

CITY OF BATAVIA
100 N. Island Ave., Batavia, IL 60510
(630) 454-2000 www.cityofbatavia.net

HISTORIC PRESERVATION COMMISSION
Monday, June 14, 2021
5:30 PM
Remote Meeting
AGENDA

Pursuant to 5 ILCS 120/7 as amended by Public Act 101-0640 and in the interest of public health and safety, this Commission meeting will be held remotely.

To participate in the live meeting use the webinar link below to register for the event: Registration Link--
https://cityofbatavia-net.zoom.us/webinar/register/WN_WzEiK8BRTEOrparZ_0SU3g. You will need to provide your name and email address.

Residents can listen by phone to the Historic Preservation Commission meeting by dialing (312) 626-6799 and using the webinar ID 982 9519 5429 and Webinar Passcode 936147 when prompted. Callers can ask questions by pressing *9 to raise their hand.

Questions and comments regarding agenda items can be submitted prior to meeting by emailing jalberts@cityofbatavia.net.

1. Call To Order
2. Roll Call
3. Approval Of Minutes
 - May 24, 2021

Documents:

[HPC 5-24-21 FINAL MINUTES.PDF](#)

4. Items Removed/Added/Changed
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 12 North River Street
Awning Sign (Aubrey Sign Company, applicants)

Documents:

[12 N RIVER ST--AWNING RECOVER--COA PACKET.PDF](#)

7. Updates
 1. 7 East Wilson Street—Historic Inspection
 2. Anderson Block Building—Masonry Maintenance
 3. Significant Historic Building Inspection Program
 4. 227 West Wilson Street—Historic Inspection
 5. 16 East Wilson Street—Historic Inspection

8. Other Business

9. Adjournment

Historic Preservation Commission

Kyle Hohmann, Chair

Phil Bus, Vice Chair

Robin Barraza

Kurt Hagemann

Mary Lombardo

Jamie Saam

MINUTES
May 24, 2021
Historic Preservation Commission - Virtual
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 Commission/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 Hohmann called the virtual meeting to order at 5:31pm.

2. Roll Call

Members Present: Chair Hohmann; Vice-Chair Bus; Commissioners Hagemann, Barraza, and Lombardo

Members Absent: Commissioner Saam

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

3. Approval of Minutes: April 12, 2021 and May 10, 2021

Motion: To approve the minutes from April 12, 2021 and May 10, 2021

Maker: Hagemann

Second: Bus

Roll Call Vote: **Aye:** Hagemann, Lombardo, Hohmann, Bus, Barraza

Nay:

5-0 Vote, 1 Absent. Motion carried.

4. Items to be Removed, Added or Changed

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

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

There were no matters from the public at this time.

6. COA Review: 117/119 South Batavia Avenue – Wood Repair & Paint (Natalie and Tyler Anderson, applicants)

Tyler Anderson, applicant, shared that 117/119 buildings need some serious repair to the wood and paint to the front, especially the lower portions of the show window where it meets the sidewalk. The wood is severely rotted out. They plan on replacing and repainting the damaged wood to make everything look nice, welcoming and fresh.

Albertson shared the Certificate of Appropriateness (COA) application, a photo of the current condition of the buildings and a photo of the proposed changes via the shared screen feature of Zoom. The Commission discussed the proposed updates to the buildings including the contractor's plan to use weather and rot resistant materials. Chair Hohmann asked if the Commission would

like to have more detail on what materials would be used and have the applicant return to another meeting with that information. Hagemann stated that this applicant has been in front of the Commission before and always uses the best materials so he does not feel the need for the applicant to return with more details. Vice-Chair Bus agreed.

Motion: To approve the COA as presented
Maker: Hagemann
Second: Bus
Roll Call Vote: **Aye:** Hagemann, Lombardo, Hohmann, Bus, Barraza
Nay:
5-0 Vote, 1 Absent. Motion carried.

7. COA Review: 330 Webster Street – Fencing (Chad Swieca, applicant)

Chad Swieca, applicant, stated that they are putting in a turf soccer field that would be on the southwest side of the building. The soccer field would go outside on the parking lot and onto the grass a little bit. The fence would go around the field, ten feet away from all property lines. The fencing would be six-foot high chain link fencing and there would be netting behind the goals, which has the ability of being raised or lowered based on the activity on the field.

