

**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**

July 14, 2015 7:00pm

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

Staff Present: Christina Selvek

Meeting opened by Chair Michael Deming.

Motion to approve meeting minutes of May 12, 2015 made by Jim Hutchinson, seconded by Paul McDonald. All in favor. None opposed. Motion carried.

Chair opens Public to be Heard. There being none, chair closes Public to be Heard.

**Certificates of Appropriateness**

Christina Selvek introduces the Certificate of Appropriateness (C of A) application.

**41 Grover St. Timothy and Erika Rudl**

Application proposes to demolish the existing deteriorated front porch roof and to replace in-kind the existing main house asphalt roof and western rubber roof. The front porch roof is severely deteriorated and beyond repair therefore removal of the porch roof is requested. The existing three-tab asphalt roof on the main part of the residence has exceeded its useful life and will be replaced in-kind with new asphalt architectural shingles. The western flat roof is also beyond its useful life and requires removal and replacement with in-kind rubber membrane.

Christina Selvek: States applicants are here if there are any questions of them.

Mike Deming: Invites applicants to speak.

Tim Rudl: States that interior repairs are underway and water damage has happened from the poor condition of the roof. The larger of the flat roofs is in need of immediate repair.

Christina Selvek: A material list has been provided and the pictures included in the packet shows the deterioration of the front porch roof overhang, which is not historic to the property.

Jim Hutchinson: Questions if there will be a porch roof

Tim Rudl: No, there will not be a porch roof. We would like to restore the porch to be original and also match the home across the street. The porch roof was an add on.

Jim Hutchinson: Were the columns on the front of the house added at the same time as the porch roof or are they original?

Erika Rudl: Our home is very similar to the one across the street, the pillars are original. The front door and pillars will remain.

Paul McDonald: There are two different time periods here. The Columns look to be original.

Jim Hutchinson: Questions if the flat roof on the back will be taken down to the original level, as discussed at the last meeting.

Tim Rudl: We already received approval for this but we are going to keep that pitch and raise the windows up and have 8" or 10" flashing. We will put gutters on the side to drain the water away from the house.

Ed Onori: Is there installation under the EPDM roof.

Tim Rudl: It is mostly solid plywood and structurally it is sound.

Ed Onori: So the EPDM sits right on plywood.

Tim Rudl: Yes. There are a few soft places in the plywood that we will need to cut and replace but it is mostly solid. Structurally it is reinforced. It was recently done, probably 10-15 years ago. Also, the middle of the roof does not have any ice and water. It is just upside down shingles. There has not been heat in the house for the past 5 years and the roofer said there will be issues once heat is turned on in the home. We would like to redo that roof to match the front roof as well. There are issues with the flashing as well.

Linda Frank: Will you be keeping the railings?

Tim Rudhl: Yes, we will be keeping the railings.

Richard Stankus: This home has the placard on it for the fire department which means that it is vacant and could otherwise be unused or demolished. I think what you are doing is great and is saving the property.

Tim Rudl: I would also like to get your (The Board) feedback on something that I will be applying for next month's meeting. The back section of the house is in huge disrepair and the foundation is sinking. It was an addition to the house and is not appealing at all; there are some vinyl windows on this section. We are proposing to take that back addition off. It is an addition to the house that is not heated and the foundation is a plank foundation. The contractor quoted us \$40,000 just for the foundation alone. It was also recommended by a contractor to remove that addition of the house. We will be taking pictures and sending documentation with the application as well.

Jim Hutchinson: This is the addition in the far back of the house.

Tim Rudl: Yes. A couple of people had mentioned that it was an old carriage barn that was added to the house.

Jim Hutchinson: That was the recommendation I received from a contractor a couple of years ago on that property as well.

Tim Rudl: We will get the application together for next month's meeting.

Linda Frank: Questioned the placard.

Tim Rudl: The placard identifies the home as being vacant and that the utilities are off. If there is an X that means it is a dangerous structure and the fire department will not enter the building.

Motion to accept the proposal as is made by Richard Stankus, seconded by Linda Frank. No additions or corrections. All members vote approval. Motion carried.

### **33 South Street- Seward House**

The application is proposing to address a deteriorating wooden deck under the port cochere on the north side of the Seward House museum. The 1891 fasteners have oxidized and the original wood is soft and pest infested. The applicant proposes to reuse materials where possible and replace the support joists with concrete supports and pressure treated framework. Finished deck will be replaced in-kind.

Christina Selvek introduces the application.

Andrew Roblee: Distributed the oxidized fasteners from the porch to Board members. Basically we have an unsafe porch. The porch on the North side was built in 1891 and replaced several different versions. We noticed it was sinking and dropped away from the main building. When we investigated the structural supports beneath were rotting away. They had completely sunk into the soil to the point that they were not even touching the structure. We are proposing complete renovation of the underneath structure and exterior pieces as well. Builders Choice in Auburn stocks the specific type of wood that would be used for the project. Also, the teardrop ornaments on either side of the entrance have been chewed away by rodents and we would like to restore the teardrops. There are a few key pieces we would save, a steel band around the main step, the main step itself and if we have the chance we will save as much of the original materials. Right now it is not safe for staff to enter this entrance.

Richard Stankus asks what type of wood.

Bill Colville: Douglas Fir. Builders Choice keeps it in stock just for homes on South Street.

Paul McDonald recommends a mesh screen around the teardrop so squirrels do not chew them.

Andrew Roblee: Yes, we will be using a mesh shield to prevent critters.

Christina Selvek: The Seward House is a Historic Landmark and asks if a coordinated review has happened with the State?

