

CITY OF BATAVIA

100 N. Island Ave., Batavia, IL 60510
(630) 454-2000 www.cityofbatavia.net

HISTORIC PRESERVATION COMMISSION

March 28, 2016

5:30 PM

City Hall – City Council Chambers – 1st Floor

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Approval Of Minutes: March 14, 2016
Documents: [HPC 3-14-16_DRAFT.PDF](#)
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 107 North Batavia Avenue
Partial Siding Replacement (Integrity Remodeling, applicant)
Documents: [107 N BATAVIA--SIDING REPLACEMENT COA PACKET.PDF](#)
7. COA Review: 27 North River Street
Front Glass Enclosure Replacement (Mary Claire Harris, applicant)
Documents: [27-29 NORTH RIVER ST--2016 STOREFRONT REPLACEMENT COA PACKET.PDF](#), [RIVER STREET BUILDINGS- PRESENTATION.PDF](#)
8. Updates
 1. 7 East Wilson Street—Historic Inspection
 2. Anderson Block Building—Masonry Maintenance
 3. Significant Historic Building Inspection Program
 4. 10/12 North River Street—Historic Inspection
 5. 227 West Wilson Street—Historic Inspection
 6. 109 South Batavia Avenue—Historic Inspection
 7. 8 North River Street—Historic Inspection
 8. 16 East Wilson Street—Historic Inspection
9. Other Business
10. Adjournment

Historic Preservation Commission

Phil Bus, Chair

Kurt Hagemann, Vice Chair

Doris Sherer

Doug Sullivan

Belinda Roller

MINUTES
March 14, 2016
Historic Preservation Commission
City of Batavia

Please **NOTE:** These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

1. Meeting Called to Order

Chair Bus called the meeting to order at 5:30pm.

2. Roll Call

Members Present: Chair Bus; Vice-Chair Hagemann; Commissioners Sherer, Roller (entered at 5:32pm) and Sullivan

Members Absent: None

Also Present: Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

3. Items to be Removed, Added or Changed

There were no items to be removed, added or changed.

4. Approve Minutes for February 22, 2016

Motion: To approve the minutes for February 22, 2016

Maker: Hagemann

Second: Sherer

Voice Vote: 4 Ayes, 0 Nays, 1 Absent
Motion carried.

5. Matters From the Public (for items not on the agenda)

Historic Preservation Commission (HPC) Chair Bus asked if there were matters from the public for items not on the agenda. There were none.

*Roller entered the meeting at 5:32pm

6. COA Review: 143 South Batavia Avenue – Wall Signage (Catherine Sanzeri, applicant)

Chair Bus noted that this building is a significant building in the historic district. He welcomed the applicant to address the Commission.

Catherine Sanzeri, 766 Hickory Lane, reported that she is moving to a larger location and needs new signs made to fit the location. Roller asked if there was anything planned for the left or the right of where the sign would be placed. Sanzeri answered that it would be painted beige. The

signs would be made of wood and are identical to the current signs she has now, just different dimensions.

Sanzeri noted that she would like to put some signage in the windows in the future. Albertson commented that window signage can only be 25% of the window and window signage is not something that requires a permit.

Motion: To approve the COA as presented

Maker: Sullivan

Second: Hagemann

Roll Call Vote: **Aye:** Hagemann, Sherer, Sullivan, Roller, Bus

Nay:

5-0 Vote, 0 Absent, All in favor, Motion carried.

7. COA Review: 14 North VanBuren Street – Roof and Exterior Renovations (Williams Architects, applicant)

Jim Eby, 30 North Albert Avenue, addressed the Committee. He announced that along with him were Doug Holzrichter, Project Principal on this job, and Tom LaLonde, Principal with Williams Architect. Eby stated that the current roof was installed in 1928 and it was the second roof put onto the building. The original shake shingles are under the current roofing system. The roof system contains asbestos. There would be masonry renovations as well. They would like to begin this process in May and be completed by early fall.

Holzrichter, Williams Architects, showed the Commission a sample of the roof material. The shingles were from GAF and were Sienna Shingle in the color of Harbor Mist. Harbor Mist is described as a slate coloration close to the existing and the shingle structure mimics the appearance of wood. He continued that the building stone needs to have tuck-pointing and cleaning. The cleaning would take off the organic material that is growing on the stones. A local stone will be used for in kind replacement. Bus asked who is doing the stone masonry. Holzrichter stated an RFQ is out and they expect to have three or four contractors to qualify. Once collected they will be soliciting bids.

Bus asked for Jim Eby to stay in contact with Jeff Albertson throughout this process. He is especially interested in hearing updates on the stone masonry. Bus stated that for the stone replacement, the fact that they would be making an effort to use the local limestone for in kind replacement is a great thing. Bus noted that it would be interesting to see the stone mason do the work. Eby stated that Jeff would be kept up to date. Bus asked if there is a seal for the limestone. Holzrichter stated that there are products that consolidate the limestone. The representative stated that the condition was that there was no need for a sealer at this time. At this time we would be using a gentle cleaner on the stone to remove the organic growth. Sealing it is not needed at this time. He noted that some of the products out there have a negative effect on the stone so we were pleased to hear that it was in adequate condition with some localized replacement. Bus asked if you are replacing copper with copper and he stated that they are. Holzrichter stated that they would maintain the detail on the downspout gutters as well. They will also be making minor repairs to the bell tower roof to repair a couple of holes. Eby explained that they feel the holes are

from lightening damage. Roller asked about the bell tower roofing and Holzrichter answered that the roofing on the bell tower is not going to be replaced, only repaired.

Motion: To approve the COA as presented with the shingles from GAF, Sienna Shingle in the color of Harbor Mist
Maker: Hagemann
Second: Roller

Discussion was held on the motion. Sullivan asked if there was any follow up needed once the permit application has been submitted. He asked if the HPC review is enacted once a permit review is submitted. Albertson answered that HPC review is not tied to permit applications. Bus asked for progress updates to the HPC with this project. Hagemann stated that it would be great to have an update at the meetings on this. Eby noted that the website and Facebook page would have updates.

Roll Call Vote: **Aye:** Hagemann, Sherer, Sullivan, Roller, Bus
 Nay:
 5-0 Vote, 0 Absent, All in favor, Motion carried.

8. Informal Discussion: 27 North River Street – Front Glass Enclosure Replacement (Mary Claire Harris, applicant)

Chair Bus reported that this building is a significant building.

Bruce Harris, Geneva IL, applicant, reported that the front glass enclosure that is currently on the building is rotted out and needs to be replaced. He, Mary Claire Harris, and John Hamel (owner of Pal Joeys) are all in attendance tonight to discuss a possible replacement to the front vestibule. Harris reported that Mr. Hamel is putting in a wine/piano bar at that location and they would like to install something that is more energy efficient and more practical. Harris continued that they would like to give the Commission an idea of what they would like to do and get the Commission's input prior to submission of the final drawings.

Mary Claire Harris distributed a handout to the Commission titled '27 North River Street, Batavia IL Storefront Replacement.' The hand out gave the south, east, and north elevations along with a floor plan, roof drainage picture, and information on the metal roof system. Bruce Harris stated that the framing would be anodized aluminum and the color of the building would be painted a taupe color. Frame and paint color examples were provided to the Commission. The windows would be double paned glass. Hamel stated that he would prefer to not have a tint to the glass used on the enclosure. Examples of the bug screens and colors were shown to the Commission.

Bruce Harris stated that he would like to have the application filled out and an architectural drawing available to the HPC by the next meeting. They would like to get onto the next meeting's agenda to give them ample time to order the products so that it could be installed early spring. Harris explained that River Street is very viable from April to October and they would like this business open as soon as possible to take advantage of that time.

Bus asked if there were any zoning issues. Albertson answered not with an in kind replacement. Bus asked if there was an HPC meeting scheduled for the 28th. Albertson stated that the HPC could meet if there were agenda items. Albertson added that as long as the applicant files the application a week from today it would be on the next meeting's agenda.

The Commission asked the applicant for the following:

- Submission of drawings with color renderings
- Pictures of the adjacent buildings
- Installation of Low E windows are acceptable
- Albertson noted that an 18 inch knee wall is acceptable in the code
- Electronic application submittal due a week from today in order to be on the March 28th meeting

Hamel asked if they came with all the needed information at the next meeting if it could be approved at that meeting to move this project forward. Hagemann stated that a decision could be made on the March 28th meeting if all the necessary documents are submitted.

9. Updates:

- **7 East Wilson Street – Historic Inspection**
- **Anderson Block Building – Masonry Maintenance**
- **Significant Historic Building Inspection Program**
- **10/12 North River Street – Historic Inspection**
- **227 West Wilson Street – Historic Inspection**
- **109 South Batavia Avenue – Historic Inspection**
- **8 North River Street – Historic Inspection**
- **16 East Wilson Street – Historic Inspection**

Albertson stated that there were no updates.

Bus reported that the 10/12 North River Street put up the artificial stone.

10. Other Business

Hagemann reported that no response has been received from the Richard Driehaus award foundation. Hagemann stated that the executive director from Batavia MainStreet will look into additional information and Jeff Albertson will call to get more information and schedule a presentation on the certified local government.

11. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:17pm; Made by Sherer; Seconded by Sullivan. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith



City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2700
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property Address 107 N. Batavia Ave

Owner's Name Tom Sinkiewicz

Property Identification Number 12-22-131-015
 Existing/Proposed Zoning Ordinances Yes No
 Zoning DMU

Phone Number _____
 Mobile Number 650-967-6446
 E-Mail ebenseth@aol.com

Submittal Date 3/18/2016

Project Description:
Remove and Replace damaged siding on the back of the building just around the refrigeration unit. There are currently 2 types of siding on the building. We would like to use fiber cement siding to match what is existing on the North side of the building.

Applicant's Name Integrity Custom Remodeling
 Applicant Address 75 E. Rickard Dr. Oswego IL 62553
 Phone Number 630-461-7899

Mobile Number _____
 E-Mail integritybuilders06@gmail.com

Applicant Signature [Signature]
 Owner Signature _____

TYPE OF WORK
 (Check All That Apply)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Whole Primary Structure |
| | <input type="checkbox"/> Addition | <input type="checkbox"/> Part Primary Structure |
| | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding |
| | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Relocation of Building |

Additional Information to be Submitted with Application – Digital Format If Available

- | | |
|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> Porch – Maintenance and Minor Repair |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch – Major Repair and Reconstruction |
| <input type="checkbox"/> Awning or Canopy | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input type="checkbox"/> Door | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Security Doors or Windows |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Light Fixture | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Mechanical System Units | <input checked="" type="checkbox"/> Siding |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Material Change (wood, brick, etc) | <input type="checkbox"/> Solar Collectors |
| <input type="checkbox"/> Painting (paint removal etc) | <input type="checkbox"/> Storm Doors or Windows |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping) | <input type="checkbox"/> Windows, Skylights |
| <input type="checkbox"/> Photographs of building(s) | <input type="checkbox"/> Others _____ |

Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

- A. Drawings, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior, to-scale drawings with dimensions will be required for major changes in design (e.g., roofs, facades, porches, and other prominent architectural features)
- B. If application is for any feature not on the primary structure, include a site plan. A site plan will not be required if there is no change to the existing structure or any proposed new structure.
- C. If changes to building materials are proposed, include samples.

New Construction/Additions

Include the following materials where appropriate and check appropriate box if included.

