



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 2-8 W. Wilson, Batavia

Owner's Name BEI Commercial Real Estate

Property Identification Number 12-22-257-010

Phone Number 630-879-3680

Existing/Proposed Zoning Ordinances Yes No

Mobile Number 630-962-7313

Zoning B2-Central Business/DMU

E-Mail wreed@beicre.com

Submittal Date 08/29/12

Project Description :

Applicant's Name BEI Commercial Real Estate

Restoration of building facade, to include rotted wood replacement and necessary repairs.

Applicant Address 140 First Street, Batavia

Phone Number 630-879-3680

Mobile Number 630-962-7313

E-Mail wreed@beicre.com

Applicant Signature [Signature]

Owner Signature [Signature]

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 checked="" 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 checked="" 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 *N/A*
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** *N/A*
 - 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** *N/A*
 - 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.

BATAVIA ENTERPRISES

REAL ESTATE EXPERTS SINCE 1959



Façade Grant Application 2-8 W. Wilson Street “Riverside Commons”

Prepared by Wendy M. Reed

Property Manager

08.29.22

Google Maps 8 W Wilson St

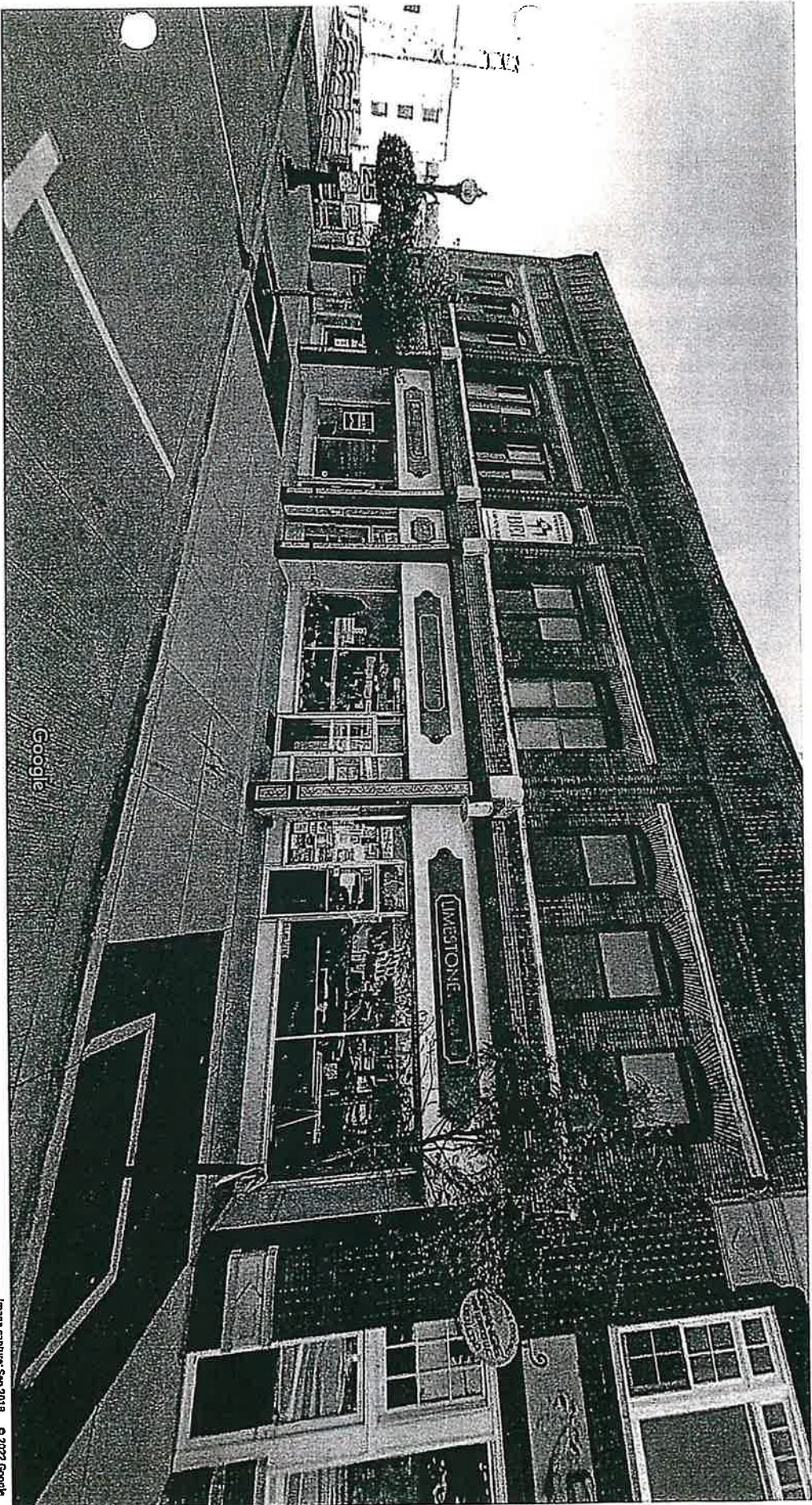
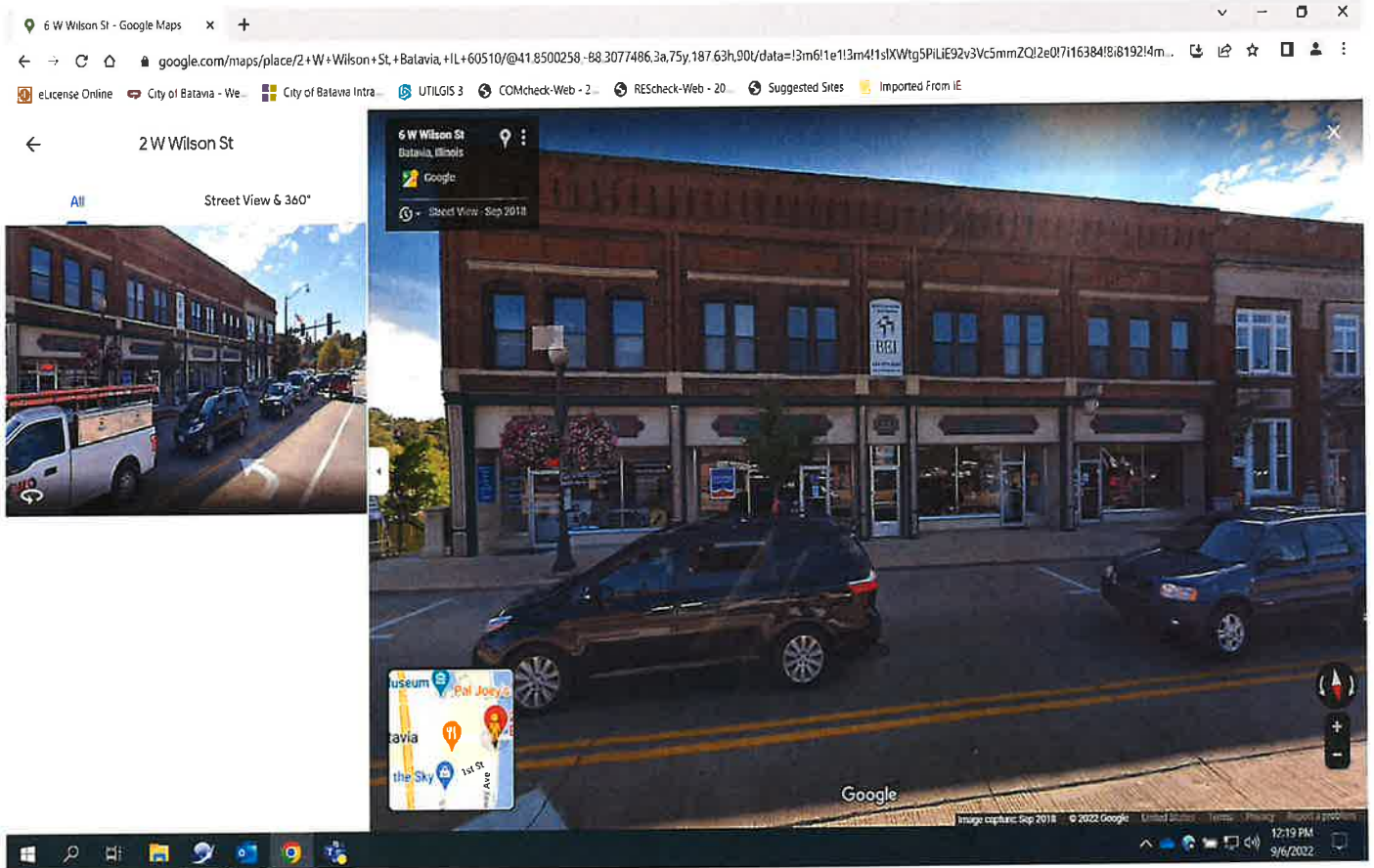


