

**CITY OF BATAVIA**

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

**HISTORIC PRESERVATION COMMISSION**

**Monday, October 14, 2019**

**5:30 PM**

City Hall – City Council Chambers – 1st Floor

1. Call To Order
2. Roll Call
3. Approval Of Minutes  
September 23, 2019

Documents:

[HPC 9-23-19 FINAL MINUTES.PDF](#)

4. Items Removed/Added/Changed
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 328 East Wilson Street  
Masonry Repair (ACB Masonry, applicant)

Documents:

[COA APPLICATION--328 W WILSON--MASONRY REPAIR.PDF](#)

7. 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. 16 East Wilson Street—Historic Inspection
  8. Certified Local Government

8. Other Business

9. Adjournment

Historic Preservation Commission

Kurt Hagemann, Chair

Phil Bus

Kyle Hohmann

Doris Sherer

**MINUTES**  
**September 23, 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 5:31pm.

**2. Roll Call**

**Members Present:** Chair Hagemann; Commissioners Sherer, Hohmann and Bus

**Members Absent:**

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

**3. Approval of Minutes:**

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

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

**Motion:** To approve the agenda

**Maker:** Hohmann

**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: 100 Flinn Street- Awning Installation (Batavia Food Pantry, applicant)**

Mike Hoffer, Aubrey Sign Company, discussed the proposed Sunbrella awning over the dock entrance with the Commission. This building is not designated in the Historic District. It is within the Historic District, which is why it is presented here. Jeff stated to the left of this building is the Wastewater Treatment Plant to give an idea of location. Hoffer stated the purpose of the awning is to keep people dry during deliveries. This is the door in which trucks load and unload.

**Motion:** To approve the COA as presented

**Maker:** Hohmann

**Second:** Sherer

**Roll Call Vote:** Aye: Hohmann, Hagemann, Sherer, Bus

**Nay:** None  
4-0 Vote, 0 Absent, Motion carried.

**7. COA Review: 238 East Wilson Street – Roof Replacement (Platinum Level Restoration, applicant)**

This building is designated as contributing. A representative from Platinum Level Restoration addressed the Commission. He stated that Resawn Shake would be the shingle color to be applied to the property at 238 East Wilson. The composition shingles will be removed and installation of the new architectural asphalt shingles will be completed. Chair Hagemann stated that the building continues to look better and better.

**Motion:** To approve the COA as submitted  
**Maker:** Hohmann  
**Second:** Bus  
**Roll Call Vote:** **Aye:** Hohmann, Hagemann, Sherer, Bus  
**Nay:** None  
4-0 Vote, 0 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. 10/12 North River Street – Historic Inspection**
- 5. 227 West Wilson Street – Historic Inspection**
- 6. 129 South Batavia Avenue – Historic Inspection**
- 7. 16 East Wilson Street – Historic Inspection**
- 8. Certified Local Government**

Albertson reported that 8 North River Street has been removed from the list. All others are in some level of adjudication at this time.

**9. Other Business**

Albertson announced that Scott Buening, Director of Community Development, would attend a future Historic Preservation Commission meeting as requested by the Commission. A date has not been set.

**10. Adjournment**

There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 5:40pm; Made by Sherer; Seconded by Hohmann. Motion carried.



**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 328 West Wilson St  
Batavia, IL 60510

Property Identification Number 12-22-180-004  
 Existing/Proposed Zoning Ordinances  Yes  No  
 Zoning DMU

Submittal Date 10 / 3 / 2019

**Project Description :**

REMOVE 3 - 20' x 9' FT. GLASS  
BLOCK WINDOW UNITS AT 3  
OPENINGS. REPLACE WITH  
CINDER BLOCK AND VENEER BRICK  
MASONRY.

Owner's Name BETHANY LUTHERAN CHURCH  
 Phone Number 630-879-3444  
 Mobile Number \_\_\_\_\_  
 E-Mail OFFICE@BETHANYBATAVIA.ORG

Applicant's Name WILLIAM J. TENUTA  
 Applicant Address 237 S. ELLYN AVE., GLEN H  
 Phone Number \_\_\_\_\_  
 Mobile Number 630-886-7190  
 E-Mail ACBMASONRY@AOL.COM

Applicant Signature William J. Tenuta

Owner Signature Rich McInnes - PRESIDENT

**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 type="checkbox"/> Awning or Canopy                                 | <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 type="checkbox"/> Signs                                       |
| <input checked="" 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.***



## **A.C.B. Masonry, LLC**

P.O. Box 2267

Glen Ellyn, IL 60138-2267

E-mail - [acbmasonry@aol.com](mailto:acbmasonry@aol.com)

Website - [www.acbmasonry.com](http://www.acbmasonry.com)

Phone - 630-886-7190

### **To Whom It May Concern:**

10/3/19

ACB Masonry LLC has been hired by Bethany Lutheran Church to remove 3 sections of glass block windows Approx: ( 20' x 9') per opening located at the South elevation of the gymnasium section of the school. It is unknown if the glass block windows are original to the building. The glass block are a 1 Sq. Ft individual blocks with a stripe finish and are no longer produced and difficult to obtain a cost per unit. There are multiple broken units that are hidden behind a veneer cardboard panels at the interior and Dri-Vet stucco at the exterior wall. These sections of glass block windows and broken units have caused interior water damage and energy loss in regards to air conditioning and heat. Bethany Lutheran would like to remove these hazardous glass block windows 100% and replace with a 12" (CMU) cinder block at the interior wall to match existing walls and install a 8" matching bricks at the exterior wall. This will eliminate all hazards caused by broken glass block windows as the gymnasium is still in use for different functions. I have enclosed photos of the exterior and interior sections to be repaired and I have enclosed a detailed description of the work to be performed.