For primary structure, outbuilding or addition:

- 1. Fully dimensioned site plan
- 2. Elevation drawings of each façade with dimensions and specifications
- 3. Drawings, photographs, samples and manufacturer's illustrations

Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

Structure Demolition

1. Photographic evidence supporting the reason for demolition
2. Describe the proposed reuse of the site, including drawings of any proposed new structure
3. If economic hardship is claimed, include evidence that hardship exists (Criteria set forth in Section 7-2 of Title 12)

Structure Relocation

1. Explain what will be moved, where and why.
2. If a structure will be moved into the district from outside, include photographs.
3. Include a site plan showing proposed location of the structure on the new parcel. Describe any site features that may be altered or disturbed (e.g., foundations, walls)

THIS FORM IS NOT A BUILDING PERMIT APPLICATION

FOR OFFICE USE ONLY BELOW

Property is: Significant Contributing Non-Contributing

Signature of Historic Preservation Commission Chair

Date of Commission Review

City Council Action: Date _____ Vote Record _____ Not Applicable _____

Conditions: YES*/ NO

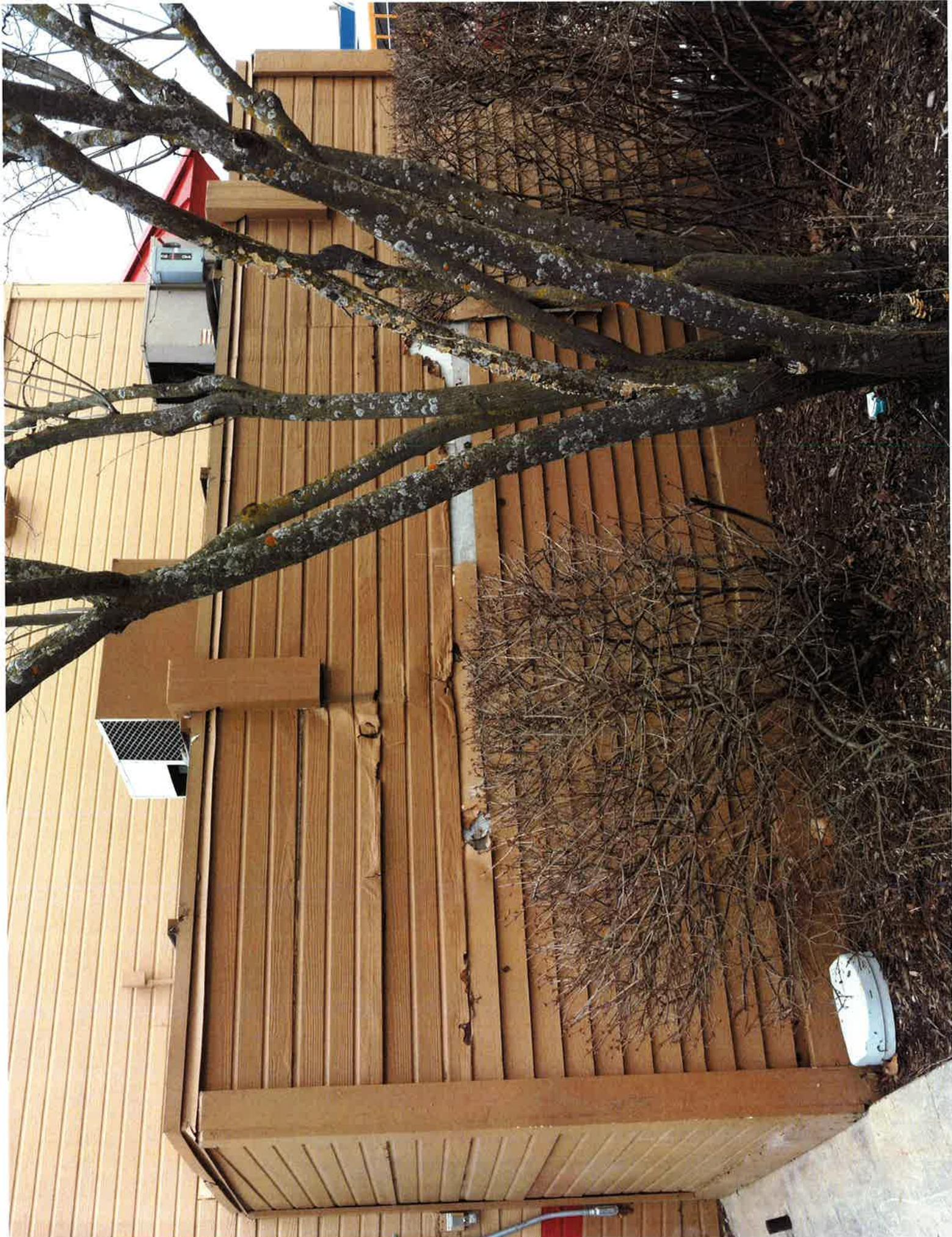
*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.







CONFIRM ORDER HERE



City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2700
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property Address 27 & 29 N. River ST

Property Identification Number 12-22-203-038
 Existing/Proposed Zoning Ordinances ___ Yes ___ No
 Zoning DMU

Submittal Date 3/16/2016

Owner's Name RIVER ST. BUDGS
 Phone Number 630-761-0951
 Mobile Number 630-638-0952
 E-Mail mca@bruceharris.com

Project Description :

TEAR DOWN AND REBUILD OF
27 AND 29 NORTH RIVERS
GLASS FRONT VESTIBULE.
REPLACE WITH NEW HIGH
EFFICIENT GLASS STOREFRONT.
27 N. WILL ALSO INCLUDE BIFOLD
WINDOWS.

Applicant's Name MARY CLAIRE HARRIS
 Applicant Address 21 N. RIVER ST. BATAVIA
 Phone Number 630-761-0951
 Mobile Number 630-638-0952
 E-Mail mca@bruceharris.com

Applicant Signature Mary Claire Harris
 Owner Signature Mary Claire Harris

TYPE OF WORK
 (Check All That Apply)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition |
| | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Whole Primary Structure |
| | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Part Primary Structure |
| | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding |
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| <input type="checkbox"/> Door | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Security Doors or Windows |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Light Fixture | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Mechanical System Units | <input type="checkbox"/> Siding |
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| <input type="checkbox"/> Material Change (wood, brick, etc) | <input type="checkbox"/> Solar Collectors |
| <input checked="" type="checkbox"/> Painting (paint removal etc) | <input type="checkbox"/> Storm Doors or Windows |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping) | <input checked="" type="checkbox"/> Windows, Skylights |
| <input type="checkbox"/> Photographs of building(s) | <input type="checkbox"/> Others <u>BIFOLD WINDOWS</u> |

Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

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FOR OFFICE USE ONLY BELOW

Property is: Significant Contributing Non-Contributing

Signature of Historic Preservation Commission Chair

Date of Commission Review

City Council Action: Date _____ Vote Record _____ Not Applicable _____

Conditions: YES*/ NO

*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.

Repairs to 27 and 29 N. River Street, Batavia, IL 60510

We will be tearing down the existing glass atrium and rebuilding it.

