

MINUTES
March 14, 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 (entered at 5:32pm) 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 22, 2016

Motion: To approve the minutes for February 22, 2016

Maker: Hagemann

Second: Sherer

Voice Vote: 4 Ayes, 0 Nays, 1 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.

*Roller entered the meeting at 5:32pm

6. COA Review: 143 South Batavia Avenue – Wall Signage (Catherine Sanzeri, applicant)

Chair Bus noted that this building is a significant building in the historic district. He welcomed the applicant to address the Commission.

Catherine Sanzeri, 766 Hickory Lane, reported that she is moving to a larger location and needs new signs made to fit the location. Roller asked if there was anything planned for the left or the right of where the sign would be placed. Sanzeri answered that it would be painted beige. The

signs would be made of wood and are identical to the current signs she has now, just different dimensions.

Sanzeri noted that she would like to put some signage in the windows in the future. Albertson commented that window signage can only be 25% of the window and window signage is not something that requires a permit.

Motion: To approve the COA as presented
Maker: Sullivan
Second: Hagemann
Roll Call Vote: **Aye:** Hagemann, Sherer, Sullivan, Roller, Bus
Nay:
5-0 Vote, 0 Absent, All in favor, Motion carried.

7. COA Review: 14 North VanBuren Street – Roof and Exterior Renovations (Williams Architects, applicant)

Jim Eby, 30 North Albert Avenue, addressed the Committee. He announced that along with him were Doug Holzrichter, Project Principal on this job, and Tom LaLonde, Principal with Williams Architect. Eby stated that the current roof was installed in 1928 and it was the second roof put onto the building. The original shake shingles are under the current roofing system. The roof system contains asbestos. There would be masonry renovations as well. They would like to begin this process in May and be completed by early fall.

Holzrichter, Williams Architects, showed the Commission a sample of the roof material. The shingles were from GAF and were Sienna Shingle in the color of Harbor Mist. Harbor Mist is described as a slate coloration close to the existing and the shingle structure mimics the appearance of wood. He continued that the building stone needs to have tuck-pointing and cleaning. The cleaning would take off the organic material that is growing on the stones. A local stone will be used for in kind replacement. Bus asked who is doing the stone masonry. Holzrichter stated an RFQ is out and they expect to have three or four contractors to qualify. Once collected they will be soliciting bids.

Bus asked for Jim Eby to stay in contact with Jeff Albertson throughout this process. He is especially interested in hearing updates on the stone masonry. Bus stated that for the stone replacement, the fact that they would be making an effort to use the local limestone for in kind replacement is a great thing. Bus noted that it would be interesting to see the stone mason do the work. Eby stated that Jeff would be kept up to date. Bus asked if there is a seal for the limestone. Holzrichter stated that there are products that consolidate the limestone. The representative stated that the condition was that there was no need for a sealer at this time. At this time we would be using a gentle cleaner on the stone to remove the organic growth. Sealing it is not needed at this time. He noted that some of the products out there have a negative effect on the stone so we were pleased to hear that it was in adequate condition with some localized replacement. Bus asked if you are replacing copper with copper and he stated that they are. Holzrichter stated that they would maintain the detail on the downspout gutters as well. They will also be making minor repairs to the bell tower roof to repair a couple of holes. Eby explained that they feel the holes

are from lightening damage. Roller asked about the bell tower roofing and Holzrichter answered that the roofing on the bell tower is not going to be replaced, only repaired.

Motion: To approve the COA as presented with the shingles from GAF, Sienna Shingle in the color of Harbor Mist
Maker: Hagemann
Second: Roller

Discussion was held on the motion. Sullivan asked if there was any follow up needed once the permit application has been submitted. He asked if the HPC review is enacted once a permit review is submitted. Albertson answered that HPC review is not tied to permit applications. Bus asked for progress updates to the HPC with this project. Hagemann stated that it would be great to have an update at the meetings on this. Eby noted that the website and Facebook page would have updates.

Roll Call Vote: **Aye:** Hagemann, Sherer, Sullivan, Roller, Bus
 Nay:
 5-0 Vote, 0 Absent, All in favor, Motion carried.

8. Informal Discussion: 27 North River Street – Front Glass Enclosure Replacement (Mary Claire Harris, applicant)

Chair Bus reported that this building is a significant building.

Bruce Harris, Geneva IL, applicant, reported that the front glass enclosure that is currently on the building is rotted out and needs to be replaced. He, Mary Claire Harris, and John Hamel (owner of Pal Joeys) are all in attendance tonight to discuss a possible replacement to the front vestibule. Harris reported that Mr. Hamel is putting in a wine/piano bar at that location and they would like to install something that is more energy efficient and more practical. Harris continued that they would like to give the Commission an idea of what they would like to do and get the Commission's input prior to submission of the final drawings.

Mary Claire Harris distributed a handout to the Commission titled '27 North River Street, Batavia IL Storefront Replacement.' The hand out gave the south, east, and north elevations along with a floor plan, roof drainage picture, and information on the metal roof system. Bruce Harris stated that the framing would be anodized aluminum and the color of the building would be painted a taupe color. Frame and paint color examples were provided to the Commission. The windows would be double paned glass. Hamel stated that he would prefer to not have a tint to the glass used on the enclosure. Examples of the bug screens and colors were shown to the Commission.

Bruce Harris stated that he would like to have the application filled out and an architectural drawing available to the HPC by the next meeting. They would like to get onto the next meeting's agenda to give them ample time to order the products so that it could be installed early spring. Harris explained that River Street is very viable from April to October and they would like this business open as soon as possible to take advantage of that time.

Bus asked if there were any zoning issues. Albertson answered not with an in kind replacement. Bus asked if there was an HPC meeting scheduled for the 28th. Albertson stated that the HPC could meet if there were agenda items. Albertson added that as long as the applicant files the application a week from today it would be on the next meeting's agenda.

The Commission asked the applicant for the following:

- Submission of drawings with color renderings
- Pictures of the adjacent buildings
- Installation of Low E windows are acceptable
- Albertson noted that an 18 inch knee wall is acceptable in the code
- Electronic application submittal due a week from today in order to be on the March 28th meeting

Hamel asked if they came with all the needed information at the next meeting if it could be approved at that meeting to move this project forward. Hagemann stated that a decision could be made on the March 28th meeting if all the necessary documents are submitted.

9. 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.

Bus reported that the 10/12 North River Street put up the artificial stone.

10. Other Business

Hagemann reported that no response has been received from the Richard Driehaus award foundation. Hagemann stated that the executive director from Batavia MainStreet will look into additional information and Jeff Albertson will call to get more information and schedule a presentation on the certified local government.

11. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:17pm; Made by Sherer; Seconded by Sullivan. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith