

**HISTORIC PRESERVATION
COMMISSION**

Monday, October 7, 2019

5:00 pm

Council Boardroom

City Hall, One Batavia City Centre, Batavia NY

AGENDA

- I. Call to Order**
- II. Approval of Previous Meeting Minutes – September 2019**
- III. Review of Applications Completeness:**
 - A. 201 East Main Street – Mural & grate**
- IV. Proposals:**
 - A. 201 East Main Street – expansion of the mural and install metal grade**
 - 1. Overview of Project**
 - 2. Open Public Hearing**
 - 3. Discussion and Action by the Commission**
 - B. 434 East Main Street – Back Porch and Windows.**
 - 1. Overview of Project**
 - 2. Take application off the Table**
 - 3. Discussion and Action by the Commission**
- V. Communications Sent and Received:**
 - A. Memo from Matt Worth**
- VI. Old Business: none**
- VII. New Business: none**
- VIII. Adjournment:**

HISTORIC PRESERVATION COMMISSION

Unofficial Minutes

Wednesday, September 11, 2019

5:00 pm

City Hall, One Batavia City Centre, Batavia New York

Members Present: *Sharon Burkel, Connie Boyd, Caroline Hosek, Henry Emmans, and Ryan Duffy*

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

I. Call to order:

The meeting was opened at 5:01 pm by Chairman Sharon Burkel.

II. Approval of minutes:

Motion by: Ryan Duffy

Motion was made to approve the meeting minutes for May 2019.

Seconded by: Caroline Hosek

Vote for: 5

Abstained: 0

Vote against: 0

III. Public Hearings:

434 East Main Street – Porch and windows. Mr. Bennett was there to explain the project for GCASA. The proposal includes rebuilding the porches and installing replacement vinyl windows. This is a five unit apartment building for individuals who are in recovery and their families. The front porch is in really bad shape stated Mr. Bennett. Part of the porch had some water damage. Currently there are posts holding the porch up. The proposal stated that they would remove front portion of porch in its entirety and discard. Mr. Bennett explained that they would be removing all of the wood, cedar shakes and preserving the trim/scroll work. Mr. Bennett is building a code compliant porch. He will then rebuild it to look like the original with cedar shakes and use the trim that was saved.

Mr. Panek brought up that the proposal also included using deck boards on the porch. Mr. Bennett explained that he is keeping it in kind and will use tongue and groove. The proposal stated that they would be replacing the ceiling with vinyl wainscot but Mr. Bennett stated that it would be wood.

Ms. Burkel stated that the proposal doesn't state the materials that will be used for the front porch posts. The 4x4 posts would wrap with a fluted trim board, which is normally made out of poplar. They will save the gingerbread.

Ms. Hosek asked Mr. Bennett what materials he is using on the ceiling because the proposal stated that it will be vinyl. Mr. Bennett explained that they will be replacing the porch ceiling board by board and that it would be a painted wood, not vinyl.

Mr. Panek explained to Mr. Bennett that if he is to keep the porch in kind, it means that he will need to use wood wainscot, tongue and groove deck, and the cedar shakes. Mr. Bennett explained that they will rebuild the front porch exactly the way it is. He would like to use pressure treated wood for the frame work, but everything else will be rebuilt exactly the way it is.

Mr. Bennett explained that in the back of the property there is a back porch and a small stoop. Mr. Bennett is having the tongue and groove floor replaced on the back porch. They plan on keeping that in kind. Mr. Bennett suggested he may add a railing with spindles to the back porch. He will use spindles that match that era. Ms. Burkel stated that the commission would like to see the profile of the spindle for the porch railings. Mr. Panek explained that houses in that era had just an iron pipe as a railing. Mr. Panek stated there is no requirement from the code for a railing since it is less than 30" high. Mr. Bennett did not indicate what he intended to do regarding a railing.

