

MINUTES
September 26, 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 Koc and Alderson

Members Absent: Commissioner Saam

Also Present: Jeff Albertson, Building Commissioner; Al Watts, Preservation Partners of the Fox Valley; Jennifer Austin-Smith, Recording Secretary

3. Approval of Minutes: August 22, 2022 and September 12, 2022

Motion: To approve the minutes from August 22, 2022 and September 12, 2022

Maker: Barraza

Second: Alderson

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

Nay: None

4-0 Vote, 1 Absent, Motion carried.

4. Items to be Removed, Added or Changed

None.

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

Al Watts, Preservation Partners of the Fox Valley, informed the Commission on a meeting he attended with the suburban alliance. He invited the Historic Preservation Commission (HPC) to attend the next meeting and noted he would send the invite to Jeff Albertson for distribution. Landmarks Illinois wants to make preservation more relevant and they are developing a communication strategy. The suburban group of preservationists will be discussing this at future meetings.

6. COA Review: 107 Union Avenue – Structure Demolition (Austin Dempsey, BEICRE, applicant)

The HPC reviewed the Certificate of Appropriateness (COA) for the structure demolition of 107 Union Avenue. Albertson stated that the first meeting was to determine that all submittals were correct and enough information was provided for consideration. The second meeting is for the actual review of the application using the review criteria and considering any claims of economic

hardship if needed. All applications for demolition have to be approved by the City Council. This is the one type of COA that the HPC is a recommending body.

Albertson continued that at the last meeting the consensus of the HPC was this structure was non-contributing. There are eight secondary factors that could be considered since this is a non-contributing structure for recommending approval. Albertson read the secondary factors to the Commission.

Austin Dempsey, 140 First Street, Batavia Enterprises, addressed the HPC. He discussed the project description to the Commission. This COA is for a demolition of a partial structure, the southern most portion of the mostly metal building. No Batavia Limestone would be lost with the demolition of the building. Dempsey stated that the building is functionally obsolete and has sat empty over the past two and a half years. Pictures of the building were reviewed. The HPC viewed a series of renderings of the existing structure to be demolished and how the existing property would look. The HPC viewed the reconstructed façade with brick portion matching the façade detail on the southern most façade. Dempsey stated it would match on the east and west facades. The mural would be taken down and possibly reconditioned by the original artist.

Motion: To recommend to City Council approval of COA Review: 107 Union Avenue – Structure Demolition seeing that it has met some or all of the secondary criteria

Maker: Alderson

Second: Koc

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

Nay: None

4-0 Vote, 1 Absent, Motion carried.

7. COA Review: 100 North Island Avenue – Exterior Improvements (City of Batavia, applicant)

Scott Haines, Public Works and Lane Allen, architect, presented the COA for exterior improvements to 100 North Island Avenue. Haines discussed the removal of the canvas canopies and completing the outside with new canopies in the entryways of City Hall and the Police Department on the western exposure. Photo renderings were reviewed. Haines discussed the City of Batavia Exterior and Interior Remodeling for 2022. Haines reviewed the miscellaneous site work (significant remodeling at east entry, Police Statue relocation, monument sign, crosswalk), south façade enhancements (Schielke Government Center lettering, up lighting flumes, new doorway, and landscaping). Bus asked if the large pink boulder would remain in the west façade. Haines answered he was instructed that the boulder is to remain.

Bus stated that the hard canopies are a great long-term improvement while our criteria favors soft shell canopies. Bus stated that the hard canopies would weather better and be a good long-term improvement. Bus stated that the new lettering is appropriate and reflects Mayor Schielke's commitment to Batavia but the size may be a little too big. The letters are slightly oversized. Allen stated that the Appleton lettering inspired the letters. Koc stated that the lettering is what she would expect lettering to be on an older building. Allen added the lettering would be green to match the windows. Albertson noted that fastening the sign in the mortar joints is preferred.

Motion: To recommend to Council approval of COA Review: 2-8 West Wilson Street – Façade Repairs

Maker: Barraza

Second: Alderson

Aye: Barraza, Koc, Alderson, Bus

Nay: None

4-0 Vote, 1 Absent, Motion carried.

8. 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

Chair Bus asked the HPC to consider taking some of these buildings off of the updates because they have been successful in being responsive to our concerns. Chair Bus gave the example of the Anderson Block building, which has done a lot on their building.

Albertson noted that all of the buildings on this list have had work done to them and have gone a long way towards the end goal. The reason they are still on this list is that some of them have a few items that still need to be done.

Chair Bus encouraged the HPC to inform the Commission of any buildings with deterioration or better exterior maintenance so that we could try to work with the owners to get the improvements done. Chair Bus stated that the building has the Bird is the Word is deteriorating in the exterior. Albertson stated that the building has just changed ownership.

Albertson announced that discussion is being held on putting money in the budget this year for hiring a consultant or a company to help with some of these inspections and getting some of that work going.

9. Other Business

Vice-Chair Barraza asked about the strip mall improvements. The pillars were completed but the painting has not. Albertson stated staff needs to follow-up with the property owner for several items staff is working on with them.

Albertson stated that there is one item so far for the next HPC meeting on 10/10. Koc announced that she would not be available for the meeting on October 10th.

10. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:20pm; Made by Alderson, seconded by Barraza. All were in favor. Motion carried.