Pursuant to 5 ILCS 120/7 as amended by Public Act 101-0640 and in the interest of public health and safety, this Commission meeting will be held remotely.

To participate in the live meeting use the webinar link below to register for the event:
Registration Link - https://cityofbatavia.net.zoom.us/webinar/register/WN_WzEiK8BRTEOrparZ_0SU3g. You will need to provide your name and email address

Residents can listen by phone to the Historic Preservation Commission meeting by dialing (312) 626-6799 and using the webinar ID 982 9519 5429 and Webinar Passcode 936147 when prompted. Callers can ask questions by pressing *9 to raise their hand.

Questions and comments regarding agenda items can be submitted prior to meeting by emailing jalberts@cityofbatavia.net.

1. Call To Order
2. Roll Call
3. Approval Of Minutes
   March 22, 2021
   Documents:
   HPC 3-22-21 FINAL MINUTES.PDF
4. Items Removed/Added/Changed
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 222 East Wilson Street—Monument Sign (Wilson Street Mercantile, Applicant)
   Documents:
   222 E WILSON ST--COA PACKET MONUMENT SIGN--2021.PDF
7. COA Review: 20 North Island Ave - Wall Sign (Joe Schullo, Applicant)
   Documents:
   20 N ISLAND AVE--WALL SIGN PACKET--2021.PDF
8. COA Review: 14 North Washington Avenue - Demolition (Barco Products, Applicant)
   Documents:
   
   14 N WASHINGTON AVE--DEMO COA(2).PDF

9. Updates

   1. 7 East Wilson Street—Historic Inspection
   2. Anderson Block Building—Masonry Maintenance
   3. Significant Historic Building Inspection Program
   4. 227 West Wilson Street—Historic Inspection
   5. 16 East Wilson Street—Historic Inspection

10. Other Business

11. Adjournment

Historic Preservation Commission
Phil Bus
Jennifer Faivre
Kurt Hagemann, Vice-Chair
Kyle Hohmann, Chair
Jamie Saam
MINUTES  
March 22, 2021  
Historic Preservation Commission - Virtual  
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 Commission/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
   Vice-Chair Bus called the virtual meeting to order at 5:30pm.

2. Roll Call

   Members Present:  Vice-Chair Bus; Commissioners Hagemann, Faivre and Saam
   Members Absent:  Chair Hohmann
   Also Present:  Mayor Schielke; Jeff Albertson, Building Commissioner; Scott Buening, Director of Community Development; and Jennifer Austin-Smith, Recording Secretary

   Jeff Albertson announced that Doris Sherer has resigned from the Commission.

3. Approval of Minutes: February 8, 2021

   Motion:  To approve the minutes from February 8, 2021
   Maker:  Hagemann
   Second:  Saam
   Roll Call Vote:  Aye: Hagemann, Bus, Saam, Faivre
   Nay:
   4-0 Vote, 1 Absent. Motion carried.

4. Items to be Removed, Added or Changed
   There were no items to be removed, added or changed.

5. Matters From the Public (for items not on the agenda)
   There were no matters from the public.

6. COA Review: 29 South River Street – Wall Sign
   (Tiffani Johannsen, applicant)
   The Historic Preservation Commission (HPC) reviewed the Certificate of Appropriateness (COA) with the applicant utilizing the shared screen option of Zoom. Tiffani Johannsen, applicant, shared that the sign is 32x96 with vinyl lettering. The sign would be a wood board sign, black lettering, white background and copper boarder. Vice-Chair Bus suggested a protective covering be placed over the vinyl lettering of the sign for longevity.
Motion: To approve the COA as presented
Maker: Hagemann
Second: Sherer
Roll Call Vote: Aye: Hagemann, Bus, Saam, Faivre
Nay: 4-0 Vote, 1 Absent. Motion carried.

7. COA Review: 14 North Washington Avenue

Demolition (Barco Products, applicant)
Albertson reported that demolition is a multi-step process for this Contributing building. The intention of this first meeting is to look at the information submitted and make sure that there is enough information for deliberation. The applicant could be requested to provide more information to the HPC if needed. The HPC cannot make a decision at the first meeting, it has to go to the second meeting and then a decision could be made at that time. This does require a two-part meeting. Albertson discussed the four primary factors with the Commission and noted that at least one of those has to be met in order to recommend approval for the demolition. Albertson noted that there are eight secondary factors in this application that you can consider if you choose to do so. The Commission viewed pictures of the structure via the shared screen feature of Zoom.

