

# HISTORIC PRESERVATION COMMISSION

## Approved Minutes

Wednesday July 22, 2015

6:00 pm

City Hall, One Batavia City Centre, Batavia, New York

**Members Present:** *Ashley Bateman, Paul Schulte, Joan Barton, Teresa Siverling, Henry Emmans, Larry Barnes*

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

### I. Call to order:

The meeting was opened at 6:00 pm by Chairperson, Ashley Bateman.

### II. Approval of minutes:

#### **Motion by: Larry Barnes**

Motion was made to approve the meeting minutes for May 22, 2015.

Seconded by: Paul Schulte

Vote for: 5

Abstained: 1 (Teresa Siverling)

Vote against: 0

**Results: Approval of May 2015 meeting minutes**

#### **Motion by: Paul Schulte**

Motion was made to approve the meeting minutes for June 22, 2015.

Seconded by: Teresa Siverling

Vote for: 4

Abstained: 2 (Henry Emmans, Larry Barnes)

Vote against: 0

**Results: Approval of June 2015 meeting minutes**

### III. Public Hearing:

**A. 201 East Main Street – GOART Door.** Diana Kastenbaum from GOART explained that GOART would like to restore the front door at 201 East Main Street. Ms. Kastenbaum stated that GOART was receiving a grant and donations to make some upgrades. GOART would like to restore the door by stripping the paint and repainting it, burnishing the hardware, adding a kick plate, and adding bronze weather-stripping. GOART would also like to add a light to the entryway and a sign on the front of the building.

Ms. Kastenbaum stated that she would like to hire someone to take the front door down and start the repairs. She brought in some color samples of what the door would look like. Most of the colors were a shade of red. She is trying to have the red color complement the brick on the building which is more of an orange in color. Currently the color of the door is dark green, almost black. She feels that since the door is such a dark color that it doesn't stand out. Ms. Kastenbaum said she feels that the whole façade fades away, and that GOART has a hard time branding themselves. Ms. Kastenbaum was able to find out that when the Batavia Club was located there, they had a red door. She would like to go back to something similar to what they

had. Ms. Barton expressed that she did not like the door matching the brick color. Mr. Emmans asked if Ms. Kastenbaum knew what the original color of the door was. Ms. Kastenbaum asked if he meant the color of when it was the Batavia Club. Mr. Emmans said no, he was referring to the Bank of Genesee. Ms. Kastenbaum stated she did not know the color of the door when it was the Bank of the Genesee. Ms. Kastenbaum stated that when they strip the door down, they may be able to find the original color. Mr. Emmans expressed that he would believe that back then, the color of the door would be a dark green or a dark color. He stated red would be a fine color. Mr. Emmans asked how close in color would the brick and the door be. Ms. Kastenbaum stated that they would be very close. Mr. Emmans asked if they would want the color to be the same, since they are trying to make the door stand out. Ms. Kastenbaum explained that the brick is a little lighter than the proposed color of the door, but the two of them are in the same spectrum of colors. Ms. Kastenbaum explained that GOART could paint strips of a few different colors on the door and get HPC's opinion then. Her thoughts are that the door would be stripped eventually anyway.

Ms. Kastenbaum believes that these hinges are original. She would like to take the hardware off and have the hinges burnished. She stated that the hinges are rusty and would need to be cleaned up. She would have the hinges lacquered to keep the hinges from oxidizing. The latch on the door she feels is original stated Ms. Kastenbaum, but the lock above is not. The latch is a little rusted, so they plan on cleaning it up the same way that they do the hinges. She also stated that the lock and handle are not original. The handle is a replica. She would like to find something very similar to the current box lock which has a handle in it, in a federal era style.

Ms. Kastenbaum explained that the kick plate is needed because the front of the door gets a lot of wear and tear as people are going back in and out. Ms. Kastenbaum stated that she does not want a shiny brass kick plate, but something a little more toned down to go with the rest of the door. The person restoring the door will have to fill in the dings from where people have kicked it. After being asked by Ms. Barton, Ms. Kastenbaum stated she was unsure what material they would use to fill the dents.

Ms. Kastenbaum said she would like to add bronze weather-stripping, because currently the door does not have any. Weather-stripping will help make a nice tight seal. Ms. Siverling asked if Ms. Kastenbaum can see all these different metals together. Ms. Kastenbaum stated that she doesn't want to go with gold color; she would like to go with a bronze color and that should accent the brushed color. Ms. Siverling wanted to add caution to using all these different metals. Mr. Panek explained that the bronze weather-stripping would only be seen when the door is open. Ms. Bateman asked what she would be doing in the interior. Ms. Kastenbaum explained that they will have the interior painted white and the exterior of the door painted red. Ms. Siverling explained that HPC does not have any say over what she does in the interior.

