

# HISTORIC PRESERVATION PLAN



**CITY OF GENEVA**  
**November 17, 2008**

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## ACKNOWLEDGEMENTS

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*Geneva City Hall, built in 1912*

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Participants in the Preservation Plan:      Community Workshop – 9/25/2007  
Community Workshop – 9/2/2008

Participants in Draft Review

**1.0: INTRODUCTION**

Geneva has a rich cultural heritage and an extensive historic legacy. The City’s historic resources include hundreds of historic sites and buildings identified through historic survey activities conducted over the past quarter century. Among these are formally designated historic properties both on the local Geneva Register of Historic Places and the National Register of Historic Places.

Geneva is a “Quaint, Historic Town” where visitors are transported to a bygone era. Geneva’s location – one of the farthest west suburbs – has undergone major population growth over the past twenty years, but is now almost fully built out residentially. Since the 1980 population of 9,900 the City’s population grew to 18,000 in 2000, and is projected to reach 26,000 by 2020.



*Downtown Geneva was easily converted as a movie set for the shooting of “Road to Perdition” in 2001*

The citizens of Geneva have long valued the city’s heritage and the special historic architecture that forms its physical character. The City’s built environment faces challenges as individual real estate investment and improvement decisions focus on Geneva’s mature, developed areas.

The Historic Preservation Commission has dedicated its service to preserving the historic and architectural qualities of Geneva for all to appreciate. The HPC has recognized that preservation is not a static exercise - that preservation of the City’s historic buildings often means adapting their original use to a new use or expansion. Buildings are to be enjoyed – with people living and working within them. As our society has grown and changed, updates are required in order for historic buildings to accommodate contemporary uses and living styles.



*A few of the single-family homes that have been preserved and adaptively used for commercial businesses on South Third Street.*

Although Geneva's citizens, government, and local groups have been active in the preservation of downtown Geneva and the mature neighborhoods surrounding the downtown, a plan for the future is needed. This plan documents past and current preservation efforts, identifies historic preservation needs and issues, and determines priorities and action steps for the next five years. The plan will be revised and updated every two years.



*An addition to a home at  
802 Forrest Ave.*

The teardown/infill home building trend, use of newer replacement building materials, fragile conditions in the older building stock, and conversion of buildings to make them usable for contemporary uses and needs are all affecting historic resources in Geneva. These factors have negatively impacted the historical integrity of some properties and in some instances, have resulted in the complete destruction of once-valuable historic resources.

## PLANNING PROCESS

Geneva citizens joined together on September 25, 2007 for the first Preservation Plan: Community Workshop ("Community Workshop"). Attendees were asked three important questions: What do we have (in terms of historic resources that are worth preserving)? What do you think needs to be done to advance preservation in Geneva? and What can we do? The answers were prioritized through a facilitated brainstorming process where participants discussed their answers to the questions and voted on priorities. The list of responses is provided in the Appendix I.

The process used to formulate the Historic Preservation Plan consisted of the following:

- September 25, 2007 - Community Workshop. Forty-five people attended the Community Workshop. Throughout the Plan, the term "Community Workshop" is used to describe this event.
- Winter-Spring of 2007-2008 - Staff drafted historic preservation plan.
- May 20, 2008 - Draft of Historic Preservation Plan was presented to the Historic Preservation Commission for its review.
- June 17, 2008 – Review and discussion of the draft plan by the Historic Preservation Commission.
- June 17 – July 15, 2008 – Revision of plan per HPC's recommendations.
- July 15, 2008 – Draft Historic Preservation Plan was made available to Workshop attendees and to the general public on the City's website.

- August-September, 2008 – The historic preservation ordinance was amended to establish the City’s authority to create a historic preservation plan.
- September 2, 2008 – Public meeting to review the draft plan.
- November 10, 2008 – Presentation to City Council/Committee of the Whole regarding proposed ordinance to adopt Historic Preservation Plan.
- November 17, 2008 – Ordinance to adopt Historic Preservation Plan reviewed by City Council.

The goals, objectives, and action steps set forth herein were formulated from the ideas that surfaced in the Community Workshop, from staff analysis of the City’s current historic preservation ordinance and zoning ordinance, and needs identified by the Historic Preservation Commission. Citizens reviewed the draft and provided suggestions and recommended modifications.

The result is an action plan for the next five years. The plan establishes the policies of the City and how it views historic preservation. It also provides specific guidance on future preservation activities. The plan is intended for use by the City Council, the Historic Preservation Commission, property owners, builders, contractors, and Geneva citizens. The plan will be reviewed and updated every two years by a subcommittee of the Historic Preservation Commission. The review and updates will be discussed at regularly scheduled HPC meetings.



*The Augustus Herrington House, also known as “Eastview”. In the 1990s, Eastview had deteriorated and was in danger of being lost, but it was saved from the wrecking ball and has since been sensitively rehabilitated*

## 2.0: PURPOSE OF THE PLAN

Why should the City of Geneva prepare a Historic Preservation Plan? The simple answer is that conserving historic and architecturally significant buildings and neighborhoods makes a great community better. Geneva is fortunate to have a collection of well-maintained older neighborhoods and individual landmarks that are recognized and appreciated by the entire community. By adopting a historic preservation plan, policy makers acknowledge the historic qualities that make Geneva a special place, while providing direction for the City's future preservation efforts.

Recognizing that the preparation of a historic preservation plan may generate differing opinions on the City's role in preservation – what should be preserved, and preservation priorities – the Plan is first an affirmation that historic preservation continues to be for the public good. Additionally, the plan challenges Genevans and City officials to think about tangible as well as intangible issues and that preservation is, by its nature, a balance of studied and analyzed compromises. The plan recognizes that not every old building is a candidate for preservation – as there may be structural or other issues that inhibit preservation. However, the plan recognizes that proposed alterations to historic properties should be carefully considered before building plans are approved and permits are issued.



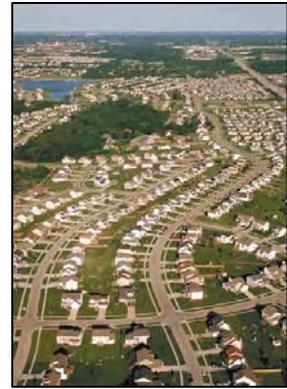
*One of Geneva's downtown signs*

The Historic Preservation Plan provides the Mayor and City Council, Historic Preservation Commission and Geneva citizens with a "blueprint" or guide for advancing the City's continuing preservation efforts.

## 2.1: VALUE OF PRESERVATION

### WHY PRESERVE?

People in all areas of the nation – large cities, small towns and rural regions – have become more concerned about preserving the architectural and cultural evidence of America’s national, regional and local heritage. The issue of suburban sprawl has opened dialogue among planning professionals, preservation professionals and local governments resulting in new planning practices such as “Smart Growth” and “Farmland Preservation”. These issues have become part of the common vocabulary across the nation. Pick up a newspaper and you are bound to find an article weighing in on these issues in recent years. Communities, small and large alike, are addressing these issues in comprehensive planning processes.



*Suburban sprawl*

Historic preservation focuses on retaining community character and aesthetics while building community pride. Preservation reinforces a sense of place, while fostering a feeling of belonging. These elements are vitally important in our rapidly changing culture and society. Preservation connects people to the past, validates history, and provides a story for those who do not have a written or well-documented past.

Communities can adapt and grow without the destruction of the character that residents care about. Redeveloping, revitalizing or prospering does not mean tearing down all that exists and building anew. By carefully balancing new development and redevelopment with the preservation of existing buildings and structures a community can seize opportunities for reinvestment, enhance community vitality, preserve its heritage and maintain its unique characteristics.

### WHY PRESERVE GENEVA?

In America our history is relatively short in comparison with other countries. The Midwest is young – with most cities and counties claimed or platted in 1830 or later when Native Americans were entreated to leave. With Geneva’s founding in 1835 it remains one of the older communities in the Midwest.



*An Italianate gem on Shady Avenue*



*Geneva's Post Office*

Preserving Geneva's historic and architecturally-significant resources in the twenty-first century presents any number of challenges. Like other cities in the nation, Geneva is moving forward. The challenges of growth present themselves in various forms: student population growth, an uncertain economy, increasing demand for public services, and traffic congestion.

Great cities are like tapestries – their history, character and individuality are the fabric from which they are each woven. Geneva's buildings – their style, scale, diversity and setting - provide a wonderful sense of place. Geneva's historic buildings inspire and connect us to the past while providing clues on how to shape the city's future.

### WHAT DO CITIZENS VALUE ABOUT GENEVA?

This question was posed to participants at the Community Workshop in 2007 and to those who answered the online questionnaire. Attendees' answers were focused on three general areas: Geneva's sense of place; the quality of the architecture of buildings; and how the community remains engaged and involved in historic preservation.

Genevans are proud to reside here and experience its pleasant downtown streets. Many residents have a strong emotional tie to Geneva – the geographic setting, its pedestrian-friendly neighborhoods, balance of open space and built space, natural flow and quietness – all contribute to making Geneva not only a special destination but a charming place to live and work.



*Fox River*

Genevans appreciate the architecture of the city – the diverse architectural types and lovely old homes make it an enjoyable place. Genevans responded positively about the quality and styles of architecture and feel that the lack of cookie-cutter and generic architecture provides a character not found elsewhere. Because many property owners have cared for and sensitively restored or adaptively reused historic buildings these historic resources remain for all to experience.



*Historic photograph of the Kane County Courthouse*

The historic Kane County Courthouse was frequently highlighted by Community Workshop participants as one of the principal architectural focal points in the downtown. The balance of residential and commercial development – with historic and architecturally significant properties valued and new development that has been embraced and carefully designed – is another important point expressed by participants.

Community members are engaged, interested and active in what is happening in Geneva. Geneva remains as an attractive place to move to and stay for years. There is a pride of ownership, and a sense of collaboration and community effort. Genevans care about Geneva and thus are active participants in preservation.



*New commercial construction in the historic district.*

Historic and architecturally-significant buildings are most often beautiful to look at. They tell us an important story – not only of how we have lived but illustrate the spirit of the City’s past. Historic preservation in Geneva means that history continues to be preserved and the sense of place which Genevans are so proud is retained.



*The 200 block of West State Street in Downtown Geneva.*

Geneva’s downtown is the most visible indicator of community pride and its economic viability. It is an attractive asset for new residents, new businesses and industries, retirees, tourists, and others. The quality of the downtown also encourages residents to stay in Geneva.

If the downtown’s architectural fabric was not preserved, it would have likely lost the business vitality and charm it enjoys today. Some suburban cities have opted to permanently remove their historic buildings and consequently have lost the important features that made that town attractive in the first place.

Our society is often focused on replacing materials or systems that do not function versus repairing them. Preservation encourages repair rather than replacement, preserving qualities and characteristics that may be lost. This can lead to the conservation of natural resources reducing the amount of materials going to already saturated landfills.

Preservation is for the good of the community as all can share in the visual benefits, thereby protecting the City's public and private investments.

### 3.0 LEGAL BASIS FOR HISTORIC PRESERVATION: NATIONAL, STATE, AND GENEVA EFFORTS

#### NATIONAL EFFORTS

Historic properties are protected and preserved through a variety of federal, state, and local laws, private organizations, and various incentive programs. Local preservation ordinances provide the most substantial protection for historic resources.

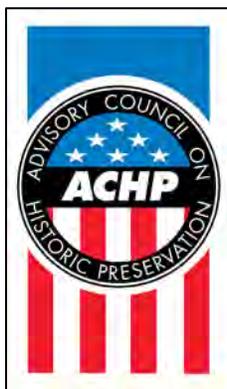


*Mount Vernon, George Washington's home, was one of the first historic preservation projects to get national attention in the 1800s.*

Preservation efforts at the federal level can be traced back to the early 1900s with the creation of national wilderness areas and battlefield parks.

The Antiquities Act of 1906 provided some protection to historic sites, but it was not comprehensive in its scope. The Depression in the 1930s provided a boost to preservation activities through the establishment of the Historic American Buildings Survey within the National Park Service. Started in 1933 HABS was begun to provide employment and to document historic buildings. The Historic Sites Act of 1935 gave the NPS the power to organize national parks, create HABS and to perform other preservation work.

In 1949, the U.S. Congress chartered the National Trust for Historic Preservation and provided funding for this organization through the Department of the Interior. Several years ago, Congress stopped providing funding and now the National Trust supports its programs through donations, memberships and program income.



Congress passed significant legislation in 1966 that reactivated the federal government's involvement in, and support for, preservation activities by both public and private groups. The Historic Preservation Act of 1966 mandated that all 50 states complete a comprehensive survey of historic resources and establish a State Historic Preservation Office (SHPO). The Act established the National Register of Historic Places and the Advisory Council on Historic Preservation (ACHP). The ACHP was charged with advising the President and Congress on all matters pertaining to preservation. The ACHP reviews and comments on federally funded or licensed projects that could have a significant impact on historic resources that are listed, or are eligible for listing, in the National Register of Historic Places. This process is commonly known as Section

106 Review and is administered by each state historic preservation office, as are most other federally-mandated preservation activities.

Listing in the National Register provides protection only when comment is required from the ACHP on projects that receive federal assistance. Significant rehabilitation of certified historic properties that are income-producing may be eligible for federal tax benefits. In recent years legislative efforts to extend the federal tax benefits to homeowners of National Register properties has been pursued.

The 1980 Amendments (P.L. 96-517) to the 1966 Historic Preservation Act re-authorized the National Historic Preservation Program, expanded the role and programs of the federal government, and provided for more participation by state and local governments in the federal program. This legislative act provided for the establishment of the Certified Local Government (CLG) program. The Department of the Interior and the states were required to establish mechanisms to “certify” qualified local governments to participate in identifying and nominating eligible properties to be included in the National Register and to develop mechanisms to protect historic resources at the local level.

In order to be designated by the National Park Service as a CLG, the governmental entity (city or county) must adopt an ordinance providing for the establishment of a historic preservation commission, outlining the duties of the commission, providing for historic resource surveys to be performed and for the maintenance of records of identified historic resources. These activities are monitored by the SHPO through annual reports that are submitted by participating CLGs. Geneva has been a Certified Local Government since 1997.

The Act allows local governments, certified or not, to participate with legal standing in the Section 106 protective process. It also directs federal agencies to nominate eligible properties within their jurisdiction to the National Register and requires higher standards of protection when federal agencies conduct planning projects that will affect National Historic Landmarks.

The National Register program underwent a major change in the nomination process. Privately owned properties must now have support of the property owner in order to be eligible for listing in the National Register and the various benefits and financial incentives available for listed properties. A majority of property owners within a potential historic district must object in order to prohibit listing. However, a property can be “determined eligible” for the Register by the Department of the Interior, and in such cases the Section 106 protection against adverse effects of federal undertakings remain.

