



PROMOTING PRESERVATION: SUCCESSFUL STRATEGIES IN GENEVA, IL

Michael A. Lambert, Preservation Planner
City of Geneva – Community Development Department
Historic Preservation Division
October 15, 2015

A Tradition of Preservation

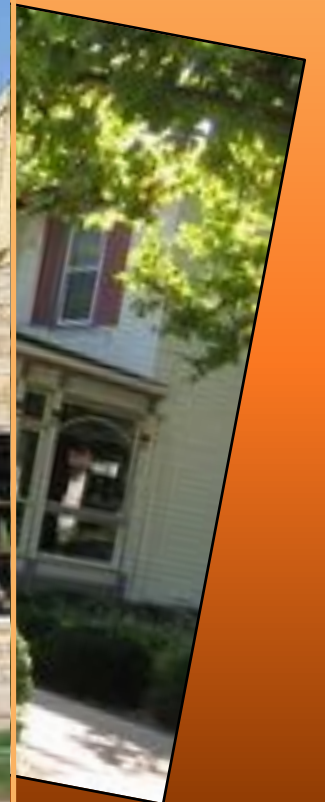


“Geneva is the most
New England town
of the pioneer communities
surrounding Chicago
in northern Illinois...”

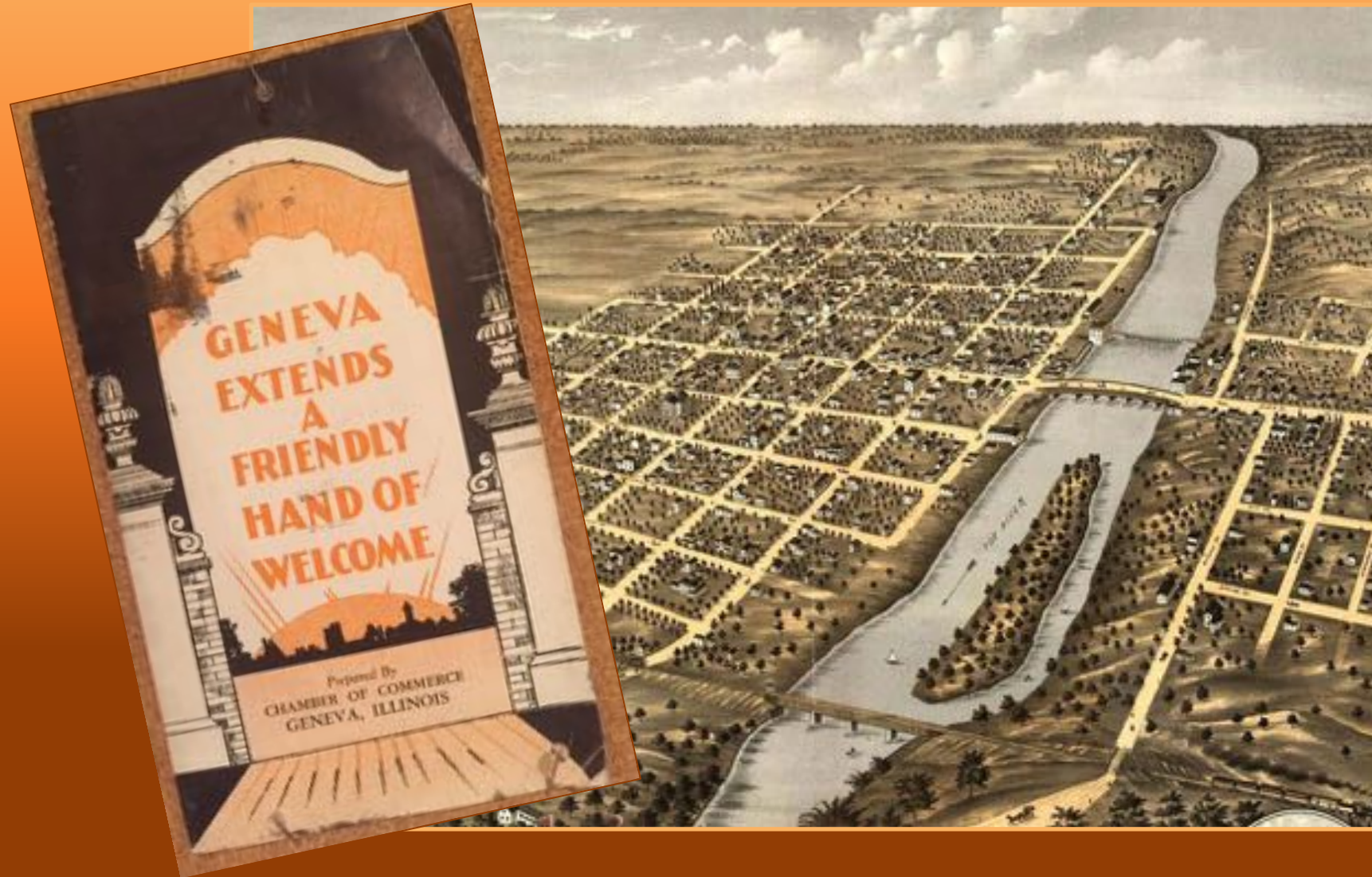
*a Chicago newspaper reporter’s
assessment in the 1890s*

