***The City of Auburn***

***Historic Resources Review Board***

*c/o Office of Planning and Economic Development*

*Memorial City Hall-24 South St.*

*Auburn, NY 13021*

*(315)255-4115 Fax253-0282*

**Meeting Minutes**

July 14, 2020 7:00pm

Council Chambers

**Present:** Jim Hutchinson (Acting Chair), Linda Frank (Via Zoom), Jackie Gumtow, Richard Stankus, Ed Onori, Andy Roblee

**Absent:** Mike Deming

**Staff Present:** Holly Glor, Office of Planning and Economic Development; Nate Garland, Assistant Corporation Council

**Jim Hutchinson** 00:13

We'll open the meeting. Approval of minutes. If anybody read all those minutes, that was it.

**Holly Glor** 00:20

I had a couple corrections that Jackie had sent me. Um, I will, I will add them in.

**Jim Hutchinson** 00:27

I don't want to say you have a boring life, but they were long.

**Holly Glor** 00:37

I don't know if anyone else had any other corrections other than..

**Richard Stankus** 00:39

I would vote not to approve the minutes because I think number one is there's a huge number of mistakes. Not only grammatical, but also structural. And I think as Mr. Roblee mentioned in his email until we can get some type of corrections I would not vote for accepting the minutes. I honestly don't understand half of it.

**Jim Hutchinson** 01:04

Can we have a motion to table minutes from uh..

**Richard Stankus** 01:07

I'd like to motion that we table. Now I think we tabled the minutes from the previous month also, because I don't know that we received those. So I would like to move that. Excuse me, we table the minutes from the last two months, until we've had a chance to read the corrections and make appropriate corrections.

**Jim Hutchinson** 01:23

Second? (Jackie Seconds) All those in favor? Aye. Opposed? Motion carries.

**Richard Stankus** 01:31

Mr. Chairman, if I may make a statement. I do have some questions regarding some of what's in the minutes. I don't know that it's appropriate to address this now. I'd like to actually address it to our attorney this evening and see what his thoughts are, but if you would like we could leave it till at the end of the meeting as new business and move forward so the ladies this evening can state their business and leave.

**Jim Hutchinson** 01:56

That's a good recommendation.

**Richard Stankus** 01:57

Thank you.

**Jim Hutchinson** 02:00

Okay, public be heard.

**Holly Glor** 02:06

Yeah, Sarah, if you could just come up to one.. Probably this podium with the microphone. That way we can just get it on the recording.

**Sarah Kelly** 02:16

Hello, my name is Sarah Kelly. I had to bring my glasses up, they're fogging up. I'm slightly nervous, but I just put a purchase offer in on 50 South Street, which is right next to the Brew Funeral Home. I'm not going to give you the big write up that I already put together. I'm going to go through Holly and do a formal application, make sure the grammar's perfect and everything's all set with an architect. I'll tell you just a little teeny bit about myself. This is my first home. I'm 46 years old. I work for Lockheed Martin. I want to do whatever the board feels is right. I cannot break any rules or break the law in any way. Sort of any shape or form only because I hold a clearance for Lockheed Martin and the government. And I came today to introduce myself and tell you how excited I am to be part of the community, as well as to tell you that I am part of the CNY Orchid Club for nine years now. And I will be putting an application to put a very tiny glass greenhouse on the back of the existing house which has a little laundry room on it. And I don't want to take away from the historic nature of the building. And I need my yard for my little English bulldog. But that is the nature of why I'll be coming to see you. And of course, I'll work with the board and an architect to ensure that I follow all your rules and regulations. And I understand that preservation of these historic buildings, and also the community and educating the community and being a good resident is very, very important. I come from a big family on Onondaga Road on Howlet Hill Road. I grew up in an 1840s limestone farmhouse. My parents still live there. They're married 54 years. And I am one of their local daughters. It's 20 minutes from them. It's 15 minutes from the lake house. So I'm glad I've always come to Auburn. I have a lot of respect for the history here. I have a few good friends in Skaneateles. I work all the time. And I have a lot of help when it comes to helping maintain and keep the restoration going for 50 South Street. That's it. So thank you very much for hearing me today. I look forward to working with you. And if you have any type of insight or advice, or feel free, you know, I will put in a formal application. And I'd like to follow your guidelines and work peacefully with you. That's it. Thank you.

**Jim Hutchinson** 05:00

Does the board have any questions or comments for Sarah?

**Richard Stankus** 05:03

I'd like to make a few comments. First of all, welcome to our community. And we're more than pleased to have individuals like yourself who are dedicated to historic preservation actually move into the area. I'd also like to offer my personal, and I think other board members' support, that if you have questions, concerns about anything you do in the house in terms of restoration, that we're more than happy to take our time to come down, visit with you, and kind of give you whatever recommendations would be appropriate. Of course, all would be passed through this board because the board has final authority on what does or doesn't get done within the historic district. But there's, I think a huge resource that many times is not untapped to in the city of Auburn. And there are many of us, including myself or are more than welcome to visit with you talk with you give you our recommendations in terms of what we can do to help and I would hope that you would take advantage of that resource.

**Sarah Kelly** 06:02

I definitely will 1,000%. My father is seventy-(Inaudible) and he's having a hard time getting around. My mother is equally becoming more fragile. I don't feel that I can count on them so much. Even though they restored the Alfred Filer house on Howlet Hill Road and those four/five acres with the three story barn. I will definitely have a few of you down to the house and ask for your advice. I do work a laot but my formal degree is in fine art oil painting and now I'm a weapon specialist and write for the Pentagon and all this crazy stuff, but my true hope is to return to being creative and have people over to the house to see my orchid collection and visit and have people on the front porch and I want to have the very best relationship with Brew Funeral Home and the neighbor, the dentist. So I'm looking forward to this. I'm nervous but excited and have the resources to really, you know, keep it nice and authentic. I don't I'm not seeking to modernize anything. But I'm sure one day, I'll be in front of you to work on the windows and things like this because it is authentic and very old, but I love it. I love it.

