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

HISTORIC PRESERVATION COMMISSION
November 14, 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
   October 10, 2016

   Documents:

   HPC 10-10-16_DRAFT.PDF

5. Matters From The Public (For Items Not On The Agenda)

6. COA Review: 109 South Batavia Avenue
   Chimney Reconstruction (Mark Fields, Applicant)

   Documents:

   109SBATAVIA-COA-CHIMNEY.PDF

7. COA Review: 109 South Batavia Avenue
   Storefront Replacement (PM D.C, Applicant)

   Documents:

   109SBATAVIA-COA-ELEVATIONMOD.PDF

8. COA Review: 107 North Batavia Avenue
   107 North Batavia Avenue – Façade Improvements (Clement Arechiga, Applicant)

   Documents:

   COA-107NBATAVIA-EXTERIORMOD.PDF

9. COA Review: 160 West Wilson Street
   Wall Signs (Michael Farrell, Applicant)

   Documents:

   160WWILSONST-COA-SIGN-2016.PDF

10. COA Review: 150 First Street
    Replacement Entry Doors and ADA Ramp (Sean O'Brien, - Batavia Enterprises, Applicant)

Documents:

150FIRST-COA-APP-WPLANS.PDF

11. COA Review: 100 North Island Avenue
    Replacement Windows (City of Batavia, Applicant)

    Documents:

    COA-100NISLANDAVE-WINDOWS.PDF

12. COA Review: 238 East Wilson Street
    Front Porch Railing Repair (Thomas Bittner, Applicant)

    Documents:

    COA-238EWILSON-RAILING.PDF

13. 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. Certified Local Government

14. Other Business

15. Adjournment

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

MINUTES
October 10, 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, and Roller**

Members Absent: **Commissioner Sullivan**

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. Approval of Minutes: September 26, 2016

Motion: To approve the minutes from September 26, 2016
Maker: Sherer
Second: Hagemann
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: 901 North Batavia Avenue Antenna Revisions (LCC Telecom, applicant)

Justin Castello, LLC Telecom, stated that they plan to take down the three antennas that exist on the structure and replace them. AT&T will also run fiber and a DC connection through the antennas as well. AT&T would be updating the equipment that is in the basement. Albertson stated that the replacement antennas would be taller, wider and thicker. Bus clarified that they would be sixteen inches taller and three inches wider. Bus stated that the difference woulg not be noticeable.

Chair Bus stated that this building is a landmark structure. He asked if there were any comments from staff. Albertson stated that in the future there would be some discussions about making sure

antennas are not so prominent. He would like to have discussion on how to camouflage future antennas.

Motion: To approve the COA as presented
Maker: Hagemann
Second: Roller
Roll Call Vote: **Aye:** Hagemann, Sherer, Roller, Bus
Nay: None
4-0 Vote, 1 Absent, Motion carried.

7. Certified Local Government Discussion

Albertson stated that staff is in the process of reviewing what paperwork we have from before and if we need any additional paperwork. Staff is looking into filing the application sometime during the winter months.

Bus suggested inviting the Historic Preservation Society to an upcoming HPC meeting and have a round table discussion on submitting a grant application for a public event of some sort regarding HPC issues. Hagemann stated that MainStreet is looking to recreate the "Skaters on the Pond" photo on its 60th anniversary. Bus stated that the HPC should do more with MainStreet also.

8. Election of Officers

Bus stated that at the September 26th meeting he asked Sherer and Roller to be the Nominating Committee for the election of officers. He asked for a report from the Nominating Committee. The Nominating Committee reported that after lengthy discussion and conferencing with Jeff Albertson on proper procedure they are nominating Hagemann to serve as Chair and Roller to serve as Vice-Chair. Chair Bus asked for nominations, in accordance to Robert's Rules of Order, three times. The nominations remained the same.

Motion: To elect Hagemann as Chair and Roller as Vice Chair
Roll Call: **Aye:** Hagemann, Sherer, Roller, Bus
Nay: None
4-0 Vote, 1 Absent, Motion carried.

9. 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**

Albertson reported that staff is working with some owners to get some work done. Albertson is working with the owner of El Taco Grande on a replacement proposal that would come to the HPC shortly.

Hagemann asked if there were any inspections coming up. Albertson stated that they are finishing the buildings on River Street first, then Wilson Street and then work their way west. He stated that if the Commission had any other buildings that they felt needed to be inspected to let him know. There are no upcoming inspections at this time.

10. Other Business

Albertson reported that Gaetano's is moving upstairs. Gaetano purchased the building in August and plans to build a dining hall on the second floor.

Sherer asked if the weather is bad this winter if it would continue to significantly deteriorate the limestone on the bank building. Albertson stated that he does not believe it would get significantly worse during one winter. He added that he spoke to Mr. Marconi about it and he was going to get bids. Albertson will follow up with him on this matter.

Sherer asked about Stosh's old building. Albertson stated that new owners have purchased it and he has heard that they would like to do repairs on the building. An inspection of the building was done and the new owners have a list of items to repair. Hagemann stated that the new owners intend to repair the apartments on the second floor and have retail on the first floor.

Bus asked about the status of the Baptist Church project. Albertson stated that the three demolition COA's have been through the City Council and approved. Albertson stated that there has been discussion on saving the signage or moving the wood-framed Larsen Becker building as part of the Larsen Becker complex.

Roller asked about the old Walgreens. Albertson stated that there is no news on the old Walgreen's and they are still negotiating with Blue Goose.

Roller mentioned that she looked into the historic building plaques in the City of Elgin. In order to get more information, Roller has reached out to the contact at the City of Elgin. Once she receives the information on the historic building plaque program she will share it with the Commission.

11. Adjournment

There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 6:01pm; Made by Bus; Seconded by Roller. 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 109 S. BATAVIA AVE

Property Identification Number 12-22-182-012
Existing Proposed Zoning Ordinances ___Yes ___No
Zoning DMU

Submittal Date 10 / 26 / 16

Owner's Name MARK FIELDS
Phone Number 630-212-9856
Mobile Number N/A
E-Mail N/A

Project Description :

SEE ATTACHED - BLDG PERMIT PRJCT. DESCRIPTION.

Applicant's Name MARK FIELDS
Applicant Address 109 S. BATAVIA AVE
Phone Number 630-212-9856
Mobile Number N/A
E-Mail N/A

Applicant Signature Mark Fields
Owner Signature Mark Fields

TYPE OF WORK
(Check All That Apply)

☒ **Exterior Alteration/Repair**

☐ **New Construction**
- ☐ Primary Structure
- ☐ Addition
- ☐ Garage/Outbuilding
- ☑ Other CHIMNEY DAMAGE REPAIR

☐ **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.

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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 109 S. BATAVIA AVE

Property Identification Number ___-___-___-___
Existing/Proposed Zoning Ordinances ___Yes ___No
Zoning _____

Submittal Date 11 / 02 / 2016

Owner's Name DR. KENNETH KORPAN
Phone Number 630-879-2011
Mobile Number _____
E-Mail BATAVIADENTAL@GMAIL.COM

Project Description :

STOREFRONT REPLACEMENT

Applicant's Name PM D.C.
Applicant Address 3000 DUNDEE RD. NORTHBROOK
Phone Number 630-400-7212
Mobile Number _____
E-Mail TOM@PMDCS.COM

Applicant Signature _____

Owner Signature _____

TYPE OF WORK
(Check All That Apply)

- [x] **Exterior Alteration/Repair**
- [ ] **New Construction**
  - [ ] Primary Structure
  - [ ] Addition
  - [ ] Garage/Outbuilding
  - [ ] Other_____
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_____
Signature of Historic Preservation Commission Chair

_____
Date of Commission Review

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

Conditions: YES*/ NO

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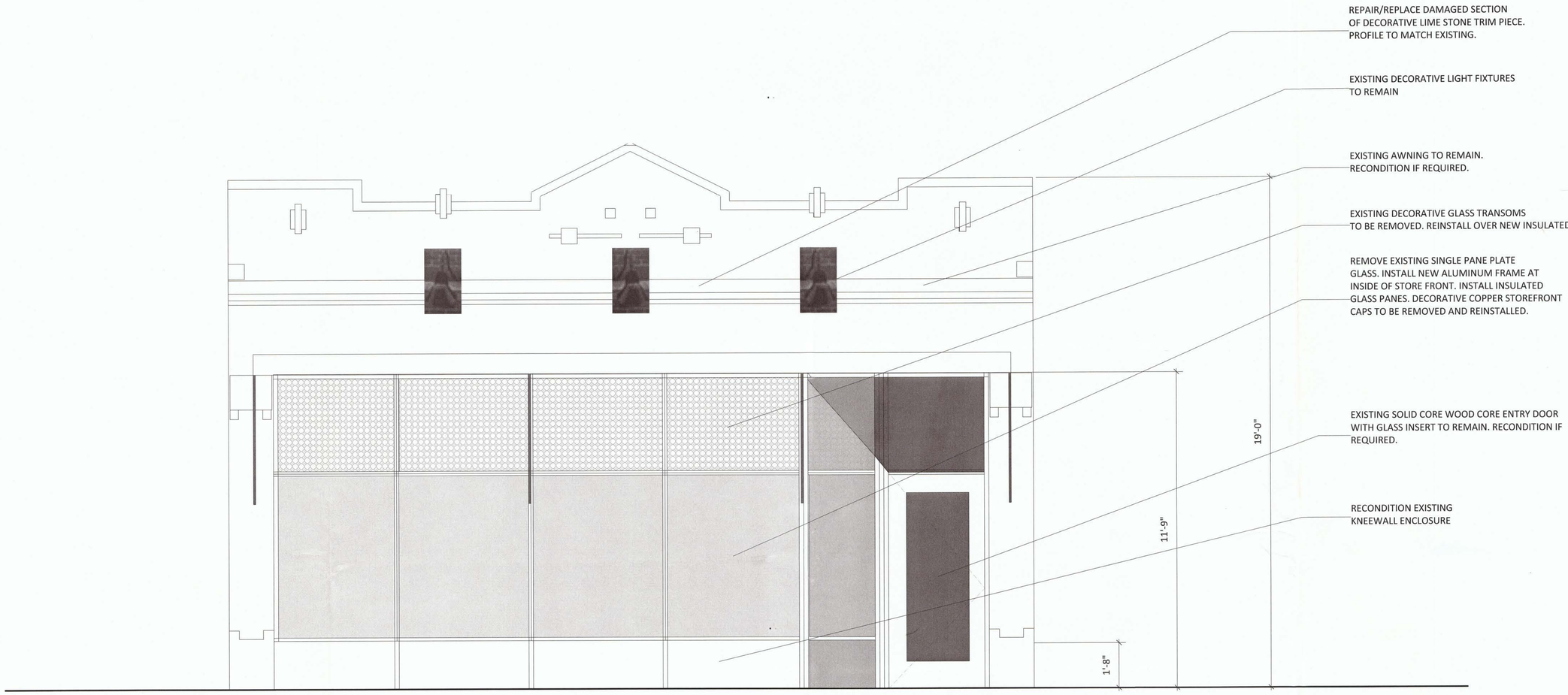

STREET FACADE - OPTION A - STOREFRONT REPAIR
Scale: 1/2" = 1'-0"

DR. KORPAN

109 S. BATAVIA AVE.
BATAVIA, IL

FOR REVIEW ONLY

10-30-2016

MOSER Design Studio LTD. Architects

RECEIVED
NOV - 2 2016
CITY OF BATAVIA
COMMUNITY DEVELOPMENT
ENGINEERING

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.

Property Identification Number ___-___-___-___
Existing/Proposed Zoning Ordinances ___Yes ___No
Zoning _____

Submittal Date 10/28/2016

Project Description :

Facede remodeling

Owner's Name Thomas E. Sinkiewicz
Phone Number (650) 967-6446
Mobile Number _____
E-Mail ebenseth@aol.com

Salsa Verde Batavia Inc.
Applicant's Name Clement Arechiga
Applicant Address 1161 Kate Dr. Yorkville
Phone Number (815) 585-3706
Mobile Number _____
E-Mail salsaverderestaurant@gmail.com

Applicant Signature _____

Owner Signature _____

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(Check All That Apply)

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_____ _____

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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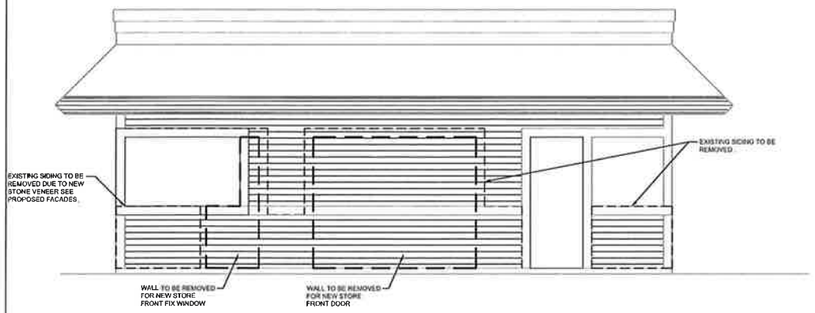

1 A200 EXISTING & DEMO FRONT FACADE
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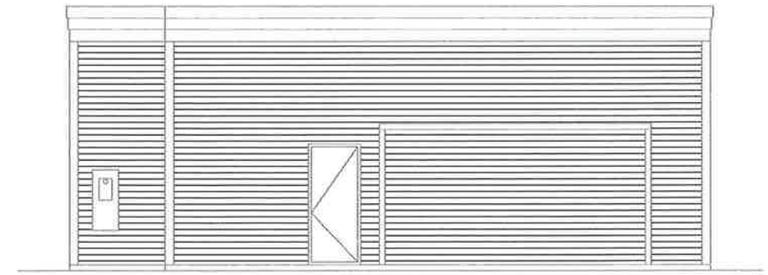
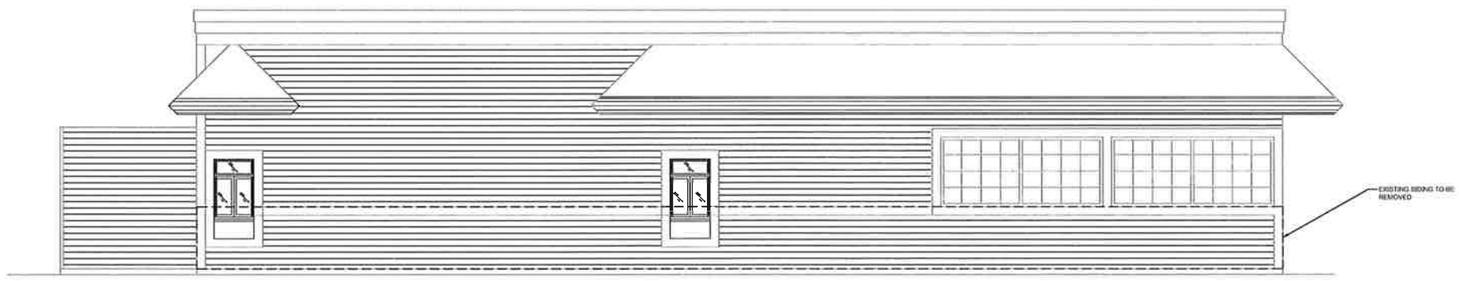


2 A200 EXISTING REAR FACADE TO REMAIN
SCALE 1/4"=1'-0"



3 A200 EXISTING & DEMO LEFT FACADE
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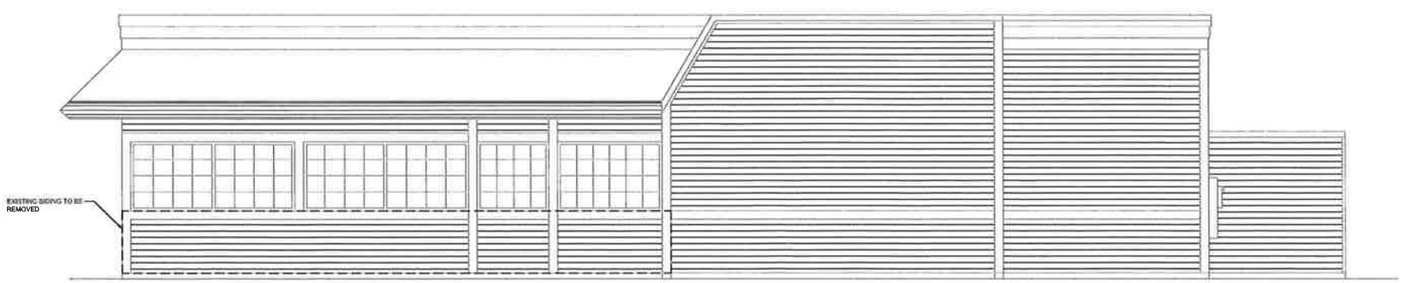


4 A200 EXISTING & DEMO RIGHT FACADE
SCALE 1/4"=1'-0"

INTERIOR REMODEL &
FACADE IMPROVEMENT

107 N. BATAVIA AVE
BATAVIA,
IL 60510

ISSUANCE

REV.	ISSUE	DATE
	50% CD	10/14/2016

STATE OF ILLINOIS
HAKIM H. TAYEBI
081-003266
CHICAGO, ILL.
REGISTERED STRUCTURAL ENGINEER

ARCHITECT/ENGINEER: HAKIM TAYEBI

DRAWN: JP CHECK: HT

PROJECT NO: 16085 SCALE: AS NOTED

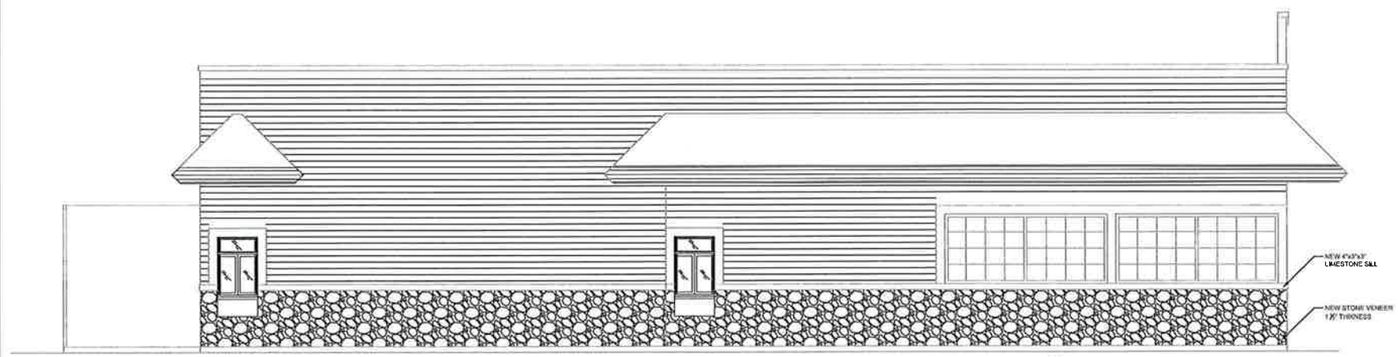
TITLE: **EXISTING FACADES**

SHEET: **A-200**

STATE OF ILLINOIS
HAKIM H. TAYEBI
081-003266
CHICAGO, ILL.
REGISTERED STRUCTURAL ENGINEER
EXP 11-30-16
Hakim Tayebi

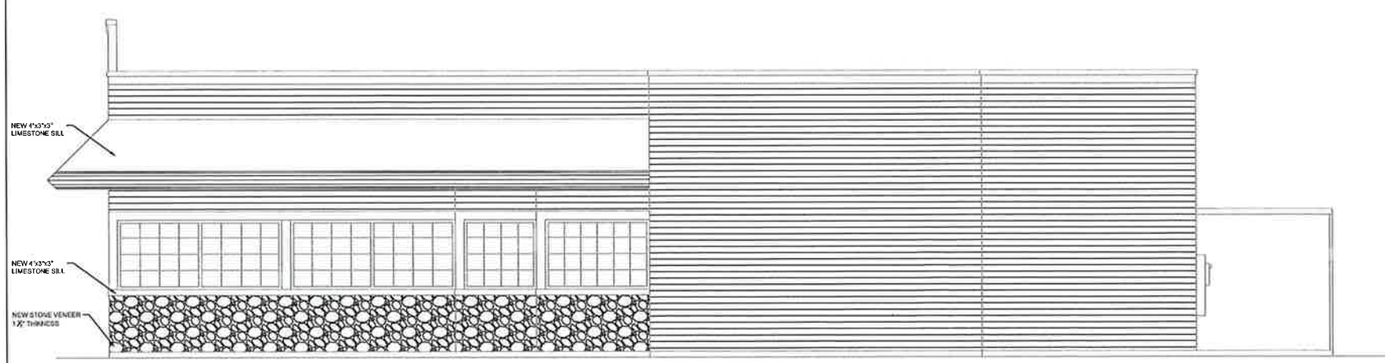
1 A300 PROPOSED FACADE #1

SCALE 1/4"=1'-0"



2 A300 PROPOSED LEFT FACADE

SCALE 1/4"=1'-0"

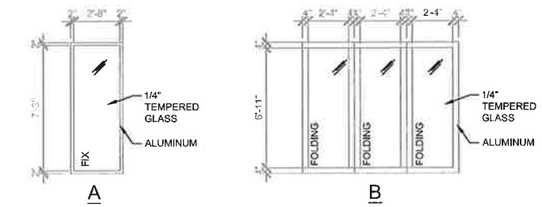


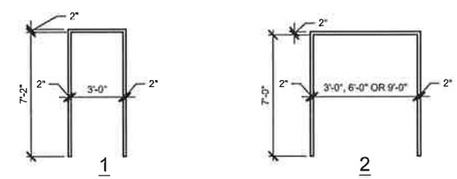
3 A300 PROPOSED RIGHT FACADE

SCALE 1/4"=1'-0"

NEW STORE FRONT SCHEDULE

NO.	DESCRIPTION	SIZE	MATERIAL	TYPE	FINISH	FRAME DATA		FINISH	HARDWARE	NOTE
					INT/EXT	MATERIAL	TYPE	INT/EXT	SET	
100	DINING AREA	EXISTING	ALUM/GL	A		HM	3	ALUM	N/A	FIX
101	DINING DOOR	EXISTING	ALUM/GL	A		HM	3	ALUM	BY MANUFACTURER	FOLDING





INTERIOR REMODEL & FACADE IMPROVEMENT

107 N. BATAVIA AVE
BATAVIA,
IL 60510

ISSUANCE

REV.	ISSUE	DATE
	50% CD	10/14/2016

STATE OF ILLINOIS
HAKIM H. TAYEBI
081-003266
CHICAGO, ILL.
REGISTERED STRUCTURAL ENGINEER

ARCHITECT/ENGINEER: HAKIM TAYEBI

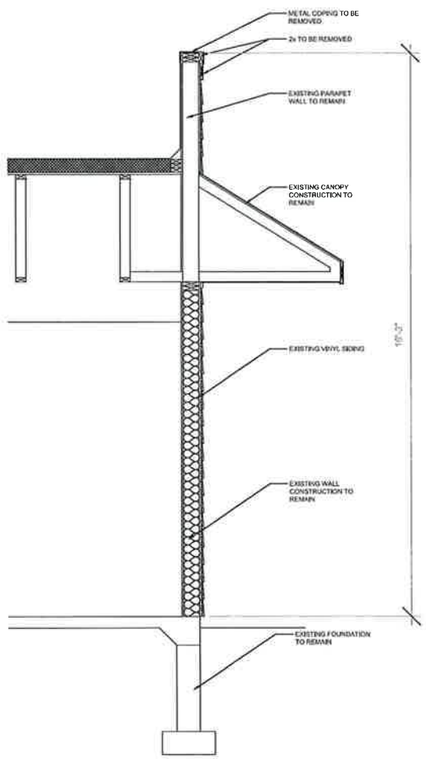
DRAWN: JP CHECK: HT

PROJECT NO: 16085 SCALE: AS NOTED

TITLE: PROPOSED EQUIPMENT PLAN

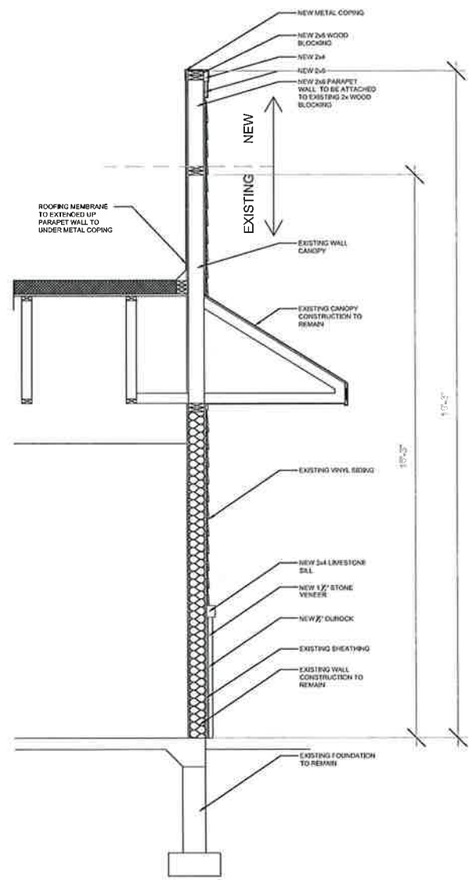
SHEET: A-300

STATE OF ILLINOIS
HAKIM H. TAYEBI
081-003266
CHICAGO, ILL.
REGISTERED STRUCTURAL ENGINEER
EXP 11-30-16
Hakim Tayebi



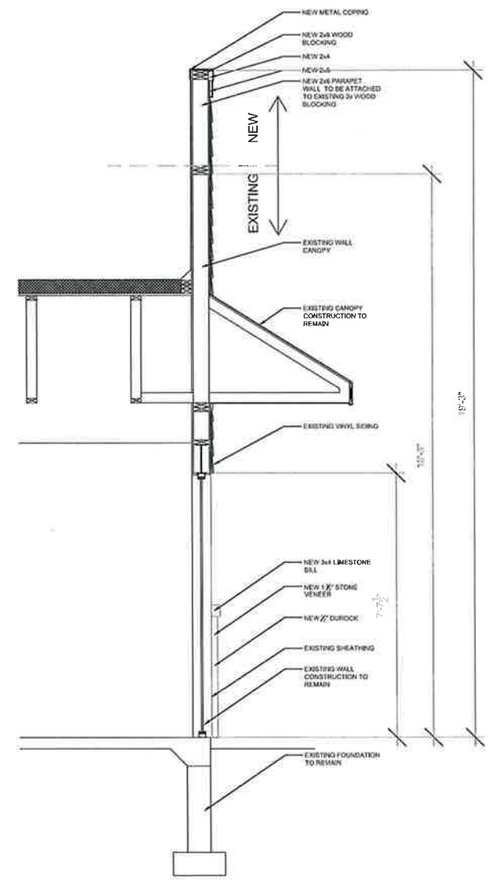
1 A400 EXISTING WALL SECTION

SCALE 1/4"=1'-0"



2 A400 PROPOSED WALL SECTION

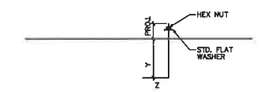
SCALE 1/4"=1'-0"



3 A400 PROPOSED WALL SECTION @ STORE FRONT

SCALE 1/4"=1'-0"

ANCHOR BOLT TYPES



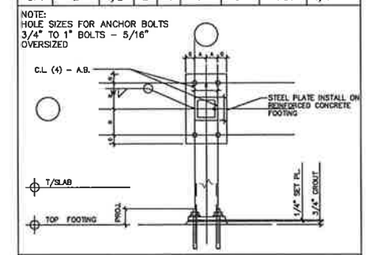
COLUMN SCHEDULE

MARK	MATERIAL	BASE PL.	REMARKS
C1	4x4x1/4 SQUARE TUBE	BP1	

BASE PLATE SCHEDULE

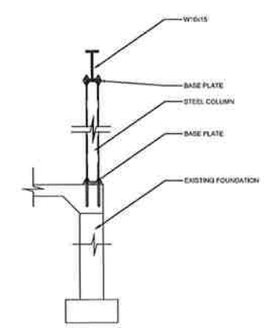
MARK	DETAIL NO.	THICK-NESS	DIMENSIONS A	B	C	D	A.B. NO.	WELD SIZE "W"
BP1	2	1/2"	2"	4"	1"	3"	AB1	1/4"

NOTE:
HOLE SIZES FOR ANCHOR BOLTS
3/4" TO 1" BOLTS - 5/16" OVERSIZED



ANCHOR BOLT SCHEDULE

MARK	TYPE	DIA	Y	Z	PROJ.	PLATE SIZE
AB1		3/4"	8"	6"	3 1/2"	3/4"



4 A400 STEEL COLUMN CONNECTION

SCALE 1/4"=1'-0"

STATE OF ILLINOIS
HAKIM H. TAYEBI
081-003266
CHICAGO, ILL.
REGISTERED STRUCTURAL ENGINEER

EXP 11-30-16

Hakim Tayebi

INTERIOR REMODEL & FACADE IMPROVEMENT

107 N. BATAVIA AVE
BATAVIA,
IL 60510

ISSUANCE

REV.	ISSUE	DATE
	50% CD	10/14/2016

STATE OF ILLINOIS
HAKIM H. TAYEBI
081-003266
CHICAGO, ILL.
REGISTERED STRUCTURAL ENGINEER

ARCHITECT/ENGINEER: HAKIM TAYEBI

DRAWN: JP CHECK: HT

PROJECT NO: 16085 SCALE: AS NOTED

TITLE: **EXISTING & PROPOSED SECTIONS**

SHEET: **A-400**

10-31/16

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 160 W Wilson

Property Identification Number ___-___-___-___
Existing/Proposed Zoning Ordinances ___Yes ___No
Zoning _____

Submittal Date 10/31/16

Owner's Name Michael Farrell
Phone Number 630 890 9749 (cell)
Mobile Number "
E-Mail PrairiePathCycles.info

Project Description :

New Outside Signage

see attached Plans

Applicant's Name Michael Farrell
Applicant Address 2300 Kaneville
Phone Number Geneva IL 60134
Mobile Number
E-Mail
Applicant Signature M Farrell
Owner Signature M Farrell

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.

106 W. Wilson St. Batavia IL. 60510

47' Frontage

Channel letters w/ Black Backer panel

Logo 13 sq.ft.