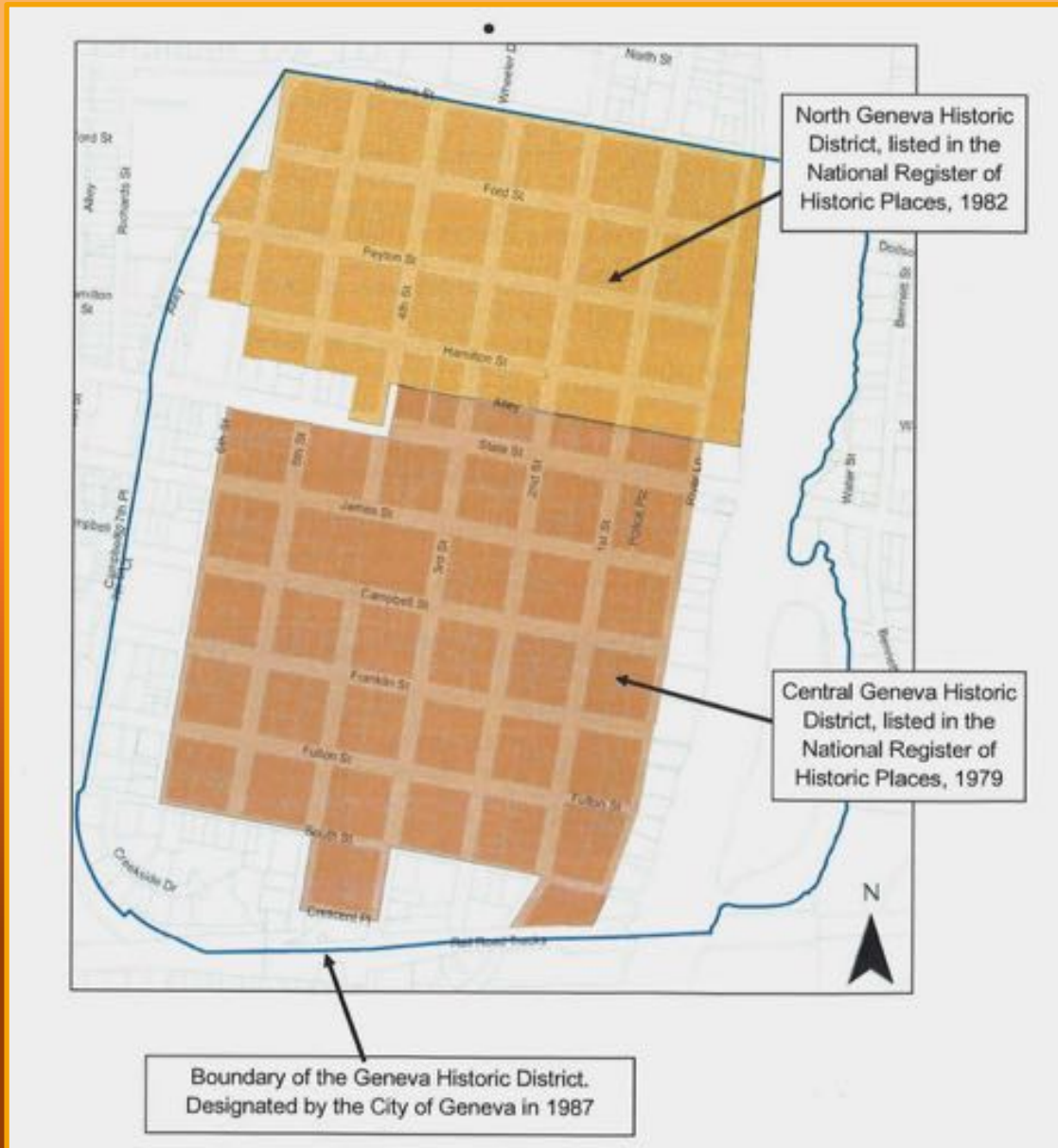


Kate H. Raftery's
Little Traveler Shop
on Third Street



Roots of Preservation





Two independent historic districts were established and listed in the National Register of Historic Places in 1979 and 1982. The City of Geneva designated a local historic district in 1987

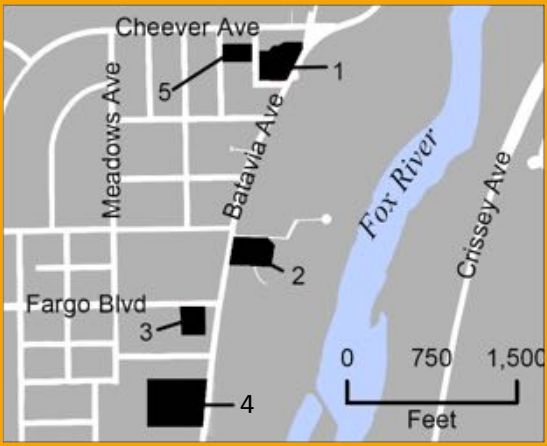


Approximately 650 structures bounded by Stevens Street, Union Pacific Railroad, Seventh Street, and the Fox River

Where do we review?

Properties within the designated Historic District as well as individually-designated properties outside of the Historic District

Approximately 650 structures bounded by Stevens Street, Union Pacific Railroad, Seventh Street, and the Fox River *plus* five individually-landmarked properties



Why review?

Review is required by the City of Geneva
Historic Preservation Ordinance, as adopted in 1995

Why review?

As a qualified participant in the Certified Local Government (CLG) program, implemented by the Illinois Historic Preservation Agency (IHPA), the City of Geneva must review projects for designated landmark properties through a consistent and professional process, following the SOI Standards

Why review?

Review seeks to retain the historic character of the City of Geneva in a manner that supports both the planning and economic development goals of the community through the maintenance and preservation of the architectural qualities that sustain Geneva's highly-desirable residential and commercial neighborhoods

What do we review?

All exterior improvements that involve remodeling, repair, renovation, and alteration projects that require a building permit —including sitework, additions, demolitions and new construction— for all properties within the City of Geneva Historic District or those properties that are individually-designated as landmarks

- 109 permit applications were reviewed in 2013, an increase of nearly 27% over the applications reviewed in 2012
- 119 permit applications were reviewed in 2014, an increase of nearly 10% over the applications reviewed during the prior year.
- Geneva is on target to surpass the 2014 application reviews by at least 10%.

When do we review?

Conceptual or Preliminary Reviews are scheduled with Applicants as warranted by the project schedule and complexity

Permit Review by the Preservation Planner is initiated when a complete application is submitted to the Building Division

The Historic Preservation Commission (HPC) meets monthly to review projects that are not approved administratively

CITY OF GENEVA BUILDING DEPARTMENT
 109 JAMES STREET
 GENEVA, IL 60134
 630/262-2280
 630/262-2286 fax
 @page@geneva.il.us

APPLICATION FOR PERMIT

PERMIT NUMBER _____
 BIN NUMBER _____

PROJECT ADDRESS: _____

APPLICANT: _____
 Name _____ Phone _____
 Address _____
 Email _____

PROPERTY OWNER: _____
 Name _____
 Address _____
 Email _____

CONTRACTOR: _____
 Name _____ Phone _____
 Address _____
 Email _____

BUILDING TYPE:
 Residential
 Commercial
 Other

TYPE OF WORK - GENERAL:
 Change of Tenancy
 Renovation
 New construction
 Addition
 Demolition
 Other

TYPE OF WORK - SPECIFIC (check all that apply):
 Driveway/Parking
 Sewer/Sanitary
 Kitchen/Bath
 Exterior Windows
 Roofing
 Sign/awning
 Irrigation System
 Fence
 Pool
 Hot
 Shed
 Deck
 Other

DESCRIPTION OF WORK: _____

ZONING: _____
 What zoning district is the property located in? Yes No
 Is the use permitted at this location? Yes No
 Is a variance needed? _____

HISTORIC PRESERVATION:
 Is subject property located in the Historic District or a
 Historic Landmark? Yes No
 Is a variance needed? _____

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OR THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF
 RECORD AND THAT I AGREE TO CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES OF THE CITY OF GENEVA.

Signature _____ Date _____

FEES:
 Fire Department Review Fee _____
 Public Works Fee _____
 Building Permit Fee _____
 Tree Preservation Review Fee _____
TOTAL FEE _____

ROUTING:
 Historic Preservation _____
 Tree Preservation Review _____
 Planning/Zoning _____
 Economic Development _____
 Engineering _____
 Fire _____
 Electric _____
 City Engineer _____

City of Geneva Historic Preservation Commission

Building Permit Application Review
 Application for HPC Review

Do you have questions about the Historic Preservation Commission? Please contact staff at: 630/938-4541 or preservation@geneva.il.us

PROPERTY INFORMATION
 Property Address: _____
 Name and Address of Property Owner: _____

PROJECT DESCRIPTION
 (Describe, in detail, all proposed work. Attach additional pages, if necessary.)

SUBMIT PLANS & DRAWINGS TO ILLUSTRATE PROPOSED CHANGES
 See reverse for more information.

APPLICANT INFORMATION
 (List all submitted information in accurate, scheduled information. Schedule public review and acknowledge that this application may be subject to Freedom of Information Act requests.)

Name (print): _____
 Address: _____
 Telephone: _____
 Email: _____
 Applicant Signature: _____
 Property Owner Signature: _____

CASE # _____
 HPC MTG: _____
 RECEIVED: _____

City of Geneva Department of Community Development Planning Division

Historic Preservation Commission
 32 S. First Street
 Geneva, IL 60134
 preservation@geneva.il.us
 630/938-4541
 Fax: 630/233-1404

Two forms, along with the appropriate documentation (drawings, schedules, cost estimates, photographs, etc.) must be completed and submitted to the Building Department

Who reviews?

Administrative Reviews are completed by the Preservation Planner in consultation with the Building Commissioner, City Planner, and Director of Community Development

All other reviews are forwarded to the Historic Preservation Commission, a 7 member panel of local residents with a demonstrated interest in historic preservation

LEVEL OF REVIEW FOR PROPERTIES WITHIN THE HISTORIC DISTRICT OR DESIGNATED AS INDIVIDUAL LANDMARKS					
Certificate of Appropriateness (COA) Required					
Type of Work Proposed	Exempt Work	Minor Work Administrative Review		Significant Work NPC Review	
		Non-Contributing Contributing	Potentially Significant Significant	Non-Contributing Contributing	Potentially Significant Significant
Ordinary Repair & Maintenance					
Building					
Architectural Repairs, repair of existing	X	X		X	X
Galvanizing, repair of original material including up to 50% replacement	X	X	X	X	X
Chimney Repair, primary or secondary facade and no material replacement	X				
Chimney Repair, secondary or new erection and no material replacement	X				
Minor's Repainting with compatible color and application (including the material replacement)	X				
Painting of previously painted surfaces (regardless of paint color)	X				
Seal coating with like materials	X	X	X	X	X
Site					
Access Drives	X	X	X	X	X
Fences	X	X	X	X	X
Landscape Structures (benches, pergolas, etc.)	X			X	X
Storage and/or Accessory Structures, repair or replacement of existing	X			X	X
Walkways	X	X	X	X	X
All other site improvements for which a permit is required	X	X	X	X	X
Alterations and New Construction					
Building					
Access Ramps/Lifts, erection, alteration and/or removal (primary or street facade)	X	X	X	X	X
Access Ramps/Lifts, erection, alteration and/or removal (backside/side/side/rear from public way)	X	X	X	X	X

Revised and Issued 04.02.2014

Type of Work Proposed	Exempt Work	Minor Work Administrative Review		Significant Work NPC Review	
		Non-Contributing Contributing	Potentially Significant Significant	Non-Contributing Contributing	Potentially Significant Significant
Architectural Features and Details, reconstruction or replication of original elements with like materials		X	X		X
Architectural Features and Details, replacement or installation of new with substitute materials		X	X	X	X
Benches		X	X	X	X
Benches at any location, historical or replica				X	X
Architectural Installation primary, secondary or street-facing facade		X	X	X	X
Architectural Installation primary, secondary or street-facing facade, not visible from public way		X	X		X
Chimney Replacement, primary or street-facing facade, including material replacement		X	X	X	X
Chimney Replacement, secondary or rear elevation, including material replacement		X	X	X	X
Decorative Glass (colored, leaded or beveled)	X				
Doors, exterior entry (screen doors)	X	X	X	X	X
Doors / Accessories, attached	X				
Doors / Accessories, integral	X			X	X
Garment Racks, metal, visible or substitute material, attached to gutter	X	X	X	X	X
Lighting, attached	X			X	X
Lighting, freestanding	X				
Masonry Cladding	X				
Masonry Repair/Replacement (including material replacement, fill of existing openings and/or new type of new openings)	X	X	X	X	X
Painting of original material (facade/masonry, masonry and wood)	X				
Porches, Decks, outdoor seating areas, raised terraces and attached steps (including enclosure of existing porches)	X			X	X
Principal Structures, new				X	X
Roof cladding, change in materials		X	X	X	X
Roofs, change in roofing and/or pitch		X	X	X	X
Staircase Drives	X				
Staircases, new	X				
Staircases, replacement	X				

Revised and Issued 04.02.2014

Type of Work Proposed	Exempt Work	Minor Work Administrative Review		Significant Work NPC Review	
		Non-Contributing Contributing	Potentially Significant Significant	Non-Contributing Contributing	Potentially Significant Significant
Signs, new (free-standing)		X	X	X	X
Signs, new (attached)		X	X	X	X
Signs, replacement of existing face (attached)		X	X	X	X
Signs, replacement of new consistent with an COA-approved sign package		X	X	X	X
Storm Drainage Systems and Windows, wood	X				
Storm Drainage Doors and Windows, non-wood	X				
Window Rehabilitation, primary or street-facing facade		X	X	X	X
Window Rehabilitation, secondary or rear elevation		X	X	X	X
Window Replacement, primary or street-facing facade	X			X	X
Window Replacement, secondary or rear elevation	X			X	X
Window Replacement, any facade visible from public way except at rear facade along a public alleyway	X	X	X	X	X
Window Replacement at a rear facade along a public alleyway	X	X	X	X	X
Site					
Accessory Buildings or Structures 500 sq. feet or less		X	X	X	X
Accessory Buildings or Structures greater than 500 sq. feet	X			X	X
Access Drives, expansion or modification	X	X	X	X	X
Access Drives, replacement of existing	X	X	X	X	X
Air Conditioner Condensing Units	X			X	X
Fences, street side	X	X	X	X	X
Fences, site or rear side	X	X	X	X	X
Landscape Structures (benches, pergolas, gazebos, etc.)	X			X	X
Supporting Structure Building Facade	X			X	X
Lighting, landscape or site	X	X	X	X	X
Mechanical and Electrical Service Equipment	X				
Parking Lots	X	X	X	X	X
Pavement	X				

Revised and Issued 04.02.2014

Type of Work Proposed	Exempt Work	Minor Work Administrative Review		Significant Work NPC Review	
		Non-Contributing Contributing	Potentially Significant Significant	Non-Contributing Contributing	Potentially Significant Significant
Signs, new (free-standing)		X	X	X	X
Signs, replacement of existing face		X	X	X	X
Walkways, expansion or modification		X	X	X	X
Walkways, replacement of existing		X	X	X	X
All Other Site Work/Features		X	X	X	X
Demolition, Removal and Relocation					
Accessory Buildings or Structures 100 sq. feet or less, non-historic		X	X	X	X
Accessory Buildings or Structures 100 sq. feet or less, historic		X	X	X	X
Accessory Buildings or Structures greater than 100 sq. feet		X	X	X	X
Chimney Removal, primary or street-facing facade		X	X	X	X
Chimney Removal, secondary or rear elevation		X	X	X	X
Principal Structures		X	X	X	X
Fences, non-historic		X	X	X	X
Fences, historic		X	X	X	X
Landscape Structures (benches, pergolas, gazebos, etc.) historic		X	X	X	X
Landscape Structures (benches, pergolas, gazebos, etc.) non-historic		X	X	X	X
All Other Demolition, Removal or Relocation Work		X	X	X	X

NOTES

The use of "Minor" and "Significant" Work is subjective and, in each case, requires a level of discretion by Staff. Requests for copies of work that are a concern regarding the degree of complexity will be forwarded to the NPC for review.

Revised and Issued 04.02.2014

Based on this Permit Review Matrix, implemented in 2014, projects are reviewed by either the Preservation Planner or the full Historic Preservation Commission

How do we review?

Reviews of any construction project or landmark proposal begin, typically, with an informal consultation between the Applicant and appropriate City staff to outline any potential issues with the proposed project based on compliance with Zoning Regulations, Building Codes, the Historic Preservation Ordinance, SOI Standards, and adopted *Design Guidelines*

How do we review?

