

**HISTORIC PRESERVATION  
COMMISSION**

**Wednesday, December 16, 2015**

***6:00 pm***

Council Boardroom

City Hall, One Batavia City Centre, Batavia NY

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**AGENDA**

- I. Call to Order**
- II. Approval of Previous Meeting Minutes – November**
- III. Public Hearings: none**
- IV. Communications Sent and Received: none**
- V. Old Business: none**
- VI. New Business:**
  - A. Calendar dates for 2016**
  - B. Review Commissioner terms**
- VII. Adjournment**

# **HISTORIC PRESERVATION COMMISSION**

## ***Unofficial Minutes***

Wednesday November 18, 2015

6:00 pm

City Hall, One Batavia City Centre, Batavia New York

**Members Present:** *Joan Barton, Sharon Burkel, Henry Emmans, Teresa Siverling*

**Others Present:** *Janice Smith – Recording Secretary, Ron Panek—Code Enforcement Officer*

### **I. Call to order:**

The meeting was opened at 6:01 pm by acting Chairman Teresa Siverling.

### **II. Approval of minutes**

**Motion by: Sharon Burkel**

Motion was made to approve the meeting minutes for October 28, 2015 as written. Ms. Burkel wanted to add that many local students attended the October's meeting.

Seconded by: Henry Emmans

Vote for: 4

Abstained: 0

Vote against: 0

### **III. Public Hearings**

#### **A. Rick Folger representing Nancy Costa – 25 Ross Street – Windows and Doors**

Mr. Folger presented a packet (see attached). Ms. Siverling stated since there are multiple items that they would like to go through each item in the packet.

First item Mr. Folger presented was replacement of five basement windows. Ms. Siverling asked if any basement windows are visible from the street. Mr. Folger explained that with the configuration of the bushes you are unable to see them. He explained that there are three on the south side, one on the north side and one on the west side. Ms. Burkel asked if these are the only basement windows. Mr. Folger explained that they are because the front which is the east side has a porch. Ms. Burkel asked if the homeowner has a preference to the style of window. Mr. Folger answered that they do not. Ms. Burkel stated that she agreed with the security of the block windows. Ms. Barton explained that she liked the decora style block windows.

Next item that Mr. Folger presented was adding storm windows to the windows that don't have them. Mr. Folger stated that most of the other windows already have an aluminum storm windows. He would like to save the original wood windows but these storm windows would make it more efficient. Three of the proposed windows are located in the rear above the attached garage. Ms. Burkel asked if he could paint the trim to match the rest of the trim on the house. Mr. Folger was unsure if the aluminum would be paintable and Ms. Burkel stated it should be. Mr. Folger stated as long as it is possible that he will paint it. Mr. Folger stated that these storm windows will be functional and have screens in them.

Mr. Folger would also like the 8 lite window to get replaced with a storm window that is not functional. This would be one solid glass window.

Mr. Folger presented the garage overhead door and man door to be replaced with swinging patio doors. Ms. Siverling asked if they would be steel doors. Mr. Folger stated that they are.

Mr. Folger explained that the door on the north side of the house needs to be replaced. He is proposing to replace the side door and the storm door with a 9 lite paintable fiberglass door. Ms. Burkel asked if the grills on the window are inside the window and Mr. Folger answered that they are. Ms. Burkel asked if the door was original to the house. Mr. Folger explained that the door is not original to the house. It is a pre-hung door that is currently there and was made around the 1970s.

Ms. Siverling's main concern is that with using all of these different materials that the house will match.

Ms. Siverling closed the public hearing at 6:31 pm.

**Motion by: Sharon Burkel**

Motion was made to approve the proposal to;

- 1.) Replace the five basement windows with Pittsburgh Corning Guardwise Vented Block Windows in Decora pattern;
- 2.) Add six missing storm windows on the second floor over the garage with Weatherstar Aluminum Storm Windows to be painted to match the rest of the trim on the house;
- 3.) Add to the fixed 8 lite window a Larson Performance Series Picture Storm window that is painted to match;
- 4.) Garage door will be replaced with four ReliaBilt Steel French door or equivalent will be submitted later. Both sides of the doors will be framed in with wood and covered with wood shingles painted to match the rest of the house. Doorframe will be painted the same cream color to match the rest of the exterior trim;
- 5.) Remove the current side entry door and storm door and replace with 34" x 80" Classic Clear Glass 9 lite Fiberglass door to be painted the forest green to match the remaining trim that is that color.

