

MINUTES
February 22, 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 5:30pm.

2. Roll Call

Members Present: Chair Bus; Vice-Chair Hagemann; Commissioners Sherer, Roller and Sullivan

Members Absent: None

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

3. Items to be Removed, Added or Changed

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

4. Approve Minutes for February 8, 2016

Motion: To approve the minutes for February 8, 2016

Maker: Sherer

Second: Sullivan

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

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

Historic Preservation Commission (HPC) Chair Bus asked if there were matters from the public for items not on the agenda. There were none.

6. COA Review: 8 North Batavia Avenue – Roof & Siding Replacement (Marshall Architects, Applicant)

Chet Zabka, 1078 Pueblo Drive, addressed the Commission. He shared that he is a trustee member and also in attendance tonight is the Chair of the trustee members, John Cunningham. Zabka stated that they are here to discuss the roof replacement for the Batavia Methodist Church.

Bus announced that the Batavia Methodist Church is a significant structure and gave a brief history for the record, sourced from Wikipedia. The United Methodist Church of Batavia is a historical church in Batavia, Illinois. Funds for the church were donated by Rev. E. H. Gammon and Cpt. Don Carlos Newton in 1887 to replace the First Methodist Church of Batavia. It was

designed by famed local architect Solon Spencer Beman in the Romanesque Revival style. It was added to the National Register of Historic Places in 1983. Most of the boulders were sourced from local sources.

Cunningham, 366 North Van Nortwick, addressed the Historic Preservation Commission (HPC). He stated that the roof has current leaks and there is a need to clean up the asbestos. The copper hips were not believed to be original to the roofing and will not be replaced. There will be copper valleys installed that are typical of that structure. The peak would also be copper and they are considering installing a finial on the top. It is unknown if the structure originally had a finial. Cunningham and Zabka stated that they would return to the HPC for approval of the finial if the Trustees decide upon installing one.

Roller and the Commission agreed that they would like to approve the finial prior to installation. Hagemann asked if there would be any changes to the roofline of the structure. Cunningham answered that there would be no changes to the roofline. Sherer asked if the curved areas are being kept. Cunningham answered that the curved areas are called 'eyebrows' and they will stay. Cunningham added that they are not doing the soffits or the gutters because it is not necessary to repair at this time.

Cunningham and Zabka showed the Commission color samples of the Grand Manor Luxury Shingles chosen for this project. The objective was to have the color complement the colors in the historic stone on the building. The color options, in order of Commission preference, were as follows:

- 1) Stone Gate Gray
- 2) Colonial Slate
- 3) Gatehouse Slate (the least recommended of the three options, not preferred due to its green hue)

Cunningham showed the HPC pictures of the building where the siding needs to be replaced, which also requires asbestos removal. The siding would be on the addition to the church. Samples of the Hardie Plank Panels were shown to the Commission. Cunningham shared that they chose this product because of its durability and it should last for a long time. They would like to minimize the maintenance as much as possible. The preferred Hardie Plank Panel color was Night Grey and there was no objection from the Commission on this color choice.

Cunningham and Zabka stated that they would take the Commission's recommendations back to the Trustees for their final vote. Bus reminded them to return to the HPC if the Trustees decide on installing a finial for approval prior to installation.

Motion: To approve the COA with the Commission's preference in the order of Stonegate Gray, Colonial Slate, Gatehouse Slate for the roof color and the Night Gray as the color for the siding

Maker: Hagemann

Discussion was held on the motion. Roller asked if it was necessary to add the copper peak in the motion. Albertson stated that the COA addresses the copper replacements so it is not necessary in the motion.

Second: Sullivan

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

Nay:

5-0 Vote, 0 Absent, All in favor, Motion carried.

7. 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 stated that there were no updates and there were no questions from the Committee.

8. Other Business

Hagemann stated that the property owner of the Old Louise White School building has agreed to be submitted for the Richard Driehaus award. Hagemann suggested that the HPC ask for the help of Batavia MainStreet in submitting the application for this award. Bus agreed. Bus stated that we should help move this forward. Hagemann stated that he would take the lead on his and work with MainStreet for the submittal. Albertson announced that he sent an email today to Landmarks Illinois asking for the when the updated award information would be put up. He also queried when someone could discuss the Certified Local Government process at an upcoming HPC meeting. He is waiting on a response to the email.

Bus asked for next steps. Albertson suggested waiting for the 2016 information. July 1st was the deadline for the last Richard Driehaus award. Roller stated that she might be able to help and asked for the guidelines to be sent out. Hagemann stated that he would send out the guidelines and added that a timeline should be created. Bus suggested adding the Preservation Partners of the Fox Valley as a resource to help with the application process because they may have experience working with the Driehaus group.

Bus asked for additional information on the Richard Driehaus award for the next HPC meeting. He asked for someone from MainStreet to attend the meeting or at least have a name of who has offered their support to help with the Richard Driehaus award process at the next HPC meeting.

Roller stated that the final draft of the Design Guidelines would be ready for discussion and review at the March 21, 2016 HPC meeting. Albertson asked Roller to let him know when it is ready a week prior to the meeting so that he could place it on the agenda.

9. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:15pm; Made by Sherer; Seconded by Hagemann. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith