



CITY OF BATAVIA

JEFFERY D. SCHIELKE
Mayor

MEMORANDUM

DATE: January 17, 2017

TO: Historic Preservation Commission

FROM: Scott Buening, Community Development Director
Jeffrey Albertson, Building Commissioner
Chris Aiston, Economic Development Consultant

SUBJECT: Certificate of Appropriateness, 113 & 121 E. Wilson Street

As requested by the Historic Preservation Commission (HPC), we are providing the following justifications for the demolition of the above noted buildings. These justifications follow the criteria listed in Title 12, Chapter 6 of the Batavia Municipal Code (Historic Preservation). The demolition of these buildings is appropriate because the request meets the following standards:

Section 12-6-3-D-1 (Contributing Structure Properties):

- a. *Retention of the structure constitutes a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.*

The city has documented some deterioration to the exterior of the 121 East Wilson Street building. No extensive interior inspections or reports have been conducted, but we suspect given the condition of the exterior that some deterioration issues are likely on the interior as well. No known issues with the 113 East Wilson Street building exist. No repair or cost estimates have been prepared on either structure. The buildings were purchased recently for the purposes of a redevelopment project.

- b. *Preservation of the structure is a deterrent to a major improvement program, which will be of substantial benefit to the community.*

The removal of the structures is necessary to facilitate redevelopment of this block. The proposed improvements include a 350 space public parking lot, which will also be used by the apartment building tenants. Prohibiting the removal of the buildings will prevent the additional parking spaces from being developed.

- c. *Preservation of the structure would cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the structure.*

The City has not obtained any cost estimates for repair of either building. It has also not offered either building for sale as the buildings were purchased recently for the purposes of a redevelopment project.

- d. *Preservation of the structure would not be in the interest of the majority of the community.*

If the buildings are to be preserved, sums of money will need to be spent to make the building usable. These funds will be public funds that will otherwise not be able to be used for redevelopment or infrastructure projects. As previously stated preservation of the structures would prevent redevelopment of the area. This diversion of funds would not be in the best interests of the City as a whole.

Section 12-6-3-D-2 (Secondary Factors):

- a. *The effect of the demolition on the surrounding buildings.*

The demolition would have no effect on nearby buildings.

- b. *The effect of the demolition on the historic district as a whole.*

While the demolition of the 121 East Wilson Street building would reduce the inventory of contributing historic buildings in the downtown area, there are many buildings that remain that are in much better condition than the case at hand. In addition, when the road realignment was proposed, it was a likely scenario that the entire building would need to be removed to accommodate the realignment. Thus the removal of this one building will have a negligible effect on the historic district as a whole. The 113 East Wilson Street building is non-contributing and will have no effect on the historic district as a whole.

- c. *The value or usefulness of any replacement structure to the community, and the appropriateness of its design to the historic district.*

The replacement structure would add public parking spaces, over 180 apartment units and over 14,000 square feet of commercial space to the downtown area. The design of the façade has been reviewed and approved by the Commission, the influx of residents, new and modern commercial space and additional parking would have a significant value to the downtown and the historic district.

- d. *If the lot is to be left open, how the space will be treated and the impact on the district as a whole.*

The lot will be left open only temporarily until construction can begin on the new development. This area may be used for temporary parking until that time. The effect on the district during this short period of time would be negligible.

e. The effect of the demolition on the local economy.

The demolition will have little effect on the local economy. The actual uses of the buildings were for small local service businesses, and this created minimal activity on the site. The new building to be constructed, however, will have a positive effect on the local economy by generating shoppers and shopping space in the downtown area.

f. Whether the demolition will foster civic beauty.

While the demolition itself would not promote these factors, the replacement building would certainly do so. The new commercial spaces would provide places to shop, and the parking would facilitate residents not living downtown to patronizing downtown businesses. The proposed new structure would promote redevelopment of a long deteriorated and underutilized block in the downtown.

g. The effect of the demolition on safeguarding the heritage of the city, state or nation.

This factor is not applicable to this petition.

h. The effect of the demolition on promotion of the district for the education, pleasure and welfare of the citizens of the city.

While the demolition itself would not promote these factors, the replacement building would certainly do so. The new commercial spaces would provide places to shop, and the parking would facilitate residents not living downtown to patronizing downtown businesses.

City staff feels that the criteria for approving a Certificate of Appropriateness for demolition of the subject buildings have been met, and therefore respectfully requests the HPC to approve of the request.

Cc: Mayor & City Council
Laura Newman
Gary Holm
Kevin Drendel
File



City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2000
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property

Address 113 East Wilson Street

Property Identification Number 12 - 22 - 276 - 010
 Existing/Proposed Use Ordinances x Yes No
 Zoning DMU

Submittal Date 01 / 06 / 2017

Project Description :

Demolition of principle structure to clear site for
redevelopment.

Owner's Name City of Batavia

Phone Number (630)454-2000

Mobile Number _____

E-Mail lnewman@cityofbatavia.net

Applicant's Name City of Batavia

Applicant Address 100 North Island Avenue,
Batavia, IL 60510

Phone Number (630)454-2000

Mobile Number _____

E-Mail lnewman@cityofbatavia.net

Applicant Signature Laura M. Newman

Owner Signature _____

TYPE OF WORK

(Check All That Apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition |
| | <input type="checkbox"/> Primary Structure | <input checked="" 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"/> 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 _____
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
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2000
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property

Address 121 East Wilson Street

Property Identification Number 12 - 22 - 276 - 014
 Existing/Proposed Use Ordinances x Yes No
 Zoning DMU

Submittal Date 01 / 06 / 2017

Owner's Name City of Batavia

Phone Number (630)454-2000

Mobile Number _____

E-Mail newman@cityofbatavia.net

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Applicant Signature *Laura M. Newman*

Owner Signature _____

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BATAVIA INSURANCE







1111

Tobacco & Liquor

GMC



General Dentistry
Michael A. Fisher, DDS
879-0075





