

***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***

**Meeting Minutes  
May 11, 2021 7:00pm  
City Council Chambers**

**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

**Guests:** Sammuel Darling

**Mike Deming 00:06**

Okay, everyone's here so we can start. Public to be heard, you'll have your chance, if you want to speak on anything else about the historic district, other than your application you're welcome to. Other than that, if no one will move past the public to be heard and move on to this, we passed the minutes, the minutes weren't available yet today.

**Jenny Haines 00:32**

I'll have those for next month, they were 20 pages. So I just couldn't get through it all.

**Mike Deming 00:40**

So we'll pass that and move on to 48 South Street.

**Jenny Haines 00:47**

So I'm going to go down there, so I can scroll the screen up, because I can't do it from up here. So this application is for Sammuel and Karen Darling, they are looking to replace the roof on the carriage house behind the funeral home. So Sam, would you like to go ahead and just talk a little bit about what your plans are.

**Samuel Darling 01:21**

Yes. So I've sent some pictures over that, hopefully you guys are able to look at of the damage that has taken place on the property. But I am looking to replace the whole roof, it needs to be completely torn off. I need to fix the boards that are underneath, there's slat boards, and then go over the top of that with an OSB board. So that actually can properly adhere the architectural shingle that I'm looking to do. As you can see, I have some pictures on the inside also, just to see the kind of damage that's been taking

place over the years. My goal is to obviously replace the roof and to prevent that from happening. And hopefully to keep this building going for many more years to come. Over the past several years, we have worked on the foundation, we fixed the foundation. Now I have the funds this year to replace the roof. Then as I can keep making progress on the building over time, and to making the exterior of it looking like it is original from what it was before. The slate or Williamsburg slate I believe is the choice that I had, which is similar to what it is on the funeral home at Brew. So I'm just matching the actual shingle color, and the style of what that is to the new version of what I'm hoping to have for the roof on the building. Then, as applicable with the company that I'm having to do the job is roughly what I believe they said it would take about 10 days to do the whole thing. They figured out between total tear off, cleaning up all the mess, and putting on the new and having it put in with a new architectural shingle from the top all the way across to even the cupula on top and having all of those things replaced. Because on top of the holes that I did show you there's a lot of small holes that if I kept taking pictures, you just be like, okay, but there's a lot of the roof of the original roof that I think this is probably the third layer of roof that was put on it. Even through the third layer of roof that was put on it over time, it is just literally disintegrating. Every year for the six years, coming up this coming Friday, that I've owned it, I picked up shingles from that building, some more, some less depending on the winds of the storms that we've had over the last several years. Then it also just to keep it nice and cozy warm for the one squirrel that is still living in the building. So can't keep him out yet. But this point I've got all the other ground animals out, which were the skunks and possums and the wood chucks that used to live in there. They no longer live in the building, because of all the foundation work that we fixed on it, but the squirrel, it is what it is at this point. He's not making any more damage than there already is. So I'm not going to worry about him. But that's my overall plan that what that job, how long it's going to take and what I'm looking to do. And then as I look into what it needs, as they do the roof, I am looking to get a molder planer that I've purchased, and I'm looking to redo the trim on it. Once I figure out what the trim looks like, actually get the lumber that I need, and remanufacture that right on the premise. So we're looking to do as we can process that and wrap it back around to what it needs. Because some of that which was done when they did patchwork on this, they didn't put any of the original boards back up into what they used to look like, they put a trim board, I think like a pine, that was just a straight straw one by four, and put it in an angle and slat it. But if you look at other parts of it that goes around the trim, there's actually a lot more intricate trim that was put on originally. They just decided they weren't doing that whenever they did the third or second or third roof on that property. So those are what I have on my agenda for that. Then we'll see where we go from there after that. So anybody have any questions for me?

**Linda Frank** 05:38

I might have missed when you mentioned the windows.

**Sam Darling** 05:46

Yeah, I haven't discussed the aspect of the windows, which is the second floor. If you look at that part of it, which is not part of this job description at all, in the future. Interesting enough, some of those

windows inside the building are still covered up somewhere in that building. Because whenever it was actually at one point a living quarters, they had put in a wall, boarded it up and put whatever parts of it, as I've been looking at it and finding the rot that's going on, I'm uncovering a lot of those areas because of just the issues that are going on. I want to make sure that I'm not dealing with any more issues on top of what I'm looking at when I'm fixing things. But yes, I do have some thoughts in the future, especially about the ones that are boarded up that are like, they look like that half made piece. Um, it'll be something else in the future to talk about. Possibly, instead of putting in an actual window, making it like a sunbeam version made out of wood, and make that and install that into that unit with a different colorful design, because we've got colors that we're going to implement over time. Let me do it. But it'll just be in the stages that we can afford to replace this stuff.

