

# HISTORIC PRESERVATION COMMISSION

## *Unofficial Minutes*

Wednesday October 28, 2015

6:00 pm

City Hall, One Batavia City Centre, Batavia New York

**Members Present:** *Larry Barnes, Joan Barton, Sharon Burkel, Henry Emmans, Paul Schulte, Teresa Siverling*

**Others Present:** Meg Chilano – Recording Secretary, Ron Panek—Code Enforcement Officer

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

The meeting was opened at 6:02 pm by acting Chairman Teresa Siverling.

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

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

Motion was made to approve the meeting minutes for September 23, 2015 as written.

Seconded by: Joan Barton

Vote for: 6

Abstained: 0

Vote against: 0

### **III. Public Hearings**

#### **A. Jon Flannery – 113 Jackson Street - Windows**

Ms. Siverling opened the public hearing at 6:03 pm. Jon Flannery, agent for Manner Properties, LLC, read from a packet explaining the project, which he handed out to the board. (See attached.) He described the location of the windows on the building as he pointed out the illustrations in the packet.

Mr. Panek asked if the windows were above the small lower roof and Mr. Flannery replied yes.

Ms. Burkel asked Mr. Flannery if he is going to eventually replace all of the windows. Mr. Flannery responded that as they work their way through the units, they intend to eventually replace all of the windows.

Mr. Panek asked if the remaining windows are the original wood windows and Mr. Flannery said yes.

Mr. Barnes asked if the new windows will look the same as the existing windows. Mr. Flannery said the new windows look the same and actually fit better than the original wood windows.

Ms. Burkel asked if the color will be the same and Mr. Flannery replied that the windows will be white.

Ms. Siverling closed the public hearing at 6:10 pm.

**Motion by: Paul Schulte**

Motion was made to approve the proposal to replace the windows.

Seconded by: Joan Barton

Vote for: 6

Abstained: 0

Vote against: 0

**Result: Approval of vinyl replacement windows as described in the attachment.**

Ms. Siverling said that Ms. Bateman would be sending out a Certificate of Appropriateness. Mr. Panek told Mr. Flannery that since the HPC had approved the proposal, he would issue the permit.

Ms. Barton instructed Mr. Flannery to provide information regarding the type and model number of the windows so that consistency can be maintained when the time comes for replacement of the remaining windows.

**B. Jennifer Gray - 201 East Main Street – GOART! Sign**

Ms. Siverling opened the public hearing for the GOART! sign at 6:12 pm. Jennifer Gray introduced herself as the Interim Director of GOART! and said that she is replacing Heather Grant in presenting the sign proposal. Ms. Gray had an illustration of the sign that the HPC had indicated as its favorite design at a previous meeting.

She noted that HPC had specified that it preferred the red color; however, she observed that the door had just been painted red and that if the shade of the door and the shade of the sign clashed, she would find it disturbing.

A different sign contractor had provided an example of a black sign with gold leaf which Ms. Gray said she thought looked classy. She pointed out that there are many signs on Main Street that are black with gold leaf and she would like to help maintain a consistent appearance.

Ms. Gray reported that they changed the font to serif so it will match the font of the “Seymour Place” sign on the building.

Ms. Siverling asked which sign contractor they elected to work with and Ms. Gray replied that they would be using John’s Studio by Mike Hodgins.

Ms. Burkel asked about the material and Ms. Gray responded that it is a high density composite.

Ms. Siverling asked if the GOART! logo would appear as presented and Ms. Gray said yes.

Ms. Barton asked about the size and Ms. Gray answered that the size is 3 ½’ x 5’.

Ms. Siverling asked if Ms. Gray knew the dimensions of the space on the building between the corner and the door frame. She did not.

Ms. Burkel asked Mr. Panek if the size of the proposed sign is allowable and he answered yes. He explained that the permitted size of a sign is 15% of the size of the wall on which it will be placed.

Ms. Gray assured the board the sign would be symmetrical in the space between the corner and the door frame and reminded them that they had discussed placing the sign lower on the wall to enhance the street visual.

