

**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**  
April 12, 2016 7:00pm

Present: Michael Deming, Ed Onori, Paul McDonald, Jim Hutchinson, Andrew Roblee

Excused: Richard Stankus, Linda Frank

Staff Present: Christina Selvek

Meeting opened by Chair Michael Deming.

Motion to approve the meeting minutes of March 8, 2016 made by Andrew Roblee, seconded by Paul McDonald. All in favor. None opposed. Motion carried.

Chair opens the Public Hearing for the proposed Local Historic Landmark designation for 67 South Street. No members of the public speak. Public Hearing remains open throughout the meeting.

### **Certificates of Appropriateness**

#### **99 South Street- Auburn United Methodist Church**

Application proposes to replace the existing flat roof over the Narthex section of the Church building. The approximately 1,700 sq. ft. flat roof system consisting of stone and flashings will be removed to the concrete decking. A new tapered slope polyiso insulation system will be installed as well as a new .060 EPDM membrane and galvanized rake edges.

Applicant is not present. Christina Selvek introduces the application. Property owner is proposing to remove the existing roof system, the stone, and the flashing. They would like to bring it down to the concrete decking. First they would install tapered installation and then an EPDM fully adhered roofing system. It is an in kind application at this time.

Motion to accept the application as presented made by Jim Hutchinson, seconded by Andrew Roblee. All members in favor. Motion carried.

#### **b. 72 South Street- Mr. Thomas Donahue**

Application proposes to replace in-kind the entire existing asphalt shingle roof on the building. The existing CertainTeed CustomLok asphalt shingles are severely deteriorated and beyond repair. The applicant is requesting to remove the existing asphalt shingle roof and replace in-kind with new CertainTeed Landmark asphalt shingles.

Property owner is not present. Christina Selvek introduces the application. This is a commercial structure. The property owner is proposing a complete tear off of current material. Replacing in-kind with CertainTeed Landmark asphalt shingles and are looking at the Landmark with the Streak Fighter, color to match current color.

Ed Onori asks what the color choice is for the shingles. Christina replies that it will be a slightly darker gray.

Jim Hutchinson mentions that the color choices should be specified and suggests Colonial Slate or Georgetown Gray. Jim also mentions that the shed roof on the side (Elizabeth Street side) is a

paper roof and requests to match that roof with a similar paper. Also aluminum valleys should be kept. Christina will clarify with the applicant.

Board members review the color choices and the existing roof and agree on the Colonial Slate or Georgetown Gray colors. Christina clarifies that it is the 235 pounds per square specification with lifetime limited warranty.

Motion to approve the application is made by Andrew Roblee, second made by Ed Onori.

Request by Board to amend the application to include the recommendation of shingle colors Colonial Slate or Georgetown Gray shingle colors are to be used, keep aluminum valleys and specify the roofs that will be replaced on the first floor. If it is the roof with a paper roof, it is to be replaced in-kind.

Motion to accept the amendments made by Jim Hutchinson, seconded by Ed Onori. All members in favor. Motion carried.

**c. 16 Elizabeth Street- Mr. and Mrs. Thomas Donahue**

Application proposes to replace in-kind the existing asphalt shingle roof and repair deteriorated brick chimney on southern facade of residence. The existing three-tab asphalt shingle roof on the residence has outlived its useful life and requires replacement. Applicant proposes to tear-off existing three-tab asphalt shingles and replace with new CertainTeed Landmark architectural asphalt shingles. In addition, the brick chimney on the southern facade has cracked and missing masonry bricks and requires repointing.

Christina Selvek presents the application. The homeowner is proposing to do a complete tear off of the existing roof and replace with the Landmark CertainTeed product as well as repair in-kind the chimney on top of the house. The chimney has severely deteriorated. Recommendation from staff is to replace the bricks in -kind and the mortar mix should match what mortar mix is there now.

Jim Hutchinson asks if the shingles will match the front roof shingles. Christina replies yes and will match with a charcoal gray.

Motion to accept the application as presented made by Paul McDonald, seconded by Ed Onori. All members in favor. Motion carried.

**d. 18-20 Grover Street- Ms. Sally Price**

Application proposes to rebuild 2 masonry chimneys, demolish 2 masonry chimneys and repaint the exterior of the residence. The residence has 4 masonry chimneys, 2 extant on the east and west facades and 2 masonry chimneys on the southern addition. The 2 chimneys requiring rebuild are severely deteriorated with cracked/ missing bricks and requiring replacement of chimney caps.

Christina Selvek introduces the application. The applicant is present. Currently there are four chimneys associated with the property. Two are on the Grover Street and are the property owner is proposing to replace in kind. The other two are on the addition located toward Tuxill, which the property owner is requesting to remove. There will also be in-kind exterior painting done this summer (color scheme provided in packet).

Andrew Roblee asks if the owner knows when the two newer chimneys were added and if there is any historical record of them.

