

**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 9, 2017 7:00pm  
Council Chambers

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

Staff Present: Christina Selvek

Meeting opened by Chair Michael Deming.

**Approval of Meeting Minutes**

Motion to approve the meeting minutes of February 14, 2017 made by Richard Stankus, second by Paul McDonald. No corrections or additions. All in favor. None opposed. Motion carried.

Chair opens the Public to be Heard portion of the meeting. There being none, the public to be heard portion of the meeting is closed.

Chair opens the Public Comment Period for National Register Nomination for 217 Genesee Street.

**Certificates of Appropriateness**

**a. 96 South Street- Mr. and Mrs. Wolczyk**

Christina Selvek introduces the application which proposes to remove the existing wood front doors (57" wide x 88" tall) and replace with a set of wooden French doors. The reclaimed French doors are refurbished and will be installed within the existing brick opening.

Chair asks Board for questions and comments.

Paul asks if the French doors are original. Mrs. Wolczyk responds that the existing door is not original therefore they purchased doors from a salvage yard.

Christina passes out pictures submitted by the applicant of doors from neighboring homes that were built by the same builder. Christina mentions that the proposed doors are period appropriate and asks what type glass and storm doors will be used in the door. Mrs. Wolczyk says that the glass is semi opaque. No storm door.

Motion to approve the Certificate of Appropriateness for 96 South Street made by Andrew Roblee, second made Jim Hutchinson. All other members in favor. None opposed. Motion carried.

**b. 81 South Street- Westminster Manor**

Christina Selvek introduces the application that proposes to install 200 linear feet of new 4 ft. wide concrete sidewalk beginning in the front yard and running along the south side of the residence and ending at the courtyard garden. The demolition of two southern entry sidewalks and trees will be required.

Jim Hutchinson, Board member of Westminster Church, adds that the Southside entrance currently has a sidewalk that leads nowhere. Also there is not a good place for residents to walk. The improvements will allow them to come out the front door (north) to a handicap entrance and connects to a sidewalk. The garden is a nice place for residents to visit with families. The walkway will mimic slate.

Motion to approve the Certificate of Appropriateness for 81 South Street made by Paul McDonald, second by Andrew Roblee. Jim Hutchinson and Ed Onori abstain. All other members in favor. Motion carried.

**c. 1 Elizabeth Street- Mr. and Mrs. Richard Oughterson**

Christina Selvek introduces the application that proposes to remove existing eastern stairs along the front (south) façade porch and replace with in kind wood material. In addition the applicant would like to remove the existing rear (north) façade wood decking and replace with fiber composite material. Christina mentions that the request is a change from what is currently there.

Jim Hutchinson asks if the spindles or railings are being replaced and if the deck is the original structure.

Mr. Oughterson mentions that materials being used on the side porch will be the same materials used on the front of the house. The back deck is not original and was built by him less than 25 years ago. Originally, there were stairs that led to a screen door for a tenant that was upstairs. He mentions that it would be nice to have vinyl railings. Maintenance of the wooden deck in the back was a concern.

Jim mentions that the back deck cannot be seen from the right of way and this is an improvement to the pressure treated wood that is there now. Jim asks if the vinyl railings will be similar to the square railings there now? Mr. Oughterson responds yes.

The Board discusses the need for pictures and a material list for the replacement of the back railings.

Motion to approve the Certificate of Appropriateness for 1 Elizabeth Street conditional on the submission of materials for the back deck railings and staff approval of the materials made by Jim Hutchinson, second by Ed Onori. All members in favor. Motion carried.

**d. 19 Grover Street- Mr. Kenneth Dover**

Christina Selvek introduces the Certificate of Appropriateness that proposes the removal of an existing emergency exit door that was used when the residence was a daycare and enclosing it with in-kind materials. Applicant is also proposing to widen a second doorway located on the side porch to 36” x 81” to allow for wheelchair access.

Ken Dover, 19 Grover Street- The emergency door was used as an auxiliary exit for the daycare (in the 80’s). It is completely unusable and was not original to the house. Also there has been a lot of leaking and damage as a result of the door. As for the side door, it will be widened to 36 inches (32 inches now) and replace with a Fir door that will be painted the same color as the existing doors. The inner door is solid and the outer door has six panes of glass. Both the outer and inner original doors will be kept. We will also lower the height of the door to 80 inches tall.

Christina asks if the replacement door will have similar styling. Ken Dover responds that yes it currently has 4 recessed panels and the new door will have six.

Jim Hutchinson asks what the entrances on the house are. Ken Dover responds that there is a similar door entrance on the northwest porch of the house and two main doors on the front of the house, which are original.

Andrew Roblee asks if a conditional C of A can be issued with a condition that sample materials be submitted to staff for approval.

Motion to approve the Certificate of Appropriateness for 19 Grover Street conditional on the submission of materials to staff made by Andrew Roblee, second by Linda Frank. All members in favor. Motion carried.

**e. 15 Elizabeth Street- Mr. and Mrs. Ross Shepherd**

Christina introduces a staff approval that was issued on April 21, 2017 to replace in kind existing deteriorated Yankee gutter on the south east corner of the residence.

**d. 81 South Street- Westminster Manor**

Christina introduces a staff approval of the Certificate of Appropriateness that was issued on April 25, 2017 for the in-kind repair of seven exterior entry steps and ramps on the northwest and south east facades.

**Other Business:**

## **a. National Register Nomination for 217 Genesee Street- West High School**

Christina Selvek that the City of Auburn Historic Resources Review Board has been notified by the State Board for Historic Preservation that the property located at 217 Genesee Street, known as West High School, is being considered for nomination to the State and National Registers of Historic Places. Two Plus Four Construction is applying. The packet was well put together and the local significance is impactful on our City especially since local builders originally constructed the building.

Karen Brown, Regional Manager for Two Plus Four Management says this is a great honor to be on the National Register.

Andrew Roblee- Was able to tour the building and is very happy with all of the work that is being done. There are a lot of significant items that are being saved including the lockers.

Christina mentions that this process is for the review and determination of concurrence with the proposal. So, this is the time that Certified Local Governments can review the application and public comment can be made. This would be the first educational nomination.

Chair closes the public comment period for 217 Genesee Street.

Motion to recommend 217 Genesee Street for National Register made by Jim Hutchinson, second by Andrew Roblee. All members in favor. Motion carried.

Staff will send the concurrence letter to the State.

Michael Deming asks for clarification on local landmarks and national register and asks why West High School is not going for local landmark status as well.

Christina mentions that there are different levels of review for each. Local landmarks have review jurisdiction by the HRRB Board and only have the local tax abatement program. Christina mentions that she can send a letter informing the applicant of the local landmark process.

## **b. Other Items**

Christina mentions the SUNY ESF students presented to City Council on Harriet Tubman National Park. Dia Carabajal provided an update of the presentation. Students recommended that Harriet Tubman's grave site be added to the National Register.

Christina Selvek announces that the Preservation Ordinance was adopted by City Council in April and will be updated online.

Michael Deming asks Board members to think about expanding the Historic District. Suggestions can be emailed and discussions can take place next meeting.

The next regular scheduled meeting is Tuesday, June 13, 2017 at 7pm. Motion to adjourn made by Andrew Roblee, second by Paul McDonald. Meeting adjourned.