

The City of Auburn
Historic Resources Review Board
c/o Office of Planning and Economic Development
Memorial City Hall - 24 South Street
Auburn, New York 13021
(315) 255-4115 Fax 253-0282

Meeting Minutes

May 14, 2013

7:00pm

Present: Michael Deming, Paul McDonald, Ed Onori, Jim Hutchinson, Richard Stankus

Absent: David Thurston, Betty Lewis

Staff Present: Christina Selvek

Meeting opened by Chair, Michael Deming.

Motion to approve minutes of April 9, 2013 meeting, with date correction, made by Jim Hutchinson and seconded by Ed Onori. All members vote approval. Motion carried.

Certificates of Appropriateness

1. Mr. Michael Calarco- 9 Grover Street

Application for an addition to a residential structure for a new enclosed porch on the rear of the residence. Existing rear porch has been demolished. Construction will consist of a new 14' x 26' enclosed porch with wood clapboard exterior, architectural style asphalt shingles and vinyl windows.

Applicant Carrie Calarco, 9 Grover Street, is present to answer any questions regarding the application.

Christina Selvek introduces the Certificate of Appropriateness. Applicant is looking to construct a new enclosed porch on the rear of the residence where previous porch existed. The new addition would be in the same footprint as the previous structure. Materials that will be used will be the same as the materials used on the house including architectural style shingles and wood clapboard.

Staff recommendation is for wood windows rather than vinyl windows as wood windows are on the house.

Carrie Calarco- Not sure of the history of the porch but knows it did exist when the previous owners lived at the house. A tree fell on the porch and a claim was submitted to the insurance company for damage. The structure was demolished because it was a safety issue for the family and daycare business that is run out of the home.

Jim Hutchinson- Will the addition be visible from the road?

Christina Selvek- No it will not be visible from the road.

Carrie Calarco- We will have two to three steps and will be using the same material that was used for the front porch.

Ed Onori- Is in agreement with using wood windows.

Motion to accept the Certificate of Appropriateness for 9 Grover Street with staff recommendation of using wood windows rather than vinyl windows made by Jim Hutchinson. All members vote approval. Motion carried.

2. Mr. Kevin and Elizabeth Hoey- 6 Fitch Avenue

Application for general exterior repair to the existing front porch columns and brick stoop. Proposed project will entail the replacement of the existing 4 wood fluted columns with new fiberglass columns of similar proportions. The existing brick stoop will be removed and replaced with concrete pavers.

Applicant Kevin and Elizabeth Hoey are present to answer any questions regarding the application.

Christina Selvek- Presents Certificate of Appropriateness to board members.

Kevin Hoey explains that the four wood columns rest on a stoop (pictures included in board packets). The wood columns are deteriorating due to mold, mildew, snow build up and water damage. They would like to replace the wood columns with low maintenance Poly-Classic Tuscan Tapered Fluted Columns. The brick stoop has had water damage and is in poor shape and would like to put a concrete pad with an insert for pavers. The columns would be on the outside of the concrete pad.

Motion to accept the Certificate of Appropriateness as presented for 6 Fitch Ave made by Ed Onori, seconded by Richard Stankus. All members vote approval. Motion carried.

3. Westminster Manor (Cayuga-Syracuse Home of the Elderly)

Application for general exterior repair to several concrete ramps and entranceways. Installation of new 12' x 14' concrete pad at rear of facilities. Install new 2' x 45' concrete sidewalk from administration bldg. to driveway.

Christina Selvek introduces the Certificate of Appropriateness. Westminster Manor was cited by health department for at least one walkway. There are eight projects and pictures are included in board packets except for project #7.

The building is a noncontributing structure and the only improvements to the structure will be the concrete blocks shown in project #8.

In #5 there is a raised garden bed for the residents. Westminster Manor wants to expand the concrete pad so residents can get to the garden bed.

Because of the violations by the Health Department the project needs to come before the board.

Motion to accept the Certificate of Appropriateness for Westminster Manor made by Paul McDonald, seconded by Richard Stankus. Jim Hutchinson abstained. Four members vote approval. Motion carried.

Christina Selvek presented the following staff issued projects:

a. Mr. Gerry Sholte- 15 Grover Street (staff issued)

Application for general exterior repairs to clapboard siding, wood window sill and deteriorated soffit trim. All repairs are minor replacement of sections of trim and are of in-kind materials to match existing features.

b. Mr. and Mrs. Willis Davis- 137 South Street (staff issued)

Application for general exterior repair and roofing due to roof leaking and deterioration of the underlayment. Project will entail the removal of existing two (2) layers of asphalt shingles and installation of new 50 year architectural asphalt shingles. All trim and soffit features to remain and repaired in-kind as needed.

Other Matters

Christina Selvek- Presentation to City Council for preservation awards will be next week, May 23, 2013. Pictures are being collected for the presentation.

Christina Selvek did contact the Lesch-Vonrandall's, Brister Mills apartments and Logan Loft apartments but was unable to contact Justin Viggiano. Richard Stankus did contact Justin Viggiano and will speak with him about the presentation.

Christina Selvek- Lesch-Vonrandall's are looking to converting property into Bed and Breakfast. They are interested in beginning with one or two bedrooms at first.

Richard Stankus- Attended the most recent Planning Board meeting where revisions to the zoning code were discussed. Changes regarding Bed and Breakfast include a limit to three bedrooms in residential districts.

Richard also noted that in the code, zoning use changes, or any use changes, must be presented to the Historic Resources Review Board for recommendation and then to Planning Board.

Christina Selvek- The Planning Department is no longer involved with Zoning Board of Appeals. Applications are available and submitted to the Codes office and reviewed with Corporation Counsel. Christina will put together a staff memo regarding use variance applications for properties in the Historic District being reviewed by the Historic Resources Review Board.

Michael Deming- Noticed a new sign at 33 Williams Street and noted that property owner did not get approval from Historic Resources Review Board.

Christina Selvek- Received a compliant letter about the carriage house behind Brew Funeral Home. According to the letter there are problems with animals and teenagers are in and out of the building. The letter will be forwarded to Codes and they may issue a violation.

13 Elizabeth Street has also received complaints, mainly a neighborhood issue.

Jim Hutchinson – 7 Elizabeth Street carriage house is a safety issue.

Christina Selvek will make the Codes Department aware of 13 and 7 Elizabeth Street.

Historic Preservation Month Recognitions- May 23, 2013 City Council Chambers 6pm-

131 South Street- Justin Viggiano
107 South Street- Aaron Lesch Randall
Logan Loft apartments
Brister Mills Apartments

Motion to adjourn made by Jim Hutchinson and seconded by Paul McDonald. Meeting adjourned at 8:00pm.

Next meeting scheduled for June 11, 2013 at 7:00 P.M. at Memorial City Hall- Council Caucus room.