Mr. Bennett explained that they would like to replace some of the windows with vinyl. The windows in the attic they plan on reglazing and keeping the original windows. All of the stained glass windows they plan on keeping as they are. Mr. Bennett is requesting to replace all the windows that are in the heated area with white vinyl windows. The larger windows they will replace with vinyl and keep them similar. For example, if they have grids they will be replaced with the grids; if there are no grids, then the replacement will have no grids; the over size of the window will stay the same. Mr. Bennett stated that there are two arched windows and they plan on preserving both of them.

Ms. Burkel expressed that she was concerned about the white vinyl because currently the windows are wood that is painted red. Mr. Bennett stated that GCASA has a small budget and he would not be able to afford wood windows. The windows are different sizes and different types. Ms. Burkel stated that she would really like to see what the profile and the color of the window would be. A white window will really "pop" versus if Mr. Bennett could get a gray or an off color white. Ms. Burkel is asking which windows will be double hung and which ones are not because, there are a lot of different size windows and different ways that GCASA is replacing them. The windows will be the same as they are now but the sashes will not be red. Mr. Bennett explained that he will ask about a small profile and see if he can get any other colors than white.

Mr. Bennett then described some of what he plans to do to the inside and how they will be remodeling the different apartments. Ms. Burkel explained that the HPC is only interested in the outside. Mr. Bennett said that he is having Stafford painters come and paint the whole property. They are keeping it the same colors. Painting will be scheduled for this fall, but after the windows are put in, because new windows have to be caulked.

Ms. Burkel stated that this is a very significant house. Ms. Burkel believes that Mr. Bennett and GCASA have done a wonderful job at keeping their properties looking nice. It is the job of the HPC to keep a house looking to the original appearance as possible. Before they can make a decision they need more information. Mr. Bennett asked if before they do the windows if the Commission would like to see the profile of the window, and material of the window. Ms. Burkel stated that they would like to help GCASA make the best decisions for their budget. Mr. Emmans asked that Mr. Bennett bring back a listing of the window and what he would replace them with. Mr. Duffy would like to know more information. Mr. Bennett explained that the

windows are an essential part of the project and nothing can get done until the windows have been installed. Ms. Burkel stated since the windows are the most important part of the project, it should put this on hold until Mr. Bennett provides that information.

Motion by: Ryan Duffy

Motion was made to table the application as proposed.

Seconded by: Henry Emmans

Vote for: 5

Abstained: 0

Vote against: 0

IV. Communications Sent and Received: none

V. Old Business:

A. Redfield Pillars RFP. Ms. Burkel stated that Catenary Construction won the bid of repairing the Redfield Pillars. Ms. Burkel has seen the work done by Bill Farmer who is associated with Catenary Construction and he will do a good job. Ms. Burkel asked about the contract time which is mid –spring 2020 that the pillars have to be done. According to Ms. Burkel the original lights were taken out during the Main Street reconstruction project. Ms. Burkel would like to see the original lights back in the pillars.

VI. New Business: none

VII. Adjournment

Motion by: Connie Boyd

Motion was made to adjourn the meeting at 5:54 pm.

Seconded by: Caroline Hosek

Vote for: 5

Vote against: 0

Janice Smith
Recording Secretary



City of Batavia
Application to the Historic Preservation Commission

Date: 9/20/2019

Historic Address: 201 East Main Street, Batavia, NY 14020

Owner: Genesee-Orleans Regional Arts Council (585) 343-9313
Name 201 East Main Street, Batavia, NY Phone 14020
Street Address (585) 343-9313 City/Town NY Zip 14020
Phone ghallock@goart.org Email ghallock@goart.org

If not Owner: ☐ Contractor ☐ Agent for Owner

Applicant: _____
Name Phone

Detailed Description of Request: GO ART! would like to paint the sidewalk between the YMCA and GO ART! to look like the yellow brick road; a continuation of the yellow brick road mural on the driveway. metal grate for safety.

