The Historic Resources Review Board Meeting will be held at 7:00 PM on March 12, 2019 at Memorial City Hall, 24 South Street, Auburn, NY 13021.

Accommodations: Requests for accommodations for individuals with disabilities may be made with prior notice of at least three work days in advance of the meeting by calling (315) 255-4100 or e-mailing disabilityaccess@auburnny.gov. As much advance notice as possible is needed to assure that appropriate services can be acquired.

AGENDA

1. APPROVAL OF MINUTES

   1.a. February 19, 2019 Meeting Minutes for Approval

   HRRBMinutes 02.19.19.docx

2. PUBLIC TO BE HEARD

   2.a. Items Brought Before the Board by Members of the Public

3. CERTIFICATE(S) OF APPROPRIATENESS

   3.a. 17 Nelson Street, Willard Memorial Chapel - Mr. Jonathan Carnes, Architect for Crawford & Stearns
   The applicant is proposing repair work to the exterior of Willard Memorial Chapel. The work includes: window restoration, masonry restoration, and roof repairs. See attached application for further details.
3.b.  5-7 Hamilton Ave. - N.P. Structures LLC
Following a Violation Order from the City Code Enforcement Office regarding work performed outside of the Approved Certificate of Appropriateness issued October 10, 2018, the applicant is proposing to reconstruct the front entryway to comply with Historic Resources Review Board Approval. See attached documents for further details.

4. OTHER BUSINESS

4.a. Grant Opportunities: Preserve NY and CLG Grants

5. ADJOURN

Next Meeting Date: April 9, 2019 at 7:00 PM
Meeting Minutes  
February 19, 2019  
Council Chambers

Present: Michael Deming (Chair), Jackie Gumtow, Jim Hutchinson, Ed Onori, Andy Roblee, Richard Stankus

Excused: Linda Frank

Staff Present: Holly Glor, Office of Planning and Economic Development; Shelly Lowe, City Manager’s Office; Jenny Haines, Director of Planning and Economic Development

Excused: Nate Garland, Assistant Corporation Counsel

Meeting opened by: Michael Deming (Chair)

Approval of Meeting Minutes

Chair asks if there are any corrections to be made to the January 8, 2019 meeting minutes.

Richard – Mentions one word was recorded incorrectly during the 10 Elizabeth Street discussion.

Motion to accept the meeting minutes of January 8, 2019 with one change made by Jim Hutchinson, second by Andy Roblee.

All in favor. None opposed. Motion carried.

Active Chair opens the public to be heard portion of the meeting. There being none, he moves onto agenda item #1.

Certificate(s) of Appropriateness

None at this time.

Other Business

1. Local Law Update – Chapter 178: Historic Preservation

Holly explains the background of the Local Law Update and how it was brought about. The CLG Audit brought to staff’s attention that the current local law is non-conforming with the Model Law for Historic Preservation. We need to remove all “National Register” terms. Local government does not have jurisdiction over National register nominated building, districts or
landmarks, only locally designated ones. The current local law lists our historic area as the South Street National Register district, when it should say South Street Area Local Historic District. As soon as we hear back from SHPO on the language, we’ll hold a public hearing then request a vote by City Council to update Chapter 178.

2. Grant Opportunities

Holly explains the announcement of the Grants and the background of the proposed project. The City has received a push from NPS and SHPO for many years now to have Fort Hill Cemetery either listed on the National Register individually or included in the district. With the Harriet Tubman related sites her gravesite should also be further recognized. There are also many nationally and locally recognized public figures buried in Fort Hill, most are the people who once resided in the South Street Historic District. We have also received feedback from property owners in the district that were initially considered non-contributing for their buildings being too young and are now 50 years and older and would like to have their status changed. This opens up the period of significance, which allows for an expanded study area. SHPO likes to see municipalities do this kind of research and updating, it helps boast our CLG compliance. It also affects our audits. There is a portion which asks if we are actively applying for CLG and other preservation related grants, which we haven’t done since 2002. This is something preservation authorities want to see. Projects like these also support strategy in the City’s Comprehensive Plan outlining historic preservation.

What we need is approval from Council to apply for the grants and letters of support to be included in the application. If we don’t receive the grants, the project won’t take place at this time. If we do receive the grants, it will be a lengthy research and review process handled by a professional consultant with extensive project experience. Like every project, there will be a public outreach portion. The study areas on the map were suggested by the SHPO from a Google maps tour. If the project happens, SHPO will come out with the consultant to do an in-person tour of the study areas to narrow it down. Staff was considering the north-west study area for inclusion, which might make the most sense to everyone; however, SHPO needs to review all possible areas for inclusion surrounding the current district. Resolutions will go to Council on March 7th to apply for both grants and a letter of support from the board.