Mr. Barnes showed a photo of the building from some time in the 1800s which revealed a sign at the location in question. The sign was larger than the proposed sign and spanned the distance between the window and the corner of the building. Mr. Barnes pointed out that Ms. Gray is proposing a sign smaller in size than what has historically been placed on the building.

Ms. Burkel asked about the attachment of the sign and Ms. Gray responded that it will be attached to the mortar in the manner typical of attachments to historical buildings.

Ms. Siverling closed the public hearing at 6:20 pm.

**Motion by: Sharon Burkel**

Motion was made to approve the GOART! sign as presented, with black background and gold leaf lettering, not larger than 3 ½' x 5', high density composite material, and attached to the mortar on the south elevation as per historic building guidelines.

Seconded by: Larry Barnes

Vote for: 6

Abstained: 0

Vote against: 0

**Result: Approval of the GOART! sign as described above.**

Ms. Barton requested that Ms. Gray place the City of Batavia Landmark sign back on the building. Ms. Gray asked if there were rules about how many signs are allowed to be placed on a building. Mr. Panek explained that the landmark plaque is exempt because it is technically not a sign for advertising purposes. Ms. Gray said that she would locate the plaque and put it up.

**IV. Communications Sent and Received**

**Holland Land Office Museum.** The HLOM wishes to know if the HPC is going to participate in the annual Wonderland of Trees event. Ms. Barton said she would like to participate. Ms. Siverling noted it is in the budget and that she has the paperwork for registration.

**V. Old Business: none**

**VI. New Business**

**Medina Sandstone Society.** Ms. Barton pointed out that Batavia is home to three Medina sandstone buildings: St. Mary's Church, the old Sheriff's Office, and Richmond Memorial Library. She reported that the Medina Sandstone Society has a Hall of Fame for which buildings can be nominated. She said that she believes Batavia should be represented in the Hall of Fame. She asked for, and was granted, permission from the HPC to check into the process for nominating buildings.

**VII. Adjournment**

**Ms. Siverling adjourned the meeting at 6:29 pm.**

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Meg Chilano

Bureau of Inspection Clerk

DRAFT

# ***Manner Properties, LLC***

**Manner Properties, LLC**  
7566 S. Pearl St  
Oakfield, New York

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**585-370-8077**

October 28, 2015

City Of Batavia  
Historic Preservation Committee  
One Batavia City Centre  
Batavia, NY 14020

Re: 113 Jackson – Selective Window Replacement

Attn: Board

To Whom it May Concern:

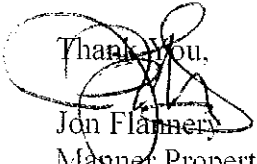
Manner Properties, LLC is proposing the replacement of 6 vinyl replacement windows with new improved vinyl replacement to match design of the existing but improve the property for the following reasons:

1. Existing vinyl windows are poor quality (energy/safety)
  2. Existing sashes do not operate correctly
  3. Existing windows were not installed properly creating failure
- 
- A. Proposed windows improve quality in window
  - B. Proposed windows are more energy efficient
  - C. Proposed windows will create a safer atmosphere for the tenant (tempered glass lower sash)
  - D. Proposed window will allow for proper function of window

Manner Properties, LLC acquired the property last winter and would like to improve the property to allow for a better quality structure and create a safe/efficient home for perspective tenants.

