

CITY OF BATAVIA

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

HISTORIC PRESERVATION COMMISSION

Monday April 13, 2020

5:30 PM - REMOTE MEETING

To view the live meeting use the GoToWebinar link below to register
for the event at:

[Register here to attend the HPC Meeting](#)

You will need to provide your name and email address

Residents can listen by phone to the City Council meeting
by dialing (415) 655-0060 and use the audio PIN 703-815-724

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Matters From The Public (For Items Not On The Agenda)
5. Approval Of Minutes

- January 13, 2020

Documents:

[HPC 1-13-20 FINAL MINUTES.PDF](#)

6. COA Review: 114 East Wilson Street
Boardwalk Shops, Siding Revision (City of Batavia, applicant)

Documents:

[COA REVISION PACKET--SIDING.PDF](#)

7. 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. 16 East Wilson Street—Historic Inspection
7. Certified Local Government

8. Other Business

9. Adjournment

Historic Preservation Commission

Phil Bus

Jennifer Faivre

Kurt Hagemann, Vice-Chair

Kyle Hohmann, Chair

Robert Krawczyk

Jamie Saam

Doris Sherer

MINUTES
January 13, 2020
Historic Preservation Commission
City of Batavia

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

1. Meeting Called to Order

Chair Hohmann called the meeting to order at 5:30pm. He welcomed the newest member of the Historic Preservation Commission (HPC) to the meeting, Jamie Saam.

2. Roll Call

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

Members Absent:

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

3. Approval of Minutes: November 25, 2019 and December 9, 2019

Motion: To approve the minutes from December 9, 2019
Maker: Hagemann
Second: Sherer
Voice Vote: 7 Ayes, 0 Nays, 0 Absent
All in favor. Motion carried.

Motion: To approve the minutes from November 25, 2019
Maker: Hagemann
Second: Krawczyk
Voice Vote: 7 Ayes, 0 Nays, 0 Absent
All in favor. Motion carried.

4. Items to be Removed, Added or Changed

The discussion for the Historic Society Plaquing Program was moved up on the agenda due to a Commissioner needing to exit the meeting early. The discussion was moved after agenda item five, 'Matters from the Public.'

Motion: To approve the agenda as amended
Maker: Hagemann
Second: Bus
Voice Vote: 7 Ayes, 0 Nays, 0 Absent
All in favor. Motion carried.

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

There were no members from the public to address the Commission.

**6. COA Review: 5 North River Street
Wall Sign Installation (Aubrey Signs, applicant)**

Mike Hoffer, Aubrey Sign Company, addressed the Commission. He noted that they installed the sign that is currently in place for the former Shine studio. The sign proposed for SOMA Studio is very similar. This new sign would be backlit with halo channel letters mounted to a custom aluminum wireway. Albertson noted that this building is designated as significant in the district. Sherer asked if the sign is the same size as the former sign. Hoffer answered that it is similar in size, slightly different but they look very similar. Hagemann concurred that they look very similar.

Motion: To approve the COA as presented

Maker: Hagemann

Second: Saam

Roll Call Vote: **Aye:** Hagemann, Hohmann, Sherer, Bus, Saam, Faivre, Krawczyk
Nay: None
7-0 Vote, 0 Absent, Motion carried.

**7. COA Review: 104 East Wilson Street
Boardwalk Shops (City of Batavia, applicant)**

Albertson reported that this is a project that Alderman Callahan presented to the City. The project partners are the City of Batavia, Batavia MainStreet and Batavia High School. Albertson stated that a group of the partners visited Muskegon Michigan who has done boardwalk shops in an area of their downtown. These boardwalk shops house start-up businesses coming into the area. The proposed site for this project in Batavia is the Art Stop parking lot area.

Hagemann announced that as a voting member of Batavia MainStreet he would have to recuse himself from the discussion. Jamie Saam announced she no longer serves as the Interim Executive Director of Batavia MainStreet so she could now vote on this matter.

