

**MINUTES**  
**June 24, 2019**  
**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 5:38pm.

**2. Roll Call**

**Members Present:** Chair Hagemann; Vice-Chair Roller; Commissioners Sherer, and Bus (via phone for part of meeting)

**Members Absent:** Commissioners Sullivan and Hohmann

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

**3. Approval of Minutes:**

**Motion:** To approve the minutes from April 8, 2019  
**Maker:** Sherer  
**Second:** Roller  
**Voice Vote:** 4 Ayes, 0 Nays, 2 Absent  
Motion carried.

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

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

**Motion:** To approve the agenda  
**Maker:** Roller  
**Second:** Sherer  
**Voice Vote:** 4 Ayes, 0 Nays, 2 Absent  
Motion carried.

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

There were no members from the public to address the Commission.

**6. COA Review: 901 North Batavia Avenue – Rooftop Deck (Business to Business Logistics, applicant)**

Albertson stated that this is a landmark building in the City. The building is also on the national register and is subject to review by the State Historic Preservation Office and the National Park

Service. There was no opposition by the State Historic Preservation Office regarding the rooftop deck since it is not visible.

Sherer asked if the letter 'C' on the Campana building would be repaired or replaced. Frank Mares, Managing Partner of the Campana building, addressed the Commission. He answered that the sign will be rebuilt within the next two years. Currently he does not know where the letter 'C' is from the sign. He stated that it looks to him that someone wiggled it off and took it back to their shop someplace and he is still making phone calls. He commented that it is time to rebuild the sign and they will be focused on that over the next year or two. They plan on painting the flagpole too.

\*Bus entered the meeting at 5:49pm.

Frank Mares stated that the Campana building has doors that go out onto the roof of the second floor. If you have a third floor office suite you could walk right onto the roof. Matt Perkins, tenant, brought the idea of putting up a deck on the roof. Mares personally thinks that it is a great idea. Mares stated that the deck presented tonight is masonry and designed by Lane Allen. He asked the Historic Preservation Commission (HPC) what if someone wanted to use wood, which would be a much more common material for a deck. We decided to go with a masonry solution but someone else on the other side of the building may have a different choice.

Mares showed the Commission an illustration titled 'Visibility Point Graphic' showing that there is no line of sight. If you were standing at the sidewalk you would not be able to see the deck or the people standing on it. Although, with the doors as they are, he believes that it would not be uncommon to see people on the roof of the building historically.

Matt Perkins stated that they are keeping in mind the preservation of the building and they would like to keep it in code as far as line of sight. We would like to have a nice environment and an outdoor break area so our employees could go out and decompress. The deck would be non-smoking with some small tables, chairs, and possibly umbrellas.

Lane Allen, Allen Peppia Architects, overviewed the plans for the deck with the Commission. He presented the schematic design and discussed the materials. The deck is three feet from the parapet.

Bus stated that he likes the idea and likes making the Campana building as user friendly as possible and making it an attractive location for businesses. He stated we have to be very careful, since it is the Campana building, and we are very concerned about the precedent. Bus stated that he does not see any problem with what is proposed. Bus stated that since the deck is not visible and does not affect the architecture of the building the materials do not bother him. Bus stated that if this were up at the east parapet he would have a slightly different opinion. He likes that it is back from the east parapet.

Sherer stated that she likes the idea and asked how high the railing is. Allen answered 3'6" and there is baluster rock all the way around. The deck is pulled back three feet because of maintenance and visibility. Sherer stated that if there was one on the east side and you could not see it from the road she would not have a big objection to it and she would not care if you could see people on it because people are not permanently attached to the building and you are not changing the

architecture of the building. She feels that seeing people is an improvement over seeing antennas. If someone wanted to use different materials she would have no objection since it is not visible.

Roller asked about the roof that it is sitting on. Allen stated that this part of the roof would have to be fully repaired to make sure it is adequate for this new construction. We will work closely with the roofing company to make sure we do not have any problems. Roller stated that she does not have an issue with a wood deck. However, the stone is easily maintained. Allen agreed that this material would be easy to maintain and power washed clean. Roller stated that she would like to have the deck towards the back to ensure there is no line of sight. Roller stated that existing doors there are possibly there for maintenance issues.

Bus asked to view the Visibility Point Graphic/Line of Sight exhibit. He stated that he would like the record to convey that the HPC very carefully considered this specific exhibit in making our decision on the line of sight that is shown. Hagemann asked that the Visibility Point Graphic/Line of Sight exhibit be included with the minutes.