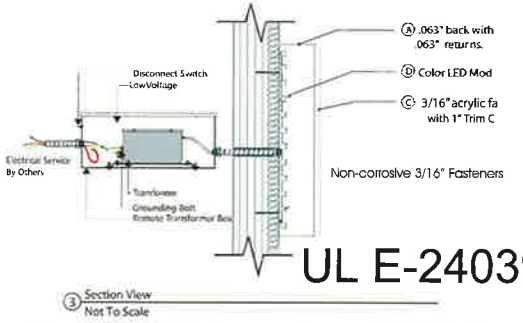
Logo 13 sq.ft

Channel Letter Logo w. vinyl graphics

3/16" scale

Typical Flush Mount Channel Letters with LED's

42 sq.ft .Sign Area
UL Listed Flush Mount
Channel Letter Display



UL E-240395

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 150 First Street

Property Identification Number 12-22-256-009
Existing/Proposed Zoning Ordinances X Yes ___ No
Zoning 0080 Industrial

Submittal Date 11/7/2016

Owner's Name Austin Dempsey
Phone Number 630-879-3680
Mobile Number 630-879-3680
E-Mail Austin@bataviaEnterprises.com

Project Description :

Installation of Handicap Ramp, Man door w/ ADA requirements + reduce the size of Overhead door.

Applicant's Name Sean O'Brien
Applicant Address 140 First Street
Phone Number (630) 879-3680
Mobile Number
E-Mail Sean@bataviaenterprises.com

Applicant Signature Sean O'Brien

Owner Signature

TYPE OF WORK
(Check All That Apply)

- [x] **Exterior Alteration/Repair**
- [x] **New Construction**
  - [ ] Primary Structure
  - [ ] Addition
  - [x] Garage/Outbuilding
  - [x] Other ADA Ramp
- [ ] **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
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☐ For primary structure, outbuilding or addition:

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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

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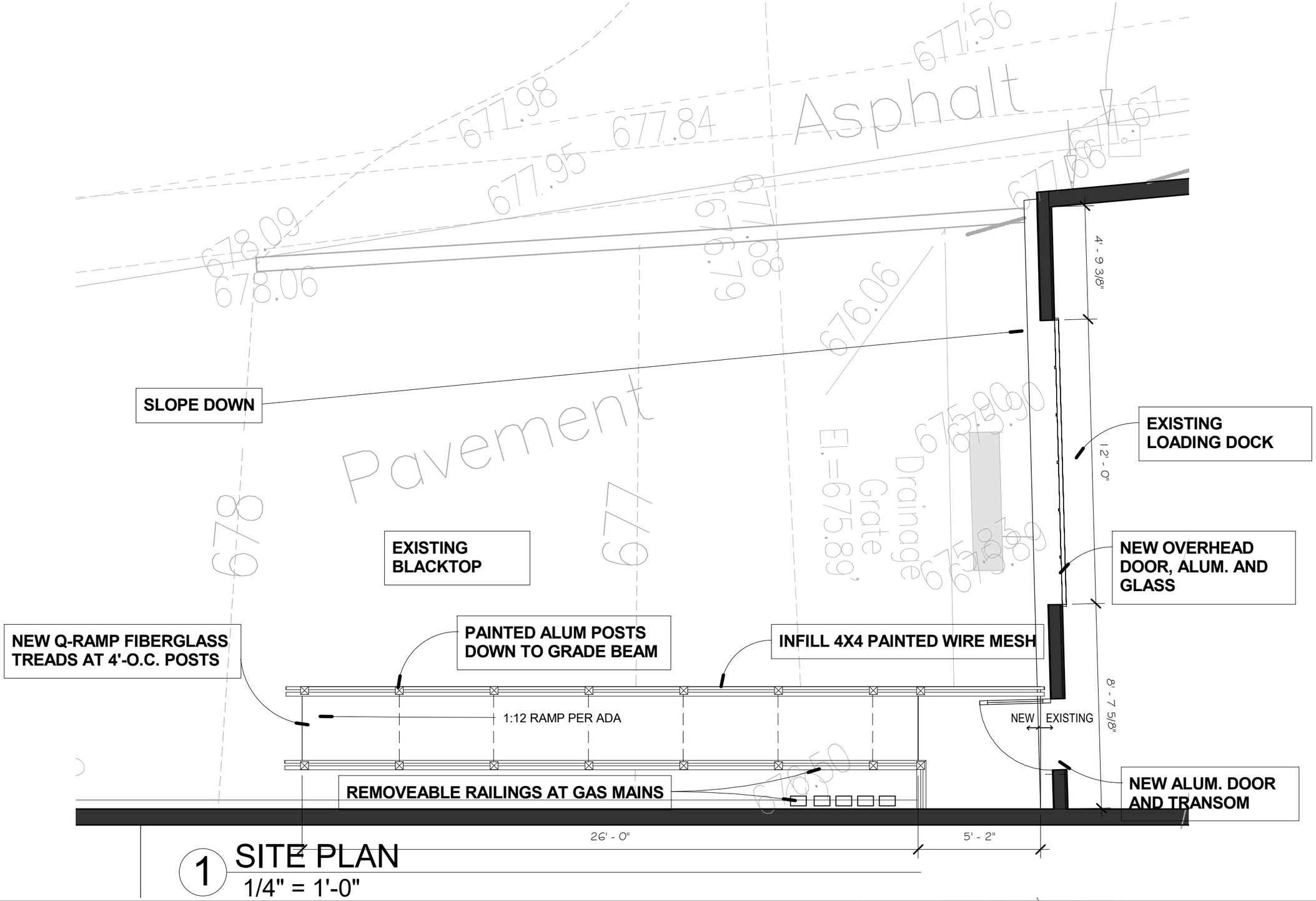


1 SITE PLAN
1/4" = 1'-0"

SITE PLAN

BATAVIA ENTERPRISES RAMP AT LOADING DOCK
140 FIRST STREET, BATAVIA, IL 60510

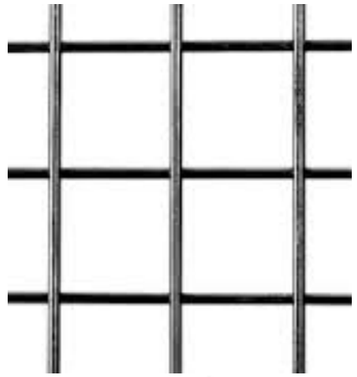
SEAN OBRIEN, BEI (630) 879-3680

DATE:	09/03/10
DRAWN:	-
SCALE:	1/4" = 1'-0"
PROJECT NO.:	00-000

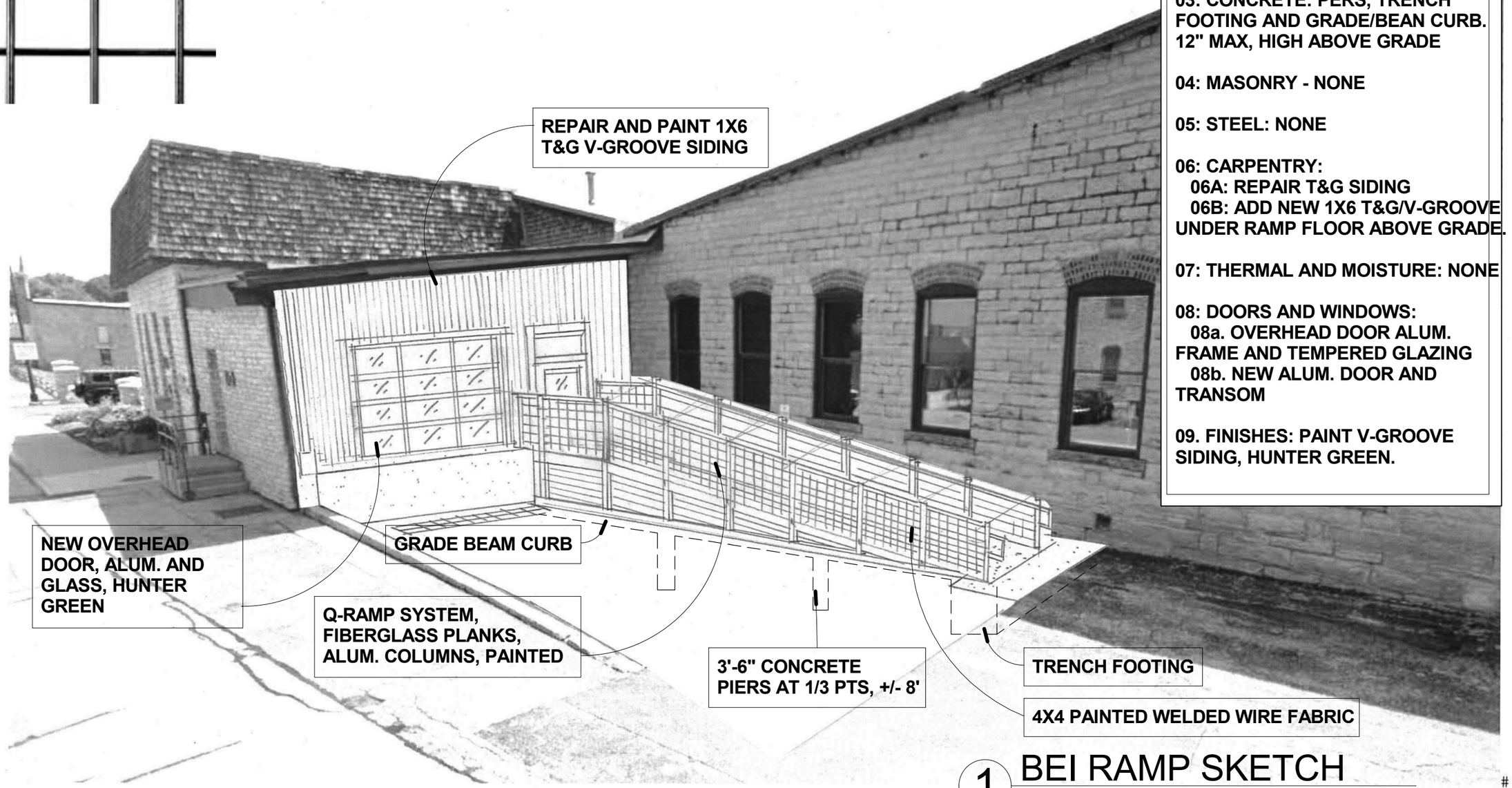
ALLEN PEPA ARCHITECTS
AURORA STUDIO, INC.

121 W. Benton St.
Aurora, IL 60506
(630)879-8831
aurora@allenpepa.com

A0-1



4" X 4" WELDED SIRE FABRIC, POWDER COATED BETWEEN POSTS



SCOPE OF WORK:
01: GENERAL CONTRACTOR

02 DEMO: EXCAVATIONI FOR FOOTINGS

03: CONCRETE: PERS, TRENCH FOOTING AND GRADE/BEAN CURB. 12" MAX, HIGH ABOVE GRADE

04: MASONRY - NONE

05: STEEL: NONE

06: CARPENTRY:
06A: REPAIR T&G SIDING
06B: ADD NEW 1X6 T&G/V-GROOVE UNDER RAMP FLOOR ABOVE GRADE.

07: THERMAL AND MOISTURE: NONE

08: DOORS AND WINDOWS:
08a. OVERHEAD DOOR ALUM. FRAME AND TEMPERED GLAZING
08b. NEW ALUM. DOOR AND TRANSOM

09. FINISHES: PAINT V-GROOVE SIDING, HUNTER GREEN.

1 BEI RAMP SKETCH
1/4" = 1'-0"

BATAVIA ENTERPRISES RAMP AT LOADING DOCK
140 FIRST STREET, BATAVIA, IL 60510

DATE:	07/22/02
DRAWN:	-
SCALE:	1/4" = 1'-0"
PROJECT NO.:	00-000

ALLEN PEPA ARCHITECTS
AURORA STUDIO, INC.
121 W. Benton St.
Aurora, IL 60506
(630)879-8831
aurora@allenpepa.com

A1-1

How do we MEASURE UP?

Modular Access System QRAMP qramp.com

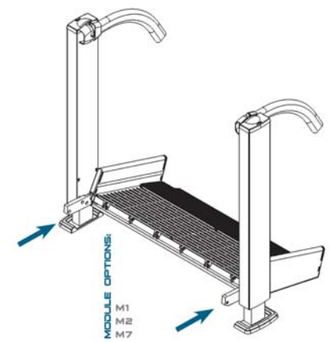
	QRAMP	Other Metal	Wood Ramp	Porch Lift
Aesthetically Pleasing	✓	✗	?	✗
360° Non-Slip, ADA Compliant Surface	✓	✗	✗	✗
Beautifully Tactile, Feels Nice	✓	✗	✗	✗
Glow-in-the-Dark Guides	✓	✗	✗	✗
4.5" Curbs Positive-Stop	✓	✗	✗	?
Bariatric Capacity 1,200 Lbs. Capacity	✓	✗	?	?
Maintenance-Free	✓	?	✗	✗
Available Today to Buy or Rent	✓	✗	✗	✗
Configure Yourself Online NOW.	✓	✗	✗	✗
Install in an hour; 80% Preassembled	✓	✗	✗	✗
Water & Snow GO THRU!	✓	✗	✗	✗
SIMPLE; Only Four Main Modules	✓	✗	✗	✗

MODULE 4: 1.5' Entry/Exit

QRamp™ modular access is a complete ramp system that can be configured to your needs. Please contact us if you have any concerns or questions while assembling this product.

QUICK TIPS for Easy Assembly:

1. QRamp recommends assembly is completed with two people.
2. Have the QRamp Builder Layout readily available as a reference to aid in the ramp installation. Ensure the correct number of modules are present.
3. Start assembly with the ramp platform or with the highest point.
4. Attach feet upon connection of each module. Do not leave foot attachments to the end.
5. Complete the entire ramp surface before beginning the handrail installation. Begin the handrail installation at the highest point.
6. Handle the leg covers (see Image C) with care. Pinch and push at each tab to ensure proper installation and a finished look. Excessive force may cause tabs to crack or break.
7. Ensure leg caps (see Image B) are lined up properly before snapping down.



Modular Access System QRAMP

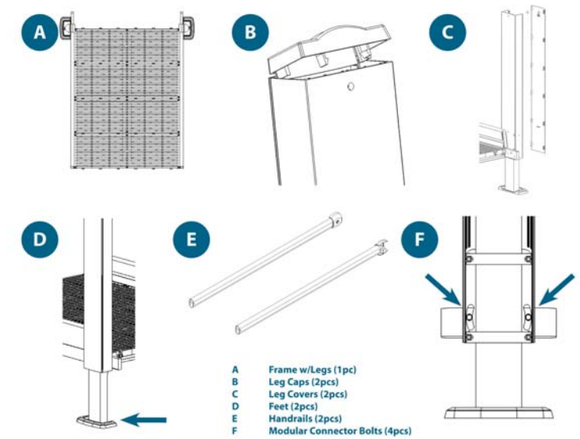
Tools Required:
- ❑ 6mm Allen Wrench
- ❑ 5mm Allen Wrench
- ❑ 13mm Deep Socket

Tools Recommended:
- ❑ Safety Glasses
- ❑ Side Cutters
- ❑ Gloves
- ❑ Measuring Tape
- ❑ Level

qramp.com

*Disclaimer: Please note some parts are pre-assembled.

