

**MINUTES**  
**May 23, 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 5:35pm.

**2. Roll Call**

**Members Present:** Chair Bus; Vice-Chair Hagemann; Commissioners Sherer, Roller and Sullivan (entered at 5:35pm)

**Members Absent:** None

**Also Present:** Mayor Schielke (entered 5:42pm); Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

**3. Items to be Removed, Added or Changed**

Albertson announced that the United Methodist Church would like to discuss final designs for the Bell Tower. He would like to add this informal discussion to the "Other" section of the agenda. There was no objection from the Historic Preservation Commission (HPC).

**4. Approve Minutes for May 9, 2016**

**Motion:** To approve the minutes for May 9, 2016

**Maker:** Sullivan

**Second:** Sherer

**Voice Vote:** 4 Ayes, 0 Nays, 1 Absent  
Motion carried.

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

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

**6. COA Review Continuation: 122 East Wilson Street – Wall Sign (Lavya, Inc., applicant)**

Albertson announced that the motion to approve the COA as submitted did pass. He explained that in order for a motion to carry it has to be approved by a majority of those present. The three to one vote was binding and did approve. The requirements for a quorum for the HPC meetings is to have four of the seven members present, even though there are only five current sitting members. Bus clarified that the vote taken at the last meeting was passed and approved the COA as presented.

**7. COA Review: 90 North Island Avenue – Rope Lighting (Mario Aliano, applicant)**

Chair Bus welcomed the applicant to address the Commission. Mario Aliano, owner of Aliano's, addressed the HPC. He stated that he was not aware that strip lighting was considered a sign. He apologized for not applying for a permit beforehand. He presented to the Commission an illustration of where the rope lighting was installed on the business and showed a picture of the LED lighting lit from his phone. He explained that the rope lighting is not only for aesthetics it is for lighting the parking lot and entrance as well. The lighting also helps people find his business.

Bus stated that this is a non-contributing building in the Historic District. Bus asked if the owner was cited for a code violation. Albertson stated that strip lighting requires a permit and work was done without a permit and without approval from the Commission. The owner was cited for a code violation. Bus asked the Commission's view on the lighting. Roller stated that her one concern is that the multi-tenant building does not have a uniform look. Bus asked if the entire building has to have the lighting. Albertson stated that it is up to the Commission to decide. Staff stated that they think it looks better with the entire building done but the Zoning Code does not require that the entire building be completed. Roller asked about the canopies on the building. Albertson answered that the canopies already existed and are not new to the building. Sherer commented that her vote tonight would be the last vote she would vote in favor of work that was done without approval. Sullivan asked if the other tenants have an opinion on the work that was completed. Aliano stated that he spoke with the other tenants and they like it. He added that it would cost another \$12,000 to install rope lighting to the entire building. The labor cost is expensive. He noted that the landlord did approve of the lighting that was installed to his business.

**Motion:** To approve the COA as submitted

**Maker:** Roller

**Second:** Sullivan

Discussion was held on the motion. The Commission reviewed the picture of the lit rope lighting and reviewed where the lighting was installed.

**Roll Call Vote:** **Aye:** Sherer, Roller, Sullivan, Bus

**Nay:** None

4-0 Vote, 1 Absent, Motion carried.

**8. COA Review: 90 North Island Avenue - Wall Sign**

Bus asked about the purpose and intent of the application before us tonight. Aliano stated that he built the sign with a professional carpenter. The sign was originally in the front window of Aliano's Express. City staff informed him that he had too much signage in his window. He then hung the sign between the businesses to differentiate between the two businesses. He wanted to make sure that his guests knew the difference between express and the restaurant because they are connected.

Bus stated that this is a nonconforming building in the Historic District. With approvals this would be a permitted sign. Albertson stated that there is no issue with the wall signage size or

location. The sign dimensions are 40.5625” wide, 39.875” tall and 1” thick. Roller commented that it looks like a picture frame in between two businesses. She commented that it would be better utilized inside.

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

**9. COA Review: 112 Spring Street – Roof Replacement (Reliable Home Services, applicant)**

Robert Chamberland, St. Charles, Reliable Home Services, address the Commission. He stated that 112 Spring Street is the future business of Weaver Partners and they need a roof replacement. The building is noncontributing. Chamberland distributed a sample shingle for Commission to view. The shingle style selected is an architectural raised profile shingle.

Mayor Schielke reported on the history of the building. He stated that the building is over one hundred years old and his family owned the property across from it for 120 years. The building was a single-family home for a number of years. The Grey family lived there and Mr. Grey worked at the coat factory on River Street, which is now Katrina’s Salon. Then the building was purchased by a chiropractor and there have been several owners of the building who were chiropractors. The parking is on River and Spring, across from Larson Becker.

Bus stated that the next agenda item is for the same property and asked if the Commission would be in support of handling both COA’s at the same time. There were no objections from the Commission.

**10. COA Review: 112 Spring Street – Window Installation (Fargo Enterprises, applicant)**

The Commission discussed the in kind replacement for the windows. There would be aluminum cladding windows and dark bronze finish. Sullivan asked if the aluminum material for the windows was acceptable. Roller stated that the existing windows are aluminum and they are replacing in kind. Vinyl was discouraged in the guidelines.

**Motion:** To approve the COAs for the roof installation and window installation for 112 Spring Street as submitted  
**Maker:** Sherer  
**Second:** Roller  
**Roll Call Vote:** **Aye:** Sherer, Roller, Sullivan, Bus  
**Nay:** None  
4-0 Vote, 1 Absent, Motion carried.

**11. 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 stated that there were no updates at this time.

## **12. Other Business**

Ted Zadka, 1078 Public Drive, Batavia, addressed the Commission. He reported that all the asbestos has been removed and the siding has been replaced and the new roof is going on. The United Methodist Church is looking for approval for a finial to go on the tower. Right now there is nothing there. They are proposing to have something similar to what was installed in 1987, which is a copper finial. Zadka distributed pictures of four finial options the church is considering. He also distributed historic pictures of the church that show past finials. Zadka stated that the Windsor finial style was chosen because it looks most like the original. He asked the Commission for their informal approval on all of the finial options. The consensus of the Commission was in favor of any of the finial options. Bus stated that he appreciates their efforts to add a significant feature to an architecturally significant building.

Zadka stated that the one finial would be going on the tower roof. Since they have been currently working on the roof they have found a post there to install a finial. The church would like to install the finial while construction on the roof is underway. Chair Bus stated that the next Commission meeting is in three weeks. Zadka stated that the installation is time sensitive and three weeks is too long of a wait to install the finial while the roof is being worked on. He apologized for not getting to the Commission earlier but they were not aware that there was a post to be able to install the finial until the roof work was underway. The Commission considered having a special meeting to formally approve the finial. Seeing that all the attending HPC members were in support of any finial choice supplied, the HPC decided to encourage the applicant to proceed with the finial installation and the finial would be approved retroactively at the next meeting. Bus stated that this is an addendum to the COA that the HPC previously acted on and the finial is part of the building permit and there would be no violation. This would be on the agenda three weeks from tonight. The Commission encouraged the applicant to attend that meeting.

Sherer stated that Dan Shanahan's yoga sign looks plastic or oil cloth. Albertson stated that the temporary banner permit should expire soon.

Roller stated that the Design Guideline review would be on the next agenda.

Roller announced that the panel for Interiors for Business went very well. She was not able to find before and after photographs of some of the buildings. She asked if Albertson had any of those in his files. Albertson stated that he would have to look.

Bus announced he joined the Preservation Partners.

**13. Adjournment**

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:40pm; Made by Sherer; Seconded by Sullivan. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith