



## Special City Council Meeting – July 8, 2019 Staff Responses to Council Questions

Before each Committee of the Whole or City Council meeting, questions that have been posed by the City Council relating to [the agenda](#) for that evening will be posted to the City's website. Below are the responses to this week's questions.

### **a) Approve Ordinance No. 2019-13 Designating An Area of the City of Geneva as the South Geneva Historic District.**

*Q: Does the expanding of boundaries of the proposed historic district somehow affect the responsibility of the petitioner for carrying the costs of the process as defined in the ordinance? i.e. Does staff expansion of boundaries shift the burden of expenses to the City?*

A: No.

*Q: Does the expanded boundary nullify objections that were based solely on the "gerrymandered" look of the originally proposed district? If so, is there any chance that nullifying those objections possibly drop below the threshold requiring a super-majority?*

A: No. A properly filed objection remains valid unless withdrawn by the objector.

*Q: How many homes within and/or near these boundaries have been demolished in the past 10-20 years (or any known time-frame if this currently exists)?*

A: A recently run report shows that there have been 13 demolitions in the general area between 2013-19. Please see the attached report and corresponding map.

*Q: How many of the homes in the proposed South Geneva Historic District are on lots that can be split?*

A: Upon a cursory review it appears that four of the properties could be divided into two zoning lots.

*Q: How many permits have been received/denied by the Historic Preservation Commission since 2009?*

A: A total of 1,124 permits have been reviewed and 10 permits have been denied. Please see the attached table for a breakdown by year.

*Q: Would a more stringent demo process (citywide) be a possible solution to preservation?*

A: Some communities adopt a demolition delay ordinance. The demolition delay could apply to all buildings of a certain age, a certain category (architect, style, etc), or a specific list of properties designated by the community. A property owner requesting a demolition permit from the Building Department must first receive approval from the Historic Preservation Commission (HPC). If the HPC determines that the building is preferably preserved, a delay period is imposed. The delay period provides a window of opportunity to consider other alternatives to demolition of the building. Nevertheless, after the delay period has expired, the Building Department can issue the demolition permit and demolition can proceed. A demolition delay ordinance cannot indefinitely prevent demolition from occurring.

*Q: What is the value to the City of Geneva in establishing the proposed South Geneva Historic District?*

A: Please see the attached article regarding the benefits of establishing a local historic district.

*Q: Is there a comparison chart for the rules/regulations that apply to historic landmarks or historic districts but not to other properties?*

A: There is not a comparison chart for rules/regulations that apply to historically designated properties but not to others. The City's adopted [Historic Preservation Ordinance](#) outlines the rules/regulations that designated properties must follow. More information on historically designated properties including design guidelines, adopted policies, and answers to frequently asked questions can be found on the [Historic Preservation webpage](#).

**b) Consider Resolution No. 2019-71 Reversing the October 16, 2018 Determination of the Historic Preservation Commission to Deny the Demolition of the Single-Family Residence and Detached Garage at 428 Ford Street.**

*Q: What sort of data do we have regarding homes that have been demolished and their age/condition?*

A: This data is collected on a case-by-case review and has not been compiled. The most recent on South River Lane was a case of deferred maintenance of a circa 1958 home (where Hogan is scheduled to build the three homes). The 427 Peyton St. house (Acorn Properties) dated to the late 1830s, but had been significantly remodeled and enlarged between 1925 and 1955; it was a case of a decade or more of deferred maintenance and had become a public nuisance in the neighborhood. The recent demo of the circa 1918-20 garage at 101 N. First St. was, again, due to a lack of maintenance over the decades.

*Q: What are the limits of what we can discuss with regards to the demolition request?*

A: Please see the executive summary included in the agenda packet which outlines the applicable standards for consideration of a demolition request.

*Q: As I look at the executive summary, is it staff's recommendation to approve the resolution, reversing the Historic Preservation Commission decision? If yes, why? If not, then the executive summary should not state that it is a recommendation.*

A: No, the executive summary is a standard form used for all items that in this case may be confusing. Resolutions are made in the affirmative. As such, the recommendation/suggested action is also in the affirmative. If the resolution passes, the City Council reverses the Historic Preservation Commission decision; if the resolution fails, the City Council affirms the commission's decision.