MODULE 1: 4' Running Section w/ Legs



QUESTIONS? CALL 855-697-7267
www.youtube.com/user/QRampAccess

Modular Access System QRAMP

Direct : 519.627.7267
Toll Free : 1.855.MY.QRAMP (855.697.7267)
Fax : 888.595.4762
info@qramp.com
/TheQRamp
/TheQRamp

qramp.com

MODULE 9: 4' x 4' Straight Platform

QRamp™ modular access is a complete ramp system that can be configured to your needs. Please contact us if you have any concerns or questions while assembling this product.

QUICK TIPS for Easy Assembly:

1. QRamp recommends assembly is completed with two people.
2. Have the QRamp Builder Layout readily available as a reference to aid in the ramp installation. Ensure the correct number of modules are present.
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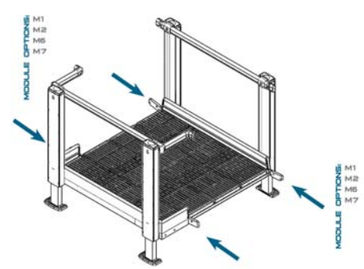


Modular Access System QRAMP

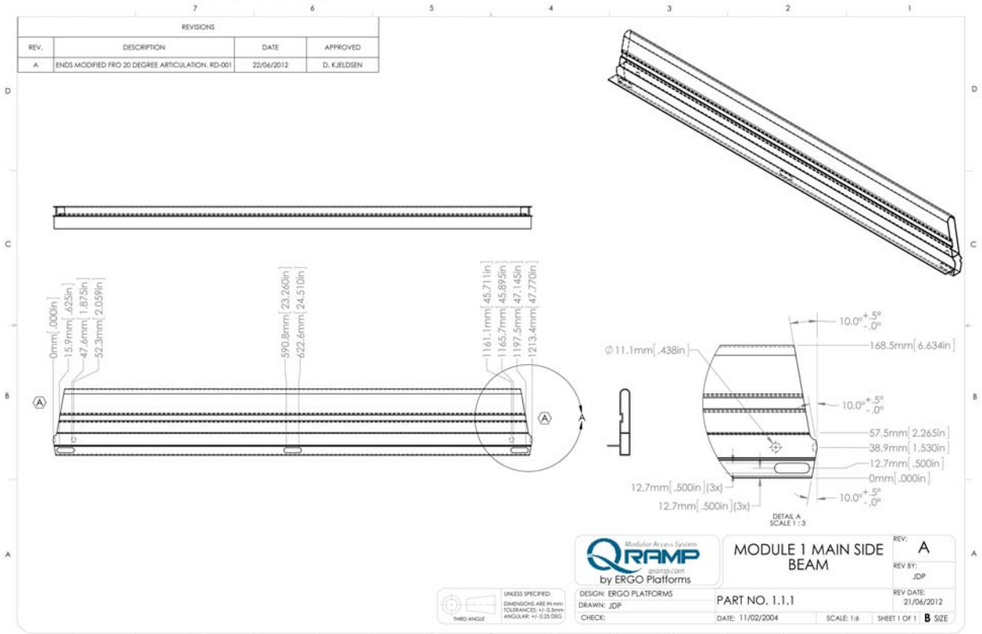
Tools Required:
- ❑ 6mm Allen Wrench
- ❑ 5mm Allen Wrench
- ❑ 13mm Deep Socket

Tools Recommended:
- ❑ Safety Glasses
- ❑ Side Cutters
- ❑ Gloves
- ❑ Measuring Tape
- ❑ Level

qramp.com

*Disclaimer: Please note some parts are pre-assembled.

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
A	ENDS MODIFIED FRO 20 DEGREE ARTICULATION. RD-001	22/06/2012	D. KJELDSEN



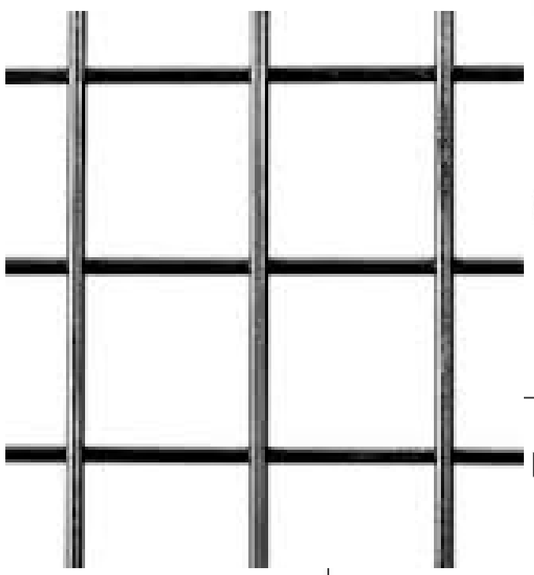
1 Q-RAMP REF. INFO
1" = 20'-0"

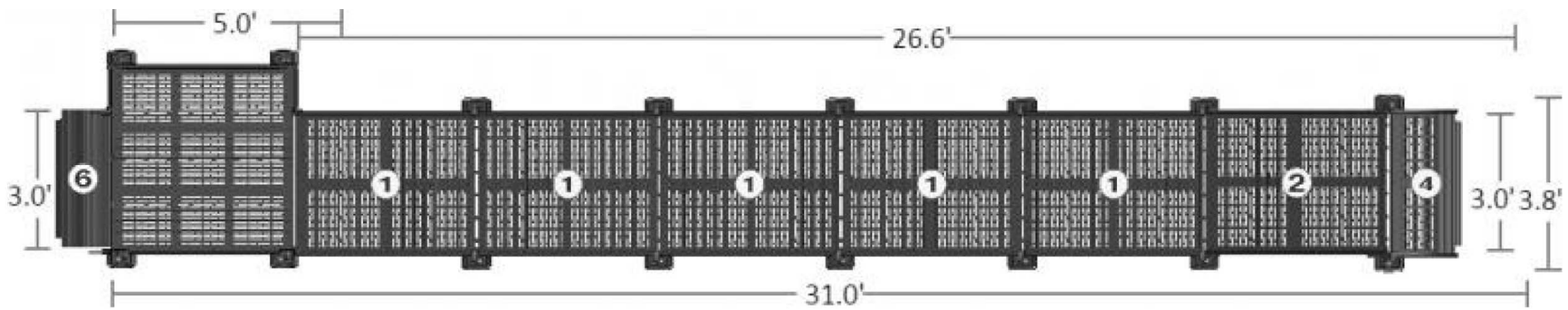
BATAVIA ENTERPRISES RAMP AT LOADING DOCK
140 FIRST STREET, BATAVIA, IL 60510

DATE:	06/19/15
DRAWN:	Author
SCALE:	1" = 20'-0"
PROJECT NO.:	00-000

ALLEN PEPA ARCHITECTS
AURORA STUDIO, INC.
121 W. Benton St.
Aurora, IL 60506
(630)879-8831
aurora@allenpepa.com

A1-2





M6: 1

1 Q-RAMP REF INFO 2
1" = 20'-0"

TARGET RISE:	26"	SELECTED SLOPE:	1:12
ACTUAL SLOPE:	1:12.5		

Modular Access System QRAMP

PROJECT: 5x5 platform 26 ft of QRamp

DESIGNED ON:	DESIGNED BY:	YOUR PROJECT NO.	10-28--2016 Sean
Oct 28,2016	Dan Fazekas	QRAMP REF NO.	1477674592

BATAVIA ENTERPRISES RAMP AT LOADING DOCK
140 FIRST STREET, BATAVIA, IL 60510

DATE:	06/19/15
DRAWN:	Author
SCALE:	1" = 20'-0"
PROJECT NO.:	00-000

ALLEN PEPA ARCHITECTS
AURORA STUDIO, INC.
121 W. Benton St.
Aurora, IL 60506
(630)879-8831
aurora@allenpepa.com

A1-3

DOOR CONFIGURATION						WEIGHT (LBS)
MODEL	DESIGN	TOP	GLAZING	INSUL	FINISH	
902			INSUL		CLR ANDZ	404

SPECIAL NOTE: THE DESIGN OF THE SUPPORTING STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD FOR THE BUILDING OR STRUCTURE IN ACCORDANCE WITH CURRENT BUILDING CODES.

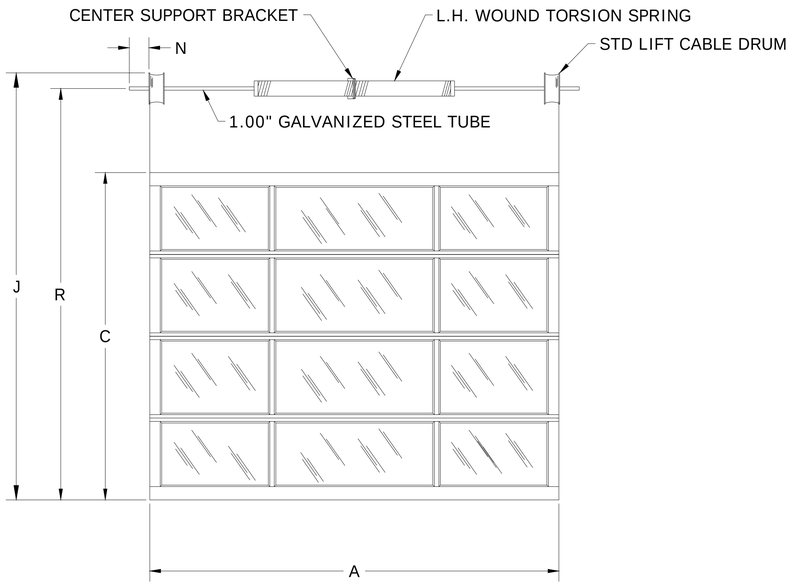
MODEL 902

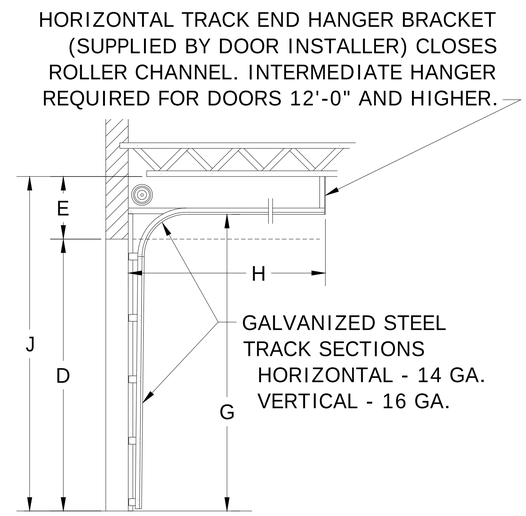
SECTIONS ARE 2-1/8" THICK ALUMINUM EXTRUSION CONSTRUCTION CONSISTING OF CENTER STILES, END STILES, INTERMEDIATE RAILS AND TOP AND BOTTOM RAILS WITH SOLID OR GLAZING PANELS . 44" ON CENTER, END PANELS VARY

ACTUAL DOOR HEIGHT IS APPROX. 1" OVER BECAUSE OF JOINTS BETWEEN SECTIONS PLUS BOTTOM ASTRAGAL.

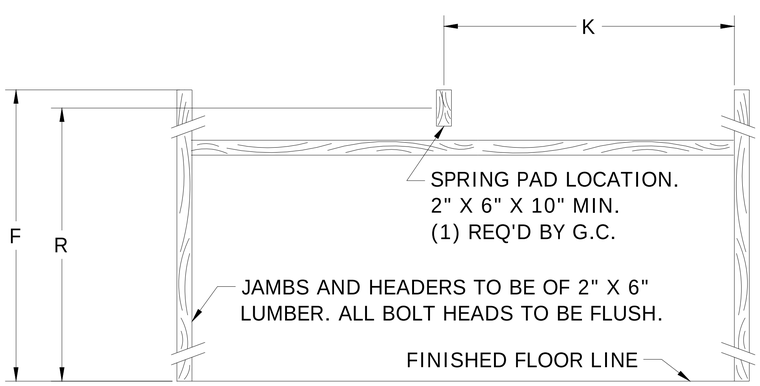
NOTES:

1. (ONE) DOOR 12'-0" x 8'-0"
2. DOOR TO BE SUPPLIED WITH 10,000 CYCLE TORSION SPRINGS.
3. DOOR TO BE SUPPLIED WITH CONTINUOUS ANGLE MOUNTED, 2" GALVANIZED STEEL TRACK WITH 15" RADIUS STANDARD LIFT.
4. DOOR TO HAVE 4 FULL VIEW SECTIONS OF INSULATED GLASS.
5. FV DOOR REINFORCEMENT TO BE (1) 1-1/4" X 1-1/4" X 1/8" ALUMINUM ANGLE ON EVERY SECTION.

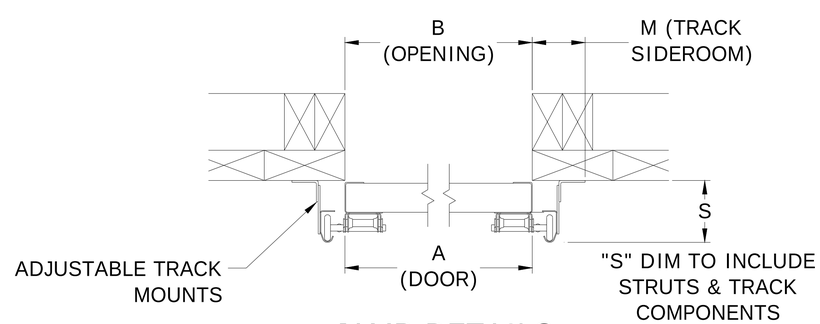




SIDE ELEVATION
STANDARD LIFT
TRACK DETAIL



INSIDE WALL ELEVATION
OPENING PREPARATION



JAMB DETAILS

DIM.	DESCRIPTION	DIMENSIONS
A	DOOR WIDTH	12'-0"
B	OPENING WIDTH	12'-0"
C	DOOR HEIGHT	8'-0"
D	OPENING HEIGHT	8'-0"
	QUANTITY OF PANELS WIDE	3
	QUANTITY OF SECTIONS HIGH	4
E	HEADROOM (MIN.)	1'-3.5"
F	JAMB HEIGHT (MIN.)	9'-3.5"
G	OVERHEAD CLEARANCE	8'-7"
H	BACKROOM (MIN.)	9'-11"
J	FLOOR TO CEILING (MIN.)	9'-3.5"
K	SPRING PAD OFFSET 1	6'-0"
L	SPRING PAD OFFSET 2	
M	TRACK SIDEROOM	0'-4.5"
N	COUNTERBALANCE SIDEROOM	0'-4.5"
R	SHAFT CENTER LINE	9'-.5"
S	TRACK BACKROOM (AT FLOOR)	0'-4.5"

11-17-15

Clopay® Building Products Company

SHOP DRAWING

IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

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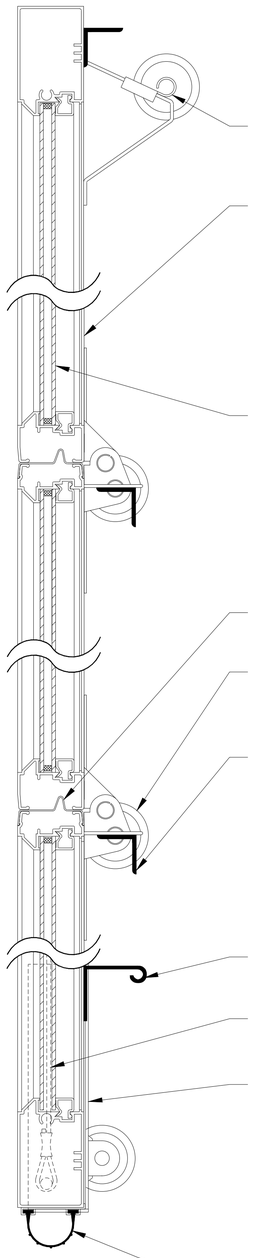
DRAWN BY: ASD	DATE: 11-11-16	APPROVAL SIGNATURE:	APPROVAL DATE:
CUSTOMER: DOCK & DOOR NATIONAL			
JOB: 150 1ST STREET		DRAWING NUMBER: 131087430-1-1	
CSR/DC: DSMULSKI			SHEET: 1 OF 2



ADJUSTABLE TOP ROLLER BRACKET OF 12 GA. GALV. STEEL, FASTENED WITH (4) 1/4" - 20 X 5/8" DRIVE SCREWS.

