

*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**  
January 12, 2021 7:00pm  
Zoom

**Present:** Mike Deming (Chair), Jim Hutchinson, Andy Roblee, Jackie Gumtow, Linda Frank, Ed Onori, Richard Stankus

**Staff Present:** Jenny Haines, Office of Planning and Economic Development; Nate Garland, Assistant Corporation Counsel

**Jenny Haines 00:00**

Everybody that told me they were coming is on. We're just missing Dr. Stankus. So I don't know if he reached out to any of you. So I asked Chuck to look for him as he might be coming in on the phone. But we've got guests tonight, Paul Dungey is with us. We have applicants here, including Lisa Carr and Larry Liberatore for the Seymour Library, and Jill Fandrich for Westminster Presbyterian Church. So I think you are ready to go if you would like.

**Mike Deming 00:34**

Okay, thank you. So we'll start with the approval of the minutes from the November 10. Meeting. So moved.

**Andy Roblee 00:44**

Second, Second.

**Mike Deming 00:45**

Any additions or corrections? All in favor? Aye. unanimous? Yes, yes. Thank you. Okay. We'll go on to the minutes for the December 8 meeting.

**Jackie Gumtow 01:04**

I have a correction, Mike.

**Mike Deming 01:07**

Okay.

**Jackie Gumtow 01:08**

On page 14, somewhere between Mike and Brian, they have me attributed to this one paragraph. I have no idea who said it, but it was not me. It starts, "So I'd like to add one comment here what everyone else has said to Mr. Wheat, I want to make sure that we're not trying to question taste or anything else." And it goes on and on. And it ends up with, "We know it's not you, it's the property that is ours to protect." So I don't know who made that statement. But it's attributed to me and it is not mine, and I'd like that corrected.

**Jenny Haines** 01:44

Okay, I will correct that, Jackie. And if any of you can let me know who said that, I can correct it to the proper board member. But I will correct that. Jackie, I did get your email. Thank you for bringing it up tonight.

**Jackie Guntow** 01:59

You're welcome, Jenny.

**Linda Frank** 02:01

Mike, I also had something on page four. Okay. And I don't think it's a big deal. I think I said our permit is one thing. And for the fence, I was trying to make the point that a COA is not the same as a permit. So I think I said a permit is one thing and a COA from us is different from our board, and it says border. Okay, on page four.

**Mike Deming** 02:29

Yep.

**Jenny Haines** 02:30

I got it. Just so you know, this is the recording which does a really good job. But cleaning it up takes a little bit. It catches most things, but sometimes things like that happen. So thanks for catching it.

**Jackie Guntow** 02:44

**Linda Frank** 02:44

I figured I'd pointed it out, I noticed that when I was reading through these. Okay.

**Mike Deming** 02:50

Anything else? So to make a motion, Linda,

**Linda Frank** 02:57

I thought I'd get ready. Sorry. All right. Second last time.

**Mike Deming** 03:01

Well this is the second minutes. We need a motion to accept them.

**Linda Frank** 03:05

Oh yes. I make a motion to accept. I'm raising my hand but you can't see it.

**Jackie Guntow** 03:14

And I will go ahead. I would second, and as long as that one remark attributed to myself is taken care of.

**Jenny Haines** 03:22

Yes, I will. I will make both of those corrections.

**Jackie Guntow** 03:26

Thank you. Thank you.

**Mike Deming** 03:28

All in favor? Aye. Aye. That's unanimous. Move on to the public to be heard. Paul, you're the only public here. Do you have anything you'd like to bring before the board?

**Paul Dungey** 03:46

Mike, I'm here with Jill Fandrich as the representative of Westminster Church and our COA submission.

**Mike Deming** 03:55

Okay. So then we have no public to be heard. And we'll move on to Certificates of Appropriateness with 17 William Street, Westminster Presbyterian.

**Jenny Haines** 04:13

The application we received at the end of December, Jill provided all the information that was requested for the board's review. So Jill, or Paul, if you want to go ahead and just briefly describe what you're planning to do. We do have all the pictures and all the great stuff you sent along. So we've reviewed that but if you want to just quickly go through that, and then we'll see if the board has any questions for you.

**Jill Fandrich** 04:45

Yeah, it's pretty straightforward. We're talking to several different companies about the possibility of installing security cameras around the church grounds because we have had some theft. We've had some vandalism and some threats that have occurred over the course of the last year or so. And the the part that I guess would be pertinent to you is that if we put security cameras, for the outside perimeter of the of the buildings, some of them will need to be installed on the facade of the church, which we believe would involve drilling holes through through the stone facade in order to connect them to the Ethernet ports, and wiring on the inside. So that's why we asked if it was necessary to get a Certificate of Appropriateness and why we're before you tonight.

**Jenny Haines** 05:53

So just really quick for the board, in your packets, you see the floor plans in there, as well as photos. If anybody has any questions, Jill and Paul are both here.

**Jill Fandrich** 06:08

And at this point, we haven't decided on a company. We haven't accepted any bids yet. But all of them are suggesting outside cameras at approximately the same site. So we're kind of asking ahead of time for approval, based on what we anticipate will be the installation.

**Jim Hutchinson** 06:33

This is Jim, I don't think however you do it, they will be very visible. But in your soffits, if that's what's going up underneath the soffit, probably, is that where they'll be going? Right there the above the stone, but probably drilling through the stone to get inside for the wiring? I guess I'm asking anyone to volunteer on it, whether it be more under the second floor windows in the front of the building?

**Jill Fandrich** 07:08

We were trying to ask if they could be do them through window sills or, you know, areas that would be a little less exposed. But in order to get them the maximum coverage of the front yards, especially they they could be on the actual face of the building.

**Jim Hutchinson** 07:28

If they have different colors, pick what that looks like it blends the most. Other than that, I can certainly understand that you need to have security cameras, I don't think we can deny that to anybody. It's not only good for your property, but for adjoining properties. I have no problem with it at all.

**Andy Roblee** 07:54

Hey, Jill, it's Andy, I have a question. Okay. I just want to concur with what Jim just said, I think it's probably a good idea to have them installed. My only concern would be if you were to drill through the stone, you know, creating those holes would open up the stone to, you know, some freeze thaw deterioration over time. And if there's any way to maybe anchor the cameras through strategically finding points in the mortar joints, which could be easily repaired, that would be ideal, but yeah, I guess that's all dependent on what's on the other side of the wall.

**Jill Fandrich** 08:40

Right. Right. And we we talked to them about that and I think that, correct me if I'm wrong, but I think that one of the installers said that yes, they thought that going through the mortar would make sense. And we're also bringing our regular Mason that does the work and has for years at the building and we're involving him in this to to get his input so we make sure we do it safely.

**Linda Frank** 09:10

Andy Do you think that's safer? to penetrate the mortar? Well I was wondering if there's like an eave or something, I don't know what the material is along the roofline or you know if you could get into wood somewhere and then run it over the wall. You know what I mean? Right through, but i don't i don't know if you'd be able to do that.

**Jill Fandrich** 09:38

We're also going to explore if there was any way we could like do it through, not have to actually right drill or so? Yeah, like I said, everyone that we've talked to so far has said make sure you get permission. You know, before we move will we need to get permission before we actually do anything. And we've talked to them about all these options. We want it to be in the safest and most effective place as well. So like I said, that's why we will definitely be including Fred Dennis, our Mason and has been for years. And they're going to include him in this in this discussion as well.

**Jim Hutchinson** 10:22

So they don't need much of a wire. So I would assume this would be a very, very small hole. I was just involved with the installation of a system and they silicone the outside of that hole so that nothing can get in. You're talking about an eighth of an inch hole. It's very small. But of course, you can't assume anything today. S

**Mike Deming** 10:55

Anyone else have any questions?

**Jim Hutchinson** 10:58

I'll make a motion to approve the proposed system.

**Andy Roblee** 11:02

I'll second it.