**Mike Deming** 07:10

Any other questions? Someone like to make a motion?

**Andy Roblee** 07:13

I'll make a motion to approve.

**Jim Hutchinson** 07:16

Second.

**Mike Deming** 07:18

Any further discussion? All in favor as presented.

**Everyone** 07:22

Aye.

**Mike Deming** 07:24

You're good.

**Samuel Darling** 07:25

Thank you very much.

**Everyone** 07:26

Thank you.

**Samuel Darling** 07:27

So I'll just wait to get the piece of paper emailed to me. And once I do that I've already got the certificate from the Corporation for their workers comp. So I'll submit all those documents to the permit spot downstairs when when I got that stuff.

**Jenny Haines 07:45**

Okay, sounds great.

**Samuel Darling 07:46**

All right. Very good. Thank you very much.

**Ed Onori 07:49**

Buy your materials quick.

**Samuel Darling 07:51**

What did you say?

**Ed Onori 07:53**

Buy your materials quick?

**Sam Darling 07:54**

Oh, yeah, I'll make another statement on that. I made a quote, I got my quote from them back in March. And I was trying to figure out if I wanted to proceed to do this. I waited about 30 days, my quote went up \$2,000 from what it was from that 30 days. So when I signed the contract with them, I said per before I proceed, I'm going to sign this, I'll give you your check. I said I just got to figure out whatever I have to do with the Certificate of Appropriation first, and get the permit. I said after that you guys can start your job. Because I was like, I know I'm sure even when I talked when I signed the contract two weeks ago, all plywood has gone up even since then and OSB board, because it was \$35 when he was telling me it would be \$50. It's probably not \$55, but I don't want to belabor any further, but it's just because we are in it the demand is so high, the supply is so low, that they are able to push up. There's a lot of YouTube videos actually talking about it with people that have more insight than I have on it. But there's a lot of different things that are all coming together on it. If we ever get to a point it finally hits too high, then the prices will hopefully start coming back down. But there's no guarantee either. So you're right, that's why I finally signed the contract about two weeks ago.

**Ed Onori 09:16**

Any thing with glue and plastics because of Texas losing their power; I bought a piece of plywood three quarter inch plywood two weeks ago, I know \$65 a sheet, and how do you build it.

**Samuel Darling 09:32**

Right, so I think it's right around 130 or 140 sheets of OSB. Yeah, it's not a very large square footage of the building. But I know that when the roof is done, it's not something I plan to fix again.

**Ed Onori 09:50**

Yeah

**Samuel Darling 09:52**

You know, I expect this roof to last me 30 years. That'll put me in my 70s, and it'll be somebody else's problem. That's how I look at it, then what I wanted to maintain this building, because I want it to last another 100 years. So, Alrighty. Well, thank you very much for your time. You guys have a great evening.

**Mike Deming 10:17**

The next one is 99 South Street, I'm going to present it. So you can take charge, Jim. Should I come down here to do?

**Jim Hutchinson 10:27**

No do it from up there

**Mike Deming 10:28**

It's a pretty straightforward project.

**Jenny Haines 10:37**

You did a great introduction

**Mike Deming 10:39**

With the picture there.

**Jenny Haines 10:40**

Oh, the picture, okay.

**Mike Deming 10:43**

Sure, it looks like right now, and people go there for years. And you just forget this. And when I took the picture for this, this is the impression people get. One of the reasons for this is this big building, there's hardly any storage space inside. And with older people, the only place to store anything is in the basement. So they do a fair every year, and they want to use the garage to store a lot of that. But all the stuff piled up next to the shed, the one that looks like a little church was the 1999 Bicentennial float. It's been there since, so we're going to take the steeple off, put a new roof on it, and paint it, but we're going to move that building to where the rusted shed is, and put the new garage where that is. The new garage is 14 by 22. And it's from Whitmer's the Mennonites, it's got a wood floor, so they just drop it off, and we put some crusher run down.

**Andy Roblee 11:43**

That's just gonna be on stone and right? Right so it can be. But does that even qualify, is that defined as by the city? Is that even a quote unquote, structure?

**Jenny Haines** 11:53

We'll issue the COA if you approve it, and then, in interacting with Code Enforcement, we'll see if it will need a permit or not.