MADE OF 6063-T5 ALUMINUM EXTRUSIONS
WALL THICKNESS:

TOP & STD BOTTOM RAILS	0.075
INTER. TOP & BOTTOM RAILS	0.075
TOP 1.875" LENGTH FIN	0.100
INTER. TOP RAIL CAP	0.040
SINGLE & DOUBLE END STILES	0.075
CENTER STILES	0.062

FULL-VISION SECTIONS TO HAVE DOUBLE PANE GLASS HELD IN PLACE WITH SNAP-IN GLAZING BEAD AND HOT MELT ADHESIVE. REFER TO NOTES FOR EXACT GLASS TYPE.

MEETING RAILS FORM A WEATHERTIGHT TONGUE & GROOVE JOINT.

2" ROLLERS FEATURE (1) 1/4" DIA. STEEL BALL-BEARINGS, FULL FLOATING IN CASE HARDENED STEEL RACES.

1-1/4" X 1-1/4" X 1/8" ALUMINUM ANGLE. SEE NOTES FOR EXACT REINFORCEMENT CONFIGURATION.

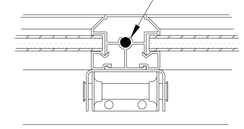
13 GA. GALV. STEEL STEP PLATE/
LIFT HANDLE - MOUNTED TO BOTTOM BRACKET.

1/8" X 7 X 7 AIRCRAFT CABLE & NECO PRESS SLEEVE WITH A 7:1 SAFETY FACTOR.

BOTTOM ROLLER BRACKET OF 12 GA. GALV. STEEL, FASTENED WITH (5) 1/4" - 20 X 5/8" DRIVE SCREWS.

BOTTOM SECTION REINFORCED WITH A TEMPERED ALUMINUM EXTRUSION WITH INTEGRAL RETAINER FOR FLEXIBLE VINYL ASTRAGAL WITH RIBS.

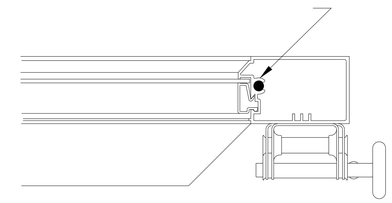
CENTER STILES FASTENED TO RAILS WITH FULL LENGTH 5/16" GALV. STEEL RODS AND FLANGE NUTS



FULL VISION CENTER HINGE OF 16 GA. GALV. STEEL, ATTACHED TO INTER. BOTTOM RAIL WITH (2) #14 X 5/8" DRIVE SCREWS AND TO INTER. TOP RAIL WITH (2) 1/4" - 20 X 5/8" HEX HEAD MACHINE SCREWS & NUTS

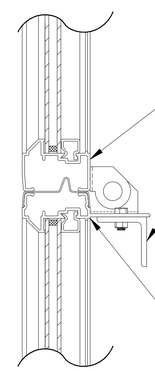
INTERMEDIATE HINGE DETAIL

END STILES FASTENED TO RAILS WITH FULL LENGTH 5/16" GALV. STEEL RODS AND FLANGE NUTS



REINFORCING FIN ON INTER. TOP RAILS, ANGLE CUT AT END STILES

SINGLE END HINGE DETAIL



INTERMEDIATE BOTTOM RAIL

1-1/4" X 1-1/4" X 1/8" ALUMINUM ANGLE

INTERMEDIATE TOP RAIL WITH REINFORCING FIN AND CAP

SECTION JOINT DETAIL

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

Clopay® Building Products Company

SHOP DRAWING

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CUSTOMER: DOCK & DOOR NATIONAL			
JOB: 150 1ST STREET		DRAWING NUMBER: 131087430-1-1	
CSR/DC: DSMULSKI			SHEET: 2 OF 2

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 100 N. Island Ave.

Property Identification Number 12-22-202-017
Existing/Proposed Zoning Ordinances ___Yes ___No
Zoning _____

Submittal Date 11 / 3 / 2016

Owner's Name City of Batavia
Phone Number 630-454-2000
Mobile Number NA
E-Mail jdillon@cityofbatavia.net

Project Description :

Government Center Window Replacement Project.

Applicant's Name City of Batavia
Applicant Address 100 N. Island Ave
Phone Number 630-454-2000
Mobile Number —
E-Mail jdillon@cityofbatavia.net

Applicant Signature J. Dillon

Owner Signature _____

TYPE OF WORK
(Check All That Apply)

- [x] **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
  - [x] 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.

CITY OF BATAVIA

DATE: **November 2, 2016**
TO: **Historic Preservation Commission (HPC) & City Building & Zoning Departments**
FROM: **John Dillon**
SUBJECT: **Window Replacement Project – Batavia Government Center, 100 N. Island Ave.**

The City of Batavia is in need of window replacements at the Batavia Government Center, 100 N. Island Ave., Batavia, IL.

As such, please find attached submittals pertaining to the proposed window replacement project.

Items of interest for consideration;

1. City staff has presented the attached plans to the Batavia City Council for review and comment, but funding for the project will be over multiple years as approved by the City Council.
2. City staff, in agreement with the City's project architect, Lane Allen of Allen & Pepa Architects, is recommending Option 1b. Option 1b provides the following benefits:
   a. A full sized window option vs. the "in-filled" windows currently in use
   b. An awning window that can be used by employees as necessary. Staff feels a double-hung option is prohibitive due to the large size of the windows and possible difficulty in operating such a large window sash.
   c. Muntins, or grilles, between the glass, rather than surface mounted. Between the glass will provide much easier long-term maintenance and cleaning. The muntin option also provides a look returning to the original 1903 true divided glass panels.
   d. Staff is recommending exterior finish to be extruded aluminum with interior wood finishes for the longest possible life, durability and ease of installation.

After approval by the HPC and the City Council staff plans to install up to three (3) of the preferred design windows to observe constructability standards and aesthetic nuances. After such time, the City would formally bid the replacement project and replace the remainder of the windows over a multi-year period of time (proposed 3 years).

C: Mayor & City Council
Laura Newman
Gary Holm
Peggy Colby
Kevin Maloney

BATAVIA GOVERNMENT CENTER

CONDITIONS ASSESSMENT REPORT (CAR)

Supplement 1: Window Replacement Information

May 22, 2015

Prepared by:

ALLEN PEPA
ARCHITECTS

AURORA STUDIO
121 W. Benton Street
Aurora, IL 60506
(630) 879-8831
LALLEN@allenpepa.com

WINDOW REPLACEMENT INFORMATION

Window replacement has always been an expectation of the COB staff. The CAR report confirms the following concerns:

- The windows are currently 31 years old. (1984 Andersen Windows) There are many signs of increasing deterioration and failure such as rotting frames, foggy windows (bad seals), windows caulked shut and deteriorating hardware. Numerous awnings are basically inoperable.
- As illustrated in the thermal images, the cold convective air currents and air infiltration around the fixed frames /operable awing windows is trapped in the window recess, which can make these areas especially cold in winter. See CAR Report for more information and images regarding these thermal conditions.

The best option is to replace all of the windows in succession to simplify the bidding process and maximize the contractor's time and effort. Allen+Pepa Architects has assembled multiple design options and the budgetary pricing for replacement windows. The variables discussed in this appendix include the following:

1. WINDOW SIZE OPTIONS:

Option 1: Match the size of the existing windows including infilled panels at each side of the window

Option 2: Remove the infilled panels and replace with windows that are the full size of the masonry opening.

Both options would replace the arched header and re-insulate behind it. The city staff is considering a "mock-up" process so all the labor and costs associated with the replacement windows can be evaluated before proceeding with the entire window replacement project. Some interior drywall work, window sills and trim is unavoidable with the window replacement, regardless of which option is chosen. Full width windows may be slightly more challenging in a few locations, but choosing the full-width windows is not a significant difference in the total scope of work.

2. WINDOW STYLE OPTIONS:

The existing window style is a fixed upper window over an operable awning window. Allen+Pepa has obtained pricing for two conceptually different options:

Option 1: Match the existing configuration of a fixed window over an operable awning window.
Option 2: Replace the windows with single-or double-hung windows, similar to the original 1901 design.

Either option would require replacement of the arched header panels and re-insulation behind them. Depending on the chosen width, the 8" side panels may also require replacement and insulation.

3. MUNTIN OPTIONS:

This package includes images of 6 designs for the placement of muntins, including various designs with areas of open glass. While "Simulated Divided Lite" grilles offer the look that is closest to the original historic windows, for maintenance reasons we have priced "Grilles in Glazing" muntins, where the grilles are encased within the double-sided window glass. This offers a historic look, while avoiding the cleaning and maintenance issues that would be added by dimensional grilles. See attached drawings.

ARCHITECT RECOMMENDATION:
After numerous discussions of all the issues involved, including window operability, maintenance, cleaning issues, appearance, cost, and historic character, the architect and the staff are recommending Option 1b, as illustrated in this document.
Option 1b consists of the following options:

- A full-width window
- A fixed upper window over an operable awning window.
- The fixed upper window has a 20-lite grille of between-the-glass profiled muntins.
- The operable awning window is clear of muntins and has an interior (vs. an exterior) screen.

While an awning window is not a historical type, the full-width window and 20-lite grille are reminiscent of the proportions of the original historic windows. The recommendation is to use profiled muntins (vs. flat) as they are more similar in character to the historical muntins. Because of the window size, there is concern that a double hung window would be heavy to operate, while the operable awning will be easy to open and close. The internal screen typical of awning windows will keep the glass much cleaner than external screens, which are typical on double-hung windows. See the following proposals for pricing.

The following summary of quotes correlates with the drawings of the numerous window options. Conceptually, Option 1 is a fixed over awning and Option 2 is double-hung windows.

Bidders and contact information:

MARVIN WINDOWS GENERAL SPEC: Contact: Mike Spatz: (630) 365-5772
Midwest Window & Supply
800 Hicks Rd
Elburn, IL 60119

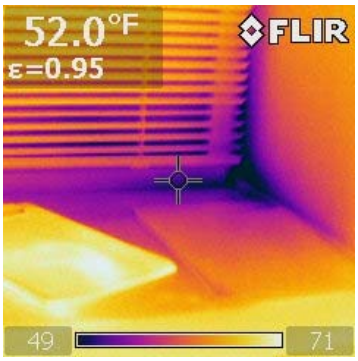
ANDERSEN (EAGLE) WINDOWS GENERAL SPEC: Contact: Scott Simon (563) 556-2270
Eagle Windows and Doors
2045 Kerper Blvd
Dubuque, IA 52001

Basic Specifications:

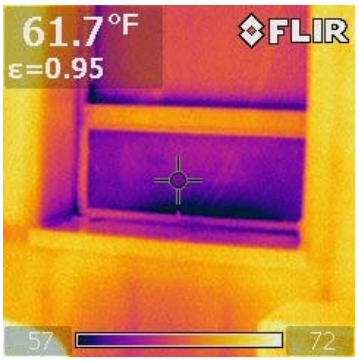
- Extruded aluminum clad with Kynar commercial coating, the longest lasting finish
- Bare pine wood interior
- Low-e insulated glass
- 4-9/16 jambs (will require interior GWB to me cut to install perimeter insulation)
- Window Size Option:
  - Infilled Window Option (48" wide opening in 65" Masonry Opening)
  - Filled Window Option (4'-10" wide window with 3" perimeter in 65" MO)
- Glazing Options:
  - Option: "SDL" (simulated divided lite). Fixed grille inside and outside with spacer in the middle to mimic historical authentic grilled windows –long term cleaning issue
  - Option: "Grilles in airspace" is a profiled grille in-between the glass panes- easier to clean
- Square windows with infill radius top. See Drawing Sheets A4-4, A4-5.

		Pricing Range:
Option 1	**Picture over Awning, no grills (Infill and to match existing)**	**$ 105,ooo-115,000.--**
Option 1b	**Picture with 20 grills, over Awning (Full Width) (Int. Screen)**	**$ 152,000-162,000.-**
Option 2a	**Double Hung windows, no grills (48" wide Infill) (Int. Screen)**	**$ 90,000.- $100,000**
Option 2b	**Double Hung, SDL (48" wide Infill)**	**$120,000.- $125,000**
Option 2c	**Double Hung, Grills in glass (48" wide Infill)**	**$105,000 – $110-000.-**
Option 2d	**Double Hung, Grills in glass (4'-10" wide with perimeter trim)**	**$ 123,000 – 128,000.-**

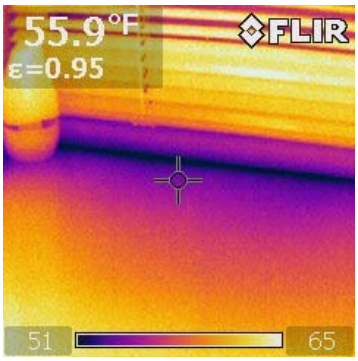
Option to grille pattern: any grille count that is rectangular is the same price as current pricing (different from Andersen)



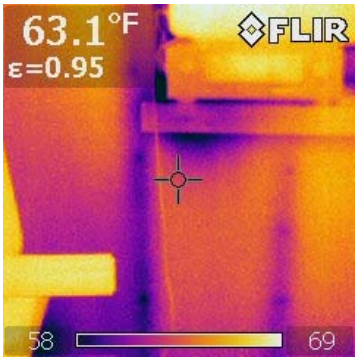
A1-2 S - K8.0H – Some air infiltration along bottom right corner



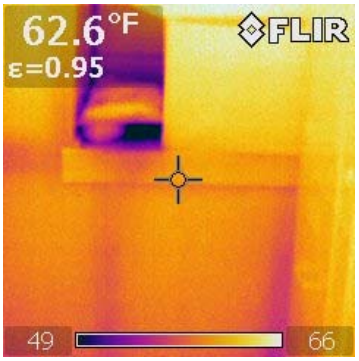
A1-2 S - K8.0K – air infiltration along bottom of lower sash.



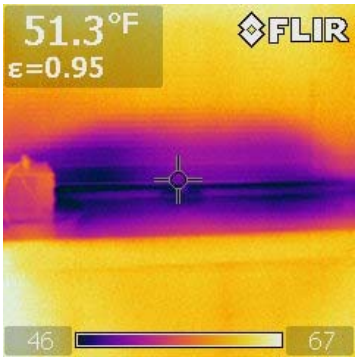
A1-2 S - K8.0M – some air infiltration along bottom frame of window.