Requirement Checklist:

Building Requirements: ☐ Building Permit Application
☒ Photographs of Property
☐ Detailed Drawings
☐ Samples of Colors
☐ Description of Materials and/or Samples of Materials

Sign Requirements: ☐ Sign Permit Application
☐ Illustration of Sign and Location on Building
☐ Type of Lettering
☐ Dimensions of Sign
☐ Colors
☐ Description of Materials
☐ Type of Illumination
☐ Method of Attachment

Painting Requirements: ☐ Samples of Colors

Signature of Applicant: [Signature] Date: 09/20/2019

For Office Use Only

Reviewed by Code Enforcement Officer: [Signature]

Date: 9-23-19

☒ Referred to HPC

☐ Referral to HPC not needed

← Metal
grate





divine a soul to the universe, wings to the mind, flight to the imagination, a life to everything





...to the imagination, & life to everything."

~ Plato

CITY OF BATAVIA

BUILDING PERMIT APPLICATION

Received

DATE: 8-29-19APPLICANT NAME & PHONE: Genesee Council on Alcoholism and Substance Abuse, Inc.

AUG 29 2019

City of Batavia
Inspection BureauProject Location and Information

Permit #: _____

Fee: _____

Address of Project: 434 East main Street, Batavia, NY 14020Owner & Address: 430 East main Street, Batavia, NY 14020Phone: 585-815-1850Project Type/Describe WorkEstimated cost of work: 200kStart date: 9-15-19Describe project: (See attached)Contractor Information – Insurance certificates (liability & workers comp) required to be on fileGENERALName/Address: Tower Construction 14454 E. County House Rd, Albion NYPhone: 585-589-4278 Cell - (mike) 585-233-5428PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: _____

Phone: _____

HEATING

Name/Address: _____

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name/Address: _____

Phone: _____

FOR OFFICE USE ONLY

Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools): _____ Lot Size: _____

Existing Use: _____ NYS Building Code Occupancy Class: _____

Proposed Use: _____ NYS Building Code Occupancy Class: _____

GCASA

434 East Main Street

Batavia, New York, 14020

Renovation of 434 east main street 5 apartment units

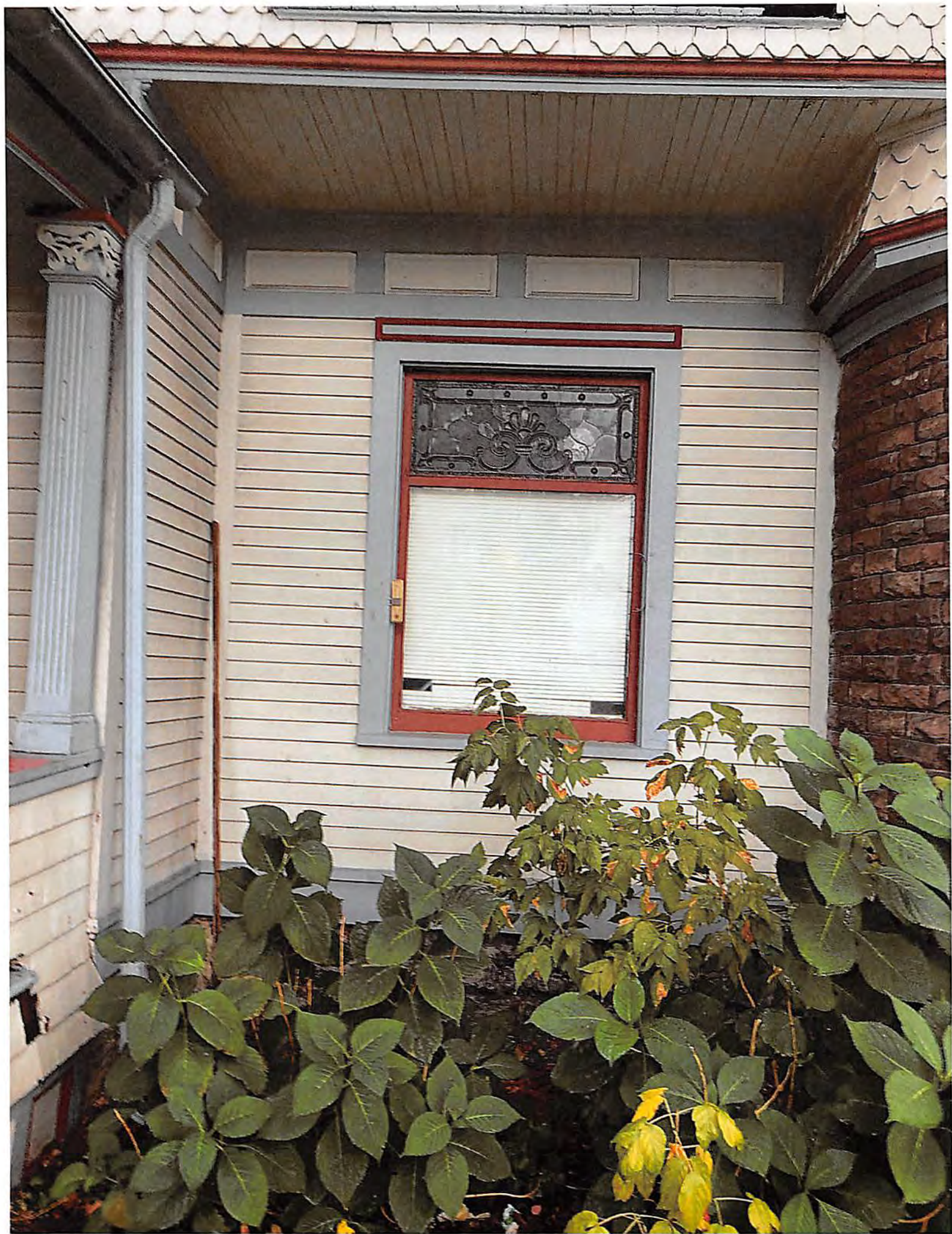
Please see attached drawings.

