

MINUTES
July 25, 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: Mayor Schielke; Laura Newman, City Administrator; Jeff Albertson, Building Commissioner; Scott Buening, Director of Community Development; Gary Holm, Director of Public Works; Chris Aiston, Economic Development Consultant; 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. Matters From the Public (for items not on the agenda)

Chair Bus asked if there were matters from the public for items not on the agenda. There were no members from the public.

5. COA Review Continuation: 111, 133 East Wilson Street and 20 North River Street - Demolition (City of Batavia, applicant)

Chair Bus stated that this is a continuation to the meeting held two weeks ago regarding this demolition COA. Albertson stated that in the packet there is the amended application that was requested at the last meeting. All three buildings that are being considered are now part of this application.

Buening stated that the application now has more detailed justification as to why the COA was appropriate in this case to demolish the structures. The church structure is significant and the other two buildings are not significant. Primary factors and secondary factors are listed in the application as well. Buening continued that the Commission has asked staff to consider how to save or preserve the bell tower. David Patzelt, representative of Shodeen, distributed an illustration of the bell tower incorporated into the building titled "One North Washington Place, Batavia Illinois."

Bus requested that the review of the requirements be held prior to the discussion on the bell tower. Buening discussed the memo titled "Certificate of Appropriateness, 111 & 133 East Wilson Street, 20 N. River Street" section 12-6-3-D-1 regarding significant structure properties. Hagemann stated that he believes all four have been met. Roller agreed and liked the reasons staff provided. Sherer, Sullivan, and Bus agreed. Section 12-6-3-D-2 secondary factors were overviewed. Aiston reported that NIU would be conducting an Economic Impact Analysis for this project. Staff thinks it will be ready in thirty days. Bus asked staff to distribute the Economic Impact Analysis study to the HPC once it is completed.

Motion: The HPC finds that the documentation is complete and that all alternatives to demolition have been considered. The HPC accepts the application and will schedule the application for review at the next HPC meeting

Maker: Roller

Second: Hagemann

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

Nay: None

5-0 Vote, 0 Absent, Motion carried.

David Patzelt, 77 North First Street, shared after the inspection it was considered that some items of the bell tower could be incorporated into the proposed structure. The drawing with architect incorporated the design and replicated the design throughout the building. The bell tower was not high enough so the limestone was increased on the bottom and the windows were implemented into the tower to increase the height of the tower. The residential units would have the dining rooms in the bell tower structure. He believes that they can reuse the limestone but they are not sure if the bricks could be reused. The question then comes to the cost to do all this. If the materials come down easily and are cleaned easily the same materials could be reused. Brick suppliers have been contacted to try to match the color of the red brick of the bell tower. Through this process, we have a great architectural statement for this whole building while saving the bell tower.

Sherer stated that she is pleased with what the architect drew up and that it is unique to Batavia. She likes hearing that you are trying to save as much of the brick as possible. She likes the design and asked if the round finial would be saved. Patzelt would like to take the existing one off and reuse it. The pitch of the roof would be the same but the same roofing materials would not be used. Roller commented that she is happy with what was presented and the reuse of the finial was her first thought. Even if the brick cannot be saved it does have a part of the design. She stated it is well done. Sullivan stated he would hate to impose extra cost when it is not saving anything in reality. This is making the new building look like the old building. He asked if replicating the bell tower is negative to the project. Patzelt answered that he likes the idea but the cost could be a negative. He sees the tower as a positive although there is an issue with the cost and trying to reuse the brick and the limestone. The tower is the driver of the architecture of the entire building. The City is in charge of the cost of the demolition as part of the redevelopment agreement for this project and that could be a negative. All in all, he thinks that the positives outweigh the negatives. Sullivan asked if the City is concerned about the cost that we are imposing onto the City that you may not be able to afford here. Buening stated that staff is concerned and no cost estimates have been created as of yet. We love the concept so far and

the idea behind memorializing the church. It depends on the cost and how we could pull it off. We are hopeful that we would be able to salvage costs with the material. Bus stated that the recycling of bricks is much more environmentally friendly. Aiston stated that not only are the green issues there but if anyone sees this on Wilson street and sees this they will know that this is a tribute to the former church and that speaks volumes in terms of preservation. Patzelt hopes that we could get enough brick from the bell tower and from the other parts of the church to complete the bell tower replication structure.

Bus asked about the pipe organ salvation. Patzelt stated that some pieces could be utilized as artwork and they are willing to try that. It would be rather interesting but we don't want to commit at this time. He noted that several of the pipes were in a crate and there was some pvc piping incorporated to the organ pipes, so it is not in the best condition as a whole. Bus asked that staff fully document the building, as listed in the ordinance. Buening stated that they would document the building by taking more photographs. Bus explained that he would like to see more documentation so that there is a record of this building for people in the future. For example, the Baptist Church building has a unique notching system framing technique, which has contributed to the building being structurally unsound. Sherer stated that when the population of Batavia was 2,000 people they had six churches. To her, that shows how important churches were.

Albertson stated that two of the properties that we are considering tonight, 111 E Wilson and 20 North River Street, are non-contributing and it would be possible to take actions on those buildings tonight if you so desire. The consensus of the Commission was to process this as the same application.

6. Updates:

- 1. 7 East Wilson Street – Historic Inspection**
- 2. Anderson Block Building – Masonry Maintenance**
- 3. Significant Historic Building Inspection Program**
- 4. 10/12 North River Street – Historic Inspection**
- 5. 227 West Wilson Street – Historic Inspection**
- 6. 109 South Batavia Avenue – Historic Inspection**
- 7. 8 North River Street – Historic Inspection**
- 8. 16 East Wilson Street – Historic Inspection**

There were no updates at this time.

7. Other Business

There was no other business at this time.

8. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:23pm; Made by Sherer; Seconded by Roller. Motion carried.

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Minutes respectfully submitted by Jennifer Austin-Smith