**Richard Stankus** 07:17

You're surrounded by wonderful neighbors who we all know. One word of comment, as a physician, you don't need to wear that mask where you are now. So feel free, you're safe to speak without the mask. When you sit back in the audience, I would suggest you probably put your mask back on not just for your own, but others protection.

**Sarah Kelly** 07:37

Thank you very much. I really appreciate.

**Richard Stankus** 07:39

You're more than welcome.

**Holly Glor** 07:41

Thank you, Sarah.

**Jim Hutchinson** 07:42

Thank you, Sarah. We're anxious to see your proposal. Okay, Certificate of Appropriateness which was tabled, regarding 8 Elizabeth. Regarding windows. If Charisse is here. If you'd like to come up, there may be some questions for you.

**Holly Glor** 08:02

If you guys just take another look, I don't know if you were able to see the additional items. I had asked Charisse a couple questions through email and she had replied back with the proper answers and as well as a few more pictures, but I'll let her go through all this for you.

**Charisse Mead** 08:24

Good evening. I'm not as well spoken as my friend over here, so I wrote up a little something.

**Holly Glor** 08:30

If you could just pull the mic up just a little bit that way, Linda, I think can hear you on the computer.

**Charisse Mead** 08:35

Okay. Hear me now? Okay. Good evening board members. I am here tonight to ask you to approve the application for Certificate of Appropriateness I submitted for the replacement of windows on my home at eight Elizabeth Street. Many of the current windows are rotting and falling or pulling apart, causing gaps which we try to fill with putty foam and plastic. These attempts at correcting the problem do not work is there continues to be air flowing through, even with the storm panels on and the presence of the putty foam and plastic detract from the look of the windows. Many of the windows are non-functioning due to paint buildup and broken weights and chains. We can feel cold air moving through these windows on cold days and hot air on warm days. Because of this we have to use the furnace and air conditioning more to properly heat and cool the house. Sorry, I'm very nervous. My husband Jeff and I would like to solve these many problems with replacement windows. We want to keep the look of the old windows with the four pane grid storm window attached. The replacement windows will be vinyl beige and color to blend well with the yellow trim. And we'll have a vertical contoured grid on each pane, similar to the old windows. These windows will now open properly and have built in screens with an energy efficient airtight with no leaking and be and will be easy to clean as opposed to the old windows. Jeff and I have owned this property for 15 years and over those years. We have put a lot of time and money into maintaining it both functionally and aesthetically. We put a new metal roof on the house and a new asphalt roof on the carriage barn. We periodically have the house paint retouched while maintaining the original paint scheme. We had the carriage barn straightened and reinforced inside then had it painted to match the color scheme of the house and we maintain the many areas of gardening around our around our home. A few years ago, we added red pavers along the pea gravel path on the right side of the house to add more detail and make it more visible from the sidewalk. We are currently in the process of having the shared driveway repaved. We probably have spent as much money maintaining our home as it is worth and we know we'll never be able to recoup that cost if we ever sell we love our home and we take pride in trying our best to maintain the Victorian charm. Having the new windows will help us in a lot of ways. They will last a long time they will be more energy efficient and lower our energy usage throughout the year and they will be a lot easier to clean. We appreciate your time and consideration to our application. Any questions? Were you able to hear me? Doesn't sound like it's coming over.

**Richard Stankus** 11:18

If no one's willing to comment first, I will. First of all, thank you for coming tonight. I mean, one of the most important things I think when we as a board have to make a decision is seeing face to face individuals who have invested time, effort and money into these historic homes. Which as you so rightfully said, you will never recoup the dollars you put into these homes, but you don't do it for getting money back. You do it because you love your home. You enjoy your home. And as long as you enjoy your home it's priceless. So while we have had debates over the months, maybe years in terms of windows. I, certainly, as a board member, and more prone to agree with individuals who are willing to do reasonable changes, whether it's front window, side windows, back windows that at least mimic or look pretty much like the original windows did. It's all about heating bills, taxes that we pay living in this city. All the other sorts of things that sometimes people don't realize that we put into when we buy these older homes. So having you here tonight has certainly changed my mind, in the sense that I look at you as an honest person who's looking at staying in this city, putting dollars and cents and your efforts into maintaining historic property. So if you feel that these windows are in fact irreparable, and that you're able to put something in that's more energy efficient. And from the streetscape, doesn't really change the front of the house. I mean, the front of your house is wonderful. I would certainly have no complaints. So if you can maintain that by simply changing the windows, from wood to vinyl or whatever. From the street, I don't know that would be necessarily detectable. So I would certainly vote in favor of your proposal.

**Charisse Mead** 13:24

Appreciate that.

**Jim Hutchinson** 13:26

You will be removing the storm windows permanently.

**Charisse Mead** 13:29

Ye

**Jim Hutchinson** 13:29

So, okay, so those do have a kind of a raised million on them. The storms do, but I don't think.. They weren't part of the original.. Yeah, I don't think we're concerned about that. And the prime windows do not have any raised millions. So that's not an issue here.

**Ed Onori** 13:44

Some of the jambs, as long as they're covered when you put them back in, you don't want to have wood exposed.

**Charisse Mead** 13:50

Right.

**Ed Onori** 13:50

Because that's basically going against what you're doing

**Charisse Mead** 13:53

Exactly.

**Ed Onori** 13:55

And you'll know more of what's going to happen

**Charisse Mead** 13:58

Right.

**Jim Hutchinson** 14:00

Curious, we do we do ask..

**Linda Frank** 14:02

I just heard from Andy, he's at the back door.

**Richard Stankus** 14:09

He's too late he has to come back next month.