Interior general construction will include scarping and repairing all plaster walls, painting walls and trim. Replacing several kitchen cabinets and fixtures and replacing existing vinyl floors with new vinyl floor. Replacing bathroom fixtures and new vinyl floor. Refinishing wood floors, installing new carpet or vinyl as needed. Replace some lighting fixtures. Repair and maintain plaster scroll work on ceilings. Replace deteriorated wood windows with double hung vinyl windows of the same size. Smaller specialty and stain glass windows will be repaired, re-glazed and painted. Porches will be repaired and rebuilt/renovated maintaining the historic trim and wood work. Exterior will be repaired, power washed scrapped and painted with colors that match the existing color scheme. Replace damaged hot water heaters and furnaces if needed.























City of Batavia

Memorandum

To: Historic Preservation Commission Members

CC: Janice Smith, Administrative Assistant
Ron Panek, Code Enforcement Officer

From: Matt Worth, Director of Public Works

Date: September 23, 2019

Subject: Application/Meeting Procedures

A recent application for a Certificate of Appropriateness was considered by the Commission, but was ultimately tabled. This created a situation where the Commission would not be able to issue a decision within the 30 days prescribed by code. An additional "Special Meeting" could not be called due to a lack of a quorum.

In an effort to avoid a similar situation occurring in the future, the Department has created a guideline for obtaining a Certificate of Appropriateness from the initial contact with the applicant through the issuance of a determination by the Commission as follows:

- Deadline for application to Inspection Bureau – 1st Friday of the month
- Review/Sign-off of Application by Code Enforcement Officer – 2nd Friday of the month
- Agenda Packet to HPC members by 3rd Wed of month (members should review agenda packet and requests for additional information should be channeled back through HPC Chair to Inspection Bureau)
- Meeting -4th Wed of month
- Agenda – Agenda shall include an item for the HPC to review the application for completeness ahead of the public hearing. Applications not deemed complete shall be tabled.
- Complete Applications shall go through the public hearing process and deliberation. Decision (Approve, Approve w/modifications, Deny) shall be issued within 30 days.

The Agendas will be provided in an outline form that assists the HPC in procedures, and has specific roles for the Chair and Vice-Chair/Acting Vice-Chair. It is the intent that these timelines will allow for a more thorough pre-meeting review giving the HPC the information needed to make fully informed determinations at the meetings. Thank you for your continued service on the Historic Preservation Commission.