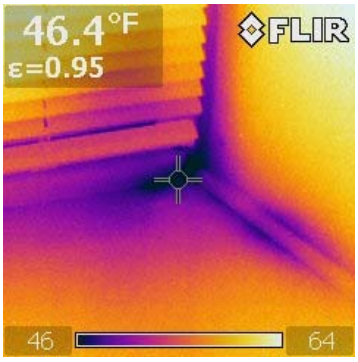
A1-1 N - K8.0C – some air infiltration along bottom left of window.



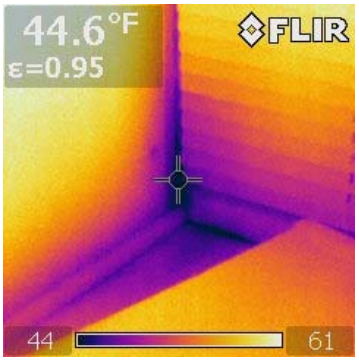
A1-1 S - K8.0B – some air infiltration at bottom of window.



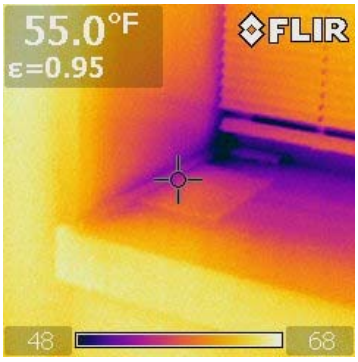
A1-1 S - K8.0E – some air infiltration along bottom of window.



A1-1 S - K8.0E – some air infiltration at bottom right corner of window.



A1-1 S - K8.0E – example of temperature difference at window frame - not unusual



A1-1 S - K8.0E – some air infiltration at bottom left corner of window.

THERMAL IMAGES

OPTION 1: FIXED WINDOW OVER OPERABLE AWNING WINDOW. **INFILLED SIDES**.

OPTION 1b: TYPICAL WINDOW: FIXED (20 LITE) OVER OPERABLE AWNING. **FULL SIZED WINDOW**. (RECOMMENDED OPTION)

OPTION 1c: TYPICAL WINDOW: FIXED (16 LITE) OVER OPERABLE AWNING. **INFILLED SIDES**.

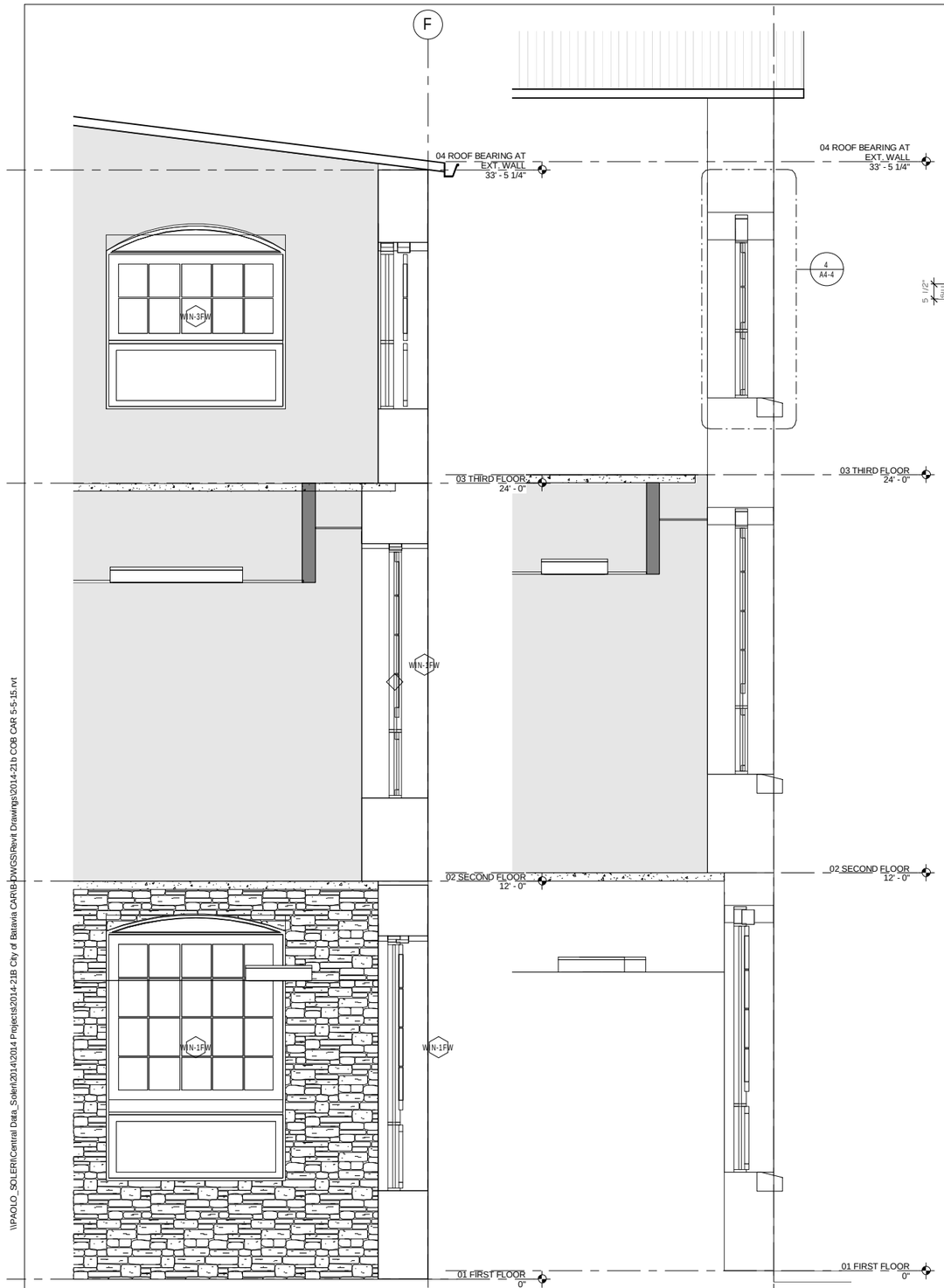
OPTION 2B &C: TYPICAL WINDOW: SINGLE HUNG-12 LITES (FIXED) OVER 12 LITES (OPERABLE). **INFILLED SIDES**.

OPTION 2D: TYPICAL WINDOW: SINGLE HUNG-12 LITES (FIXED) OVER SINGLE PANE (OPERABLE). **INFILLED SIDES**.

OPTION 4: TYPICAL WINDOW: SINGLE HUNG- 15 LITES (FIXED) OVER 15 LITES (OPERABLE). **FULL SIZED WINDOW**.

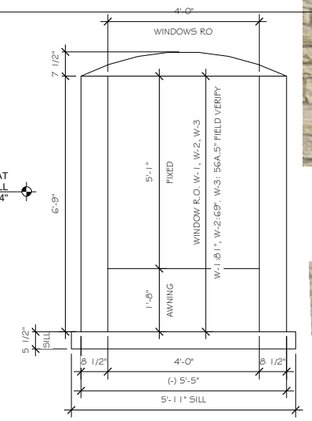
.

HISTORIC WINDOWS: DOUBLE-HUNG 15 LITES OVER 15 LITES

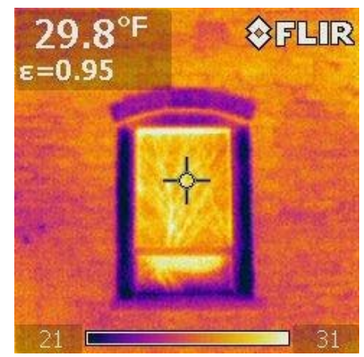


2 WEST WALL SECTION
1/2" = 1'-0"

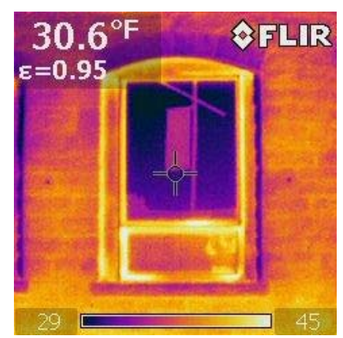
1 Section 6
1/2" = 1'-0"



TYPICAL WIN-1 WINDOWS

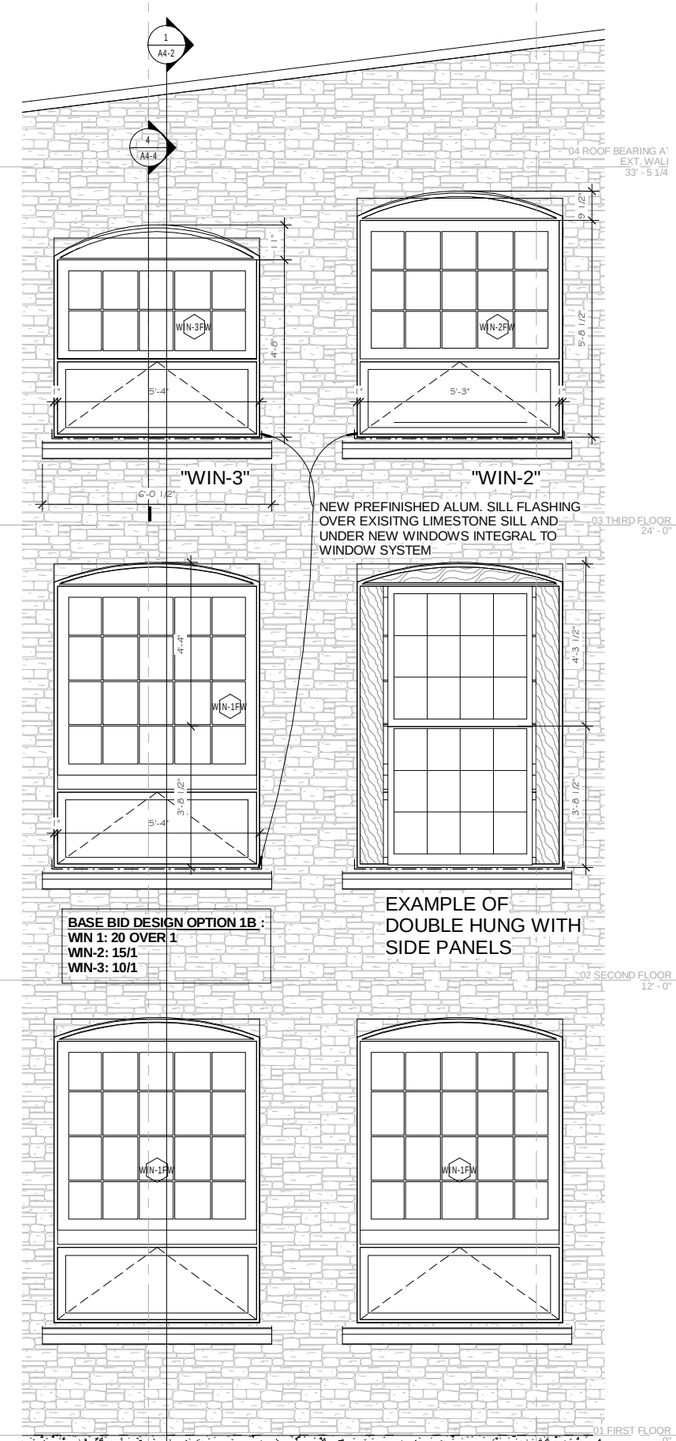


1X6 PERIMETER PANELS PROPERLY INSULATED



1X6 PERIMETER PANELS NOT INSULATED

4 WINDOW ELEVATION
1/2" = 1'-0"



3 SOUTH ELEVATION -WINDOW ELEVATION
1/2" = 1'-0"

REPORT 100% 5-22-15

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POST BID/PERMIT REVISIONS:

No.	Date	Description

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WINDOW ELEVATION AND SECTIONS

A4-2

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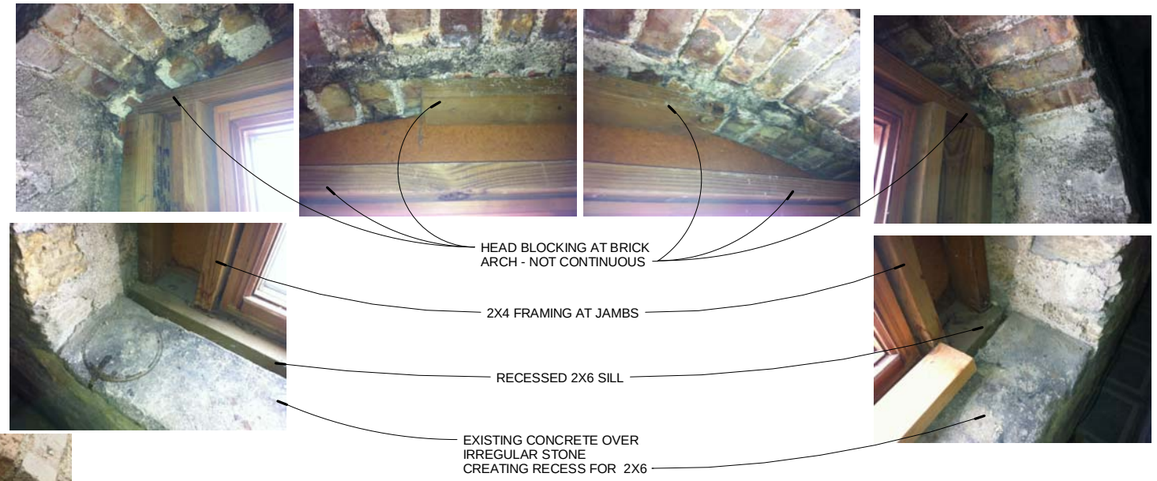
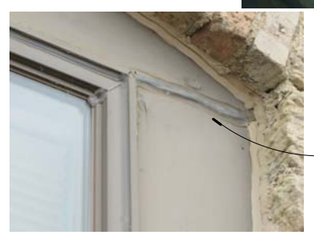
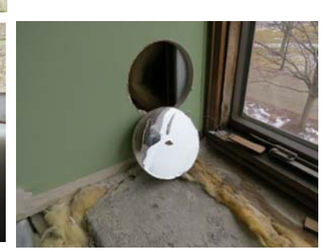
COUNCIL CHAMBERS WITH EXPOSED OAK TRIM