*Q: I would like to know the nature of how and what the Forslunds presented with regards to compromises.*

A: The applicant's focus was to build a ranch home and get the tax assessment freeze in the process. A program and functional floorplan were never developed for the addition to prove that their intended design program could not be accommodated in the target 2,500 square-foot home/addition. There are several examples of small homes expanded or adapted very successfully within the Historic District...316 S. Sixth St., 320 S. Sixth St., 609 Fulton St., 22 Campbell St., 213 S. Fifth St., 127 Ford St., and 201 N. Third St., to name a few.

# City of Geneva Permit Listing

Permit / Application Number	Status	Issued To / Owner	PIN / Address	Permit Amount	Location/Lot Number/Description
<b>Type:</b> Demolition Residential Total					
2013-00038009	Permit Completed 08/15/2013	Havlicek Builders MARGARET A SELAKOVICH	Geneva 1210152011 834 SUNSET RD GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo House
Estimated Value: \$14,250.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2013-00038102	Permit Completed 08/22/2013	KURT & MELISSA BEIER KURT & MELISSA BEIER	Geneva 1203279002 116 STEVENS ST GENEVA, IL 60134	Paid: \$300.00 Due: \$0.00	Tear down and backfill
Estimated Value: \$5,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2013-00038151	Permit Completed 08/23/2013	J & L Excavating Inc. Steve Stoniecki	Geneva 1202307008 227 JEFFERSON ST GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo Home
Estimated Value: \$14,100.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2013-00038439	Permit Completed 10/31/2013	CITY OF GENEVA CITY OF GENEVA	Geneva 1202333020 617 E STATE ST GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo house
Estimated Value: \$19,500.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2013-00038474	Permit Completed 11/22/2013	HENRY R BRALEY HENRY R BRALEY	Geneva 1210401028 1331 BATAVIA AVE GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demolition of House
Estimated Value: \$3,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2013-00038521	Permit Completed 02/19/2014	Rick Browne - R.R. Browne Architects JOHN PAUL TURCICH	Geneva 1210152014 946 SUNSET RD GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demolition - House
Estimated Value: \$575,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2013-00038592	Permit Completed 12/02/2013	BRANDON WEISS BRANDON WEISS	Geneva 1203201013 529 EKLUND AVE GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	teardown
Estimated Value: \$6,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	

# City of Geneva Permit Listing

Permit / Application Number	Status	Issued To / Owner	PIN / Address	Permit Amount	Location/Lot Number/Description
Estimated Value: \$15,000.00		Current Property Value: \$0.00		Improvement Square Footage: 1.00	
2014-00039830	Permit Canceled 12/09/2014	TRI-CITY LAND MANAGEMENT CO LLC TRI-CITY LAND MANAGEMENT CO LLC	Geneva 1203334008 621 JAMES ST UNIT A GENEVA, IL 60134	\$300.00 Paid: \$0.00 Due: \$300.00	DEMO HOUSE, GARAGE AND OFFICE BUILDING
Estimated Value: \$10,000.00		Current Property Value: \$0.00		Improvement Square Footage: 1.00	
2014-00039948	Permit Completed 09/09/2014	CAROL DONAHUE CAROL DONAHUE	Geneva 1210101007 1110 SOUTH ST GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	DEMO HOUSE AND GARAGE
Estimated Value: \$25,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00040205	Permit Completed 03/16/2018	Campton Excavating CATHERINE M TESTAME BOGGIANO	Geneva 1203277003 401 N 1ST ST GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	DEMO all structures & foundations
Estimated Value: \$50,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00040401	Permit Expired 08/18/2015	Avondale Custom Homes THOMAS G & BOKMAN AKERS	Geneva 1210177010 740 HAWTHORNE LN GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Demo house
Estimated Value: \$5,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00040404	Permit Expired 09/09/2015	Pandecon Inc RONALD E & MARILYN PANSING	Geneva 1210131001 725 CHEEVER AVE GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Demo
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	

