STAFF ANALYSIS

These post-war windows would never have been traditionally full-wood windows with ropes and balances; rather, they are an early version of modern mixed materials in windows. The aluminum channel balances in the windows, typical to the period of construction for the home, are known to degrade over time and have fallen out of popular use in construction in favor of more modern balance systems. The repair estimate's description of mechanical repair does not reflect the use of channel balances, rather mentioning pulleys and weights, but it is accurate to the level of repair possible. Because of the aging hardware, the Applicant's repair estimate included changing the double hung function to a single hung function, reducing the windows' capacity for climate control inside the home. Additionally, with the repair, the aluminum storm windows would be scheduled to remain.

The preferred replacement would introduce a new material – fiberglass – into the property, with wood remaining on the interior of the windows. Fiberglass windows are typically given about a 50-year lifespan. It has a lower rate of expansion and contraction due to humidity and temperature than wood, which is the primary material of the windows still existing on the second story. Other than that material change, the size and design of the windows would be largely the same. Rather than the existing true divided lites (TDLs), simulated divided lites (SDLs) would be utilized. Currently, this detail of the existing windows is difficult to see because of the aluminum storm windows on the exterior.

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.**
Windows would be removed. Their replacements would be the same size, style, and function, but would be a different 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.** *No new architectural details would be added in this proposal. Focus would be on the windows, proposed for replacement with the same design.*
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *The primary change that has occurred to these windows is the application of the aluminum triple tracks on th exterior, which have not acquired historic significance.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *The proposed replacement would create a loss in the window materials, including the wood window with aluminum channel balance which dates to the construction period.*
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.** *This proposal is for a replacement of existing materials. The preferred replacement would match the old in design and color, but would be a change in material.*
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.*
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.*

Design Guidelines for Historic Properties

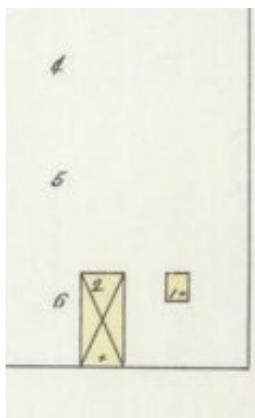
Staff submits, for the Commission's review and discussion, the following analysis of the adopted *Design Guidelines for Historic Properties* as applied to the proposed project:

Preserve Original and Historic Windows. *This proposal would indicate a loss of historic fabric. Replacements would be the same dimensions, styles, and functions but would have a change in material.*

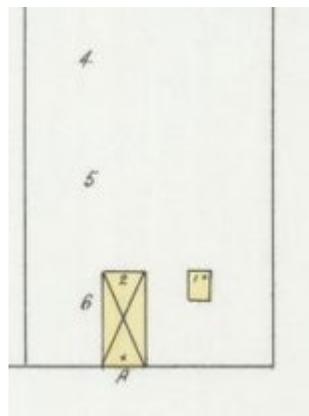
Historic Maps + Images



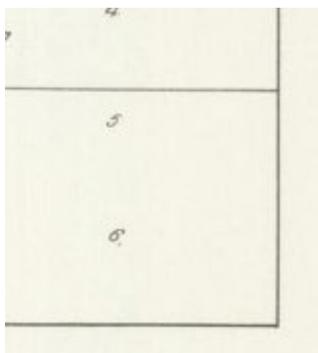
1891 Sanborn Fire Insurance Map



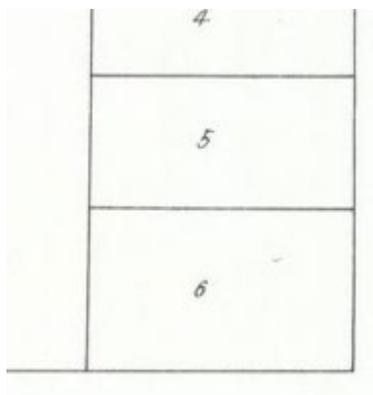
1897 Sanborn Fire Insurance Map



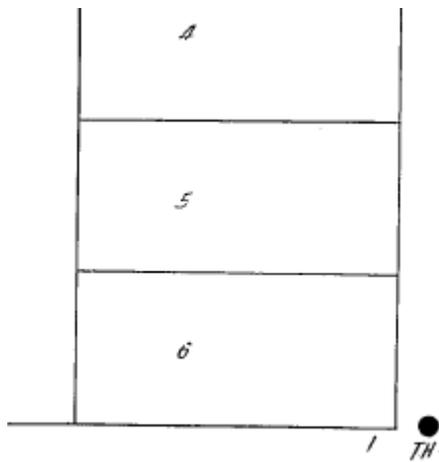
1905 Sanborn Fire Insurance Map



1912 Sanborn Fire Insurance Map

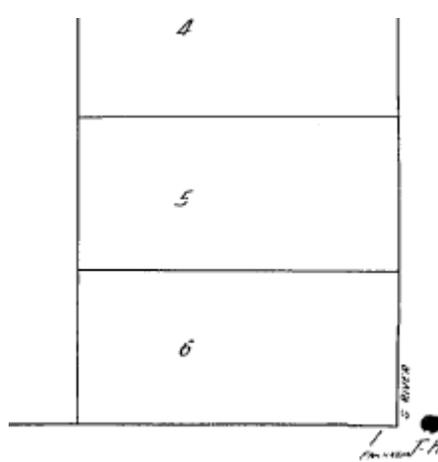


1923 Sanborn Fire Insurance Map



1930 Sanborn Fire Insurance Map

S. R.



1945 Sanborn Fire Insurance Map

S. F.

- Frame Construction
- Shingle Roof
- Composition Roof

Site



Approximate Focus of Work

Existing Condition

1 + 2



1 + 2



3 + 4 – Existing



3 + 4 – Previous



Repair Quote

Historic Home & Window Restoration, Inc.

215 West Park Ave.
Aurora, IL 60506-4060

Estimate

Date	Estimate #
5/28/2025	1128

(630)235-3838
restorehistorichomes@gmail.com
www.historicrestorationillinois.com

Name / Address
Susan Fallon 226 S. River Ln. Geneva, IL. 60134 (630)621-7221

Project

Description	Qty	Rate	Total
PROJECT: WOOD WINDOW RESTORATION			
SCOPE OF WORK: Dismantle windows by removing sashes to off-site facility for full restoration. Remove all glass and multiple layers of paint and repair any deteriorated wood. Onsite restore frames, prime and paint sash, jamb, and interior sill. Re-glaze glass opening with clear glass. Window sash will be tooled to accept new permanent weather strip that will be supply and install in place. Restore original pulleys, clean and re paint, Supply and install new locks, handles and copper plated sash chain. Deliver windows to be install, adjust windows in place for a smooth operation. Only bottom sash will open. Windows will be primed and painted with two coats of exterior and interior latex paint to match, Interior work will be done in accordance to the EPA lead paint safe practices, board up will be provided where needed. No work on interior trim, window only.			
Double hung 6/6	20	1,155.00	23,100.00
Any alterations or additions will become an additional charge			Total
			\$23,100.00

Proposal – 1 + 2

SUSAN FALLON MARVIN ELEVATE TWIN DOUBLE HUNG

Quote #: P8QKZ25

A Proposal for Window and Door Products prepared for:

Job Site:
60134

Shipping Address:

HINES SUPPLY-SCHAUMBURG DISTRIBUTION
2290 HAMMOND DR
SCHAUMBURG, IL 60173-3826



*"The Trusted Resource for
Building Your Business"*

GABE ALFARO
HINES SUPPLY-SCHAUMBURG
DISTRIBUTION
1050 Corporate Grove Dr
Buffalo Grove, IL 60089-4550
Phone: (630) 480-8868

Email: gabe.alfaro@hinessupply.com

This report was generated on 2/2/2026 12:21:08 PM using the Marvin Order Management System, version 0004.19.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN 

OMS Ver. 0004.19.01 (Current)
Product availability and pricing subject to change.

SUSAN FALLON
MARVIN ELEVATE TWIN DOUBLE HUNG
Quote Number: **P8QKZ25**

GLOBAL SPECS

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

OMS Ver. 0004.19.01 (Current)
 Product availability and pricing subject to change.

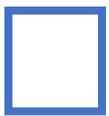
SUSAN FALLON
 MARVIN ELEVATE TWIN DOUBLE HUNG
 Quote Number: P8QKZ25

UNIT SUMMARY

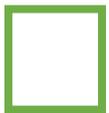
The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
 Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2	TOTAL UNIT QTY: 2	EXT NET PRICE: USD 5,342.64
--------------------	-------------------	-----------------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Elevate	Elevate Assembly RO 72" X 46 1/2" Entered as Size by Units	2,194.72	1	2,194.72
2		Ultimate Wood	Marvin Assembly RO 72" X 47 19/32" Entered as Size by Units	3,147.92	1	3,147.92



Preferred Option



All-Wood Option

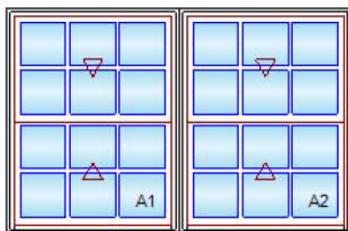
OMS Ver. 0004.19.01 (Current)
 Product availability and pricing subject to change.

SUSAN FALLON
MARVIN ELEVATE TWIN DOUBLE HUNG
 Quote Number: P8QKZ25

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	2,194.72
Qty: 1		Ext. Net Price:	USD 2,194.72



As Viewed From The Exterior

Entered As: Size by Units
MO 71 1/2" X 46 1/4"
FS 71" X 46"
RO 72" X 46 1/2"
Egress Information A1, A2
 Width: 32 3/8" Height: 18 3/32"
 Net Clear Opening: 4.07 SqFt
Performance Information A1, A2
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.28
 Visible Light Transmittance: 0.48
 Condensation Resistance: 56
 CPD Number: MAR-N-272-01534-00001
Performance Grade A1, A2
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1054X1720 mm (41.5X67.75 in)
 Water Resistance: 6.06 psf
 LC-PG40 DP +40/-40
 FL6525

Stone White Exterior	
White Interior.....	159.10
2W1H - Rectangle Assembly	
Assembly Rough Opening	
72" X 46 1/2"	
Unit: A1	669.86
Elevate Double Hung	
CN 36 X Basic Frame 46"	
Rough Opening 36 1/2" X 46 1/2"	
Top Sash	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Silver Stainless Steel Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Silver	156.13
Rectangular - Special Cut 3W2H	
Stone White Ext - White Int	
Bottom Sash	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Silver Stainless Steel Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Silver	156.13
Rectangular - Special Cut 3W2H	
Stone White Ext - White Int	
White Weather Strip Package	
1 White Sash Lock	
Exterior Aluminum Screen	35.69
Stone White Surround	
Bright View Mesh	
Unit: A2	669.86
Elevate Double Hung	
CN 36 X Basic Frame 46"	
Rough Opening 36 1/2" X 46 1/2"	
Top Sash	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Silver Stainless Steel Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Silver	156.13
Rectangular - Special Cut 3W2H	
Stone White Ext - White Int	
Bottom Sash	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Silver Stainless Steel Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Silver	156.13
Rectangular - Special Cut 3W2H	
Stone White Ext - White Int	

Preferred

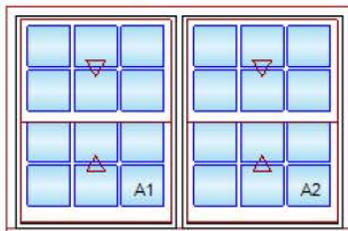
OMS Ver. 0004.19.01 (Current)
 Product availability and pricing subject to change.

SUSAN FALLON
MARVIN ELEVATE TWIN DOUBLE HUNG
 Quote Number: P8QKZ25

White Weather Strip Package 1 White Sash Lock Exterior Aluminum Screen 35.69 Stone White Surround Bright View Mesh 4 9/16" Jambs Nailing Fin ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications. ***Note: Unit Availability and Price is Subject to Change	Initials required Seller: _____ Buyer: _____
---	--

Preferred

Line #2	Mark Unit:	Net Price:		3,147.92
Qty: 1		Ext. Net Price:	USD	3,147.92



As Viewed From The Exterior

Entered As: Size by Units
MO 74 1/8" X 48 21/32"
FS 71" X 47 3/32"
OC 73 5/8" X 48 13/32"
RO 72" X 47 19/32"
Egress Information A1, A2
 Width: 31 15/16" Height: 17 19/64"
 Net Clear Opening: 3.84 SqFt
Performance Information A1, A2
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.45
 Condensation Resistance: 56
 CPD Number: MAR-N-68-07486-00001
Performance Grade A1, A2
 Licensee #1109
 AAMA/WDMA/CSA/101./I.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 Water Resistance: 6.06 psf
 LC-PG40 DP +40/-40
 FL15162

Primed Pine Exterior	89.85
Painted Interior Finish - White - Pine Interior	298.99
2W1H - Rectangle Assembly Assembly Rough Opening w/ Subsill 72" X 47 19/32"	
Unit: A1	920.20
Ultimate Wood Double Hung Basic Frame 35 1/2" X 46" Rough Opening w/ Subsill 36 1/2" X 47 19/32"	
Top Sash	
Primed Pine Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Black Stainless Steel Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black.....	210.69
Rectangular - Special Cut 3W2H Primed Pine Ext - Painted Interior Finish - White - Pine Int Ovolo Exterior Glazing Profile Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Black Stainless Steel Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black.....	210.69
Rectangular - Special Cut 3W2H Primed Pine Ext - Painted Interior Finish - White - Pine Int Ovolo Exterior Glazing Profile Ovolo Interior Glazing Profile	
White Sash Lock White Jamb Hardware	17.82
Aluminum Screen Stone White Surround Bright View Mesh	
Unit: A2	920.20
Ultimate Wood Double Hung Basic Frame 35 1/2" X 46" Rough Opening w/ Subsill 36 1/2" X 47 19/32"	

All-Wood

OMS Ver. 0004.19.01 (Current)
 Product availability and pricing subject to change.

SUSAN FALLON
 MARVIN ELEVATE TWIN DOUBLE HUNG
 Quote Number: P8QKZ25

<p>Top Sash Primed Pine Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Black Stainless Steel Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black..... 210.69 Rectangular - Special Cut 3W2H Primed Pine Ext - Painted Interior Finish - White - Pine Int Ovolo Exterior Glazing Profile Ovolo Interior Glazing Profile</p> <p>Bottom Sash Primed Pine Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Black Stainless Steel Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black..... 210.69 Rectangular - Special Cut 3W2H Primed Pine Ext - Painted Interior Finish - White - Pine Int Ovolo Exterior Glazing Profile Ovolo Interior Glazing Profile</p> <p>White Sash Lock White Jamb Hardware 17.82 Aluminum Screen Stone White Surround Bright View Mesh</p> <p>Primed Pine Exterior Mull Cover Standard Mull Charge 40.28 4 9/16" Jambs Primed Pine BMC Primed Pine Standard Subsill No Installation Method ***Note: Non-Certified mull: check with local code officials for project specific requirements. ***Note: Unit Availability and Price is Subject to Change</p>	<p>Initials required</p> <p>Seller: _____</p> <p>Buyer: _____</p>
---	---

All-Wood

Project Subtotal Net Price: USD	5,342.64
8.000% Sales Tax: USD	427.41
Project Total Net Price: USD	5,770.05

OMS Ver. 0004.19.01 (Current)
Product availability and pricing subject to change.

SUSAN FALLON
MARVIN ELEVATE TWIN DOUBLE HUNG
Quote Number: **P8QKZ25**

TERMS AND CONDITIONS

OMS Ver. 0004.19.01 (Current)
 Product availability and pricing subject to change.

SUSAN FALLON
 MARVIN ELEVATE TWIN DOUBLE HUNG
 Quote Number: P8QKZ25

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

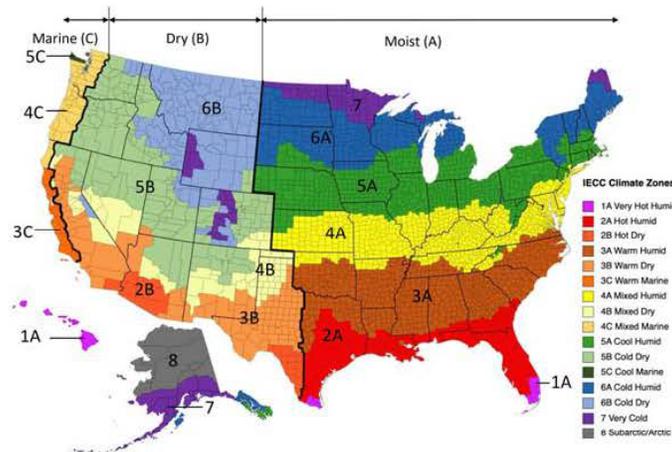
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

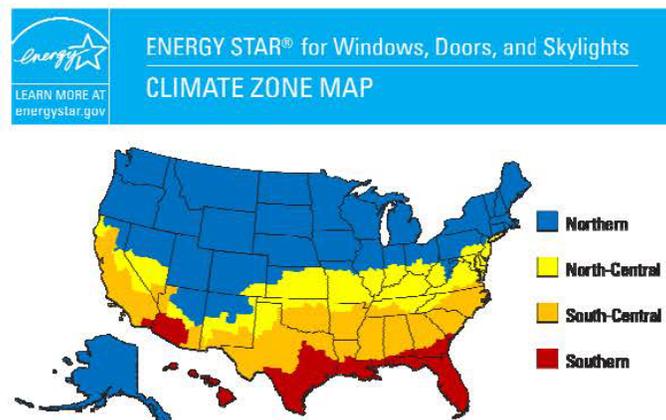
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



Quotes – 3 + 4

Installed

OMS Ver. 0004.18.00 (Current)
 Product availability and pricing subject to change.

