

**HISTORIC PRESERVATION
COMMISSION**

Wednesday, June 22, 2016

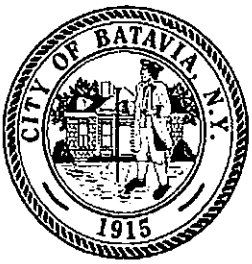
6:00 pm

Council Boardroom

City Hall, One Batavia City Centre, Batavia NY

AGENDA

- I. Call to Order**
- II. Approval of Previous Meeting Minutes – December 2015**
- III. Public Hearings:**
 - A. 302 East Main Street – New Roof and Stain-glass window repair**
- IV. Communications Sent and Received: none**
- V. Old Business:**
 - A. 40 Ellicott Street – Review Development (attached Ellicott Station Proposal)**
- VI. New Business:**
 - A. Election of Chair & Vice Chair**
 - B. Recruitment of HPC Members (attached press releases)**
- VII. Adjournment**



City of Batavia
Application to the Historic Preservation Commission

Date: 5/27/16

Historic Address: 300 Main St., Batavia, NY 14020

Owner: 1st Presbyterian Church 343-0505
Name Phone
300 Main St., Batavia 14020
Street Address City/Town Zip
585 343 0502
Phone Email

If not Owner: ☒ Contractor ☐ Agent for Owner

Applicant: JACKS CONTRACTING 703-8619
Name Phone

Detailed Description of Request: Strip & RE ROOF 18x7 roof 1 story up
on the Liberty St side of church

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: 5/27/16

DATE: 5/26/16

CONTACT PERSON

APPLICANT NAME & PHONE: 1st PRESBYTERIAN CHURCH DANDEPO 7166962885Project Location and Information 302 East Main Permit #: _____ Fee: _____Address of Project: 300 MAIN ST BATAVIAOwner & Address: 1st PRESBYTERIAN CHURCH 300 MAIN ST., BATAVIAPhone: 343-0505**Project Type/Describe Work**Estimated cost of work: \$1,300.00 Start date: ?

Describe project:

18'x7' ROOF RE-ROOFING**Contractor Information** – Insurance certificates (liability & workers comp) required being on file**GENERAL**Name/Address: JACK'S CONTRACTING 8971 W. KINSON RD BATAVIA 14026Phone: 703-8619**PLUMBING** (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 ONLYZoning District: C-1 Flood Zone: B Corner Lot: Yes Historic District/Landmark: Yes

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

National Grid Sign Off (Pools): N/A Lot Size: 156 x 495Existing Use: Church NYS Building Code Occupancy Class: _____Proposed Use: Same NYS Building Code Occupancy Class: _____

Jack's Contracting
8971 Wilkinson Road
Batavia, NY 14020
585-703-8619

PROPOSAL NO.

SHEET NO.

DATE 5-25-16

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <i>Frist Res. Church</i>	ADDRESS
ADDRESS <i>Main St.</i>	<i>SAGE</i>
<i>Bat.</i>	
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Small Roof west side

*Tear off
New plywood
ice shield
Drip Edge
Cap*

1300.

Haul away old Roof

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____

Dollars (\$ *1300.*) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted _____

Per _____

Note — this proposal may be withdrawn by us if not accepted within *10* days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

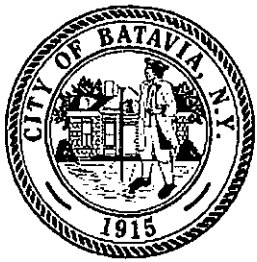
Date _____

Signature _____





2016/04/15 10:42



City of Batavia
Application to the Historic Preservation Commission

Date: 5/27/16

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Owner: 1st PRESBYTERIAN CHURCH 343-0505

Name 300 MAIN ST Phone BATAVIA
Street Address 14020 City/Town Zip
Phone 585 343 0505 Email

If not Owner: ☐ Contractor ☒ Agent for Owner - TRUSTEE

Applicant: DANIEL E. DEDO 716 696 2885
Name Phone

Detailed Description of Request: WE PLAN TO REPAIR WINDOWS 2, 3, 10, 11, 12, 13, 16, 22, 19, 20, 27, 28, 34, 36, 37, 21 & 44. As indicated on the attached Pike stained Glass estimate. This estimate indicates the location of the windows and the type of repair required.

Requirement Checklist: This windows are to be repaired to their original appearance and condition.