**Board Members** 14:15

\*Laughing\*

**Jim Hutchinson** 14:17

The one thing we do ask is that when you remove the original wood sashes, that you store them in the basement, they don't take up much room. Somewhere down the road, somebody might want wood windows back for whatever reason. And it's nice that they can easily be put back in.

**Charisse Mead** 14:33

Right. Okay.

**Jim Hutchinson** 14:34

Replacement windows can be taken out and so, so if you could do that, that'd be great.

**Charisse Mead** 14:39

Oh, I definitely can do that.

**Jackie Gumtow** 14:41

I do have a question. The two large windows in the front porch, because there looks like there's decorative molding on the top of those windows. And I personally would not like to see that removed. Is there any way that those windows can be left in place, or are they so far gone they must be removed.

**Charisse Mead** 15:07

They need to be.. They're starting to rot out. They're starting to rot.

**Jim Hutchinson** 15:12

Was the molding.. where exactly is that? Is that that little notch or? I don't see on top of those two. Is that on the outside? Yeah. And I would think that would stay that wouldn't be removed anyway. That's outside of the stops that the replacement window will go against. I'm guessing..

**Board Members** 15:37

Inaudible.

**Linda Frank** 15:43

If I could add something, I don't think these windows look terrible at all. And sash cord and a putty knife and a hammer would solve a lot of your problems if they're stuck. You look like you've got some wood damage on here but it I don't know have you've gotten a quote to get them rehabbed? Might be a lot more cost effective and still keep the original integrity of the windows.

**Jim Hutchinson** 16:18

Just wondering, I guess, just wondering if there's any way to restore the original windows and

**Charisse Mead** 16:24

We didn't look into that, honestly.

**Jackie Gumtow** 16:27

And the other concern I had, I'm just wondering, I could tell like the first two pictures on the first page go with the back windows because you can see the bilco doors, but the other windows. Is there a way that you could let us know what matches up with what?

**Charisse Mead** 16:51

Let me see.

**Linda Frank** 17:08

At one of these photos it looks like there's a gap in the actual siding of the house right under the window which of course the window won't fix.

**Charisse Mead** 17:19

Oh, the third picture, my husband actually took these pictures so I'm not sure which windows are which.

**Jim Hutchinson** 17:33

Yeah, we're looking at storms.

**Holly Glor** 17:35

Well yeah, you can see, I think most of these are yeah the storms..

**Richard Stankus** 17:39

Or maybe as a compromise could we consider allowing replacement of, is it eight total windows? I think replacing six of the windows and if we can reassure that the two windows that sit on the front porch retain the mullions. And the what are we going to call that over the top? Jim is not a crest center.

**Jim Hutchinson** 18:15

That that moulding?

**Richard Stankus** 18:17

Yeah

**Jim Hutchinson** 18:18

I'm not sure because I can barely see it.

**Richard Stankus** 18:20

Yeah I can't, but if we could retain that then again, then I would say all of the windows could certainly..

**Jim Hutchinson** 18:30

I think that's on the outside outside trim.

**Richard Stankus** 18:35

Yeah, that right. So the window itself won't effect that

**Jim Hutchinson** 18:38

Because the storm looks like it's under it.

**Charisse Mead** 18:40

Right.

**Jim Hutchinson** 18:41

So that's just trim on the on the outside, so that won't be affected at all, or shouldn't be.

**Richard Stankus** 18:45

I mean, I don't know that you're going to change the looks of the upper windows or the side windows at all. I mean, because they all look like there were replacements.

**Holly Glor** 18:55

Well those have those did, in her questions and answers. Those did have the storms on them at one point they were just taken off, so she is proposing to add those millions back in on those ones as well to get the look of how the storms gave it

**Richard Stankus** 19:12

So it would be an upgrade on the upper windows. Yeah, yeah I mean I again, my only concern is you've got two beautiful windows there on the porch area. And if you could reproduce those in some form or fashion, keeping what's around, surrounding the window, the frame I guess of the window and simply replacing the upper windows and the side windows, I I certainly don't see any concern myself. And again, I thank you for coming tonight because it really helps us a lot.

**Jackie Gumtow** 19:46

I think my biggest issue with this is because your house is absolutely so gorgeous. It is a beautiful beautiful home and I've walked by it many times in the neighborhood and have always admired it. And because it is so gorgeous, that is where my heart says oh my gosh, why would you want to put in vinyl windows that are so modern and do not look authentic to this type of house. I can see simply on the side and I can see on the back because they're not noticeable. But because of this I actually spent an entire day reading the National Park Service information on windows, doors, replacements, etc, etc. Went numerable websites. Went to Rochester's website regarding their historic preservation ward and what they allow and don't allow. So your house has given me lots of new knowledge. And I think that would go along with Dr. Stankus' proposal. But I would like to see if at all we could just keep those front porch windows intact. They make the house. That's my opinion.

**Richard Stankus** 21:16

Yeah, well, as we said to the previous applicant, or not, I guess soon to be applicant to our committee here at some point in time. There are lots of people that can offer advice on how to replace pulleys and chains and whatever else needs to be done. Again, if you're not into doing that, as I'm not, I can find someone that can certainly help you to do that. And so many, many of these older windows can be repaired without much in the way of any expense. Preparing again, it it's a rope with the chain, if it's a pulley, getting a pulley, you can get these things just about anywhere. And so I would agree that those, to me those, those are just such a focus of your house that I would feel you know that you're not doing the house justice if you have to change those kinds of things. The rest of the windows, I would agree. There's certainly in the upper windows don't have the historical accuracy of your porch windows.

**Jim Hutchinson** 22:22

But again, they can be. If they save them, they can always be put back in. Somewhere down the road when somebody wants to put the wood sashes back they can.