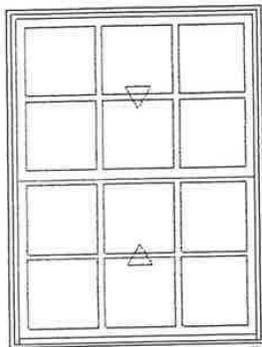
TIM/SUSAN
 FALLON
 Quote Number: **GN1XCA1**

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #2	Mark Unit:	Net Price:		1,188.81
Qty: 2		Ext. Net Price:	USD	2,377.62

MARVIN



As Viewed From The Exterior

Entered As: FS
 MO 41" X 55 1/4"
 FS 40 1/2" X 55"
 RO 41 1/2" X 55 1/2"
Egress Information
 Width: 37 3/8" Height: 22 19/32"
 Net Clear Opening: 5.86 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.28
 Visible Light Transmittance: 0.48
 Condensation Resistance: 56
 CPD Number: MAR-N-272-01534-00001
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1054X1720 mm (41.5X67.75 in)
 Water Resistance: 4.60 psf
 LC-PG40 DP +40/-40
 FL6525

Stone White Exterior 79.55
 White Interior..... 758.34
 Elevate Double Hung.....
 Frame Size 40 1/2" X 55"
 Rough Opening 41 1/2" X 55 1/2"
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Silver Stainless Steel Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Silver 156.13
 Rectangular - Special Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Silver Stainless Steel Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Silver 156.13
 Rectangular - Special Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Aluminum Screen 38.66
 Stone White Surround
 Bright View Mesh
 4 9/16" Jamb
 Nailing Fin
*****Note: Divided lite cut alignment may not be accurately represented in the DMS drawing. Please consult your local representative for exact specifications.**
*****Note: Unit Availability and Price is Subject to Change**

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD 2,377.62
 8.000% Sales Tax: USD 190.21
 Project Total Net Price: USD 2,567.83

Installed

OMS Ver. 0004.18.00 (Current)
 Product availability and pricing subject to change.

TIM/SUSAN
 FALLON
 Quote Number: GN1XCA1

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
 Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
NUMBER OF LINES: 1		TOTAL UNIT QTY: 2		EXT NET PRICE: USD		2,377.62
2		Elevate	Double Hung RO 41 1/2" X 55 1/2" Entered as FS 40 1/2" X 55"	1,188.81	2	2,377.62

HBS 005010 HIMES BLD
 2716 E MAIN ST
 ST CHARLES, IL 60174
 11 03 2025 11:14:10
 CREDIT CARD
 VISA SALE
 Card #: XXXXXXXXXXXX3063
 Chip Card: VISA CREDIT
 AID: A0000000031010
 SEQ #: 4
 Batch #: 16
 INVOICE 4
 Approval Code: 113041
 Entry Method: Chip Read
 Mode: Issuer
2 windows
 SALE AMOUNT \$2567.83
Hinges
 CUSTOMER COPY

Installed

OMS Ver. 0004.18.00 (Current)
Product availability and pricing subject to change.

TIM/SUSAN
FALLON
Quote Number: GN1XCA1

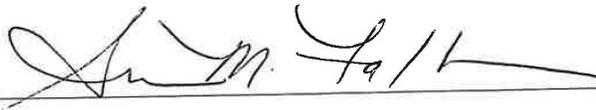
PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	2,377.62
8.000% Sales Tax: USD	190.21
Project Total Net Price: USD	2,567.83

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

BUYER:

Signature:



Title:

Date:



Installed

 	
	
<p>Elevate Double Hung WF/WF Vertical Slider 1 1/16" IG Low E2 Arg 3.1mm 272 / 11.5mm arg / 3.1mm clr</p>	
<p>.0045 SS - D Pine or EQU SDLS < 1" ELV DBLHNG MAR - N - 272 - 01534 - 00001</p>	
ENERGY PERFORMANCE RATINGS	
U-Factor 0.28 (U.S./I-P)	SOLAR HEAT GAIN COEFFICIENT 0.28
ADDITIONAL PERFORMANCE RATINGS	
VISIBLE TRANSMITTANCE 0.48	—
<p>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturers literature for other product performance information. www.nfrc.org</p>	
	
<p>Elevate Double Hung Manufacturer Stipulates Hallmark Certification As Indicated Below</p>	
UNIT	
Hallmark Product Number	407-H-783
AAMA/WDMA/CSA/101/ I.S.2/A440-08	LC-PG40 1054X1720 mm (41.5X67.75 in)
AAMA/WDMA/CSA/101/ I.S.2/A440-11	LC-PG40 1054X1720 mm (41.5X67.75 in)
POSITIVE DESIGN PRESSURE (DP)	+40 psf
NEGATIVE DESIGN PRESSURE (DP)	-40 psf
Water Penetration Test Pressure	4.60 psf

All-Wood

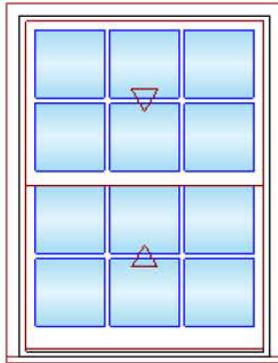
OMS Ver. 0004.19.01 (Current)
 Product availability and pricing subject to change.

SUSAN FALLON
 FALLON
 Quote Number: **M32G1WB**

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		1,805.56
Qty: 2		Ext. Net Price:	USD	3,611.12



As Viewed From The Exterior

Entered As: FS
MO 43 5/8" X 56 9/16"
FS 40 1/2" X 55"
OC 43 1/8" X 56 5/16"
RO 41 1/2" X 55 1/2"
Egress Information
 Width: 36 15/16" Height: 21 1/4"
 Net Clear Opening: 5.45 SqFt
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.45
 Condensation Resistance: 56
 CPD Number: MAR-N-68-07486-00001
Performance Grade
 Licensee #1109
 AAMA/WDMA/CSA/101/1.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 Water Resistance: 6.06 psf
 LC-PG40 DP +40/-40
 FL15162

Primed Pine Exterior	44.93
Painted Interior Finish - White - Pine Interior	149.49
Ultimate Wood Double Hung	1,066.60
Frame Size w/ Subsill	
40 1/2" X 55"	
Rough Opening w/ Subsill	
41 1/2" X 55 1/2"	
Top Sash	
Primed Pine Sash Exterior	
Painted Interior Finish - White - Pine Sash Interior	
IG	
Low E2 w/Argon	
Silver Stainless Steel Perimeter and Spacer Bar	34.86
7/8" SDL - With Spacer Bar - Silver	228.50
Rectangular - Special Cut 3W2H	
Primed Pine Ext - Painted Interior Finish - White - Pine Int	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Painted Interior Finish - White - Pine Sash Interior	
IG	
Low E2 w/Argon	
Silver Stainless Steel Perimeter and Spacer Bar	34.86
7/8" SDL - With Spacer Bar - Silver	228.50
Rectangular - Special Cut 3W2H	
Primed Pine Ext - Painted Interior Finish - White - Pine Int	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
White Sash Lock	
White Jamb Hardware	17.82
Aluminum Screen	
Stone White Surround	
Bright View Mesh	
4 9/16" Jamb	
Primed Pine BMC	
Primed Pine Standard Subsill	
No Installation Method	
***Note: Unit Availability and Price is Subject to Change	

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD	3,611.12
8.000% Sales Tax: USD	288.89
Project Total Net Price: USD	3,900.01

Additional Option

CUSTOMER PRICE QUOTE



SUSAN and TIM FALLON	F54318755
Purchaser's Name	Job#

PROJECT SPECIFICATIONS

2 Andersen Windows: Andersen Windows Double-Hung
 400 Series Double-Hung, Overall Frame Width - 40, Overall Frame Height - 54, Product Style - Equal Sash, Venting /
 Handing - AA, Exterior Frame Color - White, Interior Frame Finish Color - White - Painted, Glass Option - Low-E4
 SmartSun, Glass Strength - Standard, Specialty Glass - None, Insect Screen Type - Full Screen, Insect Screen Material -
 TruScene, Insect Screen Color - White, Grille Type - Full Divided Light w/Energy Spacer, Grille Pattern - Specified Equal
 Light, Grille Bar Width - 3/4"

Quote Name: Package 3 - 1 Page of

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

February 18, 2026

HPC Case Number:
2026-007

Applicants / Owners
Sean Gallagher

Request:
Rehabilitation for Multi-Unit Housing

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



AGENDA ITEM 4A

17 N Sixth Street
Rehabilitation for Multi-Unit Housing

BACKGROUND

This property was constructed in approximately 1895. Its first appearance on a Sanborn Fire Insurance map was in 1897, where it is a two-story dwelling with a bay window on the south side. Additionally on the lot was a stable and two other outbuildings. By 1905, a one-story addition with a porch on its south side had been attached at the rear of the building, and a porch was added to the front facade on the north side. By 1923, the rear addition extended across the entire facade. Its form was consistent following that change.

The original owner is unknown. Elsa E Carlson is listed in local phone books and newspapers as the primary resident from 1953 to 1974. From at least 1966 to 1970, Kane County Medical Society was also run out of the house. By 1981, it fully transitioned to office space on the first floor.

Permits

2001 Porch Remodel
2012 Roof
2025 Garage



2016 – from Sixth Street

REQUEST 4A:

Rehabilitation for Multi-Unit Housing Concept Review

HPC Case #2026-007

The Applicant is undergoing a rehabilitation project which will revert the building from office space to a two-unit residential space. On the front façade, this will consist of porch stabilization and window rehabilitation. A new door, stairs, and windows are proposed on the front of the porch to accommodate for a wider door. Other windows visible from the street are proposed for repair.

Work out of view from the right of way involves replacement of windows to accommodate the new interior plans, with siding infill as required. Most existing siding would remain and be repainted.

STAFF ANALYSIS

The main area under review on this property is the front façade, as although it neighbors a parking lot, that is not technically a public right of way. The main impact of this proposal on that façade would be the porch rehabilitation project. According to Sanborn Fire Insurance maps, the porch does not appear to be original to the property. It does not appear on Sanborn maps through 1945. It is in need of stabilization, as it is not currently level and the fenestration is damaged. Outside of the changes on the porch, street-facing windows would be repaired, which is in line with the HPC Window Policy. New windows on the porch are proposed to be wood with true divided lites, with changes in the overall dimensions.

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.** *This proposal would indicate a return to the original residential use.*



2026



2026



2026

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 porch would be stabilized and windows on its sides would be repaired. The front façade of the porch would be altered according to code, with a wider door, narrower windows, and new steps.*
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.** *Slight changes would occur in the window design.*
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *The porch was added after 1945. The majority of its materials would be retained, with changing windows and door on the front façade.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *Most materials visible from the public right of way would remain. This would indicate a loss of two windows and the door from the non-original porch.*
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.** *Most materials visible from the public right of way would remain and be repaired or undergo maintenance. Where windows would be changed due to need for a wider door, like materials and layout would be like for like, with slight changes in dimension.*
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.*

- 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.*

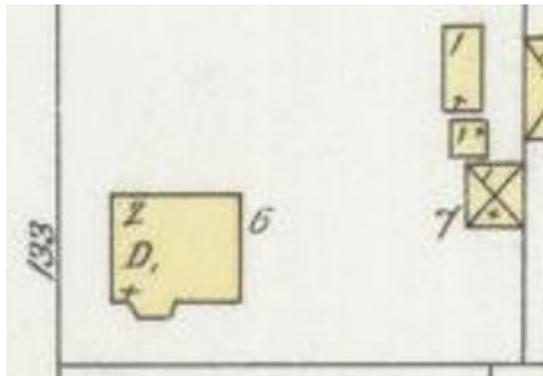
Design Guidelines for Historic Properties

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:

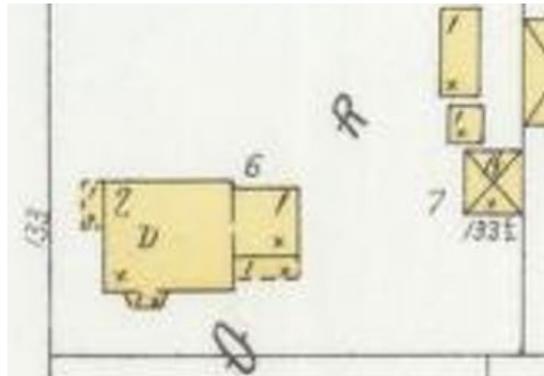
Maintain and Preserve Historic Doors and Entries. *The existing door is not historic. There would be a slight proportion change in the entry, but layout and form would generally remain the same.*

Maintain the Form, Design, and Materials of Historic Porches. *The porch is not original to the property. Its overall form and materials would remain, with slight design changes in the proportions of the front door and windows.*