Based on the details of the final Project—
as submitted for Building Permit application,
projects are reviewed either administratively or
by the entire Historic Preservation Commission (HPC)

Formalized Review Process

HPC Review Form

Staff Analysis

Published Agenda Packet

Seated Commission

Working towards televised meetings

Staff Introduction of Cases

Applicant Presentation / Q&A


Deliberation

Commission Action or Recommendation

Opportunity for Appeal

City of GENEVA
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 310
STREET S Fourth St
BOLL # 11
FRAME # 30-37
ROLL #
FRAME #



GENERAL INFORMATION

ST. ASSIGNMENT building
SECONDARY STRUCTURES detached garage

DESIGN LINE single-family
ORIGINAL LINE single-family

COHERION excellent
INTEGRITY minor alterations

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE Colonial Revival
ARCHITECTURAL DETAILS
ORIGINAL CONSTRUCTION DATE c. 1925
SOURCE surveyor
OVERALL SHAPE OR PLAN rectangular
LANDSCAPE FEATURES On quiet residential street, side driveway, mature trees

NO. OF STORIES 2
EXT. WALLS (material) aluminum siding
EXT. WALLS (condition) wood clapboard
FOUNDATION poured concrete
ROOF (material) side gable asphalt shingle
WINDOW MATERIAL TYPES wood double hung 6/1
PORCH front entry

SIGNIFICANT FEATURES: 6/1 wood double hung windows; gable roof front entry porch structure; wrought iron front entry porch supports and rail; painted shutters; shutters

ALTERATIONS (materials, replacements, additions, date (if known), etc.): Aluminum siding; wrought iron front entry porch supports and rail; painted concrete porch deck and steps

310 S FOURTH ST


SIGNIFICANCE

LOCAL SIGNIFICANCE RATING C
National (N) Potentially Significant (PS)
State/Local (S) Non-Contributing (NC)

REGIONAL SIGNIFICANCE RATING N
National (N) Contributing (C)
State/Local (S) Non-Contributing (NC)

CONTRIBUTING TO A LOCAL REGISTER (C or NC) C
(Being secondary or T or NC)

CONTRIBUTING (PS, N, or NC)



RESEARCH INFORMATION

HISTORY

ARCHITECTURE

ARCHITECT:
SOURCE:
BUILDER:
COST:

OTHER ARCHITECTURAL INFORMATION:

DATE 05/21/2000
RESEARCHER
DATE

The 1999 Architectural Survey Forms for each property provide a baseline of significant architectural features for the evaluation of properties within the Historic District

Properties are identified as Significant, Potentially Significant, Contributing and Non-Contributing



Geneva Historic District
Survey Map
Color-coded

The Geneva Architectural Survey is currently being updated and will evaluate additional properties constructed after 1949 but prior to 1965, that did not meet the “50 year old” criteria in 1999.

Properties will be identified, after May 2016, as:

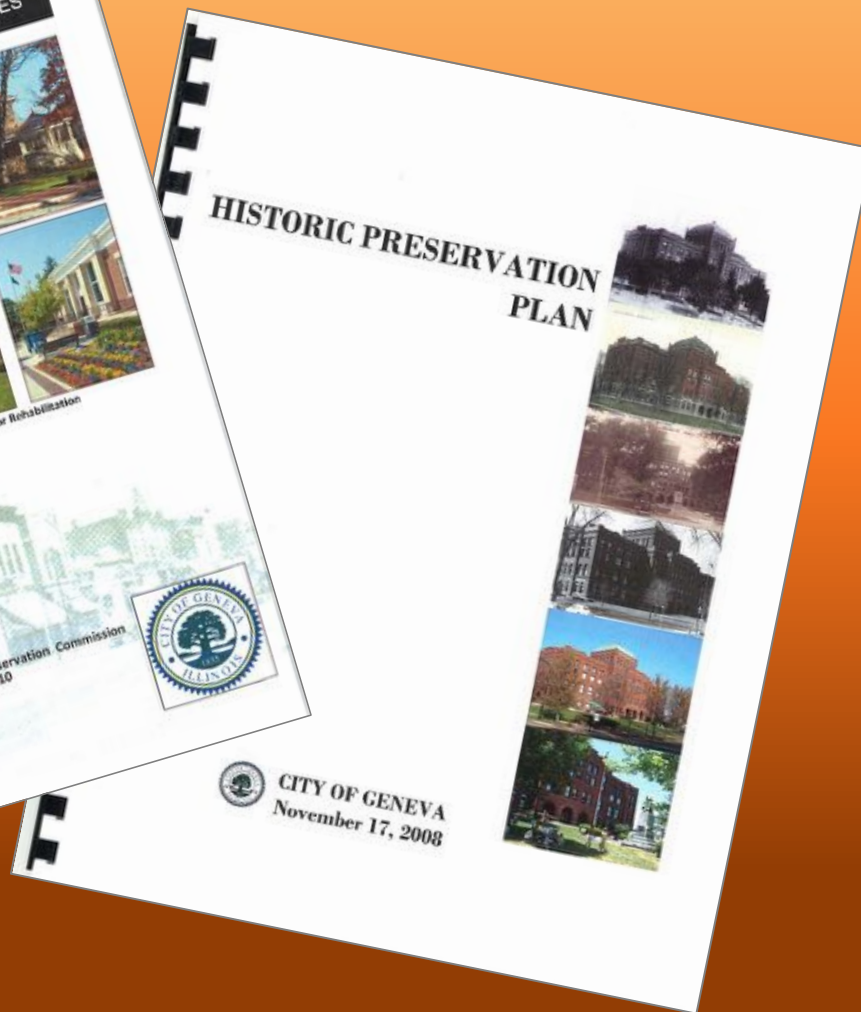
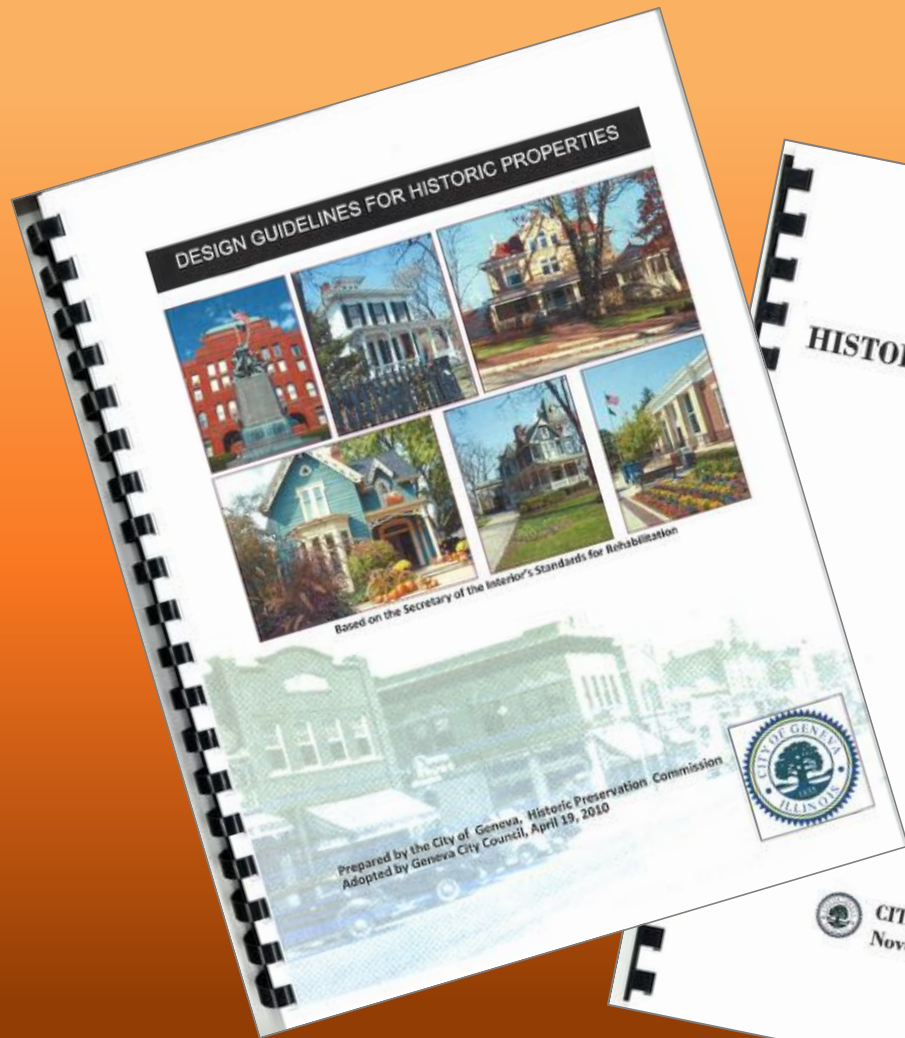
Significant, Contributing, and Non-Contributing