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
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☐ Method of Attachment

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Signature of Applicant: [Signature] Date: 5/27/16

11/1

PIKE

STAINED GLASS STUDIOS

INCORPORATED

February 20, 2015

Mr. Thomas Dickes
The First Presbyterian Church
300 East Main Street
Batavia, NY 14020

Dear Mr. Dickes,

Thank you for the opportunity to submit estimates for the maintenance and repair work on the stained glass windows in the church. **We propose to complete the following work from Priorities #1 & 2 in our 2014 condition report spreadsheet.** Priority #1 is work that we recommend within the next 5 years. Priority #2 is work that we recommend within the next 10 years.

Windows #2 (Narthex): Re-cement both sides of both doorlights within 5 years, as we did for the other two pairs of beveled glass doorlights in the Narthex. Seal the exterior perimeter of the window to the door frame with caulking compound: **\$ 550.00**

Window #3 (Narthex): Re-cement the interior of all sections within 5 years, except e1, because it has been re-leaded: **\$ 1,650.00**

Window #15 (Nave): Re-cement the interior of all sections, except e1, because it has been re-leaded, and e2, because it should be re-leaded within 10 years (Priority #2): **\$ 1,650.00**

Re-lead section e2 within 10 years: **\$ 1,400.00**

Window #20 (Nave): Re-lead sections c1 & c2 within 5 years (Priority #1) for: \$1,400.00 each, totaling: **\$ 2,800.00**

Window #25 a & b (Tower): Re-lead within 10 years (Priority #2): **\$14,000.00**

Windows #27 & 28 (Tower): These 2 windows are in poor condition, and the exterior protective glazing has failed, allowing water infiltration. To preserve the windows historically, we recommend re-leading. Because they are only accessible by lift from the exterior, we recommend that they be completed at the same time, for: **\$12,500.00**, including the lift rental and the installation of new exterior protective glazing.

- OR -

Alternatively, the windows could be crated and stored, and new exterior protective glazing installed, for: **\$ 4,500.00**

The following work can be grouped together in one day, to save on travel time and cost, for: \$ 950.00
This work can be completed *in situ*. We recommend completing this work within 5 years:



Valerie O'Hara, President & Designer • James J. O'Hara, Director 1948-1987 • William J. Pike, Founder

180 St. Paul Street
Batavia, NY 14020

Rochester, New York 14604-1186
Rochester, New York 14604-1186
Fax: (585) 546-7581
Mobile: (585) 233-7985
Mobile: (585) 233-7985

www.pikestainedglassstudios.com
Email: vohara@frontiernet.net

- **Windows #10 & 11** in the Narthex interior doors: Putty the 3 replacement pieces of glass that were not puttied when they were repaired by others
- **Windows #12 & 13:** Seal the exterior perimeter of the window to the door frame with caulking compound
- **Window #16 & 22:** Paint the interior perimeter glazing compound on Sections c2, d1 & d2
- **Window #19:** Remove dried glazing compound on the T-bars that separate the sections, replace with new glazing compound, and paint the glazing compound with flat black rust-inhibitive paint on the interior of the window
- **Window #34:** Sand, prime, and paint the ventilator frame with flat black, rust-inhibitive paint; and make it operate properly
- **Window #36:** Seal the top section of the stained glass to the frame with caulking compound where the daylight is showing

The following work is to be completed by others:

Windows #19 – 22 in the North Nave, #23 in the Choir Loft, and #37 in the Chapel Area

all have wood window sills that have failed. To repair them, we recommend David Young, woodworker and General Contractor, who has looked at them and will give his recommendations for their repair or replacement. He has removed and installed all of our stained glass windows for the past 15 years, and has recently replaced the sills and repaired the frames of two windows at Third Presbyterian Church. The bottom sections of the exterior protective glazing and the stained glass must be removed to complete the sill work. Because of the age of your windows, when they are removed from their frames, they should be re-leaded, except the two bottom sections in Window #21 and one bottom section in Window #22, which have been re-leaded within the past 20 years. We can assess them once they are out of their frames. When the lead ages, it becomes brittle and breaks. It is usually the most deteriorated on the perimeter of the section that are behind the wood framing, which is the most important area in holding the panel together. To re-lead them would cost approximately \$1,400.00 per section; *but* if the section remains intact and in good condition after removal from its' frame, the minimum work we recommend is to re-cement the section on both sides, for; \$400.00. Re-cementing uses the same procedure as #5, in our re-leading description below, except that we carefully remove all of the dried remaining cementing compound from between the glass and lead on both sides before installing the new cementing compound. In the re-leading process, the pieces of glass are separated from the lead strips in a water bath, to eliminate dust, and also make it easier to remove the original cementing compound.