**Andy Roblee** 22:31

I apologize for my tardiness. Can you go over what you were saying when I walked in? I didn't quite capture it all.

**Richard Stankus** 22:41

Yeah, so so basically what we did is we wanted to thank of course, for people who do make applications to our board for coming and actually explaining what they plan to do, because I think that certainly has a big influence on my decision if someone's not willing to at least take the time and effort to come and explained to us and answer questions then I right away take a negative attitude towards that person's proposal. And I again, thank you. And my thought was is that when I look at this schematic here of what's going to be done with eight windows to be replaced, the side windows and the upper story windows, second story windows, look like they probably already may have been replaced at some form and time. And so my, if all we're doing is replacing those windows with windows in-kind, but maybe more energy efficient, for all of us who struggle to maintain older homes with all kinds of heating bills that we have and cooling bills. So we deal with that I felt that the two critical windows are those that are underneath the porch line. And that they also would be the most probably repairable because of the fact that they've been protected over the many years with that roofline. And with that said, because I know I have windows in one of our homes still have single pane glass with the ripple through the glass, and I sit in front of the window and I can feel the breeze blow through, but I look at that as ventilation that keeps me maybe a little bit more healthy turn a pointer, then having an airtight home that all kinds of pollutants build up within. So if those in most of our windows are just that underneath the porch that have been preserved with probably 120 year old glass in there and single story window, so if those two windows can be preserved, in some form or fashion, and as I said earlier, there are people that would be glad to take an afternoon and come over and show you how easy it is to do. I'm sure Linda would be glad with her free time that she has.

**Linda Frank** 24:50

I would, actually.

**Richard Stankus** 24:52

Good. Well, thank you very much.

**Linda Frank** 24:56

If I can do it myself. This is my first house. I've never, I have no background with this. I know it can be done.

**Richard Stankus** 25:05

No, then I would vote for your proposal this evening with with those little bit of caveats. Thank you.

**Jim Hutchinson** 25:18

Any other questions or comments? If not, can I have a motion to approve this proposal? (Andy Motions). Second? (Richard Seconds) All those in favor?

**Board Members** 25:31

Aye.

**Jim Hutchinson** 25:32

Opposed? Motion carried.

**Charisse Mead** 25:35

Thank you. I appreciate your time. Thank you.

**Jim Hutchinson** 25:38

Good luck. And I'm just two houses away. So if you need anything, let me know. We also tabled the third item on our agenda which was, I'm sorry. I'm not on the right page here. Item 3B, which was 41 Grover Street. Is someone here for the..

**Holly Glor** 26:18

No, no, they're not there. Yeah, they are in. They've been in Colorado for some time. And are there until the 20th.

**Jim Hutchinson** 26:29

The only thing we had there, we were concerned that if they removed the paved driveway that's there now and put in stone that they would not, that would not be in compliance with code. So that's why we tabled it.

**Jackie Gumtow** 26:41

Holly, I would just like to ask, because I could not remember. He was not planning to bring the 6 foot fence all the ways out to the front of the house?

**Holly Glor** 26:41

Yeah. And since then, I have spoken to the property owners again and spoken to Brian Hicks in code enforcement. And he had, Brian had said that with most asphalt driveway replacements. You have to have a dust free gravel laid down with binder and then you let that compact over some time, about a year or so, and then they're allowed to go over with the top coat of the asphalt. And that is there. That's the applicants plan with ripping it up now. They are just dealing with the cost of repairs to the existing projects that we approved last year. So they're, they'll have to wait to leave the gravel for one year. Which is, according to Brian, I believe that's appropriate for a one year's time. So that's what the binder. Yeah, we'll just have to include that. So if we, if you wanted to, I would suggest just accepting with the modification that it's with the binder, just so it prevents, you know, dust and gravel getting into the road, which is against the code.

**Jim Hutchinson** 28:17

Well you can't. Not all the way out.

**Holly Glor** 28:30

You can't. No, but they've already done, I think, I believe the fence is up and was approved..

**Andy Roblee** 28:38

Isn't there a sweep?

**Holly Glor** 28:40

I don't. I'm not sure, but code enforcement would have to go over and, you know, they do have to inspect afterwards. And if it did that they would make them correct it.

**Nate Garland** 28:55

That was a property is in a tough spot to be non code compliant and that it's on the same street as City Hall and neighbors to the Selveks who are historic preservationist. So my thought is that if they built into the clear sight triangle with their fence, they will get a visit from someone very, very soon. So sounds like they didn't though.

**Holly Glor** 29:21

Thank you, Nate. But those are my recommendations. And after my conversation, I don't know if anyone has any more any more questions or concerns regarding the driveway? okay.

**Jim Hutchinson** 29:38

Motion to approve? (Andy Motions) Second? (Ed Seconds) All those in favor?

**Board Members** 29:43

Aye.

**Jim Hutchinson** 29:44

Opposed? Motion carried. Okay, other business. I think we want to go back to minutes?

**Richard Stankus** 29:52

If I can, please. It's really a question for our able counselor. And Holly, my statements, really please don't take them personal because I think that you, as a representative of the city have been quite helpful, beneficial as an intermediary, because you're balancing the act between what you do in planning, and what we do as volunteers, of course on this Historical Resources Review Board. So I would like to thank you, first of all, for your efforts, and I think your ability to kind of meet that balance, but my concern is and I'll address this to the counselor with our last meeting, Holly did ask us to make a formal statement as to why we were rejecting proposition that had to do with what planning had actually approved and I don't know that other boards are requested to actually have to justify their yay or nay votes? And if they have, then I would like the counselor, please to enlighten me. If they haven't, then I would suggest that in the future when we do make a vote yay or nay on a proposal that those who want to volunteer their reasoning as to why they voted yes or no, certainly are welcome to do that. And everyone on this board being open and honest, and being original thinkers did so I think at the last board meeting, but I think at future meetings, I don't think it's either in the city code or any other legal documents that have to do with boards, that if individuals on the board make a decision regarding some proposal before either planning, zoning, or in this case Historical Resources Review Board, that were obligated to explain to either the city or other individuals, why we voted yes or no.