Private sector preservation efforts are led by the National Trust for Historic Preservation. Chartered by Congress in 1949, the Trust provides information and advice to persons and groups on preservation issues, and is actively involved in the preservation efforts of communities across the nation through technical assistance and various grant, loan, and educational programs. The National Trust owns and operates a number of historic properties that are open to the public. The Trust only accepts ownership of properties if they are endowed to provide for the ongoing maintenance and upkeep of the property.

Preservation Action, Inc., founded in 1974 and located in Washington, D.C., is a registered national citizens' lobby whose purpose is to influence Congress on historic preservation issues. The organization produces a newsletter, provides advice to its members, and coordinates lobbying efforts of preservation, conservation and neighborhood groups.

## STATE EFFORTS

The history of the historic preservation movement in Illinois begins in the 19<sup>th</sup> Century with preservation-themed activities that focused on prehistoric cultures, the French colonial period and Abraham Lincoln. These activities were typically conducted by civic-minded people interested in their significant local landmarks – with their work usually resulting in the property serving as a museum.



*Lincoln Home, Springfield, IL*  
Photo: Ian Manka

The State government's first venture into preservation was with the acquisition of the Lincoln Home in 1887 (a National Park Service property since 1972).

Through the efforts of the state's Daughters of the American Revolution, state parks were established at Starved Rock, Fort Massac, and Fort de Chartres, after the turn of the century. During the 1920s

Illinois saw increased pressure from local groups and historic associations which pushed for the addition of more historic sites into the state park system. The development of programs was hindered because there was no plan, no survey of historic sites, and no state agency identified as responsible. In the 1930s the preservation movement was reenergized with the creation of programs for state-owned sites, funded by New Deal public works programs

With the passing of the National Historic Preservation Act in 1966 Illinois government created a State Historic Preservation Officer, establishing a crucial role for the state to play in preservation.

The Preservation Services Division of the Illinois Historic Preservation Agency (IHPA) first prepared a Comprehensive Statewide Historic Preservation Plan in 1995 establishing principles providing guidance for the citizens of Illinois when undertaking historic preservation activity.

## EFFORTS IN GENEVA

Preservation and the history of Geneva have long been active pursuits. Starting in the latter part of the 19<sup>th</sup> Century, the Friday Evening Club met regularly and published a series of historical articles in the Geneva Republican. Articles included: "Early Train Service of Geneva", "Geneva's Part in the War", "Early School History of Geneva", and "Early Settlers".

### HABS Survey

The Historic American Buildings Survey (HABS) surveyed three properties in Geneva: the Bristol Farmhouse in 1934, Captain Wells' home in 1935 (located at 220 S. Third Street), and the Unitarian Church in 1936 (located at 102 S. Second Street). Both the Wells house and the Unitarian Church remain on their original sites. The Bristol Farmhouse, originally sited on a plot that was part of a land grant from President Tyler in 1843, was moved from its original site on Route 31 south of downtown Geneva to 1618 Sunset Road.

### Geneva Historical Society/Geneva History Center

Founded in 1943, the Geneva Historical Society's main mission is to preserve local history and educate residents. At first, documents and archived materials were kept in the home of Margaret Allan, and then located in a space in the Creamery building (owned at the time by the City of Geneva; now the Herrington Inn). In 1948, the Society began to place plaques on historic buildings that were deemed to be historically significant and 100+ years old. To qualify for a plaque, an application must demonstrate that a building meets strict criteria for significance, and retains a high degree of architectural integrity.



*HABS photographs: Bristol Farmhouse (top), Captain Wells' home (middle), & the Unitarian Church (bottom).*



*An example of one of the historic plaques.*

The Society quickly outgrew its space in the Creamery and through bequests and community gifts the Geneva Historical Museum was built in Wheeler Park. Purchased for \$100 the site was viewed as an optimal choice because of its expandability. Local architect, Howard Raftery, designed the museum building and Oscar Wilson was its builder. The museum opened in 1965. It was expanded in 1973 and remodeled several times and then expanded again in 1990.

In the 1990s, the Historical Society soon realized that a larger, centrally-located facility would be best to serve the community. The new Geneva History Center, located at 113 S. Third Street, was built in 2003. It is almost three times the size of the Wheeler Park facility and includes a classroom, two exhibit galleries, a large meeting room, and an archival meeting room. To create the new Center, two existing buildings were extensively rehabilitated. The new state-of-the-art facilities with award-winning educational programming provide an exceptional benefit to Genevans - especially to those wishing to research their own property. The Geneva History Center operates solely on private donations and has never accepted public funding for operation expenses. The former museum building in Wheeler Park is now home to the Geneva Township Assessor's Offices and Senior Center.



*Geneva History Center*

### Preservation Ordinance

In 1982 the City made its first step in establishing a preservation commission through ordinance 1982-11. This created an advisory Historic Preservation Commission consisting of five members. The next municipal action was to designate the Geneva Historic District by ordinance in 1987. The District combined the two historic districts listed in the National Register – the Central Geneva Historic District and the North Geneva Historic District – and enlarged the boundaries to the east bank of the Fox River, the Union Pacific railroad tracks at the south, Stevens Street at the north, and at the west, South Seventh Street and the former northwestern railroad spur.

The preservation ordinance has been updated several times since it was first adopted in 1982. The 1988 update defined terminology, established the Commission's composition, terms of office, jurisdiction and authority, outlined the process for advisory review and established standards for building permit application review.

The 1994 ordinance update was the most important to the Historic Preservation Commission because binding review authority was established. "Binding review" refers to the link that was created between the HPC and the building permit issuing process. Binding review provisions require that the HPC must approve plans for exterior improvements to historic properties before a building permit can be issued. Binding review provides the strongest type of protection for historic properties. The 1994 ordinance also established the review criteria and the process for the designation of historic landmarks/historic districts. It is important to note that the ordinance allows for properties a minimum of thirty (30) years in age to be nominated (in whole or in part) for landmark designation and that nomination does not require the consent of the property owner.



*Examples of historic residential buildings that have undergone exterior rehabilitation and have new additions*

In 1995 the City adopted the United States Secretary of the Interior's Standards for Rehabilitation as the guidelines for the Commission to use when reviewing building permit applications for exterior alterations or improvements. There are ten Standards established by the National Park Service and are used by preservation commissions nationwide. The SOI Standards are as follows:

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.
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.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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.
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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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 Historic Preservation Commission only reviews proposals for exterior improvements to buildings; no interior improvements to buildings are reviewed.

### Façade Grant Program

In 1993 the City of Geneva created the Historic Preservation / Façade Grant Program for commercial properties and/or tenants. The grant program provides matching grants up to \$5,000 for façade improvements. The intent and focus of the grant program is to encourage rehabilitation and improvement of historic commercial buildings and to make sure improvements are historically appropriate. The grant program is a competitive program and projects that have a high level of visibility and feature an unveiling (removal of material covering details) are often selected above maintenance-oriented improvement projects. A recent example of improvements funded by the program is the project at Sergio's Restaurant at 30 W. State Street:



*Sergio's Cantina before (left) and after (right)*

### Preservation Awards

In 2000 & 2001 the Historic Preservation Awards program was created which awards the outstanding work of property owners in Geneva. The preservation Awards program was resurrected in 2006 & 2008.



*The Hackendahls received an award for the restoration of Riverbank Laboratories in 2001 and for the design of their new garage building in 2006.*

### Bulk Regulations – Teardown/Infill Zoning Amendments

In 2002 the first set of amendments to the Zoning Ordinance that focused on bulk standards for teardown/infill construction were approved. Additional amendments for teardown/infill construction were added to the zoning ordinance in 2006. The primary objective of the amendments was to improve the size compatibility between new infill houses or major expansions of existing houses and surrounding existing neighborhood houses. The zoning amendments pertain to housing in Residential Area 1 – within older, mature Geneva neighborhoods.

### Public Information Campaign

Growing concern about the claim that property owners were not aware that their property was located within the Geneva Historic District led City staff to begin a public information campaign in 2006. The first step was to notify all property owners in the district that their property is within the Geneva Historic District and outline the procedure for HPC review. In the Fall of 2007 the City recorded all of the properties within the Geneva Historic District as well as the two individually-designated properties (see information below) with the Kane County Recorder of Deeds. The recordation ensures that the “historic district” descriptor is noted on any title report prepared for property located in the District, thus, new property owners are informed that they have purchased a landmark property or a property in the historic district.

### Preservation Month Activities

The national celebration of Historic Preservation Month (annually in May) has become an important event for the City of Geneva. In 2006 and 2007 the City's Community Development Department produced an architectural treasure hunt, architectural walking tours, an architectural tour by bicycle and Historic Preservation Awards. In 2008, the program featured a guest speaker from the Illinois Historic Preservation Agency focusing on the link between green building and historic preservation, architectural walking tours, Historic Preservation Awards, completion of the draft of the Historic Preservation Plan, and two nominations for landmark designations. Architectural walking tours have been presented by Preservation Partners of the Fox Valley.



*Sharon Jones leads a walking tour in 2006*

### Certified Local Government Grants

To date the City of Geneva has received grant funding through the Illinois Historic Preservation Agency's CLG Grant program for the following surveys:

- Survey of the Geneva Historic District in 1999
- Survey of Northwest Additions neighborhood in 2002

### Partnerships

Over the years, the City of Geneva has partnered with the local preservation advocacy organization, Preservation Partners of the Fox Valley, and the Geneva History Center to present a variety of preservation-related programs.

### Historic Resources List

In 2000, City Staff created a list of over fifty-five potential historic landmarks and two historic districts. Through the development of the Plan this list would officially become the Historic Resources List.

### Designation of Historic Properties

With the passing of the National Historic Preservation Act in 1966, the ability to nominate properties and historic districts to the National Register of Historic Places became possible. The main benefit to listing in the National Register is that it provides recognition. A nomination typically requires extensive research about the property's history and its architectural significance. Listing in the National Register provides no protection unless federal funding or a federal permit is utilized in a project that may affect it. The first properties listed in the National Register occurred in 1979 with the listing of the Dutch Mill and the

Central Geneva Historic District. For a full list of properties listed in the National Register of Historic Places see Section 4.0.

With the passing of the 1994 amendment to the historic preservation ordinance and its creation of binding review the designation of historic properties by the City of Geneva became the optimal way to preserve historic resources. For a full list of properties that have been designated by the City of Geneva see Section 4.0.

### Survey Efforts

Surveys continue to document and identify historic and architecturally significant resources. The earliest survey efforts resulted in the documentation of the Bristol Farmhouse, Captain Wells' house and the Unitarian Church through the Historic American Buildings Survey. Survey efforts later led to the listing of the Central Geneva Historic District and the North Geneva Historic District on the National Register of Historic Places. For more about Survey activities, see Section 4.0

## **4.0: HISTORIC RESOURCES IN THE CITY OF GENEVA**

The survey and identification of Geneva's historic resources is critical in continuing upon our foundation of historic preservation programming.

The Geneva Historical Society was the first to recognize historic properties through its plaque program which began in 1948. National Register listings of both the Central Geneva and North Geneva Historic Districts brought recognition to Geneva's historic downtown as well as to individually-listed properties such as the Dutch Mill, Fabyan Villa, Riverbank Laboratories, and the Country Day School.

The combination of the two National Register-listed districts into the Geneva Historic District and its designation by the City of Geneva in 1987 provides significant protection to Geneva's historic downtown. Ongoing survey activities, including the survey of the historic district in 2000 along with the 2002 survey of the Northwest Additions neighborhood, provide significant documentation supporting the significance of the Geneva Historic District as well as the potential of the NW neighborhood as a historic district.

This section of the plan lists designated historic resources, lists previous survey efforts, and refers to a list of historic resources that may be good candidates for designation as individual landmarks or historic districts in the future (see Appendix II). It is important to remember that designated landmark buildings or historic districts do not always involve high style structures and the finest architectural types, but may also be indicative of a slice of local history, such as workers' housing, etc.

### **NATIONAL REGISTER OF HISTORIC PLACES**

The following historic properties/districts have been listed in the National Register of Historic Places.

#### Central Geneva Historic District

Boundaries are from River Lane on the east, to South Sixth Street on the West; West State Street at the north and at the south - South Street. This was the first district in Geneva to be listed in the National Register and it focused on the southern half of the original town of Geneva (platted in 1892). The district includes an eclectic range of architectural styles which join together to form a balanced whole with the Romanesque-styled Kane County Courthouse as an impressive visual anchor. The district was listed in 1979.

### Dutch Mill

Located at 1500 Crissey Avenue within the Fabyan Forest Preserve, the Dutch Mill is an example of the rare art of wooden windmill construction. Unlike American pumping mills, the mill, with its Dutch antecedents, is a grist mill of the type rarely built in the United States where grain traditionally was milled by water power. The interior and exterior's technical features make it an interesting structure to technology and architecture students. The interior is a good example of mid-nineteenth century crafts of wood finishing and wood carving. The mill is considered a "folly" as Colonel Fabyan moved it to his property to solely beautify his estate ending its original function.



*Fabyan's Dutch Mill*

### North Geneva Historic District

Bounded on the north by Stevens Street, and at the south by West State Street. The eastern boundary is River Lane and the western boundary is the former northwestern railroad spur. This district's focus is the northern half of the original town of Geneva. A majority of the buildings in the district were the first residences of Geneva's early working class citizens, thus they are modestly sized. Although some structures have been sided with aluminum or vinyl siding, integrity remains. The district was listed in 1982.

### Fabyan Villa

Located at 1511 Batavia Avenue and remodeled by Frank Lloyd Wright in 1907 this home to Colonel Fabyan and his wife, Nelle shares elements with other contemporary Wright homes, such as textural window designs, creative use of materials, and an earthy color palette. Wright remodeled this home at the beginning of his Prairie Style phase. Fabyan likely commissioned Wright because of his similarly colorful and intriguing personality and as someone who strikes out on his own. The Fabyan Villa was listed in 1984.



*Fabyan Villa*

### Geneva Country Day School

Located at 1250 South Street. Built in 1927 and designed by Holabird & Roche. This structure, planned by University of Chicago educators, fit in well with the tenets of progressive education - the proponents of this method of teaching being that children should develop naturally according to the social needs of the community. The building today stands in its original location after serving as a teen Community Center and later being converted to a single-family residence. Listed in 1989.



*Geneva Country Day School*

### Riverbank Laboratories

Located at 1512 Batavia Avenue. This listing encompasses all four buildings on the site. Buildings were built between 1912 and 1922 for Colonel George Fabyan, a philanthropist with interests in acoustics and cryptography. The oldest building, the "Lodge" was built in 1912 as living quarters for Fabyan's research staff. The "Studio" was built in 1917 to further that study. The Acoustics Laboratory was built in 1918. The fourth building, the Engineering Building was constructed in 1922, and was designed by Colonel Fabyan himself and consists of a series of stacked 15'x15' rooms. Activities at Riverbank Laboratories can be considered a direct descendent to the work of the National Security Agency and Central Intelligence Agency. Listed in 2003.