Morgan Mosely, representative of Barco and the applicant, addressed the Commission. He shared that he has worked with the property owner for years. The house right now has sat for fifteen to twenty years with no one in it. The exterior is completely rotted. The limestone foundation is crumbling on the exterior. There is an existing chimney that is ready to fall. The porch is rotted. The house needs to be completely redone. The roof is fairly new, ten to fifteen years old, because it was starting to leak on the inside. There is some structural damage on the floor joist from being wet. The basement has had six inches of water in it. The foundation needs a lot of work. To completely redo the building would cost quite a bit.

Mosely reported what the owner is proposing to do is to tear down the building, completely clean the side off and propose a landscape design. If the City wanted to get rid of the entrance off of Route 25, which is somewhat dangerous, he would fence right across it and get rid of that approach. The property owner wants to beautify the area as opposed to spending over $150-200,000 trying to update this old structure. Mosely noted that at one point of time the owner had sixty people parking in the parking lot but due to COVID the need for parking has changed dramatically. He currently has only ten people parking in that area, which is why there is no parking lot expansion in the proposed site plan.

Vice-Chair Bus stated that the building has been falling apart for a long time. Bus asked when the building was built and who the previous owners were. Albertson answered that the home was built in 1885. Mayor Schielke stated that it was known as the Hoover house. Faivre asked how long the property owner owned this house. Moseley answered that he believes it was five to six years ago. Faivre asked what the intentions were for this house with the property owner. Albertson answered that the property owner removed the garage to make room for a drive through. Moseley answered that, initially, the idea of purchasing the house was to add more parking. Another thought was putting money into it to lease out the house. However, the return of investment was very low to cover the renovation costs with rent. It did not make sense to spend a lot of money on the house.
Buening asked if the owner would consider allowing the house to be moved to another location. Moseley answered that if someone wanted to buy the house and move it he’s sure he would be fine with that.

The HPC reviewed the proposed site plan including landscaping and fencing with entrance from Route 25 removed. Hagemann stated that this is something that we knew would be coming to us and that the only reason for the Contributing classification on this building is because of the fact that it is on the same property of the Louise White School. He continued that this building does not hold a major historical significance to the town. The Commission reviewed the primary and secondary criteria. Faivre stated that it is shame to loose a home that was built in 1885. Hagemann asked the applicant to provide within which of the four primary criteria does this demolition fall. Moseley answered the monetary cost and he does not want to rent out the house or sell it and loose that portion of his property.

Motion: To accept the application as submitted and put it on the agenda of our next meeting
Maker: Hagemann
Second: Faivre
Roll Call Vote: Aye: Hagemann, Bus, Saam, Faivre
Nay: 4-0 Vote, 1 Absent. Motion carried.

The next HPC meeting is Monday, April 12th. Moseley stated to let him know of any information that is needed and he would have it ready for the next meeting. Bus asked for an itemized list of the foundation, structural integrity, electrical, plumbing and costs of bringing this building up to code so the HPC gets a feel for addressing the deficiencies of an old house like this.

8. Updates:
   1. 7 East Wilson Street – Historic Inspection
   2. Anderson Block Building – Masonry Maintenance
   3. Significant Historic Building Inspection Program
   4. 227 West Wilson Street – Historic Inspection
   5. 16 East Wilson Street – Historic Inspection

Albertson stated that there are no updates at this point.

9. Other Business
Bus asked for an update on One Washington Place. Buening stated that the City and developer are working on the access agreement with the bank. The redevelopment agreement allows the City to access the property if the developer should go under and we could use bond funds in place to complete the building. We are working out the language on that between the City, bank and Shodeen. We are still on track with the schedule of the project itself. Mid-April we are supposed to provide bid documents and the next milestone after that is mid-July.