Seconded by: Joan Barton

Vote for: 4

Abstained: 0

Vote against: 0

**Result: Approval of proposed windows and doors as described in the attachment.**

**IV. Communications Sent and Received :**

**Medina Sandstone Society.** Ms. Barton explained that she sent a request for an application on November 10<sup>th</sup> and has not received any information.

**V. Old Business:**

**Holland Land Office.** The Christmas tree at the Holland land office is decorated. Ms. Siverling, Ms. Barton and Ms. Burkel decorated it.

**VI. New Business:**

Ms. Siverling stated that she will be stepping down from the Historic Preservation Committee as of January 2016. Ms. Siverling was informed that someone is interested in serving. Ms. Siverling will be giving Mr. Molino a resignation letter stating that she would like to step down when the new person begins their term.

**VII. Adjournment**

**Motion by: Joan Barton**

Motion was made to close the meeting at 6:40 pm.

Seconded by: Sharon Burkel

Vote for: 4

Vote against: 0

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Janice Smith

Administrative Assistant of Public Works

**Certificate of  
Appropriateness Application  
25 Ross Street**

Batavia Historic Preservation Commission Meeting  
November 18, 2015

Submitted by:  
Nancy Costa  
25 Ross Street  
Batavia, NY 14024  
978.273.8709  
nancybowmancosta@gmail.com



## Summary

After closing on this home in October and assessing the impact of many years of delayed maintenance, there are several priority issues with doors and windows that need to be addressed as soon as possible to improve energy efficiency as well as security, namely:

- 1) Basement windows
- 2) 2<sup>nd</sup> floor: Double-hung windows on sleeping porch and 8-light window in bedroom driveway side of house.
- 3) Garage door on attached obsolete garage.
- 4) Doors on side entrance of house.

## House Photos/Background

As many of you know, 25 Ross Street (better known as “Dr. Williams’ house”) sits two houses North of the Richmond Memorial Library. Part of the original “Richmond tract”, this 1925 example of American Foursquare architecture features a trademark wide front porch with round columns and square balusters, a dormered hip roof, and some original 6/1 double-hung windows.

NOV. 14, 2015



OCT. 1, 2015  
(Note creative tree pruning day before closing, courtesy of National Grid.)





## Orientation

25 Ross is flanked by the large yellow Bradley home currently owned by the McAllisters, and the Marchese's 1950's cape, with which I share a driveway. The Batavia Middle School is across the street.

SOUTH-FACING STREETSCAPE:



NORTH-FACING STREETSCAPE:





## Relevant Elevation Photos





## **Request #1: Replace Five Basement Windows**

- Three are wood frame (in the house) and 2 are metal framed (in the attached garage).
- Locations: One on North side, 3 on South side, and 1 on West (rear) of house.
- Reason: Energy efficiency (all are in such bad condition that the seller had them completely stuffed with batts of insulation; glass in one of the metal windows is broken), usability for ventilation (no sump pump), and security – all are located behind shrubs.

SOUTH SIDE



SOUTH SIDE (GARAGE)

