

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
June 10, 2014 7:00pm

Present: Ed Onori, Paul McDonald, Richard Stankus, Jim Hutchinson, Betty Lewis

Absent: Michael Deming

Staff Present: Christina Selvek

Meeting opened by Acting Chair, Jim Hutchinson.

Motion to approve the minutes of May 13, 2014 meeting made by Paul McDonald, seconded by Richard Stankus. All members vote approval. Motion carried.

Christina Selvek: Brings the board's attention to a new agenda item of a public to be heard section of the meeting as is done with other city boards. This will allow the public to speak at the beginning of the meeting after which the board can take their comments into consideration. The chair can recognize anyone else wishing to speak. I am looking for suggestions and feedback from the board at this point.

Richard Stankus: Brings up the fact that an application may bring something up in the presentation that a citizen may wish to speak on. With other boards there is usually a time after each presentation for the public to be heard.

Jim Hutchinson: Agreed. We need the input from people on each separate item as brought up. Also, a public to be heard at the beginning could bring up something pertinent that's not on the agenda.

Christina Selvek: Will bring back for further discussion and when Mike Deming can be present.

Certificates of Appropriateness

46 North St. - Auburn Police Department Headquarters: Application proposes to replace four picture windows in the command center. Historic photos of the former garage have been provided.

Christina Selvek: The command center windows were previously garage bay doors and are in disrepair, leak and are not weather resistant. They need to be replaced. Staff has made the suggestions in matching the historic look of the building.

Jim Hutchinson: Proposes casement windows with divided panes to mimic the look more closely.

General agreement by the board.

Christina Selvek: There is a provided sample. Suggests 8 divided light casement aluminum clad with reinforced glass if available.

Jim Hutchinson: Questions any safety issues.

Christina Selvek: Whatever the board will approved. They may possibly be tinted.

Motion for approval made by Paul McDonald, seconded by Richard Stankus. Motion carried.

3 Fitch Avenue- Auburn United Methodist Church: Application proposes to remove the existing deteriorated 169 ft. long chain link fence along the southern edge of the property on Fitch Avenue. The fence will not be replaced.

Christina Selvek: The pictures show the deterioration of the fence. State approval is not needed in this case. They have no interest in replacing the fence although a fence would suggest privacy of the library property.

Jim Hutchinson: That is an issue for them to address.

Richard Stankus: Questions if it should even be before the board as there is nothing historic about a chain link fence.

Motion to approve made by Richard Stankus, seconded by Betty Lewis. Motion carried.

25 Grover Street- Mr. and Mrs. Kevin Senter: Application proposes to replace the existing asphalt shingle roof with new 30 yr. architectural asphalt shingles, repair as needed the roofing deck and replace deteriorated flashing to protect cedar siding. Existing aluminum gutters have become detached and require replacement in-kind.

Jim Hutchinson: State the application is self-explanatory.

Kevin Senter: There is damage from ice over the winter that needs to be repaired.

Motion to approve made by Richard Stankus, seconded by Ed Onori. Motion carried.

84 South Street- Mr. Michael O’Gorman: Application proposes to remove the existing front entry canopy structure and existing front porch entry and construct a new enclosed full-length front porch consisting of stone veneer, pre-fab PVC columns and casement windows. A port cochere will be constructed over the driveway entry and a new 22 ft. x 33’ addition will be constructed at the rear of the building.

Ryan Coon, contractor for the project: We have contacted the Cayuga County historian for any data available. Cornell has sent comments. We would like to increase client comfort. We would remove the awning and replace with a porch and add a port cochere to the side. The stairway would be redirected and an addition erected at the rear. *Describes changes proposed.*

Jim Hutchinson: Asks for any discussion or questions.

Christina Selvek: Circulates and describes historic photos. The columns proposed match those on the house but not the decorations on the front face of the house. From a historic point it would be nice to bring back. A second look or consideration of the column materials recommended. These types of historic columns are still being made.

Paul McDonald: On the porch, one thing throws the eye off. *Describes area*

Ryan Coon: That is currently a handicapped ramp. The landing is by the door to conform to ADA standards. The current ramp will be re-used. The bottom at the inside must be a five foot flat landing area.

Richard Stankus: Assumes it is zoned commercial.

Jim Hutchinson: It is a pre-existing, non-conforming use.

(Secretary's note: The property is zoned R2.)

Richard Stankus: If this is a commercial use there are options to be had, if the business is comingling with residences. Accept as it is existing but also certain things must conform. It is a good proposal with the building as is. I don't know that we have to go back in time to when it was built and conformed as a single-family when it is no longer used that way. Reasonable change that is acceptable is as well done as it was 100 years ago. There should be more leeway as a commercial venture than in a residential use.

Jim Hutchinson: Questions any chimneys.

Mike O'Gorman: There are two on each side. They're just not visible in the photos.

Jim Hutchinson: It is a substantial addition to the front and gives it a definite commercial look. Questions if the windows at the five foot landing will be eliminated.

Ryan Coon:

Jim Hutchinson: Questions if it couldn't be on the other side.