# City of Geneva Permit Listing

Permit / Application Number	Status	Issued To / Owner	PIN / Address	Permit Amount	Location/Lot Number/Description
2015-00040881	Permit Expired 10/04/2015	Oak Creek Capital Partners, LLC BRIDGE STREET PROPERTIES LLC	Geneva 1203276002 415 N 2ND ST GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Demolition
Estimated Value: \$19,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2015-00040882	Permit Expired 10/04/2015	Oak Creek Capital Partners, LLC OAK CREEK CAPITAL PARTNERS	Geneva 1203276001 427 N 2ND ST GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Demolition
Estimated Value: \$15,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2015-00040883	Permit Expired 10/04/2015	Oak Creek Capital Partners DONALD E & LESLIE R SCHAMBACH	Geneva 1203276004 116 NORTH ST GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Demolition
Estimated Value: \$10,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2015-00041062	Permit Expired 02/15/2016	DRH Cambridge Homes Inc JEFFREY L LIVING TR GLASER TRUSTEE	Geneva 1210151002 1202 CHEEVER AVE GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Demo of Residence
Estimated Value: \$10,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2015-00041320	Permit Expired 12/07/2016	BLP Construction SGC BUILDERS	Geneva 1202306022 220 HOWARD ST UNIT A GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Demolition
Estimated Value: \$10,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2015-00041611	Permit Expired 09/28/2016	Evolutionary Home Builders RICHARD A LEVANDOWSKI	Geneva 1203204001 751 EDISON ST GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Destruction of existing home
Estimated Value: \$9,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2015-00042204	Permit Completed 01/15/2016	Ed Saloga Design Build CRAIG J PERRATT	Geneva 1203227036 529 N 1ST ST GENEVA, IL 60134	\$400.00 Paid: \$400.00 Due: \$0.00	Tear down existing house
Estimated Value: \$10,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	

# City of Geneva Permit Listing

Permit / Application Number	Status	Issued To / Owner	PIN / Address	Permit Amount	Location/Lot Number/Description
2015-00042381	Permit Expired 11/01/2016	Augustine Custom Development, LLC MEHREN PARTNERS LLC	Geneva 1203227061 617 N 1ST ST  GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demolition of existing house, garage and driveway.
Estimated Value: \$7,500.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2015-00042478	Permit Expired 06/19/2016	D.H. Lindahl & Son Construction Co. SUNLEAF C R & J TRS SUNLEAF TRUST AGRMT	Geneva 1203204025 729 EDISON ST GENEVA, IL 60134	Paid: \$390.00 Due: \$0.00	Demolition
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00043153	Permit Expired 02/21/2018	Acorn Builders PAUL M JR & JOANNE HASSLER	Geneva 1203401004 427 PEYTON ST GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	DEMO
Estimated Value: \$10,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00043723	Permit Completed 10/14/2016	SCHARNWEBER, GREG SCHARNWEBER, GREG	Geneva 1211127012 420 CHALMERS ST GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo home
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00043755	Permit Expired 03/21/2017	H R BRALEY INC H R BRALEY INC	Geneva 1204284007 301 CHARLES ST GENEVA, IL 60134	Paid: \$300.00 Due: \$0.00	Demo single story residence
Estimated Value: \$10,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00043837	Permit Expired 02/08/2017	Havlicek Builders GAIL H & STEPHEN M COOPER	Geneva 1204476008 1527 SOUTH ST GENEVA, IL 60134	Paid: \$300.00 Due: \$0.00	Tear down house and garage
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00044039	Permit Expired 06/26/2017	Wolff-Hager Contracting and Development JAMES CHAKIRES	Geneva 1210152003 829 CHEEVER AVE	Paid: \$400.00 Due: \$400.00	

