

**CITY OF BATAVIA**

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

**HISTORIC PRESERVATION COMMISSION**

**Monday, November 9, 2020**

**5:30 PM**

City Hall – City Council Chambers – 1st Floor

1. Call To Order
2. Roll Call
3. Approval Of Minutes  
September 28, 2020

Documents:

[HPC 9-28-20 FINAL MINUTES.PDF](#)

4. Items Removed/Added/Changed
5. Matters From The Public (For Items Not On The Agenda)
6. Public Hearing: 210 North Washington Avenue –Landmark Designation  
(Doris Sherer, applicant)

Documents:

[210WASHINGTON-LANDMARK NOMINATION FORM.PDF](#)

7. Election Of Officers
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
  6. Certified Local Government

9. Other Business

10. Adjournment

Historic Preservation Commission

Kyle Hohmann, Chair

Kurt Hagemann, Vice-Chair

Phil Bus

Jennifer Faivre

Robert Krawczyk

Jamie Saam

Doris Sherer

**MINUTES**  
**September 28, 2020**  
**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 Hohmann called the virtual meeting to order at 5:30pm.

**2. Roll Call**

**Members Present:** Chair Hohmann; Vice-Chair Hagemann; Commissioners Faivre, Krawczyk, and Sherer

**Members Absent:** Commissioners Bus and Saam

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

**3. Approval of Minutes:**

There were no minutes to approve at this time.

**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: 901 North Batavia Avenue – Glass Block Replacement (Frank Mares, applicant)**

Frank Mares, 901 North Batavia Avenue, addressed the Commission. He presented a PowerPoint presentation titled “Campana” and noted that the PowerPoint was distributed prior to the Historic Preservation Commission (HPC) meeting. Mares stated that the purpose of the PowerPoint is to get approval to go forward with maintenance on the glass block. The presentation included the following information:

- Campana’s Glass Block System
- Historic Pattern Glass Block
- A Custom Block can be Manufactured Similar to the Historic Pattern
  - \$47,500 for the model mold
  - Custom block unit costs are high; \$24.04pc not including shipping. Have to commit to buying at least 1,000 pieces. Typical cost for 8” glass block is \$8-10.
  - Custom glass block lead times are long.
- Alternative Solution: Reclaim Original Glass Blocks
  - New operable window on west façade wing and east elevation of north wing.

- Reclaim the glass block and reuse the original glass block in the east façade.
- If we could decide on a window design, we could do a few windows a year and over the course of a few years we could get the entire west façade done.
- Routine Glass Block Replacements are Unavoidable
  - Existing Conditions are Dangerous.
  - Need to get the broken block repaired.
  - Replace 203 historic pattern glass blocks.
- East Elevation
  - 112 glass block replacements needed.
- South Elevation
  - 68 glass block replacements needed.
- North Elevation
  - 8 glass block replacements needed.
- Other Pattern Glass Block
  - Will not be noticeable from the street.
- West Elevation
- Northwest Elevation
  - Suggest going forward with clear glass block.
- Other Projects:
  - Replace Worn 2<sup>nd</sup> Floor Access Door
  - New Frame and Door Similar to Existing Door
    - Green trim and be replaced with white.
  - Campana Sign Repairs
- Asking the HPC to approve the 8” glass blocks and the overhead door tonight.

The HPC discussed the proposed projects. The Commissioners discussed the window project proposed for the west wing façade. Sherer commented that if those are not the original windows to begin with it would seem that the main concern would be getting a uniformity of windows and not trying to duplicate something that is not original. She would look for a glass block that eventually you could replace every window with so that all of the windows are the same. Sherer asked Mares if it is his plan to put residential units in the Campana building. Mares answered that he does not think it is a good building for residential. He feels that what it is being used for now is what it is best suited for, light industrial type of work. Chair Hohmann suggested that if and when Mares works on the vertical window to start from the center and work out so that there will be symmetry at some point. He likes this long-term solution.

Sherer commented that she likes the overhead door but does not like the white color on the second floor of the building. She would like to see a more beige or a tan that would match the brick. Faivre agreed. Vice-Chair Hagemann stated that he is in favor of the white to keep it uniform with the rest of the doors. Sherer commented that she does not want white on the second floor. Faivre added that since it is next to the windows on the second floor and above and below is the tan color, white may not be the best suited.