**Mike Deming** 11:10

Any further discussion? All in favor?

11:14

Aye.

**Mike Deming** 11:15

Unanimous. So you're sent to a good job. Thank you very much for coming before us. Move on to the library.

**Jenny Haines** 11:40

So we have Lisa Carr, and Larry Liberatore with us, for Seymour library. And again, we have your application and all of the great information you sent along with it with photos. So if you could just go ahead and briefly describe what you're planning on doing, we have reviewed the application, but just for the purpose of the record.

**Lisa Carr** 12:03

Sure, we are looking at replacing the skylight and some of the other portions of the main roof on the historic Case Memorial building. And we just wanted to start talking to you now, it's a pretty big project, to understand what questions you might have for us, as we move ahead with this project. Larry probably could share a lot more than I can.

**Larry Liberatore** 12:37

Well, that's the in essence, I think of what we're doing. The reason for it is that we've had continuous deterioration of the roof, and the skylight over the past, well, probably 15 or 20 years. But it's gotten progressively worse. And it's really come to a point where we do need to replace. We've had a preliminary review, we gave you the documents that outline the general scope of the work, which includes replacement of the existing skylight. It's not feasible or practical to, as has been determined, to replace it in kind. So we're looking to replace it with a new system that is, you know, thermally broken, and has better thermal value. We're also looking at replacing the metal roof that has coating

after coating after coating over the top of the original, we would replace that again, to match what was there originally in terms of the profile of the Standing Seam, would match the profile of what was original to the property to the to the building. We're looking to replace the gutters and the roof drain system that really has to do with the skylight itself, we need to increase the overall insulation of the of the roof and the skylight would contribute to that as well. We're going to be looking to replace coping and caps. There's a letter because we initiated this process with SHPO as well. I think you have a copy of this. And there's five items that will be addressed as we move into further design, design development and the preparation of construction documents. The purpose of our presenting this now to you is that we're trying to give you a heads up in terms of what our intent is, and that when the documents are fully developed, then we would come back to you and request a formal review and Certificate of Appropriateness. The timing of this, we're not really sure about the timing yet, because a lot of it has to do with funding and, you know, with getting this out to contractors, you know, I'll say a bit friendly climate. So the earliest this would go out to contractors would be, and the earliest we could conceivably award contracts, would be late summer. We may be looking at delaying that and perhaps sending the project out to bid a year from now. So that would mean that we'd have to limp along that much more with with buckets, and it's been a challenge. But it would also give us time, to perhaps do a little more fundraising and, you know, get things in line, so that we're ready to go. So, you know, the earliest timeline again, would be this summer.

**Andy Roblee 16:26**

This may be a dumb question, but I have to ask it. So the profile of the building will, when all is said and done, will appear unchanged from Genesee Street?

**Larry Liberatore 16:39**

That is correct. You know, colors will match the original roof which we thought might be copper. But in terms of digging down below all the coatings, it was just a metal, just to notice that. Yeah, that was essential.

**Andy Roblee 17:06**

That's my main concern was just, you know, the appearance from the street at that historic elevation view. So

**Jim Hutchinson 17:18**

Larry, could you determine digging down through all those layers with the original color that was red or gray? Gray, the original color was gray, right?

**Larry Liberatore 17:29**

I believe it was.

**Lisa Carr 17:31**

Yea, ok there is a historical card that shows red, but it was a hand colored postcard. So we don't know if it was somebody like the artists idea of what it would look like. But according to the physical findings, it there was no evidence of red

**Jim Hutchinson** 17:53

Because there was a company out of Buffalo that made those metal roofs. And I've taken three of them off now. And all three were red, and it was called the Red Roof company. And it was a Standing Seam Metal Roof from from that era. So I was just curious. I don't again, it doesn't show from the street. So I don't think we have to worry about it being red. But I know kind of firsthand, because I happen to know this guy that's on one of your boards. And I've heard a lot about what you've been going through for this project. And you've done a very thorough job. I think today, making sure you had the right architect, you thought of just about everything. So congratulations on getting this far. Thank you.

