

MINUTES
October 14, 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 5:30pm.

2. Roll Call

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

Members Absent:

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

3. Approval of Minutes: September 23, 2019

Motion: To approve the minutes from September 23, 2019
Maker: Sherer
Second: Hohmann
Voice Vote: 4 Ayes, 0 Nays, 0 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, 0 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: 328 West Wilson Street – Masonry Repair (ACB Masonry, applicant)

Steve Nicholson, applicant, shared the area where the school district put a board over the glass block windows years ago has structural issues. The metal beam above the windows have started to rust and creating stress onto the bricks. There are a lot of cracks. The wall will be in very bad shape if we wait to repair this. Repair of this wall is necessary. Bill Tuda, ACB Masonry, addressed the Commission. He discussed the steel C channels that were installed to stabilize the wall. The

glass block windows were covered with EIFS on the outside and the inside there is cardboard paneling. He believes that was done for insulation. The water is penetrating and causing expansion. The glass block windows are receiving a lot of pressure and causing them to bust. The structural integrity of the wall has outlived its usefulness. He discussed how he would stabilize the wall by keeping the horizontal beam in place, removing the steel plate and adding an eight-inch block. This will allow for the wall to be stabilized without compromising the building in the future. Tuda stated that the wall has been altered a lot but he understands the historical significance of the building. The glass block would be removed. Similar glass block is not available anymore. The pressure of the wall could potentially make the glass block explode There will be no windows installed to increase structural integrity.

This building is significant and was built in 1949. Bus stated that what is being proposed does not take away from the significance of the building. This is a sound and prudent way to move ahead to stabilize the rest of the building for the future. Chair Hagemann stated that he would much rather approve an improvement such as this rather than demolition further down the road.

Mayor Schielke shared the history of this building with the Commission. He stated that it was built in 1949 right after War World Two as part of the School Board's project of building new schools. When Bethany Lutheran Church wanted to buy this building the money from this purchase was used towards purchasing the old library, which became their central office. All the money that was made off of all the deals was used towards Batavia Avenue and Wilson Street, in which then the library was able to buy the property from the School District at a reduced rate, which kept the referendum down and there was not as much tax payer debt on that as it could have been. This came out to be a very good deal for everyone in town. Bethany Lutheran Church has a long history of maintaining their properties and doing a nice job with expansion. Mayor Schielke encouraged support of this COA.

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

Bus commended the church for their good work maintaining their properties in the City of Batavia.

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. 8 North River Street – Historic Inspection
8. 16 East Wilson Street – Historic Inspection
9. Certified Local Government

Albertson reported that 7 East Wilson and 227 West Wilson are still in adjudication. 129 South Batavia Avenue is nearing completion of work. Albertson will reach out to Mr. Marconi about the Anderson Block Building.

Albertson stated that Scott Buening, Director of Community Development, would attend a future HPC meeting to update the Commission on the Certified Local Government application process. Chair Hagemann stated that it would also be a good time to revisit our Historic Inspection Program and how we could make it more efficient and help property owners work through the process.

8. Other Business

Mayor Schielke announced that he is planning on interviewing two more people to be added to the HPC in the near future.

Oak and Swine restaurant opened today.

One Washington Place is still set for a spring construction start. Albertson noted that the HPC may have to revisit the COA for demolition of the parking garage if it has been over a year since the last approval.

Chair Hagemann reported that the Main Street annual meeting was held last week. Activating the backs of buildings and alleyways was discussed with a great deal of excitement. As we move through discussion on the Comprehensive Plan activating alleyways and backs of buildings is something that has support.

Sherer asked who paved the parking lot behind the former bank. Albertson answered that it was paved through a partnership with Mr. Marconi and the City of Batavia. The City owns part of the parking lot and the rest is privately owned.

9. Adjournment

There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 5:56pm; Made by Sherer; Seconded by Hohmann. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on October 23, 2019.