Window #44: Replace one broken piece of plate glass on the exterior (by a plate glass company).

Re-leading includes:

1. **Removal:** Care will be taken not to damage the building fabric, trees, plants, or property of the building while staging. The panel will be carefully packed and brought back to our studio for repair.
2. **Documentation:** Patterns of the window will be made before separating the pieces of lead and glass. The following will be recorded on the rubbings: All lead lines; widths of the leads and designation as to flat or round, overall size of the panels, support bar and tie wire attachment points.
3. **Glass repair:** Replacement pieces for the broken glass will match in color, texture, opacity and hand-painted detail, as closely as possible from today's manufacturers.
4. **Dismantling and Reassembly:** The lead is separated from the glass, and reassembled piece by piece with new lead *comes* (strips) that match the existing in shape, size, depth, heart thickness and cross-section. All lead lines

DESCRIPTION

Savarino Companies pleased to provide the following proposal for the Ellicott Station redevelopment area. Our team is ready, willing and able to work with the City of Batavia, the Batavia Development Corporation, the Genesee County Economic Development Center and other stakeholders on to transform this property into a thriving mixed use community.

As the Designated Developer for this site, we provide expertise in in community development, historic preservation, adaptive reuse, brownfield cleanup, and creative project development that can deliver a transformative project for the City of Batavia.

Renewal Project

We recognize that this site presents a unique challenge for the City of Batavia. Presently it is composed of multiple parcels that suffer from environmental contamination, poor urban form, and underutilization. Despite these challenges, the site can be a unique opportunity for a capable developer and partner. The site's proximity to the Historic Batavia retail district, its accessibility, and location its at the terminus of the proposed public trail are assets to build on. Savarino Companies believes a multi-use development at this site will leverage those assets while spurring additional investment in the area.

What We Propose:

- Renovating the existing factory structure into both an entertainment destination and production facility focusing on a locally inspired brewery and outdoor beer garden tied to local history with complementary office/retail space.
- Two new four-story mixed use buildings. Designed in context with the neighborhood and promoting good walkable urban design. They will feature a mix of commercial office space and luxury market-rate apartments.
- Renovating the existing garage structure into a modern eclectic retail space.
- A new one-story retail building complementing the Ellicott-Jackson corner. This space will target a community service tenant such as a bank.
- Urban design to complement extension of the public trail connecting the entertainment destination that provides public parking for trail users.

Adaptive Reuse

Savarino Companies, as well as our selected design partners Flynn Battaglia Architects, have successful experience in adaptive reuse of urban assets. We will bring that experience to bear in redeveloping the historic brick factory into an entertainment focal point to our project. We envision a local-themed Brew Pub with a bar, restaurant, operating brewery and beer garden. The history of the neighborhood and

building and the unique architectural character of the structure will underpin a warm and welcoming urban retail space.

We also recognize Batavia's commitment to a proposed rails-to-trails project along the edge of this property. We support this pedestrian trails initiative and have indicated trail improvements including parking for trail users and a trail spur connecting our development to the pathway.

New Construction

The "new build" component would respect the context of the existing structures and follow best-practice urban design. These structures will provide modern space for general/medical office and luxury apartments. This will encourage activity around the clock. A mix of uses and services are critical to promoting the live/work/play environment unique to urban locations. We propose to create a sustainable walkable neighborhood that complements recent investment from the city center.

Brownfield Cleanup

One of the key elements of this property is status as a brownfield site. Savarino Companies has a track record of over \$60 million in brownfield cleanup. We are actively engaged in the Brownfield Cleanup Program ("BCP") with two current major developments in downtown Buffalo. We are familiar with the BCP and have utilized Brownfield Tax Credits as a component of redevelopment. We are planning on preparing an application for the entire site.

Community Engagement

We have successful experience in thinking outside the box, finding creative ways to activate challenging properties and partnering to promote community involvement and investment in our projects. We focus on community development that has a long-lasting impact and partner with communities where we can build relationships for future development.