The 2015 survey update,
further classifies “Non-contributing” properties due to:

reversible alterations

irreversible alterations / loss of architectural or historical integrity

age (post-1965)



In addition to the City of Geneva Zoning Ordinance, projects are evaluated against the adopted *Design Guidelines for Historic Properties* as well as the adopted *Historic Preservation Plan*

HPC Date:

Address, Agenda Item XX

HISTORIC SIGNIFICANCE & PROJECT COMPLIANCE SUMMARY – STAFF ANALYSIS

1. 1999 COG Architectural Survey Designation (NC, C, PS, SJ):	
2. Associated Architectural Style(s) or Type:	
3. Significant Architectural Features:	
4. Date of Construction:	
5. Date(s) of Significant Addition(s) and/or Alteration(s):	
6. Period of Significance (POS):	
7. Historic Names Associated with Property:	
8. Historic Images:	
9. Historic Map Representation:	
10. Why is it Important? (Context / Significance)	
11. Proposed Architectural Features Consistent with Architectural Style and POS: (Exterior Rehab / Additions)	
12. Proposed Architectural Features Inconsistent with Architectural Style and POS: (Exterior Rehab / Additions)	
13. Significant Landscape Elements:	
14. Application of COG HPC Design Guidelines:	
15. Compliance with COG HPC Window Policy:	
16. Compliance with COG HPC Siding Policy:	
17. Summary IHPA Comments: (Projects utilizing or potentially utilizing Rehab Tax Credit or Tax Assessment Freeze)	

A local significance form briefly identifies the historic development and significant features of a property, summarizing historic development through photographs, maps, and survey notes and reviews compliance with City of Geneva policies for historic windows and siding

FINDING OF FACT – STAFF ANALYSIS

COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION	
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 archaeological 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.	

HPC action on the agenda item may be as follows:

1. Adopt Staff's Finding of Fact as presented.
2. Adopt Staff's Finding of Fact, with modifications, basing any modifications on the SOI Standards.
3. Create new finding of Fact, basing it on the SOI Standards.

Projects are evaluated based on the National Park Service – Secretary of the Interior’s *Standards for the Rehabilitation of Historic Properties* (“SOI Standards”), incorporated into the City of Geneva Historic Preservation Ordinance

Recent Case Studies

Evolution and Preliminary Historic Significance Evaluation of the Mill Race Inn Property
4 East State Street – Geneva, Illinois

Michael A. Lambert – Preservation Planner, City of Geneva, Illinois
Historic photos provided by Al Hiller and Preliminary Chain of Title provided by Carolyn Zinke
December 4, 2013

Evolution of the Site

1837 – Julius and Edward Alexander arrive from Plainfield, IL

Julius and Edward Alexander were blacksmiths, by trade.

Julius Alexander laid claim to land on the east side of the Fox River (near State Street).

"When they arrived, (Julius and Edward) cleared the land just west of the bridge, using the lumber to build and roof their first shop. Stone came from the nearby quarry. Their first job was for Daniels, Stone and new proprietors of the dam and sawmill enterprise... With the help of Julius and Ralph Adsit, the Alexanders built a one-and-a-half story frame sawmill. Julius and Edward Alexander helped to complete the sawmill so much so that the completion of the sawmill made Geneva a little more of a town. (Geneva, Illinois: A History of Its Times and Places ["Geneva"], p. 34)

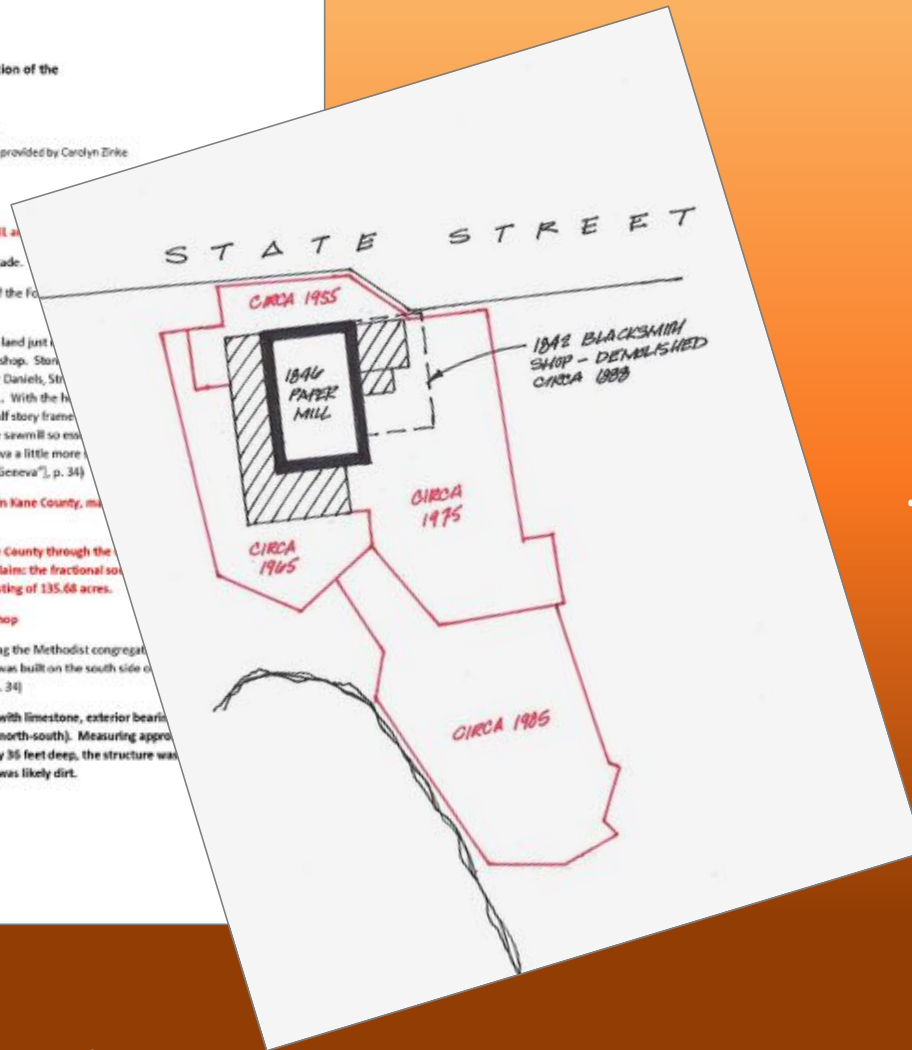
1840 – U. S. Government completes survey of public lands in Kane County, making claims possible

1840 – U. S. Government allows public sale of lands in Kane County through the Office; Julius Alexander purchases his original land claim: the fractional southeast corner of Section 2 of Township 39 North, Range 8 East, consisting of 135.68 acres.

1842 – Julius Alexander establishes blacksmith limestone shop

"The young Alexanders were instrumental in founding the Methodist congregation... In the early 1840s, Julius' second blacksmith shop was built on the south side of what is now part of the Mill Race Inn." (Geneva, p. 34)

The one story, utilitarian building was constructed with limestone, exterior bearing a wood-framed, gable roof (ridge presumed to run north-south). Measuring approximately 35 feet wide along East State Street and approximately 35 feet deep, the structure was constructed on a shallow foundation and the floor was likely dirt.