Hagemann stated that this is a great idea and a good way for employees to have a break. It is a good way to take a historic building and add some extra character even if it is not visibly to the historic nature it takes a building and adds more to it. The materials are not critical since it cannot be viewed with line of sight if a tenant wants to build a wood deck in the future.

**Motion:** To approve the COA as presented  
**Maker:** Sherer  
**Second:** Roller  
**Roll Call Vote:** **Aye:** Sherer, Bus, Hohmann, Hagemann  
**Nay:** None  
4-0 Vote, 2 Absent, Motion carried.

**7. COA Review: 103 North Washington Avenue – Siding Replacement (NRC Restoration, applicant)**

Convino Enjay, NRC Restoration, addressed the Commission. He shared a sample with the Commission of the siding replacement: Dover White 8 inch and Cortex Extreme Tan 6 inch. Albertson stated that this property is the last property in the district on North Washington and non-contributing. Roller stated that her only concern is that it is vinyl in the Historic District. Bus stated that this building has been substantially altered in the past and in light of its current condition he does not see a problem with the vinyl siding replacing the aluminum. He asked if there was hail damage. Enjay answered that there was some. Bus stated that he just went through the hail damage process and modern vinyl siding is much better now than it used to be and in some ways it is more superior and much more preferable than aluminum. He does not see that this does anything significant to alter the building. Bus stated that he would approve it.

**Motion:** To approve the COA as submitted  
**Maker:** Bus  
**Second:** Sherer

**Roll Call Vote:**      **Aye:** Bus, Roller, Hagemann, Sherer  
                              **Nay:** None  
                              4-0 Vote, 2 Absent, Motion carried.

**8. Informal Discussion: 8 North Batavia Avenue – Batavia United Methodist Church Addition (Wildesign Architects)**

Pastor Cynthia Anderson, Senior Pastor of Batavia United Methodist Church, stated that they would like an informal conversation on the proposed addition to their church. Our goals are to enhance the visibility of the 1887 historic structure and have the addition enhance our ability to provide programming and be a visible and vibrant welcoming entrance into the life of the church, both for church members and community members. The HPC reviewed the front image of the building via Google Maps as well as the West Elevation illustration provided by Wildesign.

Dave Wilde, architect, discussed how he wanted to create a pedestrian community space and keep the old stone visible on the inside through the window. Wilde stated he did not want to compete with the original structure and to trying to match the original structure would not do it any justice. The idea is to have community space that is visible. We do have some materials that would match the siding of the original of the building. He was trying to tie in the horizontal lines that exist and one of the biggest goals was to create a really good pedestrian community space. We are proposing a pedestrian plaza out front and a hospitality café inside the building and viewable from the windows. They do want to match the siding that the church has.

The HPC discussed the potential building materials with the architect. Signage was discussed and Wilde stated that he wanted to keep the original signage alive and not replace the original but they did put the United Methodist logo onto the new structure. He asked if there were any concerns with the signage and there were none expressed by the Commission. Bus stated that he would like the texture and color of the original boulders picked up in the materials of the new structure, though it is a challenge. Wilde stated that the pedestrian plaza would be landscaped and boulders similar to the original structure could be part of the landscape element.

Hagemann asked the Commission for their input on the proposed design. Sherer stated that she likes the transition from the church to the modern structure. She thinks it looks really great. This makes a historic structure more welcoming in this century. Roller stated she likes how he is matching some elements of the historic structure into the new structure. She is not sure if she is sold on the rain screen because it has a more corporate look to it. She likes the connection piece, she likes the windows but not sure of the metal rain screen material. She is not saying no but she is not certain of the look. Roller stated that the historic structure is more introverted, everything is hidden inside, and the new structure draws people inside. Hagemann stated that he does like the idea that the historic structure would be more visible from entering on Batavia Avenue. He stated that this is a good example of what can be done with a historic structure with the right planning in mind. He agreed with Roller that the color makes it feel more corporate but the initial thought process on meeting the needs of the church today is a very good beginning to a very solid project. Hagemann asked what is the time frame for this project. Pastor Cynthia Anderson answered that there is no specific timeline as of yet. We need to discuss this with all the members of our congregation and begin fundraising. We are thinking over the next couple of years. Sherer stated that the floor from the old high school gym where the 1912 basketball team won State that

Hubbard's put the floor in their building. A Church Committee member answered that the Committee has discussed saving a portion of the floor and possibly selling pieces of the floor for fundraising. They are really cognizant of the gym floor. Sherer stated that she hopes that it is saved and at the very least the Batavia Bulldogs portion is saved and displayed.