### Henry Bond Fargo Residence,

Located at 316 Elizabeth Place. The Henry Bond Fargo Residence was built in 1900. This Mission-Styled home was the residence of Henry Bond Fargo who was instrumental in development in Geneva – notably with storefront buildings on West State Street. Fargo served two terms as Mayor of Geneva and one term as an Illinois State Representative among other roles in early Geneva businesses. The home has a high degree of architectural integrity with its commanding appearance on Batavia Avenue (Route 31). The property owners, Janet & Gerard Keating, restored the porch in 2006 which had been removed decades earlier. Listed in 2008.

## DESIGNATED LANDMARKS AND HISTORIC DISTRICTS IN THE CITY OF GENEVA (GENEVA REGISTER OF HISTORIC PLACES)

### Geneva Historic District

The GHD is a combination of the two NR-listed historic districts – the North Geneva Historic District and the Central Geneva Historic District. Designated in 1987.

### Riverbank Laboratories

Located at 1512 Batavia Avenue. Designated in 1999.

### Henry Bond Fargo Residence

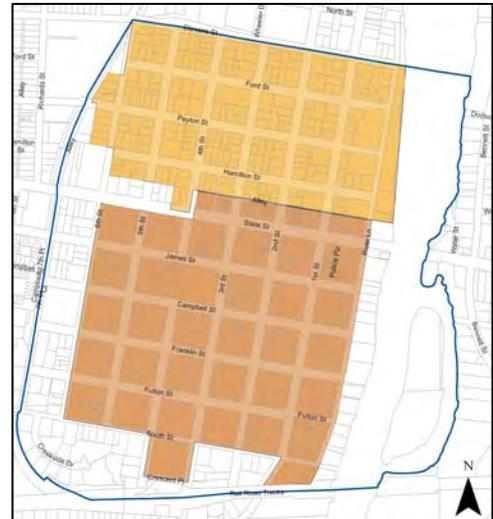
Located at 316 Elizabeth Place. Designated in 2006.

### Davis Residence

Located at 1101 Batavia Avenue. An excellent example of the Queen Anne style of architecture. Designated in 2008.

### 512 Fargo Boulevard

Located at 512 Fargo Boulevard this home is an elegant Italianate-styled farmhouse moved to this location in 1942. It was home to three of Geneva and Kane County's earliest families. Designated in 2008.



*Map of Geneva Historic District (blue line) the Central Geneva Historic District (shaded in beige), and the North Geneva Historic District (yellow)*



*From left to right: Henry Bond Fargo Residence at 316 Elizabeth Place, 512 Fargo Boulevard, Riverbank Laboratories at 1512 Batavia Avenue, and the Davis Residence at 1101 Batavia Avenue.*

## SURVEYS

### Geneva Historic District

All 675 properties located within the Geneva Historic District were surveyed by Historic Certification Consultants in 2000. The survey is an essential resource when evaluating a proposal for exterior improvements on a property within the historic district. The most important section of the survey is the Significance Rating – each property has been rated one of the following: non-contributing, contributing, potentially significant, or significant. Buildings that are rated contributing and higher will require compliance to the SOI Standards. The building rating system is described as follows:

**City of GENEVA**  
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 22  
STREET S First St  
LOT # 0  
FRAME # 24  
LOT # 0  
FRAME # 2

**GENERAL INFORMATION**

CLASSIFICATION building PERIOD city hall CONDITION excellent

SECONDARY STRUCTURES ORIGINAL USE city hall DISTRICT inter alterations

**ARCHITECTURAL INFORMATION**

ARCHITECTURAL STYLE Classical Revival NO. OF STORES 2

ARCHITECTURAL DETAILS EXT. WALLS (interior) brick

EXT. WALLS (exterior) brick

ORIGINAL CONSTRUCTION DATE 1912 FOUNDATION massive concrete

ROOF gabled ROOFING hipped asphalt shingle

ORIGINAL SHAPE OR PLAN rectangular WINDOW MATERIALS, TYPES aluminum double hung sliding 1:1:1 light

LANDSCAPE FEATURES Corner lot, parking lots to west and north, front sidewalks PORCH front entry public

REMARKS: ANY FEATURES: Front entry porch with arched entries with keystones, columns, and massive cornice returns; stone panels inscribed with "City Hall"; wood double front entry doors and sidelights; decorative brickwork including projecting and recessed courses & corbelling

AS FEATURES: (inserts, replacements, additions, etc.) of (insert, etc.) Replacement aluminum windows in original openings; boarded up transoms; window on east facade with "City of Geneva" signage; removed fire escape? on rear facade

*Survey Form for City Hall  
22 S. First Street*

- Non-Contributing:** A building whose construction date is out of the period of significance that was established for the district. A non-contributing building may also be a historic structure that has been heavily altered through the application of replacement materials, addition of inappropriate detailing, exterior form changes, or significant additions impacting the historic building, etc.
- Contributing:** A building whose construction date falls within the historic district's period of significance. The building must "contribute" to the overall feeling and quality of the historic district and retain a high integrity of materials and design.
- Potentially Significant:** A building whose construction date falls within the period of significance for the district. The potentially significant building is usually rated such as it is significant building with a few alterations and if alterations were removed it would be Significant.
- Significant:** A building whose construction date falls within the period of significance. The significant-rated building has a high level of integrity and typically is an excellent example of an architectural style and/or is the site of a historic event.

## Northwest Additions Neighborhood

The Northwest Additions neighborhood of Geneva was surveyed by the Durrant Group in 2002 (boundaries include: the former Northwestern railroad tracks on the east, Eklund Avenue on the north, Anderson Boulevard/Grant Avenue on the west and West State Street at the south). Formatted like the GHD survey, the information provides an overview of the area's development and a property by property evaluation. Again, each property has a significance rating – simplified this time with these categories: non-contributing, contributing, and significant.

City Staff has conducted overview surveys of neighborhoods – often called “windshield surveys”. Notably is the Batavia Avenue area south of the downtown as well as a list of eligible historic properties that was created in 2000. Windshield surveys can provide the impetus for further research and possible designation in the future.

## Windshield Surveys

City Staff have conducted several windshield surveys since 2000 identifying properties and districts that may be eligible for listing in the Geneva Register of Historic Places. These surveys have formed the basis for the Historic Resources List and may serve as a guide in designation of additional historic properties in the future.

## FUTURE EFFORTS

Located in Appendix II is the Historic Resources List. The HRL recognizes over fifty-five individual properties and two historic districts which show a character and integrity that contribute to the overall quality of Geneva. These properties/districts may be excellent candidates for landmark designation and listing in the Geneva Register of Historic Places. The majority of the list consists of residential properties. These historic resources place an important role in illustrating how Genevans have lived throughout the years. Listing of these properties may spark an interest in individual landmark designation or designation as a historic district.

The image shows a survey form for the City of Geneva, titled "City of GENEVA Architectural and Historical Survey of the Northwest Geneva Additions". The form is divided into several sections: "Property Identification", "General Property Information", and "Architectural Information". A photograph of a building is visible on the right side of the form. The form contains various fields for data entry, including "General Name(s)", "Street Address", "City", "State", "Zip", "County", "Date of survey", "Original use", "Current use", "Date of construction", "Roof type", "Roof form", "Significant details", "Materials", "Overall condition", and "Structural condition". The form is filled out with handwritten information, and a photograph of a building is visible on the right side of the form.

*Survey Form for Coultrap School  
1113 Peyton Street*

The City of Geneva should establish resource files on each of the historic structures identified on the Historic Resources List. Basic research by Staff and volunteers is needed on each of these properties to identify the following: name of structure, current owner, date of building, architect (if known), historic description, architectural description, and photographs. The information for each property should then be compared to the criteria for landmark designation, resulting in potential consideration for landmark designation.

Although the City may designate properties without the consent of the property owner, it is important to gauge the property owner's interest in designation prior to proceeding. Continual review and updating of the HRL will be needed.

## 5.0: ISSUES, CHALLENGES & ANALYSIS

### ISSUES & CHALLENGES

As Geneva continues to experience changes – population growth, aging buildings, and less developable land – there is a real need to preserve the City's sense of place. To some, Geneva's sense of place results from strong feelings about Geneva - from having lived here and the quality of life available. To others, Geneva's sense of place is the character and balance of the built and the natural environments. To many it is both. Preservation of the City's historic resources is the key to maintaining the beauty, uniqueness and heritage of Geneva. The City's historic resources help citizens relate to and understand the past, while giving them an attractive context within which to live, work, and play.

Interest in preserving and interpreting the City's historic resources continues to be strong. Residents, new and long-term, are attracted to learning more about the history of Geneva and continue to participate in local preservation efforts - often started by researching the history of their own home. The need to engage residents is essential while planning for the preservation of Geneva's historic resources. Most properties within the Geneva Historic District and on the Historic Resources List are residential properties, thus interest and endorsement of citizens is critical.



*Liz Safanda leading a walking tour of Cheever Addition in May 2008*

Residents are actively engaged in what is happening in Geneva. Approximately 50 community members attended the Community Workshop in September 2007. Attendees were asked four questions and were prompted to share their ideas and then vote for their preferences.

Thus far the City has instituted a number of historic preservation efforts – notification of property owners that their property is located within the historic district, the recordation of properties at the Kane County Recorder of Deeds and Preservation Activities – that bring attention to historic preservation in Geneva.

The perceived obsolescence of older properties and the City nearly reaching residential build out increases the pressure for proposed changes to historic properties. More needs to be done to expand public awareness about historic preservation: developing design guidelines used by the Historic Preservation

Commission when it reviews proposals, improving public understanding of the review process, providing design guidance to prospective applicants, etc.

The information gathered from the Community Workshop was used as the basis for the recommended Preservation Plan. The issues and concerns listed below address topics introduced by the community, as well as topics identified by City Staff and the Historic Preservation Commission.

The issues presented below serve as the basis for the recommended goals and objectives (action steps) in the following section: 6.0 Goals & Objectives.

### Aging Buildings & Teardowns

As Geneva neighborhoods continue to mature and become more fully developed residents are increasingly concerned about aging historic buildings. Contemporary lifestyle needs have made existing buildings seem out of date. Older buildings are often viewed as being functionally obsolete or, if vernacular in style, architecturally insignificant. Rising energy prices and older building materials have increased the focus towards replacement of authentic materials (in the interest of achieving improved energy efficiency) as well as an increased desire for low- or no-maintenance properties. These factors stretch the vision of adapting older buildings, and can threaten the architectural integrity of buildings and neighborhoods.



*Demolition on Shady Avenue*

The ability to annex new land and build new housing is less possible due to the diminishing supply of vacant land in the City's planning area. Geneva, once considered a desirable location for new housing, is now shoe-horned in between new housing developments to the west and adjacent, mature communities to the north, south and east. The City needs to focus on the mature neighborhoods that are already established – creating strategies to protect the scale and quality of life already present within these neighborhoods. This calls for action: to preserve and protect the character and scale of neighborhoods to avoid inappropriate development.

Within the Geneva Historic District especially, there are examples of historic properties that have been expanded to accommodate current lifestyles and provide the type of design features and amenities that home buyers demand.

Additionally, Mid-20<sup>th</sup> Century architecture is fast becoming targeted for teardowns, yet these styles tell us a story of the nation's post-WWII development. For instance, the ranch house could be considered a modern equivalent to the Bungalow and Queen Anne's of old. Recent styles are just as important to the history of Geneva as vernacular buildings and buildings articulated in high-styles. All tell us about our history.

Decay of older buildings, disinterest in older styles as well as demand for larger living space has impacted Geneva's neighborhoods. As a result, demolition is often the only perceived option. However, demolition results in the loss of the very qualities that make up the desirable character of Geneva. Each demolition impacts a neighborhood – sometimes resulting in an irrevocable erosion of Geneva's sense of place. As we continue forward it is essential to show how buildings can be expanded or updated to meet the needs of today's families or adapted for new uses. Educational programs and legislation - such as re-zoning or adoption of new overlay zones such as a Neighborhood Conservation District zone – are tools that can be used to preserve mature neighborhoods.

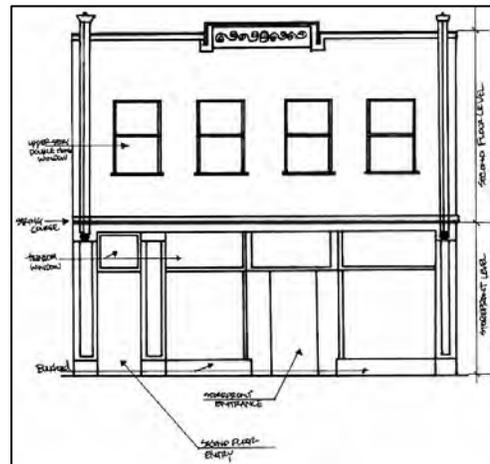
Continued analysis of neighborhoods and individual properties for new historic districts or individual landmark consideration is needed. Designation is one of the most effective tools the City can use to preserve historic and architecturally significant buildings. It is essential to engage property owners in this important decision, and to reach out to secure the support of property owners for designation. The community should be actively involved in these decisions.

A Resource Library should be developed to aid property owners in learning more about appropriate design approaches, techniques and building materials available when renovating and adapting older buildings. This library would be available to the public at the Geneva Public Library, and PDF documents should be created for easy distribution via email and posting on the web. The RL materials should focus on repair of building materials/building features, how to design sympathetic additions, appropriate replacement materials, as well as information on available financial incentives. The City's website for the Historic Preservation Commission should provide this information in a series of web-resources. The Resource Library should link to the Historic Preservation Design Guidelines, and vice versa, providing resources for property owners. The National Park Service's *Preservation Briefs*, a series of forty-four helpful guidelines, focuses on the care and repair of historic buildings and would be one of the many resources available.

## Design Guidelines

The HPC encourages property owners, merchants and residents to recognize, enhance, protect and promote Geneva's unique character and identity. Design guidelines are needed to provide specific direction to property owners interested in improving their properties. The guidelines would assist applicants in designing their projects – providing a framework for many types of proposed changes such as: window repair, doors, fences, roof replacement, porch repair or reconstruction, additions, new construction, etc.

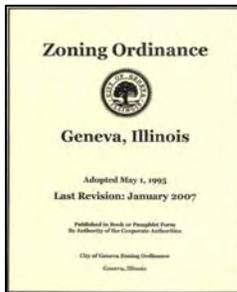
The Design Guidelines should reflect the principles outlined in the Secretary of the Interior's Standards. The Design Guidelines should be available at City Hall and



*Design guidelines will focus on exterior materials*

through the City's website. The Design Guidelines would interact with the Resource Library – through web links and resource links.