**Nate Garland** 32:10

Well, doctor if you received my guidances anything remotely compulsory, I apologize for the confusion. I typically will ask a board to if they feel comfortable and usually there's that caveat that must have gotten lost. To put their reasoning on a vote where I anticipate there will be a no vote, because that makes a clear record for an appeal. Almost with no exceptions, the ZBA in matters where they vote down proposals will give reasoning behind their votes. Now that's, you're absolutely right. There's no nothing and you know, you are all free citizens of the United States of America. And no one can compel you to say something that you do not want to say. Typically, the ZBA is, they're very forthcoming in citing specific criteria to support their vote. So absolutely. You can say what you wish. And, again, I have no desire to make people put anyone in any situation in life in an uncomfortable position. So if that has happened on this particular vote you have my apologies.

**Richard Stankus** 33:51

There's no need for apology and I certainly wasn't criticizing you, I simply was asking if there is some obligation of any board member, whether it's zoning, planning, in this case Historical Resources Review Board, when they make a decision to either vote yes, or vote no, to have to qualify their decision with the reason why they voted yes or no. That's that's my only question. And please, again..

**Nate Garland** 34:22

It supports the Board's decision upon appeal in that typically, in Article 78 proceedings, a appellant will throw out there that the board acted arbitrarily and capriciously. And by giving specific criteria upon which you based your vote. You cut off that argument. So that's that's why I generally encourage boards to, again when I anticipate that they're going to go away way, and it would open that board to an article 78 proceeding. I asked for reasoning that will then help that Board's decision stand up in the future.

**Richard Stankus** 35:14

Yeah, again, for the few years I've been on this board, I don't know ever that I've been asked to qualify my vote yes or no. That's my only concern.

**Nate Garland** 35:25

Sure. And it's, again, it's more for it's more to protect the decision that this board has made rather than inquire into someone's mind, if that makes any sense.

**Holly Glor** 35:44

I believe we asked it, because with the general feel of how, you know, the conversation was going regarding the topic. Most board members we were we were kind of feeling it out that it would be voted down. And in that sense, that's why we had, you know, you know, we never, you never have to give a reason if you vote yes. And if it's, you know, if you all had voted, you know, just on, say if it's windows and you vote, you're an individual board member that votes no when everyone else votes. Yes. We would never ask you personally why you voted no, in that sense on record, but because it was an the the overall ruling was a no, as Nate had mentioned, in terms of appeals that's why we had to request, I guess, the general consensus as to why it was voted down.

**Richard Stankus** 36:50

Again, my point is, is that some individuals like myself, and I think all of our board members tonight, have no problem with explaining to you why we vote yes or no, but there may in the future or on other boards be individuals who are somewhat shy about telling you why they voted yay or nay. So my question is, I assume they are not obligated in any form or fashion to explain their decision, yay or nay? Because then that opens them up to personal criticism, particularly if they're the minority on the board.

**Nate Garland** 37:32

Yeah, certainly no obligation under law, excuse me, to explain your vote in any manner. Again, it's in terms of anticipated legal proceedings that makes a Board's decision stronger, but if you are to balance the strength of the record upon appeal of a board and individuals comfort in and expounding on their vote, I would always ask that a board and individual board members, error on the side of being comfortable. And you know, you all are volunteers here, you spend a tremendous amount of time looking at things that most people don't even know exist. I think if we were to poll the citizens of the city of Auburn, most of them wouldn't even know that historic windows are a thing, right? And that's something that we deal with on a monthly basis. So, you know, you, or not you, but individuals that serve on this board, and you, deserve to be to have their, their privacy, respected in every manner and in my opinion. So, if again, if an individual wishes to give reasons that support a particular vote. I'll always put that out there when I think a board is going to go in a particular way that would open it up for an appeal. But I certainly will try in the future to be a little more, I guess, diplomatic or expressive in in what I would hope that person to do rather than make it in any way, compulsory.

**Richard Stankus** 39:29

Thank you.

**Nate Garland** 39:30

You're welcome. And Mr. Chair that that segues nicely into what I would like to say. The, this Board's decision is in fact being appealed. So the City Council, on the 23rd, will hear an appeal of a 70 South Street decision that this board made. The, Ed has submitted updated architectural plans to the City Council that will be in the packet that they receive. They'll also receive a transcript of the meeting. And I've given the appellants or applicant's Attorney one more day to get me whatever he thinks would be helpful to his case. So, you're certainly all welcome to come and there will be a public to be heard, as there is in every City Council meeting. I don't think that it would be an appropriate place for you to to explain the Board's decision. Because the City Council has three options, they can affirm this Board's decision, they can reject this Board's decision, or they can remand the matter back to the board with certain instructions. So my my advice to you, you can take it as you will, is participate as much as you want, but defending the Board's decision might be a little problematic in that this matter may again come back in front of this board.

**Richard Stankus** 41:20

But as a citizen, as a member of the South Street Neighborhood Association, I can speak exempt from what I am as a board member, but simply as a member of South Street.

**Nate Garland** 41:35

Yes

**Richard Stankus** 41:35

In opposition to whatever that gentleman was proposing.

**Nate Garland** 41:40

And I would, I would recommend that if you so desire to do that, the public to be heard portion of the meeting would be a good place for that and just, I would introduce yourself, just as you have, Doctor.

**Richard Stankus** 41:54

And with that said, if other people that live in South Street also want to come out that night, there's no limit on the number of people that can be public to be heard. I mean, it's going to be a face to face, it's not going to be a zoom. It's not going to be a teleconference. It's going to be people actually sitting, coming up to the podium and, and and does that already have an established date for coming before City Council.