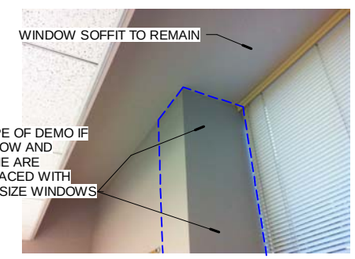
INTERIOR 3RD FLOOR EXPOSED FRAMING



EXTERIOR VIEWS OF TYPICAL WINDOW

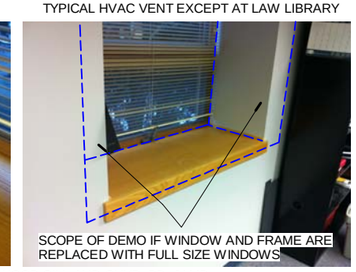


EXPOSED INTERIOR STONE UNDER WOOD SILL AND FOIL FACED GWB



EXISTING GWB JAMB UP TO EDGE OF WINDOW

TYPICAL HVAC VENT EXCEPT AT LAW LIBRARY



EXISTING TYPICAL WOOD SILL AND GUYP. BD. JAMB

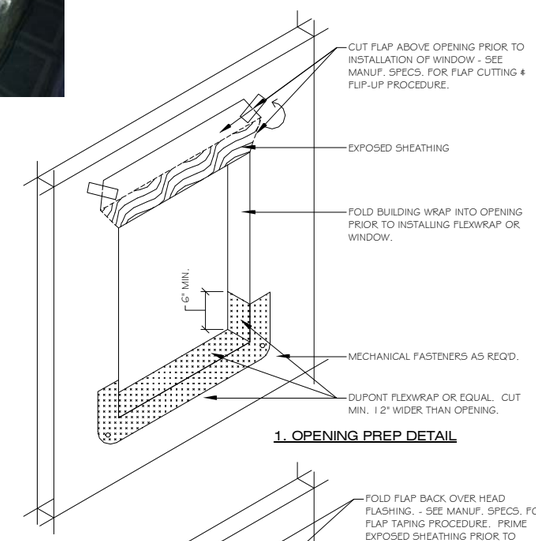
SNOW LADEN SILL

CRACKED SILL +/- 15-20 OF 96 - FIX WITH LIMESTONE COLORED URETHANE CAULK

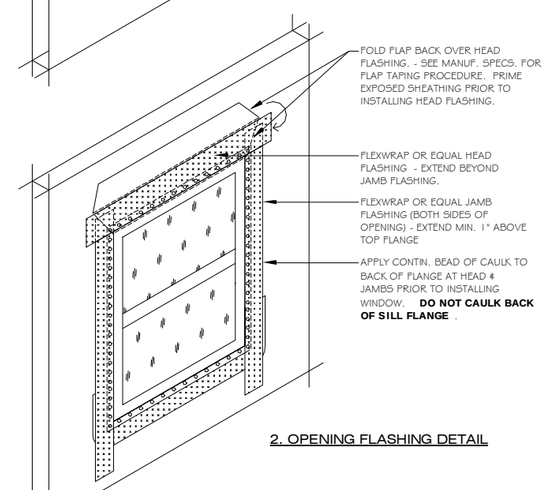
DELAMINATING SILL EXAMPLE

INTERIOR WOOD SILL AT EXPOSED STONE

1 WINDOW SILLS AND INTERIOR FRAMING
1" = 1'-0"



1. OPENING PREP DETAIL



2. OPENING FLASHING DETAIL

MATERIAL SPECS:
1. DUPONT/TYVEK AIR BARRIER/BUILDING WRAP OR APPROVED EQUAL
2. TYVEK FLASHING TAPE OR APPROVED EQUAL
3. 9" DUPONT/TYVEK FLEX WRAP OR APPROVED EQUAL
4. DUPONT DOOR AND WINDOW FOAM OR APPROVED EQUAL

2 WINDOW WRAP
1/2" = 1'-0"

REPORT 100% 5-22-15

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WINDOW SITE CONDITIONS

A4-3

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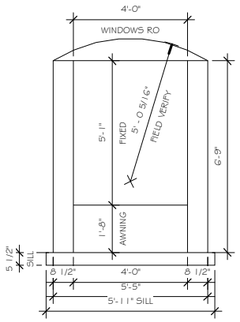
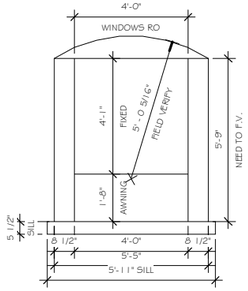
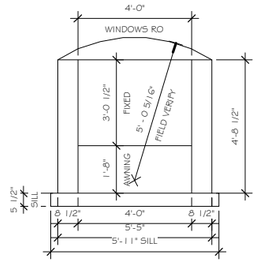


W1-48 1/2" X 81"
(62) TOTAL

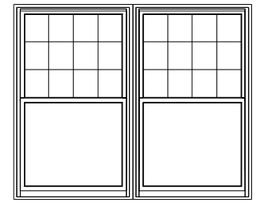


W2-48 1/2" X 69"
(2) TOTAL (NEED TO F.V.)

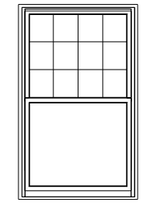


W3-48 1/2" X 56 1/2"
(30) TOTAL

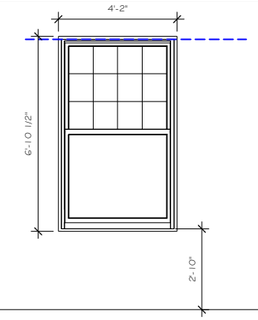
EXISTING CONDITIONS AND NEW INFILL WINDOWS R.O.'S



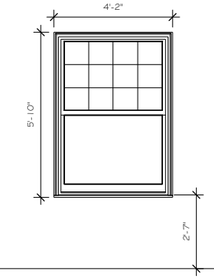
W5BB - "POLICE 2"
?x?
(1) TOTAL



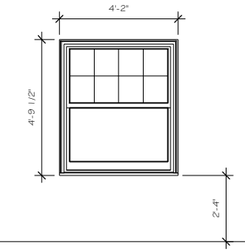
W4BB -"POLICE 1"
?X?"
(1) TOTAL



W1BB (BASE BID)
48 1/2" X 81"
(62) TOTAL



W2BB
48 1/2" X 69"
(2) TOTAL (NEED TO F.V.)



W3BB
48 1/2" X 56 1/2"
(30) TOTAL

BASE BID WINDOWS

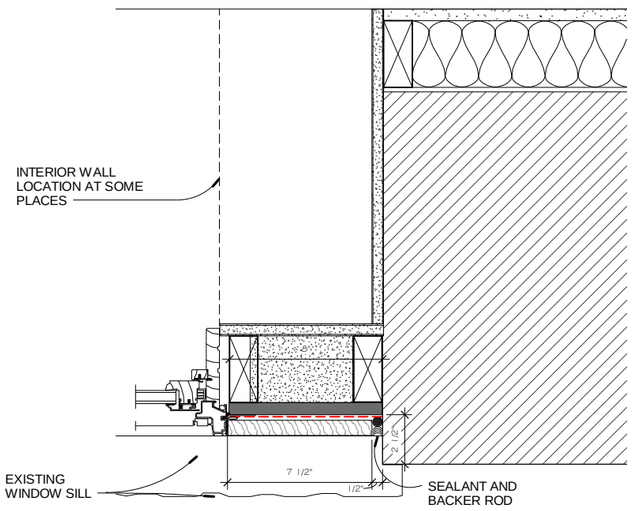
WINDOW LEGEND WITH SIDE PANELS
3/8" = 1'-0"

SIDE PANEL WINDOWS (REUSE EXISTING FRAMING)

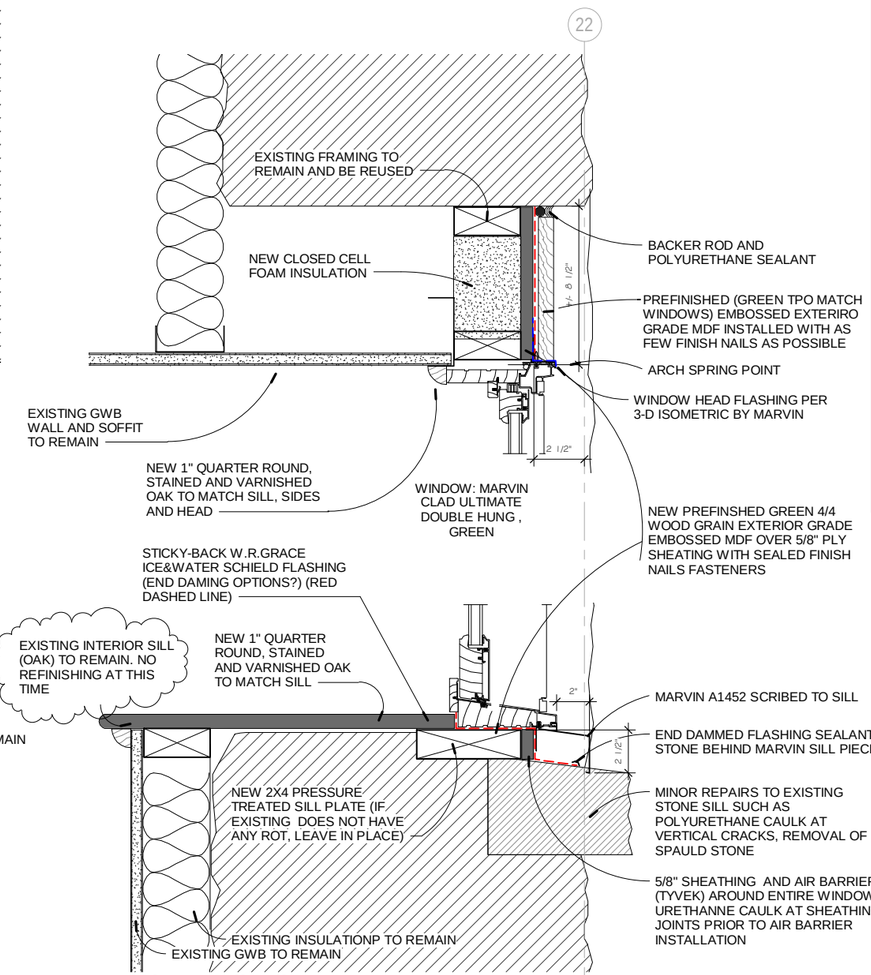
WINDOW SPEC:
1. MIDWEST WINDOW & SUPPLY 800 HICKS DR ELBURN, IL 60119
2.DOUBLE HUNGS WITH GRILLES IN THE GLASS ALL SIDES
3. CLAD ULTIMATE DOUBLE HUNG-NEXT GENERATION.
4. GLAZING: LOW-E, ARGON FILLED
5. DIVIDED LITES VIA GRILLS INSIDE INSULATED GLAZING
6. W1: RO 48 1/2" X 81 1/2" (12 OVER 1 LITES)
7. W2: RO: 48 1/2" X 69" (12 OVER 1 LITES)
8. W3: RO: 48 1/2 X 56.5" (8 OVER 1 LITES)
9. PERIMETER TRIM SPEC: PREFINSHED GREEN LP SIDING (ROUGH OR SMNOOTH TO BE DETERMINED AT TIME OF MOCK-UP). RIPPED 1X10 AS IT MAY BE JUST OVER 7.5" WIDTH — NEED TO FIELD VERIFY

BID SCOPE FOR MOCK-UP:
1. REPLACE (1) FIRST FLOOR WINDOW AT RM 125, (ENGINEERING) (KEYNOTE K8.1C)
2. WINDOW TYPE W-1.
3. IT IS THE INTENT THAT THE WINDOW WOULD BE INSTALLED MOSTLY FROM THE EXTERIOR EXCEPT FOR FOAMING THE SHIM SPACE AND REPAIRING THE INTERIOR GYP. BD..
4. IT IS EXPECTED THAT THE EXISTING FRAMING IS LEFT IN PLACE UNLESS ROTTEN IN ANY WAY.
5.THE ADDITION OF THE 1" OAK AROUND THE OPENING TO CLEAN UP THE INTERFACE OF THE OLD AND THE NEW WINDOW IF REQUIRED.

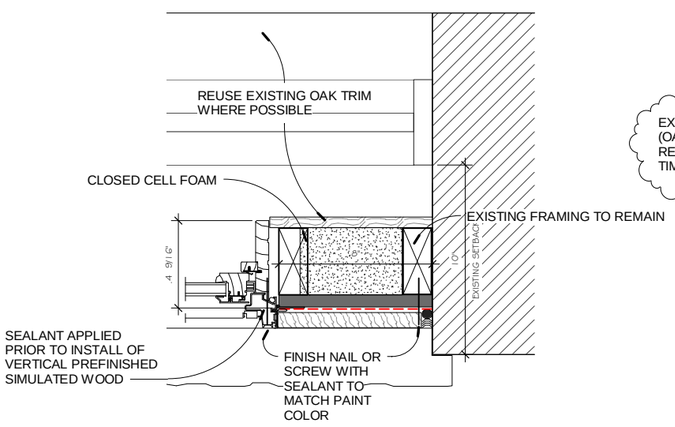
INSTALLATION PROCESS:
1. REMOVE WINDOW AND SIDING. CLEAN OFF ALL SEALANT FROM STONE.
2. CUT INTEROIR GYP. BD. 1 1/4" TO 1 1/2" FOR NEW 4 9/16" JAMBS
3. FOAM INSULATE BETWEEN THE EXISTING STUDS AND BETWEEN THE STUDS AND THE STONE IMMEDIATELY AFTER REMOVAL OF THE WINDOW AND EXTERIOR TRIM.
4. INSTALL 5/8" SHEATHING AROUND ENTIRE WINDOW OPENING.
5. INSTALL TYVEK AIR BARRIER.
6. INSTALL SILL FLASHING PRIOR TO WINDOW INSTLALLATION
7. INSTALL WINDOW. ATTACH WITH FLANGES
7. INSTALL HEAD FLASHING PER 3-D ISOMENTRIC FROM MANUF. SPECIFICATIONS.
8. BOTTOM PANEL BELOW WINDOW SILL
9. INSTALL SIDE PANELS PER DETAILS
10. INSTALL RADIUSED HEAD PANEL
11. SEALANT AND BACKER ROD AROUND THE PERIMETER WITH 3/8" TO 1/2" GAP. 5/8" ABSOLUTE MAX.



2 WINDOW DETAIL AT FURRED OUT WALL
3" = 1'-0"



4 Window Sill Section
3" = 1'-0"



3 WINDOW DTL. AT EXPOSED STONE WALL
3" = 1'-0"

REPORT 100% 5-22-15

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Bidding:	
Permit:	

POST BID/PERMIT REVISIONS:

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WINDOW BID DOCUMENT (SIDE PANELS)

A4-4

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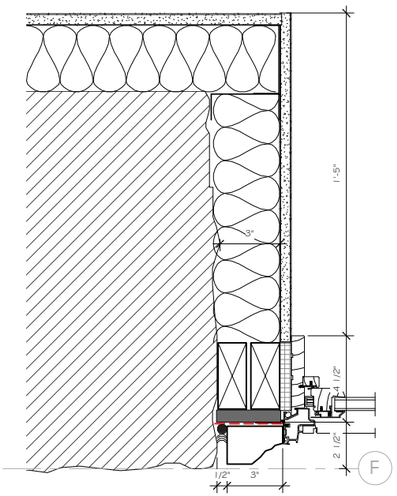
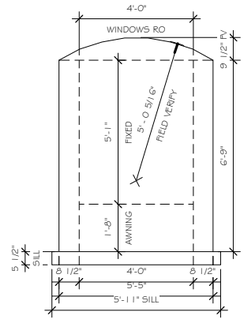
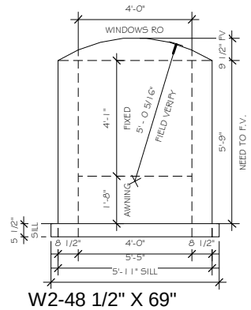


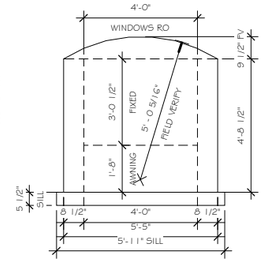
1 WINDOW DETAIL FULL WINDOW
3" = 1'-0"

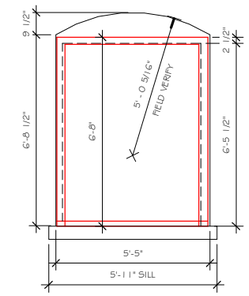


W1-48 1/2" X 81"
(62) TOTAL

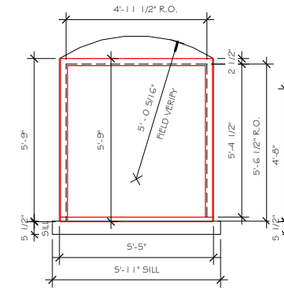


W2-48 1/2" X 69"
(2) TOTAL (NEED TO F.V.)