## Zoning



The City's Zoning Ordinance should support the work of the Historic Preservation Commission wherever possible. The HPC uses the Secretary of the Interior's Standards as a guideline when reviewing building permits for exterior alterations to landmarks and buildings located in the Historic District. However, if the HPC has concerns about the building mass of a particular project or an addition that is proposed to be placed in front of the historic structure, the HPC may only apply the SOI Standards when reviewing the project. The City's Zoning Ordinance provides that the zoning rights vested in each property within a historic district or individually-landmarked property cannot be limited or overridden by the SOI Standards or the HPC review process.

Consequently, in these situations, the HPC is limited in its review, focusing on design rather than on building size and massing. In some cases a new or expanded building within the context of a street of historic buildings may have as detrimental an effect as demolition does.

Within the Historic District zoning should provide the regulatory backbone that reinforces the goals of the Historic Preservation Commission. The City Council recently approved Transitional Business Zoning Regulations and Districts for James and Hamilton Streets. The TBZR strengthens the preservation of buildings on these two important streets, resulting in additions and new development that will be more compatible with these former single-family neighborhoods that have been adapted for business use. Existing zoning should be evaluated to determine if there are other areas in the City that could benefit from regulations similar to TBZR to ensure the preservation of historic resources.

A new zoning tool aimed at preserving neighborhoods should be made available to Geneva's property owners. In recent years communities have begun to establish Neighborhood Conservation Districts. The Neighborhood Conservation District (NCD) designation is a Special Purpose District (a Neighborhood Conservation District overlay within a Zoning Ordinance). Adoption of NCD regulations would give neighborhoods the power to join together and make decisions about what they would like to conserve in their neighborhoods and the standards to be used in evaluating proposed exterior building alterations.

For example, most NCDs focus on preserving the character of a neighborhood and how buildings spatially relate, thus a neighborhood may choose to set parameters for demolition, massing or size of additions/infill construction, allowable building height, and building setbacks. Designation as an NCD and the criteria developed for the review of building permit applications do not focus on exterior building materials, and the types of replacement siding or windows as in the case in the typical historic district where there is a focus on the integrity of materials. Because review criteria

are decided at the property owner's level in an NCD, the NCD incorporates neighborhood residents' perspectives on what is impacting them most and what they want to conserve.

The Northwest Additions neighborhood is an ideal candidate for this type of district. Although a historic survey was conducted here in 2002, many properties have had changes to historic buildings that diminish their integrity. However, the overall quality and character of the neighborhood – smaller residences, catalog houses, classic house styles from the 1920s and 1930s, and planned streets – are what make it worthy of preservation.

### Protect Historic Resources

Geneva has designated the downtown and the surrounding residential neighborhood as the Geneva Historic District. Four individually-designated landmarks are located outside of the District: Riverbank Laboratories at 1512 Batavia Avenue, the Fargo Residence at 316 Elizabeth Place, the Davis Residence at 1101 Batavia Avenue and 512 Fargo Boulevard.

During the Community Workshop participants expressed concerns about neighborhood changes largely due to the teardown/infill trend, and about the possibility of other historic properties in Geneva being demolished. Since 2000 City Staff has compiled a list of over fifty-five properties – which may be good candidates for designation.



*944 Batavia Avenue*

Properties along Batavia Avenue and its intersecting streets are at the top of the list of potential historic properties eligible for landmark nomination. Individual buildings on the near East Side along East State Street, as well as the neighborhoods to the north and south of East State Street were also mentioned. The Northwest Additions neighborhood was a concern to many Community Workshop participants.

It is time to recognize all of Geneva's historic resources. The Historic Resources List would recognize historic properties throughout Geneva that merit designation as a historic landmark or historic district. Research by City Staff, the HPC, Geneva History Center, and Volunteers, is needed to create a basic file record for each property. The initial research would be compared with the criteria for landmark designation and priorities for landmark nomination would then be established. Work is needed to inform property owners about the value of designation and the landmark nomination process. An educational program would be helpful to this process.

Coordinating landmark nominations with an application for a plaque with the History Center may streamline the process. Applications for plaques use similar criteria that are used in the landmark nomination - the property should be historically and/or architecturally significant and retain a high level of integrity, with little exterior changes.

## Education & Training

Education is the key to expanding awareness of the City's historic resources and regulations. Education could also be a key to unlocking misconceptions about preservation. Some misconceptions include: "I didn't know that you could put air conditioning in a historic building, I thought the HPC would regulate this", "The HPC will tell us what color to paint our house"; "The HPC wants me to build a new old-looking house". Education programs would provide an opportunity to discuss and reinforce the value of preservation.

Although regulations apply to designated properties, this should not overshadow the many benefits that historic preservation brings. Clearly, downtown Geneva conveys the historic character and charm for which Geneva is known. Preservation stabilizes and improves property values. Quality building rehabilitation and restoration tends to spark the interest of surrounding property owners in improving their buildings. Restoration and rehabilitation also brings buildings into compliance with contemporary building and property maintenance codes.

One of the biggest challenges facing preservation is the societal emphasis on replacing old with new – whether removing an entire building and replacing it or replacing an older building's materials and eroding its historic integrity. In recent years there has been more emphasis on creating "Maintenance-Free Buildings" which is an illusion and in most cases impossible. Also, rising energy costs force a focus towards energy efficiency resulting in many proposals for replacement of windows and doors, where repairs could be made to retain original and integral materials. New windows and doors are not always the best (or only) way to achieve greater energy efficiency.

Preservation education should generate information on architectural types and styles, historic building adaptability and expandability potential, and preservation of buildings from the recent past (1950s and 1960s). Partnering with other municipalities and local groups would strengthen and expand the visibility of education programs. Continuing education on the SOI Standards is needed for Commission members, elected officials, and the general public.

Educational programs for realtors, builders and contractors about historic and older properties would help to increase an understanding about these often overlooked resources.

There is a need for the HPC to confront the negative perceptions often associated with its work – that it is either too restrictive or not restrictive enough. Information flow and outreach to the community can change negative perceptions. When citizens understand and embrace the benefits of preservation support for preservation tends to increase, property values stabilize or improve adding quality and character to mature neighborhoods, the community sense of place is strengthened, important local history is reinforced and recognized, and a record of how people used to live and work is memorialized.

## Green Building

The green building movement is gaining in popularity in the United States. Re-using an existing building is natural protocol for sustainable design. The marketplace for green building and energy-efficient building materials focuses on new construction and new building products. With the quote: "The greenest building is the one that already exists" from the January/February 2008 issue of *Preservation Magazine*, there is a disconnect in the mind of the property owner of a mature home who is interested in green building, but then demolishes it to build a new "green" building.



Geneva has a good track record of reusing its historic buildings. Geneva's municipal buildings should be as green as possible, starting with the retention of original building materials. Geneva can continue to emphasize that historic preservation is the greenest type of building construction out there. Combining the green movement and historic preservation encourages people to continue to think creatively about their buildings and how they can be updated sensitively to reflect the needs of property owners instead of throwing them away. Historic preservation should be included in future green initiatives undertaken by the City.

## Partnerships

As indicated above in the Education & Training section, partnerships with preservation-oriented groups would further strengthen preservation activities and programs within the City. A joint preservation taskforce could include interested groups and individuals and could coordinate activities among the group, promoting the sharing of resources, information and ideas. The City should work with Fox River Valley communities such as St. Charles and Batavia along with non-profit historic preservation organizations, the Geneva History Center, Kane County, and local realtors.

## Financial Incentives



*Anthony Rubano from the IHPA conducts a site visit to review the work on Betty Watanabe's home at 228 N. Fourth Street*

The development of preservation financial incentives could aid owners of historic properties. Currently, owner-occupied residential property owners can take advantage of the Illinois Historic Preservation Agency's Property Tax Freeze Assessment Program. Use of this incentive freezes property taxes for eight years at the pre-rehabilitation assessed value when owners invest 25% of a property's assessed value in rehabilitation that meets the Secretary of the Interior's Standards. A few of the properties that have utilized the Property Tax Assessment Freeze program include: the Fargo Residence at 316 Elizabeth Place, the residential buildings at 302 N. Third Street, 522 Fulton Street, and the Oscar Wilson house at 228 N. Fourth Street.

Another financial incentive program that is available to owners of Commercial properties is the City's Façade Improvement Grant Program and the Sign Grant Program. The Façade Program provides up to \$5,000 in City grant funds for exterior rehabilitation of commercial properties, while the Sign Grant Program provides up to \$500 for a sign for a new commercial business downtown. Funding for the program comes from the City's General Fund. Eligible projects are commercial buildings located downtown. There is one application period annually. Applications are reviewed and approved by the HPC where applicable, and then are reviewed and approved by the Geneva Downtown Partnership as well as the City Council.

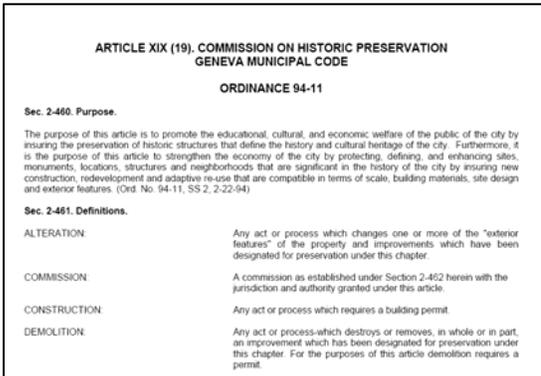
Additional incentive programs are needed. The City should consider developing a financial incentive program for owners of residential properties. An analysis to determine need and funding sources is necessary. With the current impact of market forces and decreased revenue from sales taxes, the introduction of a financial incentive program within the general fund would be a challenge.

While a residential façade improvement program is being considered, the City should consider reducing building permit fees for exterior improvements to historic buildings.

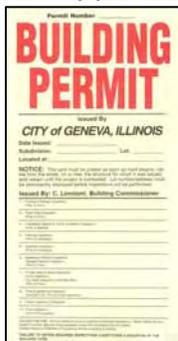
**Historic Preservation Ordinance**

Geneva's historic preservation ordinance was first created and adopted in 1982 with amendments in 1987, 1988, 1994 & 1995. The preservation ordinance provides the legislative and regulatory authority for the work of the HPC.

The ordinance has not been updated since 1995. Updates should outline the review process, identify use of the term "Certificate of Appropriateness" for the building permit review and approval by the HPC, list requirements for minimum building maintenance, demolition by neglect, describe application requirements for Certificate of Appropriateness Reviews, describe documentation standards for properties seeking demolition permits, etc.



**Permit Application / HPC Review Process**



Building permits are required for many exterior improvements on historic properties. An application for a building permit triggers review of the proposal by the HPC. A building permit may be issued after the HPC approves of the proposal.

In recent years, some property owners have claimed that they were not aware that a building permit and/or HPC review was required. Building permit and HPC review requirements should be more easily available to property owners through various media, publications and the City's website. This information should be shared at every historic

preservation-related event.

Sometimes conflicts and concerns arise when the HPC review process extends the length of time it takes to review plans for pending building permits. The City Staff has identified areas where the plan review process could be handled administratively or streamlined through the reduction in the number of required application copies and by posting application packets on the internet. The City's website should be updated and streamlined so information is easy to find. Additionally, applicants should be able to apply online.

One way to make the permitting process easier would be to reduce permit fees for property owners who are working on historic properties. This incentive would advance the City's preservation goals, since many historic buildings are maintenance-intensive, or are structurally in fragile condition, and measures to reduce costs may facilitate historic preservation projects.

### Tourism Activities

Community Workshop attendees expressed the desire for more preservation-oriented tourism activities in Geneva. Currently a few programs are offered during the annual Preservation Month celebration and through the History Center, Geneva Chamber of Commerce, and Preservation Partners of the Fox Valley. A more extensive series of tours could be developed and produced for download online or made available through a cell-phone tour program, or through podcast-ing technology. These tours would be self-guided and group tours. Programs could correlate to exhibits and educational sessions held at the Geneva History Center. Activities could include: a basic walking tour of downtown Geneva, walking tours for specific neighborhoods, walking tours that focus on commercial properties, a bike-oriented tour of historic properties, recording of oral histories, etc. The City of Aurora currently offers a cell-phone tour and tours available for download through MP3/podcasting technology.



*Liz Safanda leads a group on a tour of buildings built by the Wilson Brothers in 2007*

In 2006, the City created a brochure for downtown which includes a directory of commercial stores and a brief history of the City, along with photographs of some of Geneva's finest buildings.

One way to expand heritage tourism programming in Geneva is to create a Heritage Tourism Task Force. This would include partners from the History Center, the Chamber of Commerce, the City's Economic Development Department, the County, etc. The Task Force could use the four-step Cultural Heritage Tourism program that was created by The National Trust for Historic Preservation as a guide in development the Geneva program.

The approach is as follows:

- 1) Assess the Potential;
- 2) Plan and Organize;
- 3) Prepare for visitors, protect and manage cultural, historic and natural resources; and
- 4) Market for success.

Use of materials already available would help the Task Force to focus on the creation of new programs.

### Open Space & Pedestrian-Friendly

Attendees at the Community Workshop stated that one of Geneva's positive qualities is that it is pedestrian-friendly with walkable neighborhoods. During the workshop some participants expressed a concern about the loss of open space and the potential of over-building Geneva. Just as it is important to preserve our buildings, it is also important to preserve the balance between the built environment and the open space environment.



### Use of new building products/new technology

The use of new building products and new technology may be beneficial to historic properties, although it is clear that use of newer products should comply with the review criteria set forth in the SOI Standards.



*Unitarian Universalist Church*

For example, in 2007 the Unitarian Universalist Society of Geneva at 102 South Second Street installed a new roof using shingles made of recycled tires. The UUSG studied their options – replacing the roof with new growth cedar shingles would last ten years (a non-sustainable product), replacing the roof with recycled tire shingles that look like cedar would last up to fifty years – and the HPC approved the use of the new material.

The HPC should recognize that, as there continues to be an emphasis on green building and sustainable materials, new materials will be presented. The HPC is receptive to considering use of new products, provided that there is evidence that the building material proposed is not repairable or replaceable in kind and that the new product retains the building's integrity.

### New development / Redevelopment

Whether the development is public or private, preservation should be considered as part of any development plan. The Historic Preservation Planner participates in the monthly City Development Staff meeting where new development projects are discussed. For 2008 a Master Plan for downtown Geneva will be developed. As part of this plan, downtown parking supply, demand, and regulations would be revisited.

The Historic Preservation Planner and the various stakeholders in downtown Geneva would participate in the master planning process.

### Public Information

There is a need to continue to inform and educate the public through information campaigns. First of all, the City's website section on the Historic Preservation Commission needs to be updated with applications, the Resource Library, and other information readily available.

Second, the Commission needs to develop a stronger presence in written form. Within the last two years there has been a regular column in the City's newsletter, but others are needed – such as a regular column within a local newspaper; use of a weblog called "Preserve Geneva"; and contributing to publications produced by preservation partners and other local publications.