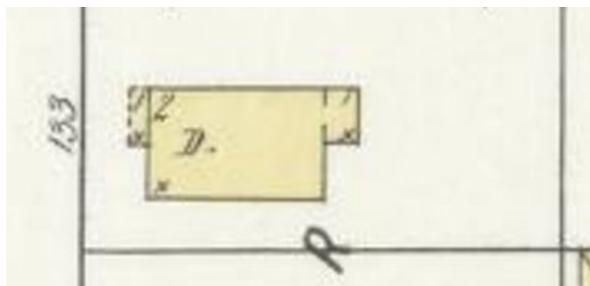
Historic Maps + Images



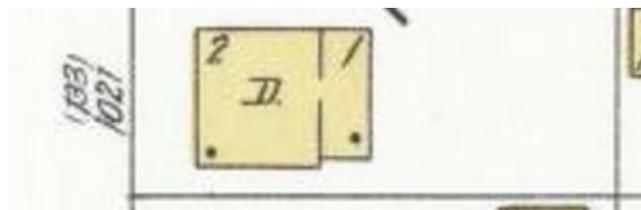
1897 Sanborn Fire Insurance Map



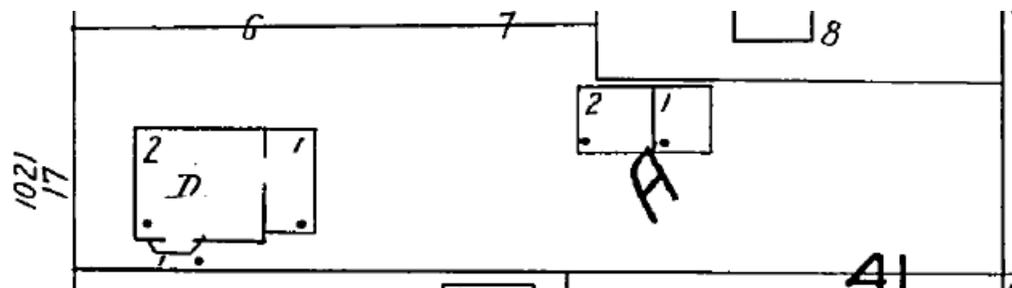
1905 Sanborn Fire Insurance Map



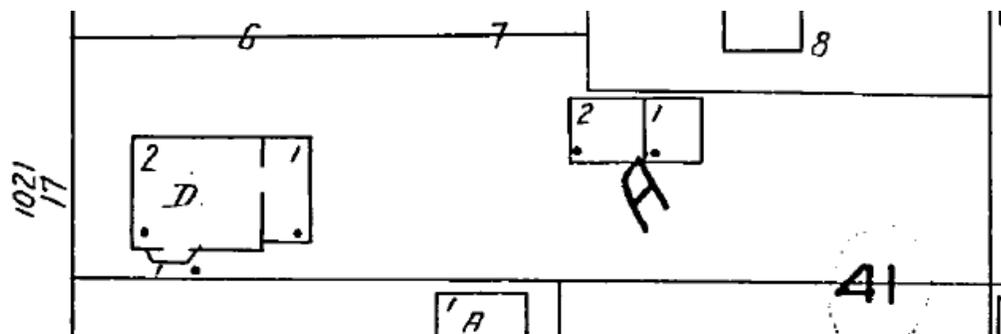
1912 Sanborn Fire Insurance Map



1923 Sanborn Fire Insurance Map



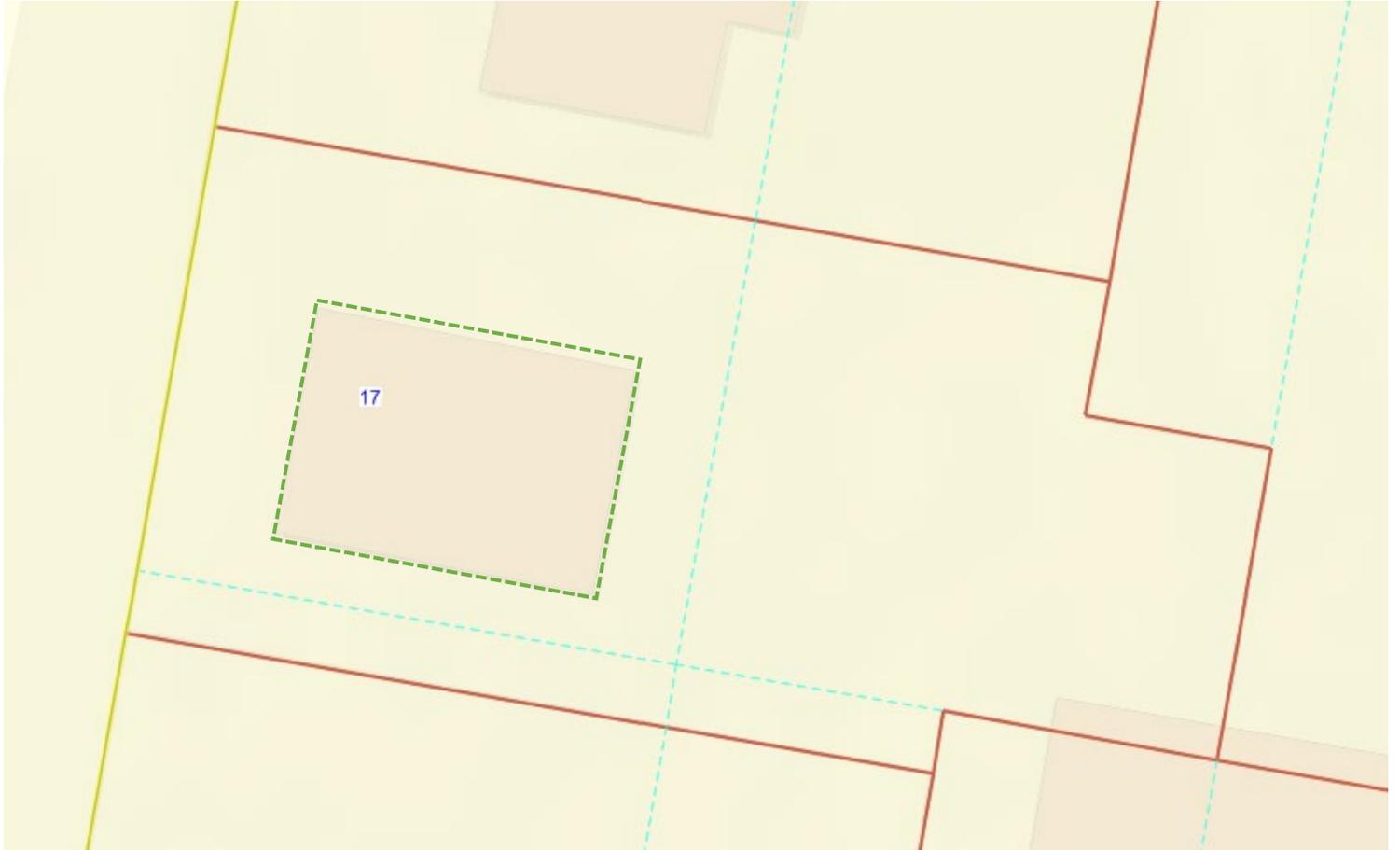
1930 Sanborn Fire Insurance Map



1945 Sanborn Fire Insurance Map

- Frame Construction
- Shingle Roof
- Composition Roof

Site



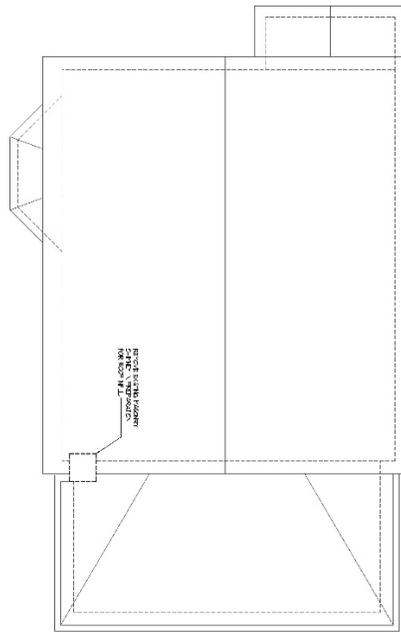
Approximate Focus of Work

Existing Condition

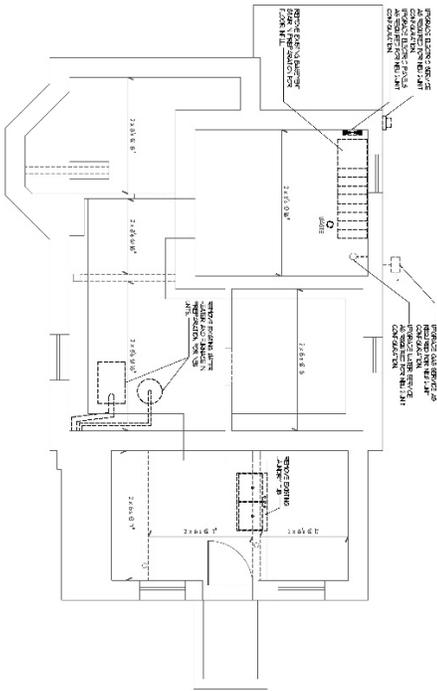




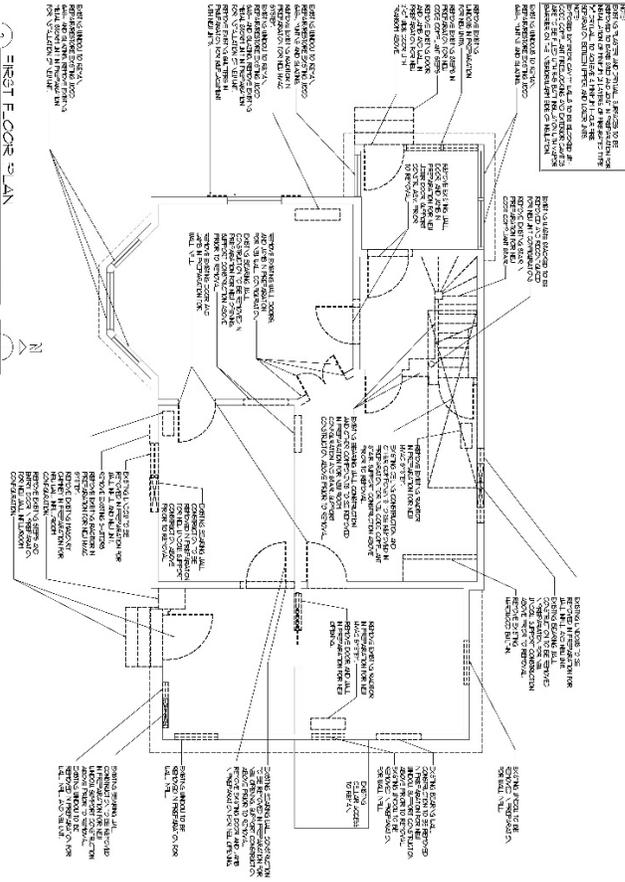
Proposal



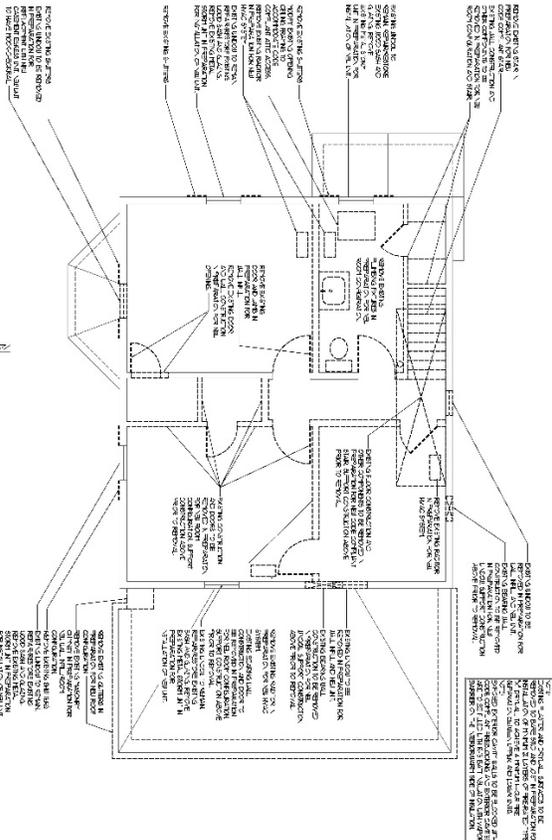
1 ROOF PLAN 1/4" = 1'-0"



3 BASEMENT FLOOR PLAN 1/4" = 1'-0"



2 FIRST FLOOR PLAN 1/4" = 1'-0"



4 SECOND FLOOR PLAN 1/4" = 1'-0"

NOTES

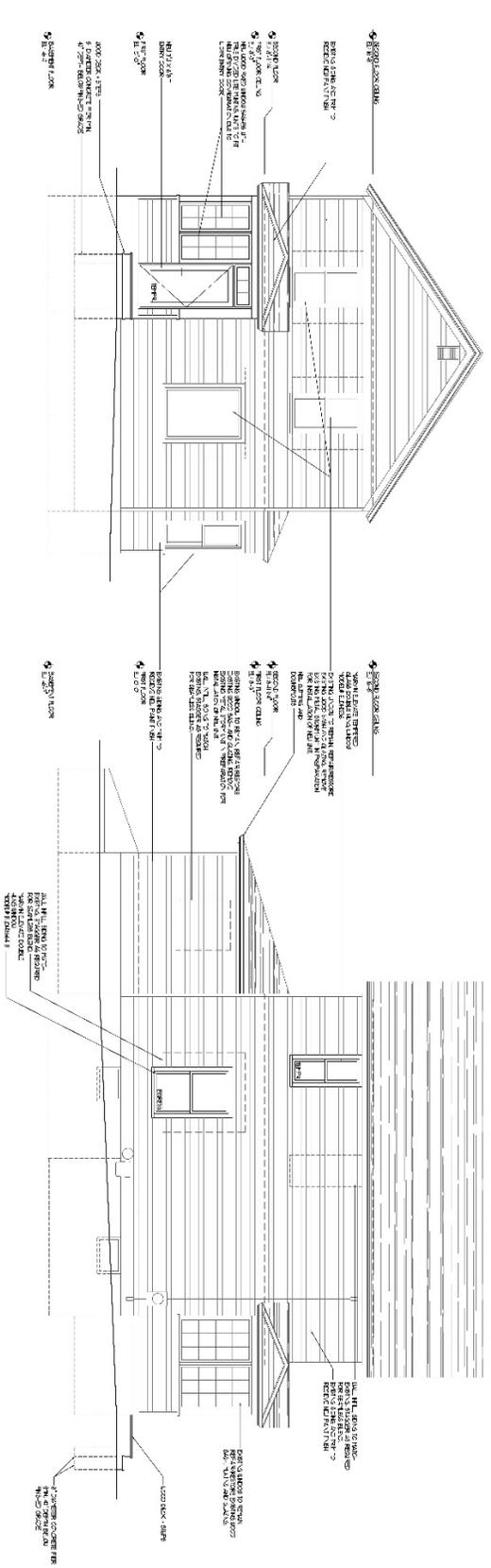
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE.

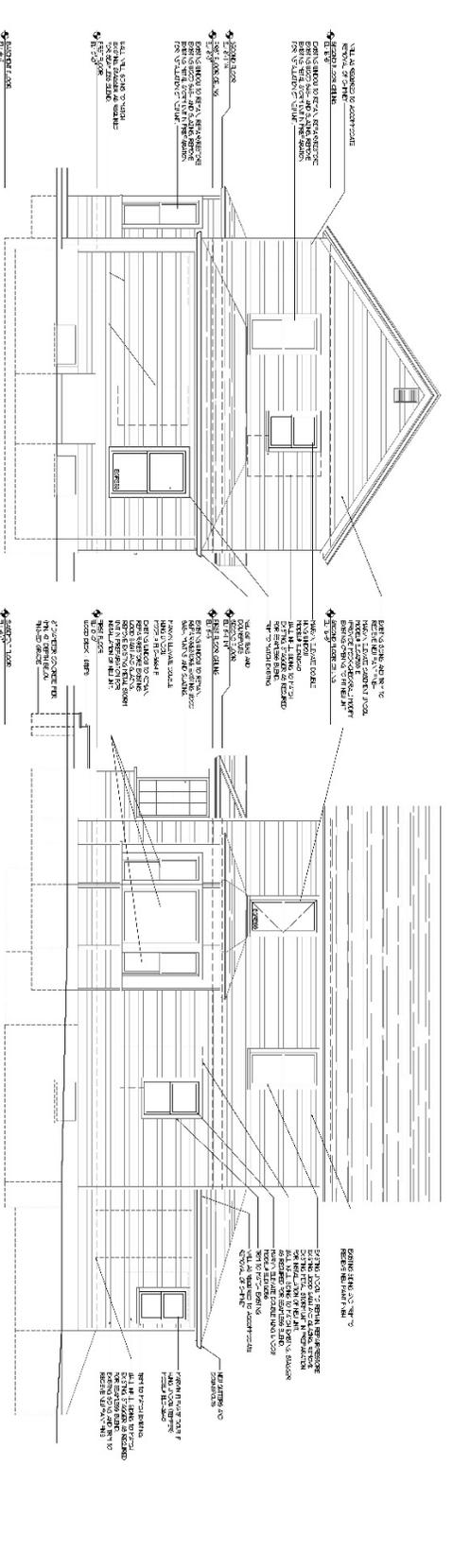
	HOGAN DESIGN + CONSTRUCT 17 N. 6th STREET GENEVA, ILLINOIS
	623 ARLECKON GENEVA, ILLINOIS PHONE: 630-232-1500 WWW.HOGAN-DC.COM
CLIENT: PROJECT: ADDRESS: CITY:	3813 N. 52ND WASHINGTON SQUARE 1300 N. STATE 2021 COLUMBIA GENEVA, ILLINOIS
PROJECT # CHECKED BY DATE	24008 SVA 2/20/2025

DEMOLITION FLOOR PLAN



1 EAST ELEVATION
1/4" = 1'-0"

2 NORTH ELEVATION
1/4" = 1'-0"

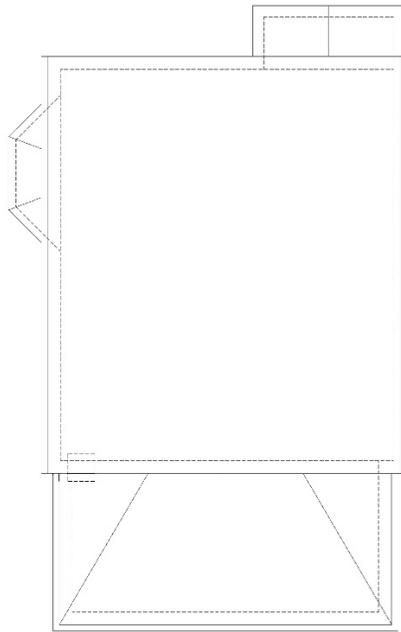


3 WEST ELEVATION
1/4" = 1'-0"

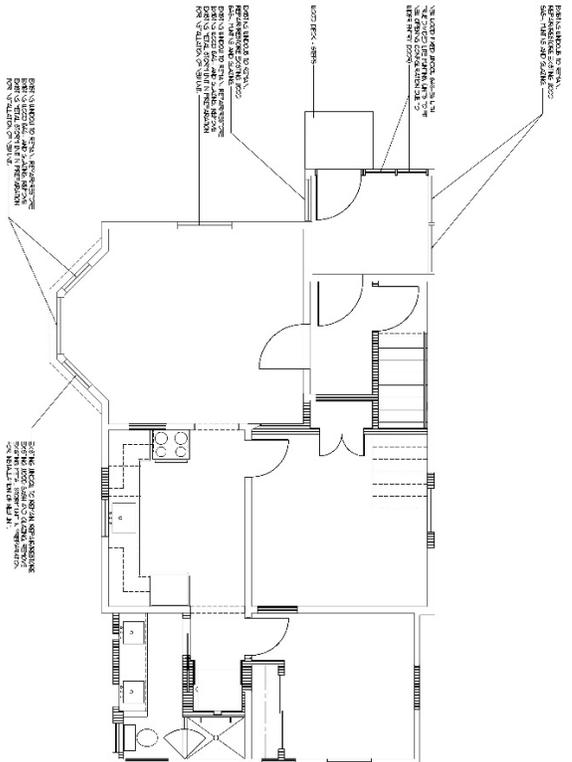
4 SOUTH ELEVATION
1/4" = 1'-0"

NOTES

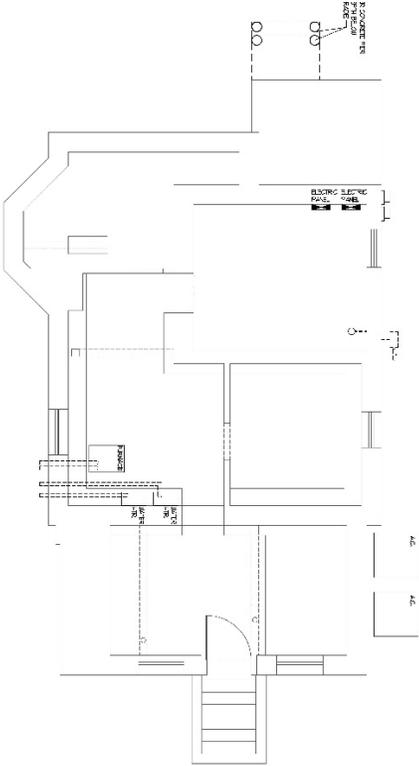
HOGAN DESIGN + CONSTRUCTION 17 N. 6th STREET GENEVA, ILLINOIS	
PROJECT # 24008	REVISION # 5/3 CHECKED BY SVA DATE 2/20/2025
ARCHITECT HOGAN DESIGN + CONSTRUCTION 17 N. 6th STREET GENEVA, ILLINOIS	GENERAL CONTRACTOR [Blank]