Faivre asked if these boardwalk shops would be seasonal. Bob Hansen, Batavia MainStreet Vice President, answered that the shops would be seasonal, May through October, basically Farmer's Market time. Albertson stated that the buildings will be there year-round but are designed to be moved. Steve Vasilion is the architect who designed these boardwalk shops. Krawczyk asked if there would be funds for seating areas. Hansen stated that MainStreet plans to raise funds through donations for seating areas and planters. Hansen stated that the signage would all be standard. Krawczyk complimented the contemporary design of the buildings. Hansen stated that the buildings would have different rooflines to change the character of the buildings. Albertson stated that there would be different roof materials and different siding materials to give the buildings some individuality.

Bus asked why the HPC is reviewing this project. Albertson answered that the HPC is reviewing this because it is in the district. These buildings would be considered permanent although they are designed to be moved. Krawczyk asked if the HPC would be approving final designs and colors.

Hansen stated that they would be on a tight timeline. He hopes to start construction mid-February on the floors and walls. They then plan to bring the materials down to the site in April for assembly and put roofs on and then go to the colors. Colors have not been discussed right now. Krawczyk requested that they keep the colors and design elegant. Hansen stated that they are open to suggestions. Hansen stated they are looking at a variety of colors, something that blends in with the neighborhood. Nothing garish. Bus asked how this fits in to the Historic Preservation Ordinance. Albertson stated that this would be no different than if someone wanted to build a new building in the downtown. Bus stated that this is new construction in the Historic District and that is why the COA has been created. Albertson agreed. The Commission discussed the State controlled intersection, two-year contract for the approved funding, maintenance agreement and rent.

Sherer and Faivre stated that they would like to see what the buildings look like if they are going to be different colors. Hansen asked if there were any color suggestions. Sherer asked for a general idea on what the color scheme would be to ensure conformity. Saam asked if there are any approved color palettes for the Historic District that we could provide. Albertson stated that the Design Guidelines speak more to the materials.

Callahan gave the Commission the background of where this idea stemmed from. He explained that he found this idea in an article from Strong Towns, a publication that focuses on revitalizing downtowns. There are a lot of these types of shops throughout the United States and the shops have been a good economic tool. Callahan imagines that the color palette would be a warm, neutral color palette. The colors would be attractive to customers. Callahan stated that this is more than just a retail space but also a community gathering space.

Bus stated that he has no desire to do color review and it seems unnecessarily bureaucratic to bring this back for color review. He stated that he has trust in the partners for this project to pick the right color scheme. Callahan stated that he feels that they are all on the same page when it comes to finding the right colors for this project. They want colors that pop, but colors that match the surrounding community.

*Commissioner Sherer exited the meeting at 6:00pm

Dave Brown, former City Council Chair, addressed the Commission. He stated that he knows that it would be very unusual to put trust in an applicant to just do the right thing but seeing that this is a partnership with MainStreet, the City and School District he hopes the Commission could trust that these partners would do the right thing. Coming to the Commission every time they needed a color approved would be burdensome. Brown noted that a lot of the materials would be donated materials. We might be making that opportunity difficult if the donator of the siding has to have each donated color approved. He asked the Commission to put their trust and faith in what they are trying to do here.

Chair Hohmann stated that he is not personally concerned about the color choices but per the Design Guidelines the Commission is charged to protect the historic property and the site. His only concern is the Commission oversees what the first two look like and the color schemes. However, it is up to the Commission whether or not they would like to see the architectural design of the

next units of if we are willing to place our trust in the partners. Bus stated that he could live with approving the first two to set the general tone and theme in February but he does not see the need to approve each and every. Hansen stated that the only change would be the rooflines: Hip roof, gable roof, and partial gable. Hansen noted that there would be a change to the windows. The lower window would possibly be removed and they might make the top window a little larger. The east side facing the residents might be reduced to one window.

Chair Hohmann stated that he feels that this site would be fitting because it is the former site of the Kinney and Jeffery building that was a general store that operated in the 1800's and early 1900's. The building was taken down in the 1970's for it to be restored into a mercantile. This is a tremendous move in the right direction for the City. Hohmann opened the floor for a motion.