If you have any questions or concerns, please feel free to contact me at 630-886-7190.

Licensed City of Chicago Masonry Contractor.

License # MC6125

Owner/ Operator

William J. Tenuta









  
Bellamy Ministry Center



 Bethany Ministry Center

328  
Welcome to  
Elderday Center  
Phone  
850-761-18750



# PROPOSAL



## A.C.B. Masonry, LLC

P.O. Box 2267, Glen Ellyn, IL 60138-2267  
 630-886-7190  
 acbmasonry@aol.com  
 www.ACBMasonry.com

<b>PROPOSAL SUBMITTED TO:</b> Bethany Lutheran Church.	<b>WORK TO BE PERFORMED AT:</b> School building at gymnasium.	
<b>ADDRESS:</b> 8 South Lincoln Ave. Batavia Il. 60510	<b>TYPE OF WORK:</b> Masonry installation.	
<b>PHONE NUMBER:</b> 630-879-3444	<b>DATE OF PLANS:</b> 3/16/17	<b>INVOICE NO.:</b>

We hereby propose to furnish the material and perform the labor necessary for the completion of:

**Re:** Three locations where DriVet stucco is located at exterior wall. 3 Individual location openings are Approx: 21 Ft. x 8 Ft.  
 Issue - Steel plates located at top of openings are severely compromised by rust and causing multiple fractures and stress cracks at exterior and interior masonry walls and allowing water to infiltrate to interior gymnasium.

Mobilize all necessary scaffolding and equipment in order to complete repairs. Cloth tarps and plywood decking will be used in order to protect gymnasium floors.

- 1). Remove existing DriVet at exterior, paneling at interior and glass block at three locations. Concrete sills at base of openings to be removed. Debris dumpster to be provided for disposal.
- 2). Re: Interior CMU ( cinder block ) - Tooth out adjacent masonry Jambs in order for new CMU to tie into existing walls. Install 8" corrugated brick ties as needed.
- 3). Install CMU / 8" x 8" x 16" with standard bond. 21 Ft x 8 Ft. x 3 locations. Install 6" Ladder Loc ties every 24 inches in height.
- 4). Install a Smooth Face Modular brick at exterior walls. New brick to match as close as possible to existing in size color and texture. New brick to be approved before installation. Mortar to be a Type N. No color tint. Strike and tool smooth all mortar joints.
- 5). Before completion of masonry installation at exterior and interior we will remove 12 inch steel plate below C-Channel and or I-Beam located at top of opening, steel plate not to be replaced. At base of C-Channel and or I-Beam steel will have all rust removed and a rust-inhibitor paint coating will be applied.
- 6). Install 1 - 4 Ft. x 4 Ft. Glass Block window at each opening location, No vent to be installed. 3 Glass Block windows total. As necessary at each location 2- 1/4 inch x 3 1/2 x 3 1/2 back to back steel angles to be installed above Glass Block windows in order to carry masonry loads.
- 7). Remove damaged and or cracked masonry brick at top of openings and replace damaged brick with new, Approx 20 brick total. Grind out settlement and stress cracks as needed using mechanical grinder to depth of 3/4 of an inch. Tuck Point ground out mortar joints using a Type N mortar. Strike and tool smooth newly Tuck Pointed joints.
- 8). Upon completion of mortar curing at exterior walls we will clean newly installed masonry using a Comproco 600 masonry detergent with a high pressure rinse.

A dumpster will be provided for disposal for all debris.

All areas where work is performed will be kept orderly and cleaned upon completion of repairs.

Plastic tarps will be used to cover openings if needed in case of rain.

TOTAL COST: [REDACTED]

CERTIFICATE OF WORKMANS COMPENSATION AND GENERAL LIABILITY INSURANCE AND/OR  
A COPY OF MASONRY CONTRACTORS LICENSE AVAILABLE UPON REQUEST.

With payments to be made as follows:

30 % DEPOSIT OF CONTRACT PRICE , 30% DUE MID-COMPLETION AND REMAINDER DUE UPON COMPLETION OF  
CONTRACTED WORK.

A 5% late charge will be added to your final payment if not received within 15 days from the invoice date.

Any alteration or deviation from above specification involving  
extra costs will be executed only upon written order, and will  
become an extra charge over and above the estimate. All  
agreements contingent upon strikes, accidents, or delays beyond  
our control.

Respectfully submitted by William Tenuta, A.C.B. Masonry, LLC

Note - This proposal may be withdrawn by us if not accepted within 60  
days.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.  
Payments will be made as outlined above.

Date \_\_\_\_\_

Signature \_\_\_\_\_