Ryan Coon: No, it is in the confines of the structure.

Jim Hutchinson: Use landscape to soften the look.

Mike O'Gorman: Evergreens will be removed to do the work.

Jim Hutchinson: Questions the board if they want to see a landscape plan prior to work being done.

Board is unanimous in the affirmative.

Richard Stankus: States that the information had only been received the week before and a project of this significance requires more time to review. Recommends tabling until the following meeting.

Jim Hutchinson: This will give the developer time to include the landscaping and give a more complete plan of how the project will look finished. Looks good overall so far.

Mike O'Gorman: Suggest two phases.

Jim Hutchinson: All parts are the same.

Mike O'Gorman: Had a similar plan approved in the past.

Richard Stankus: States too much time has elapsed, that approval is void and it is now like it was never received.

Christine Hutchinson: States the white vinyl on the rear additions does not match the wood clapboard.

Ryan Coon: On the rear there are 4 foot cedar shake panels with a 12 inch reveal that we don't have the ability to match. It is not in the scope of the project to remove.

Jim Hutchinson: Recommends triple 3 restoration siding.

Richard Stankus: Motion to table and to have landscaping plan supplied, seconded by Ed Onori. Motion carried.

33 South Street- Seward House Museum: Application proposes to remove an 11 ft. section of existing metal chainlink fence along the northern edge of the property adjacent to the City of Auburn municipal parking lot. A new 11 ft. wide metal gate will be installed to improve visitor access from the parking lot to the museum as well as site improvements. Previously tabled. Motion to bring to the floor for discussion made by Paul McDonald, seconded by Richard Stankus. Motion carried.

John Carnes: Explains the project.

Paul McDonald: Questions if the gate will be similar to the one at the rear.

John Carnes: It will mimic features of the front gate but it is not intended to copy completely.

Paul McDonald: Questions if the gate is for drive through traffic.

John Carnes: Yes. Site access is diminished for large vehicles. This will also be for emergency access.

Paul McDonald: States the driveway is difficult to walk on and asks if it will be paved.

John Carnes: No. Paving is not historically significant but it has been up for discussion. It would have to be to facilitate larger vehicles. Drainage is also to be addressed.

Jim Hutchinson: Questions fencing between the site and the parking lot.

John Carnes: Plans are in discussion. Right now at least the gate will be flanked with appropriate fencing. It is the first step in improving that side.

Christina Selvek: Would the color match the front?

John Carnes: Yes, the same as in front. There is no plan for the remainder of the fence at this time.

Paul McDonald: States that a six foot fence surrounding the property had been erected during the Civil War to protect the family.

Christina Selvek: Questions if a cultural report or inventory to reflect property transformation over time had been done.

John Carnes: Nothing comprehensive. Would like to have though. It begs the questions of what is actually the period of significance. The property has undergone many transitions.

Richard Stankus makes a motion to approve the application. Seconded by Ed Onori. Motion carried.

28 Grover Street- Mrs. Stephanie Hutchison: Application proposes to remove existing 50 year or older evergreen tree along the western edge of the property. Staff Approved.

Christina Selvek: Because of the age of the tree an application was required. The tree was damage by lightning.

Motion to accept made by Richard Stankus, seconded by Paul McDonald. Motion carried.

64 South Street- Beardsley Design Associates: Application proposes to rehabilitate the existing exterior wood sign with a new logo and format. The Sign posts are deteriorated and will be replaced in-kind to accommodate a new landscape format company logo. Overall dimensions of the sign will not change. Staff Approved.

Christina Selvek: This is not a new sign. They are updating the existing sign and re-orienting it to a landscape position. Posts will be replaced in kind.

Motion to accept by Paul McDonald, seconded by Richard Stankus. Ed Onori abstains as he works for BDA. Motion carried.

Other Matters:

a. Board Vacancy

Christina Selvek: We have received an additional application by Linda Frank from the County Historian's office. This has been forwarded to the Mayor.

Cayuga County Arts Council has asked for a letter of support for funding of the façade and asbestos remediation. Motion to supply letter made by Richard Stankus, seconded by Paul McDonald. Ed Onori abstains as his company is involved in the project. Motion carried.

Paul McDonald: Questions the size of the real estate signs at 72 South St.

Jim Hutchinson: It has been there for two years. There are two signs there which seems like overkill. Leave the smaller sign only.

Christina Selvek: Will research what is allow but we can also send a letter asking for a more aesthetic view.

Paul McDonald: States the grass at 88 South St. needs to be cut. (Secretary's note: This has been forward to the Codes office for enforcement.)

Richard Stankus: 126 South St. has been working on the front porch for years. Questions any permits and HRRB approval.

Also, 70 South St. has been doing extensive landscaping that should have approval also.

Christina Selvek: We will look into these items also.

Next meeting scheduled for **Tuesday, July 8, 2014** at 7:00 pm at Memorial City Hall- Council Caucus room.

Motion to adjourn by Richard Stankus, seconded by Paul McDonald.

Meeting adjourned.

Recorded by Alicia McKeen