Faivre stated that she agrees with Bus's comment that we review the first two shops. Saam noted that the plans that are attached are for the first two boardwalk shops. Hansen agreed and noted that the others would have different rooflines and that would be the only change. Albertson stated that the only thing that is undecided in the COA is the color. Saam agreed and stated that it seems like the consensus is to not approve the color. Chair Hohmann stated that the option would be to approve the COA as it stands before us which would be approving all of the buildings or the Commission could amend the COA to approve the first two and come back for approval on the subsequent buildings.

Bus stated that he would move to approve the COA as submitted and if members wanted to see it brought back in February for information purposes that would be desirable but he does not want to go through approving colors for each two units. He feels that what we have in front of us is enough so he will make that motion.

Motion: To approve the COA as submitted
Maker: Bus
Second: Saam

Discussion was held on the motion. Dave Brown stated that they could return in February as a courtesy update on where the project is at and what the consideration are for colors moving forward.

Roll Call Vote: **Aye:** Bus, Saam, Faivre, Krawczyk, Hohmann
 Nay: None
 5-0 Vote, 1 Absent, 1 Abstain, Motion carried.

Commissioner Sherer was absent and Vice-Chair Hagemann abstained.

8. Discussion: Historic Society Plaquing Program

Commissioner Sherer announced that the Historical Society has reestablished the Plaquing Commission. We are doing this in conjunction with the Batavia Library. Sherer stated that she went through the past Commission minutes and found only two times the Commission discussed a Plaquing Program but nothing was done with it.

Sherer stated that any plaquing that we do has no legal bearing on what goes on with that house, even within the Historic District. The plaque would just state that this house is this number of years old. Greg Doumal will be the person in charge of the Plaquing Program. Faivre asked if it would be possible to add the Sears Kit homes as a possible designation for the historical plaque. Sherer stated that she would inquire about that.

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. 129 South Batavia Avenue – Historic Inspection**
- 7. 8 North River Street – Historic Inspection**
- 8. 16 East Wilson Street – Historic Inspection**
- 9. Certified Local Government**

Albertson stated that staff continues to work on the Certified Local Government application. Since the Commission now has all its members they will move forward with the paperwork. Staff needs a resume from Commissioner Saam. Hagemann asked for a timeframe. Albertson stated that it is on Mr. Buening's desk but he does not have a specific timeframe. Hagemann stated that it would be nice to have a timeframe established since this has been discussed for three years.

10. Other Business

There was no other business to address at this time.

11. Adjournment

There being no other business to discuss, Chair Hohmann asked for a motion to adjourn the meeting at 6:13pm; Made by Hagemann; Seconded by Bus. Motion carried.



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 114 East Wilson Street
 Property Identification Number 12-22-219-021
 Existing/Proposed Zoning Ordinances Yes No
 Zoning DMU
 Submittal Date 3 / 30 / 2020

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

Project Description : Revision to previously
approve COA for Boardwalk Shops
to change siding material.
See Attached specifications.

Applicant's Name City of Batavia
 Applicant Address 100 North Island Avenue
 Phone Number 630-454-2000
 Mobile Number _____
 E-Mail jalberts@cityofbatavia.net

Applicant Signature Jeffrey S. Allen
 Owner Signature _____

TYPE OF WORK (Check All That Apply)

- | | | |
|---|---|--|
| <input type="checkbox"/> Exterior Alteration/Repair | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| | <input checked="" 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 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 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

