



CITY OF BATAVIA

JEFFERY D. SCHIELKE
Mayor

MEMORANDUM

DATE: January 18, 2016

TO: Historic Preservation Commission

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

SUBJECT: Certificate of Appropriateness, 111-117 & 124 N. River 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 124 North River Street structure condition has deteriorated such that it is no longer usable, nor is it safe to use for residential purposes. To make the entire building usable the City (as owner) would need to spend a significant amount of public funds to renovate and mitigate a significant mold issue on the second floor. The City has not obtained any estimates for repairs of the building; however, our experience tells us they would be significant. The City feels that the renovation costs are prohibitive for this structure, and removal of the structure will mitigate a hazardous situation. The 111-117 North River Street structure has no known significant issues. The buildings were purchased recently for a future 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 on the west side of River is necessary to facilitate redevelopment of this block. The proposed short term improvements include a 100+ space temporary parking lot, which will be used for public parking during the redevelopment of

the proposed One Washington Place project. Prohibiting the removal of the buildings will prevent the additional parking spaces from being developed. The long term use is not known at this time, however, it is anticipated the property will be developed with a mixed use development in the future.

- 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.*
- 1. The City has not obtained any cost estimates for repair of any of the buildings. It has also not offered the buildings for sale as the buildings were recently purchase for redevelopment purposes. The Larson-Becker complex of buildings and properties along the west side of N. River St. were for sale a few years ago with no takers and when they were offered again last year, the City was the only interested buyer. The buildings' intended and probably most suitable uses are those associated with industrial and storage activities, apparently there is little or no demand for such buildings in their present state of disrepair and non-compliance with today's user preferences.
- d. *Preservation of the structure would not be in the interest of the majority of the community.*

If the buildings are to be preserved, substantial sums of money will need to be spent to make the buildings 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.*
- b. *The effect of the demolition on the historic district as a whole.*

The demolition would have no effect on nearby buildings.

While the demolition of the 124 North River 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. Thus the removal of this one building will have a negligible effect on the historic district as a whole. The 111-117 North River Street Buildings are non-contributing and will have no effect on the building as a whole. However, staff recommends retention of the "pump house" part of the structure at the far southern end. We feel this building has some potential historical significance, and recommend saving this portion of the building at this time.

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

While the long term replacement is not known. The short term use as a temporary parking lot will provide vital public parking during the development of the proposed One Washington Place development.

- 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 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 124 North River building is not safe for use, and has been vacant for more than a year. The 111-117 North River buildings have seen a decline in business activity in the recent past. The proposed temporary parking will fill an immediate parking need in the downtown area.

- f. *Whether the demolition will foster civic beauty.*

While the demolition itself will not promote this factor, the redevelopment of the site in the future will promote 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.*

This factor is not applicable to this petition.

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, with the exception of the “pump house” portion of the building at 111-117 N. River which should be preserved at this time.

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

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 124 North River Street

Property Identification Number 12 - 22 - 233 - 002

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 lnewman@cityofbatavia.net

Project Description :

Demolition of principle structure to clear site for
redevelopment.

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 H. 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.











LARSON-BECKER CO.





LARSON-BECKER CO.