The glass framing will be anodized aluminum.

The glass is 1 inch low E.

The bi fold window system is LaCatina.

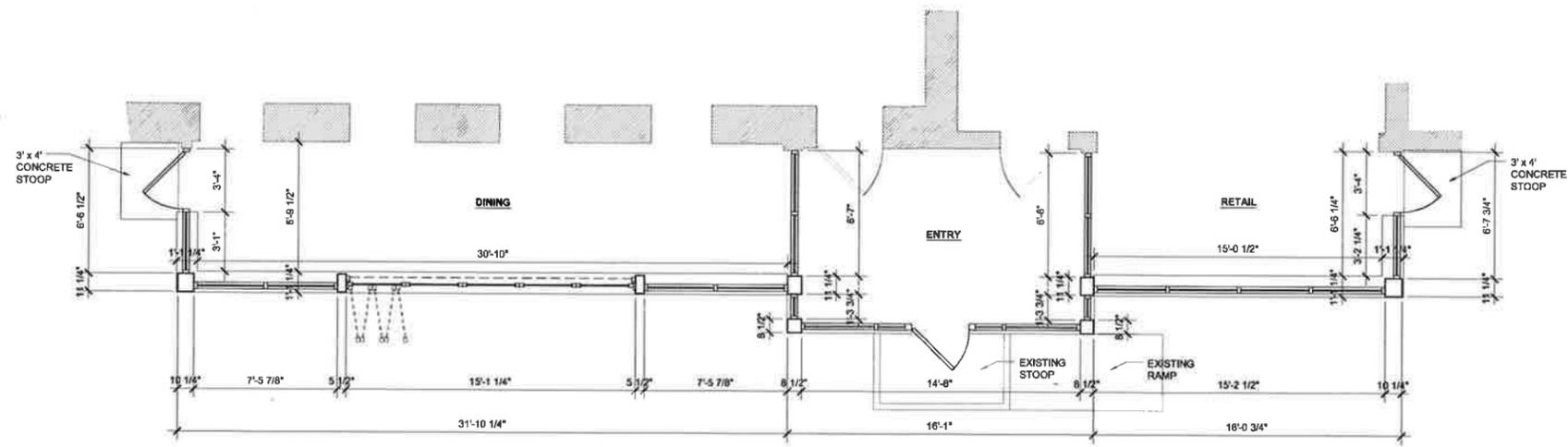
The new roof is a pre finished metal interlocking system with snow locks to be put over existing roof.

The knee wall is 18 inches and is faced with brick to match the existing brick.

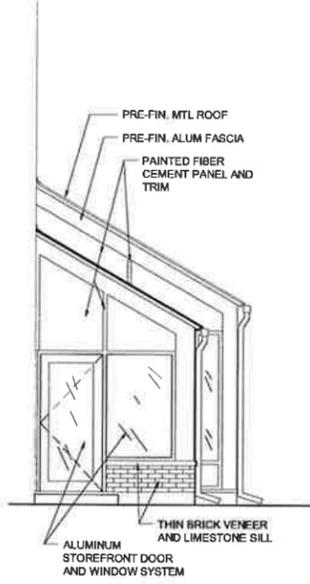
Color of the anodized glass framing will be Bronze by LaCatina

Color of the new roof will be Colonial Red by Firestone Building Products

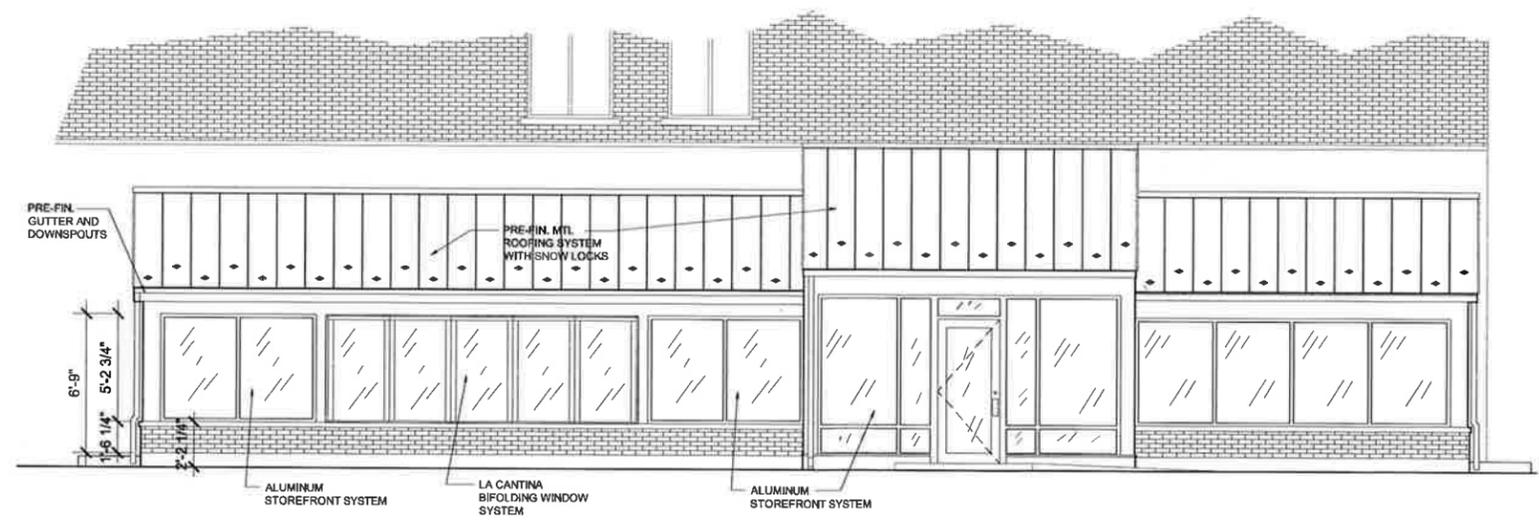
Color of the paint to repaint the building will be Durango by Benjamin Moore



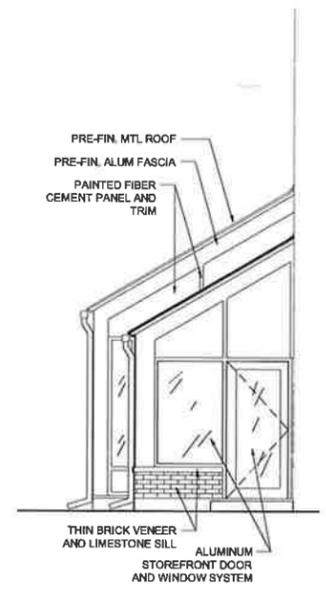
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

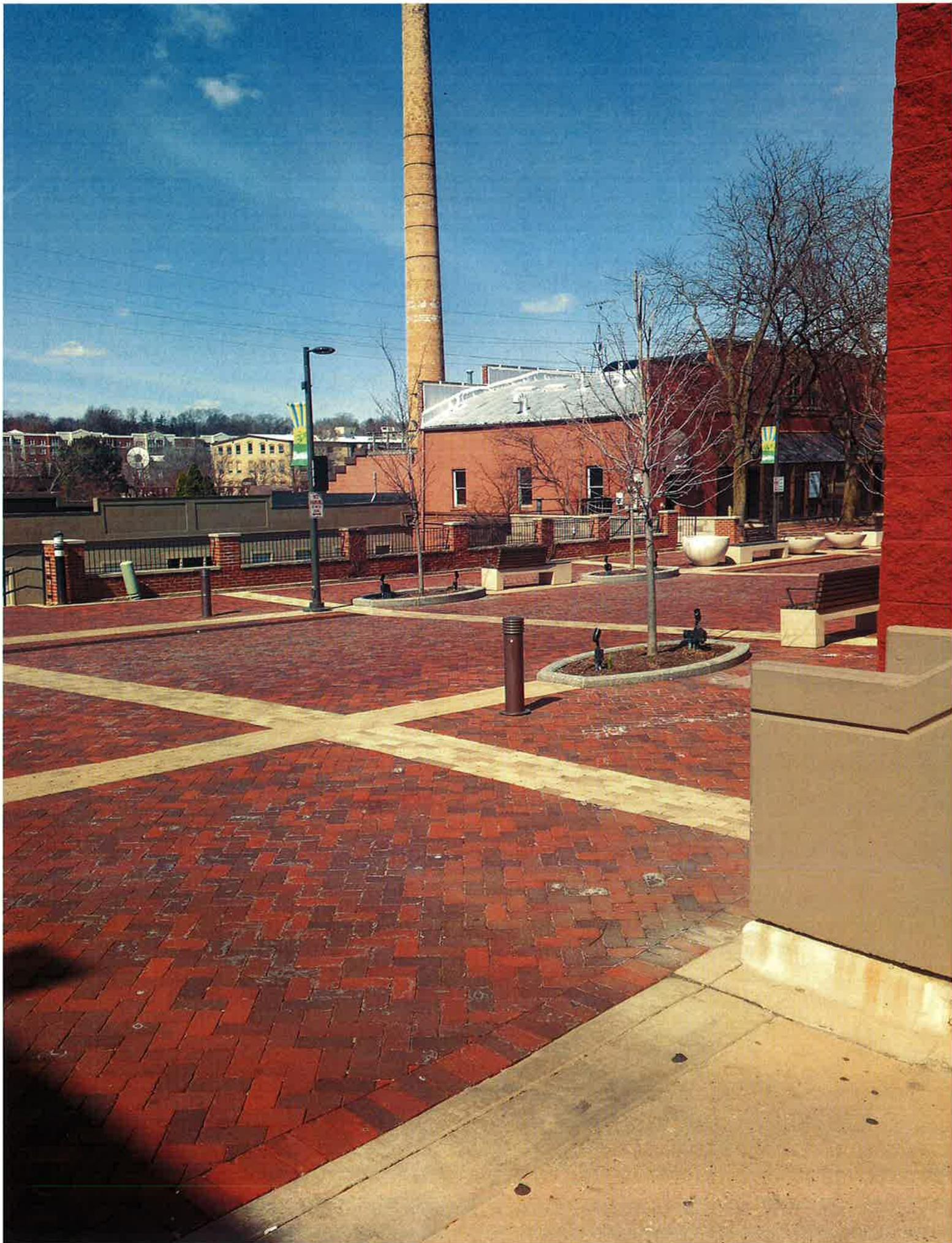


4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

korte architecture

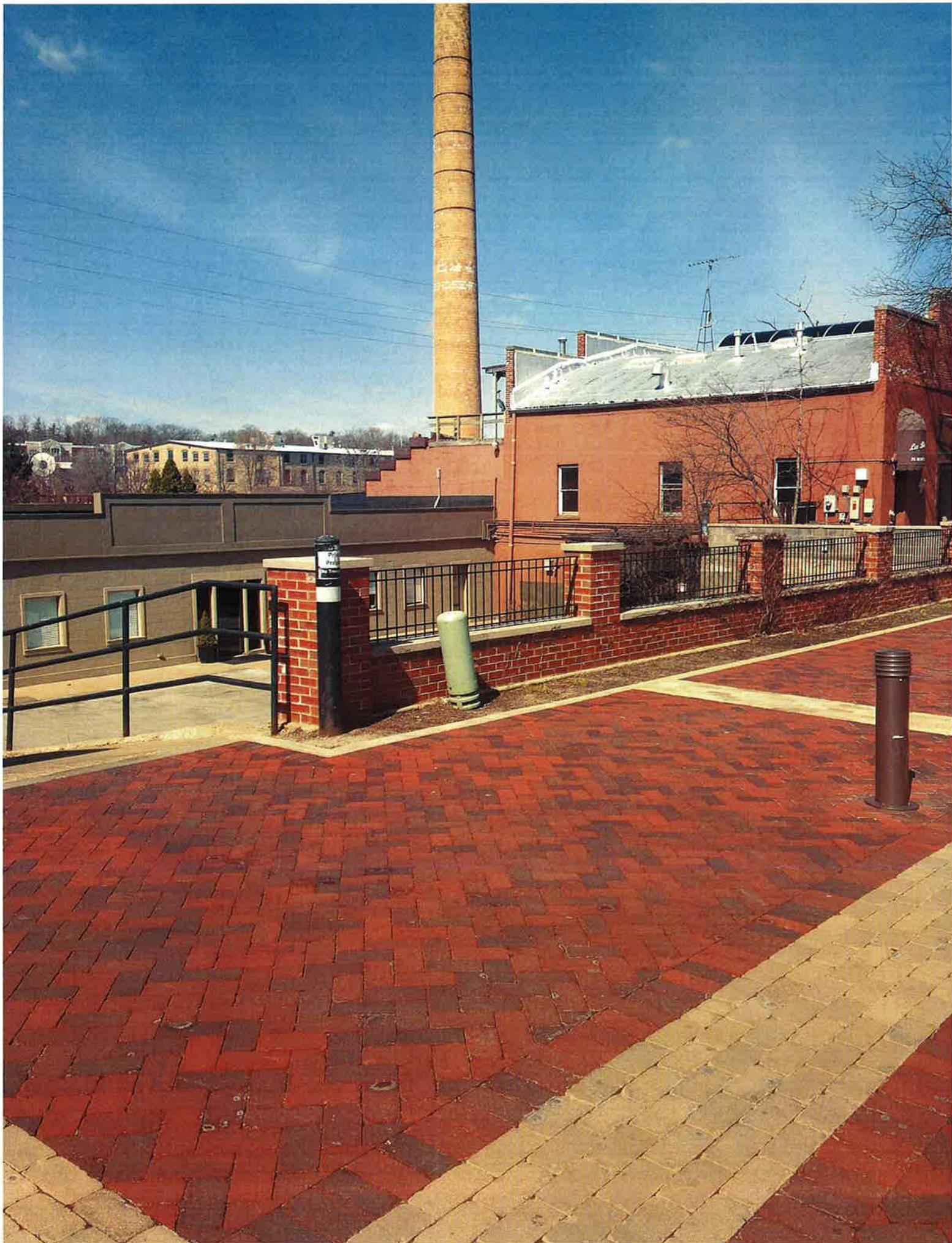
Crystal Lake IL 60014
ph 815.444.9150
kortearchitecture.com

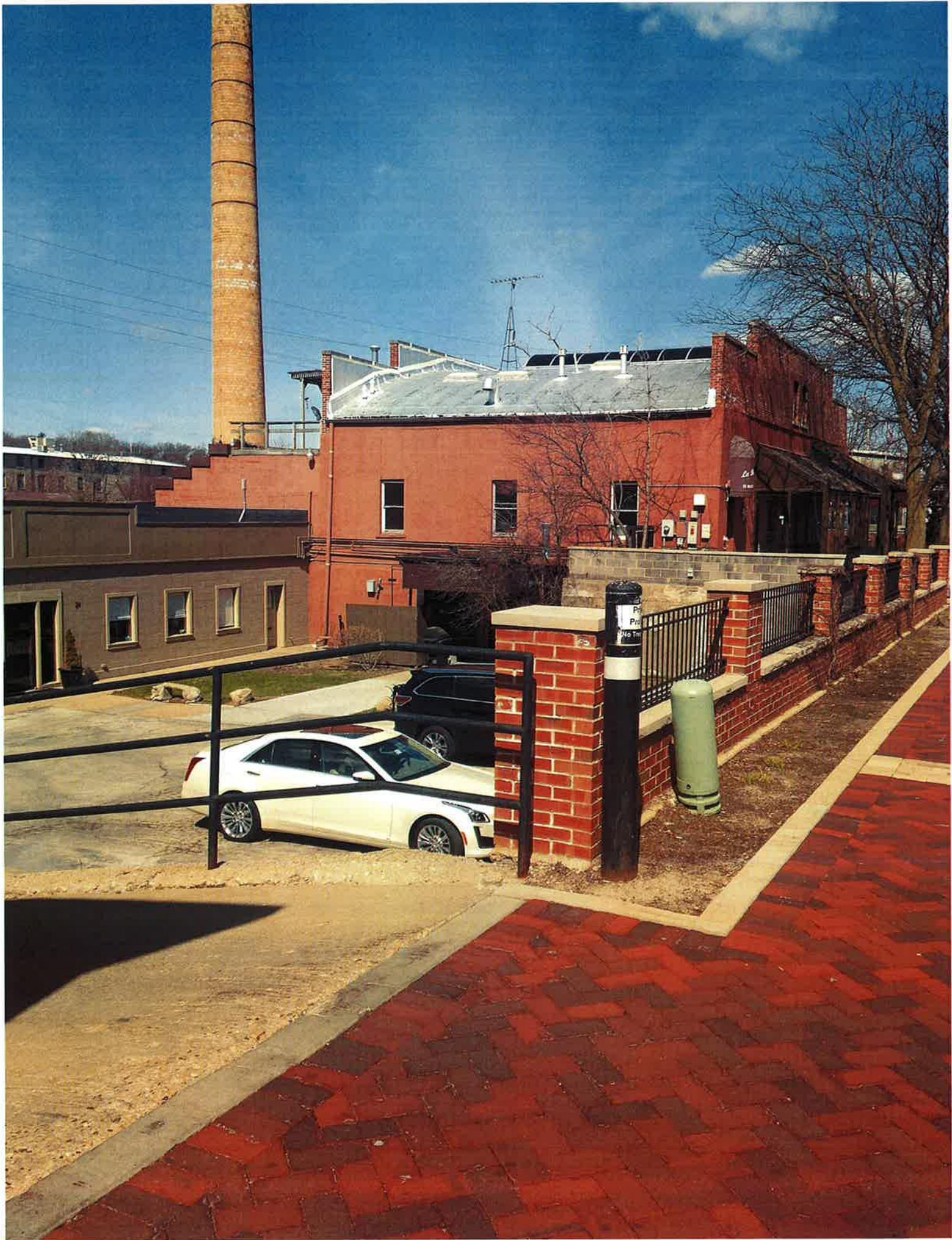
ISSUANCE	
DATE	
DRAWN BY:	PROJECT NUMBER: 1603
PROJECT: 27 N. RIVER STREET STOREFRONT REPLACEMENT 27 N. RIVER STREET BATAVIA, ILLINOIS 60510	
SHEET CONTENTS: FLOOR PLAN ELEVATIONS	
SHEET NO. A1.0	