Determination of Historic Significance of properties that may be potential landmarks beyond the borders of the designated Historic District

Mill Race Inn
Historic Significance Study

Preservation Design Assistance / Programming Guidance



Patten House – 124 South Second Street



Preservation Design Assistance / Programming Guidance

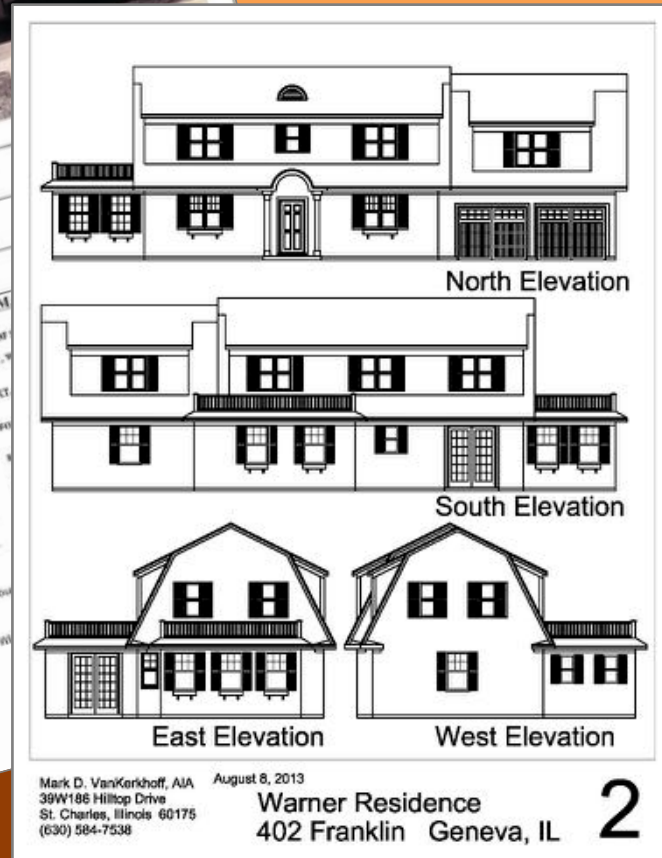
City of GENEVA
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 402
STREET Franklin St
ROLL # 15
FRAME # 33-35
ROLL #
FRAME #

GENERAL INFORMATION
CLASSIFICATION Building
ORIGINAL USE single-family
SECONDARY STRUCTURES detached garage
ORIGINAL USE single-family

ARCHITECTURAL INFORMATION
ARCHITECTURAL STYLE Dutch Colonial Revival
ARCHITECTURAL DETAILS
ORIGINAL CONSTRUCTION DATE c. 1923
GENERAL SHAPES OR PLAN rectangular
LANDSCAPE FEATURES Corner lot on residential street, rear driveway

SHOW ANY FEATURES: GI wood double hung windows, fanged roof
ALTERATIONS: none

402 Franklin Street – Tax Assessment Freeze Project

City of GENEVA
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 310
STREET S Fourth St
ROLL # 11
FRAME # 36-37
ROLL #
FRAME #

REAR ELEVATION

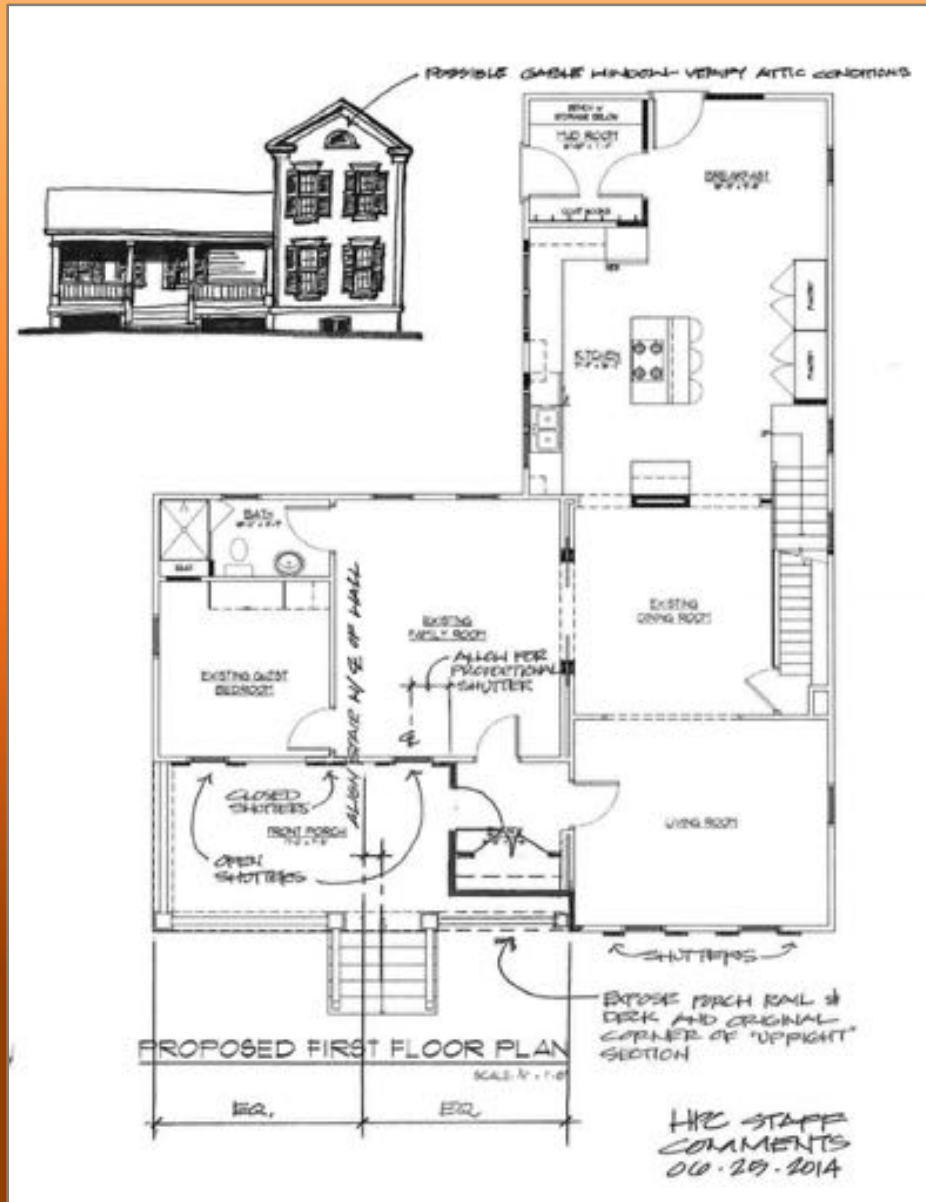
FRONT ELEVATION

CITY OF GENEVA, IL
Historic Preservation Commission Plans Review

Approved
 Approved with conditions
HPC review date: 06-17-14
Approved by: [Signature] Date: 06-25-14