# City of Geneva Permit Listing

Permit / Application Number	Status	Issued To / Owner	PIN / Address	Permit Amount	Location/Lot Number/Description
			GENEVA, IL 60134	Due: \$0.00	Demolition of single family home
Estimated Value: \$20,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00044099	Permit Expired 04/01/2017	Havlicek Builders KEVIN T & LISA L MILORD	Geneva 1204476033 1341 COOPER LN GENEVA, IL 60134	Paid: \$300.00 Due: \$300.00	\$0.00 Tear down house & garage
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00044392	Permit Expired 03/31/2018	Havlicek Builders KETTERMAN, TRAVIS J	Geneva 1210152004 839 DUNSTAN RD GENEVA, IL 60134	Paid: \$400.00 Due: \$400.00	\$0.00 Demoliton of house
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00044430	Permit Completed 01/21/2018	Havlicek Builders DENISE L KELLEY EDWARDS	Geneva 1210152005 849 DUNSTAN RD GENEVA, IL 60134	Paid: \$400.00 Due: \$400.00	\$0.00 Demolition of existing single family home
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2016-00044459	Permit Expired 08/20/2017	MICHUDA, JAMES A MICHUDA, JAMES A	Geneva 1210181013 938 BATAVIA AVE GENEVA, IL 60134	Paid: \$400.00 Due: \$400.00	\$0.00 Demo House
Estimated Value: \$16,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2017-00044803	Permit Expired 10/07/2017	FARGO ENTERPRISES LLC FARGO ENTERPRISES LLC	Geneva 1204451043 1708 KANEVILLE RD GENEVA, IL 60134	Paid: \$400.00 Due: \$400.00	\$0.00 Demo
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2017-00046324	Permit Completed 03/22/2018	Hogan Design and Construction RICHARD OLAERTS	Geneva 1210226006 400 S RIVER LN GENEVA, IL 60134	Paid: \$400.00 Due: \$400.00	\$0.00 Demolition of house
Estimated Value: \$20,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2017-00046368	Permit Expired 06/25/2018	ARTHUR J JR & HAZEL CLAUTER ARTHUR J JR & HAZEL CLAUTER	Geneva 1210182001 1001 MEADOWS RD	Paid: \$400.00 Due: \$400.00	

# City of Geneva Permit Listing

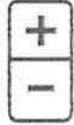
Permit / Application Number	Status	Issued To / Owner	PIN / Address	Permit Amount	Location/Lot Number/Description
			GENEVA, IL 60134	Due: \$0.00	Demo of House
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00046551	Permit Completed 05/03/2018	Royal Builders CHRISTOPHER BENSHOOF	Geneva 1204226008 602 WILLOW LN GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo - Residential
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00046564	Permit Canceled 02/28/2018	Royal Builders CHRISTOPHER BENSHOOF	Geneva 1204226008 602 WILLOW LN GENEVA, IL 60134	Paid: \$400.00 Due: \$400.00	Demo Residential
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00046723	Permit Completed 11/26/2018	Active Excavating & Wrecking Golden Vista Holdings Inc	Geneva 1210152017 906 SUNSET RD GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo and rebuild Single Family Home
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00047421	Permit Expired 02/11/2019	Hogan Design and Construction GUY & DEBORAH L SCARDINA	Geneva 1210152010 730 MEADOWS RD GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	House Demo
Estimated Value: \$40,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00047463	Permit Expired 03/05/2019	REDEMPTION HOLDINGS LLC REDEMPTION HOLDINGS LLC	Geneva 1202354005 130 E STATE ST GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo - Training for fire dept
Estimated Value: \$7,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00047470	Permit Expired 03/05/2019	REDEMPTION HOLDINGS LLC REDEMPTION HOLDINGS LLC	Geneva 1202354004 122 E STATE ST GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demolish and remove structure
Estimated Value: \$7,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	