Within the last two years the City has recorded the entire Historic District – 670 properties – registering the entire Historic District and the two individually-designated properties with the Kane County Recorder of Deeds. This places a notation on the property's title indicating that it is in a historic district or is a historic landmark.

Staff regularly contacts realtors who list historic properties to ensure that they are informed as to the requirements. Staff also notifies all persons who open new utility accounts within the Historic District.

Topics that could be covered include maintenance and repair guides, specific building issues, success stories, new materials, etc.

### New Commission Member Training and Ongoing Commission Member Support & Training

Each member of the Commission should receive a Commission Manual providing essential information for the Commission including: the Secretary of the Interior's Standards, Window Policy, Siding Policy, Fence Code, and Sign Code. It would also include a list of available web resources.

Each new member of the Commission should receive training prior to their first meeting and receive the Commission Manual.

The Historic Preservation Commission should hold an annual retreat updating members on new preservation-related issues, providing training on new issues and training on ongoing issues. As a Certified Local Government, the Historic Preservation Commission should undergo an annual training session.

### Enforcement & Inspection after HPC Review

Enforcement of building code is paramount for safety, enforcement of the Historic Preservation Commission's review is paramount to retaining the integrity of our historic structures.

Inspectors in the City's Building Department receive documentation for each HPC review case that applies for a building permit and reviews performed work to ensure that it complies with the decision of the HPC.

Improvements that are not in compliance with the HPC's decisions will be cited for non-conformity and the property owner must then correct the work performed.

Staff should continue to work with City Inspectors to guarantee that improvements match the specifications as approved by the HPC. Staff should continue to educate and train Inspectors on the Secretary of the Interior's Standards.

#### Geneva Downtown Master Plan

In September of 2008 the City of Geneva conducted a Request for Qualifications review process seeking a consultant to prepare a detailed master plan for Geneva's downtown. The study area for the plan includes a large section of the Geneva Historic District.

The goal of the Master Plan is to present a dynamic, thought-provoking vision on how the City can preserve and enhance the downtown's unique qualities while giving careful direction to opportunities for growth and improvement.

The City has established a committee who will be overseeing the work of the Master Plan consultant which includes the Chairman of the Historic Preservation Commission, Scott Roy. The consultant chosen for the project is Houseal Lavigne Associates who has McGuire Igleski & Associates, an architecture firm who has completed many historic preservation projects, on their team.

#### IN CONCLUSION

In 2007 Geneva reached its 25<sup>th</sup> year of having a preservation ordinance. Geneva, her citizenry, and many groups have accomplished much in preservation laying a deep foundation for future preservation activities. Geneva continues to grow and to push its boundaries while making the best of its aging building stock.

The City has increased its focus on historic preservation due to the staff person hired in November 2005 who acts as the liaison between applicants and the Commission, and performs other preservation-related duties such as long-range planning, organizing Preservation Month activities, working with prospective HPC review applicants and conducting informational campaigns, etc. However, more work is needed to improve upon the fine foundation already laid. Much of what is included here is based upon comments from citizens who participated in the Community Workshop, Staff observations and the needs of the Historic Preservation Commission.

The Historic Preservation Commission, as arbiter of Geneva's historic resources should continue to act consistently in its review of permit proposals for exterior building improvements. Evaluation and designation of additional historic resources outside of downtown is necessary while also creating new partnerships, establishing new education and heritage tourism programs, and getting the word out. The goals and objectives reflecting the above issues and concerns serve as the basis for the recommended action plan for the next five years. Goals & Objectives are outlined in the following Section.

## **6.0: A VISION FOR GENEVA PRESERVATION 2008-2013: RECOMMENDED GOALS & OBJECTIVES**

The goals and objectives below provide guidance and specific action steps for historic preservation in Geneva over the next five years.

### **Goal 1: Identify historic resources – architecturally and/or historically significant buildings, sites, and/or structures.**

- Objective 1.1: Create a “Historic Resources List” (HRL). List would be reviewed and updated bi-annually.
- Objective 1.2: Research each property on the HRL creating a “Resource File” for each (Name of property, architect, architectural description, history of property, etc.)
- Objective 1.3: Continue to survey Geneva for resources to add to the HRL.
- Objective 1.4: Review 1999 Survey of the Geneva Historic District bi-annually. Staff would determine if properties previously rated non-contributing (due to age or changes) should be re-rated (because of age or restoration) and present changes to the HPC for review and approval.

### **Goal 2: Protect historic resources through landmark designation.**

- Objective 2.1: Review resource files on properties on the HRL and prioritize a list for landmark nominations.
- Objective 2.2: Contact owners of properties on the Historic Resources List to gauge interest in individual designation; schedule public information meetings to discuss.
- Objective 2.3: Nominate a minimum of three properties for landmark designation/year to the HPC; holding public hearings; review by City Council/Mayor.
- Objective 2.4: Contact all owners of property, outside of the historic district and not already nominated, that have received plaques from the Geneva History Center to inquire if interested in nomination for landmark designation (may include HRL properties).

- Objective 2.5: When receiving a nomination for landmark designation, encourage the applicant to apply for a plaque with the Geneva History Center.
- Objective 2.6: Nominate all structures listed in the National Register in Geneva for landmark designation – including Fabyan Villa, 1511 Batavia Avenue and Geneva Country Day School, 1250 South Street (as outlined in existing Preservation Ordinance).
- Objective 2.7: Nominate Peck Farm at 38W199 Kaneville Road for landmark designation.
- Objective 2.8: Nominate White House at 757 E. Fabyan Parkway for landmark designation.
- Objective 2.9: Nominate Good Templar Park at 528 East Side Drive for listing on the National Register of Historic Places. Volunteer or student needed to complete nomination.
- Objective 2.10: Nominate Riverbank Laboratories at 1512 Batavia Avenue for listing in the National Historic Landmarks list.

**Goal 3: Nominate the Batavia Avenue Area as a Historic District.**

- Objective 3.1: Consider preliminary boundaries for proposed historic district based on previous Staff research and windshield surveys.
- Objective 3.2: Conduct survey research in the proposed Batavia Avenue district. Research may be conducted by Staff or may be a good candidate for a CLG Grant.
- Objective 3.3: Evaluate Batavia Avenue district boundaries, refine as needed.
- Objective 3.4: Identify contributing and non-contributing structures in the Batavia Avenue District.
- Objective 3.5: Consider period of significance.
- Objective 3.6: Conduct meetings with property owners to present information and gauge interest.
- Objective 3.7: If interest is demonstrated, nominate historic district; Historic Preservation Commission holds public hearing.

Objective 3.8: Review by City Council / Mayor.

**Goal 4: Protect historic neighborhoods.**

Objective 4.1: Adopt legislation to add Special Use District: Neighborhood Conservation District Overlay Zoning into zoning code.

Objective 4.2: Meet with property owners in Northwest Additions neighborhood to present information and gauge interest in designation as a Neighborhood Conservation District.

Objective 4.4: If interest is demonstrated, consider an NCD designation in NWA neighborhood and work with neighborhood in establishing review parameters and review authority.

Objective 4.5: Identify other neighborhoods which may be good candidates for designation as an NCD, i.e., east side of Geneva north and south of East State Street.

**Goal 5: Review, analyze and update zoning ordinance.**

Objective 5.1: Analyze existing zoning ordinance to ensure that historic properties are protected from the possibility of over- and inappropriate development.

Objective 5.2: Although transitional zoning was recently approved for portions of Hamilton and James Streets, identify other areas where this type of zoning may be beneficial.

Objective 5.3: Adopt legislation allowing for the establishment of Neighborhood Conservation District overlay zones.

**Goal 6: Establish Partnerships with Historic Preservation-related Organizations.**

Objective 6.1: Establish local Historic Preservation Group – a partnership between local cities (Batavia, St. Charles), non-profit preservation groups (Preservation Partners of the Fox Valley), the County (Kane County), and realtors and others such as the Geneva School District and the Geneva History Center.

Objective 6.2: Work with HPGroup to plan long-range programming and seminars for training and education and heritage tourism. Coordinate Historic Preservation Month activities.

Objective 6.3: Develop a subcommittee to formulate and implement Historic Preservation Month programs. Collaborate with Partnerships on programming.

**Goal 7: Develop media-based educational programs and public information programs.**

Objective 7.1: Establish a Historic Preservation Handbook for newly elected officials.

Objective 7.2: Establish a sustaining presence within local media that provides a flow of information to the public on historic preservation events and issues. Consider establishing a subcommittee interested in pursuing this.

Objective 7.3: Consider establishing a web log – blog: “PreserveGeneva” – focusing on historic preservation activities in Geneva. Encourage posts from HPC members and others; Staff would serve as editor.

Objective 7.4: Regularly contribute information on historic preservation topics to GenevaMail and local access television.

Objective 7.5: Develop a “Historic Geneva Brochure” and consider mailing brochure to each new property owner in Geneva.

**Goal 8: Develop activity-based education and public information programs**

Objective 8.1: Consider establishing an annual training session/open discussion for elected officials.

Objective 8.2: Collaborate with historic preservation partners in planning long-range programs focusing on historic preservation topics such as financial incentives/tax freeze program, architectural styles, mid-Century Modern, updating of historic homes, sensitive additions to historic homes, the Secretary of the Interior’s Standards, How To sessions focusing on

repair versus replacement, obtaining preservation-oriented speakers, etc.

Objective 8.3: Consider drafting a standard slide show about historic preservation in Geneva which focuses upon the “Value of Preservation”.

Objective 8.4: Collaborate with Geneva History Center, Geneva School District in considering ongoing historic preservation-related programming such as presenting the “Value of Preservation” show to school groups, etc.

Objective 8.5: Create a “Volunteer Team” to engage in active historic preservation projects, such as de-siding or unmasking (removing inappropriate alterations).

**Goal 9: Consider New Financial Incentives / Promote Existing Financial Incentive Programs**

Objective 9.1: Identify potential funding sources to create a financial incentives program for historic properties.

Objective 9.2: Consider a financial incentive program for historic properties that are residential properties such as a – “Residential Façade Improvement Program”.

Objective 9.3: Consider reduction of permit fees for significant exterior work on historic properties with a greater than \$20,000 project cost.

Objective 9.4: Promote the Preservation Easement program.

Objective 9.5: Promote the Illinois Property Tax Assessment Freeze program.

**Goal 10: Create Heritage Tourism Program in Geneva**

Objective 10.1: Create Heritage Tourism Taskforce.

Objective 10.2: Complete the National Trust for Historic Preservation’s four-step Heritage Tourism program.

Objective 10.3: Develop collaborative programs between groups – Chamber, History Center, PPFV, etc. – like walking tours for web download, podcasting, or cell-phone touring.

**Goal 11: Review & Amend Historic Preservation Ordinances**

Objective 11.1: Review ordinance to determine required updates.

Objective 11.2: Amend ordinance as needed, including:

- Create a "Certificate of Appropriateness" process adopting common historic preservation terminology for Geneva's current building permit review.
- Create a "Certificate for Financial Hardship" provision.
- Outline the required application materials for a Certificate of Appropriateness review.
- Identify regulatory provisions for "Demolition by Neglect"
- Set documentation standards for proposed demolitions.
- Adopt the Design Guidelines.

Objective 11.3: Review proposed changes with the City Attorney, HPC, and City Council.

Objective 11.4: Hold a public hearing regarding proposed changes.

**Goal 12: Establish Design Guidelines for Historic Properties**

Objective 12.1: Complete draft of Design Guidelines (Staff project).

Objective 12.2: Review Design Guidelines with Historic Preservation Commission.

Objective 12.3: Publish Design Guidelines on the web and make available at City Hall.

Objective 12.4: Make Design Guidelines interactive with web resources and Resource Library.

**Goal 13: Consider establishing a "Resource Library" – a library of preservation-related and repair-related resource materials available at Geneva Public Library, on the City's website and by PDF through email.**

Objective 13.1: Consider a Resource Library which would contain resources about various topics such as: repair of wood features, compatible additions, repair of wood windows, etc.

Objective 13.2: Resource Library would be made available to the public at City Hall.

Objective 13.3: Resource Library would be made available through web resources on the Historic Preservation Commission's website.

Objective 13.4: Each topic would be approved by a sub-committee of the HPC.

**Goal 14: Building Permit Review / Certificate of Appropriateness Review**

Objective 14.1: Ensure that application requirements are available to applicants on the web and in brochure form.

Objective 14.2: Administratively review small proposals at the discretion of the Chairman.

Objective 14.3: Reduce permit fees for projects > \$20,000 in cost.

Objective 14.4: Develop a Certificate of "Appropriateness" process.

**Goal 15: Train new members of the Historic Preservation Commission and establish annual training for existing HPC members.**

Objective 15.1: Develop "Historic Preservation Handbook" for existing HPC members

Objective 15.2: Schedule hour-long orientation session for new HPC members.

Objective 15.2: Establish annual training session for existing HPC members – either offsite or as an annual retreat led by Staff or both.

**Goal 16: Ensure that historic preservation has an active role in the "Green Building" movement in Geneva.**

Objective 16.1: Educate about historic preservation and its direct linkage to sustainability.

Objective 16.2: Ensure that preservation of existing buildings is encouraged in green building exercises.

**Goal 17: Encourage the sensitive rehabilitation of historic properties using new building products in compliance with the Secretary of the Interior’s Standards.**

Objective 17.1: Consider the use of new building products or materials as the availability of sustainable materials becomes scarce. New materials must comply with the SOI Standards.

**Goal 18: Preserve open space and retain pedestrian-friendly quality.**

Objective 18.1: Determine if open space conservation provisions could aid in preservation of the sense of place.

**Goal 19: Enforce and inspect work performed on Historic Properties**

Objective 19.1: Train the City’s Building Inspectors to make sure that all work that the HPC has reviewed and approved is performed as outlined in the approved plans.

**Goal 20: Improve communication between Staff and the Historic Preservation Commission.**

Objective 20.1: Create a work plan listing ongoing projects and identifying future projects giving the HPC the opportunity to make decisions.

## ACTION PLAN & PRIORITIES

### IMMEDIATE PRIORITIES – WITHIN 1 YEAR OF PLAN ADOPTION

The objectives selected for immediate action are actions that would directly support the work of the Historic Preservation Commission in its current activities while increasing the presence of the Commission and working collaboratively on educational programming.