Chair Hohmann shared that this is a non-contributing building. It is a more industrial building in a neighborhood and is screened pretty well by trees on all sides. Barraza asked how visible the fence would be. Hagemann stated that it would be visible from Webster and is screened pretty well by brush. Hagemann noted that it is an improvement to what is currently there. The applicant added the railroad is over there as well and is screened pretty well by overgrowth and brush. He does not believe one could see the fence from the adjoining neighborhood.

Motion: To approve the COA as presented
Maker: Hagemann
Second: Barraza
Roll Call Vote: **Aye:** Hagemann, Lombardo, Hohmann, Bus, Barraza
Nay:
5-0 Vote, 1 Absent. Motion carried.

8. COA Review: 11 North Batavia Avenue – Exterior Restoration & Tenant Improvements (Batavia Enterprises, applicant)

Wendy Reed, representing Batavia Enterprises, shared that they are looking at restoring the Newton House by doing the following:

- Remove rotted and old wood and paint replaced wood
- Cleaning the exterior brick with a peroxide based product to be gentle on the old brick that is there
- Repair the balustrade and spindles
- Improve the existing monument sign to include more space for the newest tenant (Bocaditos)
- Design a new light for the lamp post to go onto the building
- Put in a patio

- New windows and a door
- ADA ramp on the exterior of the property for entrance into new tenant space

Albertson stated that this is a Gateway Grant Application that is going to go through the Committee of the Whole (COW) and City Council. Albertson announced that this is a significant structure. The Commission discussed the materials for the ADA ramp, paver brick material, fire rated door dimensions and features (80% glass), layout of the tenant work, and repairing the failed section of spindles and balustrade. Reed explained that they are going to cast what exists and replicate the balustrade and spindles so that it would aesthetically match what is already there.

Motion: To approve the COA as presented

Maker: Bus

Second: Hagemann

Roll Call Vote: **Aye:** Bus, Barraza, Hagemann, Lombardo, Hohmann

Nay:

5-0 Vote, 1 Absent. Motion carried.

Chair Hohmann shared the history of the Newton House and why it is significant. Don Carlos Newton moved into Batavia and started an enterprise called the Newton Wagon Company. They had a building on Island Avenue where the strip mall now is. They made horse drawn wagons until a farm equipment company out of Rockford acquired them. Then Batavia Body Company went into that location and in the 1940's started making refrigerator truck bodies. It went from wagons to grain and farming goods to refrigerator truck bodies. The Newton family started this all and this house was their original residence up on Batavia Avenue.

9. Updates:

- 1. 7 East Wilson Street – Historic Inspection**
- 2. Anderson Block Building – Masonry Maintenance**
- 3. Significant Historic Building Inspection Program**
- 4. 227 West Wilson Street – Historic Inspection**
- 5. 16 East Wilson Street – Historic Inspection**

Albertson stated that there are no updates to report.

10. Other Business

Albertson reported that the governor's order for remote meetings is expiring at the end of May. Right now there is a bill in front of the Illinois Legislature to extend that remote meeting opportunity until the end of this year. It is very possible that the next meeting will be in person. Administration is watching this legislation to see what will happen. Chair Hohmann asked that the Commission be made aware of how we are going to proceed for the next meeting so that everyone is prepared.

11. Adjournment

There being no other business to discuss, Chair Hohmann asked for a motion to adjourn the meeting at 6:16pm; Made by Bus; Seconded by Hagemann. All were in favor. Motion carried.

Historic Preservation Commission
May 24, 2021
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Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on May 24, 2021.