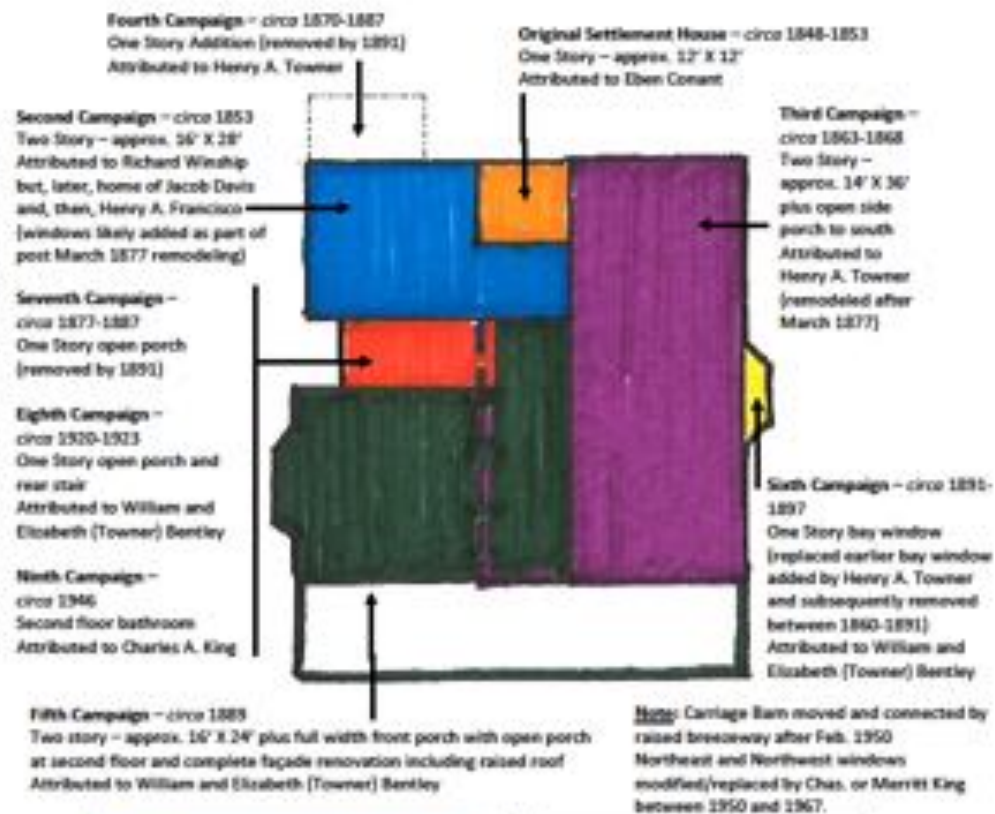
310 South Fourth Street

Preservation Design Assistance / Programming Guidance



312 North Fifth Street –
Evaluation of Significant Features and
Preliminary Architectural Plans

Probable Evolution of the House at 212 South Fifth Street – Geneva, Illinois

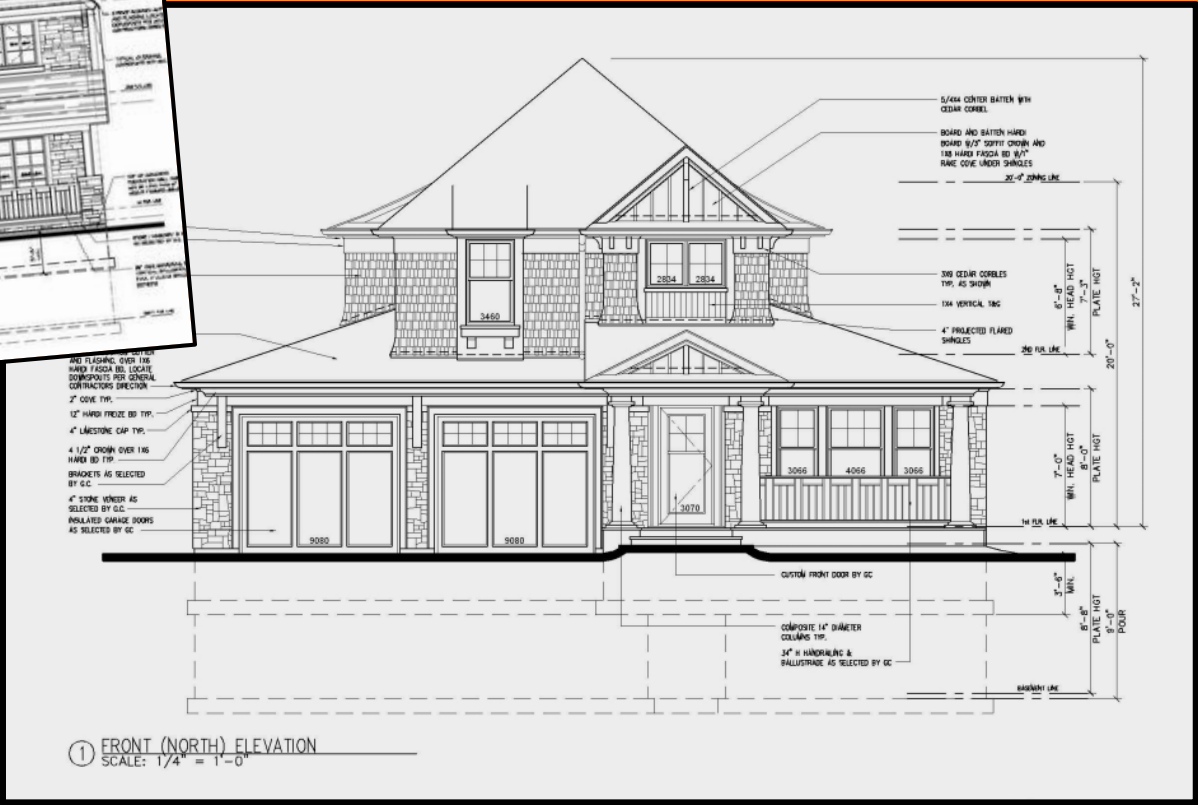
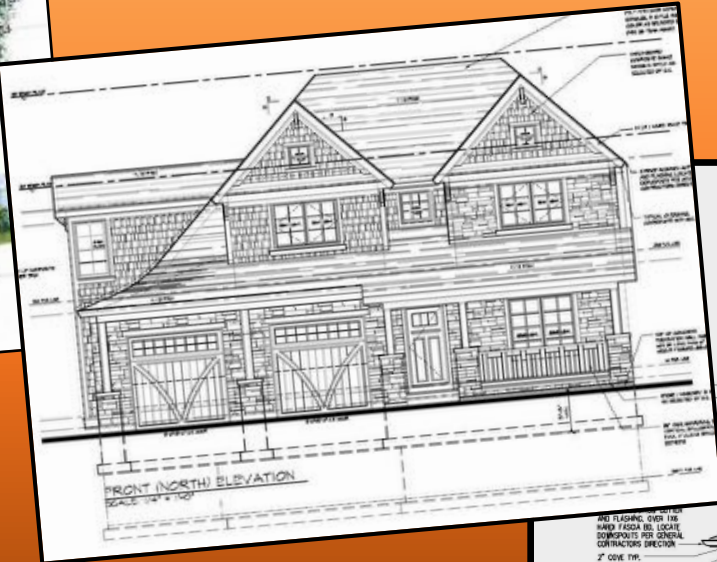


Birdseye View – circa 1868



Axonometric View of Evolution of Form & Mass

New Infill Construction Assistance



522 Campbell Street –
Evolution of proposed construction
to meet Zoning Compatibility Worksheet requirements
(including lot coverage / setbacks), and the
Design Guidelines for Historic Properties

Goals and Target Projects

Ordinance modifications must reflect current review procedures as well as address contemporary standards for project submittals, electronic data, proposed demolitions, fee schedules, and owner consent for the designation of landmark properties...
in a manner that does not jeopardize Certified Local Government (CLG) status or participation in other incentive programs

Goals and Target Projects

Comprehensive update of the 1999 architectural survey data to re-evaluate and re-assess changes to the status of properties within the designated Historic District

Amend the National Register Historic District nomination document, as may be required, to reflect the results of the updated architectural survey



Frank Brownfield Gray
Sixth Street School

Goals and Target Projects

Increase community awareness of the positive impact of historic preservation throughout the community with the development of local programming on the Geneva Broadcast Network and in celebration of National Historic Preservation Month

Community Involvement

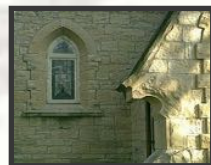
2013 Photography Contest



2014

Historic Preservation Awards

Recognition of Photo Contest Honorees
Presentation of Award Certificates



Wood, Brick & Stone:
Seeing & Celebrating Geneva's Historic Details!

Geneva Historic Preservation Commission Photographic Contest for National Preservation Month - 2013: See It! Save It! Celebrate It!



Third Place

Thomas F. Shockey, Jr.

“Unitarian Church”



Wood, Brick & Stone:
Seeing & Celebrating Geneva's Historic Details!

