

**MINUTES**  
**May 24, 2021**  
**Historic Preservation Commission - Virtual**  
**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 Hohmann called the virtual meeting to order at 5:31pm.

**2. Roll Call**

**Members Present:** Chair Hohmann; Vice-Chair Bus; Commissioners Hagemann, Barraza, and Lombardo

**Members Absent:** Commissioner Saam

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

**3. Approval of Minutes: April 12, 2021 and May 10, 2021**

**Motion:** To approve the minutes from April 12, 2021 and May 10, 2021

**Maker:** Hagemann

**Second:** Bus

**Roll Call Vote:** **Aye:** Hagemann, Lombardo, Hohmann, Bus, Barraza

**Nay:**

5-0 Vote, 1 Absent. Motion carried.

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

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

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

There were no matters from the public at this time.

**6. COA Review: 117/119 South Batavia Avenue – Wood Repair & Paint (Natalie and Tyler Anderson, applicants)**

Tyler Anderson, applicant, shared that 117/119 buildings need some serious repair to the wood and paint to the front, especially the lower portions of the show window where it meets the sidewalk. The wood is severely rotted out. They plan on replacing and repainting the damaged wood to make everything look nice, welcoming and fresh.

Albertson shared the Certificate of Appropriateness (COA) application, a photo of the current condition of the buildings and a photo of the proposed changes via the shared screen feature of Zoom. The Commission discussed the proposed updates to the buildings including the contractor's plan to use weather and rot resistant materials. Chair Hohmann asked if the Commission would

like to have more detail on what materials would be used and have the applicant return to another meeting with that information. Hagemann stated that this applicant has been in front of the Commission before and always uses the best materials so he does not feel the need for the applicant to return with more details. Vice-Chair Bus agreed.

**Motion:** To approve the COA as presented  
**Maker:** Hagemann  
**Second:** Bus  
**Roll Call Vote:** **Aye:** Hagemann, Lombardo, Hohmann, Bus, Barraza  
**Nay:**  
5-0 Vote, 1 Absent. Motion carried.

**7. COA Review: 330 Webster Street – Fencing (Chad Swieca, applicant)**

Chad Swieca, applicant, stated that they are putting in a turf soccer field that would be on the southwest side of the building. The soccer field would go outside on the parking lot and onto the grass a little bit. The fence would go around the field, ten feet away from all property lines. The fencing would be six-foot high chain link fencing and there would be netting behind the goals, which has the ability of being raised or lowered based on the activity on the field.

Chair Hohmann shared that this is a non-contributing building. It is a more industrial building in a neighborhood and is screened pretty well by trees on all sides. Barraza asked how visible the fence would be. Hagemann stated that it would be visible from Webster and is screened pretty well by brush. Hagemann noted that it is an improvement to what is currently there. The applicant added the railroad is over there as well and is screened pretty well by overgrowth and brush. He does not believe one could see the fence from the adjoining neighborhood.

**Motion:** To approve the COA as presented  
**Maker:** Hagemann  
**Second:** Barraza  
**Roll Call Vote:** **Aye:** Hagemann, Lombardo, Hohmann, Bus, Barraza  
**Nay:**  
5-0 Vote, 1 Absent. Motion carried.

**8. COA Review: 11 North Batavia Avenue – Exterior Restoration & Tenant Improvements (Batavia Enterprises, applicant)**

Wendy Reed, representing Batavia Enterprises, shared that they are looking at restoring the Newton House by doing the following:

- Remove rotted and old wood and paint replaced wood
- Cleaning the exterior brick with a peroxide based product to be gentle on the old brick that is there
- Repair the balustrade and spindles
- Improve the existing monument sign to include more space for the newest tenant (Bocaditos)
- Design a new light for the lamp post to go onto the building
- Put in a patio

- New windows and a door
- ADA ramp on the exterior of the property for entrance into new tenant space

Albertson stated that this is a Gateway Grant Application that is going to go through the Committee of the Whole (COW) and City Council. Albertson announced that this is a significant structure. The Commission discussed the materials for the ADA ramp, paver brick material, fire rated door dimensions and features (80% glass), layout of the tenant work, and repairing the failed section of spindles and balustrade. Reed explained that they are going to cast what exists and replicate the balustrade and spindles so that it would aesthetically match what is already there.

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

**Maker:** Bus

**Second:** Hagemann

**Roll Call Vote:** **Aye:** Bus, Barraza, Hagemann, Lombardo, Hohmann

**Nay:**

5-0 Vote, 1 Absent. Motion carried.

Chair Hohmann shared the history of the Newton House and why it is significant. Don Carlos Newton moved into Batavia and started an enterprise called the Newton Wagon Company. They had a building on Island Avenue where the strip mall now is. They made horse drawn wagons until a farm equipment company out of Rockford acquired them. Then Batavia Body Company went into that location and in the 1940's started making refrigerator truck bodies. It went from wagons to grain and farming goods to refrigerator truck bodies. The Newton family started this all and this house was their original residence up on Batavia Avenue.

## **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**

Albertson stated that there are no updates to report.

## **10. Other Business**

Albertson reported that the governor's order for remote meetings is expiring at the end of May. Right now there is a bill in front of the Illinois Legislature to extend that remote meeting opportunity until the end of this year. It is very possible that the next meeting will be in person. Administration is watching this legislation to see what will happen. Chair Hohmann asked that the Commission be made aware of how we are going to proceed for the next meeting so that everyone is prepared.

## **11. Adjournment**

There being no other business to discuss, Chair Hohmann asked for a motion to adjourn the meeting at 6:16pm; Made by Bus; Seconded by Hagemann. All were in favor. Motion carried.

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Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on May 24, 2021.