City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2700
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property Address 12 N. River Street

Owner's Name LAURA O'Brien

Property Identification Number 12-22-276-003
 Existing/Proposed Zoning Ordinances Yes No
 Zoning DMU

Phone Number 630-640-6999

Mobile Number '

E-Mail LAURAOBRIEN831@gmail.com

Submittal Date 5 / 17 / 2021

Project Description :

Recover existing awning
and add the name
to the valance

Applicant's Name Mike Hoffer Aubrey Sign Co

Applicant Address 1847 Suncoast Lane
Batavia, IL 60510

Phone Number 630-482-9901

Mobile Number

E-Mail mike@aubrey signs.com

Applicant Signature Mike Hoffer

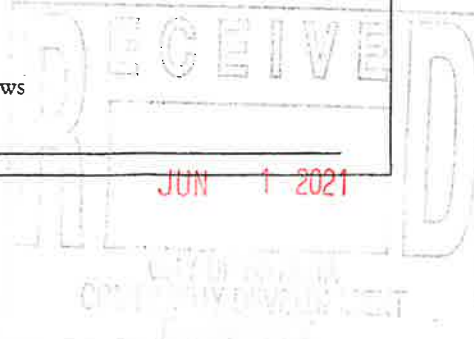
Owner Signature Laura O'Brien 5-15-21

TYPE OF WORK
 (Check All That Apply)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Whole Primary Structure |
| | <input type="checkbox"/> Addition | <input type="checkbox"/> Part Primary Structure |
| | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding |
| | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Relocation of Building |

Additional Information to be Submitted with Application - Digital Format If Available

- | | |
|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> Porch - Maintenance and Minor Repair |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch - Major Repair and Reconstruction |
| <input checked="" type="checkbox"/> Awning or Canopy <u>w/name</u> | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input type="checkbox"/> Door | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Security Doors or Windows |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Light Fixture | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Mechanical System Units | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting | <input checked="" type="checkbox"/> Signs |
| <input type="checkbox"/> Material Change (wood, brick, etc) | <input type="checkbox"/> Solar Collectors |
| <input type="checkbox"/> Painting (paint removal etc) | <input type="checkbox"/> Storm Doors or Windows |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping) | <input type="checkbox"/> Windows, Skylights |
| <input type="checkbox"/> Photographs of building(s) | <input type="checkbox"/> Others _____ |



Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

- A. Drawings, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior, to-scale drawings with dimensions will be required for major changes in design (e.g., roofs, facades, porches, and other prominent architectural features)
- B. If application is for any feature not on the primary structure, include a site plan. A site plan will not be required if there is no change to the existing structure or any proposed new structure.
- C. If changes to building materials are proposed, include samples.

New Construction/ Additions
Include the following materials where appropriate and check appropriate box if included.

- For primary structure, outbuilding or addition:
 - 1. Fully dimensioned site plan
 - 2. Elevation drawings of each façade with dimensions and specifications
 - 3. Drawings, photographs, samples and manufacturer's illustrations
- Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

- Structure Demolition
 - 1. Photographic evidence supporting the reason for demolition
 - 2. Describe the proposed reuse of the site, including drawings of any proposed new structure
 - 3. If economic hardship is claimed, include evidence that hardship exists (Criteria set forth in Section 7-2 of Title 12)

- Structure Relocation
 - 1. Explain what will be moved, where and why.
 - 2. If a structure will be moved into the district from outside, include photographs.
 - 3. Include a site plan showing proposed location of the structure on the new parcel. Describe any site features that may be altered or disturbed (e.g., foundations, walls)

THIS FORM IS NOT A BUILDING PERMIT APPLICATION

FOR OFFICE USE ONLY BELOW

Property is: Significant Contributing Non-Contributing

Signature of Historic Preservation Commission Chair _____ Date of Commission Review _____

City Council Action: Date _____ Vote Record _____ Not Applicable _____

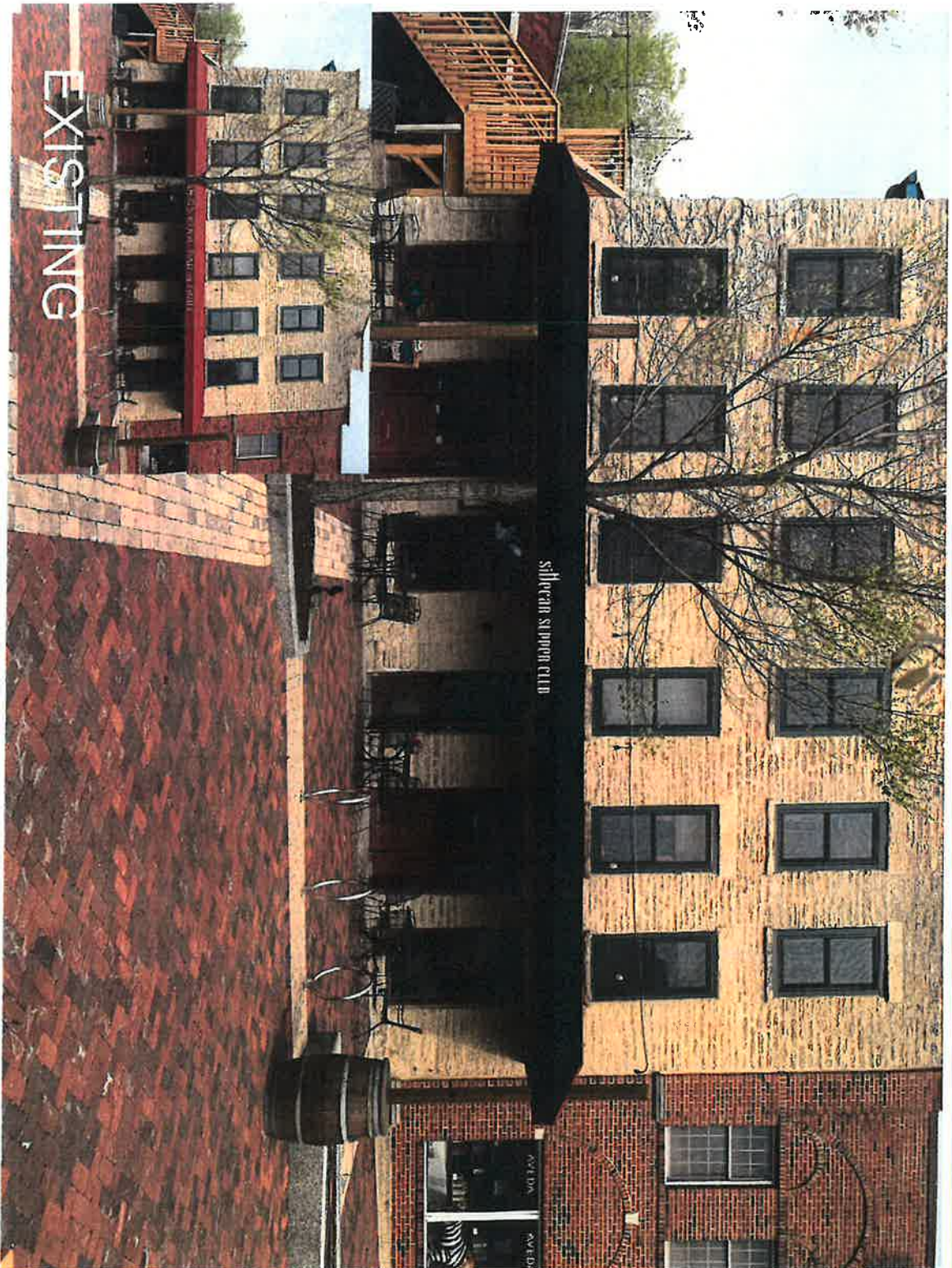
Conditions: YES*/ NO

*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.



Sign details: Recover existing awning with new Sunbrella fabric (black). Add name to front valance.

Account
**SIDECAR
SUPPER CLUB**

Location:
**12 N. River St.
Batavia, IL**

Date: 5/10/21

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE ADVERTISER. SIGN CO. UNTIL PAID FOR. IN FULL. BY COMMENCEMENT OF THIS ARTWORKS FOR ANY PERMISSION WILL RESULT IN A \$1,000 PENALTY. PLEASE REVIEW, SIGN AND DATE THIS - INDICATING YOUR APPROVAL.

approved by _____ date _____

Aubrey
SIGN CO.
1847 Suncast Lane
Batavia, IL 60510

Ph: 630-482-9901
Fax: 630-482-9906
www.aubreysigns.com

Email:
mike@aubreysigns.com