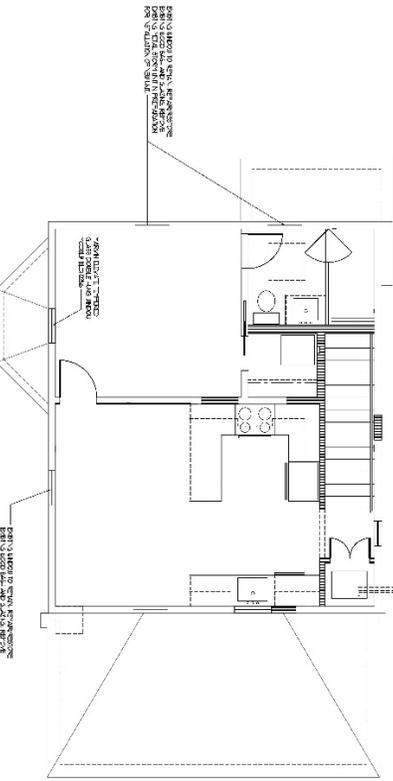
1 ROOF PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



3 BASEMENT FLOOR PLAN
1/4" = 1'-0"



4 SECOND FLOOR PLAN
1/4" = 1'-0"

NOTES

LOOK PLANS

PROJECT #
24008

ISSUANCE: S/S
CHECKED: S/S
DATE: 2/20/2016

HOGAN
DESIGN + CONSTR
17 N. 6th STREET
GENEVA, ILLINOIS

G2 ARCHITECTURE ASSOCIATES, INC.
423 N. STATE STREET
GENEVA, ILLINOIS 60133
TEL: 630.261.1234
WWW.G2ARCHITECTURE.COM

CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

February 18, 2026

HPC Case Number:
2026-008

Applicants / Owners
Sean Gallagher

Request:
Rehabilitation and
Addition

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



AGENDA ITEM 4B

428 Ford Street Rehabilitation and Addition

BACKGROUND

It is possible that the original, 1.5-story, gable-front house at 428 Ford Street was erected by Isaac Wilson. In June 1856, Wilson sold the property (Lot 6, Block 23 of the Original Town of Geneva) to Hiram Baer; within three weeks, Baer sold the property to Jacob Bennett. Bennett acquired a mortgage on



2016 – from Ford Street

the property in September 1856; however, it is unclear whether the mortgage was to purchase the improved property or to erect a dwelling.

According to Geneva, Illinois: 150 Reminders of 150 Years, the existing, Upright-and-Wing residence, with a Greek Revival broken pediment at the street-facing gable, was erected before 1856, when laborer Jacob Bennett purchased the property. At that time, only the Gable Front section to the west existed.

Since its construction, the property has been the home of laborers and factory workers. Jacob Bennett and his wife sold the property to Francis Wilkins and his wife in January 1858. Mr. and Mrs. Wilkins, in turn, sold the property in July 1861 to Joshua George, who owned the property until June 1866. Joshua George sold the property to Augustus H. Jennings.

Based on research by local historians, the east wing was added in 1867 by then-owner, Augustus Jennings. However, an 1869 aerial view of Geneva and Sanborn Fire Insurance maps suggest that the wing was added between September 1891 and October 1897.

In May 1873, Augustus Jennings sold the Ford Street property to Mr. F. Porter and his wife, who owned the property until October 1889, when Andrew Moody, a bachelor, purchased the property. He was the brother of Emma Carlson (see 415 Ford Street).

Andrew Moody was born in Sweden in either August 1852 or August 1854 (historical documents differ on the date of his birth) and emigrated from his native Sweden in 1880. Moody acquired a mortgage from Mr. Porter in 1889. Andrew Moody paid off the mortgage in 1892 and, likely, undertook the remodeling of the home soon afterward. According to census records, Moody worked as a “day laborer” most of his life; however, he listed his occupation as “gardener” in 1910.

Between 1891 and 1897, the original house was moved southwesterly on the lot. Simultaneously, a shed along the western lot line was either remodeled or reconstructed. Most probably, the present configuration of the residence at 428 Ford Street may be attributable to Andrew Moody who lived there until a short time before his death on January 24, 1927. Moody was likely assisted by his brother-in-law, John Carlson, a carpenter by trade. From about 1890 until 1907, the family of Andrew Moody's sister, Emma Carlson (see 415 Ford Street) shared the Ford Street home of her brother.

The transformation of the house under the ownership of Andrew Moody is most clearly depicted through the earliest Sanborn Fire Insurance maps for this neighborhood of Geneva. The 1891 Sanborn Fire Insurance map shows that the original house and shed were roofed with wood shingles. By 1897, a front porch with wood shingles was constructed; the original section of the home was roofed with metal roofing (probably standing seam terne metal as protection from a heating stove flue); the east wing was in place with a wood shingle roof; the south lean-to with a wood-shingled roof had been added to the original section of the home; and a small wing with metal roofing was added to the south side of the east wing, connected to the south lean-to addition.

Investigation of the interior of the home identifies the east wing as an early, three-bay, workers' cottage, consisting of three rooms and dating to the late 1840s. The east wing of the home does not have a full foundation wall beneath it; consequently, the shallow crawlspace is subjected to the extremes of weather.

The small house was enlarged with two additions at the rear (south) side by the close of the nineteenth century. It is difficult to determine the age and original configuration of the south lean-to addition at the original section of the home. Framing, visible at the basement, suggests that it was a small room with porches at both the west and east sides. The lean-to may have been a kitchen and may have been part of the house as depicted in the 1891 Sanborn Fire Insurance map or added shortly afterward. The small addition constructed at the south side of the east wing may have been part of the original workers' cottage or constructed shortly after the two early buildings were joined. Based on oral history and its location, the small room functioned either as a woodshed, unheated larder, or, perhaps, as a “jelly kitchen” or an attached “summer kitchen.” The metal roof suggests that a cooking or heating stove projected through the roof at the end of the nineteenth century.

Based on photo documentation and fire insurance maps, the front porch with a sunburst gable was added to the front (north side) of the residence before October 1897. The original, first-floor windows and front door were altered at that time also.

Before 1903, Andrew Moody acquired the western half of the adjoining property to the east (Lot 7, Block 23).

By the end of World War I, the first floor of the original house was remodeled: a new hardwood floor was laid in the Living Room and Dining Room, and an archway was installed between the two rooms.

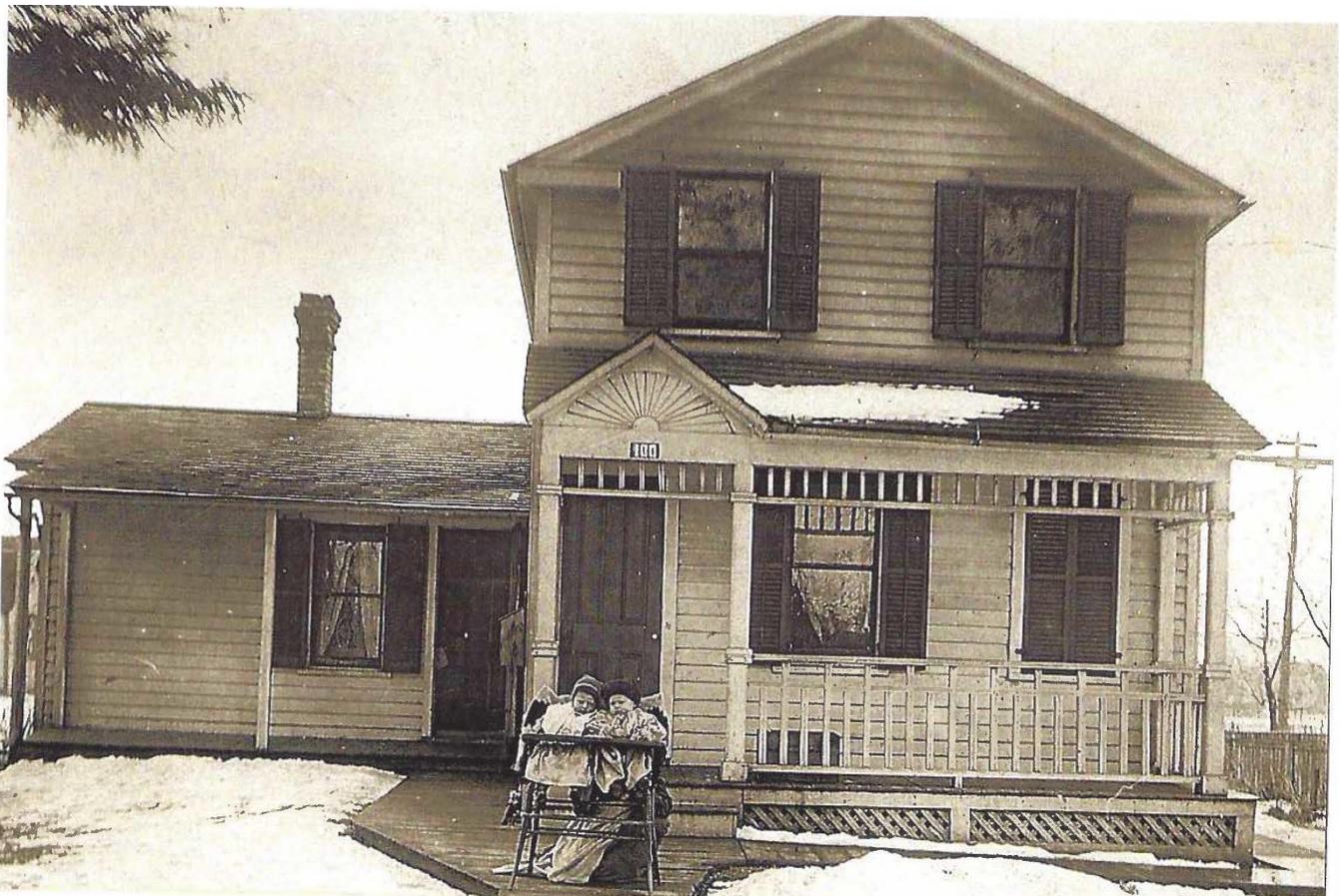
In 1926, Andrew Moody filed a joint warranty deed to the benefit of his nephew LeRoy (“Roy”) Carlson and his wife, Hazel. After Andrew Moody's death in 1927, Roy and Hazel Carlson became the owners of the Ford Street property, where they raised two sons. Roy Carlson died in 1949; Hazel died in 1993. Their youngest son, James (b. 1945) and his wife, Carol lived in the Ford Street home until November 2016.

Between the close of World War II and Roy Carlson's death in 1949, several modifications to the property were completed. The front porch at the west section of the house was removed; the front porch at the east section of the house was removed and replaced with a larger, enclosed porch; and the west wing of the house was set on a new concrete block foundation. A boiler was installed in the new basement and a chimney was erected alongside the west wall of the house. An indoor bathroom was fashioned from two original bedrooms in the east section of the home. The rear addition was also remodeled.

The south addition at the east section of the house has been remodeled numerous times and served, lastly, as a small television room. Although some of the windows and interior doors are original to the house, many have been replaced over time, prior to the most recent acquisition of the property.

The 428 Ford Street property remained within the Moody-Carlson family from 1889 until 2016, a period of 127 years. Andrew Moody, who apparently was responsible for the majority of the evolution of the home that exists today, lived in the house for 37 years. Hazel J. Carlson, the widow of Moody's nephew, lived in the house for approximately 50 years; her son, Jim Carlson, lived in the house for the majority of 71 years.

The property is notable within a context of Swedish properties in Geneva and for its association with one or more significant persons, architecture, community development—specifically the Early Settlement Period of Geneva (1837-1857).



1902 Image Featuring Porch – from Ford Street

REQUEST 4B:

Rehabilitation and Addition Concept Review

HPC Case #2026-008

The Applicant is proposing a large rear addition with a hyphenated connection to the existing property. In addition, the Applicant is proposing a reconstruction of the historic porches based off existing images and documentation. The Applicant has been in contact with the state in order to apply for the Residential Tax freeze, and has been given approval from them to move forward with the project. At this point, they



Render of Proposal – from Ford Street

are interested in any comments from the HPC before moving forward on the full drawing set. Renders have been provided of the proposal for a better visualization of the massing and setbacks involved in the addition.

This property has previously appeared before the HPC – under a different property owner – for a demolition request which was denied.

STAFF ANALYSIS

This addition would greatly increase the size of the house. As required by the SHPO for tax freeze eligibility, this addition would be separated from the existing structure by a hyphenated connection in the rear of the house. That hyphenated connection also creates a notable distance from the street to the addition on the front of the property. On the street-facing side, the addition also would not extend past the existing house. The addition does have some notably modern details, especially the windows, which differentiate from the existing house. Similar siding material would be used throughout, which is characteristic to the property. The addition would have a higher roofline than the existing house, which developed out of need for modern ceiling heights. Slope of the landscape somewhat reduces that height shift. The recreation of the two porches would be a return to an earlier condition based on substantiated photographic evidence.

Existing material would largely remain, with repairs and maintenance scheduled. The non-historic chimney would be removed. New storm windows and gutters, which are outside the scope of review, would be installed.

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.** *Use would not change under 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 majority of the historic material on the property would remain, other than the sections necessary to facilitate the connection of the addition.*
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.** *There is photographic evidence of the porches proposed to be added. The addition would utilize similar materials to the existing house with some modern architectural details, particularly the dimensions and layout of the windows.*
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *The existing stoop would be replaced with a reconstructed porch in this application. Evidence of a porch existing on the site exists back to the 1897 Sanborn Fire Insurance map and was removed midway through the 20th century.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *The majority of the historic material on the property would remain, other than the sections necessary to facilitate the connection of the addition.*
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 majority of the historic material on the property would remain, other than the sections necessary to facilitate the connection of the addition.*
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 majority of this addition would not affect the physical materials of the property. It would be differentiable both physically, with the hyphen, and by style, in details such as the windows. Similar rooflines and siding material would be utilized. This project would indicate a large increase in mass, which the design works to mitigate with the use of setbacks and the slope of the landscape.*

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.** *Due to the use of the hyphen, the majority of this addition would not be directly attached to the existing property. This would make the removal possible without impairing existing form and imparity.*

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:

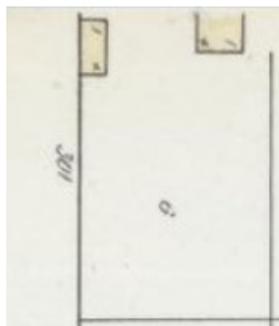
Allow Building Expansions that Maintain the Character of the Historic Building. *The new addition would be located at the rear of the historic building. The details of the building would be differentiable from the existing one, with similar materials and rooflines being used overall. The porches on the front which are proposed to be rebuilt are substantiated by photographic evidence.*

Maintain the Form, Design, and Materials of Historic Porches. *This proposal would involve a reconstruction of historic porches. Most materials no longer exist, but construction would occur based on photographic evidence.*

Historic Maps + Images



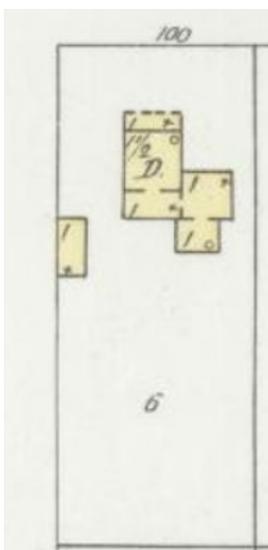
1869 Bird's Eye



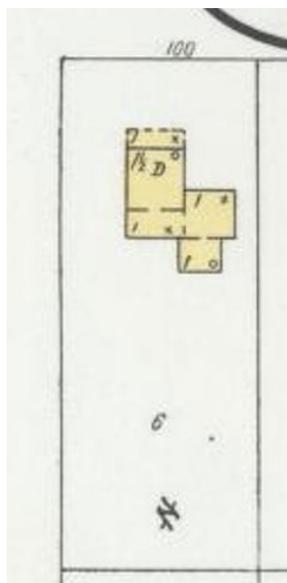
1891 Sanborn Fire Insurance Map (fragment)