- Objective 2.6: Nominate all structures listed in the National Register in Geneva for landmark designation – including Fabyan Villa, 1511 Batavia Avenue and Geneva Country Day School, 1250 South Street (as outlined in existing Preservation Ordinance).
- Objective 3.1: Consider preliminary boundaries for proposed Batavia Avenue Historic District based on previous Staff research and windshield surveys.
- Objective 3.2: Conduct survey research in the proposed Batavia Avenue district. Research may be conducted by Staff or may be a good candidate for a CLG Grant.
- Objective 3.3: Evaluate Batavia Avenue district boundaries, refine as needed.
- Objective 3.4: Identify contributing and non-contributing structures in the Batavia Avenue district.
- Objective 3.5: Consider period of significance for Batavia Avenue district.
- Objective 6.1: Establish local Historic Preservation Group – a partnership between local cities (Batavia, St. Charles), non-profit preservation groups (Preservation Partners of the Fox Valley), the County (Kane County), and realtors and others such as the Geneva School District and the Geneva History Center.
- Objective 6.2: Work with HPGroup to plan long-range programming and seminars for training and education and heritage tourism. Coordinate Historic Preservation Month activities.
- Objective 6.3: Develop a subcommittee to formulate and implement Historic Preservation Month programs. Collaborate with Partnerships on programming.
- Objective 7.2: Regularly contribute information on historic preservation topics to GenevaMail and local access television.

- Objective 7.4: Contribute regularly to GenevaMail. Contribute regularly to local access television.
- Objective 7.5: Develop a "Historic Geneva Brochure" and consider mailing brochure to each new property owner in Geneva.
- Objective 9.4: Promote the Preservation Easement program.
- Objective 9.5: Promote the Illinois Property Tax Assessment Freeze program.
- Objective 11.1: Review ordinance to determine required updates.
- Objective 11.2: Amend ordinance as needed, including:
- Create a "Certificate of Appropriateness" process adopting common historic preservation terminology for Geneva's current building permit review.
  - Create a "Certificate for Financial Hardship" provision.
  - Outline the required application materials for a Certificate of Appropriateness review.
  - Identify regulatory provisions for "Demolition by Neglect"
  - Set documentation standards for proposed demolitions.
  - Adopt the Design Guidelines.
- Objective 11.3: Review proposed Ordinance changes with the City Attorney, HPC, and City Council.
- Objective 11.4: Hold a public hearing regarding proposed changes to the Preservation Ordinance.
- Objective 12.1: Complete draft of Design Guidelines (Staff project).
- Objective 12.2: Review Design Guidelines with Historic Preservation Commission.
- Objective 12.3: Publish Design Guidelines on the web and make available at City Hall.
- Objective 12.4: Make Design Guidelines interactive with web resources and Resource Library.
- Objective 14.1: Ensure that application requirements are available to applicants on the web and in brochure.
- Objective 14.2: Administratively review small proposals at the discretion of the Chairman.
- Objective 14.4: Develop a Certificate of "Appropriateness" process (ordinance).
- Objective 15.1: Develop "Historic Preservation Handbook" for existing HPC members

Objective 19.1: Work with the City's Building Inspectors to make sure that all work that the HPC has reviewed and approved is performed to the approved plans.

Objective 20.1: Create a work plan listing ongoing projects and identifying future projects giving the HPC the opportunity to make decisions.

#### SHORT-TERM PRIORITIES – WITHIN TWO YEARS OF PLAN ADOPTION

Short-term objectives are to support the work of the Commission, improve awareness about historic preservation, and protect historic properties. Objectives on the short-term priorities list may require the completion of immediate objectives first or require lengthier study.

Objective 1.1: Create a "Historic Resources List". List would be reviewed and updated bi-annually.

Objective 1.2: Research each property on the HRL creating a "Resource File" for each.

Objective 1.3: Continue to survey Geneva for resources to add to the HRL.

Objective 1.4: Review 1999 Survey of the Geneva Historic District bi-annually. Staff would determine if properties previously rated non-contributing (due to age or changes) should be re-rated (because of age or restoration) and present changes to the HPC for review and approval.

Objective 2.1: Review resource files on properties on the HRL and prioritize a list for potential landmark nominations.

Objective 2.2: Contact owners of properties on the Historic Resources List to gauge interest in individual designation; schedule public information meetings to discuss.

Objective 2.4: Contact all owners of property, outside of the historic district and not already nominated, that have received plaques from the Geneva History Center to inquire if interested in nomination for landmark designation (may include HRL properties).

Objective 2.5: When receiving a nomination for landmark designation, encourage the applicant to apply for a plaque with the Geneva History Center.

Objective 2.7: Nominate Peck Farm at 38W199 Kaneville Road for landmark designation.

Objective 2.8: Nominate White House at 757 E. Fabyan for landmark designation.

- Objective 3.6: Conduct meetings with property owners to present information and gauge interest in possible Batavia Avenue historic district.
- Objective 3.7: Nominate Batavia Avenue historic district; Historic Preservation Commission holds public hearing.
- Objective 3.8: Review of Batavia Avenue historic district by City Council / Mayor.
- Objective 4.1: Adopt legislation to add Special Use District: Neighborhood Conservation District Overlay Zoning into zoning code.
- Objective 4.2: Use survey boundaries of Northwest Additions neighborhood to establish a neighborhood group interested in designation as an NCD.
- Objective 4.4: Consider designation of a Neighborhood Conservation District in Northwest Additions neighborhood and work with the neighborhood in establishing review parameters and review authority.
- Objective 5.1: Analyze existing zoning ordinance to ensure that historic properties are protected from the possibility of over- and inappropriate development.
- Objective 5.2: Although transitional zoning was recently approved for portions of Hamilton and James Streets, identify other areas where this type of zoning may be beneficial.
- Objective 5.3: Adopt legislation allowing for the establishment of Neighborhood Conservation District overlay zones.
- Objective 7.3: Consider establishing a web log – blog: “PreserveGeneva” – focusing on historic preservation activities in Geneva. Encourage posts from HPC members and others; Staff would serve as editor.
- Objective 8.2: Collaborate with historic preservation partners in planning long-range programs focusing on historic preservation topics such as financial incentives/tax freeze program, architectural styles, mid-Century Modern, updating of historic homes, sensitive additions to historic homes, the Secretary of the Interior’s Standards, How To sessions focusing on repair versus replacement, obtaining preservation-oriented speakers, etc.
- Objective 8.5: Create a “Volunteer Team” to engage in active historic preservation projects, such as de-siding or unmasking.

- Objective 9.3: Consider reduction of permit fees for significant exterior work on historic properties with a greater than \$20,000 project cost.
- Objective 10.1: Create Heritage Tourism Taskforce.
- Objective 10.2: Complete the National Trust for Historic Preservation's four-step Heritage Tourism program.
- Objective 10.3: Develop collaborative programs between groups – Chamber, History Center, PPFV, etc. – like walking tours for web download, podcasting, or cell-phone touring.
- Objective 13.1: Consider a Resource Library which would contain resources about various topics such as: repair of wood features, compatible additions, repair of wood windows, etc.
- Objective 13.2: Make Resource Library would be made available to the public at City Hall.
- Objective 13.3: Make Resource Library would be made available through web resources on the Historic Preservation Commission's website.
- Objective 13.4: Each topic for the Resource Library would be approved by a sub-committee of the HPC.
- Objective 15.2: Schedule hour-long orientation session for new HPC members.
- Objective 15.2: Establish annual training session for existing HPC members – either offsite or as an annual retreat led by Staff or both.

#### LONG-TERM PRIORITIES – WITHIN FIVE YEARS OF PLAN ADOPTION

Long-term objectives are to support the work of the Commission, improve awareness about historic preservation, and protect historic properties. Objectives on the long-term priorities list may require the completion of immediate and short-term objectives first or require lengthier study.

- Objective 2.3: Nominate a minimum of three properties for landmark designation/year to the HPC; holding public hearings; review by City Council/Mayor.
- Objective 2.10: Nominate Riverbank Laboratories at 1512 Batavia Avenue for listing on the National Historic Landmarks list. Volunteer or student needed to complete nomination.

- Objective 2.9: Nominate Good Templar Park at 528 East Side Drive for listing on the National Register of Historic Places. Volunteer or student needed to complete nomination.
- Objective 4.5: Identify other neighborhoods which may be good candidates for designation as a Neighborhood Conservation District, i.e., east side of Geneva north and south of East State Street.
- Objective 7.1: Establish a Historic Preservation Handbook for newly elected officials.
- Objective 8.1: Consider an annual training session/open discussion for elected officials.
- Objective 8.3: Consider drafting a standard slide show about historic preservation in Geneva which focuses upon the "Value of Preservation".
- Objective 8.4: Collaborate with Geneva History Center, Geneva School District in establishing ongoing historic preservation-related programming such as presenting the "Value of Preservation" show to school groups, etc.
- Objective 9.1: Identify potential funding source to create a financial incentive fund.
- Objective 9.2: Consider a financial incentive program for property owners of residential buildings – "Residential Façade Improvement Program".
- Objective 14.3: Reduce permit fees for projects > \$20,000 in cost.
- Objective 16.1: Educate about historic preservation and its direct linkage to sustainability.
- Objective 16.2: Ensure that preservation of existing buildings is encouraged in green building exercises.
- Objective 17.1: Consider the use of new building products or materials as the availability of sustainable materials becomes scarce. New materials must comply with the SOI Standards.
- Objective 18.1: Determine if open space conservation provisions could assist.

## **APPENDIX I: COMMUNITY WORKSHOP RESULTS**

## APPENDIX I: Community Workshop Results

### HISTORIC PRESERVATION PLAN – COMMUNITY WORKSHOP

Following are the results of the community workshop and answers to the three questions that were asked of attendees. In questions two and three attendees were asked to “vote” by placing a colored dot on their priorities. Attendees were given five dots to “vote”.

Question 1: What do we have?

#### Sense of Place

Vibrant downtown; real  
Pedestrian-scaled throughout  
Pedestrian-friendly  
High quality of spaces  
Natural spaces; green space; big trees  
Natural flow / cohesive  
100 foot wide state street  
Topography is different / unique  
Quiet and appealing (recalls the past)  
Railroad on the edge of downtown  
Role of the railroad  
River – highest asset  
Destination (history & stores)  
Place where people want to move  
A real place to live – diverse  
Values history; but not stagnant

#### Buildings

Variety of architectural styles because of development over years; not just one period of design  
Diversity of building types; quality of maintenance  
Architectural diversity (still maintained)  
Resisted radical architecture  
Lovely old homes  
Wilson Brothers-built; quality of construction  
No cookie-cutter downtown  
Use of residential areas/buildings for businesses  
Resisted dramatic changes / development  
Courthouse  
Balance between residential and commercial  
Retail emphasis

*Question 1: What do we have? (Continued)*

Community Members

Engaged citizenry  
People want to move here and don't want to leave  
People are passionate about preservation  
Sense of superiority  
Knowledgeable citizenry  
People raised here return after years away  
Pride of ownership  
High regard for heritage  
Foresight of City government  
Collaboration in preservation; community effort

Others

Need ReUseIt Shop in Geneva (recycling of building products)

Question 2: What do you think needs to be done to advance preservation in Geneva? (What are your ideas, suggestions, recommendations, goals, and objectives?)

1. Tweak the teardown/infill zoning amendments to maintain a sense of scale and proportion between structures and open spaces. 18 dots.
2. Direct attention to East Side (critical) as citizen involvement in historic preservation is not alienated to property owners in the historic district. Monitor teardowns; preserve neighborhoods; monitor rental properties; monitor sales of houses on older streets; and how will the development of the new E. State Street corridor be integrated with historic Geneva? 14 dots. East side district: conservation or preservation. 2 dots.
3. Preservation of green space; preservation of green space at 317 S. Third Street and at parking lot at Hi Hat. 14 dots. & Preserve open space (8 dots). Preserve open spaces. 4 dots.
4. Create a culture of preservation through the involvement of various Geneva groups – Chamber of Commerce, Geneva History Center, and other City programs. 13 dots. Work together on the plaque-ing program (“Meeting of the Minds”). 3 dots. Synchronize plaque-ing program and landmark designation.
5. Be proactive and not reaction. Encourage adaptive use of prominent buildings such as the old Courthouse and Fourth Street School. 12 dots.
6. Educate. Craft newsletters that go out to entire community; illustrate success stories; create a watch list for endangered properties; create neighborhood/district committees; involve alderman; conduct surveys; involve high school students; use internet. 11 dots. Education the entire community on the value of preservation. 4 dots. Citizen-shaping. Recognize that fabric can be destroyed and not replaced; see bigger picture of preservation illustrate other communities (Glen Ellyn, Naperville). 2 dots. Educate the public on the benefits of preservation. 2 dots. Work with city agencies. 0 dots. Newsletter with happenings in the historic district. 0 dots. \*\*\* Education key (awareness) Old a treasure (Batavia tore down stone businesses – now can’t be replaced). 0 dots. Educate developers to future on moving or reuse. 0 dots. Kids are not familiar with their own neighborhoods; schools want to teach about neighborhoods-0
7. Preserve the scale of main corridors. 11 dots.
8. Create financial incentive programs; grants/loans/tax assistance. 11 dots. Financial assistance to help pay for historic preservation. 7 dots. Create a Façade Improvements program for residential properties. 6 dots. Create tax incentives for TLC (need something for homes). 2 dots. Economic assistance. 2 dots.

Question 2: *What do you think needs to be done to advance preservation in Geneva? (What are your ideas, suggestions, recommendations, goals, and objectives?) (CONTINUED)*

9. Educate City staff and citizen preservation partners. 8 dots.
10. For properties that were originally single-family that are converted to multi-family restore the single-family use. 7 dots.
11. Maintain a balance of businesses downtown keeping it viable. 7 dots.
12. Allow for the use of building products that are new technology. 6 dots. Use modern materials that have historic character. 5 dots. Have workshops for technological advances in materials, techniques, etc. (within guidelines). 3 dots. Sensitivity to specific properties when renovating – adapting suitable materials. 2 dots.
13. Keep pedestrian scale – don't overbuild. 6 dots.
14. Façade Improvement Grant program – ensure that project is faithful to history and architecture. 5 dots.
15. Zoning. Limit setbacks and height of buildings. 4 dots. Resolve the conflict between allowable and context on Hamilton Street. 4 dots. Constantly improve zoning with regard to development, setbacks, scale. 2 dots. Favorable zoning. 1 dot. City government – set FAR limits – districts loss of homes at south of tracks (expand district). 0 dots.
16. Tree Preservation. Remove one tree and replace it with one tree. 4 dots.
17. Character and ambience – economic. 4 dots.
18. Ensure that there is no big box look. 3 dots.
19. Preserve the recent past (30-50 years) recognize architecturally significant buildings besides Victorian. 3 dots.
20. Create a conservation district around the historic district. Allow for new ideas/development. 3 dots. Create a conservation district. 0 dots. Conservation district idea good – bring in other neighborhoods. 0 dots.
21. Create a new resident introduction/"Welcome Wagon" packet. 3 dots. Explain rules on historic properties. 0 dots.
22. HPC should have a presence at festivals. 3 dots.
23. Create neighborhood conservation district. 2 dots.
24. New historic district. 2 dots.

