

MINUTES
August 12, 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 5:34pm.

2. Roll Call

Members Present: Chair Hagemann; Vice-Chair Roller (entered at 5:46pm); Commissioners Sherer, Hohmann and Bus

Members Absent: Commissioner Sullivan

Also Present: Drew Rackow, Planner; and Jennifer Austin-Smith, Recording Secretary

3. Approval of Minutes: June 24, 2019

Motion: To approve the minutes from June 24, 2019
Maker: Sherer
Second: Bus
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: 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: 10 North Island Avenue
Monument Sign (PR Signs, Applicant)**

Chair Hagemann asked if the applicant was in the audience. The applicant was not in attendance. Chair Hagemann stated that he would move this agenda item to the last item of the meeting. There were no objections from the Commission.

The Commission discussed this COA Review after the discussion on 131 South Batavia Avenue. The applicant stated that this is an existing sign that goes from the west corner of the parking lot to the east corner. There will be a change of dimensions. It was before 6x10 and now it is 6x8 with the same height. Rackow stated that the location is closer to the Island and Wilson intersection. Chair Hagemann stated that this is a non-contributing building. He continued that this monument sign gives better visibility to the businesses there. Roller asked if it is LED illuminated and Rackow answered that it was.

Motion: To approve the COA as presented
Maker: Sherer
Second: Roller
Roll Call Vote: **Aye:** Sherer, Bus, Hohmann, Roller, Hagemann
Nay: None
5-0 Vote, 1 Absent, Motion carried.

**7. COA Review: 125 West Wilson Street
Menu Board Signs (Keyser, applicant)**

Michelle Freeman, Keyser Industries, addressed the Commission. She explained that Keyser is one of the five integrators of the McDonald's drive-thru updating nationwide. This location currently has the dual lane drive-thru and the menu boards will be replaced with digital menu boards with ambient light sensor ability. The lighting would automatically adjust to the outside lighting. The menu boards do not face the main street. They are smaller than the size of the existing menu boards. They will be moved closer to the ordering point. There will be a nice clean look after installation.

Bus stated that this is a non-contributing building.

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

**8. COA Review: 107 East Wilson Street
Wall Sign (Aurora Sign Company, Applicant)**

Brandon Weiss, Aurora Sign Company representing Oak and Swine Restaurant, addressed the Commission. The intention of the design request is to install a classy, understated, halo-lit name identification sign for the new BBQ restaurant in town. The sign will be internally illuminated with LED with a 3700 light temperature that could be adjusted if needed. The sign color will be black and would play nicely with the front facade of the building. The size is under the allotted square footage.

Bus expressed how the front façade has been greatly approved and the sign is consistent with the architecture of the building that the HPC previously approved. Chair Hagemann stated that this was a building that had historic significance but had lost that over the years. This building

renovation has brought some new life to the building versus knocking it down. The building adds to the historic district.

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

**9. COA Review: 131 South Batavia Avenue
Window Replacement (Boaz Contracting, applicant)**

The Commission discussed the window replacement with the applicant. Kurt Hwong, applicant, stated that the window replacement is a same kind of window with aluminum outside and wood inside. The windows will be double hung. Chair Hagemann noted that this is a non-contributing building. The Commission viewed pictures of the building and the locations of the window replacement.

*Vice-Chair Roller entered the meeting at 5:46pm.

Sherer asked about the sliding glass door with the board across it. The applicant stated that they are not replacing the door. Bus asked if a deck would be installed. The applicant answered that he was not aware of any future plans of a deck.

Motion: To approve the COA as submitted
Maker: Hohmann
Second: Sherer
Roll Call Vote: **Aye:** Hohmann, Hagemann, Sherer, Bus
Nay: None
4-0 Vote, 1 Abstain, 1 Absent, Motion carried.

Roller abstained from voting since she was not in attendance for the entire discussion.

The Commission then discussed 10 North Island Avenue since the applicant was now in attendance.

10. 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**

Rackow stated that Albertson would give an update report at the next Historic Preservation Commission.

Michael Marconi addressed the Commission. He stated that he is the owner of a couple of buildings on the update list. He wanted to attend tonight's meeting to update the Commission on the progress. He stated that there is only one item left to do on the Anderson Block Building and that is the hole in the parapet wall on top. Marconi stated that he has tried to find someone to fix that hole. He has painted the building, the junction box was repaired, the stoop was fixed, awnings were replaced, sills on the south side of building were replaced, tuck-pointed, fire escape was painted, stairs leading to Thai Village were repaired, and bad bricks were replaced. He has been working with Thai Village and asking them to clean the hood. It was suggested putting plexiglass on the hood to make it easier to clean but he does not know the Commission's opinion on that. Sherer stated that the main concern with that building is the hole in the parapet. Bus expressed his appreciation for what Mr. Marconi has done to the building to keep it in good shape.

Bus asked what his plans are for the Old State Bank building. Marconi answered stated that he is open for development of this building. Marconi stated that in the interim he is more than happy to open the building up to pop-up shops, as long as they have insurance. He suggested utilizing it for a pop-up Christmas Market inside the building. It is a very significant spot. He tuck-pointed the lower portion of the building. Marconi stated that Albertson informed him if the building stays empty for over a year the drive-thru might have to be removed. Once removed, he would have to tuck-point the building once again. Marconi stated that one of the items on the list was the dirt. He had the building power washed and sealed. He noted that power washing and sealing would be a constant maintenance need, with the maintenance scheduled for every two years. Marconi noted that the wood in the façade of the building is degrading. He would love to remove all the wood and replace all the wood with wood that matches the arch. He has not found a carpenter to do it because they are afraid that once they take the wood out the windows will fall out. He stated that it is on the list of improvements needed. He needs to figure out to take out the wood without the windows failing. Sherer asked when the grey wood and glass was put in. Marconi stated he is unsure. It has been that way since his family owned the building.

The Commission discussed how the corner of the Old State Building is not very pedestrian friendly as it stands right now. Sherer stated that scramble lights would make that a much safer corner if they did that. Urbana-Champaign had scramble lights at all their intersections and that worked really well.

Marconi stated that he is interested in hiding the dumpsters in the parking lot and asked what structures would be acceptable within the Historic District to hide dumpsters. Chair Hagemann stated that ideally it should match the building as much as possible. Sherer suggested wood. Chair Hagemann stated that as long as it is decent looking it should not be much trouble going through this Commission.

Marconi shared that his dad created a plan for the back of all of these buildings with a pedway. He stated that he could share this plan with the Commission. The Commissioners all agreed that

they would greatly appreciate seeing that plan. Marconi stated that he would email a picture of the plan his father created for the parking lot behind the buildings.

11. Other Business

The Commission discussed their concern with being understaffed. Hagemann stated that he did speak to the Mayor and was assured that he is working on this. Roller noted that August is her last month serving on the Commission. She reminded the Commission that she did give six months notice. Chair Hagemann stated that they would continue to ask the Mayor about appointments.

Bus asked about the status of One Washington. Rackow stated that the testing for ground contamination report came back. Chair Hagemann stated that October was proposed for the groundbreaking ceremony.

Chair Hagemann stated that we need to add to a future agenda is the discussion on the Historic Inspection Program. We need to discuss how we as a Commission would like to approach it to preserve our buildings and helping property owners filling their vacancies and work with them and their budgets.

12. Adjournment

There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 6:34pm; Made by Sherer; Seconded by Bus. Motion carried.