

**MINUTES**  
**January 9, 2017**  
**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 Hagemann called the meeting to order at 5:30pm.

**2. Roll Call**

**Members Present:** Chair Hagemann; Vice-Chair Roller; Commissioners Bus, Sherer, Hohmann, and Sullivan (entered at 5:52 pm)

**Members Absent:**

**Also Present:** Jeff Albertson, Building Commissioner; and Cheryl Collier, Recording Secretary

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

There were no items to be removed, added or changed.

**4. Approve Minutes for December 12, 2016**

**Motion:** To approve the minutes for December 12, 2016

**Maker:** Bus

**Second:** Sherer

**Voice Vote:** 5 Ayes, 0 Nays, 1 Absent  
Motion carried.

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

Historic Preservation Commission (HPC) Chair Hagemann asked if there were matters from the public for items not on the agenda.

Elizabeth Safanda, who resides at 1013 Dunstan Road, Geneva, spoke on behalf of the Preservation Partners of the Fox Valley. She is the Executive Director of this organization. She currently lives in Geneva, but lived in Batavia from 1979-1993.

Preservation Partners of the Fox Valley was started in 1974 and is a preservation advocate group that provides resources to groups, individuals, and council members. They are trying to help shape how development and growth can work with preservation of historic structures. Their headquarters are in the William Beith House in St. Charles, and they also operate the Durant House in St Charles, the Fabyan Villa in Geneva, and the Japanese Gardens in Geneva.

Ms. Safanda distributed an information card about their organization and an invitation card for an event they are holding on February 25 in Batavia. The event called Our Past and Future Cities will be held on February 25, 2017 from 9:00 am – 11:30 am. It will be a lecture by Massachusetts Architect Ben Willis about where historic preservation and future development can work together; with a panel discussion to follow. She believes the fee will be \$10.00 per person and registration is required. They are hoping to have the general public, and staff members and commission members from the Tri-Cities attend.

Commissioner Bus asked if the City would pick up the registration fee for the Commission members. Jeff Albertson will check into this and get back to the Commission.

Jeff Albertson questioned whether this event would be a violation of the Open Meetings Act if the Commissioners attended. Ms. Safanda explained that there was also a concern in Geneva about the Open Meetings Act, but this event is set up so that it will not be in violation. The questions and answer portion will be the attendees asking questions of a panel of individuals and not discussing the issues with each other. The only way this would be a violation of the Act is if two or more commissioners from the same town started discussing City business with each other.

Ms. Safanda will send additional information about the event to Jeff Albertson to be distributed to the Commission.

**6. COA Review: 8 South Lincoln Street – Roof Replacement (Bethany Lutheran Church, applicant)**

Dennis Schuett of 1134 Wintergreen Court addressed the Commission representing Bethany Lutheran Church. He is requesting approval to replace a 60 year old roof on the church. Chair Hagemann asked if he had a sample of the roofing material that was going to be used. Mr. Schuett showed the Commission a sample and explained that they are the identical shingles that are currently on the structure, and that they were using the same contractor to install the roof. He pointed out how the green in the roofing matches the copper gutters, and how the yellow in the roofing compliments the limestone on the building. He assured the Commission that there were no other changes planned to the structure except for replacing a small section of the copper gutter that is damaged.

Chair Hagemann asked if the Commission had any questions. Bus asked if Mr. Schuett knew what the pitch of the roof was. Mr. Schuett did not, but indicated that he would get this information if the Commission needed it. Bus asked if there were any finials involved and Mr. Schuett answered that there were not.

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

**Maker:** Sullivan

**Second:** Bus

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

**Nay:** None

6-0 Vote, 0 Absent, Motion carried.

**7. COA Review: 107 North Batavia Ave – Monument Sign (Express Signs & Lighting, applicant)**

Eddie Hartsel of 3207 Wild Oak Court, Joliet, addressed the Commission on behalf of Express Signs & Lighting. The project is a monument sign to be put up at Salsa Verde. The sign is 32 sq ft, 6' in height and 10' in width and meets all City requirements. There is a 10 foot setback requirement in Batavia, but not for this area. Jeff Albertson confirmed that the setback is not required in this area. The sign will be using the existing sign post, so will be the exact set back as the previous business. Mr. Hartsel asked if the background of the sign could light up. Jeff Albertson replied that the background has to be opaque. Chair Hagemann asked how close the color represented on the handout was to the actual color of the sign. Mr. Hartsel responded that it is pretty close to the same color.

Bus asked if the building was a non-contributing building and Jeff Albertson responded that it is.