Image capture: Sep 2018 © 2022 Google

Batavia, Illinois

Google

Street View - Sep 2018



Façade Grant
Application
2-8 W. Wilson Street
“Riverside Commons”
Project Description

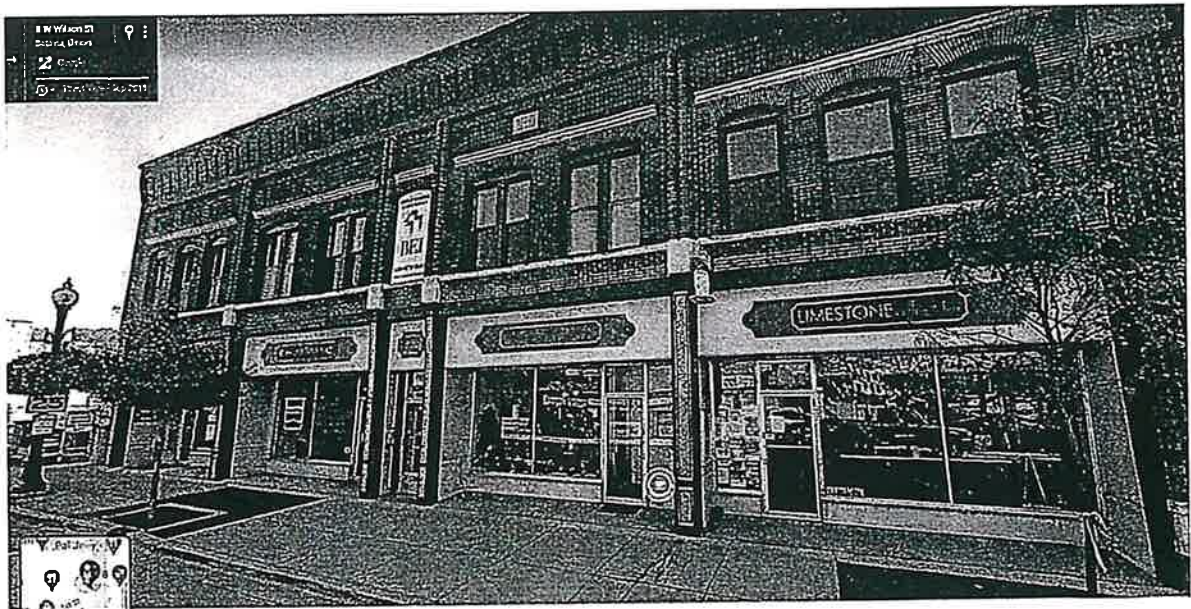
2-8 Wilson "Riverside Commons"

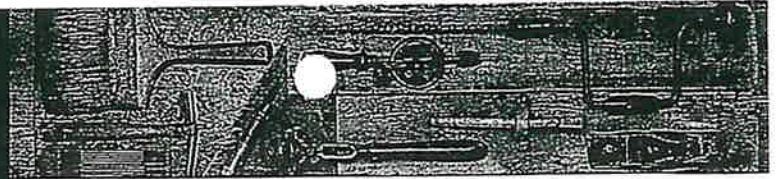
Project Description:

Restoration of front façade to include replacement and repair of rotten wood trim boards and moldings, washing, paint preparations, painting.