PLANS

Please see the attached site plan, site overview, street view rendering and representative images.

ENVIRONMENTAL REMEDIATION

Savarino Companies has reviewed the environmental concerns at the project site. We have communicated with the Environmental Consultant and upon transfer of title will prepare to remediate the site to New York State DEC standards and per an approved remediation plan.

EXPERIENCE WITH SIMILAR PROJECTS

Savarino Companies is a full service real estate development, construction and property management company. We have successful experience on projects such as Ellicott Station. We encourage you to review the attached files for a selection of related project experience demonstrating:

Adaptive ReUse | Historic Rehabilitation | Creative Financing | Community Development | Mixed Use Development | Brownfield Development | Public-Private-Partnerships | Construction Management



Please see www.SavarinoCompanies.com for additional project experience.

Our selected design partner, Flynn Battaglia Architects is a design and planning firm providing creative and responsive solutions to human environments. Their experience includes both new and historic buildings, campus and community planning, building science, and interior design work. The firm emphasizes a highly interactive design approach, engaging owners and users and delivering enhanced value to clients based on this shared process of discovery. Please see the attached files for a selection of related project experience.

DEVELOPMENT TEAM

Savarino Companies has the skills and experience needed to propel this project from inception to completion and beyond. We are a full-service client focused company dedicated to finding creative solutions to challenging projects. Our team of professionals have demonstrated success in all aspects of project development.

Flynn Battaglia Architecture is our preferred design firm for this project. Savarino Companies and Flynn Battaglia have a successful working history and we are including them on our project team for their demonstrated experience in master planning for neighborhood development including the restoration of historic structures and mixed use development.

Please see the attached Development Team package for Firm Profiles and Team Member Resumes.

SCHEDULE

We have provided an anticipated development schedule.

FINANCIAL CAPACITY

Savarino Companies has the financial capacity to fully complete the redevelopment of the Ellicott Station project. Savarino Companies will purchase the property, complete all diligence and preconstruction services and secure financing for the proposed project.

Savarino Companies has a strong track record with local and national lending institutions. Please see the attached letter from Evans Bank, a local lender with whom we have done a significant amount of business and who we believe would be a valued partner for the Ellicott Station redevelopment.

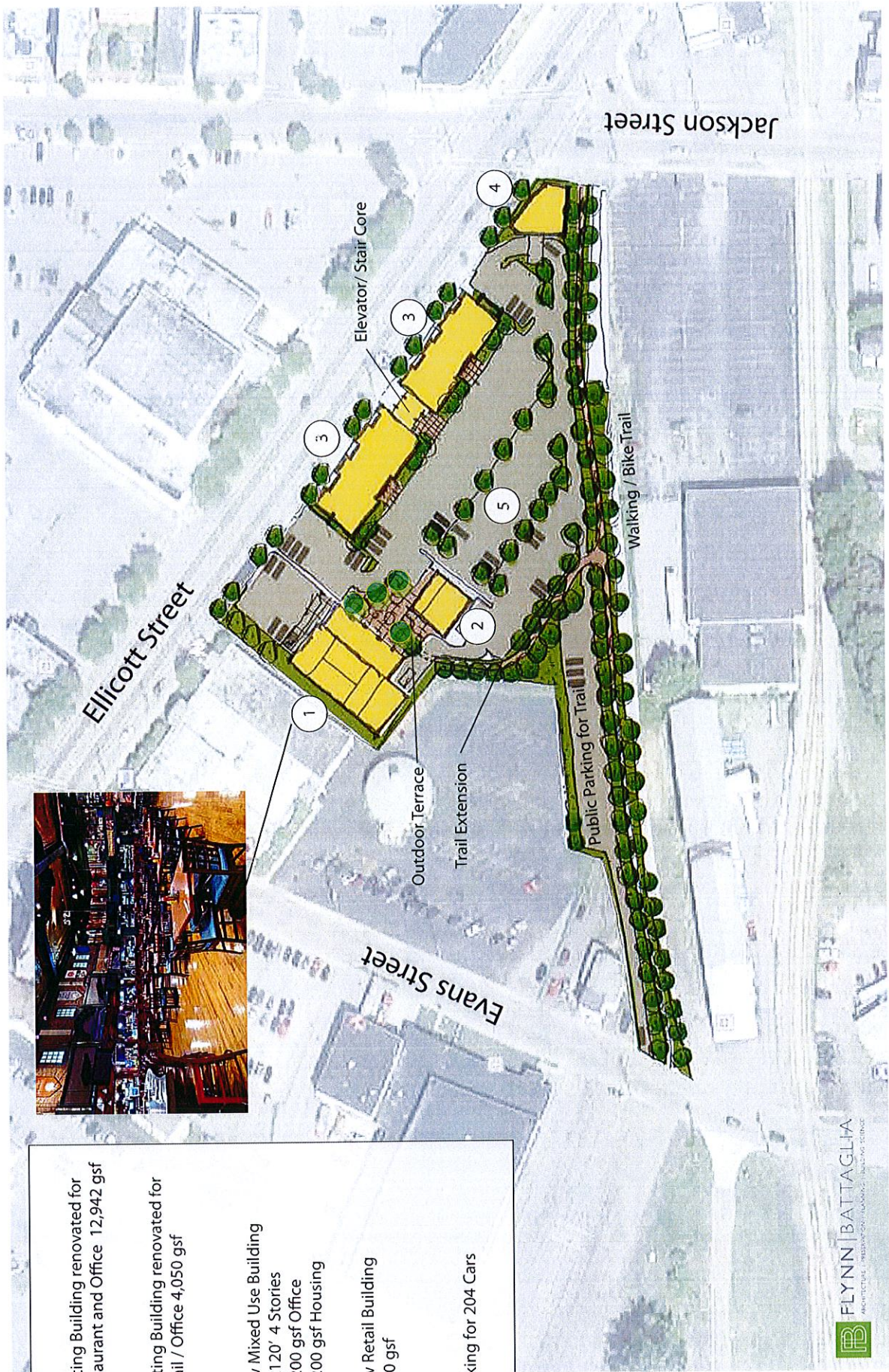
Personal and professional financial statements can be provided under separate cover upon request.

