

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
Jim Hamilton
Al Hiller
George Salomon
George Stazin
David Warner
Carolyn Zinke

Staff Liaisons:

Michael A. Lambert
Preservation Planner
630/938.4541
preservation@geneva.il.us

David DeGroot, AICP
Director of Community
Development
630/232.0814
ddegroot@geneva.il.us



THURSDAY, MARCH 7, 2019 MEETING

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Meeting Minutes**
February 19, 2019
- 4. Downtown Zoning Update – Review and Recommendation**
Review and recommendation of proposed amendments to the City of Geneva Zoning Ordinance (Title 11 of the City Code) and the City of Geneva Zoning Map. Related documents are available on the [project webpage](#). A presentation will be provided by the Director of Community Development, David DeGroot, AICP.
- 5. Public Comment**
- 6. New Business**
- 7. Adjournment**

Next HPC Meeting: March 19, 2019

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

The City of Geneva complies with the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require accommodations in order to allow them to observe and or participate in this meeting are required to contact the Planning Division at 630/232.0818 at least 48 hours in advance of the meeting to allow the City of Geneva to make reasonable accommodations for those persons.

**HISTORIC PRESERVATION COMMISSION
MINUTES
Geneva Fire Station No. 1 – 200 East Side Drive
Geneva, Illinois, 60134**

February 19, 2019

1. Call to Order

Chairman Zellmer called to order the February 19, 2019 meeting of the Geneva Historic Preservation Commission at 7:00 p.m.

2. Roll Call

Present HPC: Chairman Zellmer, Commissioners Hamilton, Hiller, Stazin, Warner

Absent: Commissioners Salomon and Zinke

Staff Present: Historic Preservation Planner Michael Lambert

Others Present: Applicants Frank and Lori Giampoli; Sean Gallagher with Gallagher Associates; Applicant Vitaly Sladkov with Tivoli Custom Homes; Oleg Sladkov

3. Approval of January 15, 2019 Minutes

Minutes of January 15, 2019 Meeting – Minutes were approved on motion by Commissioner Hillier, second by Commissioner Hamilton.

Mr. Lambert announced that next month the commission will be meeting at FONIA International, 1400 Averill Drive, Geneva.

4. HPC - Review of Conceptual Projects

A. 201 N. Third Street (Case 2019-005) – Applicant: Frank and Lori Giampoli, Owners. Sean Gallagher with Gallagher Associates, Architect. Application for Exterior Rehabilitation and Additions; Garage Relocation at a Contributing Property. Historic Planner Lambert located this property on the overhead and provided a brief history of the Perkins House. The home is a gabled-front, L-shaped Greek Revival home constructed in 1860. Photographs followed, along with an 1869 Bird's Eye map. Mr. Lambert stated the rear service wing had numerous changes over the years. Existing conditions were referenced, as were considerations for the HPC's review.

A depiction of the structure's changes were reviewed in more detail. A depiction of the proposed changes were reflected on the overhead, along with proposed elevations. Mr. Lambert shared that the home was covered in stucco which was removed after 1985 and the siding was sandblasted but in poor condition.

Applicant, Frank Giampoli, 302 N. Third Street, discussed the restoration of his current home in 2005, in which he and his wife were awarded a plaque for its restoration. Mr. Giampoli explained that he wanted to restore the Perkins home. He planned to open up the porch to see his neighbors, create a first-floor master bedroom suite (where garage is currently located), and create three upstairs bedrooms out of the existing four rooms. The current garage would be relocated to Peyton Street. Of particular note, his largest problem would be to re-support the original part of the structure.

Architect, Mr. Sean Gallagher with Gallagher Associates, presented photographs of the structure's current conditions and reviewed plans in more detail, stating the 1930's garage would be relocated and have an entry canopy element. Various framing types existed in the structure: circular cut, pit sawn. The enclosed porch will be reopened with double-hung windows to replace the French door openings, and a new door will be installed in place of the non-historic door. As for the siding, Mr. Gallagher explained nails were proud of the material and that new siding may have to be considered. Since there were no historic photos of the original porch, Mr. Gallagher explained how he arrived at the proposed porch design.

Discussing the bay, Mr. Gallagher said it would be removed and rebuilt in-kind with slightly larger windows which would meet the dimensions of the openings. The builder and Mr. Gallagher believed the bay may have been constructed on a rubble foundation which was beginning to fail. (Mr. Lambert stated termite damage existed in the bay.) Another challenge included the floor joists, which were sloped and pitched to the north, possibly indicating that the dining area may have been an open sleeping porch, then eventually filled in. Mr. Gallagher planned to extend it north about six feet to the setback line to construct the new dining room. However, he would be off-setting it six inches from an original corner. Another element he wanted to explore was having a screened porch and setting it back from the original house.

Reviewing the kitchen/porch/mudroom, Mr. Gallagher explained how the current mudroom sat on stone and was deteriorating. He planned to reconstruct the kitchen and mudroom with the same heights and in the existing footprint. The current floor joists would be repurposed within the existing structure. Details followed. The new kitchen would be rebuilt with a full foundation underneath and height would remain the same. The roof pitch would remain the same but modification would be made to the pork chops on the returns; windows would remain the same. A new entry would be created to the mudroom. Mr. Gallagher said he discussed with staff that the new addition would have a slightly different aesthetic, keeping the Greek Revival theme. New basement stairs, to meet code, were noted.