# City of Geneva Permit Listing

Permit / Application Number	Status	Issued To / Owner	PIN / Address	Permit Amount	Location/Lot Number/Description
2018-00047472	Permit Expired 03/12/2019	J & L Excavating Inc. DAVID HURRELE	Geneva 1203202005 805 MAY ST GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo
Estimated Value: \$14,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00047709	Permit Expired 03/06/2019	Hogan Design and Construction THOMAS TISBO	Geneva 1210152001 710 MEADOWS RD GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo
Estimated Value: \$20,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00047822	Permit Created 09/11/2018	ANNETTE FORSLUND (TRUST) ANNETTE FORSLUND (TRUST)	Geneva 1203401012 428 FORD ST GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo House & Garage
Estimated Value: \$17,025.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00047862	Permit Completed 12/20/2018	CH Hager Excavating, Inc YOGESH PATEL	Geneva 1210177021 814 HAWTHORNE LN GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo existing home
Estimated Value: \$10,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2018-00048218	Permit Expired 06/17/2019	Alpine Demolition Services GENEVA LAND VENTURE LLC	Geneva 1203330009 17 RICHARDS ST GENEVA, IL 60134	Paid: \$300.00 Due: \$0.00	Demolition of 2 story home and 2 car garage
Estimated Value: \$12,200.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2019-00048743	Permit Issued 06/12/2019	Nitti Development LLC HITZEROTH, LOIS J (TRUST)	Geneva 1209426007 1115 WESTERN AVE GENEVA, IL 60134	Paid: \$400.00 Due: \$0.00	Demo 4 buildings
Estimated Value: \$37,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2019-00049039	Permit Issued 06/12/2019	Nitti Development LLC HITZEROTH, DOUGLAS J	Geneva 1209426002 1201 WESTERN AVE GENEVA, IL 60134	Paid: \$300.00 Due: \$0.00	17 Demo
Estimated Value: \$37,000.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	

City of Geneva  
**Permit Listing**

Permit / Application Number	Status	Issued To / Owner	PIN / Address	Permit Amount	Location/Lot Number/Description
<b>Permit Type:</b>	Demolition Residential Total: 58 Permit (s)	Permit Amount: \$21,990.00		Paid Amount: \$20,590.00	Due: \$1,400.00



<b><u>FY Year</u></b>	<b><u># Permits Reviewed</u></b>	<b><u>Denials</u></b>	<b><u>% of Denials vs. Total Permits</u></b>
2009-2010	80	2	02.50 %
2010-2011	77	2	02.60 %
2011-2012	71	0	00.00 %
2012-2013	86	1	01.16 %
2013-2014	109	0	00.00 %
2014-2015	123	0	00.00 %
2015-2016	133	4	03.01 %
2016-2017	157	0	00.00 %
2017-2018	157	0	00.00 %
2018-2019	123	1	00.80 %
TOTAL	1,124	10	00.89 %

# 12 Benefits of Establishing a Local Historic District

Excerpted and adapted from an article by Julia Rocchi for the National Trust for Historic Preservation  
December 2015

Additional commentary provided by City of Geneva staff

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Shaping local sentiment and opinions is a complex task, and planning a local historic district is no exception. While the preservation community understands and appreciates its benefits, it is not guaranteed everybody will feel as enthusiastic about the designation of a historic district. What's more, all the local stakeholders—homeowners, government officials, merchants, and property owners—will endorse, change, or reject proposals depending on how well they understand the issues involved.

Here are 12 points to share with community stakeholders that outline the benefits of establishing a local historic district in your area.

**1. Local districts protect the investments of owners and residents of historic properties.** Insensitive or poorly planned development can make an area less attractive to investors and homebuyers, and thus undermine property value. In contrast, historic district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time. *In Geneva, community preservation through the establishment of designated historic districts have protected the local architectural character that is repeatedly identified as one of the hallmarks of the community for desirability and business promotion.*

**2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods.** Findings on this point are consistent across the country. Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns. *A January 22, 2019 study, The Value of Historic District Status in Georgia by Caroline Patrick, re-affirms the stability of property values in designated districts.*

**3. Local districts encourage better quality design.** In this case, better design equals a greater sense of cohesiveness, more innovative use of materials, and greater public appeal—all of which are shown to occur more often within designated districts than non-designated ones. *While some property owners do exceptional preservation work without oversight, many local properties would not have retained their historic character without input from the local preservation community and the Geneva Historic Preservation Commission. Today, the downtown area of Geneva*

*would look much different, architecturally, had community preservation through designated properties not been a community priority for decades.*