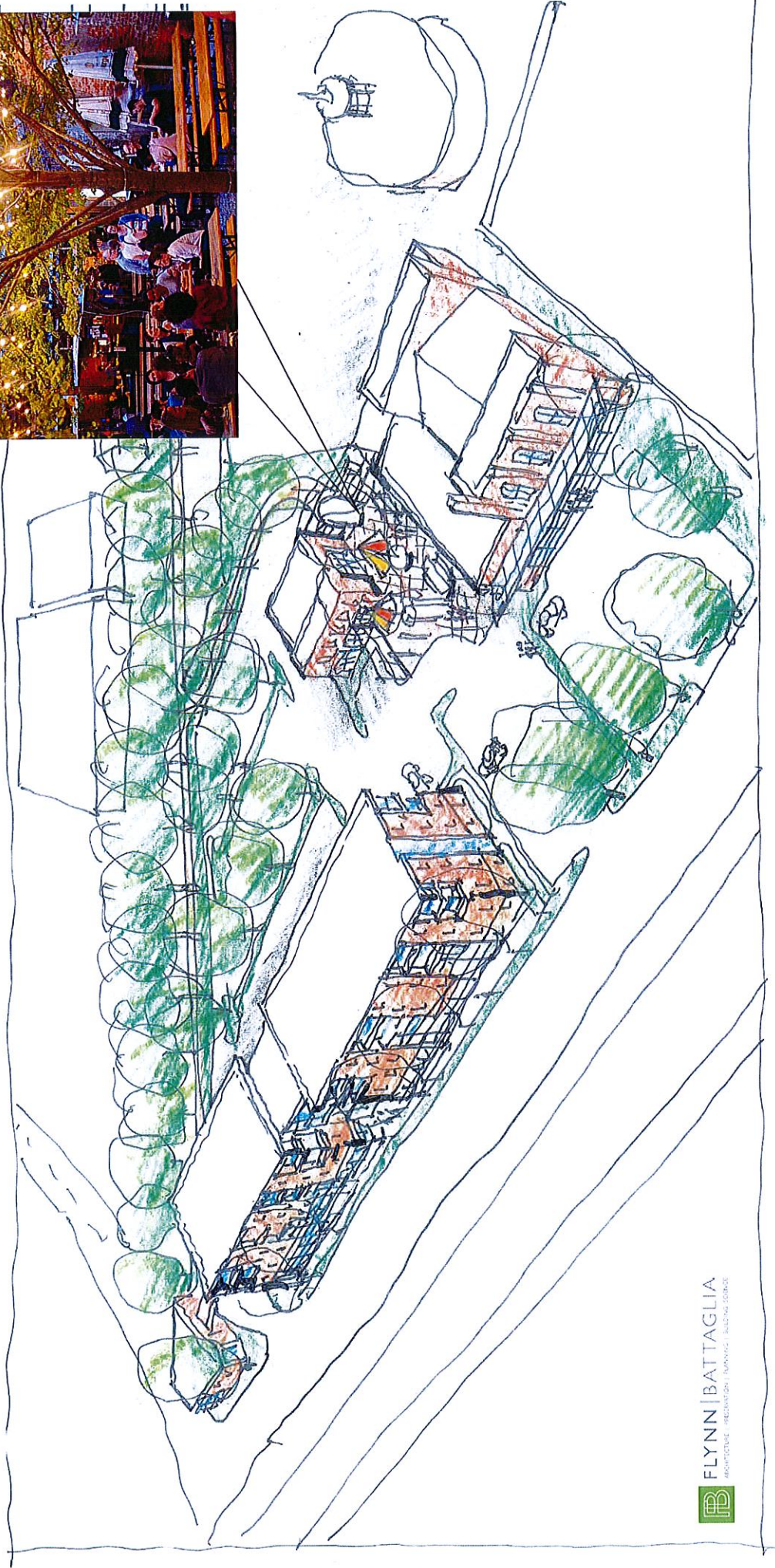
PURCHASE PROPOSAL

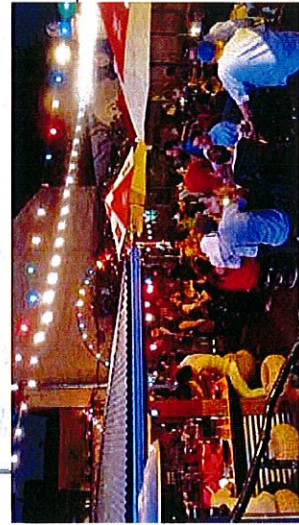
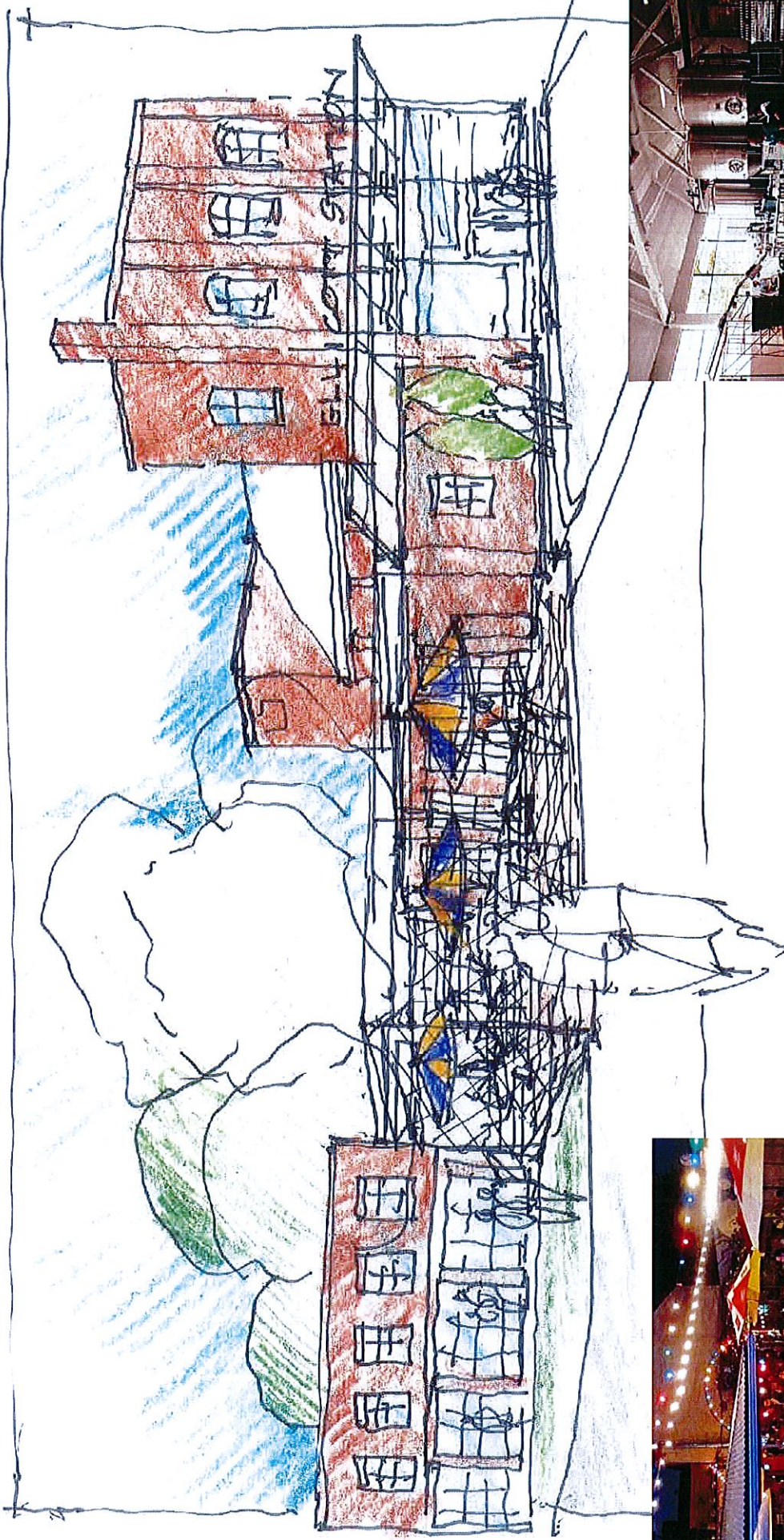
Developer seeks title to the referenced properties (40-52 Ellicott Street and 56-70 Ellicott Street) for \$50,000.