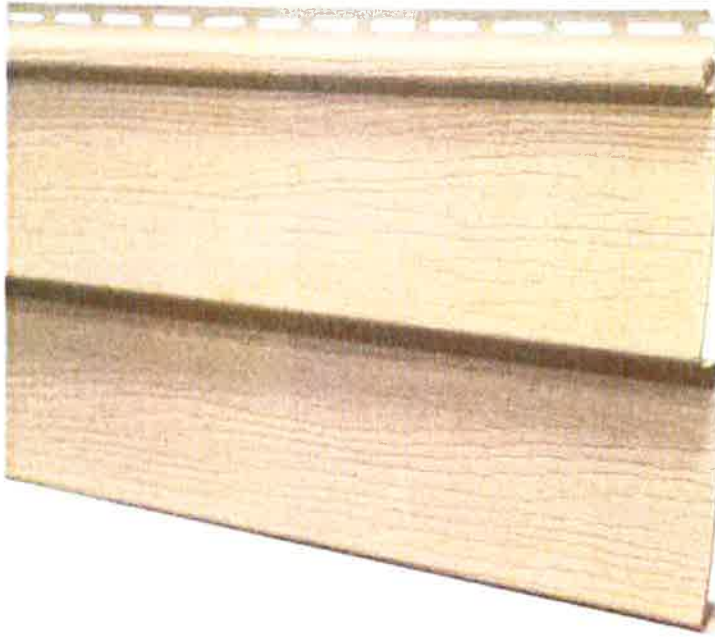
The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

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.

Cedar Creek Double 4" x 12' 6" Prairie Wheat Vinyl Siding

Model Number: VLC4019 | Menards® SKU: 1464247



\$ **4²⁹** each

\$0.52 /sq.ft

Variation: Prairie Wheat

Increments of 12 may be required



FREE Ship To Store

Available for Special Order at
BATAVIA
Get it as soon as **04/13/2020**



Shipping & Delivery

Not Available Online
Contact a store for delivery options

Description & Documents

The most affordable option in our product line, Cedar Creek vinyl siding is textured with a weathered woodgrain that is built to withstand the elements. The unique LineLock™ panel locking system means a quick and easy installation.

Dimensions: 8" x 12' 6"

Brand Name: Cedar Creek



Features

- .040" thickness
- 12 pieces cover 100 sq ft
- Each 8" x 12' 6" piece covers approximately 8.33 sq ft
- Transferable limited lifetime warranty
- Weathered woodgrain texture with a low-gloss finish
- Meets or exceeds ASTM D3679
- 161 MPH wind rating

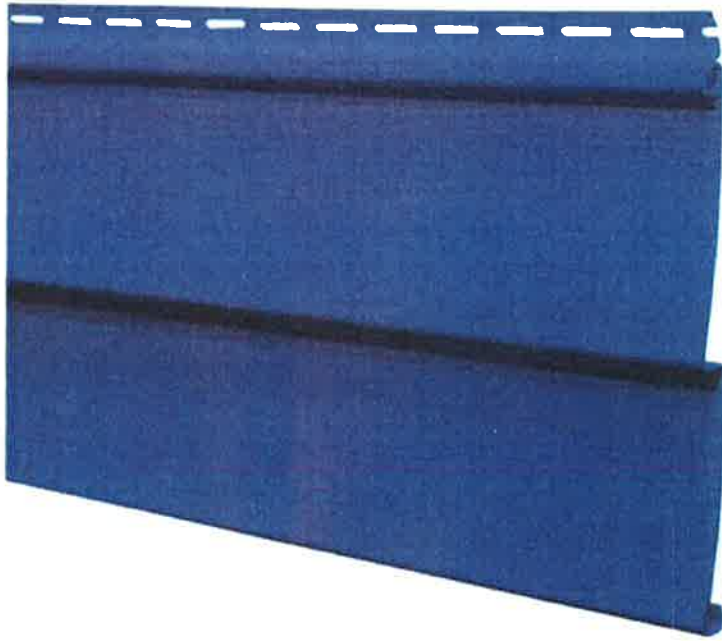
Specifications

| | | | |
|-------------------------|--------------------|------------------------------------|------------------|
| Siding Profile | Double 4" | Thickness | 0.04 inch |
| Color | Prairie Wheat | Length | 12 ft. 6 in. |
| Material | Vinyl | Siding Surface Design | Woodgrain |
| Overall Width | 8 inch | Overall Length | 150 inch |
| Exposure | 8 inch | Coverage Per Piece | 8.33 square foot |
| Manufacturer Warranty | Limited Lifetime | Special Features | ASTM D4216 |
| Maximum Wind Resistance | 161 miles per hour | View Return Policy | |