**Andy Roblee** 12:03

No, that's that's what I'm getting at it seems really temporary to me.

**Jenny Haines** 12:06

They will review setbacks and all that kind of stuff. But I'm not sure about how the permitting process works. We will walk through that with them.

**Mike Deming** 12:18

Part of it is the aesthetics, it'll clean up that whole area. People notice the first thing you come in, and the last thing when you leave, and that's, you know, the front of the church, there's no parking, so you come in this way.

**Andy Roblee** 12:31

I was I was going to ask Michael, is there a reason for them to put it in that particular place?

**Mike Deming** 12:38

Right, because it's right where the driveway is, and with the fair people have access to drop things off right there. The fair parking area will be right there, if we want to put a tent up. They've been doing this old time fair for 50 years. It's just like everybody is older people, and it makes everybody's work easier.

**Jackie Gumtow** 13:00

I just looking at it and I thought, you know, maybe it would be better being in a corner somewhere sort of outside right in the middle.

**Mike Deming** 13:11

They made the mistake with the Osborne Library giving a lot of private property back with that, which was a mistake. But this is movable, like the shed that's on four by fours. And he's just going to move it to where the other one is and we'll put crusher run down. I figured they do gray siding, like in the picture would sort of blended with the church with the gray stone. It's not that big of a structure like a two car garage would have been bigger, but will sort of just blend in and you won't even notice it after awhile.

**Linda Frank** 13:54

So from South Street, you'll be seeing the new shed.

**Mike Deming** 13:57

No, not from South Street.

**Andy Roblee** 14:02

You're gonna have to pull in the parking lot.

**Linda Frank** 14:05

Yeah, I guess I'm thinking

**Mike Deming** 14:07

You wouldn't notice even from Fitch because the library would be block it right now at least.

**Andy Roblee** 14:12

I mean it seems pretty temporary to me. Again, like it's not it's almost an inkind replacement in a way. Right. I make a motion to approve it.

**Linda Frank** 14:24

Yeah, I think. I will second that.

**Mike Deming** 14:29

Call the motion, Jim. I'm abstaining.

**Jim Hutchinson** 14:31

Any Additional discussion? All those in favor?

**Everyone** 14:39

Aye.

**Jim Hutchinson** 14:40

Opposed?

**Mike Deming** 14:42

Abstain.

**Jenny Haines** 14:43

Mike, I'll put you as an abstention on that.

**Mike Deming** 14:47

Okay. We'll move on to other business.

**Jenny Haines** 14:55

I have an update for the board. If you want to go ahead.

**Andy Roblee** 14:59

I just wanted to because I wasn't here at the last meeting. We don't have minutes. So I was just wondering about the Osborne library. There was a discussion about that.

**Mike Deming** 15:10

It was just bricks are falling off.

**Ed Onori** 15:13

There wasn't a discussion.

**Andy Roblee** 15:15

There wasn't? Oh, no, someone lied to me. Because they someone asked me about it. And I was like, I don't know, I wasn't there. Never mind, just rumor mill, I guess

**Nate Garland** 15:25

It's tax delinquent, and has been for the requisite period of time that all things being equal, we would take it via the tax sale. The state legislature passed a law two weeks ago that extended the moratorium on foreclosures, including tax foreclosures until at least August, and likely, that will still be extended past then. So we're, you know, our hands are tied in that area generally. Specifically, this is, as everyone here knows, a unique property with unique problems. So I don't know if we would necessarily put that the front of the line of properties that we foreclose on if and when the time comes.

**Mike Deming** 15:33

Will this become a non for profit?

**Nate Garland** 16:25

They're not registered as a charity with the assessor's office, so they've been taxed accordingly. And haven't paid taxes. So I was actually looking at it today. You know, there's, theoretically, all things being equal, as I said, we probably would have more control over the matter than we do now. Unfortunately.

**Mike Deming** 16:58

Jenny talks with SHPO on a regular basis?

**Jenny Haines** 17:04

Project by project basis. Yes.

**Mike Deming** 17:07



When you talk with someone, could you just ask them if the grant is expired, they kept passing it on and on and on. The grant was from 2005 or 2006. And up until like two years ago, they still said they were eligible. But that the grant was only \$100,000.

**Jenny Haines** 17:30

Okay. I will ask.

**Jackie Guntow** 17:32

I think what, when I drove by and looked at it and kind of walked around it, if something's not done pretty soon, it's just going to fall down. I don't understand why it just can't be taken. Because it is actually it's a fire hazard.