Chair Hagemann asked if there were any questions from the Commission, and there were none.

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

**Maker:** Bus

**Second:** Hohmann

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

**Nay:** None

6-0 Vote, 0 Absent, Motion carried.

**8. COA Review: 15 E Wilson St – Awning Installation (Nuyen Awning Company, applicant)**

Jeff Albertson is presenting this because the applicant is out of town. This is for an awning over the Wilson Street entrance, south entrance. The building is a significant structure.

Mr. Albertson had some photos of the awning design and some material samples that he showed to the Commissioners. The material is similar to the material used for the enclosure at the entrance. The logo on the awning is slightly larger than the ordinance allows, so it will need to be reduced. Chair Hagemann thought the awning size looked nice as it was. Sherer asked if Mr. Albertson knew what the thought was behind the ordinance ruling. Mr. Albertson did not know, but explained that the ordinance is part of the City signage code and that the owners would have to get a variance from the City Council if they wanted to keep the logo at the current size. Chair Hagemann asked if the awning met all other City codes and Mr. Albertson responded that except for the size of the logo, it meets all other codes.

Chair Hagemann asked if there were any other questions. Sullivan asked Mr. Albertson what made him willing to present this for the applicant when in the past he was not willing to do this. Mr. Albertson said that he is always willing to present for the applicant, but it has been the desire of the Commission in the past to have the applicant present.

Chair Hagemann asked if anyone had an objection to acting on the COA without the applicant present. No one had any objection.

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

**Maker:** Roller

**Second:** Sullivan

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

**Nay:** None

6-0 Vote, 0 Absent, Motion carried.

**9. COA Review: 10 N Island Ave – Door and Rooftop Mechanical Equipment (Dino Alex, applicant)**

Bill Alex addressed the Commission on behalf of Briana's Pancake House. They are requesting approval to install a roof top unit and a new door entryway.

Mr. Albertson explained that this project is at 10 N. Island Avenue, which is the end unit toward Wilson Street. The two items that require COA approval are a new entry on the Wilson Street side of the building and the installation of a mechanical platform on the roof.

Mr. Alex explained that the platform would be seen from Wilson Street. It would be constructed of a three section wall made of Hardie board paneling. This would screen the rooftop units from the street. Chair Hagemann asked if this would be on the existing structure, and Mr. Alex responded that this is correct. Mr. Alex did not bring samples with him.

Chair Hagemann asked if there was a plan that showed the change in elevation. The elevation is 4' 10". Roller asked if they were planning on using Hardie panels or Hardie sheets. Mr. Alex stated that they were using Hardie sheets.

Mr. Albertson was asked if this was a non-contributing building, and he responded that it was.

Roller asked if there was any equipment currently on the rooftop. Mr. Albertson answered that there was not.

Bus asked what color the paneling was. Mr. Alex responded that they had not determined a color but would try to match the color of the roof as closely as possible.

Bus asked if it was related to the Briana's Pancake House in Elburn. Mr. Alex responded that they have restaurants in Palatine and South Elgin, but he did not know if they were partners with Elburn.

Chair Hagemann stated that it will be a fairly sizable change to the look of the building. He opened up for questions from the Commission.

Bus would like to include in any motion that the Commission has a preference for the brown color to match the roofing.

Chair Hageman asked that they talk about the second part of the COA, which is the door.

Mr. Alex explained that the doors used would be the same doors as are currently being used on the building, but there would be double doors facing Wilson Street instead of one door. Mr. Albertson explained that the Commission approved this type of door for all of the units in this building a couple of years ago. Chair Hagemann asked if the reason for putting the doors in this location is that there will some type of patio put in. Mr. Alex stated that that was possible in the future, but believes that this location provides better access than the current door location. He said there is no plan for a patio now, but possibly in the future.

Chair Hagemann asked if there were any questions. Roller asked if there would be a sidewalk going to the new doors. Mr. Albertson responded that they would have to add stoop pads. Roller asked if they will still be using the doors that are on the parking lot side. Mr. Alex answered that there are two doors, and the furthest door would not be used. Roller asked if they are planning on putting signage on the Wilson Street side of the building. Mr. Alex responded that they would, and Mr. Albertson stated that the signage would have to come before the Commission at that time.

Roller thought the Hardie panel would be less of a screen and more of a wall, and asked if there was a reason that they picked the solid sheets and not the panels. She is having a hard time picturing how this would look. Bus agreed that slats would create more architectural detail and would look much better. Mr. Alex said that they could do it this way instead of the sheets.