Mr. Gallagher reported the State of Illinois was reviewing the same plans and photographs of this project.

Mr. Giampoli returned to share some of the changes that were done to his current 302 home that the HPC allowed back in 2005. With this proposal, he explained the existing kitchen walls were bowing out and the ridge line above it was sinking (4 to 5 inches). As for the status of the windows, Mr. Gallagher confirmed the windows had been replaced (with vinyl) but some early windows existed in the garage, which Mr. Lambert believed could be patterned from.

As for the standing seam roofs, as identified on the Sandborn maps, they would be located on the porch off the dining room, the bay, and the roofline above the mudroom. Shingles would be installed on the front porch. Regarding the north elevation, Commissioner Hiller asked if Mr. Gallagher could soften its look wherein Mr. Gallagher said he could bring the trim boards straight down. Confirmation was made that the side yard setback would be six feet and five feet for detached structures. Regarding the massing on the north side and its proximity to the adjacent property, Mr. Gallagher explained he was playing with the heights and roof lines of the structure. Also, the current garage was located closer to the property line (currently 1 foot) but it would be relocated and allow for some landscaping. Per Commissioner Stazin's question, the home's stucco existed after 1940 and as late as 1985. Per local news clippings from the 1970s, Mr. Giampoli noted that the stucco was still on the house. Mr. Gallagher believed the stucco was added over the siding.

Commissioner Hiller supported the preservation of the original building's integrity and making it functional for today. Chairman Zellmer appreciated how the site was solved and supported the differentiation between the addition and the original structure pointing out that the new addition was not overpowering the original home. Commissioner Hamilton supported the differentiation, appreciated the restoration work being done, and the use of mixed material given that not much historical integrity existed in the home. Commissioner Warner also supported the owner's intent of the proposal. He did express some concern that the State may require more differentiation on the north elevation.

Continuing, Mr. Gallagher reported that the siding for the new addition will be Smart LP siding smooth side out. The original home's siding and trim, as described by Mr. Giampoli, would be adjusted accordingly based on his builder's input and from input received from Mr. Lambert. On that note, Mr. Lambert recommended that the commissioners visit the structure between now and the March meeting to review the condition of the siding. Mr. Giampoli also relayed that he may speak to a contract painter about adding a coating to the siding to preserve it before painting it.

Mr. Gallagher stated that the lot and building coverage was under the city's requirements. The 1930's garage would be relocated and include a new service door. An existing window would be removed, replacing it with an entry door with canopy element. The garage's wood siding was in good condition and would remain. The garage's siding reveal was similar to the home but varied. Mr. Gallagher stated he would return before the HPC when he has received comments from the State's historic preservation commission.

B. 116 Stevens Street (Case 2019-006) – Applicant: Vitaly Sladkov with Tivoli Custom Homes, Developer. Application for New Single-Family Residence at a Vacant Property. Historic Planner Lambert located the property on the overhead map, recalling that in 2012 the home was demolished, as allowed by the Historic Preservation Commission. A garage remained in the far corner of the property. Proposed was a new home with attached garage toward the rear of the property. A rendering followed, noting a limestone base would replace the brick base.

Mr. Vitaly Sladkov provided a brief history of his personal and professional background. He distributed to commissioners a photocopy of a recently constructed home in the Elmhurst area. Proposed was a ranch home with a contemporary farmhouse look with vertical LP Smart siding and limestone base. Metal roofs would be black in color and have a matte finish. The existing dark green garage would be demolished. Mr. Sladkov confirmed the front elevation would be located towards Stevens Street and the setbacks would meet city code.

Commissioner comments were positive and included that the size and style of the home was ideal for the area. The materials were appropriate and it met the character of the area. The applicant confirmed the windows would either be Marvin or Pella wooden clad, black with simulated divided lights. Regarding the transom window above the center front window, Mr. Sladkov stated it was an accent element for an interior gallery.

Commissioner Hiller recalled, during the demolition of the main structure, there was a curved right-of-way and asked whether it may have come up on the plans, wherein the applicant did not believe there was an issue with it now but would look into.

No further discussion followed.

5. Secretary's Report (Staff Updates)

Mr. Lambert reported a special meeting was scheduled for March 7th to be held in the City Council Chambers in order to receive comments on the downtown zoning update. The update will bring the zoning in line with what is existing, which may include revisions to the bulk standards.

Also, the next HPC meeting is scheduled for March 19th and will be held at FONIA International due to a public hearing and needing ADA access.

Lastly, Mr. Lambert reported the survey update for the Historic District was on hold due to other projects taking precedence.

6. New Business

A. From the Commission: None.

B. From the Public: None.

7. Adjournment

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 8:20 p.m. on motion by Commissioner Warner, second by Commissioner Stazin. Motion carried unanimously by voice vote of 5-0.