**Nate Garland** 42:21

The 23rd. Not this Thursday, but the Thursday after.

**Richard Stankus** 42:24

Of July?

**Nate Garland** 42:25

Yes.

**Richard Stankus** 42:26

Okay. One last question. And maybe you can answer this because I think it should be a simple question. My understanding is that when people petition for any type of either structural, or in this case, driveway, parking spaces, whatever else that may be changes on South Street that those proposals initially go before Historical Resources Review Roard, and we make our recommendation, although it can be taken or not taken from our board to Planning, Zoning, or wherever it may be. My understanding and again, we've done or had issues with this in the past, where people jumped over our board and went right to either zoning or planning, and realize that they need to initiate their concerns, changes, whatever they're planning on doing first with this board, and our recommendation then would go to planning or zoning that they can either accept or reject.

**Nate Garland** 43:37

There's nothing in our code, the code that the historic preservation code or the zoning code, which covers procedures for the ZBA and for the planning board that indicate one has to go first. That is on the applicant, and the applicant bears that risk. Each of those boards is specifically empowered to do certain things. And if an applicant, you know, for the sake of argument, we'll say, puts the cart before the horse and jumps over this board to get a specific variance from the ZBA, they eventually will have to come in front of this board and this board can use the power that is authorized by statute to deny the CofA, which would have, obviously everyone knows this, the effect of stopping that particular project, but there is nothing that facilitates an order of by which an applicant must move through the bureaucratic process governed by our boards.

**Richard Stankus** 44:54

But this does depend on permits. And as my understanding is that too achieve a permit from the code enforcement. If it's anything being done on South Street, that permit first has to be approved by this board.

**Nate Garland** 45:15

Yes, for permitting, a permit can't go, they can't go without a..

**Richard Stankus** 45:19

So if he's looking for a permit for parking spaces, for water gardens, for whatever else he's looking for. I would suspect that that should have first been presented to our board, whether it's documented in the city code or not. And I, I might look back into that because I know we had this discussion a few years ago with other properties and my understanding was, is that people jumped over our board, went to zoning, and then realized that they should have first come before our board for things that they were looking to do. And again, as we talked I think last time, if the people on planning knew of our disapproval of this project, that some of those members on planning may have actually changed their vote. Now, whether that impacts the final decision of what gets done, it's obviously in the hands of the City Councilors, which is where we need to, I think, direct our efforts and speak with the Councilors. And I guess let them know of our concerns for what may or may not happen with that property.

**Ed Onori** 46:42

Dr. Stankus, I was the reason why, it wasn't the owner that went to Planning Board. Because it was such a big change with what was going on with the house. And I figured we had to have planning board approval to what was going to go on with the house before we determined what's going to happen outside the house. And that's how it started. If anything it would have been my fault, it woundn't have been the owner's fault. That's why I went that direction.

**Richard Stankus** 47:13

Well, but I don't blame you. Because again, it ultimately founds, it ultimately is in the case of whoever is making the application to understand we've gone through this for years. People who buy homes along South Street need to understand, and we talked about sending letters and documents and advertisements that when you buy a home along South Street, you're in a specific district that has certain criteria for you to do anything to the exterior of the house, or to signs, or driveways or parking spaces. And that's what we do. And so I don't blame you. You're just doing what you're asked to do. But I blame, and again, ultimately it's like who's at fault? Well, it's kind of like, well, I'm sorry, Officer, I didn't see the stop sign. That stop sign's been there for 30 years, so you can't blame you didn't see the stop sign. So the bottom line is, is that again, somehow this person who bought that property, he's not from, you know, out of state, he's not someone that doesn't understand things. He, as I and all of us have had to do need to look into what are the codes? What are the, what is the process for doing what you want to do? And while you may rely on other people's advice, it ultimately falls back on the property owner. And I think that's the way I think most laws would look at. Well, I got poor advice. Well, I'm sorry, but you need to get better advice, maybe next time, but the point is, it's the property owner who was at fault here. And so I don't certainly blame you. You were just simply doing what it, trying to help them in a fashion that would, I think, be appropriate.

**Jim Hutchinson** 49:08

The only comment I have is that I think it's a good idea with a project of that size to at least, in theory, or go over the theory of what you want to do with that property and formally before this board, but when you go down to get a permit to do something in the district, they will ask, do you have approval of the Historic Resources Review Board for this? And if you don't have it, then that stops the permit process.

**Richard Stankus** 49:37

Well, I won't interrupt you. I'm sorry, Jim. But I know people who are doing work now who don't have permits.

**Jim Hutchinson** 49:43

I don't disagree with that. That's something..

**Richard Stankus** 49:45

I'm talking about South Street, the historic district they have not gone, they have been given permits and they have not come before this board. And I'm not turning in neighbors. I don't do that if I dislike, I'll go I'll go and confront my neighbor but I will tell you right now. That there are projects being done in the historic district that were approved through code enforcement that never came before this board. So it's not, it's not, it's not a reality. Well, I'll be glad to personally tell you.

**Jim Hutchinson** 50:15

I guess the process is, as I understand it, and always has been, if you go to get a permit from the district, they'll say has been approved by the Historic Resource Review Board? Do you have something on file here for that? And I'll, normally I say, yes, Holly's going to send something down or has sent something down because I know that's what I have to do. I can't imagine them giving a permit without approval.

**Richard Stankus** 50:39

Okay. So there was there were permits and there were permits in the citizen last week on South Street that never went through, exterior work, and it never it never came before this board. Okay. And please. I'm not here to turn in my neighbors. I love my neighbors. They're decent people. And if you know what, if you can get away with it, it seems like why not sometimes, because the honest people who go before codes are the ones that have to jump through hoops who have to prove 37 documents who have to do all kinds of things. And so you get to the point where you wonder why am I even bothering getting a permit? Because no one else does. They do the work. And again, the honest people are the ones that suffer the most.