*Question 2: What do you think needs to be done to advance preservation in Geneva? (What are your ideas, suggestions, recommendations, goals, and objectives?) (CONTINUED)*

25. Focus on the preservation of specific properties versus entire neighborhoods. 2 dots.
26. Get involved with churches and with children – PRIDE. 2 dots.
27. Create a public relations program for HPC. 2 dots.
28. Create activities in historic districts. 2 dots.
29. Preserve Hamilton Street. 1 dot.
30. Slow down the process to better facilitate education of community. 1 dot.
31. Use ReUseIt center and advocate for recycling of materials. 1 dot.
32. Renovation v. demolition. 1 dot.
33. Adaptively reuse. 1 dot.
34. Match economic and adaptive use to historic building = vitality. (If no use is identified; then there will be no \$ to maintain). 1 dot.
35. Give residents the same rights to the preservation of their neighborhood as developers have to build within it. 1 dot.
36. Prioritize what we really have. 1 dot
37. Maintain ideas identified in Strategic Plan & Comprehensive Plan. 1 dot.
38. Gradually enhance the historic district; notify homeowners. 1 dot.
39. Advance tourism to support preservation. 1 dot.
40. Learn what other successful districts are doing. 1 dot.
41. Preserve absentee-owner-owned homes. 0 dots.
42. Develop within historic fabric. 0 dots.
43. Save and protect Third Street. 0 dots.
44. No three-story buildings on Third Street. 0 dots.
45. Strengthen preservation – involve younger residents. 0 dots.

*Question 2: What do you think needs to be done to advance preservation in Geneva? (What are your ideas, suggestions, recommendations, goals, and objectives?) (CONTINUED)*

46. Continue to survey and identify properties for rehabilitation/preservation. 0 dots.
47. Keep schools in older neighborhoods. 0 dots.
48. Preserve intangible fabric of what we have now. 0 dots.
49. Fieldstone- citizen involvement enhanced. 0 dots.
50. More diversity on HPC. 0 dots.
51. Redevelopment concerns for new additions. 0 dots.
52. Receptive to change (new history). 0 dots.
53. Commercial buildings speak of use purpose. 0 dots.
54. Preservation festival. 0 dots.
55. Historic Home Tours (Interior). 0 dots.

Question 3: What can we do? (What actions need to be taken to advance your ideas, suggestions and recommendations?)

1. Zoning. Strengthen zoning ordinance to promote historic preservation goals. 18 dots.
2. Educate. Encourage education of the elected public officials on historic preservation. 10 dots. Create cultural development working with the GHC, educational sources, preservation week forums, citizens, and history/architectural tours. 10 dots. Communicate economic benefits of owning in historic districts or historic properties. 5 dots. Communicate importance and asset of historic preservation. 4 dots. Educate. 3 dots. Why historic designation is really good and what it really means. 2 dots. Bring in speakers to educate about restoration projects. 2 dots. Educate on the benefits of preservation and why the review process is important. 2 dots. Create a welcoming feel through the education of real estate representatives and builders. 2 dots. Promote HPC and benefits of HD; property value appreciation. 0 dots. Reach new property owners in and out of district and inform them about preservation. 0 dots.
3. Create partnerships with local preservation partners - Geneva History Center and Preservation Partners – to unite goals and mission and to establish “coalitions”. 9 dots.
4. Tax absentee landlords and multiple family conversions. 9 dots.
5. Significantly penalize for building permit violations. 9 dots.
6. Create financial incentives for building rescue/ state grants/ sales tax. 7 dots. Establish financial incentives to preserve historic character. 6 dots. Create a way to save at-risk properties (i.e. through purchase). 2 dots. Create multiple financial avenues. 1 dot. Create TIF district to develop funding for historic preservation projects. 0 dots.
7. Re-establish the annual historic festival in May. 7 dots.
8. Establish conservation district and expand historic district. 7 dots. Create conservation district legislation. 1 dot. Establish parameters for conservation district legislation. 0 dots.
9. Codify and strengthen what we value – green space, architecture, education. 5 dots.
10. When applying for buildings permits show context of new construction (teardowns) in elevations. 5 dots.
11. Approach property owners with preservation/rehabilitation solutions (ideas specific to individual properties). 5 dots.

*Question 3: What can we do? (What actions need to be taken to advance your ideas, suggestions and recommendations? (CONTINUED)*

12. Establish enforcement to regulate city development – zoning and HPC. 4 dots.
13. Incentivize. Offer awards and incentives dinners at City Hall for preservation projects. 3 dots.
14. Create programs to emphasize tourism. 3 dots. Create heritage tours. 0 dots.
15. Create architectural/historical walks in other areas of city – work with Geneva Park District, City of Geneva, Geneva History Center and focus on both east and west sides. Emphasize Viking Ship. 2 dots.
16. Do not exempt houses from historic district. 1 dot.
17. Be proactive and anticipate future issues. 1 dot.
18. Create positive preservation environment through the election of city officials who are sensitive and sympathetic to green spaces and historic structures. 1 dot.
19. Ensure that a quality architect is involved in project development. 1 dot.
20. Do you keep ambiance or go modern? 1 dot.
21. Establish historic preservation presence at festivals. 1 dot.
22. Survey properties to identify individual properties eligible for landmark designation or group of properties as a historic district designation. 0 dots.
23. Have a public debate on conservation versus preservation issues. 0 dots.
24. Create a task force to examine code violations. 0 dots.
25. Maintain a long-term vision versus newcomers who come in, make changes, and leave. 0 dots. Changes need to be made by vested community members. 0 dots.

**APPENDIX II: HISTORIC RESOURCES IN THE  
CITY OF GENEVA**

## APPENDIX II: HISTORIC RESOURCES IN THE CITY OF GENEVA

This list of properties (individual properties and districts) below have been identified through windshield surveys and preliminary research as historic properties.

Research is needed on each of these properties to establish a Resource File – including historic name of property, architect or builder information, historic photographs, description, etc.

|  |   |
|--|---|
| <p>432 Austin</p> <p>Lustron House</p> <p>Built c. 1950</p>  |    |
| <p>Batavia Avenue Historic District</p> <p>Batavia Avenue and Surrounding Streets</p> <p>Period of Significance: 1875-1955</p> |   |
| <p>719 Batavia</p> <p>Seminary Building at<br/>Kane County Government Center</p>   |  |
| <p>719 Batavia</p> <p>Grotto on the grounds of the<br/>Kane County Government Center</p>                                       |  |

|   |   |
|---|---|
| <p>719 Batavia</p> <p>Cole/Pope House<br/>Italianate Style<br/>Built in 1867</p>  |    |
| <p>814 Batavia</p> <p>Queen Anne style<br/>Built c. 1890<br/>One of the residences featured in the Cheever Addition souvenir booklet from 1892.</p> |    |
| <p>909 Batavia</p> <p>Tudor Revival style<br/>Built c. 1920</p>   |   |
| <p>944 Batavia</p> <p>Colonial Revival<br/>Built c. 1890</p>  |  |
| <p>945 Batavia</p> <p>Cook-Peckham House<br/>Italianate Style<br/>Built in 1868</p>   |  |

|   |   |
|---|---|
| <p>949 Batavia</p> <p>Geneva House<br/>         Designed by Jacques Brownson, a student of<br/>         Mies van der Rohe<br/>         Built in 1950</p>  |    |
| <p>1007 Batavia</p> <p>Colonial Revival style<br/>         Built c. 1890</p>  |    |
| <p>1101 Batavia</p> <p>Davis Residence<br/>         Queen Anne Style<br/>         Built c. 1892<br/>         Currently under consideration by City Council for<br/>         landmark designation.</p> |   |
| <p>1301 Batavia</p> <p>Curtis House<br/>         Italianate Style<br/>         Built c. 1865</p>  |  |
| <p>28 N. Bennett</p> <p>Bennett Mill warehouse building<br/>         Built c. 1900</p>  |  |

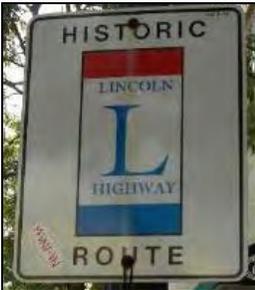
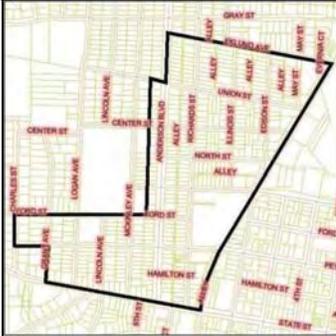
|  |   |
|--|---|
| <p>Bristol Farmhouse<br/>1618 Sunset<br/>c. 1843</p>   |    |
| <p>38 Crissey<br/>Queen Anne style.<br/>Built c. 1890</p>  |    |
| <p>129 Crissey<br/>Greek Revival<br/>Built c. 1855</p>   |   |
| <p>215 Crissey<br/>"Hickory Hill", Forrest Crissey house.<br/>Greek Revival Style<br/>Built in 1854 with an addition in 1885</p> |  |

|  |   |
|--|---|
| <p>528 East Side Drive – Good Templar Park</p> <p>The park was established in 1925 largely to celebrate Midsommar's Fest. Chicago area lodges of the International Order of Good Templars combined forces to find a site large enough to hold their annual festival which by 1924 had grown to ten thousand attendees.</p> <p>When purchased in 1925 the park was quickly transformed building a restaurant, refreshment stands, circular stage, and installing picnic tables. At the park's inception the northeast corner of the property was used as a campground where Lodges would set up tents to house their members for overnight stays. In 1933 the desire for overnight housing evolved from tents to small cottages built in the Swedish Stuga (little house) tradition. The Illinois Historic Preservation Agency determined that the Park was eligible for listing in the National Register of Historic Places but no formal nomination has been completed to date.</p> |    |
| <p>528 East Side Drive</p> <p>The Viking Ship has been located at Good Templar Park for the past twelve years. The ship was built at Framnes Shipyard in Sandefjord, Norway in 1892 and was sailed to the World's Columbian Exposition in 1893 from Norway to New York and via the Erie Canal and the Great Lakes to Chicago. A replica of the Gokstad, a 9<sup>th</sup> Century Viking Ship unearthed in 1880, the Viking Ship was one of the greatest attractions of the Exposition. The ship was sited behind the Field Museum, then in Lincoln Park, then in storage in West Chicago before arriving at Good Templar Park. In 2007 the Viking Ship won an online competition for preservation funds through the American Express/National Trust for Historic Preservation's Partners in Preservation Program. A Friends of the Viking ship group has been established and conservation of the ship has begun.</p>  |  |
| <p>East Side Drive</p> <p>A.B. Moore House</p> <p>Riverstone house currently located in unincorporated Kane County but adjacent to Geneva.</p>   |  |

|  |   |
|--|---|
| <p>757 East Fabyan Parkway</p> <p>The Amasa White house was built circa 1841 in the Greek Revival style. The two-story home is made of ashlar cut limestone laid in regular courses with a shallow pitched gable roof. Amasa White was a very early settler of Geneva Township arriving in 1839 and a farmer. Amasa White is described as a prominent citizen that took active interest in all progressive movements, and was a member of the old Whig party. He and his wife were members of the Unitarian church. The Amasa White house has a high level of integrity and is an excellent candidate for local designation.</p> |    |
| <p>512 Fargo</p> <p>Italianate styled farmhouse<br/>Built c. 1855-60<br/>Currently being considered for landmark designation.</p>  |    |
| <p>628 Fargo</p>   |   |
| <p>1015 Fargo</p> <p>Nelson House<br/>Worker's Cottage, built in 1894.</p>   |  |
| <p>1027 Fargo</p>  |  |

|   |   |
|---|---|
| <p>Fisher Residence<br/>Keslinger Road</p> <p>In unincorporated Kane County</p>                                     |    |
| <p>128 Garfield</p> <p>Built in 1857. Main house is Hall and Parlor type.</p>                                       |    |
| <p>Geneva Golf Club – McChesney Farm</p> <p>1901</p> <p>One of the oldest nine-hole golf courses in the country</p> |   |
| <p>823 Hamilton</p> <p>First Swedish Baptist Church<br/>Built in 1906</p>   |  |
| <p>Harrison Street School</p>   |  |

|   |   |
|---|---|
| <p>1010 Hawthorne</p>   |    |
| <p>221 Jefferson</p> <p>Abbott House<br/>Greek Revival<br/>Built in 1850</p>      |    |
| <p>427 Jefferson</p> <p>Lundin House<br/>Upright &amp; Wing<br/>Built in 1893</p> |   |
| <p>23 Kane</p> <p>Hester (Hurster) House<br/>Built in 1867</p>                    |  |
| <p>33 Kane</p> <p>Jacob Hester House #2<br/>Built in 1869</p>                     |  |

|   |   |
|---|---|
| <p>36 Kane</p> <p>Cornelius Haight House<br/>Built in 1857</p>                            |    |
| <p>114 Kane</p> <p>McIntosh House<br/>Built in 1857.</p>                                  |    |
| <p>Lincoln Highway</p> <p>Along Route 31 &amp; Route 38<br/>Erected in 1912</p>           |   |
| <p>Northwest Additions Area</p> <p>Period of Significance 1910-1947</p>                   |  |
| <p>406 Peck</p> <p>Cottage School Building<br/>Gothic Revival style<br/>Built in 1873</p> |  |

|  |   |
|--|---|
| <p>516 Peck Road</p>   |    |
| <p>Peck Farm Property, 38W199 Kaneville Road</p> <p>George and Erdene Peck did not want to see their land turned into a housing development. Instead they sold and donated much of their land to the Geneva Park District. The original 131 acres included the historic Peck House, Barn, and Silo. To make the property into a park the house has been transformed into active muse4um space with the Discovery and History Rooms, the barn is a multi-media Orientation barn, and the Silo an observatory. The park includes picnic areas, formal gardens, three baseball fields, two soccer fields, a 2.4-mile bike trail and rested tall-grass prairie and nature trails. The property's historic structures are excellent candidates for local designation.</p> |    |
| <p>520 Ray</p> <p>Tudor Revival style<br/>Built c. 1920</p>  |  |
| <p>114 Sandholm</p>  |  |
| <p>310 Sandholm</p> <p>Alexander House<br/>Greek Revival style<br/>Built c. 1838</p>   |  |

|   |   |
|---|---|
| <p>734 Shady</p> <p>Giles Spring House<br/>Italianate Style<br/>Built c. 1850</p>                 |    |
| <p>709 South Street</p> <p>Pope-Bangs-Dunbar House<br/>Craftsman style<br/>Built c. 1909</p>      |    |
| <p>814 South Street</p> <p>McChesney House<br/>Italianate Style<br/>Built c. 1885</p>             |   |
| <p>1403 South Street</p> <p>Hubbard/Jones House<br/>Greek Revival style<br/>Built (1849/1855)</p> |  |
| <p>221 Spring</p> <p>Forrest Crissey house<br/>Dutch Colonial style<br/>Built c. 1920</p>         |  |

|  |   |
|--|---|
| <p>228 Spring</p> <p>Italianate style</p>                          |    |
| <p>4 E. State</p> <p>Mill Race Inn<br/>Built 1842</p>              |    |
| <p>122 E. State</p> <p>Miller-Gulley House<br/>Built in 1856</p>   |   |
| <p>130 E. State</p> <p>Middaugh House<br/>Built in 1839</p>        |  |
| <p>223 E. State</p> <p>Charles Bennett House<br/>Built in 1866</p> |  |

|  |   |
|--|---|
| <p>230 E. State</p> <p>Henry Bennett house<br/>Built in 1867</p>               |    |
| <p>324 E. State</p> <p>East Side School<br/>Built in 1900</p>                  |    |
| <p>1101 W. State</p> <p>Lofborn House<br/>Bungalow style<br/>Built c. 1915</p> |   |
| <p>1222 W. State</p> <p>Built c. 1900</p>                                      |  |
| <p>1302 W. State</p> <p>Italianate farmhouse<br/>Built c. 1880</p>             |  |

|  |   |
|--|---|
| <p>1510 W. State</p> <p>L-Form Farmhouse<br/>Built c. 1890</p> |  |
| <p>1800 W. State</p> <p>Oscar Swan Inn<br/>Built 1932</p>      |  |

## **APPENDIX III: BRIEF HISTORY OF GENEVA**

## APPENDIX III: BRIEF HISTORY OF GENEVA

Geneva, Illinois, is a city with a population about 23,000 located 40 miles west of Chicago and situated on the Fox River. The Illinois and Prairie Pottawatomi tribes inhabited the Geneva area during the 17<sup>th</sup>, 18<sup>th</sup> and early 19<sup>th</sup> Centuries.