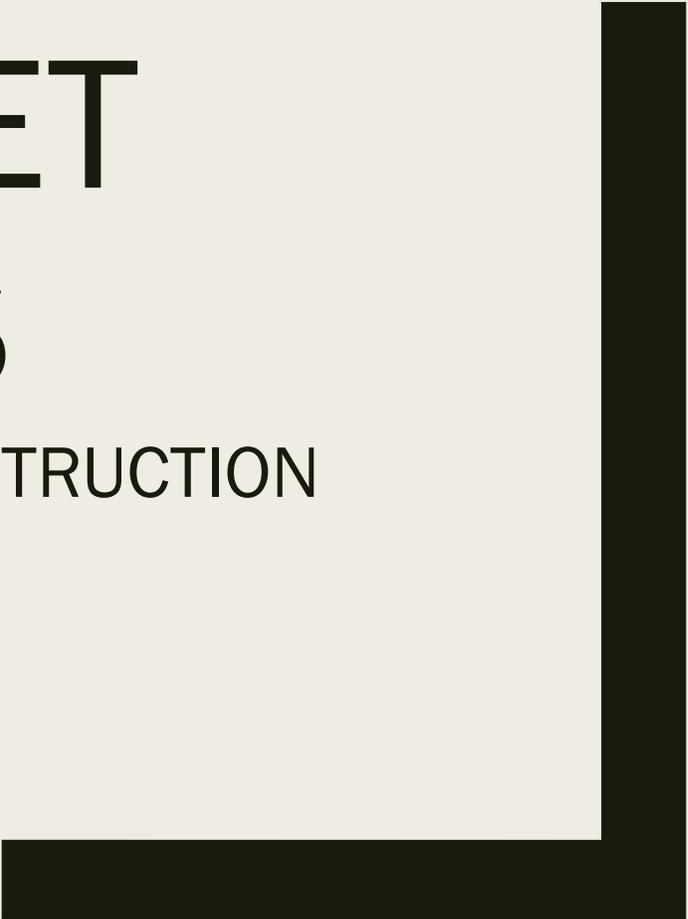






RIVER STREET BUILDINGS

27-29 N RIVER STREET- ATRIUM CONSTRUCTION



Summary of work to be completed

- Tear down of existing glass atrium and rebuilding it.
- Repainting of exterior walls in Durango.
- Replacing the glass framing with anodized aluminum.
- Replacing glass with 1 inch low E.
- Putting in a new LaCatina bi-fold window system.
- Replacing existing metal roof, with pre-finished metal interlocking system with snow locks.
- Putting in new 18 inch knee wall, will be faced with brick to match the existing brick.
- Foundation will be the original cement foundation.
 - Color of anodized glass framing will be Bronze by LaCatina.
 - Color of new metal roofing will be Colonial Red by Firestone Building Projects.
 - Color of the new exterior paint will be Durango by Benjamin Moore.

Exterior Building Paint Color

Benjamin Moore:
Durango



Anodized Glass Framing

LaCantina Doors:
Bronze

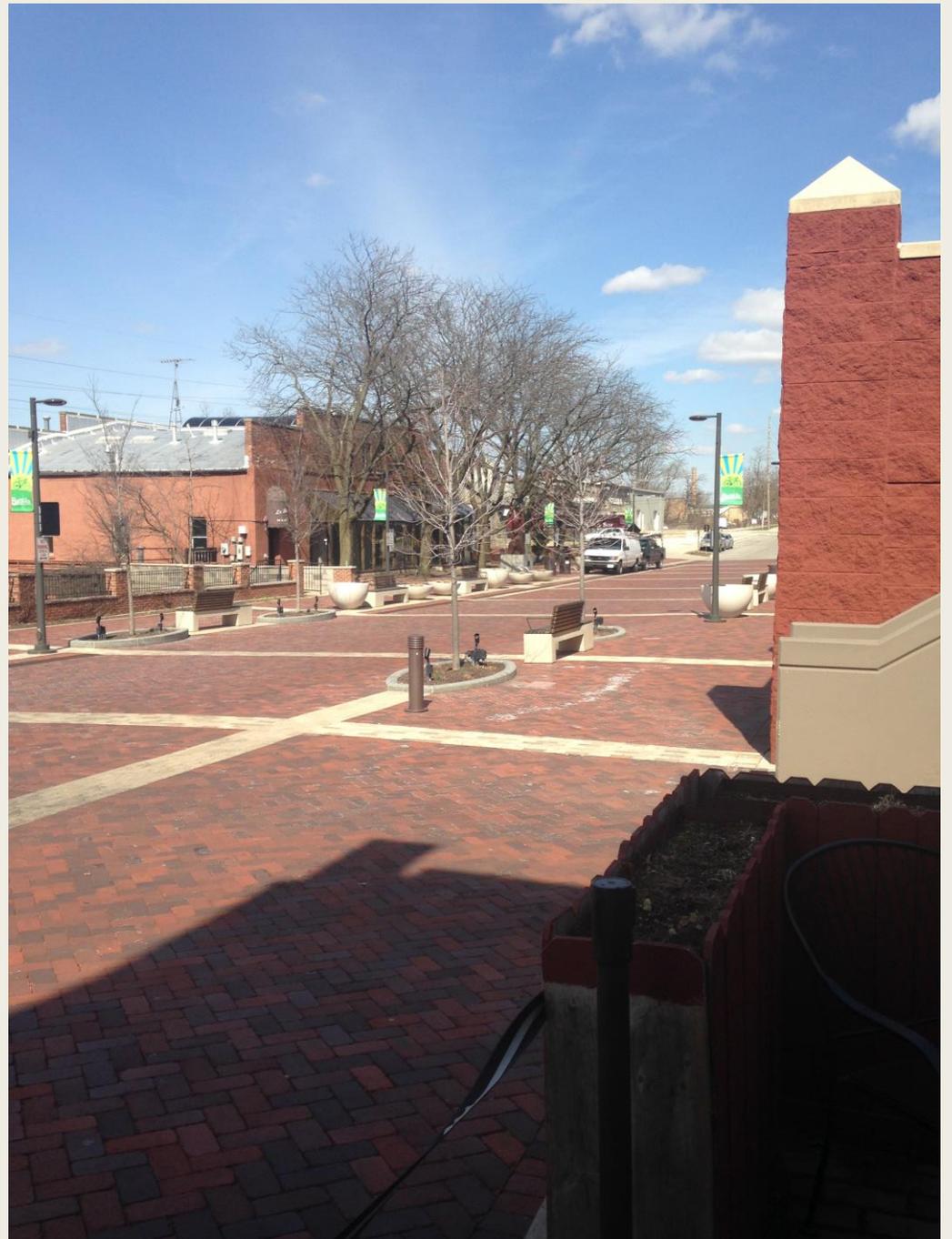


Metal Roofing Color

Firestone Building Products:
Colonial Red



North River Street



North River Street



North River Street



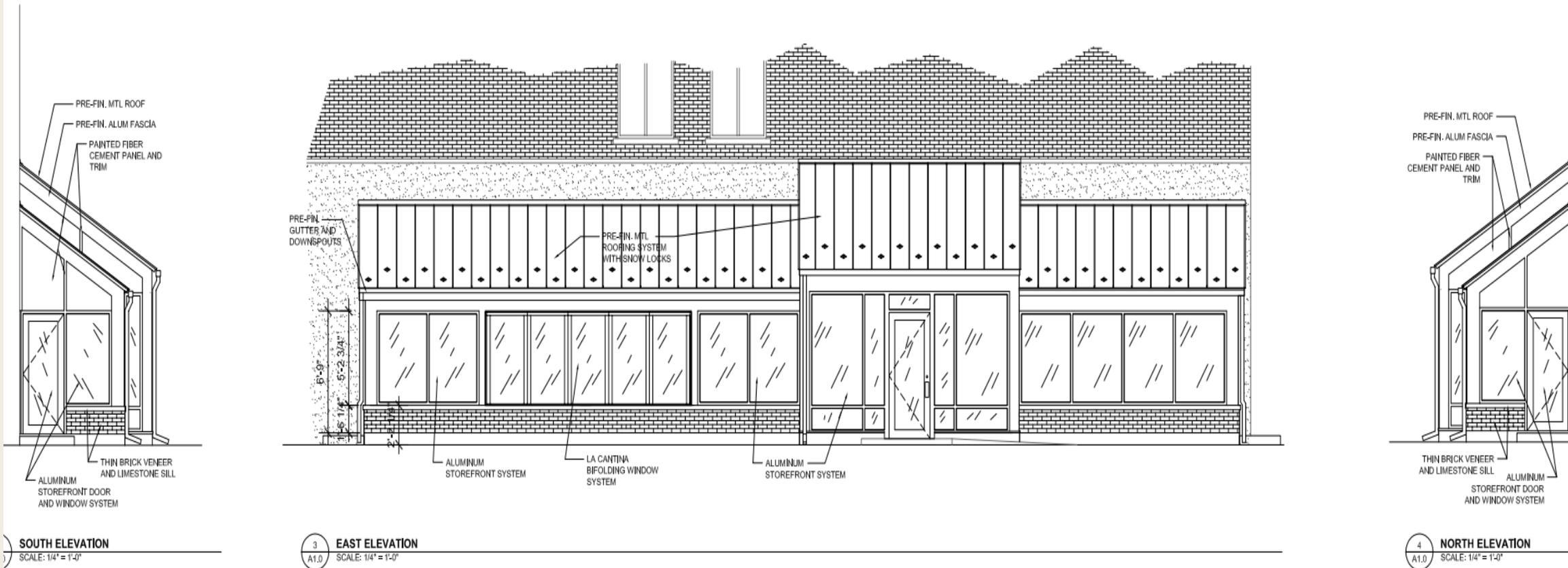
North River Street



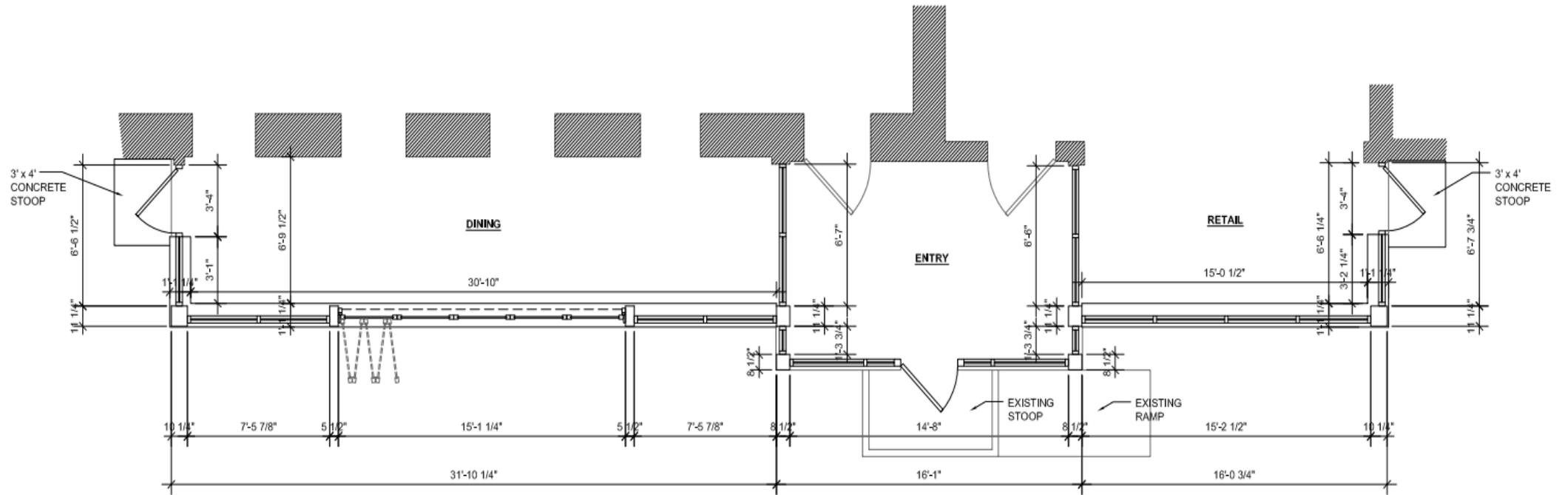
North River Street



Store Front Concept Drawing



Floor Plan Concept Drawing



1 FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"