- 1 Existing Building renovated for Restaurant and Office 12,942 gsf
- 2 Existing Building renovated for Retail / Office 4,050 gsf
- 3 New Mixed Use Building 55'x120' 4 Stories 13,200 gsf Office 13,200 gsf Housing
- 4 New Retail Building 2000 gsf
- 5 Parking for 204 Cars



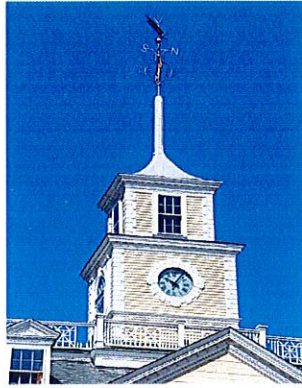




Ellicott Station Development



Street View



HISTORIC PRESERVATION NEEDS YOU!

The Historic Preservation Commission (HPC) is looking for a few good architects (we really need those!), historic district residents (and these!), historians, or volunteers who have significant interest in the commitment to historic preservation. If this sounds like you, and you are a City resident, submit your application today! The HPC works towards the protection, enhancement, and perpetuation of landmarks and historic districts in the City of Batavia. For about an hour a month you can help preserve our historic community. Volunteer today to see the difference you can make! Applications are available at the City Clerk's office or online at www.batavianewyork.com in the documents section. Apply today!

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April 28, 2016 - 11:39am

Volunteers needed to serve on city's Historic Preservation Commission

posted by Billie Owens in [batavia](#), [historic preservation commission](#), [volunteers](#), [news](#)




Press release:

The Historic Preservation Commission (HPC) is looking for a few good architects (we really need those!), historic district residents (and these!), historians, or volunteers who have significant interest in the commitment to historic preservation.

If this sounds like you, and you are a City resident, submit your application today.

The HPC works toward the protection, enhancement, and perpetuation of landmarks and historic districts in the City of Batavia. For about an hour a month you can help preserve our historic community.

Volunteer today to see the difference you can make! Applications are available at the City Clerk's office or online at www.batavianewyork.com in the documents section.

 Recommend (1)  Tweet  Pin it

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Contact: Howard Owens, publisher ([howard \(at\) the batavian dot com](mailto:howard@thebatavian.com)); (585) 250-4118



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December 29, 2015 - 4:36pm

Batavia Historic Preservation Commission seeking new members

posted by Howard B. Owens in Batavia Historic Preservation Commission, batavia.




Press release:

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Volunteer today to see the difference you can make! Applications are available at the City Clerk's office or online at www.batavianewyork.com in the documents section. Get your application in before the end of January.

 Recommend (4)  Tweet  Pin it