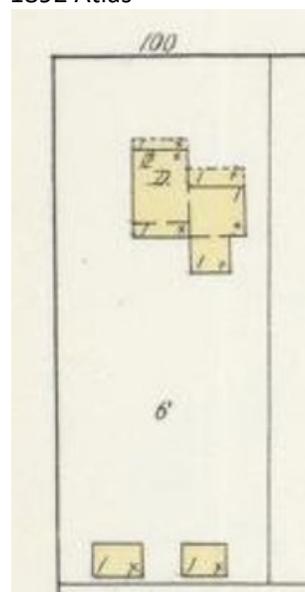
1892 Atlas



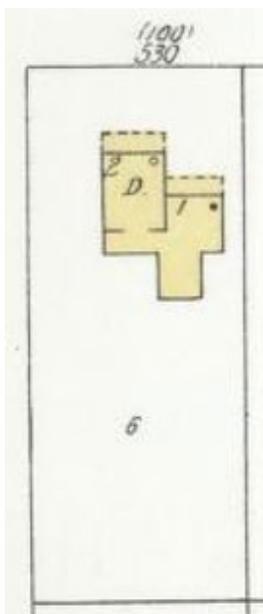
1897 Sanborn Fire Insurance Map



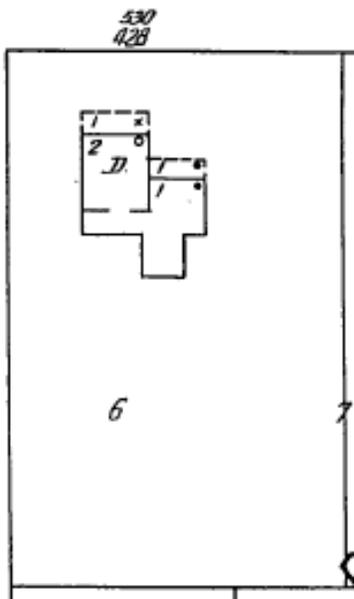
1905 Sanborn Fire Insurance Map



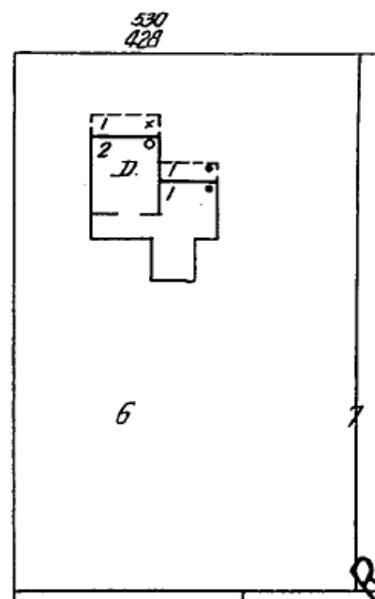
1912 Sanborn Fire Insurance Map



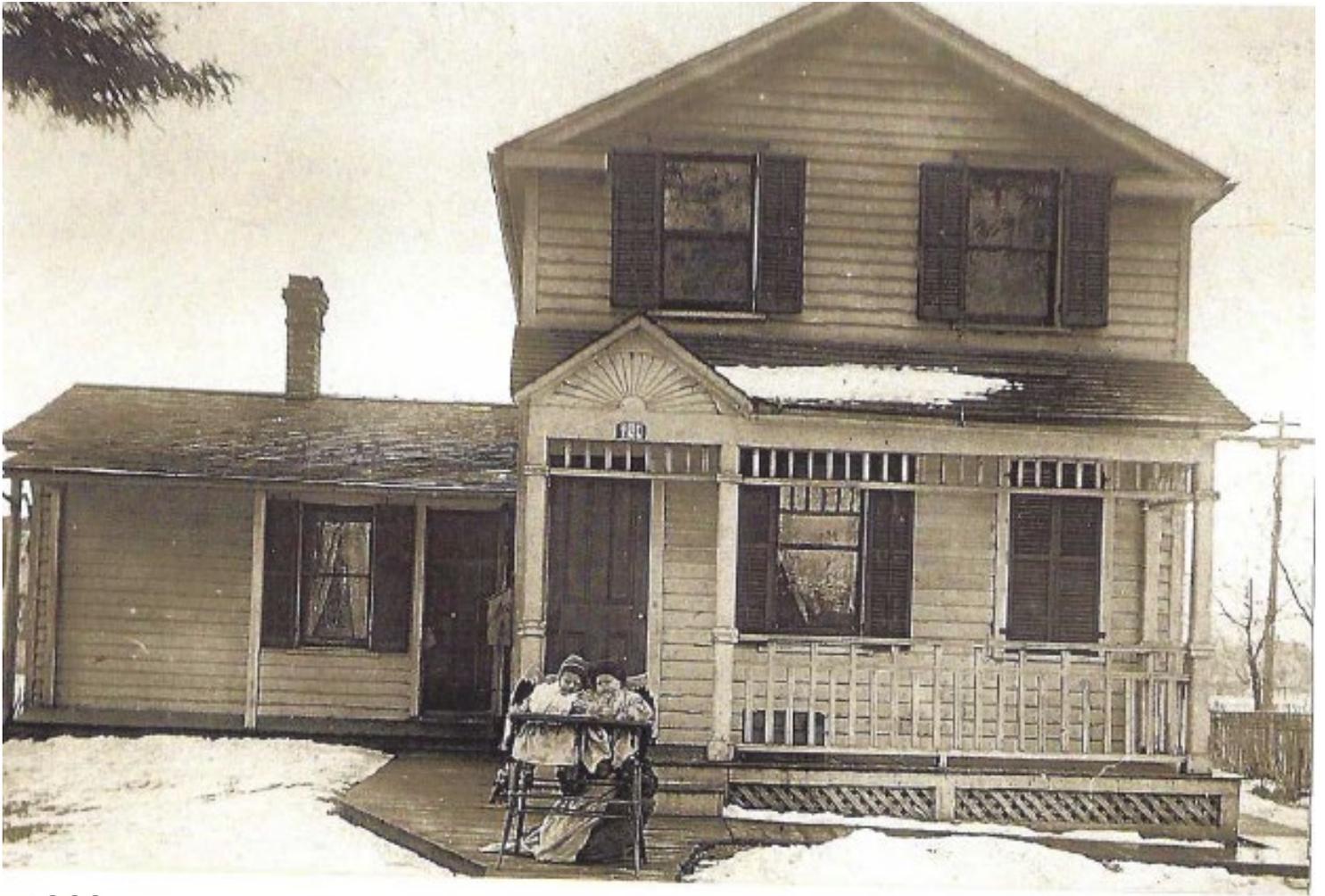
1923 Sanborn Fire Insurance Map



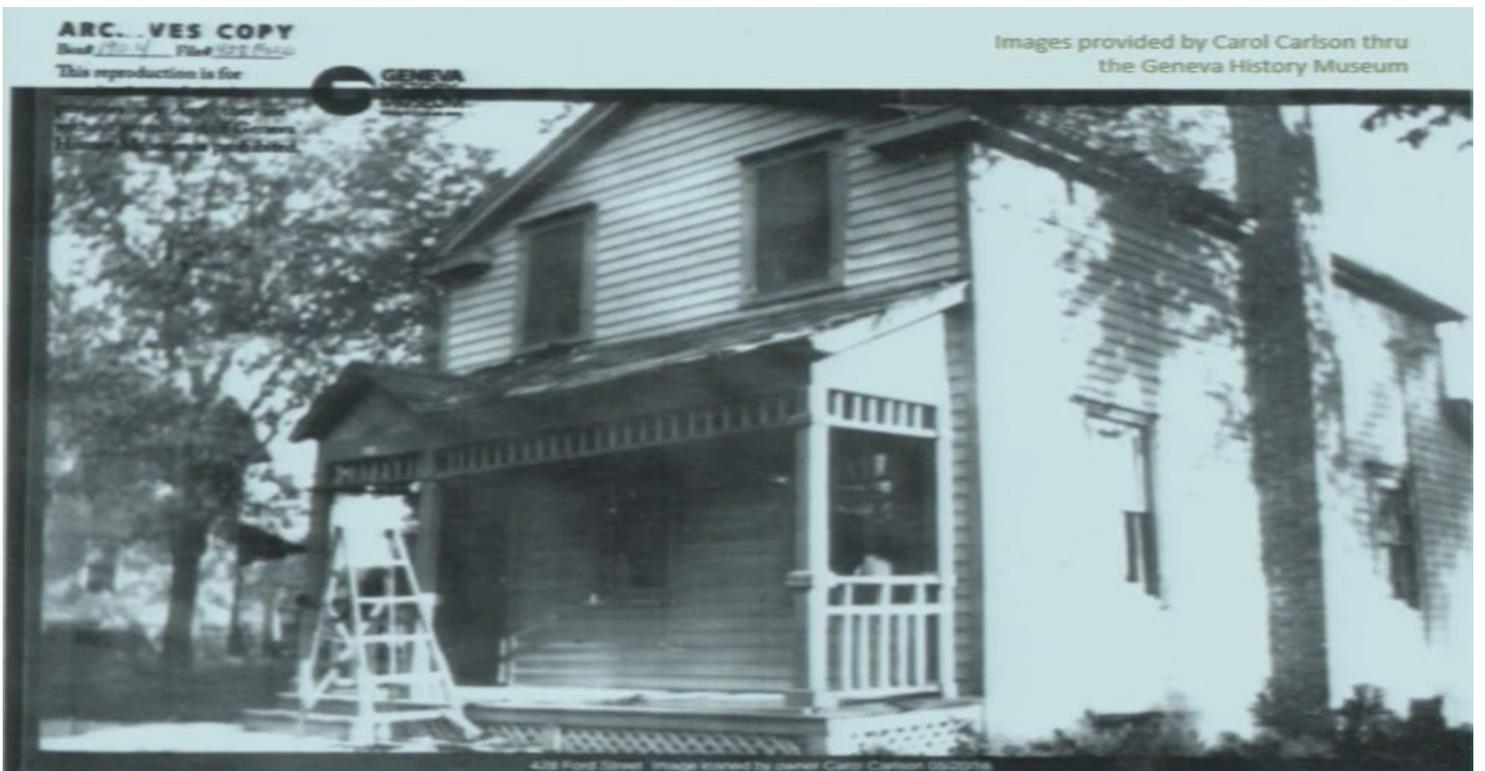
1930 Sanborn Fire Insurance Map



1945 Sanborn Fire Insurance Map



1902

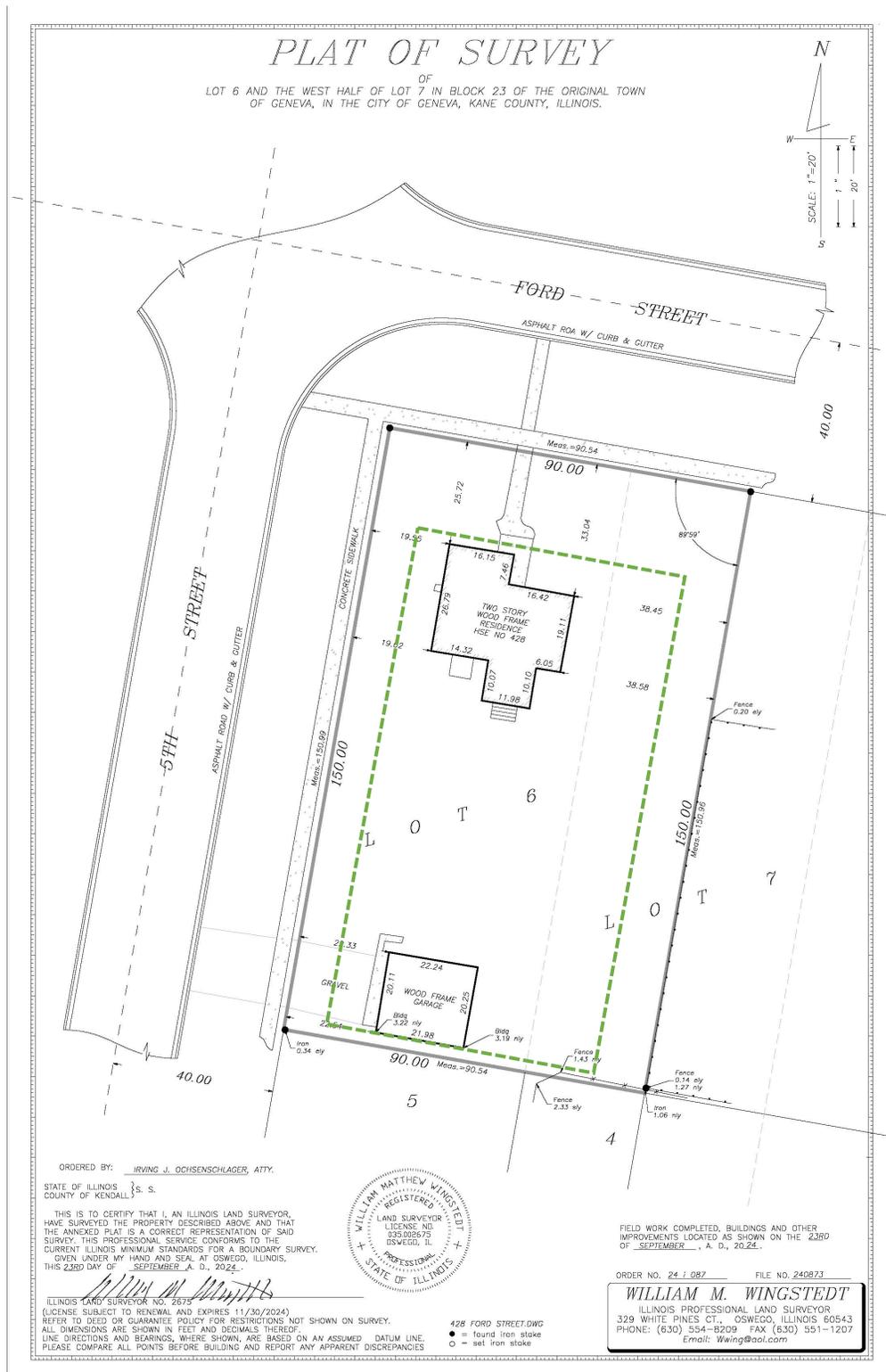


C 1900



1936

Site



ORDERED BY: IRVING J. OCHSENSCHLAGER, ATTY.
 STATE OF ILLINOIS } s. s.
 COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 23RD DAY OF SEPTEMBER, A. D., 2024.



FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 23RD OF SEPTEMBER, A. D., 2024.

ORDER NO. 24-087 FILE NO. 240873

WILLIAM M. WINGSTEDT
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
 PHONE: (630) 554-8209 FAX (630) 551-1207
 Email: Wwing@aol.com

ILLINOIS LAND SURVEYOR NO. 2675
 (LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2024)
 REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON AN ASSUMED DATUM LINE.
 PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

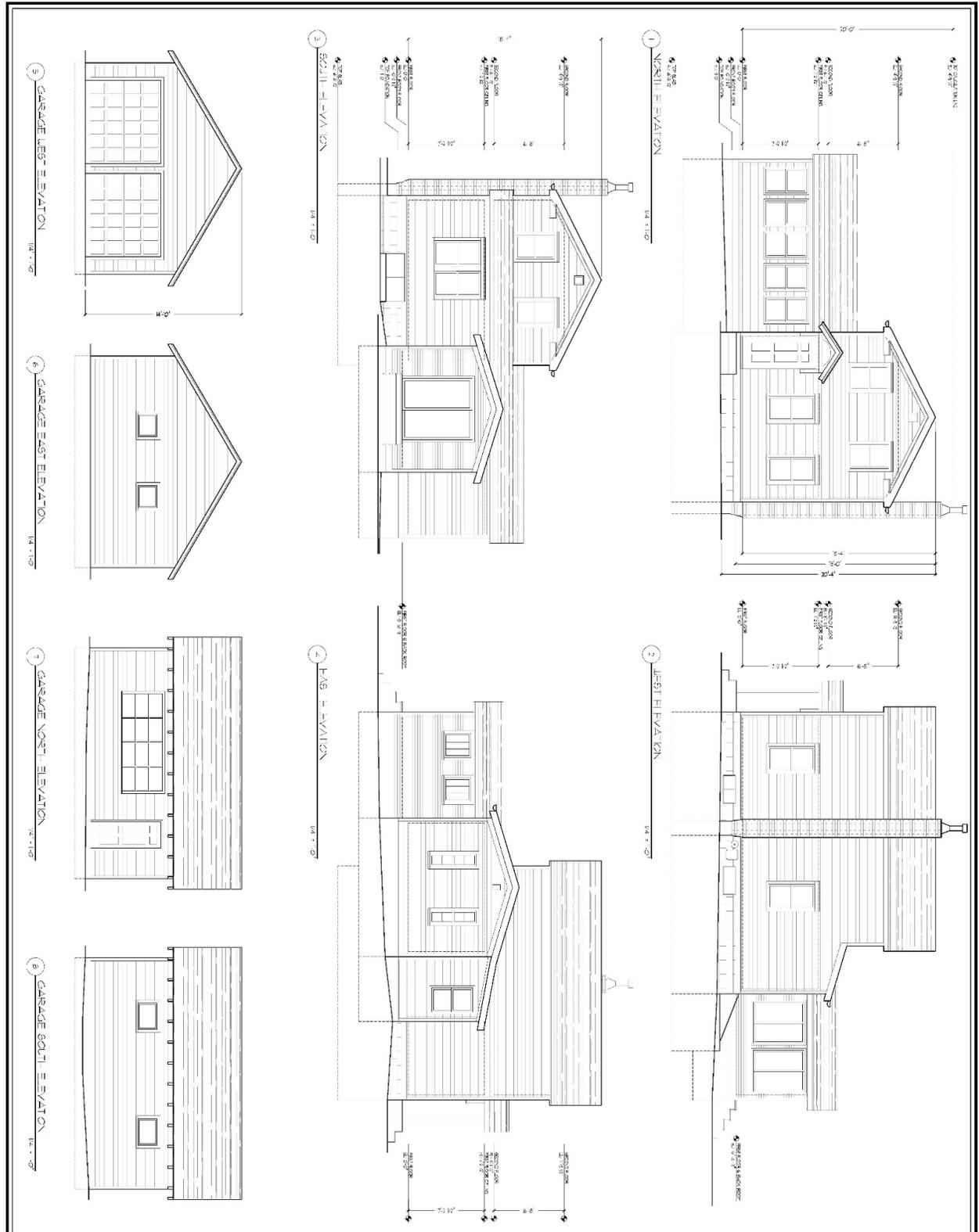
428 FORD STREET.DWG
 ● = found iron stake
 ○ = set iron stake



