

**MINUTES**  
**August 22, 2022**  
**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 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 Bus called the special Historic Preservation Committee meeting to order at 5:30pm.

**2. Roll Call**

**Members Present:** Chair Bus; Vice-Chair Barraza; Commissioners Saam and Alderson

**Members Absent:** Commissioner Koc

**Also Present:** Mayor Schielke (entered at 6:00pm); Jeff Albertson, Building Commissioner; Al Watts, Preservation Partners of the Fox Valley; Jennifer Austin-Smith, Recording Secretary

**3. Approval of Minutes**

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

None.

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

None.

**6. COA Review: 24 North Washington Avenue  
Roof Replacement (Affordable Roofing, applicant)**

The Historic Preservation Commission (HPC) reviewed the Certificate of Appropriateness (COA) for the roof replacement and picture of the existing roof. An architectural shingle sample was shown to the HPC. The color of the shingles was Driftwood by Landmark Designer Shingles. The HPC discussed the flashing, color, and west elevation cornices. Existing aluminum flashing would stay and ornamental rubber would remain the same.

Chair Bus stated that this is a significant building in the Historic District.

**Motion:** To recommend to Council approval of COA Review: 150 Houston Street  
Roof Replacement

**Maker:** Saam

**Second:** Koc

**Roll Call Vote:** **Aye:** Saam, Koc, Alderson, Barraza

**Nay:** None

4-0 Vote, 1 Absent, Motion carried.

**7. COA Review: 20 North Lincoln Street  
Roof Replacement (Buffalo Roofing, applicant)**

Justin Thyme, applicant, discussed the roof replacement to the HPC. The HPC reviewed a photo of the current roofing, deterioration of the shingles, and the proposed shingles. A shingle sample was passed around to the HPC to view. The color of the shingles was Pristine Pewter from Atlas Protects.

Albertson announced that this is a contributing building.

**Motion:** To recommend to Council approval of COA Review: 20 North Lincoln Street Roof Replacement

**Maker:** Saam

**Second:** Alderson

**Roll Call Vote:** **Aye:** Saam, Koc, Alderson, Barraza

**Nay:** None

4-0 Vote, 1 Absent, Motion carried.

**8. COA Review: 107 Union Avenue  
Structure Demolition (Michael Algrim, BEICRE, applicant)**

Albertson discussed the process for demolition with the Commission. He stated demolition requires two meetings. The first meeting is for material review and if more information is needed the Commission could request more information for the next meeting. If the Commission feels that all information and documentation is sufficient, the second meeting would be for deliberation and a vote.

Michael Algrim, applicant, stated that the structure is obsolete and the property would be used toward additional space for parking, which would be beneficial for Water Street Studios. The Commission reviewed the COA and pictures of the building. Algrim discussed the proposed parking with the Commission. The mural will be offered to the City if they should choose. Algrim stated that the mural would be taken down and put into storage.

Albertson announced that this building is not classified. It is a metal building and possibly an addition or expansion of the building. The consensus of the HPC was that this building is not significant and not contributing. While it is in the district it is a non-contributing building that has not been classified.

Albertson noted that he would need more information on the end wall for the permit. Albertson explained that the wall needs to be filled in once the building is removed. He would need more detail on this for the permit. Algrim stated that there is temporary bracing to take place while they design the wall. They are trying to get this done shortly to take advantage of steel prices. Albertson asked the applicant for full sized plans of the bracing as well.

Chair Bus stated that it would be reasonable to request review of the plans for the future wall that is going to be constructed. The consensus of the HPC was to go forward with the COA, which would include information on the end wall. The consensus was the building does not meet the

criteria for significant or contributing classification in the Historic District and is therefore non-contributing. The HPC asked the applicant to provide the end wall information. Chair Bus opened the floor for public comment.

Al Watts, Preservation Partners of the Fox Valley, addressed the HPC. He asked if there is a legal description of the property in the COA. Watts explained that there is nothing specifically at the address listed on the COA and there is no legal description of this specific building. He wanted to make sure that was clarified in the COA. Watts asked when this building was constructed for and for what use. Algrim stated that the building was most likely constructed between 1939-1952. Watts asked if we know who built the building. Algrim answered according to their records it was a company titled "Batavia Works Materials" who built the building. It is possible that this building was built in the 1940s to fulfill government contracts for World War II materials though there is no evidence to support that.

Watts asked why this building could not be reused. He stated that this building has been vacant for two years and there are opportunities for buildings to be repurposed. He understands that the applicant is going to reuse a lot of the materials and that is great but there would be a lot more going into landfills. Watts stated his comments are from a preservation standpoint. Watts questioned the need for more parking.

The HPC reviewed the interior pictures of the building. The Commission discussed possible repurposing of the building. Saam stated that it could be a cost prohibitive for reuse. Barraza commented that parking could be an issue for the winter downtown market. Bus questioned is this property best used for parking or development in the future and adds other space for downtown uses, maybe a residential use for this as well. Barraza stated that it is good in theory but if they do not have anyone who wants to develop the property is it fair to ask property owners to save a property for reuse. Algrim discussed the issue of accessibility with this space and how industrial users prefer to have access near highways.

**Motion:** To approve the application as complete with the additional information on the finished common wall

**Maker:** Barraza

**Second:** Saam

**Roll Call Vote:** **Aye:** Barraza, Alderson, Saam, Bus

**Nay:** None

4-0 Vote, 1 Absent, Motion carried.

## 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

None.

## **10. Other Business**

Chair Bus asked the HPC to look at the Bird is the Word pet store building. There is significant exterior limestone erosion that is happening. Chair Bus stated that this erosion could be due to improper drainage with the gutters. The west façade is the section of the building with significant damage. Chair Bus stated that this is a significant building.

Mayor Schielke discussed the island south of the Wilson Street Bridge. He expressed concern with the former cofferdam debris that has collected near the island. There is a huge northern Illinois gas line and sewer line in which the cement debris has filled in and created a motley island. He wanted the Commission to come up with some ideas on how to beautify that area. Mayor Schielke stated that some of the islands in that area also need a little work. He suggested that the condition of the islands be placed on a future HPC agenda and at that meeting take a walk down to see the issue that is there.

## **11. Adjournment**

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:23pm; Made by Alderson, seconded by Barraza. All were in favor. Motion carried.