

CITY OF BATAVIA

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

HISTORIC PRESERVATION COMMISSION

August 22, 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
August 8, 2016

Documents:

[HPC 8-8-16 FINAL MINUTES.PDF](#)

5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 11 East Wilson Street
Wall Sign (Christopher Verbel, applicant)

Documents:

[11 E WILSON--WALL SIGN--COA PACKET.PDF](#)

7. COA Review: 112 Spring Street
Monument Sign (Aurora Sign Company, applicant)

Documents:

[112 SPRING ST--MONUMENT SIGN--COA PACKET.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

Phil Bus, Chair
Kurt Hagemann, Vice Chair
Doris Sherer
Doug Sullivan
Belinda Roller

MINUTES
August 8, 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 5:31pm.

2. Roll Call

Members Present: Chair Bus; Vice-Chair Hagemann; Commissioners Sherer, Roller and Sullivan (entered at 5:50pm)

Members Absent: None

Also Present: Jeff Albertson, Building Commissioner; Scott Buening, Director of Community Development; Byron Ritchason, Wastewater Division Superintendent; 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. Approval of Minutes: July 11, 2016 and July 25, 2016

Motion: To approve the minutes from July 11, 2016 and July 25, 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)

Chair Bus asked if there were matters from the public for items not on the agenda. There were none.

6. COA Review Continuation: 111, 133 East Wilson Street and 20 North River Street - Demolition (City of Batavia, applicant)

Bus asked if there are any updates on the types of bricks. David Patzelt, Shodeen, stated that they obtained samples for matches but have not chosen which matches the current brick. It is still their attempt to reuse the bricks from the church building as much as possible. Buening stated that the redevelopment agreement is still being worked on. The redevelopment agreement should be brought to the Committee on the August 23 and at City Council the day after Labor Day. The delay is due to obtaining exhibits. Bus asked about the parcels to be obtained. Buening stated that they are still working on one parcel and one of the parcels will be brought to Committee of the

Whole for approval. Sherer asked when the parking garage would be tore down. Buening stated that they would like to tear it down as late as possible and the City is trying to obtain additional temporary parking prior to the demolition. Buening commented that a public works employee's son would also like to memorialize the Baptist Church because his parents were married in that building.

Motion: To approve the COA for demolition as presented
Maker: Hagemann
Second: Sherer

Discussion was made on the motion. Hagemann stated that it is great to see a developer who was willing to make the efforts to memorialize this building. He thanked Shodeen for their efforts. David Patzelt stated that they hope that after the redevelopment agreement is approved they will be back in front of the Commission in thirty days with proposed plans. Sherer stated that she appreciates the congeniality between the Commission and Dave Patzelt, representing Shodeen Construction, and City staff. This has been the first time she has done a demolition of a significant structure while she has been on the Commission and it is not an easy thing to do. Roller stated that she is happy that they are saving the finial and she looks forward to seeing what they come up with. Bus stated that this is the biggest demolition project since he has been on the Commission. We, as a Commission, did our job in terms of pursuing the issue, doing the follow up site visit, working with the developer and staff, asking a lot of questions, and accomplishing something that would reflect the bell tower of the past into the future of the City of Batavia.

Roll Call Vote: **Aye:** Hagemann, Sherer, Roller, Sullivan, Bus
 Nay: None
 5-0 Vote, 0 Absent, Motion carried.

7. COA Review: 400 South Shumway-Demolition & New Construction (Trotter & Associates, applicant)

Bus commented that if this is a city-owned property than the City should be the applicant for demolition.

Byron Ritchason stated that this has to go through the development review process and to the entire City Council. This COA review is for the approval of the elevations for the new building and demolition of the old building. Albertson stated that the building to be demolished was never classified but was in the district. If he were to suggest a classification he would say non-contributing. Bus asked if the new building would help with odor management. Ruth stated that there would be odor management. Bus stated that is a good thing for downtown.

*Sullivan entered at 5:50pm

Jerry Ruth, Trotter and Associates, presented a PowerPoint presentation that included the following information:

- Project history
- Project description

- Existing site conditions
- Improved site conditions
- Exterior Aesthetics
 - Rendering of the proposed structure
 - North elevation
 - Cast stone trim
 - Primarily brick
 - Masonry screen wall
 - Current architectural
 - Architectural design concepts
- Lighting (LED)
- Site improvements
 - Bike path rerouted to be shared with Flinn Street

Bus stated that the City and the consultant should be congratulated for a very nice design.

Motion: To approve the COA as presented

Maker: Sullivan

Second: Roller

Roll Call Vote: **Aye:** Hagemann, Sherer, Roller, Sullivan, Bus
Nay: None
5-0 Vote, 0 Absent, All in favor. Motion carried.

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**

There were no updates at this time.

9. Other Business

Buening read a statement to the Committee for the record:

“My name is Clayton LeKander and I am a thirteen year old who has lived in Batavia all my life, so have my parents and grandparents. Most all of the family that I know attended services at the Batavia First Baptist Church until its closing. My parents met in that church and were married there 99 years after the building was constructed. In a way, the church is like a third parent to me, and has played a very important role in my life, but now its future is in question. Despite the church having closed down, I can not imagine my life without it. I feel that when the City bought the historic building, it was their responsibility to maintain it as the owners. I mean this with all possible respect, but I believe the City and those in charge need to take responsibility for what

has happened over the last decade, and restore this important, historical building. Think of all the services, weddings, and baptisms that have taken place in that church. For many people, those were the happiest days of their lives. Recently, I was in conversation with a friend who asked me, 'why does it matter so much to you?' I found a quote by Elie Wiesel that I believe sums it up perfectly. 'Without memory, there would be no culture. Without memory, there would be no civilization, no society, no future.' So I ask you, are these memories not worth saving?"

