

**HISTORIC PRESERVATION COMMISSION
MINUTES
City Hall Chambers – 109 James Street
Geneva, Illinois, 60134**

January 15, 2019

1. Call to Order

Chairman Zellmer called to order the January 15, 2019 meeting of the Geneva Historic Preservation Commission at 7:00 p.m.

2. Roll Call

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

Staff Present: Historic Preservation Planner Michael Lambert

Others Present: Applicants Robert and Michelle Parker; Applicants Ryan and Laurie Slavik; Jeff Rodewald; Sean Gallagher with Gallagher Associates; Tim Nelson with Nelson Architects

3. Approval of December 18, 2018 Minutes

Minutes of December 18, 2018 Meeting – Commissioner Zinke noted a change: the minutes heading for Agenda Item No. 3 should reflect approval of the November 20, 2018 minutes. Revised minutes were approved on motion by Commissioner Warner, second by Commissioner Salomon. (Commissioner Hamilton abstains.)

4. Five Minute Field Guide

Preservation Planner Lambert discussed this month's historic preservation educational topic, which was on the topic of architectural surveys. He discussed the different types of surveys, why they are used, and how surveys are used in the City of Geneva. General questions followed.

5. HPC - Review of Conceptual Projects

A. 318 North Second Street (Case 2019-001) – Applicant: Robert and Michelle Parker, Purchasers. Sean Gallagher with Gallagher Associates, Architect. Application for Proposed Front Facade Rehabilitation and Additions to a Contributing Property. Historic Planner Lambert located this property on the overhead reporting its first depiction is found in a 1923 Sanborn Fire Insurance map. The front bay window did not exist in the 1923 map but shows up in the 1930 map. Photographs from 2007 and 2016 were shown, noting the enclosed porch that was opened up. The garage is one of the fewest historic ones in the neighborhood. A new fence will be added to the side or rear of the home, with an administrative review to follow. The owners were seeking direction on a composite material fence. Drawings reflecting the proposed renovations followed. Elevations were also depicted.

Continuing, Mr. Lambert explained that a proposed doorway will be returned to its original historic location on the front porch where a window now exists. Mr. Lambert reviewed SOI Standards #9 (contemporary additions and designs), #10 (alterations that are removable) and #6 (compatibility of doors and windows) and their application within the proposed rehabilitation project.

The applicant was also proposing to add shingle siding inside the gables of the new addition and add a circular window to the design.

Applicants, Michelle and Robert Parker, discussed their personal background of how they arrived in Geneva, their involvement in the community, and the fact that they just closed on this home yesterday.

Architect, Mr. Sean Gallagher, described where the fence would be located (rear) with long-term plans to relocate the existing garage to a rear corner of the property to be used as a workshop. Eventually a two-car detached garage would be constructed. Turning to the home, Mr. Gallagher described how the addition to the north will include a first-floor master suite. A standing seam roof is proposed. Per Mr. Gallagher, the owners had no objections to narrowing the addition's windows to match the windows at the front. As for the new windows on the former front porch, Mr. Gallagher stated he would have to research them because the interior kitchen counter would come across them.

Shingles in the gable were being used to delineate the new from the original home and would match existing. The circular window would bring in northern light. LP Smart siding would be used on the addition with smooth side out. Per Mr. Gallagher, the Parkers are considering to view what is underneath the current aluminum siding. The masonry chimney is also under review because the owners may have a direct vent system. Trim profiles would match the existing trim.

The current columns on the front porch will be removed and replaced with squared posts with no railing system. When the original door is returned, the siding around it will become wood, along with the inside walls of the porch. Confirming if the roof pitch over the porch was similar to the pitch on the bay bump-out, Mr. Gallagher said it would be lower and explained the various roof lines. Commissioner Hiller favored that the addition appeared subordinate to the original house but commented that a lot appeared to be going on.

Mr. Gallagher hoped to reuse windows and relocate them on the north side of the home. He did not know whether they were historic or not due to the previous owners still living in the home. He would try to reuse them or be sympathetic to their proportion.

Ask why metal roofs were chosen, Mr. Parker explained it was an accent detail. Mr. Gallagher reminded the commissioners it was reversible. To Commissioner Zinke's question regarding the chimney height, Mr. Gallagher reminded the commissioners that the 10-foot/2-foot rule existed and depending upon the plans, a chimney may not even be constructed.

Overall, the commissioners liked the fact that the original house was not overwhelmed and matching the windows would be ideal. Mr. Gallagher offered some alternatives he used in other projects to mimic the proportions of other windows, which the Chairman supported if done correctly. Per Commissioner Hiller's question, the current door being used was not historic. For the existing siding, Chairman Zellmer asked that Mr. Gallagher look underneath it to match the exposure; Mr. Gallagher concurred.