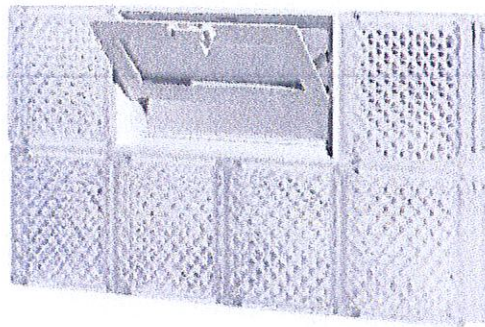
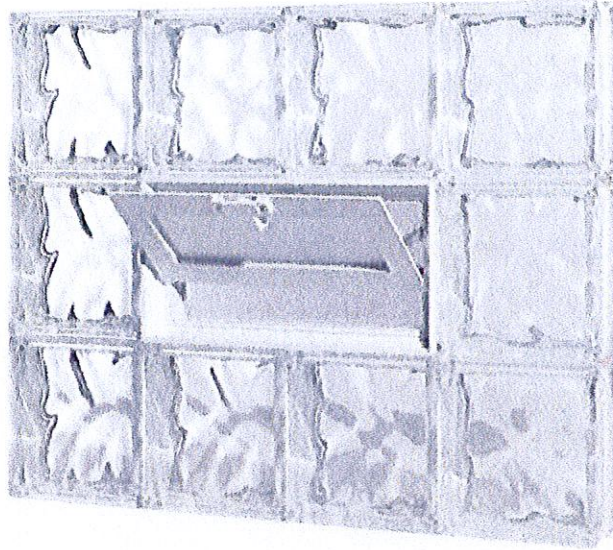


NORTH SIDE



## **Request #1: Replace Five Basement Windows**

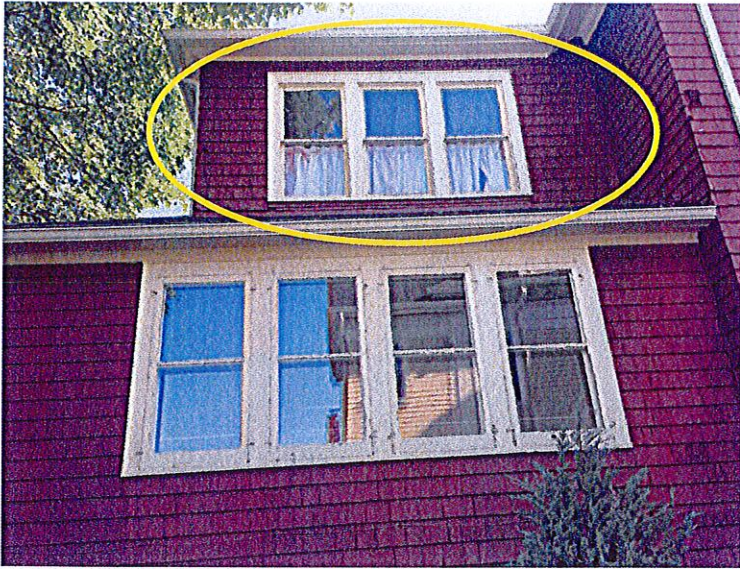
Proposed replacement: Pittsburgh Corning Guardwise Vented Glass Block Windows in Decora or Delphi pattern (or equivalent)



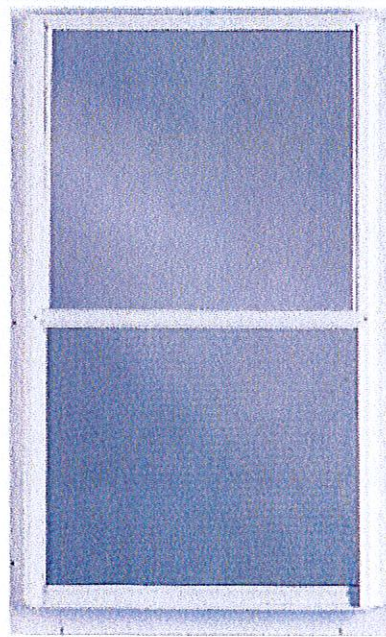


## **Request #2: Add missing storm windows on second floor to:**

A. Six double-hung single-pane wood windows on sleeping porch over garage (currently unconditioned space). I would like to add storm windows to prevent further deterioration to windows and casings. I plan to repair windows and finish room in the future. Note that windows cannot be seen from street (refer to elevation photos).