10. Adjournment
There being no other business to discuss, Chair Hohmann asked for a motion to adjourn the meeting at 6:32pm; Made by Hagemann; Seconded by Faivre. Roll call was made and all were in favor. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on March 30, 2021.
Application for Certificate of Appropriateness

Property Address 222 E Wilson

Property Identification Number 12.22.280.022

Existing/Proposed Zoning Ordinances ☑ Yes ☐ No

Zoning PMU

Submittal Date 3/18/2021

Project Description:

Exterior Retail Sign:

Double Sided, non-illuminated in metal frame, to be affixed to the existing sign posts on North side of property perpendicular to Wilson Street.

Owner's Name Michael Marconi
Phone Number 630-202-9863
Mobile Number
E-Mail batavia.blgs@outlook.com

Applicant's Name Wilson Street Mercantile (Light + Pine Collective LLC)
Applicant Address 222 E Wilson
Phone Number 630-688-2716
Mobile Number
E-Mail lightandpinecollective@gmail.com

Owner's Signature

Owner Signature

---

TYPE OF WORK
(Check All That Apply)

☑ Exterior Alteration/Repair ☐ New Construction
☐ Primary Structure
☐ Addition
☐ Garage/Outbuilding
☐ Other

☐ Demolition
☐ Whole Primary Structure
☐ Part Primary Structure
☐ Garage/outbuilding
☐ Relocation of Building

---

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

☑ Exterior Alteration/Repair
☐ Architectural Feature (Decorative Ornamentation)
☐ Awning or Canopy
☐ Deck
☐ Door
☐ Fence
☐ Gutters
☐ Light Fixture
☐ Mechanical System Units
☐ Masonry Cleaning, Repointing, Painting
☐ Material Change (wood, brick, etc)
☐ Painting (paint removal etc)
☐ Paving (Parking Lot, Driveways, Landscaping)
☐ Photographs of building(s)

☐ Porch – Maintenance and Minor Repair
☐ Porch – Major Repair and Reconstruction
☐ Retaining Walls
☐ Roof (Change in Shape, Features, Materials)
☐ Satellite Dish
☐ Security Doors or Windows
☐ Sidewalks
☐ Shutters
☐ Siding
☐ Signs
☐ Solar Collectors
☐ Storm Doors or Windows
☐ Windows, Skylights
☐ 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.
222 E. Wilson Street

Exterior Sign for Wilson Street Mercantile

Size: 3 Feet tall by 6 feet wide

Location: To be installed onto existing metal posts located on the north side of the property. Perpendicular to Wilson Street.

Design:

- Non-illuminated
- Black Lettering on White background with interchangeable black boxes across the bottom for individual shop names
- Metal frame
- Double sided
Application for Certificate of Appropriateness

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

Property Address: 20 N Island Ave

Property Identification Number: 12-22-250-013

Existing/Proposed Zoning Ordinances: Yes

Zoning: DMU

Submittal Date: 03/29/2021

Project Description:

We would like to add a store front sign to our location

Drawing attached

Owner's Name: Joe Schullo

Phone Number: 630-235-9198

Mobile Number: 630-235-9198

E-Mail: joe.schullo@comcast.net

Applicant's Name: Joe Schullo

Applicant Address: 20 N. Island Ave

Phone Number: 630-235-9198

Mobile Number: 630-235-9198

E-Mail: craftsmokebatavia@gmail.com

Applicant Signature: [Signature]

Owner Signature: [Signature]

TYPE OF WORK

(Check All That Apply)

- [X] Exterior Alteration/Repair

- [ ] New Construction

- [ ] Demolition

- [ ] Whole Primary Structure

- [ ] Part Primary Structure

- [ ] Garage/Outbuilding

- [ ] Relocation of Building

Additional Information to be Submitted with Application - Digital Form at If Available

- [X] Exterior Alteration/Repair

- [ ] Architectural Feature (Decorative Ornamentation)

- [ ] Awning or Canopy

- [ ] Deck

- [ ] Door

- [ ] Fence

- [ ] Gutters

- [ ] Light Fixture

- [ ] Mechanical System Units

- [ ] Masonry Cleaning, Repointing, Painting

- [ ] Material Change (wood, brick, etc)

- [ ] Painting (paint removal etc)

- [ ] Paving (Parking Lot, Driveways, Landscaping)