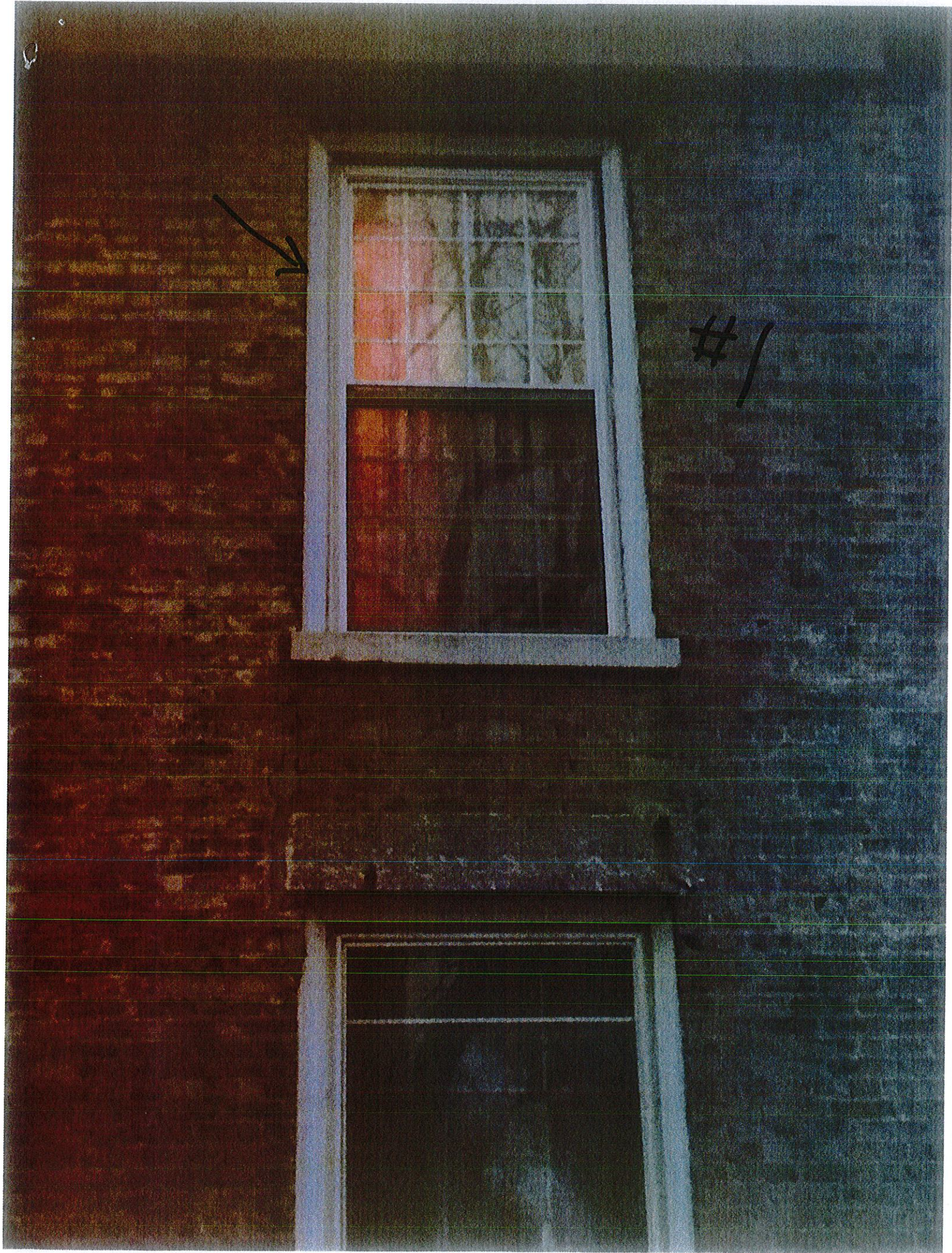
Enclosed you will find pictures of the 6 existing windows that are being proposed for replacement. In addition to the existing elevation pictures there are specifications, sizes and quantities for replacement of the windows. Final picture is of the actual windows that Manner plans to use for replacement when approved. It is Manner Properties' intent to replace the windows with a building permit prior to the winter in order to achieve a quality, safe, and energy efficient living space for our tenants.

Thank You.