- Motion:** To approve the COA for the replacement of the glass block and amend the application to include the replacement of the overhead door as indicated in the presentation
- Maker:** Hagemann
- Second:** Krawczyk

Discussion was held on the motion. Sherer ask if a color is specified. Hagemann answered that his motion would be to have the overhead door be included as the picture illustrated in the presentation. Chair Hagemann stated that if this motion fails, another motion could be made with different terms. Albertson agreed. The Commission viewed the picture in the presentation. Mares asked if he used the transparent glass panels for the door would solve the problem. They could use glass and they would not stick out at all. Vice-Chair Hagemann stated that his motion stands as is and if it fails we could have a discussion on that option. Sherer stated that she is in favor of the windows but not in favor of the white door and would be in favor of an overhead door that is beige. Faivre agreed and stated that she is in support of the garage door, just not in favor of the white color.

- Roll Call Vote:**      **Aye:** Hagemann, Hohmann, Krawczyk  
                          **Nay:** Sherer, Faivre  
                          3-2 Vote, 2 Absent. Motion carried.

## 7. 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
6. Certified Local Government

Albertson stated that the City expects to hear back from the Certified Local Government anytime now. They told us that we should hear back by the end of the month but we have not heard back yet. The other items are going through the court enforcement process, they have not had any hearings as of yet. They just started opening things back up so most of the items are scheduled in October.

Chair Hohmann asked Albertson to put together for the next meeting a brief synopsis of what each of these addresses have to complete and what they are being adjudicated for.

## 8. Other Business

Albertson stated that at the next meeting the HPC would have to elect officers. Both the current Chair and Vice-Chair are eligible for another term.

Sherer stated that she has all of the historic designation paperwork ready to mail for the Conde house. This would not come to the Commission until the last meeting of October. Albertson announced that the Conde house was sold last week. Sherer noted that if we still want to landmark the building the sell of the building does not affect it. Albertson stated that once the application is

complete and submitted we would have to do a Public Hearing within 45 days and have to notify the owner of record not less than 15 days but not more than 30 days for that meeting.

**9. Adjournment**

There being no other business to discuss, Chair Hohmann asked for a motion to adjourn the meeting at 6:19pm; Made by Hagemann; Seconded by Krawczyk. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on October 5, 2020.

# **City of Batavia**

## **Historic Preservation Commission**

### **Landmark Designation Nomination Form**

**Nomination: 210 N. Washington Avenue**

**Submittal Date: September 21, 2020**

**Applicant: Doris Sherer**

**Owner Notified: September 29, 2020**

**Legal Description:** Lots 2 and 3 and that part of Lot 4 in Block 10 of the original town of Batavia, on the east side of Fox River. All described as follows. Beginning at the northwest corner of said Lot 2; thence southerly along the westerly line of said lot 149.50 feet to the southwest corner thereof; thence easterly along the southerly line of said block (being the northerly line of Spring Street), 156 feet; thence northerly 150.50 feet to a point on the northerly line of said lot 4 which is 171.;70 feet easterly of the point of beginning; thence westerly along the northerly line of said Lots 4,3, and 2, 171.70 feet to the point of beginning, in the City of Batavia, Kane County, Illinois.

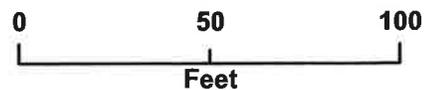
PIN 12-22-231-014

Commonly known as: 210 N Washington avenue, Batavia IL 60510



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**210 N Washington Ave/211 Spring St**



Overall Site Plan:

On attached PDF file

Photos including  
rear, side and front  
elevations:







**Written statement describing property with a listing of supporting reasons for landmarking:**

*This home was built by Cornelius and Hannah Conde. In June 1846 he purchased two lots at the corner of Washington Avenue and Spring Street from Alanson House. The home was built on these 2 lots. In 1848, he purchased a third lot from House. The home was finished in 1849.*

*Cornelius and Hannah raised 7 children this home. In 1904, their son Guy and his wife Alma lived in the main part of the house. They raised 5 children in this home. Eventually, the south portion was rented out to people outside the family. In 1960, Neal (grandson of Guy and Alma) and Mary Conde moved into the south portion. They purchased the house after Guy and Alma had both passed away. It was then returned to a single-family house. A member of the Conde family had lived in the*

*house from the time it was built in 1849 until Mary lost the house to foreclosure in 2020.*

List of significant architectural features that should be protected:

*Originally there were 13 rooms in the house including 5 bedrooms. It sits on a hill and when built, there was a view of the Fox River. The bay windows in the south wing are the original windows. There is a front porch with a door into the house, and there is a twin porch on the second floor. A widow's walk tops the center section although the railings were removed when a new roof was put on the house.*

Other:

*The Conde family were among the first settlers to Batavia. When they came here in 1841, Cornelius set up a blacksmith shop on North River Street. All 7 of the children were successful and were active members of the town. One of the Conde granddaughters was Louise White for whom the elementary school was named.*