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebatepoint.com](#)

Cedar Creek Double 4" x 12' 6" Slate Blue Vinyl Siding

Model Number: VLC4029 | Menards® SKU: 1462951



\$ **4²⁹** each

\$0.52 /sq.ft

Variation: Slate Blue

! Increments of 12 may be required



Sold in Stores

137 In-Stock at **BATAVIA**

[Check Another Store for Availability](#)

Description & Documents

The most affordable option in this product line, Cedar Creek vinyl siding is textured with a weathered woodgrain that is built to withstand the elements. The unique LineLock™ panel locking system means a quick and easy installation.

Dimensions: 8" x 12' 6"

Brand Name: Cedar Creek



Features

- .040" thickness
- 12 pieces cover 100 sq ft
- Each 8" x 12' 6" piece covers approximately 8.33 sq ft
- Transferable limited lifetime warranty
- Weathered woodgrain texture with a low-gloss finish
- Meets or exceeds ASTM D3679
- 161 MPH wind rating

Specifications

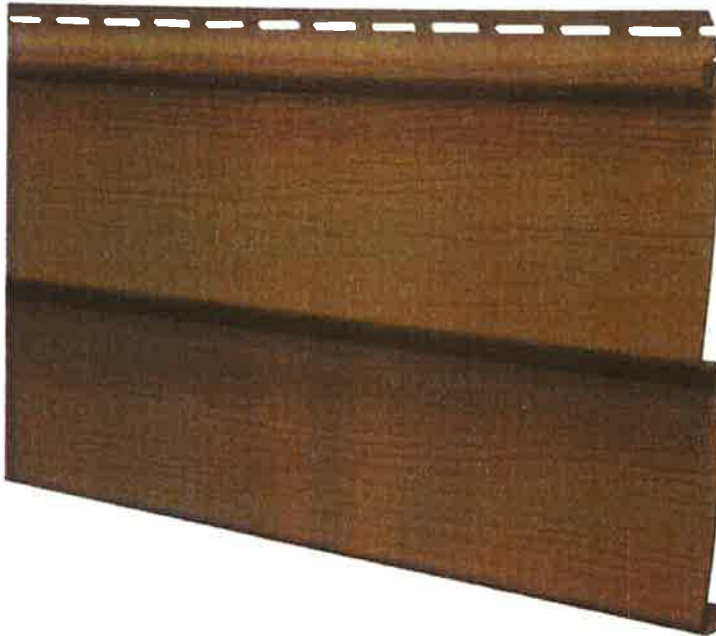


| | | | |
|-------------------------|--------------------|------------------------------------|------------------|
| Siding Profile | Double 4" | Thickness | 0.04 inch |
| Color | Slate Blue | Length | 12 ft. 6 in. |
| Material | Vinyl | Siding Surface Design | Woodgrain |
| Overall Width | 8 inch | Overall Length | 150 inch |
| Exposure | 8 inch | Coverage Per Piece | 8.33 square foot |
| Manufacturer Warranty | Limited Lifetime | Special Features | ASTM D4216 |
| Maximum Wind Resistance | 161 miles per hour | View Return Policy | |

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.reb.menards.com.

Cedar Creek Double 4" x 12' 6" Khaki Vinyl Siding

Model Number: VLC4028 | Menards® SKU: 1462537



\$ **4**²⁹
each

\$0.52 /sq.ft

Variation: Khaki

Increments of 12 may be required



Sold in Stores

172 In-Stock at **BATAVIA**

[Check Another Store for Availability](#)

Description & Documents

The most affordable option in this product line, Cedar Creek vinyl siding is textured with a weathered woodgrain that is built to withstand the elements. The unique LineLock™ panel locking system means a quick and easy installation.