**Holly Glor** 51:27

Just for process of permit wise. They they do have a, I have created maps that I think you all may have seen on the city website that includes the boundary of the historic district of South Street and Grover Street. And whenever a permit goes in, we have new software that if they type in the property address, it triggers it now, where it pings it right up to me, where it's a notification that this property's in the historic district, they should go see Holly first for a CofA. Now whatever that is, if it is exterior, the property owners in the historic district, for proper maintenance of the structures, aren't required like just, you know, paint or I, I guess just proper maintenance of your building does not require the board's approval. Now if it's a complete in-kind replacement, say if it's a rotted out, wood spindle on your front porch, that need like, a couple of them need replacement but you're going for exact in-kind replicas. That'll go before staff for approval. We won't bring that for the board because it should be an in-kind replacement. As stated in the code, that can go before staff approval. And I'll typically try to include those in our board packets, but I don't think I've had any lately, so I haven't.

**Richard Stankus** 53:10

I don't think you need a permit for painting your house though.

**Holly Glor** 53:12

No, you don't.

**Richard Stankus** 53:13

Exactly

**Holly Glor** 53:14

But where but, you know, like replacing spindles in-kind.

**Richard Stankus** 53:18

No doubt about it. And I think people do that. But all I'm saying is that it's it's a unfair system at times. I'm simply applying for a permit to to put a kitchen in a house that hasn't had a kitchen for about nine years. And they're asking me, well, where are you putting the kitchen in the garage on in the attic? I mean, you've got to be kidding me. And then they're asking me about this that and the other and I'm one of the few honest people I think who actually give you the exact dollars that I'm putting into this, ruling that, realizing that my assessment is probably going to be raised. I mean, we've got people in this City putting roofs on for $500. Replace and put in and it all goes through. Now I'm not arguing with the system, I'm just telling you that it's not as fair a system for us who try to abide by the law and do the right thing. We're the ones that get picked on. It's the people who don't get a permit, do what they want to do, whether it's in the historic district or not, and no one bothers. And that's a truism. I'm not making this up as I go along. But I'm not the kind of person that turns my neighbor in, because I think I've got good neighbors. And I'm just upset I think with how unfair the system is, and how people tend to be singled out. And I'm not sure why. But it happens in this great city of Auburn.

**Jim Hutchinson** 54:51

Any other comments?

**Jackie Gumtow** 54:53

I have a question for Nate. I'll just ask you directly.

**Nate Garland** 54:57

Please do.

**Jackie Gumtow** 54:58

As you know, I'm gonna be there on the 23rd. So what I want to ask that we just address ourselves as neighbors, neighbors, and we don't have to say I'm a member of, because I'm not going to be speaking for this board. And I don't want to make it to do with this just, we are a neighbor of.. who lives on such and such..

**Nate Garland** 55:19

That would be my advice. Yeah.

**Jim Hutchinson** 55:21

Well, you do give your address. So I think you'll figure that out anyway.

**Andy Roblee** 55:29

I have a question about the minutes. So there's kind of a unique issue with these minutes and that they're transcribed by artificial intelligence. And there's all sorts of crazy, you know, rephrasing and misspellings, which, you know, in theory could become a problem, especially if we want those minutes to represent the things that we actually said. And I'm afraid of some of them becoming like weak points. I mean, may not happen, but I do know that other boards that I've served on, have the secretary go through and clean those up. And I understand that's staff time and kind of an onerous task. But I think because of the specific circumstances of this of these minutes, specifically, I would really like to see that done before they're handed over to anyone.

**Jim Hutchinson** 56:32

I would also suggest that any of us as board members read the minutes and if you have any changes, submit them.

**Holly Glor** 56:39

I would appreciate that.

**Jim Hutchinson** 56:40

You may know exactly what you said.

**Andy Roblee** 56:42

Well, there's an audio recording.

**Holly Glor** 56:44

Yeah, I so I have the audio recording and I do use a it's a it is an artificial intelligence app. But that's that is because through any of our zoomed in meetings through COVID, they are required to be transcribed minutes, so verbatim. Normally we try not to do that because of, you know, in the past we've just tried to

**Andy Roblee** 57:17

It's a unique problem because you're introducing more specificity, which is more of a liability.

**Holly Glor** 57:23

Yeah. And with the so with the audio, it picks up and it doesn't, that's why it's really important that we try to speak directly into the microphones and it's hard to pick up on the zoom on the screens, what's actually being said when you're listening to the recording. And with that translating, I had to go back. I think this took me like three weeks time to go through and listen, word for word and try to get that down. But with with reading through, it scripts it out after the Audio converts it. It is just going back and getting, I guess, more grammatically correct as to how sentences were formed. And I understand that there are some, some words that were swapped around that aren't exactly probably what people have said.

**Andy Roblee** 58:18

So you've already you've already made a first pass through this.

**Holly Glor** 58:22

That's this. Well, that's this this that. Yeah, it is very, it's it's difficult to get through and listen, try to try to pick up on everything. And

**Andy Roblee** 58:34

I mean, it's not captivating?

**Holly Glor** 58:36

No.

**Nate Garland** 58:38

It's been explained to me that

**Linda Frank** 58:40

I know I did not call anyone dude. On page 21 I said "So like that, dude."

**Andy Roblee** 58:47

I thought that was accurate.

**Richard Stankus** 58:49

Andy, before you were here, we have voted not to accept a meetings of last. And I assume we're probably going to be voting not to accept the meetings for the next several months. As long as whatever device trying to record what an actual human tries to say.

**Andy Roblee** 59:09

So when these are submitted, is there any kind of documentation that caveats that there are issues with the language?