Roller asked if it would be unreasonable to ask for a rendering of what it would look like as more of a fence style instead of a solid panel style. Even though it is considered non-contributing, the location does create an importance that the building is updated in a way that still looks good.

Chair Hagemann asked when they are planning on doing this. Mr. Albertson stated that the permit has been in for a while, so as soon as possible.

Roller asked if they would come back to the next meeting with a color rendering of what it would look like. Chair Hagemann asked for a small sampling of what it is going to look like.

Chair Hagemann stated that they would continue this agenda item to the meeting on January 23.

Chair Hagemann asked the applicant if they had any other questions. The building owner, Dino Alex, addressed the Commission. He said the sooner that they start working there, the better downtown is going to look. He stated they have been trying to get a permit since August.

## **10. Historic Plaque Program**

Roller told the Committee that information from Christen Sundquist reference the Elgin Historic Preservation Building Plaque Program was included in the packet. The program is directed more toward residential. Houses around town that have historic significance could get a plaque. The information includes the application form that the residents fill out and Roller state that

Elgin charges a \$50 fee. The City of Elgin website has an interactive map that includes the historically significant houses. Roller thought this would be a good item to add to the City of Batavia website. She added that Elgin tries to do ten applications a year. She thought that this project could be grant funded by the Illinois Historic Preservation Agency.

Chair Hagemann mentioned that the owners of historical houses in Batavia take a lot of pride in their homes. Roller mentioned that it could be part of a historic house walk.

Bus inquired about the cost of the plaque. Roller indicated that she thought the cost of the plaque is accounted for in the fee the owner pays. Bus thought the plaque should be bronze and of a good quality, and thought that the Commission should request that the City budget for the plaques in the annual budget. Chair Hagemann thought this would go along well with the City branding process. The plaque could be designed to retain the historic nature and also fit in to the image that City is looking for.

Sherer asked how they would get the word out about this program. Chair Hagemann thought that the Commission could partner with the Historical Society, Batavia Main Street and the Library to help get the word out.

Bus asked about the timeline for the branding program. Chair Hagemann responded that they are waiting on the contract to be finalized, but the outline showed an implementation of summer 2017.

Bus suggested that the City logo is incorporated in the plaque, and the Commission request that the City include this in the 2018 budget.

Sherer asked if there would be any repercussions for the home owner if they have the designation and want to sell their home. This plaque does not give the home landmark status.

Chair Hagemann suggested that the details should be discussed on a smaller committee level. The Committee could work on the program and bring it to the Commission. Once approved by the Commission, the City could be approached for funding.

Bus and Sherer volunteered to work with Roller on this program.

Chair Hagemann asked Mr. Albertson to add this to the agenda 4 meetings from now for an update from the Committee.

## **11. Updates:**

- **7 East Wilson Street – Historic Inspection**
- **Anderson Block Building – Masonry Maintenance**
- **Significant Historic Building Inspection Program**
- **10/12 North River Street – Historic Inspection**
- **227 West Wilson Street – Historic Inspection**
- **109 South Batavia Avenue – Historic Inspection**

- **8 North River Street – Historic Inspection**
- **16 East Wilson Street – Historic Inspection**

Albertson reported that there were no specific updates. He received a report last week reference the reinspection of all of the listed building and will send it to the Commissioners. There has been a lot of progress.

Albertson reported that there is nothing new on the Certified Local Government.

## **12. Other**

Chair Hagemann asked if there was anything else to discuss.

Roller asked if the updated guidelines had been sent to the Illinois Historic Preservation Commission yet, and Albertson responded that they have not.

Albertson reported that there will be four COA's for the next meeting reference One North Washington. Two of them will be direct and two of them will be from Larson Becker. Public hearings were held about the project on December 7 and January 4, and were closed at the end of the January 4 meeting. The Planning Commission has a meeting scheduled on January 25 for deliberation on this project, and then it will be forwarded to the COW and City Council after that.

Sherer asked about the Barco project, and Hagemann responded that they were waiting for the updated application from them.

Chair Hagemann welcomed new commissioner Kyle Hohmann and asked him to tell the Commissioners about himself. Hohmann was raised in Batavia and is a 5<sup>th</sup> generation Batavian. He grew up on the eastside and eventually purchased a home on the westside. He has served on the Board of Directors of the Historical Society and the Board of Directors of Main Street; he assisted Bob Popeck with the Windmill installations and upkeep in town; was an Alderman in Batavia; and is a student of Batavia history.

## **13. Adjournment**

There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 6:49pm; Made by Sullivan; Seconded by Hohmann. Motion carried.

Minutes respectfully submitted by Cheryl Collier