Ms. Kastenbaum asked if she needed anything from the City of Batavia to be able to do any of this work. Mr. Panek stated that since this is considered maintenance, she would not need a permit from the City. Mr. Panek asked what GOART was going to do with the door opening since there will not be a door. Ms. Kastenbaum stated that they will put plywood over the door opening. Mr. Panek asked if the plywood would be a functioning door and Ms. Kastenbaum stated that it would not. Mr. Panek asked how many other fire exits the building would have.

Ms. Kastenbaum stated that there are two other exits; one on the side and one in the back. Mr. Panek stated that she should be mindful of the fire exits.

Ms. Kastenbaum explained that she would like to remove the flood light that is currently outside the door. She would like a hanging lantern that is in the federal style. Once she has a lantern picked out, she will send pictures to the commissioners and come back in front of them. She feels this would dress up the entryway.

Ms. Kastenbaum is also looking to have signage for GOART. She would like to have the signage be on the southwest corner facing East Main Street. Currently there are two other plaques on the wall; one is a NYS Environmental Preservation plaque and the other a plaque stating it was the former Batavia Club. The sign would say GOART Genesee Orleans Regional Arts Council. Originally she would have like to have the colorful sign but she feels that a vinyl sign would not be appropriate and vinyl would be the only way to get those colors. Since she feels that it is inappropriate, she would prefer more of a heavy metal bronze piece with a black and gold setting. With this type of sign, Ms. Kastenbaum was told that holes would have to be drilled into the mortar.

Ms. Barton asked if Heather Grant from GOART discussed with Ms. Kastenbaum the type of sign that Ms. Grant discussed with the commissioners at the May 2015 meeting. Ms. Kastenbaum explained that yes the two of them talked but Ms. Grant wanted the sign to be made out vinyl. The vinyl is more of a flimsy material and not as nice as a plaque. Ms. Bateman explained that HPC wanted to make sure that this is the same sign that Ms. Grant was talking about and that they were not talking about two different signs. Ms. Kastenbaum explained that it is. Ms. Siverling expressed that there are composite signs that look nicer than and not as cheesy as a vinyl sign. Ms. Kastenbaum was concerned that a wood sign would not hold up to the weather. Ms. Kastenbaum asked if HPC would consider a composite sign. Ms. Siverling stated that HPC has approved composite signs in the past.

**Motion by: Teresa Siverling**

Motion was made to approve the starting of the restoration work on the front door.

Seconded by: Henry Emmans

Vote for: 6

Vote against: 0

**Motion by: Larry Barnes**

Motion was made to approve the burnishing of the hardware that is currently on the door.

Seconded by: Teresa Siverling

Vote for: 6

Vote against: 0

**Motion by: Paul Schulte**

Motion was made to approve the bronze weather-stripping.

Seconded by: Teresa Siverling

Vote for: 6

Vote against: 0

Ms. Kastenbaum will come back at a later date to get approvals from HPC for the light fixture, color of door, sign, box lock/handle and kick plate.

#### **IV. Communications sent and received:**

**A. 25 Ross Street.** Ms. Bateman stated that she was contacted and asked if there are any code violations on this building. Ms. Bateman directed this question towards Mr. Panek. Mr. Panek said that after the code violations at Tim Stoddard's place at 123-125 Jackson Street, he was not pushing the HPC aspect of code enforcement because he was lacking support from HPC. Mr. Panek stated that property maintenance code of New York State is being enforced and then you have the Historic Preservation Code. Mr. Panek went on to say that if he is not going to receive backing from HPC for the historic preservation code, then he will not pursue it. Ms. Siverling asked if this property did have any violations to it. Mr. Panek explained that he did not know since he was unfamiliar with this property. Mr. Panek said that she should call the office to see if there are code violations, because there may not be historic preservation violations but there could be property maintenance code violations.

**B. Summit Street.** Ms. Bateman received a telephone call from a resident on Summit Street regarding the project to replace slate sidewalks on Summit Street with concrete sidewalks. Ms. Bateman informed the resident that they should call their local Council member. Ms. Smith informed the group that residents should be instructed to call City Hall.

#### **V. Old Business**

**A. 10 West Main Street.** Ms. Bateman stated that Ms. Siverling and she met with Mr. Molino, City Manager, regarding the designation of 10 West Main Street. Ms. Bateman said that Mr. Molino and she interpreted the zoning code separately. Ms. Bateman said that Mr. Molino stated in regards to the Historic Overlay District portion of the code, any property owner would have to come in front of HPC for approval. Ms. Bateman took the same code and understood that HPC would only be able to make a recommendation to Planning and Development Committee and not make a decision. Ms. Barton asked what the discrepancy would be. Ms. Siverling stated that they showed Mr. Molino the difference between Historic Overlay District and the code for a Historic District. Mr. Molino explained to them that he would contact the City Attorney for clarification. Ms. Bateman told Mr. Molino that HPC would wait to pursue local designation until City Council decides to sell the building.

#### **VI. Adjournment:**

**Motion by: Paul Schulte**

Motion was made to close the meeting at 7:00 pm.

Seconded by: Joan Barton

Vote for: 6

Vote against: 0

**Respectfully Submitted,**



**Janice Smith**