Contractor: Artist Touch, Inc.

Contract Cost: \$13,850.00





32W081 Anderson Lane | Naperville, IL 60563

P: 630.978.2422 | C: 630.215.9300 | E: johnhappel@sbcglobal.net

***Building Restoration, wood repair, wash and paint
Proposal for 2022 Season***

Batavia Enterprises, Inc.
140 First Street
Batavia, Illinois 60510

November 12, 2021

Re: Building restoration, carpentry repair, wash, prep and paint at:

2-6 Wilson Street. Batavia, Il. 60510

Front facade

A) Replacement / repair of rotten wood trim boards and moldings:

- 1) Remove any rotten wood. Partial board removal on larger boards to be cut and removed with clean lines.
- 2) Custom fabricate moldings to match existing.
- 3) Install new smooth cedar trim boards and moldings with sharp miter cuts and cosmetically- pleasing finish. Secure with galvanized ring shank nails for a proper fit.

B) Pressure wash:

- 1) Pressure wash entire building all brick and trim using Aladdin hot water 3,000 p.s.i. washer at 5 gallons per minute, to ensure the elimination of all surface contaminates, including dirt, mildew, mold and crystallized deposits to ensure proper adhesion of finish coats.
- 2) Apply Fiberlock Advanced Peroxide Cleaner, a biodegradable detergent, to all problem areas and pressure strip where needed to remove excessive mold and dirt build-up.
- 3) Thoroughly rinse windows after washing to minimize water spots.

C) Paint preparations:

- 1) Tape, plastic and tarp where needed. Cover all shrubs, grassy areas, patio areas and roof areas, ensuring careful protection of the property.
- 2) Remove peeling paint and stain, razor-scrape using carbide scrapers, disc grind, wire brushing where needed to ensure the best possible paint surface.
- 3) Razor cut and remove all failed or defective caulk. Recaulk using Tower Sealant, an acrylic urethane elastomeric high performance caulk.
- 4) Sand all glossy and uneven surfaces to eliminate flaws, ensure adhesion and enhance the finished appearance.
- 5) Re-fasten loose trim boards and re-nail protruding nails.

D) Prime:

- 1) Rusted metal: Pre-treat rusted areas with Jasco Rust Converter. Prime rusted areas with Advanced Rust Destroyer Alkyd Primer.
- 2) Prime all Iron and distressed surfaces with Dura-Prime Stabilizing Bonding Primer.

E) Paint:

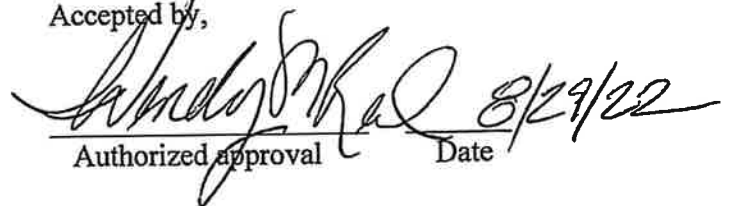
- 1) Paint all trim, panels and soffits with one (1) full coat of Benjamin Moore Regal Select Acrylic Paint to achieve a water-tight surface and cosmetically-pleasing appearance
- 2) Paint one (1) full coat of Benjamin Moore Command Waterborne Acrylic Urethane all Iron columns and structural beans to achieve a water-tight surface and cosmetically-pleasing appearance.

Iron column and structural beam restoration:	\$ 6,820.00
Carpentry restoration:	\$ 2,230.00
Painting:	\$ 4,800.00
Total cost:	\$ 13,850.00

Respectfully submitted,


 John J. Happel
 Owner, Artist Touch Inc.

Accepted by,


 Authorized approval Date 8/29/22