Approximate Focus of Work

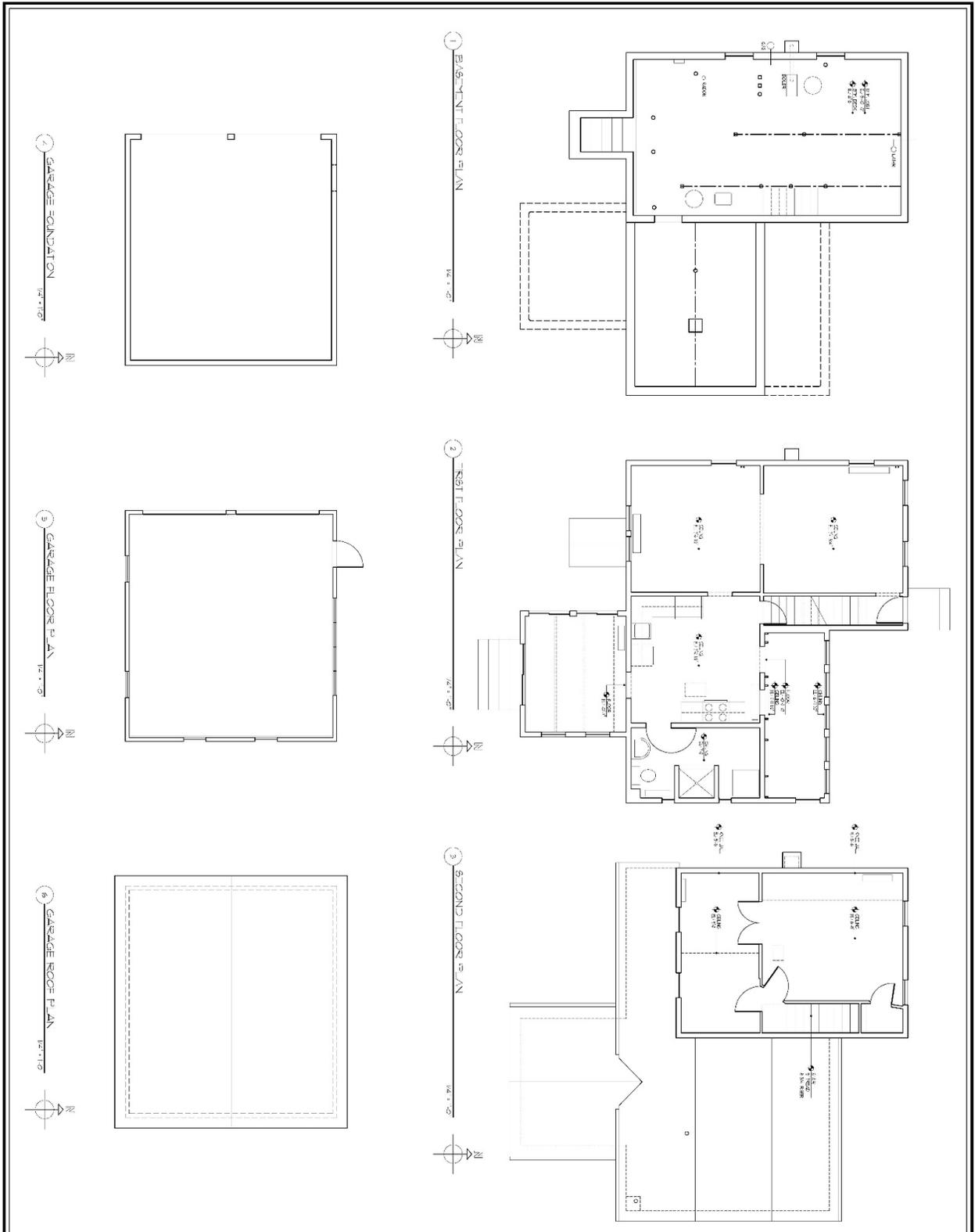
Existing Condition





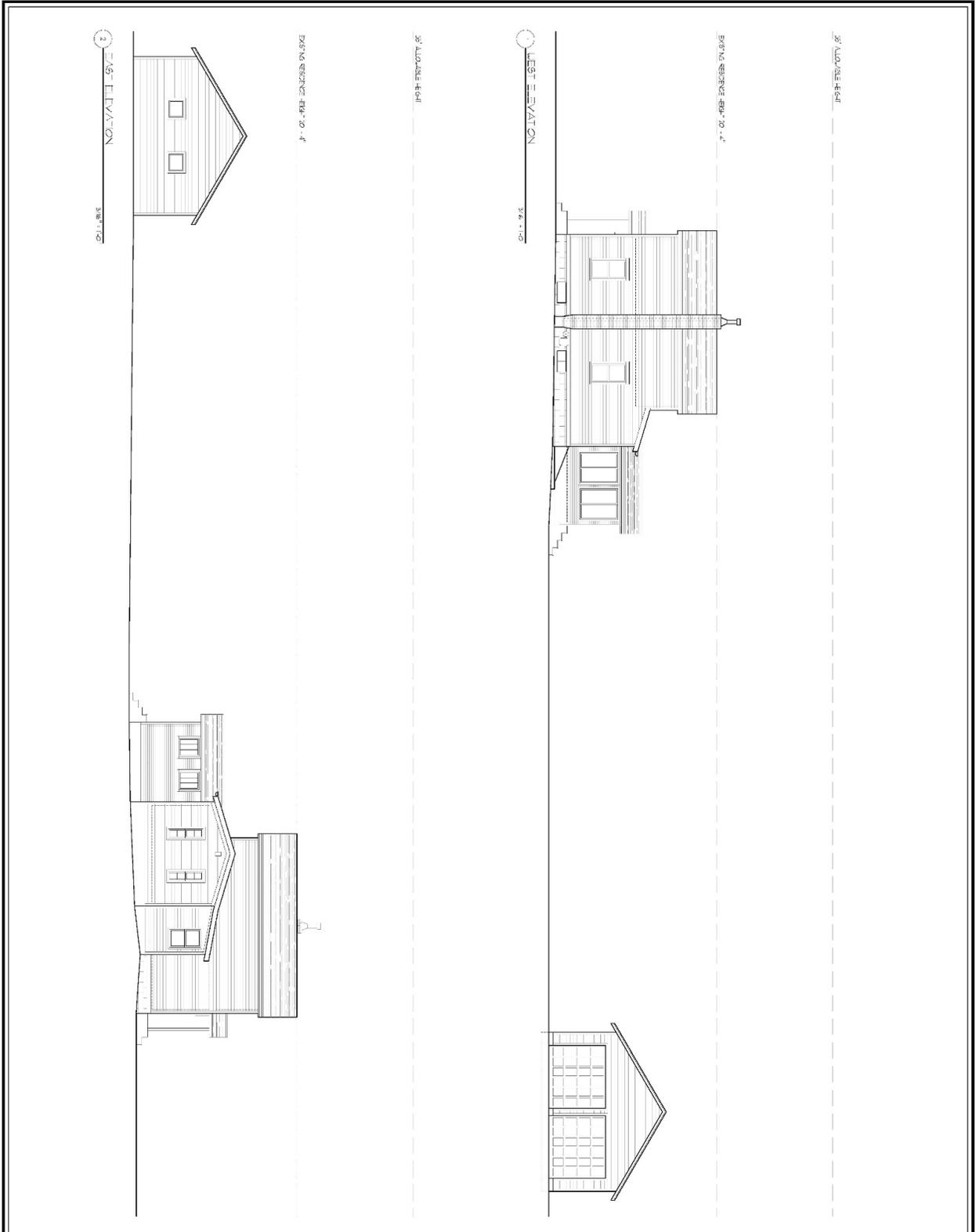
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 <p>427 ANTHONY BOULEVARD GALLAGHER ASSOCIATES ARCHITECTS PC www.gallagherassociates.com phone: (630) 845-5981 info: (630) 845-5981 web: gallagher.com</p>		<p>427 ANTHONY BOULEVARD GALLAGHER ASSOCIATES ARCHITECTS PC www.gallagherassociates.com phone: (630) 845-5981 info: (630) 845-5981 web: gallagher.com</p>
REVISION	ISSUED FOR	DATE
	CLIENT REVIEW	10/29/2024
	CONSTRUCTION	11/12/2024
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<p>EXISTING ELEVATIONS</p>		
PROJECT #	DRAWING	SHEET
24026	SWG OVERLAP SWG DWG 10/20/2024	EX. 1



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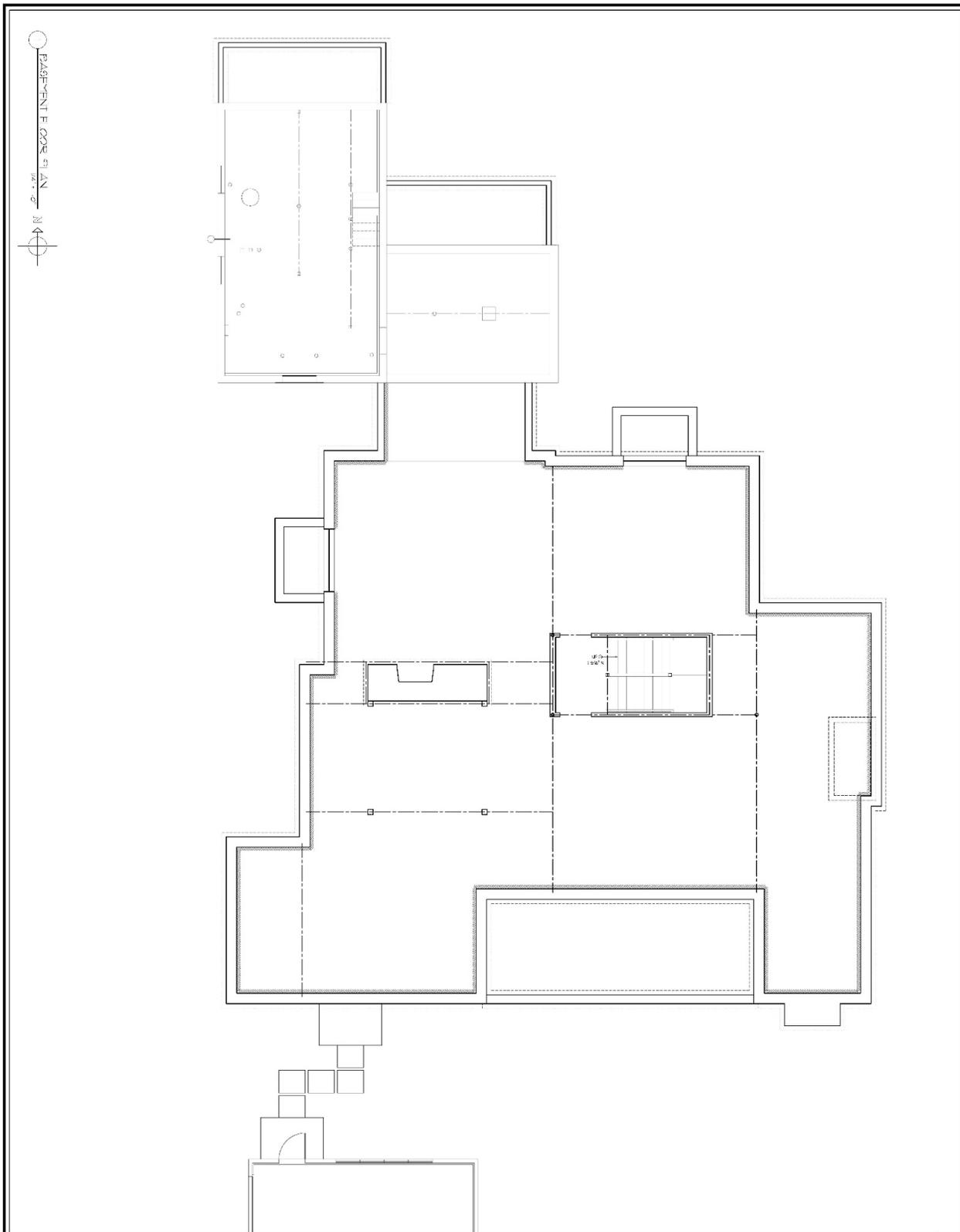
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REVISION 1 2 3	ISSUED FOR CLIENT REVIEW CODE REVIEW	DATE 10/21/2024 11/12/2024 12/17/2024
EXISTING FLOOR PLANS		
PROJECT # 24026	DRAWN BY SWS CHECKED BY SWS DATE 10/20/2024	SHEET EX. 1



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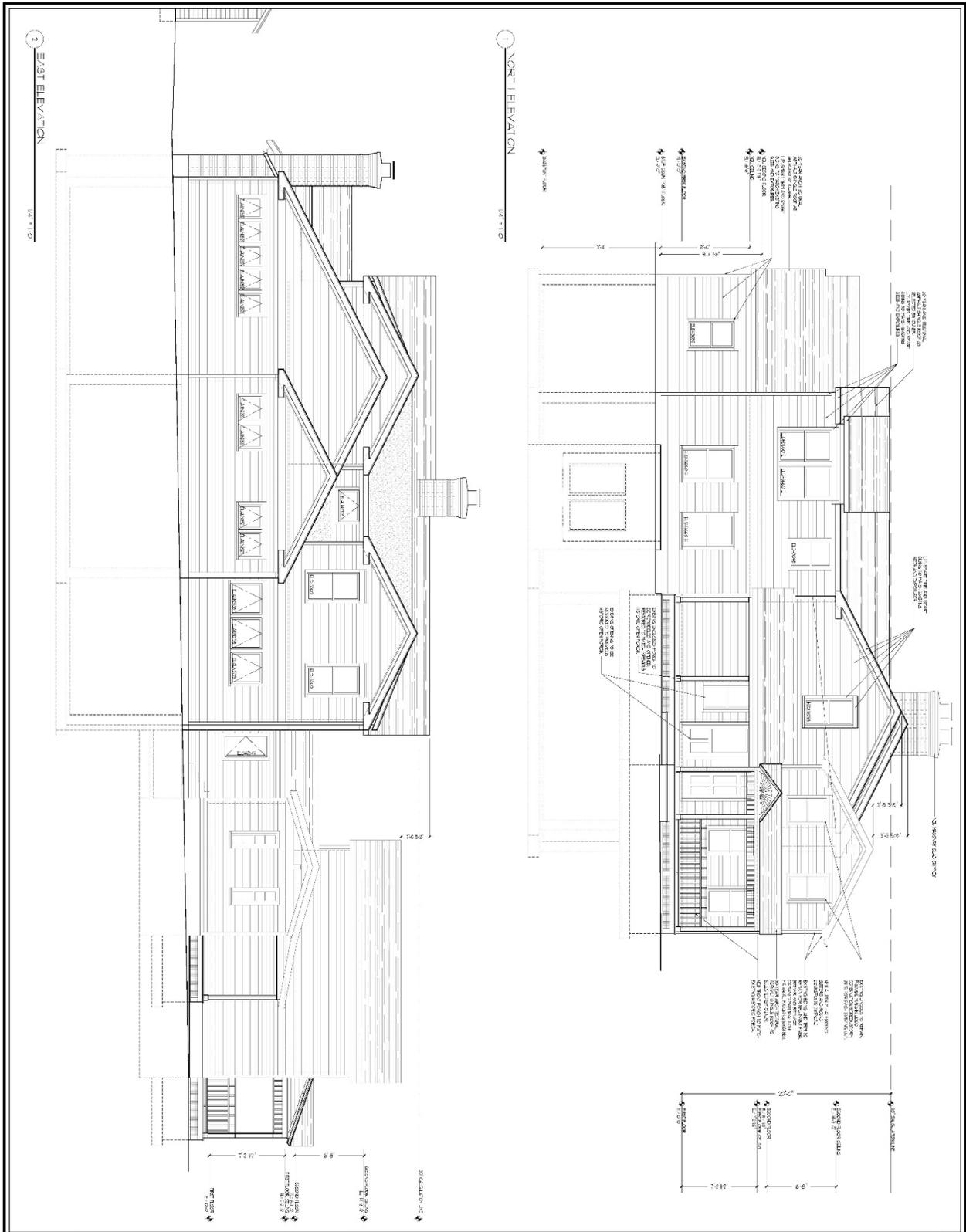
		427 ANDERSON KULSHARD GALLAGHER ASSOCIATES ARCHITECTS P.C. 2700 W. WASHINGTON GENEVA, IL 60133 phone: 630.865.9600 fax: 630.865.9601 web: andersonkulshard.com web: gallagher.com
REVISION ISSUED FOR CLIENT REVIEW DATE	12/12/2024 12/17/2024	LANG RESIDENCE 428 FORD STREET GENEVA, ILLINOIS
EXISTING ELEVATIONS		
PROJECT # 24026	DRAWN BY SWG CHECKED BY SWG DATE 10/02/2024	SHEET EX. 1

