

**MINUTES**  
**December 12, 2016**  
**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; Vice-Chair Roller; Commissioners Bus, and Sherer

**Members Absent:** Commissioners Sullivan and Hohmann

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

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

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

**4. Approval of Minutes: November 14, 2016; November 28, 2016**

**Motion:** To approve the November 14, 2016 minutes of the Historic Preservation Commission (HPC)

**Maker:** Roller

**Second:** Sherer

**Voice Vote:** 4 Ayes, 0 Nays, 2 Absent  
Motion carried.

**Motion:** To approve the November 28, 2016 minutes of the HPC

**Maker:** Bus

**Second:** Roller

**Voice Vote:** 4 Ayes, 0 Nays, 2 Absent  
Motion carried.

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

Chair Hagemann asked if there were matters from the public for items not on the agenda. There were none.

**6. COA Review Continued: 107 North Batavia Avenue – Façade Improvements (Clement Arechiga, Applicant)**

This item was discussed after the 15 North Washington agenda item due to the applicants not in attendance at the beginning of the meeting.

Carlos Arechiga reported that in 2014 they were rewarded a public image reward. He submitted color options for the HPC to consider. He stated that any of these color options would bring the building back to life. They prefer the St. Charles building color, which is the first option presented to the Commission titled "Stay in Lime." Hagemann asked if this color is their brand identity. Arechiga stated that in the future they would love to continue with the green color. For this building the capstone would be a limestone sill. The canopy would be painted to blend with the stone tile along the base of the building. A sample of the tile was shown to the Commission. Samples of the colors were provided on the applicant's phone.

Roller stated that the stone tile should be appropriate for vertical application. The painting of the sloped roof and the parapet breaks up the feel of the green. Roller stated that the color at the St. Charles location is very vibrant and assessed that the dark stone and the dark canopy are good to break up the color. She likes the limestone being used.

Sherer stated that the bright and vibrant colors identifies with the food that is being served inside. She likes that the vibrant color and it would also make it have a better chance of people seeing the building. Sherer stated from a branding standpoint the bright color is good.

Bus stated that this is a big improvement from what was seen last time. This is a much better version tonight than it was two weeks ago. He likes the green and the choice of materials and it is a big improvement to what currently exists.

Hohmann Hagemann stated that he understands that as a business owner you want to carry your brand. This area in town does not have a lot of identity on that corner besides gas stations. This building, as proposed, starts to add an identity to that corner that didn't exist before. It could also help as a landmark for directions to the downtown and could be a good addition to the downtown where it stands. He thanked the applicants for coming back and showing different options. Arechiga thanked the HPC and noted that a future development would include a patio for outdoor seating.

**Motion:** To approve the COA as submitted using the "Stay in Lime" color

**Maker:** Roller

**Second:** Sherer

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

**Nay:** None

4-0 Vote, 2 Absent, Motion carried.

## **7. COA Review: 15 North Washington Avenue – New Commercial Retail and Multifamily Building (1 North Washington LLC, applicant)**

Don McKay, Principle for Nagle Hartray Architecture and architect for this project, addressed the Commission. Bus asked if the buildings that would come to the HPC in the future for demolition were contributing or noncontributing. Albertson reported that the Fischer property is non-contributing and the insurance office is contributing. Bus stated that we need to be aware that there are two demolition COAs that will be coming before the Commission. Dave

PatsaltPatzelt, Shodeen, suggested that the HPC make this COA conditional on the approval of the two demolition COAs.

Don McKay presented on the following:

- A1 – Site Plans
- A1 – Elevations
  - Design intent is to utilize the former church’s chapel masonry, as it is feasible.
  - Brick base along the Wilson Street elevation and incorporate storefronts for the retail activities.
  - Design intent when it comes to signage.
  - Four stories of residential above the retail.
  - Washington Street elevation.
  - Fiber cement siding, shingle texture, the remainder would be clap board siding. The materials are very durable and have good aesthetic character.
  - Bookended approach to the building’s appearance (double gable)
- State Street elevation – parking garage access pointed out. Parking garage doors will be removed from lower level garage.
- North River Street elevation – bookend approach (double gable), slightly recessed facade

McKay stated that the roof material color is drift wood and an asphalt shingle, which is intended to mimic the shingles that are on the church right now. He reported on the three colors for the siding: slate grey, wine red and yellow tan. State Street has glass on the corner, which is the beginning of the retail. The large retail windows were designed to mimic the Crane Building. Sherer stated that she does not want the existing buildings to get lost due to the color of the proposed development. She gave the example of the Crane Building on the corner. McKay stated that the Crane building is very special in character and would hold its own. This proposed development should change the character along the block but he hopes that it would not be in a negative way. Hagemann stated that he thinks the Crane building would stand out more against the proposed building rather than being blended in.

Sherer stated that the Commission really appreciates the cooperation with the HPC and Shodeen. Hagemann stated that incorporating the bell tower and the materials helped this building be solely Batavia’s and not similar to Dodson Place in Geneva. Bus stated that he is glad that the HPC discussed the importance of the bell tower and that it was included in this new development. Bus stated that the bell tower becomes taller now and becomes more of a landmark that it was in the past. It would be nice to see some kind of a plaque about the bell tower incorporated into the streetscape. Sherer stated that the plans grow on you and she likes the dark masonry of the building, notably along Washington Avenue.

Roller stated that Washington Avenue elevation is her favorite and it helps break up the elevation. She stated that it would be nice to have a signage standard to keep consistency amongst the multiple retailers. Roller asked about the River Street to State Street corner where we have the glassy retail, she wants to make sure that it would get some extra attention to make sure that it blends well with the general look of River Street. She continued that the architect has done a very good job at making a large building look smaller. Hagemann commended the care

taken and incorporating the features of significant buildings. Washington Street is a huge positive to that street. This is an enormous improvement to the broken down parking lot that is in that area right now. This adds a lot to the historic downtown. The detail and the willingness shown to work with the historic nature is a huge plus and perceived greatly by this Commission. ~~Patsalt-Patzelt~~ stated that it is their intent that this is the building that gets built and they do not plan to deviate from the plan. If they do deviate from this plan they would have to return to the Commission.

**Motion:** To approve the COA as presented in the packet for approval in relation to the coloring, materials with the condition of the demolition of the two remaining buildings

**Maker:** Sherer

**Second:** Bus

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

**Nay:** None

4-0 Vote, 2 Absent, Motion carried.

Bus asked what would happen to the pipe organ in the building. ~~Patsalt-Patzelt~~ stated that he has heard that someone has expressed an interest in the pipe organ. However, if there were no one interested in purchasing the pipes they would like to take them as architecture and use them in the entries.

## 8. Historic Plaque Program

This item was tabled until the next HPC meeting.

## 9. 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. 109 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 he would be sending out an inspector at the end of this season to receive status updates on all of these buildings. Albertson explained that there has been work done at each of these locations but we need to find out what is left to do.

## 10. Other Business

Hagemann asked for the Certified Local Government representatives review the HPC's Design Guidelines.

## 11. Adjournment

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There being no other business to discuss, Chair Hagemann asked for a motion to adjourn the meeting at 6:52pm; Made by Bus; Seconded by Roller. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith