

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 14, 2016 7:00pm

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

Staff Present: Christina Selvek

Meeting opened by Chair Michael Deming.

Approval of Meeting Minutes

Motion to approve the meeting minutes of May 10, 2016 made by Jim Hutchinson, seconded by Paul McDonald. All in favor. None opposed. Motion carried.

Chair opens the Public to be Heard portion of the meeting. There being none the Chair closes Public to be Heard.

Certificates of Appropriateness

19 Grover Street- Mr. Kenneth Dover

Christina Selvek introduces the application to replace the existing deteriorated roof on the main house, front and rear porch and garage roofs. The project will entail the removal of the existing deteriorated architectural asphalt shingles and sheathing on the main house, front and rear porch and garage. New plywood OSB sheathing with ice and water barrier and new Certainteed Pro Max architectural asphalt shingles will be installed. Project will also entail the introduction of copper valleys with 6" openings on the main house.

Kenneth Dover explains that the roof is 20 years old and two repairs have already been made prior. The roof will be stripped and new plywood will be put down with copper valleys. The roof is currently brown but would like a gray tone that will keep with the look of the house.

Ed Onori questions if ice and water will be used on the ridge. The applicant states that the contractor is using ice and water on the perimeter of the roof and all valleys. Jim Hutchinson recommends that it be used 5 feet up the edge since it is a steep roof.

Motion to approve the application as presented made by Paul McDonald, seconded by Linda Frank. All members in favor. None opposed. Motion carried.

b. 46 South Street- GCA Real Properties, LLC

Christina Selvek introduces the application to install two new business signs on the property, one located along South Street and the second mounted to the main house under the entry porch. The project will entail the installation of a 5'-6" tall x 5'-1.5" wide two-sided business sign in the front (western) yard along South Street. The second business sign will be 1'-10" tall by 4' wide and will be mounted to the side of the main house along the northern facade (driveway side).

Mike Hern presents the proposed application. There will be two signs; both will be located in the front of the building. Since there is not a front door, the one sign directs clients to the side door.

Richard Stankus asks if a variance is needed for the signs. Christina Selvek responds that this is in the C4 zone and complies with code. Mike Hern mentions that historically the property was commercial use and only recently had been used as a single family home.

Richard Stankus is concerned with the traffic that commercial businesses draw compared to a single family home. Mike Hern responds that there will only be an additional car or two at a time and that there is plenty of parking in the back lot.

Christina Selvek asks about sign materials. Mike Hern responds that the signs are from an office that was located on 9 East Genesee Street in Skaneateles. They are of a synthetic material, wood like with a copper top. It has a white background with blue coloring.

The Board is interested in establishing sign guidelines for the district as they are seeing more and more of these applications.

Board members discuss the proposed signs for 46 South St. and agree that the front sign is too large. The Board recommends the front sign to be less than 30" in height and less than 36" in width and not to exceed 46" in width including post with brackets. As for the side sign, it is large and not necessary.

The applicant is interested in two small lights the front sign. It would be similar to the Brew Funeral Home. One up lit light on either side of the sign. Board accepts the lighting.

Motion to accept the amended application for the front sign to be less than 30" in height and less than 36" in width and not to exceed 46" in width including post with brackets made by Jim Hutchinson, seconded by Richard Stankus. All in favor. None opposed. Motion carried.

Motion to not approve the second sign located on the side of the building made by Jim Hutchinson, second by Richard Stankus. All in favor. None opposed. Motion carried

Motion to allow an entry sign no larger than two feet made by Jim Hutchinson, second by Paul McDonald. All in favor. None opposed. Motion carried.

c. 46 South Street- GCA Real Properties, LLC

Christina Selvek introduces the application to repair in-kind the deteriorated wood clapboard siding and balusters on the main house. The project will entail the inspection and as needed, in-kind replacement of deteriorated wood clapboard siding, wood balusters and window trim throughout the exterior of the main house. Materials will be replaced in-kind and painted to match historically appropriate color scheme.

Mike Hern states that the proposed application is an emergency project. There are large holes and a squirrel infestation. This would only be repairing wood rot and holes with in-kind materials.

The Board and applicant discuss porch spindles and materials that can be used to replace missing or rotted spindles on the porch. The applicant will return to the Board with an additional C of A for porch and spindle work.

Motion to accept the Certificate of Appropriateness as presented with the understanding that anything outside the scope of work will need approval by Planning Department staff made by Andrew Roblee, second by Linda Frank. All in favor. None opposed. Motion Carried.

d. 41 Grover Street- Mr. and Mrs. Timothy Rudl

Christina Selvek introduces the application to replace the deteriorated roofs on the main house. The project will entail the removal of the existing deteriorated three-tab asphalt shingles on the main house and deteriorated sheathing. Install new plywood sheathing, ice and water barrier,

30 lb. roofing felt and new Certainteed Landmark architectural asphalt shingles. On existing torch down roof, install new rubber membrane with drip edge. Remove existing gutter and repair chimney flashing.

Christina Selvek introduces the application. This application was presented to the Board a year ago and the project was not completed. The applicant is looking to renew the C of A approval. The only change would be going over the existing rubber roof.

Motion to accept the application as presented made by Andrew Roblee, second by Paul McDonald. All in favor. None opposed. Motion Carried.

e. 33 South Street- Seward House Museum

Christina Selvek introduces applicant Mitch Maniccia, facilities manager of the Seward House.

Mitch explains that the proposed project is to repair in-kind the south facing masonry porch steps and brick on west chimney. The project will entail the repair in-kind of the mortar between the stonetreads on the south porch stairs. Traditional mortar removal and repair techniques will be utilized. In addition, in-kind repairs are needed for the spalling brick and mortar joints on the west chimney. The brick and mortar finishes will be replaced with inkind materials as specified.

Motion to accept the application as presented made by Andrew Roblee, second by Ed Onori. All in favor. None opposed. Motion carried.

f. 134 South Street- Ms. Pam Chaffee

Christina Selvek explains that the applicant proposes to replace existing roofing on the entire main house and entryway roof, except for roof section adjacent to driveway (section was previously replaced). The project will entail the removal of the existing deteriorated architectural asphalt shingle roofing material. Inspect roof sheathing and repair/ replace as needed. Installation of ice & water barrier, titanium UDL 30 roofing underlayment, and Certainteed Landmark architectural asphalt shingles. Copper valleys and drip edges will be installed as well as ridge vent as needed.

Motion to accept the application as presented made by Paul McDonald, second by Andrew Roblee. All in favor. None opposed. Motion Carried.

g. 8 Hamilton Avenue- Mr. and Mrs. Mel Gumtow (Staff Issue)

Christina Selvek informs the Board of the staff issued C of A that proposed to replace in-kind the existing deteriorated 5 ft. x 10 ft. rear (north facing) porch roof with Certainteed Landmark architectural asphalt shingles and porch screen door. No changes to colors, openings or materials are proposed. Issued on May 26th, 2016.

Other Matters:

Discussion of developing design guidelines for signs in the Historic District. Christina will contact a State Representative for information.

Discussion of a tax abatement program for homeowners completing home improvement projects. Christina Selvek will talk with Corporation Counsel and the City Council regarding a program that is 5-10 year freeze.

The next regular scheduled meeting is Tuesday, July 12, 2016 at 7pm. Motion to adjourn made by Jim Hutchinson, seconded by Richard Stankus. Meeting adjourned.