Roller asked if staff needed anything else from the Committee regarding the updated guidelines. Albertson stated that the ordinance is ready but he asked for the Commission to give him a write-up or synopsis regarding justifications for the changes and highlighting any major changes. Hagemann stated that he would supply that information to staff.

Bus stated that he would not be able to attend the August 22, 2016 HPC meeting. All others stated that they would be able to attend, thus making a quorum. Albertson noted that he would not be at that meeting as well but a member of City staff would be there. Currently, there is one COA on the agenda for that meeting. Dunkin Donuts may be added to that agenda as well.

Hagemann asked if there was going to be a replacement to fill the empty seat on the HPC. Buening and Albertson stated that they asked the Mayor but have not received an answer as of yet. Bus stated that if you are aware of someone who has interest in this to please take their information to the staff.

10. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:05pm; Made by Sherer; Seconded by Hagemann. 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 11 E Wilson

Property Identification Number 12-22-203-045

Existing/Proposed Zoning Ordinances Yes No

Zoning DMU

Submittal Date 08, 08, 16

Owner's Name Scott Karll

Phone Number (630) 880-1039

Mobile Number (630) 880-1039

E-Mail SDKarll83@gmail.com

Project Description :

Retail space
for tea & healthy
prepackaged foods and
lounging areas

Applicant's Name Christopher K. Verbel

Applicant Address 318 S Forest Ave, Batavia

Phone Number (700) 401-1181

Mobile Number (700) 401-1181

E-Mail CKingAnswers@gmail.com

Applicant Signature Christopher K Verbel

Owner Signature Scott Karll

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 Features (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 type="checkbox"/> Siding |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting | <input checked="" 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 facade 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 Baravia 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 Baravia. 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.



Copyright



Specs

- Aluminum Faced Signage (over 1/2" MDO board) and lettering with flat weatherproof paint
- 1/4" anchoring bolts will be sunk directly into the mortar between bricks
- Signage measures 26 3/4" H x 113" W (Same as the Riverview Child & Family Therapy Signage)
- The largest letter measures 13.5" H x 6.75" W (Same as the Riverview Child & Family Therapy Signage)



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 112 Spring Street

Property Identification Number 12-22-233-001
 Existing/Proposed Zoning Ordinances Yes No
 Zoning DMU

Submittal Date 8 / 15 / 16

Project Description :

Install double-faced illuminated sign - per attached Drawing # 21644-6

Owner's Name Weaver Partners
 Phone Number 630-898-5900
 Mobile Number _____
 E-Mail _____

Applicant's Name Aurora Sign Co.
 Applicant Address 1100 Route 34, Aurora, IL
 Phone Number 630-898-5900
 Mobile Number _____
 E-Mail JKayer@aurorasign.com

Applicant Signature Jannad Kayer, for Aurora Sign Co.
 Owner Signature John T. Kayer

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 type="checkbox"/> Siding |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting | <input checked="" 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.

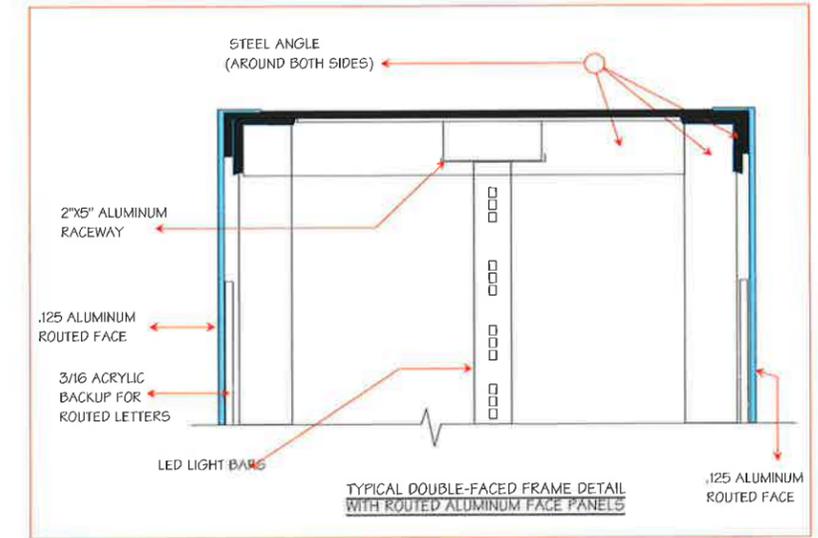
This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.



PROPOSED SIGN PLACEMENT



ELECTRICAL DISCONNECT



SIGN TO BE UL LISTED

DOUBLE-FACED ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND STEEL ANGLE.
 FACES TO BE ALUMINUM ROUTED FOR COPY AND BACKED WITH WHITE ACRYLIC.
 LOGO TO BE APPLIED FIRST SURFACE.
 EXPOSED SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
 NON-ILLUMINATED ADDRESS TO BE APPLIED FIRST SURFACE.
 INTERNAL ILLUMINATION TO BE WHITE LEDS.
 MASONRY TO BE FAUX STONE.
 SCALE - 1/2" = 1'

INSTALLATION INSTRUCTIONS

SET 4" X 10" STEEL PIPE IN CONCRETE FOOTING TO DEPTH OF 4'.
 SIGN TO BE PERPENDICULAR TO RIVER ST.
 CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



1100 Route 34 Aurora, Illinois 60503 630 898 5900 office 630 898 6091 fax	Prepared For: WEAVER PARTNERS	Address: 112 SPRING ST	Drwg: 216441	Sheet: 6	Design Date: 7/19/16	LANDLORD APPROVAL SIGNATURE PRINT	TITLE:
	Location Name:	City/State: BATAVIA, IL	Rev 1:	Rev 2:	DATE:		