- [ ] Photographs of building(s)

- [ ] Porch – Maintenance and Minor Repair

- [ ] Porch – Major Repair and Reconstruction

- [ ] Retaining Walls

- [ ] Roof (Change in Shape, Features, Materials)

- [ ] Satellite Dish

- [ ] Security Doors or Windows

- [ ] Sidewalks

- [ ] Shutters

- [ ] Siding

- [ ] Signs

- [X] Solar Collectors

- [ ] Storm Doors or Windows

- [ ] Windows, Skylights

- [ ] 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**

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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

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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.*
- Design, fabricate, and install (1) channel letter sign with 1 pc light box........$3650
- Processing fee for permit...........................................................................................................$150

Note: customer paid for permit and electric work

Payment to be made as follows: 50% deposit, 50% balance due at completion.

Charge of up to $2000 will be assessed for any mis-use of this drawing.
France Compact LED Power Supply 60w 12VDC
Class P 120v Input
Product Info
Product Line: France

- High electrical efficiency, cool operation in a small package
- Unit blinks LEDs when significantly overloaded. Overload protection shut down
- Designed to operate reliably at full rate power in maximum rated ambient temperature

**LED-1260MMPS 60 Watt 12V Class P LED Power Supply**

**Electrical Specification**

<table>
<thead>
<tr>
<th>Input Voltage</th>
<th>120VAC</th>
<th>237VAC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Input Frequency</td>
<td>50/60 Hz</td>
<td></td>
</tr>
<tr>
<td>Max Input Current</td>
<td>1.2A</td>
<td>70A</td>
</tr>
<tr>
<td>Output Voltage</td>
<td>12VDC</td>
<td></td>
</tr>
<tr>
<td>Rated Output Current</td>
<td>5.0Amps</td>
<td></td>
</tr>
<tr>
<td>Rated Output Power</td>
<td>60 Watts</td>
<td></td>
</tr>
</tbody>
</table>

G2G WOW White LED Module 7500K
Product Info
Product Line: G2G
View Substitute Items

- Brightness: 140 lm/ft.; 7500K White
- 160° viewing angle
- Power: 12 VDC
- UL/cUL recognized. IP67
- 0.72 W/module, 1.44 W/ft.
- 83 modules (41.5ft) per 60w power supply
- Module design: 3 LED's/module, 2 mod/ft.
- Dimensions: 2.2inx 0.59inx0.31in

EZ Tech Design, Inc. ©2021
Unauthorized use of this artwork will be met with legal action.
Application for Certificate of Appropriateness

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

Property Address: 14 N. Washington

Property Identification Number: 12-22-277-02
Existing/Proposed Zoning Ordinances: Yes □ No □ Zoning: DMU □

Submittal Date: 3/5/2021

Project Description:
Removal of existing dilapidated house and foundation.
Landscape restoration of all areas.

Owner's Name: Barco Products
Phone Number: 
Mobile Number: 630-514-9589
E-Mail: Morgan@MorganMoseley.com

Applicant's Name: Barco Products
Applicant Address: 14 N. Washington
Phone Number: 
Mobile Number: 630-514-9589
E-Mail: Morgan@MorganMoseley.com

Application Signature: Morgan Moseley
Owner Signature: Morgan Moseley

TYPE OF WORK
(Check All That Apply)

☑️ Exterior Alteration/Repair □ New Construction

☑️ Demolition
☐ Whole Primary Structure
☐ Part Primary Structure
☐ Garage/outbuilding
☐ Relocation of Building

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

☐ Exterior Alteration/Repair
☐ Architectural Feature (Decorative Ornamentation)
☐ Awning or Canopy
☐ Deck
☐ Door
☐ Fence
☐ Gutters
☐ Light Fixture
☐ Mechanical System Units
☐ Masonry Cleaning, Repointing, Painting
☐ Material Change (wood, brick, etc)
☐ Painting (paint removal etc)
☐ Paving (Parking Lot, Driveways, Landscaping)
☐ Photographs of building(s)