**4. Local districts help the environment.** Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste. *In Geneva, residents enjoy living in architecturally interesting neighborhoods within walking distance of dining, shopping, entertainment, and public transportation amenities.*

**5. Local districts are energy-efficient.** Many older buildings were designed with energy conservation in mind, taking advantage of natural light, cross-ventilation, and climate-appropriate materials. Preservation commissions are also increasingly improving their design guidelines to make it easier for historic building owners to use renewable-energy technologies. *Many Geneva residents and realtors extol the environmental qualities of older homes which incorporate architectural features that make the homes very comfortable throughout the seasons.*

**6. Historic districts are a vehicle for education.** They are a tangible link to the past and a way to bring meaning to history and to people's lives. They preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents. *Local residents and visitors alike seek to know more about the history of the community and its preserved places.*

**7. Historic districts can positively impact the local economy through tourism.** An aesthetically cohesive and well-promoted district can be a community's most important attraction. According to a 2009 report, 78% of all U.S. leisure travelers are cultural and/or heritage travelers who spent, on average, \$994 on their most recent trips—compared to \$611 spent by non-cultural and heritage travelers. *In Geneva, community preservation through the establishment of designated historic districts has set the community apart from other suburban communities because of its preserved architectural character. In Geneva, historic home tours attract great numbers of out-of-town attendees who want to see the architecture of the homes and, then, spend money in the community.*

**8. Protecting local historic districts can enhance business recruitment potential.** Vibrant commercial cores and charming neighborhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life, which successful preservation programs and stable districts enhance. *Phrases such as "Historic Geneva," is continually utilized in real estate listings; promotional materials for restaurants and retail establishments;*

*and business opportunity statements. Properties located within the designated historic districts are utilized, routinely, in numerous economic development tools in the private and public sector.*

**9. Local districts provide social and psychological benefits.** People living in historic districts enjoy the comfort of a human-scale environment (a mix of aesthetics and functionality that fit the average person's dimensions and capabilities); the opportunity to live and work in attractive surroundings; and a recognizable and walkable neighborhood. *Locally, residents express a sense of pride and a sense of place tied to the iconic historic properties throughout the community and—often—call for the protection of those places when they are vulnerable due to a lack of designation and safeguards. Many residents are proud to say that they live within the historic district and that their property is deemed to be historically important.*

**10. Local districts give communities a voice in their future.** By participating in the designation process, citizens can help direct their communities' path. Making these decisions together in a structured way—rather than behind closed doors or without public comment—gives everyone involved a sense of empowerment and confidence. *In Geneva, the community and property owners provided testimony through a public process. Testimony included statements suggesting the proposed South Geneva Historic District was too large, too small, too irregular, did not incorporate adjacent significant properties. Statements regarding failure to substantiate significance per the adopted Standards for Designation were rarely mentioned in testimony. Issues of compliance with the adopted Standards for Designation—raised in association with specific properties—were addressed by the Historic Preservation Commission through the public hearing process.*

**11. Local districts provide a local identity.** Historic properties, protected and regulated by preservation oversight, often are those unique areas of a community that are promoted as a method of distinguishing one community from other nearby or similar communities or destination communities. *In Geneva, the local community is set apart from other suburban communities because of its distinctively preserved neighborhoods (which includes Island Park as well as historic commercial and residential neighborhoods) that augment other community assets (such as the Randall Road Corridor or East State Street and amenities such as good schools and inviting parks).*

**12. Local districts encourage good stewardship.** Over time, historic properties are vulnerable to inappropriate remodeling and deferred maintenance that can lead to the loss of historic character. Designated properties ensure that future generations will maintain and protect those places that make local neighborhoods and entire

communities unique. Designation relies on current stewards to value the contributions of past residents and events that have built the community. Current stewards of designated properties entice future stewards to value and preserve those properties that have social, cultural, historical, and economic value in a community. *Geneva has a demonstrated and trusted history of stewardship passing from one generation of residents to another. Many family members return to the community because of its long-term maintenance of its sense of place and desire to continue that tradition. Historic designation is a source of pride for many living and working in, stemming from a sense of stewardship and belonging to community tradition.*