B. 22 James Street (Case 2019-002) – Applicant: Ryan and Laurie Slavik, Owners. Tim Nelson with Tim Nelson Architect, as Architect. Application for Proposed Rear Addition at a Contributing Property. Historic Planner Lambert located the site on the overhead map and explained that the home was originally a one and one-half story home but by 1905 had been enlarged to the current two-story. The home was remodeled multiple times. Currently it serves as

a dental office on the first floor. The two apartments above are proposed to be converted into one apartment living space. Transite siding exists on the building today.

The proposal was before the commission because a portion of the east elevation would be visible to public view from James Street. Mr. Lambert shared a couple of photos of what the home looked like when viewing it from James Street. Staff reminded the commissioners that the addition was contemporary and that the HPC encouraged contemporary additions in the district.

The proposal was a conceptual plan to provide a new rear addition with a main roof plane to be exposed about the roof ridge but not connected to it. Elevations were depicted. Per Mr. Lambert, the applicants wanted to add a contemporary wood siding on the new addition (examples depicted) and also add a light sky-color of metal roofing for the large roof of the addition with another darker color that would blend in with the existing roof plane color. Photos of contemporary architecture mixed with historic architecture were depicted.

Architect for the project, Mr. Tim Nelson, introduced his clients and summarized he was providing living space for the owners with the new addition, rear deck and stairway. Due to the need for head room, a dormer on the rear of the existing building was added to provide head space for the master bedroom. Reviewing the elevations, Mr. Nelson pointed out that the second floor addition that would be visible on the side elevation and the street would jut out east about four feet. On the left elevation he noted the distinction between the historic and the new addition.

Applicant, Ms. Slavik, discussed her and her husband's background and the reason why they were renovating the building. Asked what their plans were for the siding color of the current home, i.e., keep it the same or tie it to the new addition, Mr. Slavik stated the siding on the existing [home] would remain; however, the plastic shutters would be removed.

Looking at the front elevation, Commissioner Stazin confirmed with the architect that the slight jog in the roof line was a bit higher than the other half because the rear addition projected further out on one side than the other side. Commissioner Hiller liked the design but voiced concern about the new roof line being above the ridge line and wished it could have been pushed back somewhat.

Chairman Zellmer also liked the rear addition being contemporary but voiced concern about the second floor shed roof. The metal roof appeared to be so prominent and it took away from the rest of the house. The lower roof was fine. He suggested creating a parapet to solve the issue of being more compatible with the rest of the house. Because the addition was on top of the historic part of the home, it needed to be more subservient to the character of the house. The family room addition was fine. Drainage flow was briefly discussed. The benefit of having a 3-D model was also mentioned by the chairman.

Continuing, Chairman Zellmer commented that by using the lighter blue color for the standing seam roof, it would make the seams go away. (Salomon leaves 8:08 pm). Per Commissioner Zinke's question, Mr. Nelson and the owners were open to minimizing the front eave as much as possible.

6. Secretary's Report (Staff Updates)

A. Review of Permit Matrix Procedure: Discussion regarding Commission request to increase administrative review authority to expedite certain permit applications. Mr. Lambert referenced the matrix presented and some of the issues he reviewed with development staff. One of the concerns was that the HPC would be removing a process that the business community was

used to -- that free-standing signs go through the planning process or get administrative reviewed. The question was why would the HPC change for one particular sign when every other sign receives approval administratively? Mr. Lambert suggested to let all signs be approved administratively. He reminded the commissioners that anything he felt uncomfortable with he could return to the HPC for its review. Commissioner Zinke recalled this commission's review of the review matrix was to make Mr. Lambert's administrative reviews less time-consuming for residents so they could start their projects. It was determined the existing sign policy would remain as is.

Other staff updates included the following: The Miller-Gullie home at 122 E. State Street was moved today to the east side of Geneva. The public informational meeting for the South Geneva Historic District is on-line. To date, staff is waiting for the requested revisions to return from the nominators, which are due into the City by February 4, 2019. Deadlines for the public hearing were clarified.

Mr. Lambert shared photographs of completed projects in the district reminding them the commission could review them as a whole body to see what worked and what did not. The following projects were depicted on the overhead: the addition at 417 S. River Lane, the siding repair/painting of 113 Fulton Street, and the replaced garage door and addition of architectural details for the small cottage at 516 Franklin Street. (Commissioners noticed the new mechanical unit in its front yard.) Commissioners appreciated seeing the photos of the projects and liked to see them regularly.

8. New Business

- A. From the Commission: None
- B. From the Public: None.

8. Adjournment

There being no further business to come before the Historic Preservation Commission, the meeting was adjourned at 8:28 p.m. on motion by Commissioner Stazin, second by Commissioner Hiller. Motion carried unanimously by voice vote of 6-0.