Sally Price, 18-20 Grover Street- The chimneys were added sometime after 1910. They are not historically accurate to the age of the home. They were put on to vent the furnace on the water heater. They are no longer used and are a hazard.

Andrew Roblee mentions that 1910 was 106 years ago and can develop a significance of their own.

Board members agree that they are a hazard and a health and human safety issue.

Jim Hutchinson asks if the chimneys will be removed just below the roof line and asks if the roof will be repaired.

Sally Price answers yes.

Jim mentions that if someone wanted to rebuild them in the future, everything will still be there.

Christina Selvek mentions that the chimneys are deteriorating and the brick is crumbling. They are additions for modern day heating system and were added after period of significance for the property. The two chimneys in the front are being preserved.

Motion to accept the application as presented made by Jim Hutchinson, seconded by Andrew Roblee. All members in favor. Motion carried.

### **e. 33 South Street- Seward House Museum**

Applicant is proposing to replace the existing downspout and repair in-kind the masonry wall adjacent to the downspout in the south courtyard. The existing aluminum downspout will be removed and replaced in-kind of 5" diameter aluminum approximately 30 ft. in length. At time of downspout removal, replacement of cracked bricks and repointing will be completed as per specifications.

Christina Selvek introduces the application. Facilities manager of the Seward House is present. The proposal is to replace the existing downspout in the rear court yard. The Masonry wall that has been damaged from ice will be repaired in-kind. Appropriate grout will used.

Paul McDonald mentions that the brick was done in 1990 and it was a problem in Seward's time and it will be a problem in the future. Andrew Roblee asks the facility manager to explain what will be taking place.

Mitch Maniccia- The downspout has been a problem for a long time. It is where a lot of the roof runoff drains and the brick damage is very extensive. A complete replacement of the downspout coupled with insulating a portion of the attic will prevent freeze thaw. The downspout is being replaced with an identical downspout to ensure that proper draining.

Michael Deming asks what the estimate of the masonry work is. Mitch Maniccia replies that the winning BID was from Driscoll Masonry for \$6,000.

Motion to accept the application as presented made by Ed Onori and second by Andrew Roblee. All members in favor. Motion carried.

Chair invites public to speak on the Public Hearing for Local Historic Landmark designation for 67 South Street. There being none, chair closes the Public Hearing.

Chair opens the matter for Board discussion.

Motion to accept the proposal for 67 South Street Local Historic Landmark designation and recommend to Planning Board made by Jim Hutchinson and second by Ed Onori. All members in favor. Motion carried.

## **Other Matters:**

### **a. 23 Market Street and 46 North Street Properties**

HRRB requested that this property be placed on the agenda for National Register discussion. Staff reports that there has not been any progress on and the City is still in negotiations with the developer.

Board members discuss the National Nomination to be brought in front of City Council and the importance. The Police Station is National Registrar Eligible and has some protection when Public Funds are used to enhance the property but with private funds the protection would not be in place.

Andrew Roblee recommends a Local Designation first. Board members agree that a local landmark status should be pursued.

We can encourage and recommend but the property owner has to be on board and sign off and in this case, the municipality is the property owner. However, Christina will what the process would be for local landmark status.

Staff will begin to write the report on the property. Staff will also prepare a memo and read it to Council on April 14, 2016 regarding the proposed action.

Motion to present a memo to City Council on proposing 23 Market Street and 46 North Street as Local Landmark Status to City Council on April 18<sup>th</sup> 2016 made by Andrew Roblee and second by Ed Onori. All in favor. None Opposed. Motion Carried.

### **b. NYS OPRHP Model Landmark Preservation Local Law for Municipalities**

**HRRB and Staff will review the 2014 Model Law-** provided to Board members in Board packets. Christina Selvek introduces the local law and mentions that Staff will be updating it this in June and July 2016.

Andrew Roblee would like to clarify language in the City code including Section 178, regarding Grover Street and South Street Historic District and section 305 (map).

Andrew also mentions Section 12A designation section on page 11 is language that should be updated in the code.

Christina Selvek mentions that she will work with the Planning Department Intern on updating the code and a workshop or meetings with Board members and Corporation Counsel over this summer will take place.

### **c. Planning for 25th Anniversary Celebration of South Street Historic District**

The date is Friday June 3<sup>rd</sup>. Times are still being explored and the Superintendent of Fort Stanwix from the National Park Service will be speaking. This is a First Friday event and invitations will be sent soon.

### **d. CLG Training Opportunity**

Christina refers to a flyer and Registration Form for CLG Training that was provided in Board packets. The training will take place on April 29-30<sup>th</sup> and the city for pay for registration costs.

The next regular scheduled meeting is Tuesday, May 10, 2016 at 7pm. Motion to adjourn made by Paul McDonald, seconded by Ed Onori. Meeting adjourned.