Proposal

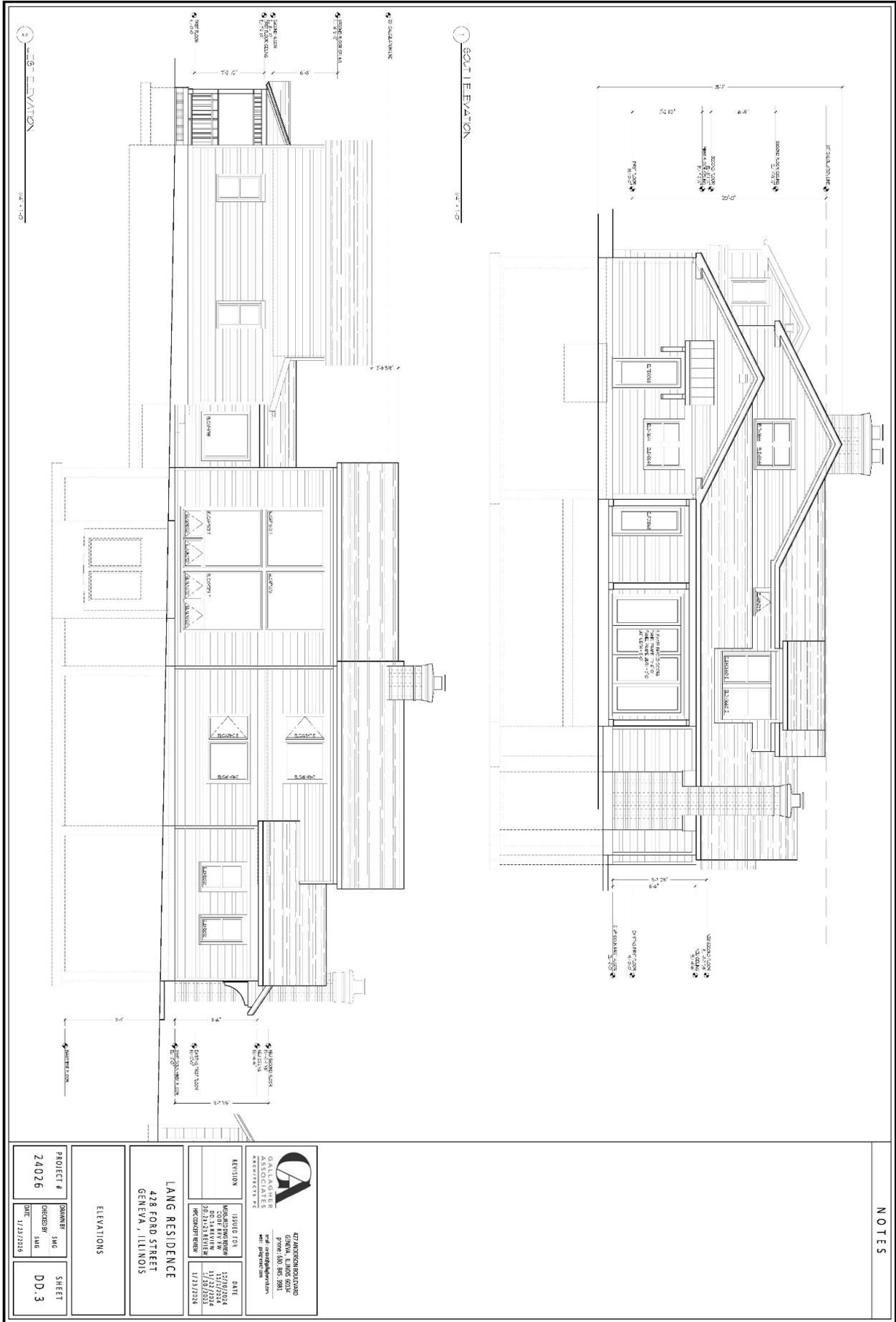


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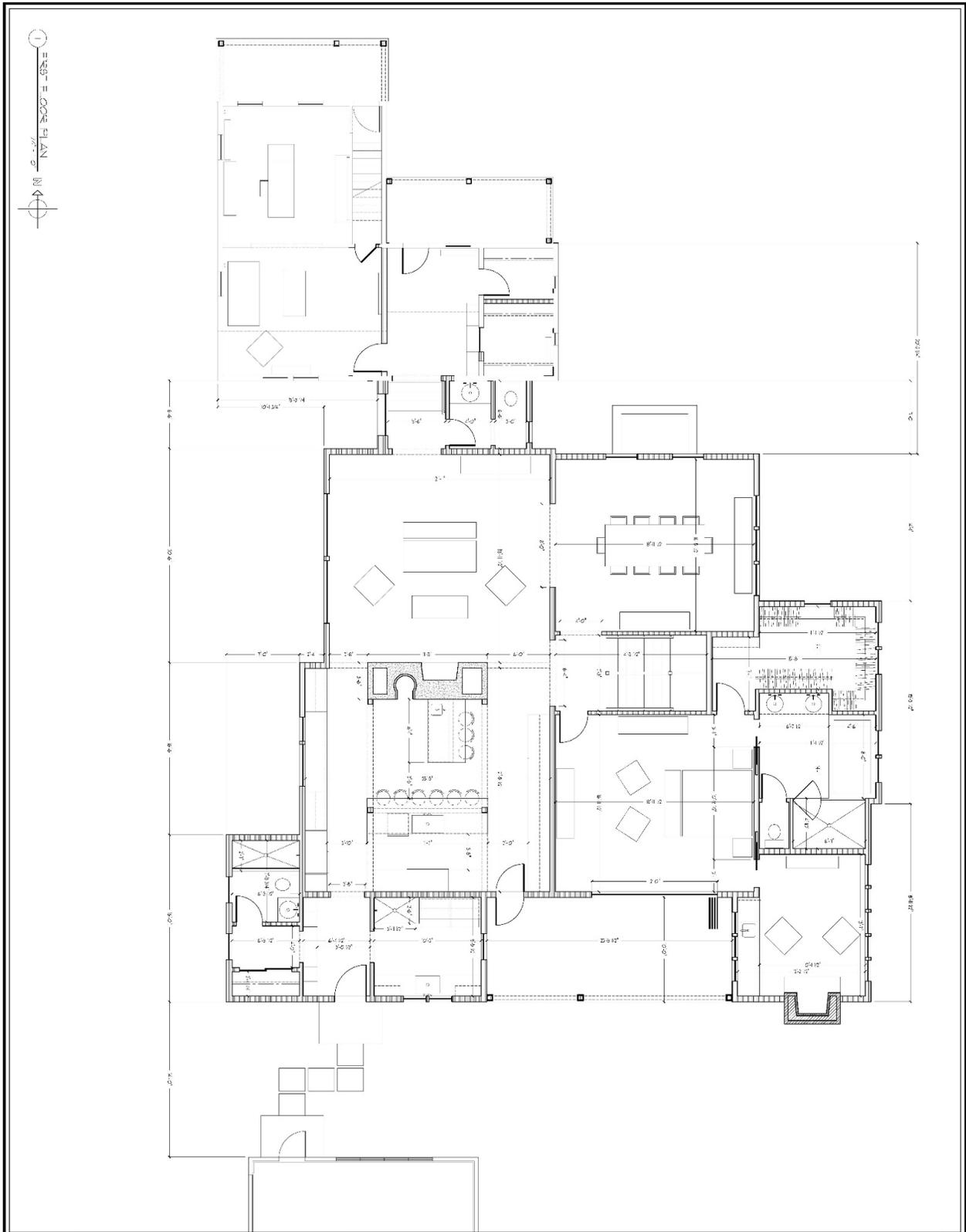
<p>427 N. DEARBORN ROAD GALLAGHER ASSOCIATES ARCHITECTS</p> <p>CHICAGO, ILLINOIS 60610 PH: 312.281.8800 FAX: 312.281.8801 WWW: GALLAGHERASSOCIATES.COM</p>		<p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/16/2014</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>11/12/2014</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>3</td> <td>1/15/2015</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>4</td> <td>1/23/2014</td> <td>REVISED PER COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/16/2014	ISSUED FOR PERMITS	2	11/12/2014	REVISED PER COMMENTS	3	1/15/2015	REVISED PER COMMENTS	4	1/23/2014	REVISED PER COMMENTS
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<p>FLOOR PLAN</p>																	
<p>PROJECT # 24026</p>	<p>DESIGNED BY SKG</p> <p>CHECKED BY SKG</p> <p>DATE 1/23/2014</p>	<p>SHEET DD-3</p>															



<p>GA 427 WILSON BOULEVARD GENEVA, ILL. 60135 TEL: 630.206.8888 WWW.GALLAGHERASSOCIATES.COM</p>																	
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<p>DATE 1/23/2024</p>																	

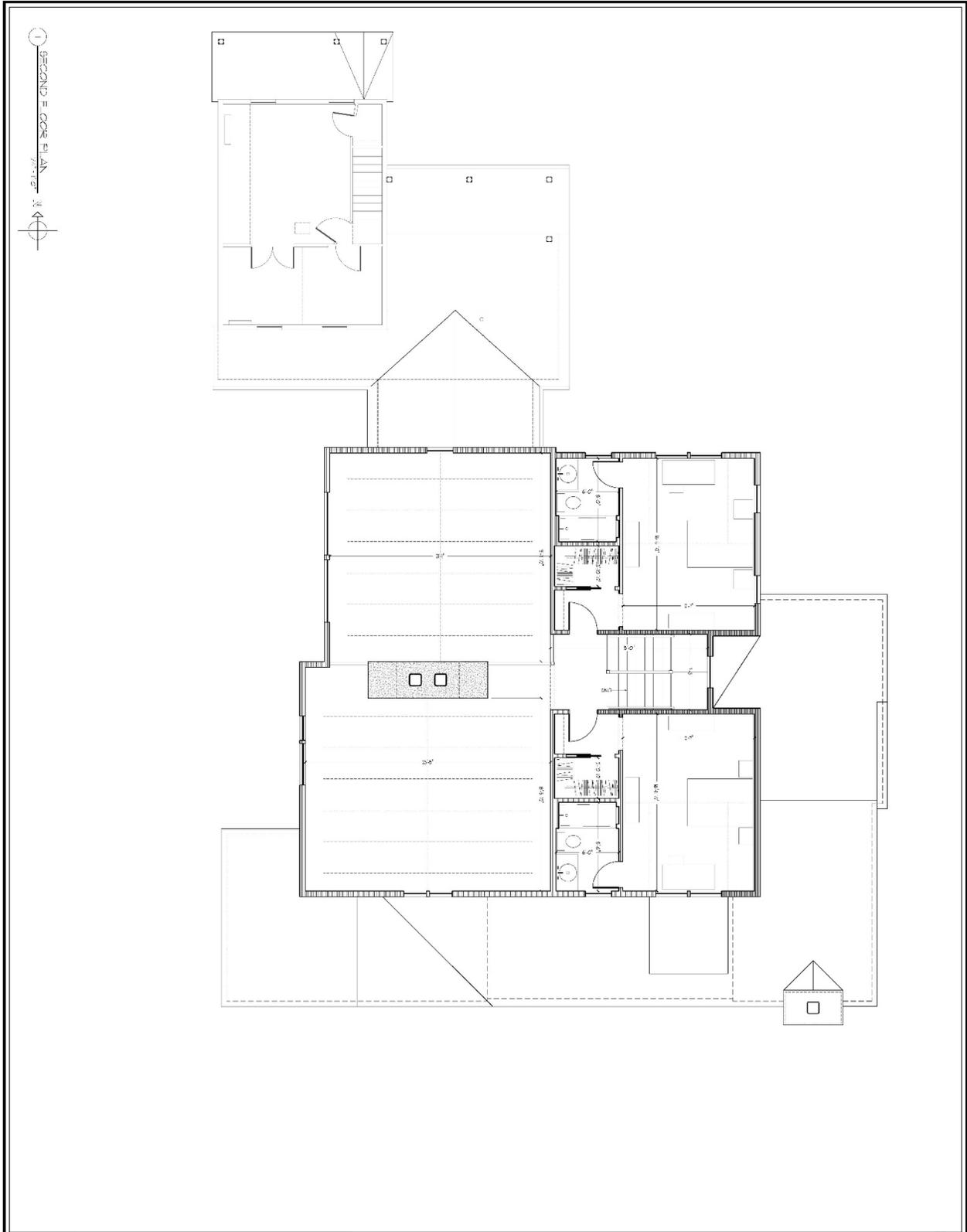


 <p>427 ANKENYBOULEVARD GENEVA, ILL. 60135-2886 TEL: 630/205-8888 WWW.GALLAGHERASSOCIATES.COM</p>																
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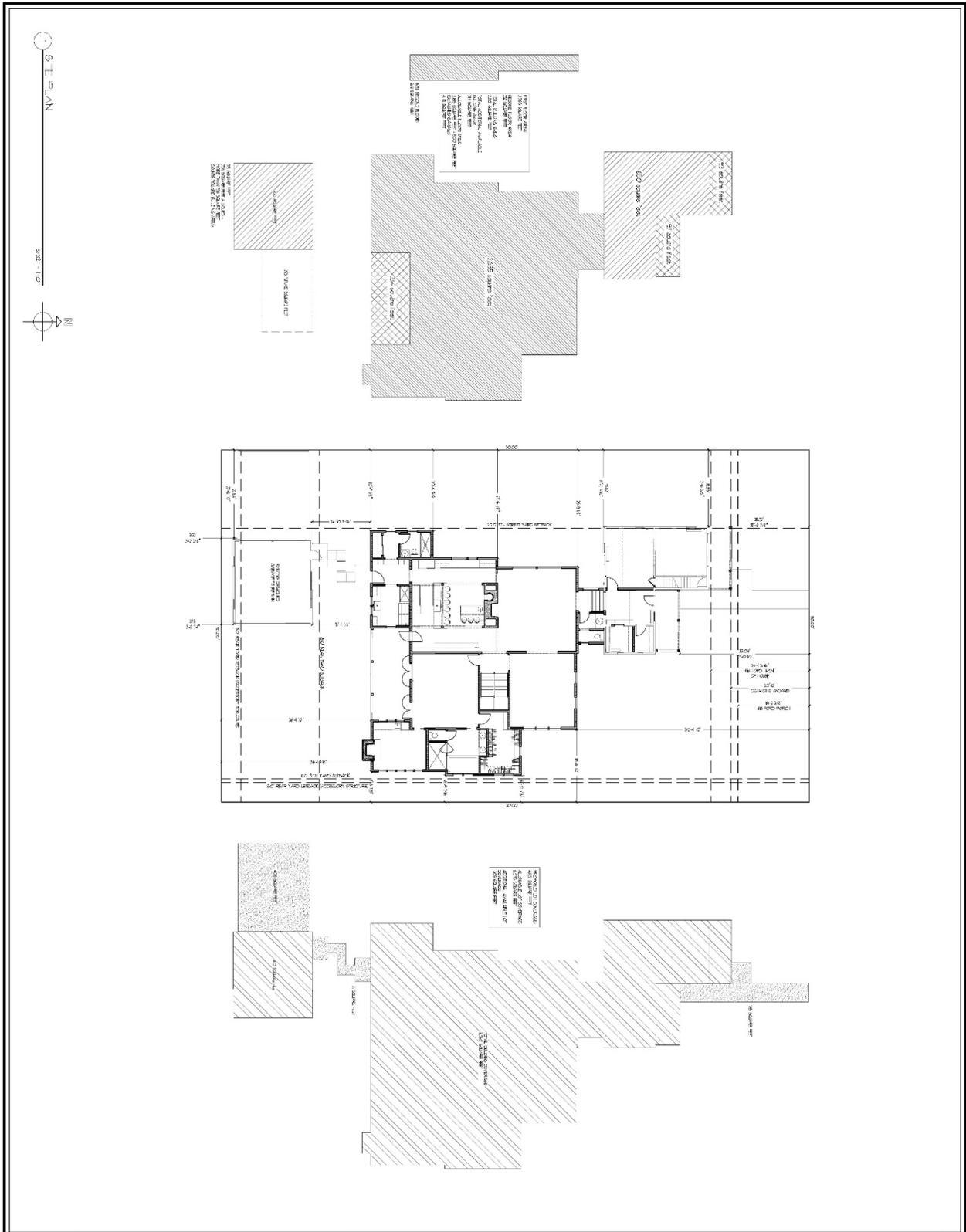
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 <p>427 ANKERSHURST ROAD GALLAGHER ASSOCIATES ARCHITECTS P.C. GENEVA, ILLINOIS 60135-2886 tel: 630/251-8800 www.gallagherassociates.com</p>		<p>ISSUED (13)</p> <p>12/10/2024</p> <p>12/12/2024</p> <p>12/13/2024</p> <p>1/28/2025</p> <p>1/28/2025</p>
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<p>CHECKED BY</p> <p>SMC</p>	<p>DATE</p> <p>1/23/2025</p>	



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 <p>427 ANKENY BOULEVARD GALLAGHER ASSOCIATES ASSOCIATES ANNAPOLIS, MD 21403 tel: 410.291.8800 www.gallagherassociates.com</p>		<p>ISSUED FOR DATE</p> <p>MECHANICAL REVIEW 1/27/2024</p> <p>DOCS REVIEW 1/27/2024</p> <p>FINAL REVIEW 1/28/2024</p> <p>ARCHITECT REVIEW 1/28/2024</p>
<p>REVISION</p>		
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<p>FLOOR PLAN</p>		
<p>PROJECT #</p> <p>24026</p>	<p>DESIGNED BY</p> <p>SMB</p>	<p>CHECKED BY</p> <p>SMB</p>
<p>DATE</p> <p>1/23/2024</p>	<p>SHEET</p> <p>DD.3</p>	



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CITY OF GENEVA, HISTORIC PRESERVATION COMMISSION

February 18, 2026

HPC Case Number:
2026-009

Applicants / Owners
Rob Costello

Request:
Addition and Remodel

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



AGENDA ITEM 4C

410 W State Street Addition and Remodel

BACKGROUND

This lot was empty until at least 1946, according to Sanborn Fire Insurance maps and historic aerials. A local phone book from 1956 lists the site for the first known time. The site acted as a pair of offices; listed are Walter G Nurnberg Insurance Agency, Walter G Nurnberg Justice of the Peace, Herbert L Thoreson Optometrist, and Charlotte R Thoreson Optometrist.