**Mike Deming** 17:59

There's no wood other than the frames on the windows

**Jackie Guntow** 18:02

What about the inside the bookcase?

**Mike Deming** 18:04

Plaster and all the moldings that are left there on the floor, were all plaster appliques. This is another Osborne building after they had numerous fires that when they built the library, they made it fireproof.

**Jackie Guntow** 18:18

Okay,

**Mike Deming** 18:18

So there's only that little wing that's got any wood in it, the rest of the whole building other than the floors are cement.

**Jackie Guntow** 18:25

But the windows are all open, somebody could get in there, and who knows what could be going on in there.

**Mike Deming** 18:32

When the church sees things open there, they call and over time, they'll send somebody and put more boards and stuff.

**Jenny Haines** 18:43

The mechanism for the city to take a structure other than a tax foreclosure is not straightforward. In my career, I've seen it done once on Grover Street in like 1994, which is the former Tucker house.

**Mike Deming** 18:58

That house is a shame.

**Jenny Haines** 19:00

I know. But so there there is a mechanism. It's very tedious. I don't know, Nate, if you can describe it somewhat

**Nate Garland** 19:12

It's not applicable, it's only applicable to dwellings.

**Jenny Haines** 19:19

We did talk about that.

**Nate Garland** 19:22

I don't know if that means at one point in time, that was a part of a larger dwelling.

**Mike Deming** 19:27

Yeah, but the last thing it was listed as the Osborne residence, they lived there for 30 or 40 years in the library.

**Nate Garland** 19:35

You know, we could so yeah, you're absolutely right, Jenny, we could take it, in my mind it's not a dwelling. It's ruin, frankly, but I guess if it's last use was a dwelling we could go at that but I agree with your characterization.

**Jenny Haines** 19:52

A very tedious process.

**Nate Garland** 19:55

It's gonna take a lot to get there.

**Jenny Haines** 19:57

The tax foreclosure is definitely more straightforward. You know, once that executive order expires, hopefully we can look at that, potentially, and other properties, that we've been waiting to take as well.

**Mike Deming** 20:16

How about we move on to Wall Street.

**Nate Garland** 20:18

Well, there's your MVP over there.

**Jenny Haines 20:21**

So Wall Street Church, I'm sure that you've seen the article, Nate has made a valiant effort in court related to trying to get a court order for demolition. That process we had determined a few weeks ago, we are going to move in a different direction, because it wasn't getting us where we needed to be. While we were working through that discussion, on Friday, April 30, we got a call from a business adjacent to the church. If you remember that day was very, very windy. The business owner was very concerned, he was seeing bricks falling off the church, the hole in the roof was gaping even worse. The fire chief and code enforcement and engineering went to assess things, and they determined that things had indeed changed there. There was more substantial deterioration, so we made a decision to close the street at that point and it remains closed as of right now for safety purposes. That next Monday, we met and based on multiple items of concern the fire chief declared an emergency demolition. We've moved forward, received bids for that and have chosen a contractor. We are meeting with him tomorrow to go through his process. It is my understanding, and I have not talked to him directly, that he is going to try to save the windows. And that's a tough balance, right, because an emergency demolition, you're not really supposed to stop to do that kind of thing. But, you know, he believes that he can do that. He's also going to be working on a small amount of asbestos; he's going to try to get that out, because that'll save us literally a ton of money on tipping fees. So we'll be working through that process with him. And hoping that we can, you know, do the right thing as best we can. Both environmentally and from a preservation standpoint, we are looking at as we have the whole time looked at getting the bell out. His plan is to pull the tower off with a crane, set it down on the ground and then get the bell out. So we're working through that. We had only probably three weeks ago met with a Salvage contractor out of Rochester, Jim Wolf, I'm sure you know him. That was a really promising meeting. But then things kind of changed that day. And we were able to move forward with the demolition. But you know, the challenge with the Salvage discussions, we had, and Andy knows this as we are working with CROWD as well, the city does not own the structure. So us being able to, you know, negotiate or make a deal with a Salvage contractor, we weren't able to do that. So the discussion we had been having was, how can we get ownership so that we can work through that process. So unfortunately, age and no maintenance for many years got the best of it. We are going to, in the interest of public safety take care of that. You will see the contractor mobilizing, hopefully within the next week. Then going through that process, we have offered CROWD the opportunity to video or photograph. We also have a memorandum of agreement with SHPO, related to the use of federal funds for the demolition, where we will, you know, do the recordation of photos, and we have an agreement to put a marker there for the church. We also have an agreement that future development on the parcel will be reviewed by SHPO as well. So we're doing our best to tip our hat to what is on that lot. And so the people remember, and can see what was there.