Jon Flannery  
Manner Properties, LLC  
CC: file

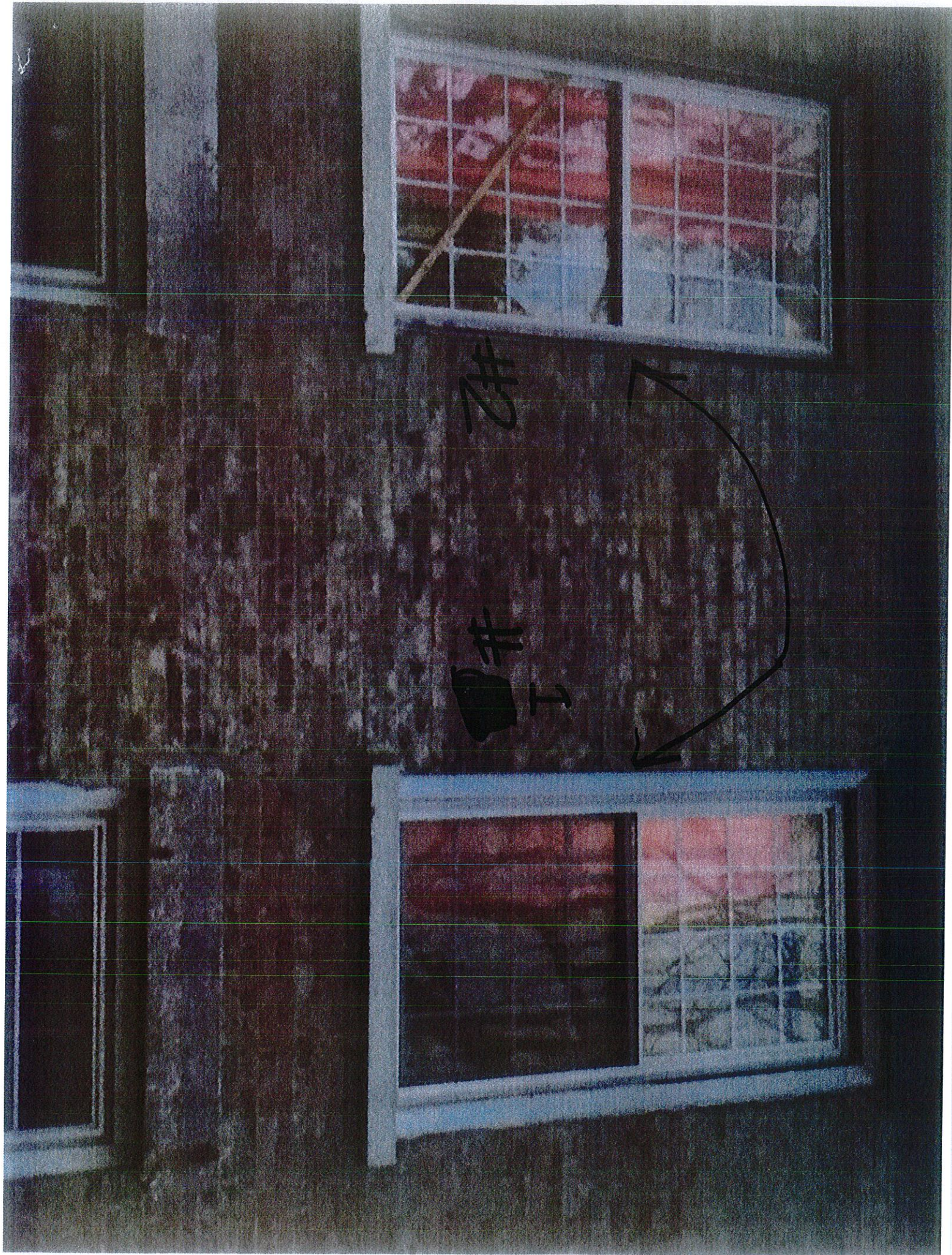




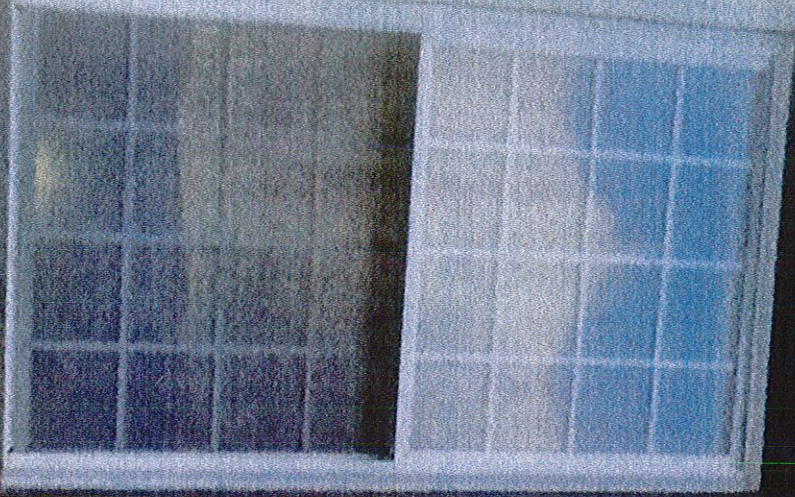






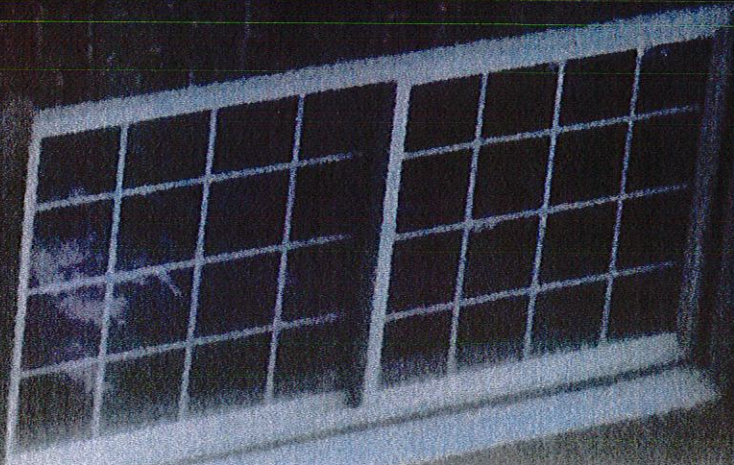






#3

#4





#5

#6





Sales Person:



Customer  
Acknowledgement

Quote Date  
8/20/2015

Date Ordered

Quote Not Ordered

Customer Name:

637150 RMM RENTALS LLC

Customer Number:

Bill To:

Ship To:

Order Notes:

Delivery Notes:

Phone: (585) 343-1225

Fax: 585-948-9026

Quote Name:

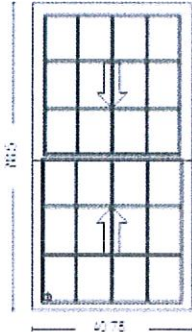
Project Name:

Jon

Jon

QUOTE #		RUSH		STATUS		PO#	
784467		No		None			
Line Item #	Qty	Width x Height	UI	Description	Price	Extended	
1-1	4	40.75" X 78.5"	120				

Sizes are NOA



3001-Mezzo Double Hung 40.75 x 78.5  
Sash Split = Even  
Operation / Venting = Double Hung  
Frame Strength = Standard Composite Frame  
Frame Color = White  
CLIMATECH, Tempered Bottom  
Contour, Colonial, White, 3V2H  