2016 – from W State Street

The use as offices continued, with the same inhabitants until at least 1958. In 1962, the optometrist office remained the same, but Bill Grossklag's Insurance Agency replaced Nurnberg. By 1970, only Dr. Charlotte Thoreson was working at the optometry office, as Dr. Herbert Thoreson had passed. Grossklag remained as the other tenant. By 1974, the Geneva Chronicle had replaced Grossklag. In 1978, Dr. Roy Bishop took over the optometric practice. In the 1999 survey, the site was a hair studio and tailors. Today, it is a restaurant.

The property is a rarer example of the Mid-Century Modern style in the district and displays evolving commercial styles along State Street.

Permits

1987 Remodel
1991 Sign
2004 Sign
2007 Sign
2009 Exterior Rehabilitation
2010 Patio, Door Enclosure and Awning
2011 Shade Structure, Concrete Pad
2014 Gazebo
2015 Roof Replacement
2019 Patio
2020 Fence
2023 Sign

REQUEST 4C:

Addition and Rehabilitation Concept Review

HPC Case #2026-009

The Applicant is interested in expanding their property to the west, into the space which is currently occupied by a patio. In addition to the expansion, they are proposing a remodel of their existing storefront. Goals of the project also include adding more accessible egress and creating convertible outdoor space in the addition when weather appropriate. They are requesting a concept review before moving forward with creating drawings for permit in order to understand what may be appropriate or inappropriate to change on the existing storefront, as well as any concerns on the addition concept.

STAFF ANALYSIS

There are very few commercial mid-century modern properties in the district, making this property a valuable example of that architectural evolution in. The canopy, angled windows, and asymmetrical design all identify this property as mid-century modern. These characteristics of the style are important to consider in the remodel of the existing storefront. The current proposal involves major changes on the storefront windows in particular, where it may be more appropriate to retain the existing partial wall and angle, even while making smaller changes for accessibility options.

On the addition, more flexibility may be possible in order to create something differentiable but compatible. Additional design elements which would set the addition apart from the existing property are the setback and utilizing a more modern style in the addition while retaining the existing style on the existing property.

While paint is not regulated in the permitting process, it should be noted that painting unpainted masonry in historic buildings is known to accelerate issues with water damage and aging. It can also be difficult to upkeep that paint due to those water issues. Additionally, the exposed stone façade is another characteristic detail of the mid-century modern. One option may be to attach painted panels to the mortar, not the masonry units, rather than painting right on the wall, which would be removable and avoid damaging those masonry units. While this may come up in Concept Review discussion, it is outside the scope of the actual Permit Review.

*2016 – looking southwest**2016 – looking southeast**Proposal – from State Street*

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 indicated 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 existing storefront is a character-defining feature of the property, and is proposed to be changed under this concept review.*
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.** *Features of the addition would be separated from the existing property by a setback. The current proposal, especially the modernization of the existing storefront through the lengthened, non-angled windows, may contribute to a misunderstanding of the property's development as being constructed as one piece, rather than in two phases.*
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** *The proposal would not affect spaces which have changed and gained significance.*
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** *The proposed storefront remodel would replace the windows and doors, with some features changing. Construction techniques such as the slanted windows are characteristic of the mid-century modern style.*
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 proposed storefront remodel would replace the windows and doors, with some details changing.*
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 proposed addition would have a setback and would have a different style from the existing building. It would have similar proportions to the existing building. Care should be taken to ensure any addition would be differentiable when paired with possible changes to an existing storefront.*

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 proposed addition would be integrated into the existing building along the west side. It would not break into the existing form. If constructed, removal in future would only require reconstruction or repair starting at the setback on the west wall.*

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:

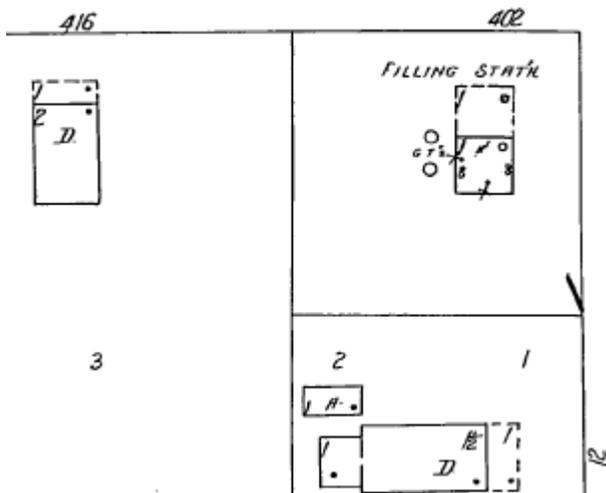
Maintain Historic Materials and Original Configuration of Storefronts. *Under this proposal, the storefront configuration and materials would change.*

Construct and Build Additions to Historic Commercial Buildings so that Historic Building Features are Unaffected. *The addition would be on the side of the building with a setback, and would be the same height as the existing building. Care should be taken to ensure the existing building and the addition are differentiable when pairing work on the existing storefront with the addition. Similar construction materials and proportions would help to make the addition and existing building compatible.*



2026 – from W State Street

Historic Maps + Images



1945 Sanborn Fire Insurance Map – before construction



1999

Site



Approximate Focus of Work

Existing Condition



Proposal

Bien Trucha Addition

Geneva, Illinois

CONCEPT DESIGN - BUILDING EXTERIOR
January 23, 2026

TORCH | ARCHITECTURE

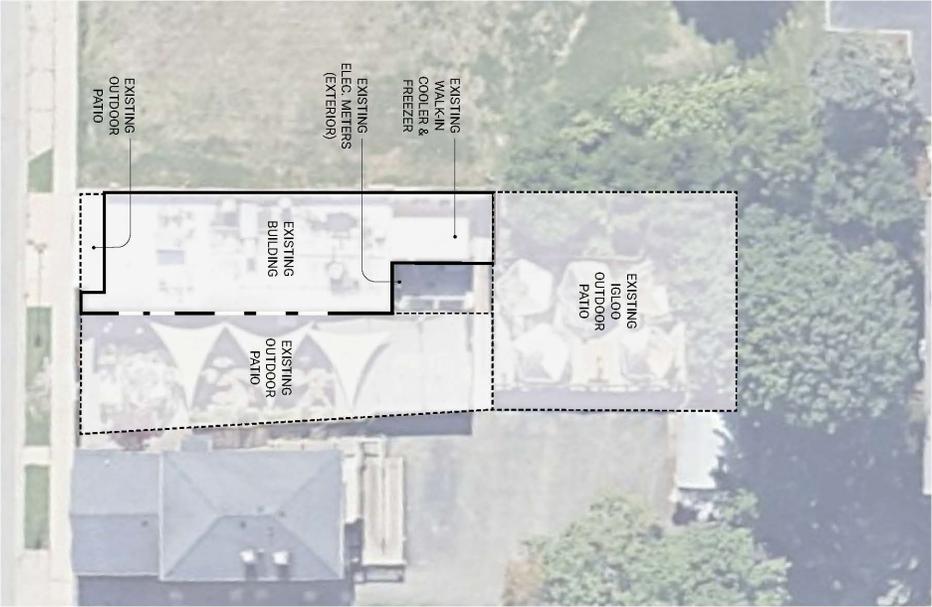
PROJECT | 925042



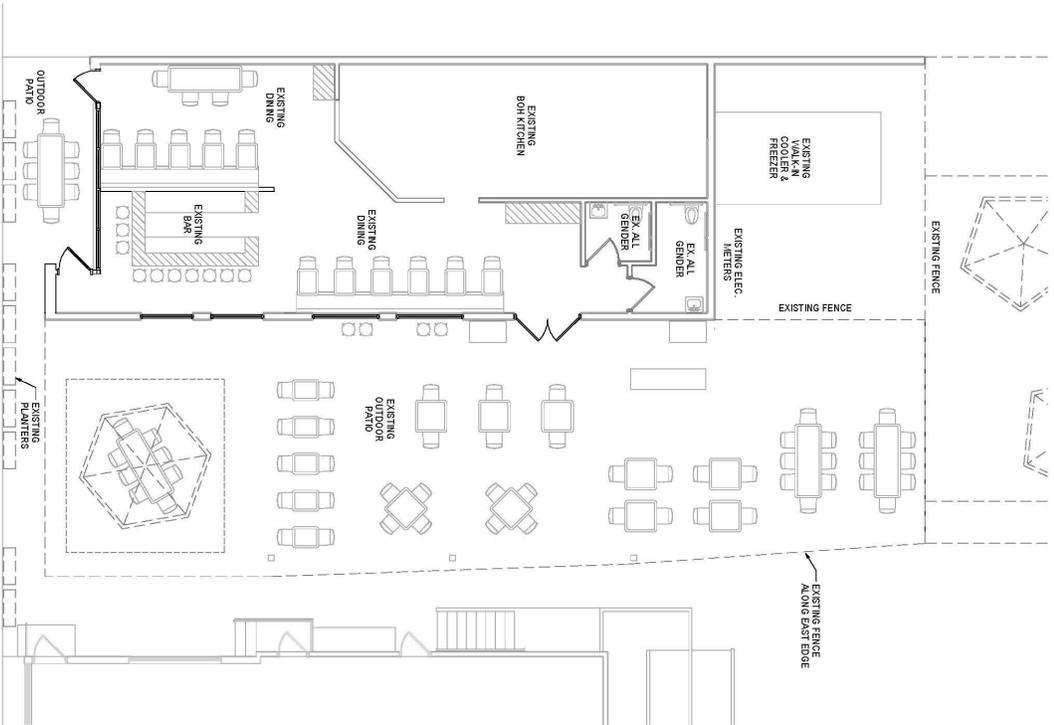
CONTEXT
EXISTING SITE PHOTOS



FLOOR PLANS
EXISTING PLANS



AERIAL VIEW



EXISTING PLAN

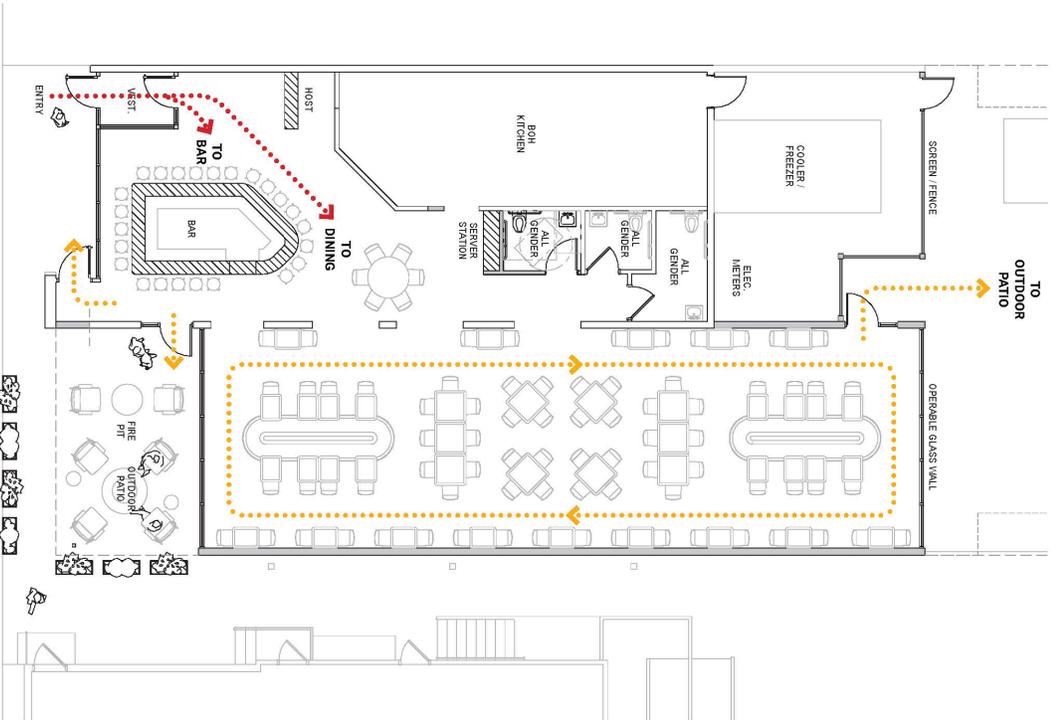
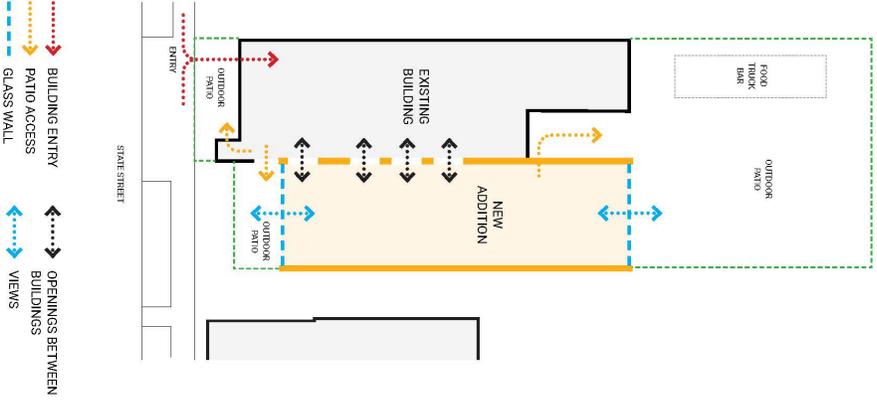
SEATING COUNT (INDOOR):

BAR:	9
DINING:	26
TOTAL:	35

FLOOR PLANS

OPTION 03

Círculo de la Plaza – Circle of the Plaza
 Evokes movement and gathering around a bright, central space.



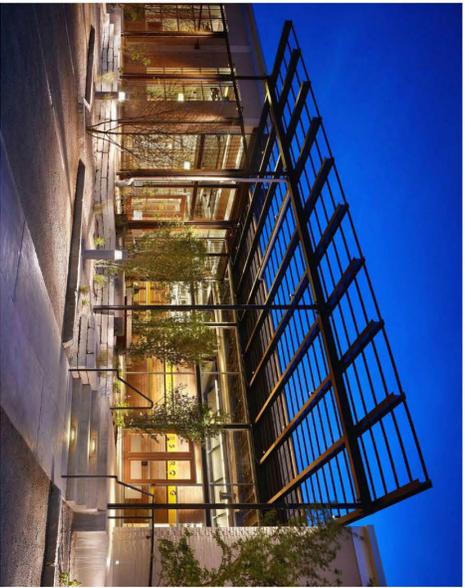
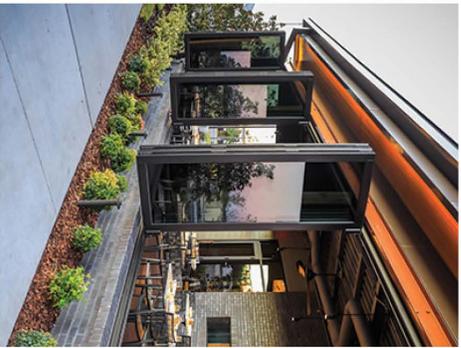
SEATING COUNT (INDOOR):

BAR:	24
DINING:	98
TOTAL:	122

CONTEXT
EXISTING EXTERIOR SITE PHOTOS



VISION
EXTERIOR FACADE DESIGN



EXTERIOR DESIGN
VIEW LOOKING SOUTH/EAST ON STATE ST.





EXTERIOR DESIGN
SOUTH ELEVATION

TORCH | ARCHITECTURE

2026-01 23 CONCEPT DESIGN | BUILDING EXTERIOR

PROJECT | 925042



EXTERIOR DESIGN
VIEW LOOKING NORTHWEST ON STATE ST.

"GRACIAS" - THANK YOU