

MINUTES
September 12, 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 5:31pm.

2. Roll Call

Members Present: Chair Bus; Vice-Chair Hagemann; Commissioners Sherer, Roller and Sullivan (entered at 5:41pm)

Members Absent: None

Also Present: Jeff Albertson, Building Commissioner; Scott Buening, Director of Community Development; 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. Approval of Minutes: August 8, 2016

Motion: To approve the minutes from August 8, 2016

Maker: Hagemann

Second: Roller

Voice Vote: 4 Ayes, 0 Nays, 1 Absent
Motion carried.

5. 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 none.

6. COA Review: 11 East Wilson Street – Wall Sign (Christopher Verbel, applicant)

Christopher Verbel, applicant, discussed the proposed wall sign with the Commission and presented a concept for the Commission to view. Bus noted that the building was non-contributing. Bus asked if there was any opposition to the proposed sign from the Commission and there was none.

Motion: To approve the COA for demolition as presented

Maker: Hagemann

Second: Sherer

Roll Call Vote: **Aye:** Hagemann, Sherer, Roller, Bus
 Nay: None
 4-0 Vote, 1 Absent, Motion carried.

7. COA Review: 112 Spring Street – Monument Sign (Aurora Sign Company, applicant)
Ed Weiss of Aurora Sign Company presented on the monument sign. He stated that the double-faced sign would have only the name and logo illuminated at night. The masonry would be made out of faux stone.

Motion: To approve the COA as presented
Maker: Roller
Second: Hagemann
Roll Call Vote: **Aye:** Hagemann, Sherer, Roller, Bus
 Nay: None
 4-0 Vote, 1 Absent, Motion carried.

8. Certified Local Government Presentation of IHPA

Rachel Liebowitz, Ph.D, presented on the Illinois Historic Preservation Agency (IHPA), State Historic Preservation Office (SHPO), and the Certified Local Government (CLG) program and the basic requirements to become a CLG. Her presentation included the following information:

- What could be funded as part of the CLG: survey, preservation plan, historic resources surveys, national register nomination, consultants, education to your community (training event and invite the public), walking tour of historic resources in town, historic resources website, print materials, maps, signs around town, historic bicycle tours, historic structure support plan, second use plan to find out what this building could be through consultants,
- No bricks and mortar grants
- Grants require a local match 70% of funding provided and City 30% (salaries could be counted toward the 30% match)
- Reporting annual requirements: what have you done in your meetings and how many certificates were approved, how many were denied. The recording requirements are minimal. Quarterly reports for grants. Grants are reimbursable. You have 18 months to complete the project and the project is completed on the federal fiscal cycle (October – September).

Anthony Rubano, IHPA, presented on the Financial Incentives for Historic Buildings, which included the following:

- COB branding of historic resources does not seem to be there. The neighborhoods and buildings do not have the branding for those outside of the City.
- Preservation Services Division
- Federal Rehabilitation Tax Credits
- 10% Rehabilitation Tax Credit (IRS form 3468)
 - Noted that the IHPA could return the tax credit at any time
- 50% Disabled Access Tax Credit (IRS form 8826)
 - Any building, not just historic

- Financial Incentives for Historic Buildings
- Property Tax Assessment Freeze
 - Significance: Certified Historic Building
 - Use: Owner-Occupied Housing
 - Budget: “Substantial Rehabilitation”
 - Work: Must meet the Secretary of Interior’s Standards for Rehabilitation
 - 3-part application process
 - IHPA is the final administrator
 - 24 Months to spend your minimum and have 24 months to apply (on a sliding scale)
- 20% Federal Rehabilitation Tax Credit
 - Significance: Certified Historic Building
 - Use: Income-producing property
 - Budget: “Substantial” Rehabilitation
 - Work: Must meet the Secretary of Interior’s Standards for Rehabilitation
 - 3-part application process
 - IHPA review it locally and then send to the National Park Service in Washington for final review
 - IHPA would visit for every tax credit project
 - 24 months to spend or do a face project of 60 months. Must start the application process before you place the building in service
 - Cannot flip the building with the credit. Must have ownership of the building for at least five years. After five years no restriction whatsoever
 - Don’t replace windows or gut the building before talking to the IHPA. The IHPA looks at the building’s history over time so non-original alterations may be significant
 - Consult your accountant if you want the credit

Sherer asked if a family who lives in a historic house outside of the Historic District would be eligible for any of the items the IHPA offers. Rubano stated that they would be eligible for a tax freeze. In order to qualify, the building would either have to be on the national register or a local landmark. Rubano suggested having the City’s ordinance reviewed by the IHPA for the tax freeze. For the freeze, the IHPA certifies the ordinance and whatever is a local landmark is eligible for the freeze. Sherer asked if the house would be eligible for the grant. Rubano stated that the house would not be because grants are not for the brick and mortar and not for privately owned buildings. The grants could be used for planning and public education, planning documents for a privately owned building (even a house) that is under threat, and structural analysis.

Rubano offered to review the Commission’s design guidelines to ensure that they meet the standards of the National Park Service. Bus stated that the design guidelines should be sent to the IHPA for review. Rubano stated that they are available to help but the Commission has to ask for that help. He continued that they would tell the City what they think but it is only advisable, just because you ask us does not mean what we say is mandatory. Rubano welcomed the Commission members to contact him with any questions.

Sullivan asked in April of 2015 there was an attempt to tear down a historic building in Geneva. The newspaper article claimed that because of Geneva's Historic Preservation Commission was certified that City Council decision triggered the state's Historic Preservation's office review. Liebowitz asked if this was regarding the 6th Street School. Sullivan stated that it was. Liebowitz stated that the 6th Street School came to their attention not because of any City Council decision but because it was a historic school in the district and there were public funds being used for the demolition of that school. Because there were public funds being used, it was state funding that was supplying the support for that demolition. Because it was a public contribution, it comes to us for regulatory review. Rubano added that it has nothing to do with affiliation or CLG. Liebowitz concluded that it came to them through State law.

The Commission thanked the IHPA members for their time and for the informational presentation.

9. 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.

10. Other Business

There was no other business at this time.

11. Adjournment

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

Minutes respectfully submitted by Jennifer Austin-Smith