Header Expander, Brickmould = No Brickmould

Line Item Notes:

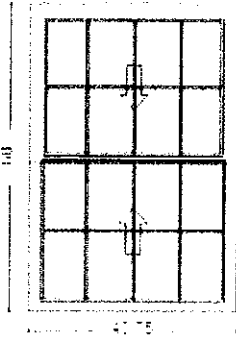
Comment / Room:

None Assigned



QUOTE #		RUSH		STATUS		PO#		
784467		No		None				
Line Item #	Qty	Width	x	Height	UI	Description	Price	Extended
2-1	2	40.75"	X	60"	101			

Sizes are NOA



3001-Mezzo Double Hung 40.75 x 60  
 Sash Split = Even  
 Operation / Venting = Double Hung  
 Frame Strength = Standard Composite Frame  
 Frame Color = White  
 CLIMATECH  
 Contour, Colonial, White, 3V1H  
 Header Expander, Brickmould = No Brickmould  
 Line Item Notes:

Comment / Room:

None Assigned

#### ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment.

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By \_\_\_\_\_ Authorized Representative

Total Unit Count	6
SUB-TOTAL:	
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX 1:	\$0.00
SALES TAX 2:	\$0.00
TOTAL:	



REPLACEMENT





201

go Art!

GENESEE-ORLEANS  
REGIONAL ARTS COUNCIL