White settlers first entered the Fox River Valley around 1833. Daniel Shaw Haight was the first settler of Geneva, building a rough pole dwelling near a freshwater spring. Haight named the new community Big Spring, but he did not stay long. In 1835 he sold his claim to James and Charity Herrington.



*Boulder with plaque designating location of Herrington's cabin.*

The Herringtons were influential in the blossoming Geneva and their homestead often served as the center of Geneva. James and Charity's ninth child, Margaret, is believed to have been the first child born in Geneva.

In late 1836, a group of settlers known as "the Boston Colony" arrived from Massachusetts and included some of Geneva's most influential early residents. This group organized the Unitarian Church, the oldest church in Geneva (and, oldest in Kane County) which was built in 1843.



Herrington was the first to plat the town, just prior to his death in 1839 at the age of 41. By that time, Geneva had been established as the county seat. In 1836, Herrington had been elected Sheriff and had opened the first general store, tavern and post office. Early settlers called it Herrington's Ford, Big Spring and the first post office listed it as LaFox. Campbell Ford was put forward, but rejected in

favor of Geneva. The name "Geneva" was selected later, largely due to an influx of new residents from upstate New York.

By the year 1840, Geneva's growth had included a courthouse and jail, a post office, a classroom and teacher, a bridge, a sawmill, three general stores, a doctor, a furniture and coffin maker, two blacksmiths, two hotels and a tavern. The housing stock included log cabins and modest frame and stone-built houses.

The mushrooming local economy was tied to its mills. Between 1840 and the Civil War Geneva saw an industrial growth serving local agricultural businesses

with production of meat-packing, butter, cheese, milled grains, and later glucose and flax.

The coming of the railroad in 1853 put Geneva on both a main passenger line as well as freight lines. The establishment of the railroad created an easy connection between Geneva and Chicago where the well to do discovered Geneva as an idyllic place for outings and second, or country homes.

Geneva's free public school was built and opened in 1855. By the mid-1850s, churches were built in a variety of denominations including Unitarian, Methodist, Congregational, Swedish Lutheran, and Disciples of Christ. The Unitarian church of 1843, the Congregational church of 1856, and the Disciples of Christ meetinghouse of 1857 still stand. In 1867, Geneva was officially incorporated as a village.

Most industries present in 19<sup>th</sup> century Geneva yielded agriculture-related products. There was the Butter and Cheese Manufacturing Company, begun in 1874, which later became Geneva Rock Spring Creamery. Today the creamery building is home to the Herrington Inn. Bennett Mill, where "Geneva Belle" flour was manufactured, was established in 1865. The glucose factory opened in 1880, later named Geneva Grape Sugar Company and then was renamed again as the Charles Pope Glucose Company. The building, sited along the Fox River, was rebuilt after a major explosion killed six and nearly destroyed the building in 1893. By 1897, Pope Glucose made one-fifth of the total glucose/starch products in the United States. Geneva's most successful local industry was the W.H. Howell Company, a foundry opened by Eben Danford and William Howell in 1862. It relocated to Geneva's west side in 1867 and produced pumps and other iron and steel products. The "Geneva Hand Fluter" and the Sad Iron were some of the major products of the foundry and fluters and irons are often found for sale on eBay today.



*Hand fluter*

The railroad brought not only burgeoning industries and ways for shipping of products but an arrival of Swedish immigrants - the largest influx occurred between 1880 and 1900. By 1895, half of Geneva's citizens spoke Swedish as their first language. Many came to work in the factories at Howell & Co., Bennett Mill, and the Pope Glucose Company.

The Swedish immigration to Geneva sparked the establishment of Swedish-themed events and lodges. Good Templar Park was founded in 1925 which included an athletic field, amphitheater, and summer cottages. A Swedish Day festival was

sponsored at the Park each summer, beginning in 1925. In 1949, the annual Swedish Days festival became a city-sponsored event.

Geneva incorporated as a city in 1887. Its first mayor was James Herrington, son of the founders, James & Charity Herrington. A mayor/council form of government was adopted.

Although Geneva is often thought of as a primarily Swedish community, Geneva was attractive to other ethnic groups who contributed to Geneva's character. The largest group of non-Swedes were the Italians. The first documented Italians in Geneva were workers on the gravel pit (now Wheeler Park) north of the City. These transient workers went on strike and were replaced by another group from Chicago. The strike must have influenced the Chicago and Northwestern Railroad, who owned the gravel pit, as they later built housing for the Italian workers.



*Japanese Garden at Fabyan Forest Preserve*

In 1905, George and Nelle Fabyan purchased ten acres of a farm outside of downtown Geneva and began to amass 350 acres of property. The estate, known as Riverbank, contained a zoo, an 1864 Dutch windmill, greenhouses, stone sculptures, 18,000 chickens, a Japanese garden (left), a Roman-style swimming pool, a lighthouse, a boathouse, formal gardens, and an old farmhouse that was redesigned by Frank Lloyd Wright in 1907 (Fabyan Villa).

One of Geneva's most fascinating residents, Colonel Fabyan was interested in science and research and started Riverbank Laboratories in 1912. Many activities occurred at Riverbank Labs – including decoding and deciphering enemy messages during World War I, deciphering alleged secretly coded messages in the works of William Shakespeare, research in the field of acoustics, groundbreaking research in cryptology, fieldwork in the use of hand grenades and military trenches, research and development of tuning forks, and studies of human fitness and anatomy. The Colonel hosted teams of researchers who lived and worked at Riverbank devoting years to the furthering of scientific studies. The activities at Riverbank can be considered to be a direct lineal descendent of the National Security Agency and Central Intelligence Agency.

World War I affected Geneva because of its connection to Chicago with the railroad. A small town with industries and businesses was pressured to assist in manufacturing war material and local shortages were evident. After Armistice in

1918, Geneva saw a surge of prosperity resulting in attracting families of considerable means in greater numbers than ever and the building of fine homes. The charm of Geneva was being recognized as a center of commerce and a real estate asset.

The local Burgess-North Company was an active contributor to the war efforts. Begun in 1903 by Frank A. Burgess and Henry W. Norton their company was built on a land grant from the City of Geneva at Peyton and Richards Streets. Burgess-Norton produced bicycle ball bearings, steel hatchets, screen door latches and adjustable wrenches. By 1910 their production expanded to include wheels for baby buggies, mouse traps, corn crushers and post hole diggers. By 1914 demand for their products had increased and Burgess-Norton expanded their building.



*Burgess Norton at 715 Peyton Street*

In the early 20<sup>th</sup> Century Geneva saw the establishment of two financial institutions: State Bank of Geneva and the First National Bank of Geneva. The Geneva Building and Loan Association was established in 1907 as a mutual association created to fund purchase and construction of homes for factory workers.



*Fargo Theatre Block  
built in 1924 by Henry Bond Fargo*

State Street's appearance began to change from small individual buildings to larger commercial structures spanning several storefronts. These were built by Geneva resident Henry Bond Fargo. Fargo served as Mayor for two separate terms, and for one term as state representative. He was also director of the First National Bank and was involved in real estate development in Geneva, Sycamore, and DeKalb, among other places.

Shifting postwar growth affected Geneva banks and industry but increased community affluence was evident in shops along State Street. Geneva became a place for city dwellers to spend their summers and handsome houses began to be occupied year-round. With these changes a local citizen recognized the need for a unique business opportunity. The inimitability of the Little Traveler began with Mrs. Raftery's desire to present tasteful and quality items that she and her friends found on their travels – bolts of beautiful silk, fur robes, pewter deer and ducks, and jade ornaments. Initially, merchandise came from China, England, France, and Italy, and business was conducted by word of mouth. In 1924, Mrs. Edmund Raftery

opened the doors of The Little Traveler setting quality standards for many of Geneva's shops. She purchased the Italianate-styled A.B. Moore house for her new business endeavor. As the business expanded two wings were added in 1946 followed by the later annexation of the carriage house and gardens. Mrs. Raftery also established a school in her home which was called "Miss Williams Montessori Kindergarten".

This began a private school movement in Geneva with The Little School being founded in 1920 in a residential building at 328 South Sixth Street; followed by The Adventure School in 1927 which later was renamed the Geneva Country Day School.

Community Hospital was founded in 1925. Its predecessor, Colonial Hospital, had taken the lead in healthcare practices in the area. But, Colonial Hospital was located in the Captain Wells House at 220 South Third Street and required a larger site. Property was amassed between South Third and South Second Streets, and Fulton and Franklin Streets. The Benjamin Dodson House, known as "Fieldstone", became the centerpiece of the new hospital complex with new additions created to surround and expand it.



*City of Geneva Sign*

Another successful Geneva retailer is Erday Clothiers. Opened in 1925 the store had a stock of ready-made pants but its emphasis was on custom alterations and tailoring. Across State Street is the Merra-Lee Shop which opened in 1929 under the partnership of Sol Simon and Mrs. Rose Kozberg Becker.

The stock market crash of 1929 followed by the Great Depression affected both banks and the Building and Loan Association, yet all suffered and survived this rough time. Thankfully, due to the wise leadership of early Geneva citizens, Geneva had diversified its industry and its banking services and Geneva weathered the storm.

The Mill Race Inn was a new business which ventured into the tenuous depression time by opening in 1933. Burgess-Norton survived but was hard hit by the Depression. One family along Kaneville Road even resorted to drilling in their search for a fortune.

For World War II local industry again geared up for war production in 1941. Rationing again was necessary. Burgess-Norton headed a group of six companies in producing eighty percent of the total tank track link. More young Geneva men left for army, navy, and air corps training camps.

The postwar years brought several electricity brownouts, an annexed subdivision "Cherie Sansone" on West State Street and a growing population. Merchants voted down the installation of parking meters downtown as parking demand rose.

In 1949 the first City-sponsored Swedish Days Festival was held, followed by critical coal shortage and electricity conservation in 1950 and another new subdivision northwest of Geneva.

In the 1950s, Geneva grew. Although the first park dates to 1915, the Park District was established, Geneva's first historic marker at Herrington Spring was placed. Businesses began to move to South Third Street, and industrial entities expanded.



*Swedish Days, 2007*

In the 1960s the City Council adopted a long-range plan for parking. Industrial growth continued with Carlson Tool breaking ground for a new building and Geneva's 125<sup>th</sup> anniversary was celebrated. Community Hospital expanded in the 1960s as well as Erday's and the Merrra-Lee Shop. More than 4,300 Genevans received the polio vaccine and fallout shelters for 3,000 people were built. The Plan Commission approved plans for 391 new homes and 113 apartments in the Geneva Hills Subdivision between East Side Drive and Kirk Road. Geneva's zoning and subdivision ordinances were reviewed by a committee, and the City demolished the Geneva Pentecostal Church (formerly the Geneva Lutheran Church) at the northeast corner of State and Fourth Streets to make way for a parking lot. A new bridge over Route 25 was built for the railroad; the Geneva Historical Society broke ground for its museum in Wheeler Park; National Electronics moved into a new factory building. The new Western Avenue School and an addition to the high school were completed.

An Industrial-Commercial Development Board for Geneva was appointed by the Mayor to attract more commercial activity as well as a Community Relations Commission. The Green Willows subdivision was begun on East State Street and LovMar Corporation began building apartments on Geneva's east side.

Initial plans to raze the Kane County Courthouse building on South Third Street were stopped. But the following year plans were again submitted to raze the structure, proposing a new building with parking underground and a new jail building on South Fifth Street. These plans were never approved. Plans for the Pepper Valley subdivision were approved resulting in 424 new dwelling units.

In 1970 a land use map was created following the 1969 Zoning Ordinance. This served as the basis for new development in the community for many years following. Bennett Mill was destroyed by fire. The sewage plant was expanded. Kane County purchased the former Sacred Heart Seminary and began converting it into the Kane County Government Center. The Brentwood subdivision with forty-seven new lots on the east side was annexed to the City. Plans for apartments on South Street west of the train station were denied by the Plan Commission and City Council. The County offered land for a federal prison on East Fabyan Parkway which prompted citizen protests. Tri-Com, establishing emergency services, was created with Batavia and St. Charles. A new Fabyan Parkway bridge was built by the County. The City's wards were replatted resulting in the same number of wards (5) but with now equal populations. Developers' plans to build a retirement center along City-owned riverfront property were rejected as the City Council did not consider a retirement home an appropriate use for the property. The new Kane County Jail was opened on Fabyan Parkway and hailed as a model correctional institutional – leaving the former jail on South Fourth Street to stand empty. The Kirkwood subdivision, on North Kirk Road, with new condos and townhouses was approved. Geneva Industries, manufacturer of kitchens – the “Geneva Kitchen” – was forced to close due to financial issues. Geneva's high school football team made it to the state championships. The kiosk was installed at the southeast corner of the Courthouse property.

In the 1990s Geneva saw steady growth with new housing subdivisions at Eaglebrook, Blackberry and Fox Run. In addition, the development of the Randall Road corridor has had its share of commercial development at Geneva Commons, Randall Center, and Randall Square.



*Geneva Commons on Randall Road*