Dimensions: 8" x 12' 6"

Brand Name: Cedar Creek



Features

- .040" thickness
- 12 pieces cover 100 sq ft
- Each 8" x 12' 6" piece covers approximately 8.33 sq ft
- Transferable limited lifetime warranty
- Weathered woodgrain texture with a low-gloss finish
- Meets or exceeds ASTM D3679
- 161 MPH wind rating

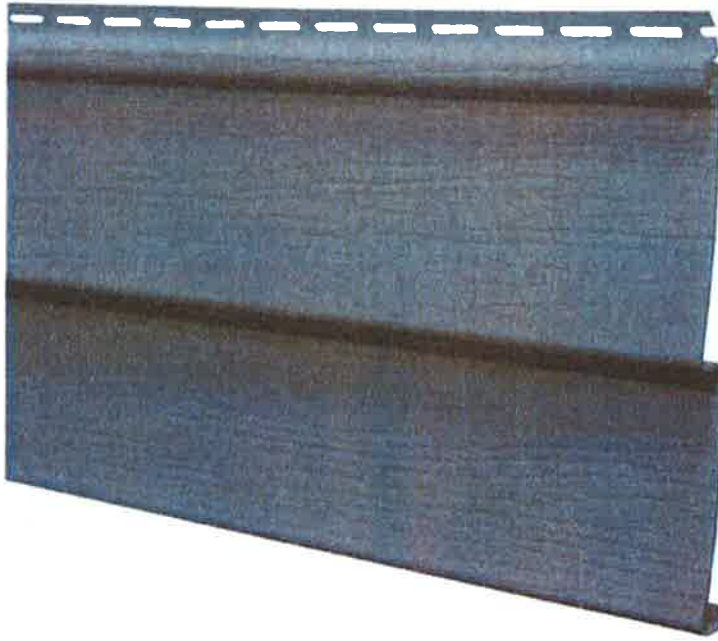
Specifications

| | | | |
|-------------------------|--------------------|------------------------------------|------------------|
| Siding Profile | Double 4" | Thickness | 0.04 inch |
| Color | Khaki | Length | 12 ft. 6 in. |
| Material | Vinyl | Siding Surface Design | Woodgrain |
| Overall Width | 8 inch | Overall Length | 150 inch |
| Exposure | 8 inch | Coverage Per Piece | 8.33 square foot |
| Manufacturer Warranty | Limited Lifetime | Special Features | ASTM D4216 |
| Maximum Wind Resistance | 161 miles per hour | View Return Policy | |

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Cedar Creek Double 4" x 12' 6" Sage Vinyl Siding

Model Number: VLC4070A | Menards® SKU: 1469683



\$ **4**²⁹ each

\$0.52 /sq.ft

Variation: Sage

! Increments of 12 may be required



Sold in Stores

148 In-Stock at **BATAVIA**

[Check Another Store for Availability](#)

Description & Documents

The most affordable option in this product line, Cedar Creek vinyl siding is textured with a weathered woodgrain that is built to withstand the elements. The unique LineLock™ panel locking system means a quick and easy installation.

Dimensions: 8" x 12' 6"

Brand Name: **Cedar Creek**



Features

- .040" thickness
- 12 pieces cover 100 sq ft
- Each 8" x 12' 6" piece covers approximately 8.33 sq ft
- Transferable limited lifetime warranty
- Weathered woodgrain texture with a low-gloss finish
- Meets or exceeds ASTM D3679
- 161 MPH wind rating

Specifications

| | | | |
|-------------------------|--------------------|------------------------------------|------------------|
| Siding Profile | Double 4" | Thickness | 0.04 inch |
| Color | Sage | Length | 12 ft. 6 in. |
| Material | Vinyl | Siding Surface Design | Woodgrain |
| Overall Width | 8 inch | Overall Length | 150 inch |
| Exposure | 8 inch | Coverage Per Piece | 8.33 square foot |
| Manufacturer Warranty | Limited Lifetime | Special Features | ASTM D4216 |
| Maximum Wind Resistance | 161 miles per hour | View Return Policy | |

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