18:40

Thank you.

**Jim Hutchinson** 18:42

And this is all been approved by SHPO. I know they had some concerns. I assume you've addressed those.

**Larry Liberatore** 18:49

No, we have not addressed them as yet. This is still preliminary you know, it's the same with with your board. You know, we're presenting this so to so as to give you a heads up. We actually have conversation today with Bell and Spina and you know, the financing for their services as well as the overall project itself will really will rest on the the foundation, not the Board of Trustees. And so, they will be looking into financing and hopefully giving the thumbs up to get the design and construction documentation done by early summer, finished by early summer. At that point we would have all of the details including all of the restoration work that needs to be done or anything that would be replaced. We would have the exact profiles of the roofing itself and of the skylight systems. So right now it's preliminary. We will address the five issues from SHPO. And we'll certainly address any questions or issues you might have in the meantime.

**Jim Hutchinson** 20:10

Just for the board's clarification, and it's just a technical thing, the building is technically owned by the foundation and not by the library, correct.

**Larry Liberatore** 20:19

That is correct.

**Jim Hutchinson** 20:21

Not that it matters in the end.

**Larry Liberatore** 20:26

You know, there's been some discussion internally about that. But at this point, this is where it stands.

**Mike Deming** 20:40

There any other questions from anyone? No.

20:46

Nope.

**Mike Deming** 20:49

So I don't know. Do we need a motion for this?

**Andy Roblee** 20:54

I don't think we're voting on anything, technically right?

**Mike Deming** 20:56

No. I don't think it's an approval of it.

20:58

Right.

**Jenny Haines** 21:02

Nate (Garland) is saying no, we don't need a motion.

**Mike Deming** 21:10

Thank you for bringing us this before us. And we look forward to your progress, then.

**Lisa Carr** 21:17

Thank you. And if anything comes up that you have a question, just reach out to me, and I'll find somebody that knows the answer. Thank you.

**Mike Deming** 21:25

Okay. Thank you. Thank you.

**Larry Liberatore** 21:28

Thank you.

21:29

Thanks.

21:30

Thank you.

**Mike Deming** 21:32

So we'll close this portion. And we'll move on to other businesses or anything else that you have, Jenny.

**Jenny Haines** 21:40

Just a quick update on our efforts related to the Wall Street Church. Nate's been working hard to get us in front of a judge in the court, we have been delayed until I think February, with our application for



court order to demolish. We do have the bid documents ready to go. So as soon as that order is provided to us, we can get that out to bid.

**Mike Deming** 22:09

You see I posted a picture on you know, your from over 500 people all together, commented, okay.

**Nate Garland** 22:23

We hope to have an order in the first week of February. There is some question as to whether or not any court in New York state can order what is likely going to be a default judgment. So that's another that's just another hurdle we're going to have to go through in this COVID world that we live in. But barring that, we will be good to go within a month, legally.

22:52

Thank you.

**Jenny Haines** 22:53

We have received and executed the memorandum of agreement with SHPO for this demolition, we had to do that, because we're using CDBG funding. So that has been drafted executed by the mayor. And we're waiting for that signature back from SHPO. So we should be all set with that as well.

**Mike Deming** 23:15

So no bids have gone out yet?

**Jenny Haines** 23:17

No, we can't we don't own it. So we can't do that until we have a court order to demolish it. So no bids out. We're ready, but we don't have it out there.

**Mike Deming** 23:32

And this is going to be CDBG money?

**Jenny Haines** 23:35

It's going to be a combination combination of different funding sources. But CDBG is one of those. So we had to make a submission to SHPO because of that, but we don't have enough funding through CDBG to do the whole thing. So it'll be a combination of sources.

**Mike Deming** 23:53

Okay. Does anyone have any other business they want to bring up? Do you have a motion to adjourn? So moved.

**Linda Frank** 24:04

We have a second. The official seconder today.

**Mike Deming** 24:08

Okay. All in favor. Thank you all for joining us tonight.

24:15

Thank you. Bye, everyone. Take care