☐ Porch – Maintenance and Minor Repair
☐ Porch – Major Repair and Reconstruction
☐ Retaining Walls
☐ Roof (Change in Shape, Features, Materials)
☐ Satellite Dish
☐ Security Doors or Windows
☐ Sidewalks
☐ Shutters
☐ Siding
☐ Signs
☐ Solar Collectors
☐ Storm Doors or Windows
☐ Windows, Skylights
☐ 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:

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- New Construction/Additions
  Include the following materials where appropriate and check appropriate box if included.
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    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.
Hi Chrissa,

The house has set for many years due to basement leaking and structural damage. Also the complete exterior and part of the framing structure has water damage, chimney is completely failing. The interior also needs to be rundo. The cost of a complete remodel does not make sense at all. Cyril Matter is willing to fence off the driveway on Washington which is very dangerous and also landscape the area beautifully if the city allows it. The will look very welcoming especially if the Shodeen project goes thru. I have some landscape design drawings you can look at to see how it would look.

Sent from my iPhone

On Mar 9, 2021, at 12:52 PM, Simkins, Chrissa <c.simkins@cityofbatavia.net> wrote:

Good afternoon,

We’ve received the applications for the demo of the home at 14 N Washington St. Jeff Albertson took a quick look & asked me to contact you regarding the reasoning/justification of the demolition. Jeff said because this is in the historic district, he will need more information as to why the home cannot be renovated.

Thank you,
Chrissa

PLEASE SEND ALL QUESTIONS/CONCERNS TO: permits@cityofbatavia.net
The Community & Economic Development Department is working split shifts; Emails sent to personal email addresses may be delayed.

 Chrissa Simkins
 Community & Economic Development | City of Batavia
 P: 630.454.2700 F: 630.454.2775
 W: cityofbatavia.net E: permits@cityofbatavia.net
 100 N Island Ave, Batavia, Illinois 60510
Here’s some pictures. Cyril had a drawing made of a proposed site after demo. The other pictures as you can see tell the story of the home. Pretty much rotten completely on exterior. Chimney is shot and limestone foundation is crumbling. Let me know if you need anything else. Thanks for your help. M
Budget Proposal Request

Date: Feb 12 2021

Project: Remodel of Existing Home

Address: 14 N. Washington

Attention: Cyril Matter

We respectfully submit the following budget in which we propose to perform the necessary labor and, supply the necessary materials for the required work at the job site listed above. All work to conform to State and Local building codes.

Scope of Work: Slaten Construction INC

1. **Rework existing Chimney**: Remove and replace top section of chimney, tuckpoint remaining chimney, repair damaged flashings where needed. $9,500.00
2. **Exterior**: Remove and replace all exterior siding, facia, trim and gutters, replace with new LP siding and trim, new oversized downspouts and gutters. $45,000.00. Budget of $3,500.00 to repair damaged framing included.
3. **Remove and replace all windows with new Marvin windows material and labor included Total** $19,500.00.
4. **Remove and replace existing porch. Framing and decking needs to be redone. Roof to remain Total** $18,250.00.
5. **Remove and replace existing exterior doors and trim. Total** $5,000.00
6. **Remove and replace front porch decking Total** $1,750.00.
7. **Excavate, expose and repair existing limestone foundation, waterproof, backfill and seed damaged area. This is a budget until foundation is exposed.** $40,000.00
8. **Interior painting of all trim, walls and ceiling. minor patching included** $17,000.00.
9. **Basement framing structural repairs** $6,500.00.
10. **New Kitchen Cabinets and tops** $25,000

*Bringing the house up to current electrical and plumbing codes would be at the discretion of the city permit review. This total has not been figured at this time.*

---

Total Budget Estimate $187,500.00
Exclusions:

- This Proposal is for work to be performed during normal business hours. Premium time is NOT included.
- Union Labor is NOT included.
- Winter conditions
- Builders Risk Insurance
- Tap Fees
- Architectural/Engineering Fees
- Reimbursements by Owner to Tenant
- Utility Service/Connection Fees
- Special Assessments
- Unforeseen Conditions

We are very appreciative of the opportunity to work with you!

If you have any questions at all, please feel free to contact me directly on my cell

630-514-9589

Respectfully submitted,
Morgan Moseley
Sales and Consulting

To Proceed with the work detailed above please sign below:

________________________________________

Name / Title                                                  Date