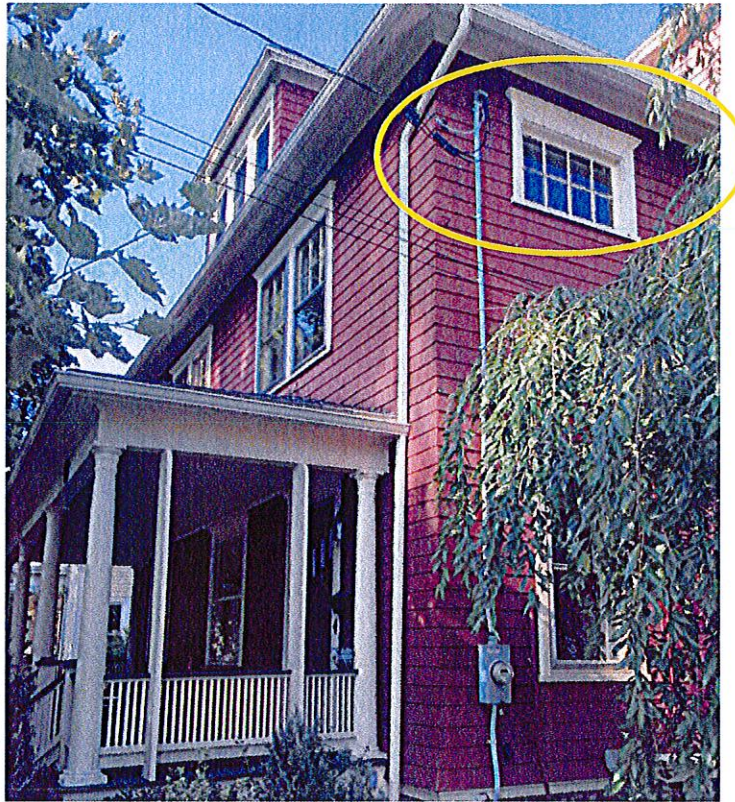
PROPOSED: Weatherstar Aluminum Storm Windows in white finish with screens (or equivalent).






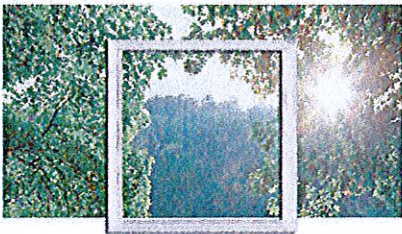
## Request #2: Add missing storm windows on second floor to:

B: Fixed 8-light bedroom window



PROPOSED: Larson Performance Series Picture Storm Window (or equivalent)

[Doors](#)[Windows](#)[Inspiration](#)[Support](#)[Meet Us](#)



*Model(s):*  
L501  
L501E

### Performance Series Picture Window

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- Add Low-E glass for increase energy efficiency
- High tempered T-6 aluminum master frame
- Wrap around marine glazing for an added thermal barrier
- Expander compensates for uneven sills
- Available in White, Brown, and Mill.



### **Request #3: Replace attached garage door**

- Structural support pole in center of existing attached garage makes space unusable to garage vehicles.
- Current garage door would need major investment: – opener needs replacing, track is broken, and door is not insulated – especially important as room above is living space.
- Adjoining man door is not secure and shows evidence of past security issues (one incident since closing). Door inside garage leads to basement.
- Note area is not visible from street.

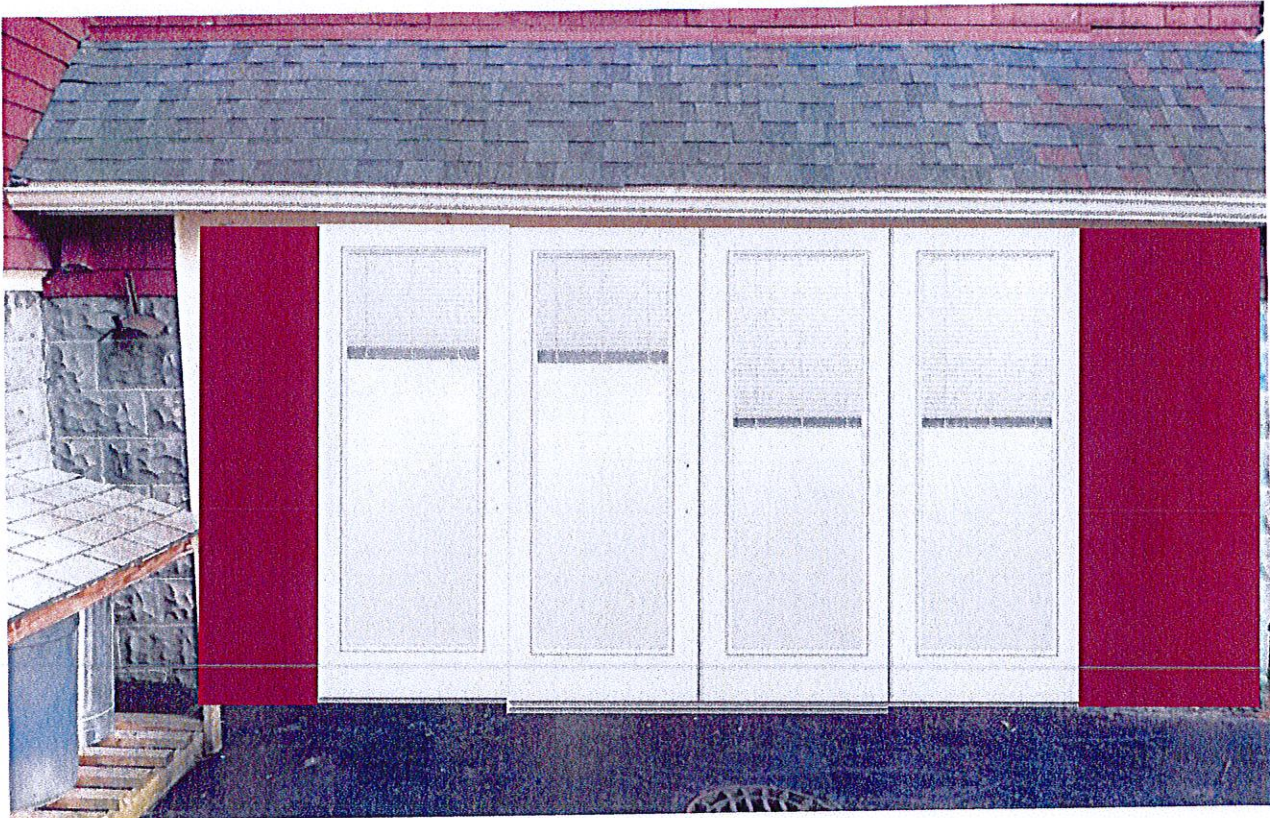




### Request #3: Replace attached garage door

PROPOSAL: I would like to turn this space into a workshop and replace the existing doors with exterior patio doors.

- One set of inswing french patio doors would provide clearance to move large pieces of furniture in and out. The outside pair would be fixed.
- Blinds between the glass would provide privacy and security.
- Space on both sides would be framed in with wood and covered with wood shingles painted red to match the body color of the rest of the house.
- Door frames would be painted the same cream color as rest of exterior trim.
- My understanding is that this section of the driveway was previously covered with brick pavers and the plan is to eventually bring these back.



PROPOSED: Reliabilt Steel french door  
(or equivalent)

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## Request #4: Replace side entry door

Current main family entry (driveway side) consists of 4-light, 3-panel wood door with aluminum storm door.

- The windows are single pane, so previous owner added plexiglass interior storm and bars over the windows for security. Curtains were added to cover the bars, so little light can come in through the windows – resulting in a dim back hallway.
- Door currently has a double-keyed lock (in addition to a deadbolt) which for safety reasons cannot be used and will need to be removed if door remains.
- White storm door does not match rest of trim.
- This entrance leads up several stairs into living space and there is no airlock entry, making natural light (stair safety) and energy efficiency important considerations.





## Request #4: Replace side entry door

PROPOSAL: Replace combination of wood door and storm door with a new door of same size and similar appearance to the wood door, painted the same forest green as the existing door.

Example: Milliken Millwork 9 Lite Primed White Fiberglass Prehung Door with External Wood Grille (or equivalent):

Milliken Millwork Model # Z660290L Internet # 20644217

**34 in. x 80 in. Classic Clear Glass 9 Lite Primed White Fiberglass Smooth Prehung Front Door with External Wood Grille**

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