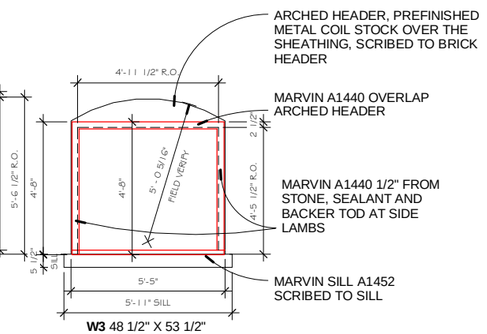




W1-59 1/2" X 78 1/2" (62) TOTAL



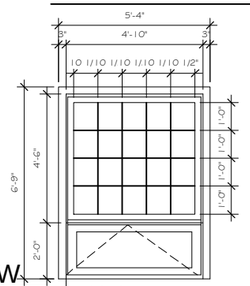
W2-59 1/2" X 66 1/2"
(2) TOTAL (NEED TO F.V.)



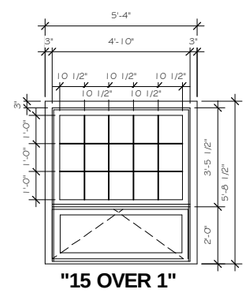
W3 48 1/2" X 53 1/2"
(30) TOTAL

WINDOWS- R.O.'S WITH SIDE PANELS (EXISTING CONDITION)

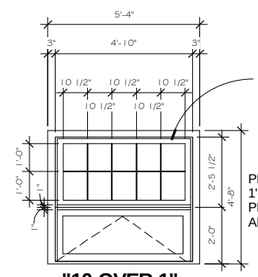
FULL WIDTH WINDOW SIZES



"20 OVER 1"



"15 OVER 1"



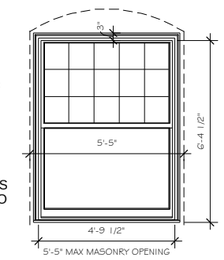
3" PREFINISHED EXTRUDED ALUMINUM BRICK MOLD SIDES AND TOP

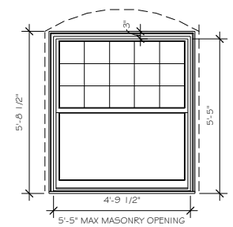
PREFERED GLASS LITE SIZE IS 1'-0" HIGH AND 10 1/2" WIDE TO PROVIDE A VERTICAL APPEARANCE TO THE LITES

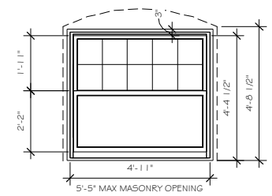
"10 OVER 1"

Option 1b: FIXED OVER AWNING OPTION

PRELIMINARY DIMENSIONS - ARE NOT YET EXACT

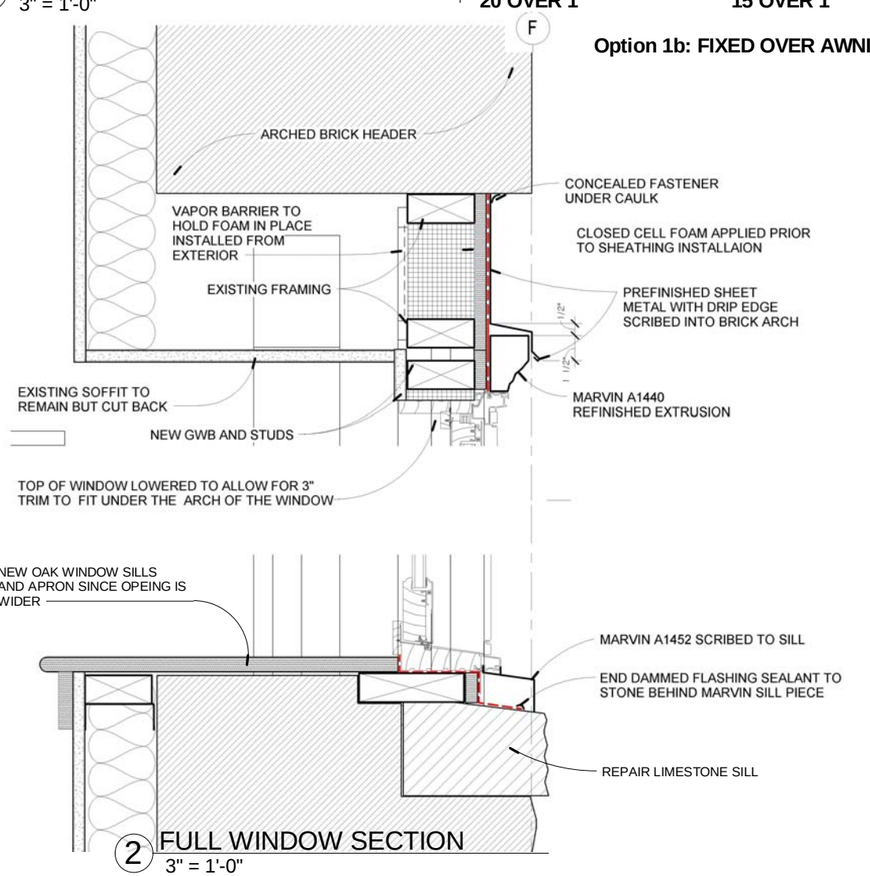






Option 2: DOUBLE HUNG OPTION: EQUAL SECTIONS

FULL WINDOW OPTIONS
3/8" = 1'-0"



2 FULL WINDOW SECTION
3" = 1'-0"

FULL WIDTH WINDOWS (REMOVE EXISTING FRAMING)

WINDOW SPEC:
1. LEAD SPEC: MIDWEST WINDOW & SUPPLY 800 HICKS DR ELBURN, IL 60119, ALDERSEN EAGLE WINDOW ACCEPTABLE AS WELL
2. PREFINISHED CLAD WINDOW WITH 3" PERIMETER EXTRUSIONS
3. FIXED INSULATED WITH GRILLES IN THE GLASS OVER SINGLE AWNING (NO GRILLS)
4. GLAZING: LOW-E, ARGON FILLED
5. DIVIDED LITES VIA GRILLS INSIDE INSULATED GLAZING
6. INTERIOR SCREENS
6. W1 FW: 3" PERIMETER EXTRUDED ALUM TRIM ON SIDES AND TOP FOR OUTSIDE DIMS OF 5'-4" X 6'-9" (FW=FULL WINDOW)
7. W2 FW: 3" PERIMETER EXTRUDED ALUM TRIM ON SIDES AND TOP FOR OUTSIDE DIMS OF 5'-4" X 5'8 1/2"
8. W3 FW: 3" PERIMETER EXTRUDED ALUM TRIM ON SIDES AND TOP FOR OUTSIDE DIMS OF 5'-4" CX 4'-8"
9. WORK BY OTHERS: A. BLINDS, B. MISC. MASONRY WORK, C. INTERIOR OAK SILLS, REMOVAL AND REPLACEMENT OF GYP. BD AND SUB-FRAMING

BID SCOPE FOR MOCK-UP:
1. REPLACE (1) FIRST FLOOR WINDOW AT RM 125, (ENGINEERING) (KEYNOTE K8.1C).
2. WINDOW TYPE W-1FW.
3. IT IS THE INTENT THAT THE WINDOW WOULD BE INSTALLED WITH CONCEALED MASONRY CLIPS.
4. INTERIOR GYP. BD. WILL NEED TO CUT BACK FOR NEW WINDOW OPENING
5. OPEN CELL FOAM AROUND THE WINDOW (SHIM SPACE)
6. IT IS EXPECTED THAT THE EXISTING 2X4 FRAMING WILL NEED TO BE REMOVED AND REPLACED INCLUDING THE 2X6 SILL.
7. WORK BY OTHER TRADES: MASON TO CLEAN UP MASONRY SILLS AND POSSIBLY THE PERIMETER OF THE WINDOWS.

INSTALLATION PROCESS:
1. REMOVE WINDOW AND PERIMETER TRIM. CLEAN OFF ALL SEALANT FROM STONE.
2. CUT INTERIOR GYP. BD. AS REQUIRED
3. INSTALL ADDITIONAL FRAMING AND GYP. BD. AT HEAD FOR LOWER WINDOWS.
4. ADD NEW FRAMING AS REQUIRED TO SUPPORT FULL WIDTH WINDOW WITH 3" PERIMETER TRIM. SEE PLAN AND SECTION DETAILS
5. INSULATE THE INTERIOR NEWLY EXPOSED SIDE WALLS PER PLAN DETAILS.
6. INSTALL EXTERIOR 5/8" SHEATHING AROUND ENTIRE WINDOW OPENING.
7. INSTALL TYVEK AIR BARRIER.
8. INSTALL SILL FLASHING PRIOR TO WINDOW INSTALLATION
9. INSTALL WINDOW. ATTACH WITH INTERIOR FLANGES
10. INSTALL PREMADE, PREFINISHED HEAD FLASHING OVER THE NEW 3" PERIMETER TRIM, SCRIBED INTO THE BRICK ARCH
11. FOAM INSULATE AT THE SHIM SPACE AROUND THE WINDOW
12. INSTALL SEALANT AND BACKER ROD AROUND PERIMETER

REPORT 100% 5-22-15

ALLEN PEPA ARCHITECTS AURORA STUDIO
Aurora@allenpepa.com
Tel: (630) 879-8831
121 West Benton St. Aurora, IL 60506

ENGINEERS

STRUCTURAL ENGINEER:
HUTTER TRANKINA
WAYNE, IL

MEP ENGINEER:
AIRES CONSULTING
BATAVIA, IL 60510

CITY OF BATAVIA CONDITIONS ASSESSMENT REPORT
100 N ISLAND AVE
BATAVIA, IL 60510
CONACT: JOHN DILLON - JDILLON@CITYOFBATAVIA.NET (630) 454-2453

Schematic Design:	
Design Development	
Construction Docs:	
Bidding:	
Permit:	

POST BID/PERMIT REVISIONS:

No.	Date	Description

ISSUE DATE:	5/22/15
PROJECT NO.	2014-21B
DRAWN BY	Author
CHECKED BY	Checker
SHEET	26OF 37

WINDOW BID DOCUMENT - FULL WINDOW

A4-5

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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 238 Wilson

Property Identification Number 12-22-280-005

Existing/Proposed Zoning Ordinances ___Yes ___No

Zoning _____

Submittal Date 11 / 7 / 16

Owner's Name Thomas Bittner

Phone Number 312 953 3716

Mobile Number "

E-Mail thomasebittner@yahoo.com

Applicant's Name Same

Applicant Address 529 Main

Phone Number (312) 953-3716

Mobile Number "

E-Mail thomasebittner

Applicant Signature

Owner Signature

Project Description :

Repair Rotted wood on front porch.

Use existing historic wood design material to repair uprights.

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

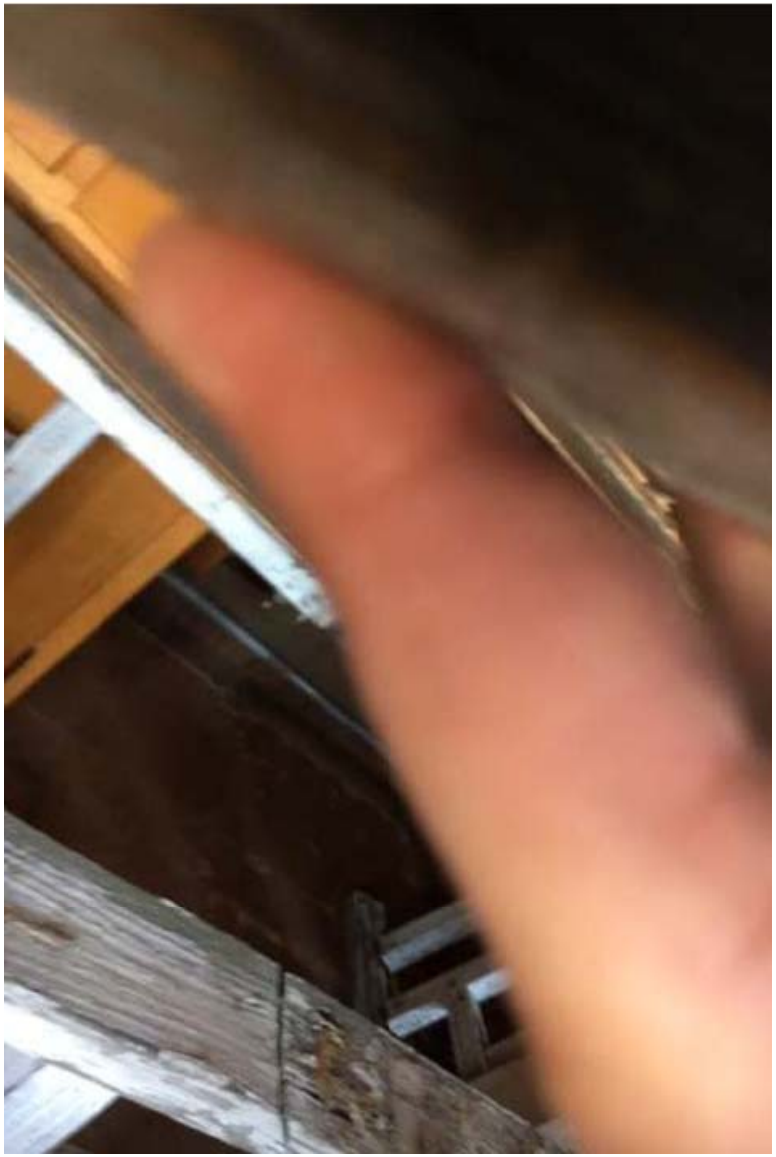
City Council Action: **Date**_____ **Vote Record** _____ **Not Applicable**_____

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.

Hello Joe and Drew,
I certainly appreciate your time talking on Monday. Please note time demands with Quarter End and Year-End Board meeting work precluded me to getting this done until today. If this can still be on the agenda Monday that would be nice to know as I live on the west coast and travel to hometown Batavia on as needed basis.
This project considers only the repair of damaged wood and no changes to the design or appearance. Even the white paint will remain the same. I tried drawing the railing but was too difficult to do by hand because of the design. I am attaching pictures of the railing systems and the column. The damage is not bad and we are using synthetic wood filler to patch and repair the railing and columns. We will use matching 2x8 to repair the damaged under structure.
Essentially the before and after appearance of the house will not change at all and will have new white paint and a clean look. We do high quality restorations which both Tobie and Jeff and have the outcome of.
Let me know what comes about and what you need to allow us the fix this porch. As you know it is on a busy corner down town and it is unpleasant to look at. Not a good reflection for downtown Batavia. We are trying to complete work before winter or will let it sit until the spring and after the thaw.
Thank you so very much.
Thomas E. Bittner