Community Involvement

Biennial Preservation Awards



2014

Historic Preservation Awards

Presented in conjunction with National Preservation Month
A New Age of Preservation: Embark. Inspire. Engage.

Coordinated by the Geneva Historic Preservation Commission



EXCELLENCE IN EXTERIOR PRESERVATION

The 1852 William Conant House – 127 Hamilton Street

Dr. John R. Cook, DDS
Geneva Dental Care

Joseph McMahan
McMahan Builders



EXCELLENCE IN WINDOW PRESERVATION

The 1905 P. D. Hoyt House – 318 South Fifth Street

Patricia Maclachlan, Owner

Jack O'Connell, Paul Davis Restoration



EXCELLENCE IN EXTERIOR RENOVATION

The 1924 Fargo Theatre Building – 315 West State Street

Carol Boose

Joe Stanton



EXCELLENCE IN EXTERIOR PRESERVATION & ADAPTIVE USE

The 1918 / 1926 Tri-City Garage – 11-21 South Third Street

Michael Simon, Owner

Dan Marshall, Marshall Architects

Bob Rasmussen, JRD Development



EXCELLENCE IN EXTERIOR PRESERVATION & ADAPTIVE USE

The 1848/1857 George & Eliza Patten House – 124 Second Street

Nancy Luyten, Owner

**Jay Barry, JB Enterprises
Scott McNee**



EXCELLENCE IN EXTERIOR PRESERVATION

The 1870 Hull-Howell Building – 101 South Third Street

**Bonnie Byrne
Owner**



**EXCELLENCE IN
EXTERIOR PRESERVATION**

The 1867 Henry Bennett House – 230 East State Street

**Eugene & Sally Ruark
Owners**

What's the Economic Impact?

IL leads the way in encouraging job creation

Posted: Sep 29, 2015 10:52 PM CDT
Updated: Sep 29, 2015 10:56 PM CDT

Written by **Mary-Ann Maloney** [CONNECT](#)



ILLINOIS (KFVS) - Illinois led the nation last year in creating jobs and encouraging private investment through historic preservation efforts.

That's according to the National Park Service and Rutgers University.

Their report showed that a tax credit program administered by the Illinois Historic Preservation Agency yielded \$807 million in private spending on historic rehabilitation projects and created nearly 12,000 jobs.

Pennsylvania was second with \$478 million in spending and about 7,700 jobs.

Illinois projects that went forward last year included overhauling Chicago's Wrigley Building, renovating Peoria's Hotel Pere Marquette, revitalizing Rockford's Peacock Brewery, and opening the new Virgin Hotel in Chicago.

The investment and job creation is made possible by a 20 percent federal income tax credit on

What is Business Community Response?



Of course (preservation regulations result in) mixed opinions. The business community supports historic preservation if it does not interfere with one's development plans. Overall I would say preservation regulations have been positive. Often, if a project does not meet the regulations, it was not a project Geneva would want.



It is the historic setting, through preservation regulation, that gives Geneva its unique shopping district.

It has to be a balance of progress versus preservation, and the City of Geneva has worked to move forward with welcoming business while preserving a sense of history.



We hear grumblings about delays in approvals, but I don't think anyone walks away from a project because of the restrictions. Often it is a concern that the clock is running on loans and financial obligations which makes the need for quicker responses crucial.

When a project requires extra meetings for approval, any delay poses a problem for many businesses. Hopefully, the new business has done its homework and knows what is expected in the Historic District and can move through the steps in good order.



The reason businesses choose Geneva is because of the “positive image” and unique retail environment. The Historic District is one of the factors that contributes to the reputation of success.



a modern interpretation of an american bistro...
backed away in the historic downtown of geneva, IL a place for whiskey lovers and food



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Creating Family Smiles with Personal Care and Modern Technology
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DETAILS CONTACT BICYCLE GENEVA

630-232-8340

A few words about us...



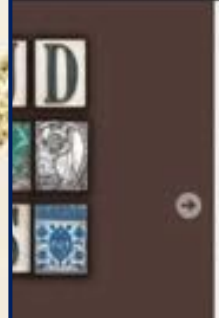
Welcome to The Paper Merchant Website!
Located in beautiful, historic downtown Geneva, Illinois, The Paper Merchant is the go-to store for local patrons and out of town visitors. The building's remarkable history attracts the curiosity of visitors on a daily basis, while our wide variety of gift items has made us one of the unique gems of the downtown shopping district. It is known for its event and wedding invitations, unique gift wrap, boxed stationery, decorative paper plates and napkins, fantastic selection of greeting cards and of course, rubber

SHOP HOURS

Monday- Saturday 9:30 a.m. - 6:45 p.m.
Sunday 12 p.m. to 4 p.m.
CLOSED Memorial Day, Fourth of July, Labor Day, Christmas Day, New Years Day & Easter



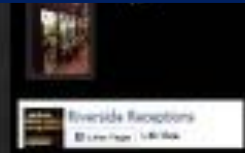
CURRENT TURN-AROUND TIMES
Wedding Albums: 3.5 weeks
Stationery Albums: 3 weeks
In-House Invitations: 5-7 days
In-House Stationery: 2-3 days

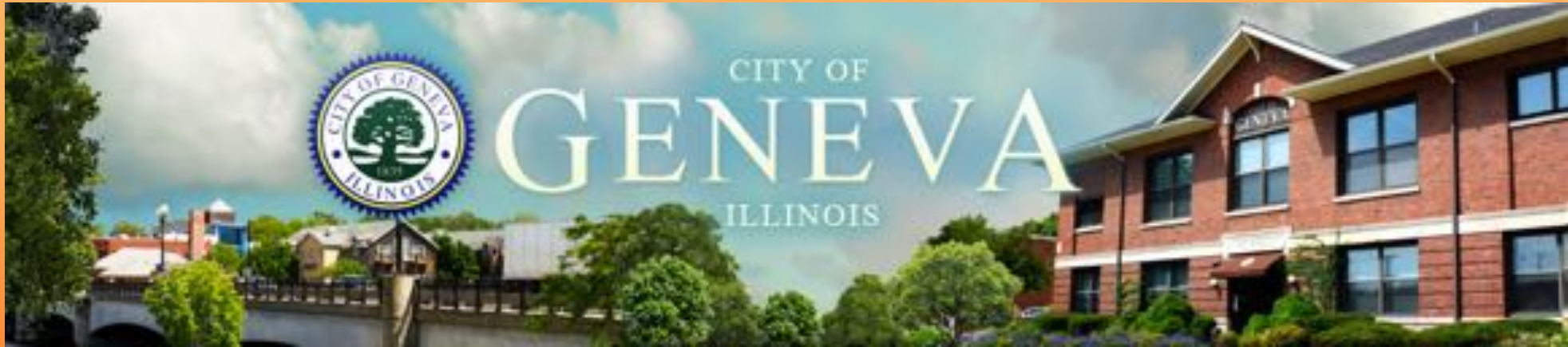


old and cozy as can be. The light streams in here, like 'The Trophy' choices.

WELCOME
Friends & even the wildest dreams is possible.
Our most treasured are great memories wrapped in happiness. Friends are memories.
Just that, all a great experience.

Whether there for meetings, banquets, corporate events, rehearsal dinners, showers, birthdays, graduations, anniversaries and more.
A beautiful setting, wonderful cuisine and a caring professional staff. These are the ingredients that will ensure you a memorable event.





By documenting patterns of investment and growth, it is apparent that the benefits of the historic setting outweigh the negatives of additional regulations. If this were not true the City would have more instances of disinvestment and vacancy. The historic district is very successful when compared to the City as a whole. The sales have grown more rapidly in the downtown than in other sectors of the City.

--Cathleen Tymeszzenko, Economic Development Director
City of Geneva, Illinois

Questions and Comments