**Holly Glor** 59:20

Normally these would have a draft watermark on them. They typically do. I forgot to add that in this, but they are draft meeting minutes always submitted first.

**Nate Garland** 59:30

The city council has has been using, I'm sorry, Holly, has been using this software. And my assumption is they're familiar with its particular quirks. It's been explained to me that, that the software gets better. It has gotten better for the City Council. It's it's picked up on apparently it's spelled, you know, Cayuga, some ridiculous word instead of Cayuga. It's since changed that on its own, I guess. So I think we can anticipate that this, you're right, Andy, this is bringing in specificity and detail, which generally is a good thing. But it is certainly different than normal minutes from from boards as we're used to. So I do think it's going to be a positive thing. My recommendation is if you have specific items that you wish to be corrected for the City Council, if you can get them to Holly and Holly, maybe you could do an addendum or, you know, punch it up a little bit.

**Andy Roblee** 1:00:28

I'll try and do something that you can just easily copy and paste.

**Holly Glor** 1:00:31

Yeah, Jackie had done that in a couple of what she had sent me over the day. Yeah, but it is just going to take you know, going through and creating actual sentences where they should be sentences and you know, the correct

**Richard Stankus** 1:00:54

So how long is the city council been been using this format?

**Nate Garland** 1:00:58

Six months?

**Richard Stankus** 1:00:59

Well If you go back and look, because I did, if you look at the minutes because you can't get the minutes for the last several council meetings online at least, but if you look back at sometime in June, they're impeccable in terms of what's being documented on the city council meetings in terms of what's being reported. So someone obviously is proofreading all of that. Again, if I did this, because I knew these comments, were going to come up. So if that same system is being applied to our minutes, there's some disconnect going on here. The artificial intelligence running the program of the City Council meetings is not related to the artificial intelligence that's running the program for the HRRB meetings. It's kind of like I'm sorry to say it's more than apples and oranges. It's kinda like maybe these artificial intelligence people that are doing our program need to go back to grammar school.

**Nate Garland** 1:02:07

I think it's a younger cousin. I think that the more data we give it, the, the more precise it will become.

**Richard Stankus** 1:02:17

So so we're not worthy.?

**Nate Garland** 1:02:19

Well, we need to, we need to give it a few more meetings I think.

**Richard Stankus** 1:02:23

I would, I would guess like, can you qualify that? Say, but like many more meetings?

**Nate Garland** 1:02:29

Fair enough.

**Richard Stankus** 1:02:36

Like I said, take the time. I mean, the city website is easy to get to look at the council meetings from sometime in June. Again, it's it's, they're perfect. There's no grammar, grammar or grammatical errors. I mean, it's, it's what they said is what's on that website. Our meeting is kinda like, I don't know, am I that stupid? That I have to keep saying the same thing over?

**Nate Garland** 1:03:02

Doctor, I did have a conversation with the City Clerk about, about the transcription software, not about our particular issue here, but he he indicated to me that it has been a huge time and labor saver for him in his office. And so in the course of the conversation, I did not get the impression that Chuck was, you know, slaving over those minutes that it really did come along after, you know, a period of time of inputting corrections that it did get to a good place. So apparently, it's however many meetings that it took to of City Council to get that that data up to a level that are the up to the level where it could receive what you say, you know, in a better fashion.

**Andy Roblee** 1:03:56

And they meet more often than us, so it's had more time to adapt and learn.

**Richard Stankus** 1:04:01

Maybe but it but if you look at the transcript, it's it's so shortened compared to the.. because I looked at the login time and the logout time and it was like an hour and a half. Yet, when you look at what's online, it's it's I mean, you could have said what they said maybe they don't speak much. I don't know. Maybe we speak too much. But when you look at the amount of dictation that's actually recorded, it's it's like 10% of what I saw, at least on tonight's dictation. So it's only a comment.

**Jackie Gumtow** 1:04:38

I do have one additional question regarding the upcoming council meeting. Are the folks that spoke at our meeting going to be informed about this appealing the decision?

**Nate Garland** 1:04:59

There's nothing in code that requires that.

**Holly Glor** 1:05:03

They have been following along with this property very closely, they were from the beginning because they were initially notified with planning board because they are neighboring properties and they met the, you know, the district's requirement to be notified. So, they have, it has been on their radar constantly and I, you know, I would anticipate that they know already that it or they will when it is published that it will be on the agenda.

**Jackie Gumtow** 1:05:37

Just I just have an issue with these types of things coming where people were not notified, because not all of us sit down and read the planning board agenda for everything going before planning (inaudible) properties and the changes are always requested, there should be more notification of the residents of the South Street Historic District Organization.

**Richard Stankus** 1:06:24

So, so that evening do we expect the City Council to vote and make a decision?

**Nate Garland** 1:06:29

Yes.

**Richard Stankus** 1:06:30

Okay. So, but then beyond that if they vote and concerned individuals of the city, they can always have a legal recourse.

**Nate Garland** 1:06:46

Yeah, regardless of how the city council votes, the the applicant still has legal avenues that he can pursue.

**Richard Stankus** 1:06:56

And so then if the vote goes against those homeowners who disagree with what he's doing, the homeowners themselves can promote some type of legal recourse.

**Nate Garland** 1:07:08

Yes, they could apply to Supreme Court in an article 78 action, what's called an article 78 action.

**Richard Stankus** 1:07:16

And until that's decided there's still a stop order, I would assume on any work to be done?

**Nate Garland** 1:07:23

Yes, no CofA's means, as Jim said, no hammers are swinging.

**Jim Hutchinson** 1:07:33

Any other comments or issues to be brought before the board? Motion to adjourn?

**Andy Roblee** 1:07:41

So moved.

**Jim Hutchinson** 1:07:42

Second? (Ed Seconds) All in favor. None opposed. Carried.