Andrew Roblee: It is a private site and state nor federal monies are not being used for the project. This C of A from this Board would show the State that we are adhering to the Secretary of the State Interior standards.

Paul McDonald: It is a federal top tier site, similar to the White House.

Andrew Roblee: It is not a publicly owned site, it is a private site. We do not necessarily have to go through SHPO.

Christina Selvek: Are there any covenants on the property? Our technical review person at the State has retired and the position has not been filled so my resources are limited. Has State or Federal funds been used in the past? I just want to make sure that there is compliance.

Andrew Roblee: I will triple check.

Michael Deming: Are you working with an architect?

Andrew Roblee: Yes, we have an architect, Ted, who has been advising us on the project pro bono. He has been involved before the project started.

Motion to accept the proposal as is made by Jim Hutchinson, seconded by Richard Stankus. No additions or corrections. All members vote approval. Motion carried.

### **39 Grover Street- Mr. Stephen and Mrs. Christina Selvek**

The application proposes to replace two existing deteriorated vinyl windows with two new aluminum clad wood replacement windows. This window replacement project was previously approved by HRRB in 2011.

Christina Selvek introduces the project. The deteriorating vinyl windows will be replaced with wood clad windows. Our house is circa 1911 and I have not been able to find any historic images of the windows. All the windows have been replaced with vinyl, which have sagged over time.

Linda Frank offers to look for pictures of the house at the historian's office.

Motion to accept the proposal as is made by Jim Hutchinson, seconded by Richard Stankus. No additions or corrections. All members vote approval. Motion carried

### **Other Matters:**

#### **Staff Issued Certificates of Appropriateness during the month of June 2015:**

**76 South Street-** Mr. Jim Hutchinson: Application to make emergency repairs to the south side (driveway side) porch roof due to water damage.

**64 South Street-** Beardsley Engineers: Application to repair in-kind existing south side window and scraping and painting.

Jim Hutchinson: Just for further explanation (on 76 South Street) we had a porch with a flat roof on it and a shed roof was put on, this was before I owned the home, but overtime the rot and rust caused the ceiling to come down. Upon further investigation the entire flat roof unit was falling down.

#### **Staff report on properties and projects within the District:**

- 70 South Street, Codes has issued a stop work order to address excessive front yard decorations.
- 134 South Street, The City has received complaints on material debris and furniture in the driveway. Will double check on the address to make sure it is correct.

Jim Hutchinson: It appears to be a hoarding issue.

Christina Selvek is working with the Codes department to address the issue.

Michael Deming: Someone spoke at City Council regarding the barn on Elizabeth Street (7 or 9 Elizabeth).

Christina Selvek will check to see if there has been a repair or demolition order. At this point it is a health and safety risk. If they do not intend to repair the structure, this board will need to review the demolition plans for an assessment of existing materials. I will check with the codes department to see the status of the carriage house.

Jim Hutchinson: Many years ago it was fixed up with a game room.

Christina Selvek and the codes department visited with the Donavan's regarding their dilapidated car garage at 18 Elizabeth Street. It was built around the 1930's. The ice from this winter caved the roof in. It is not salvageable and I anticipate a demolition application from the property owners in the next couple of months.

Michael Deming questions the property on the corner of Hamilton and South Street.

Linda Frank: Stated that the property was transferred to what appears to be a holding company.

- South Street Repaving Project & Ribbon Cutting

The Mayor has invited the Board to the South Street Repaving Ribbon cutting ceremony on the first Friday of August which is August 7<sup>th</sup>. There will be a reception at Seward Park.

Richard Stankus: Questions the abundance of signs on South Street. There are more signs than there have ever been along South Street in particularly if you are coming from the South there are crosswalk ahead signs before the crosswalk sign. These are huge bright signs that have never been there before. On my way to the meeting tonight coming up on the East side of South Street heading North I counted at least four of them on intersections. I do not know how many signs you need to announce a crosswalk. No one stops at the crosswalks on South Street and that is not going to change, no matter how many signs are put up. There are also several shares the road signs on the wrong side (North to South). There are tractor trailers on South Street that have no road to share. The speed limits are exceeded; tractor trailer traffic and now bikers are encouraged with these signs to bike on South Street. Something tragic is going to happen. There are areas on the South to North range that you can weave in and out of traffic. It is a liability to urge people to ride their bike on South Street.

Christina Selvek: My understanding on the design for the road on South Street included share rows. They are not done painting the street and there are supposed to be bicycle friendly paint strips on the pavement to indicate to motorists that by requirement of law you have to share the road with cyclists. This is part of the governors complete streets legislation to provide additional multimodal transportation in NYS DOT projects.

Richard Stankus: Even in the Historic District?

Christina Selvek: Yes. We do not have control in the highway since it is a NYS DOT project. They are the main source of transportation funding and once it is accepted we are bound to their design standards including ADA requirements, signage and the complete streets legislation.

Richard Stankus asks if the local community can have input on local traffic patterns and uses. There must be some source or person that can hear our concerns.

Michael Deming: Mentions the property located across the street from City hall and explains that it is an eyesore. When people visit City Hall, they see weeds and junk across the street. In addition, I would like to request the Board be involved in the city fire and police building that will be replaced. That property is historic and we should be involved in what is going to happen with it. The discussion should be happening now.

Christina Selvek: RFP's has been released and proposals are looking at reuse of the existing building and are due at the end of August. I will report back to the Board in August. It is noted in the RFP that the building is an eligible structure.

Michael Deming: If outside people are going to be looking at the reuse of the building, this Board should be involved.

Motion to adjourn made by Richard Stankus, seconded by Paul McDonald. Meeting adjourned.