**Mike Deming 24:16**

I'm glad that through the years, there's been a discussion here with that least even the last newspaper article, we could say that we've been involved trying for a lot of years. Really, it's been back and forth.

**Jenny Haines** 24:30

Yeah, it's very sad. You know, we've been trying to work with the owner, once we were able to get somebody to respond to us over the last year and a half or so. It's really unfortunate. When we were in there with the salvage contractor, I was standing up in the balcony and it really is a tragedy. It really was a gorgeous, gorgeous space. At one time.

**Mike Deming** 24:55

2001 they had the memorial service after 911, and it was still in beautiful shape at that time, there were no leaks, you know you would never know that this would happen.

**Andy Roblee** 25:09

So what, what will happen with the windows?

**Jenny Haines** 25:13

So once the contractor post his permit the site is his, so the windows will be his to deal with. So, you know, as far as discussions with CROWD or Jim Wolf, you know, I'm happy to make a connection. So I will, I'll make sure to mentioned that in the meeting tomorrow,

**Mike Deming** 25:33

It's relatively simple to take the stained glass windows, even the Tiffany windows in the chapel, how it takes no time. They come in there in a wooden frame, and they don't take the frame out, they just take the windows out, if they have anybody that's got any experience.

**Andy Roblee** 25:50

Some of them are designed to essentially collapse in a certain way, they will be put back together later.

**Mike Deming** 25:59

Much easier when you know what you're doing.

**Ed Onori** 26:05

It's all lead in between.

**Mike Deming** 26:08

Other business and another question, that church, the one that the National Parks Service owns, that Harriet Tubman went to. It's worse now than it's been. It's like an abandoned since the fire.

**Jenny Haines** 26:23

I can get an update from NPS as far as what what's happening there, and what's not happening there. I'll have that for next time.

**Andy Roblee** 26:33

Another thing random strangers have been asking me about is an update on the Schines Theater. Anybody have any clue? What's the last I heard? Once certain construction trades were allowed to return to work, there was supposedly work that was gonna start there, that was months ago.

**Ed Onori** 27:02

They had a couple firms designing the interior, don't know who they were.

**Andy Roblee** 27:07

I mean these things take time.

**Ed Onori** 27:08

Oh, I know. Plus, they didn't want to move forward because of COVID. They didn't want to get the building, put two back together and then

**Jenny Haines** 27:16

Not be able to have things.

**Ed Onori** 27:19

And I know they were down to two firms to do the marquee. So I don't know what NYSEG has been doing in front there.

**Jenny Haines** 27:28

I'm not sure. But the marquee was the next step. That was the next piece of it.

**Ed Onori** 27:34

They gotta get that and they got to get the mechanicals in there working.

**Jenny Haines** 27:39

I'll see if I can get an update for next time on that as well.

**Mike Deming** 27:42

Because they didn't finish the masonry they were working on, they stopped before they were done.

**Ed Onori** 27:46

Right. They didn't get started in the front yet; they were going to start the front and the marquee all at the same time. That's what I heard, but haven't talked to Bryan in quite a while either. He finally stopped answering phone calls.

**Mike Deming** 28:05

I had asked about staff at the in the Planning Department. Just give them an update. So she's doing all the work. There's short of staff since.

**Jenny Haines** 28:15

Right. So we are working through the process of hiring another Planner, we have been told that the test for the position is going to be this summer. So we had determined to wait for the test results. Just because we had gone through an interview process we had offered the job, provisionally, and our candidate turned us down for another job. And because we were getting closer to what we thought was the test date we decided to hold; we're still waiting for that date to be determined. So if that day ends up being far off, then we will advertise again and work through that process. So we have Holly's work split up and I'm yours until the time we hire somebody else.

**Mike Deming** 29:06

Any other questions?

**Richard Stankus** 29:08

Do we plan on revisiting the fence with that gentleman.

**Jenny Haines** 29:13

Mr. Wheat is back in town. He was delayed for a month longer than he was planning on. So he is now working through the process of contacting John Carnes as we advised when he was here in December, so I'll expect to hear from him. Hopefully, maybe before the next meeting.

**Mike Deming** 29:38

Anything else? We have a motion to adjourn. Richard. Andy. All in favor?

**Everyone** 29:47

Aye

**Mike Deming** 29:48

Unanimous. Thank you, everyone.

**Jenny Haines** 29:51

What do you think of the iPads?

**Everyone** 29:54

Great, worked well.