## **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. 129 South Batavia Avenue – Historic Inspection**
- 7. 8 North River Street – Historic Inspection**
- 8. 16 East Wilson Street – Historic Inspection**
- 9. Certified Local Government**

Albertson stated that there are no updates to report at this time. Sherer asked about the banner on the dance studio. Albertson stated that there has been no response and it has already been to Circuit Court. Chair Hagemann asked that Albertson report back to the Committee on this issue with possible options for resolution.

Vice-Chair Roller asked about the Design Guidelines planned to be sent to the Committee of the Whole. Albertson responded that they are on his list to do.

Sherer asked about the Certified Local Government and Albertson stated that it is also on his to do list.

Sherer asked about the Richard Driehaus award. Hagemann stated that there were too many changes made to the original structure of the building.

## **10. Other Business**

Albertson stated that the Boca-Ditos Restaurant signage was supposed to be placed on tonight's agenda but was inadvertently missed. Juliana Cancelo, 109 East Wilson, stated that they brought some temporary banners that they would like to be put up. She stated that Acosta's and Paula's have similar if not identical material for their signs. She brought in a sign to show the Commission. Albertson stated that temporary signage does not need a formal COA but permanent signage does. Temporary signs have an allowance for ninety days for the grand opening and there is also an allowance for regular temporary signs for thirty days. Hagemann asked how long do they plan on having this temporary signage up. Cancelo stated that she would like the temporary signage in place while she gets her business up and running and generate some revenue for the purchase of permanent signage. Hagemann asked Albertson to send the temporary signage information to Juliana Cancelo. Hagemann stated that it appears that they do not have to have HPC approval for their temporary signage. Albertson noted that they will need permits to put the signs up. Cancelo asked if the ninety days are not enough if they could get another extension. Albertson answered that he would talk to the zoning staff and asked Cancelo to contact him tomorrow.

Albertson stated that Commission appointments are up. Everyone on the Commission is due for reappointment because nothing has been done for several years. We cannot reappoint everyone to the same terms because everyone would be expiring at the same time. Albertson stated that having the Mayor appoint new Commission members is important and the Mayor is in discussion with one potential member. The person the Mayor is considering is an architect and would be able to take over Roller's architectural position. There is another Commission position that has been vacant for years and another position that may open shortly when the Commissioner resigns. Albertson asked who wants to be reappointed and who doesn't. Albertson explained the new appointment structure would be to assign one, two and three year appointments. Bus suggested drawing lots for the assignments. Albertson stated that the new appointments would automatically be assigned to three years.

The Commission discussed their concern with being understaffed. Hagemann stated that we had a full agenda and no quorum. It is embarrassing to the Commission to sit here and wait for a quorum. Having the additional appointments would allow us to start our meeting on time. Bus stated that he does not feel that a phone call for the purpose of a quorum is the best practice. The best way to resolve this is to get another person appointed. Bus shared that he has been a Commission member for almost ten years now and he thinks we have been short a member almost the whole ten years, at least one and maybe two. There is no excuse for it. As a group we should strongly encourage the Mayor to fill the empty positions. Hagemann added that there are two Commission members who travel a lot and it is an embarrassment when we have to wait for a quorum. Bus stated that we should consider all resigning in mass if we don't have a full Commission appointed in the next sixty days. Hagemann stated that we all should encourage the Mayor to fill the open positions. Hagemann shared that he would be emailing the Mayor tomorrow about the staffing concerns. We have been too long without being fully staffed. Being understaffed does not serve the businesses properly or the district itself. Hagemann does not want to contribute to the stigma that Batavia is not business friendly.

Albertson reported that Brianna's Café building has requested a ground sign but he is not bringing that forward until they fix the other items that we have been after them to fix for a year or two. Hagemann summarized that they have filed an application but they have not completed some other work so the application is not being moved forward. He feels that does not encourage cooperation but rather creates a barrier. We could address the other items that need to be fixed at the point of reviewing the application. Hagemann pointed out that we have been trying to clear update agenda items since he has been on this Commission and he is at the point of frustration with that too. We have approved things for buildings on the update list and they still have outstanding items to be done. Hagemann asked how are we picking and choosing whose application gets moved forward and whose doesn't.

## **11. Adjournment**

There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 7:00pm; Made by Bus; Seconded by Roller. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on July 3, 2019.