Holly opens up the discussion by addressing concerns made by Linda, via email: first, regarding the board being inundated with COA’s. Mentions the City can decide if they would like to include the expansion into the LOCAL district either completely or partially and again mentions the board only has jurisdiction over Local designation, not places that are just listed on the National Register. Another concern was some of the homes in the proposed area already being severely altered and that the final boundary will include both contributing and non-contributing buildings just as it does now, but it will all come down to the State’s opinion. There is also mention of what has been previously approved by SHPO on the CRIS System and available tax incentives for historic home owners.

Richard – Mentions this is the 1st study since the nomination and how Westlake Ave. has been rebuilt with grants to restore homes and how he has reservations on expanding east of South St. Initial concerns include: Would people want this and have to come before the board? Can we
police this with only 7 people on the board? How do you get chosen? What are the initial criteria? This could take months to review.

Andy – inquires if the areas to the east of South St. are areas under the grant to be surveyed under SHPO.

Holly – clarifies that the application will outline the area being considered for expansion. This will be a bigger study area then what will be considered.

Andy – Asks again, if we have to survey these districts because SHPO says we do or is there other areas we should look at?

Holly – These areas have been strongly suggested.

Andy - asks if we want this grant we have to survey these areas?

Holly – yes

Andy – Mentions there is a pre-existing NRHP eligible district already drawn out and recognized by the state on East Genesee Street. There are more architecturally and historically significant buildings on that route.

Holly – Explains that we are considering the expansion to incorporate Fort Hill Cemetery as that’s the priority right now. We can apply for more grants at another time to consider other areas for district nominations.

Andy asked – What are we as a board to do with this tonight?

Holly – Explains that staff is looking for support and suggestions for the project to include in the grant proposals.

Andy – Suggests the board sends feelers out based on age of buildings and to bring up discussion if they are on board for an expansion. Recommends support of Fort Hill Cemetery and will look at other areas if they have to.

Richard asked – Why do we need grant or funding to expand when Fort Hill District should be incorporated.

Holly responded – We can locally.

Richard asked – Why are we are chasing a grant and what is the purpose?

Andy responded – The grant is to pay a consultant.

Holly - Explains grants are part of the CLG audit. If we are not participating then it might show up on our audit.

Richard asked – So we apply for a grant and look at their recommendations?

Mike responded – The City Council has to vote on this first.
Jim - In the Public to be Heard people will be able to say they don’t want to be in the district. South St. was difficult with that.

Holly – Mentions again that the board can decide what is included locally from the expansion areas.

Jim responded – Some houses are lucky they have a door let alone the right one.

Holly – Mentions again that there will be contributing and non-contributing buildings and that incentives are available for historic home owners. The project will require a public hearing for the neighborhood to give their feedback on what should and should not be included nationally and locally.

Jenny asks to speak – Explains that the purpose of this discussion is to give Holly some direction. We can talk to SHPO. We will put this together for the Mayor and Council. The experts want your support. It is not inappropriate to push back saying this is what our board wants. This grant is due at the end of March.

The board gets into discussion of what should and should not be included in an expansion based on the provided map. They narrow down the proposed study areas to include the north-west Fort Hill Cemetery and surrounding neighborhood. Some of School Street to incorporate the brick schoolhouse. Tuxill Square. Extension of Elizabeth, Hamilton, and Swift Streets. Clifford Park and Clubhouse is also included. The board decides to eliminate MacDougall, Burt, Steel, and Grove.

Holly – Mentions that there will be contributing and non-contributing buildings on both sides of the streets and that other South Street homes that are non-contributing now will be considered based on age and integrity. The Period of Significance is suggested to be extended to 1956, when the church was built.

Jenny – Explains we will have the map to council by Friday. Grant is due end of March. We can hold the map if the board is not comfortable.

Holly – Mentions she has enough feedback to bring to the State regarding the study areas.

Richard – Says most important is Fort Hill.

**Old Business:**

The board discusses the status of other historic properties in the City including, Osborne Library, 88 South Street, and the Wall Street Church.

It was suggested to mail packets out earlier so board has more time to look at the sites. Holly explained it is on the website and on pdf if they would like to see the packet before it arrives in the mail. Since the COA’s are due the Wednesday before the meeting time is limited to get the packets out in the mail earlier. If the board would like to pick the packets up on Friday before the meeting instead receiving them in the mail Holly can have them ready.
Adjourn

The next regular scheduled meeting is Tuesday, March 12, 2019 at 7pm.

Chair – Asks for motion to adjourn. Made by Jim Hutchinson, seconded by Andy Roblee. All in favor. None opposed. Meeting adjourned.

Recorded by Shelly Lowe
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Return completed application and all required materials to:
Office of Planning and Economic Development, 24 South Street, Auburn, NY 13021

Date: February 25, 2019

Property Address: 17 Nelson Street

Name of Owner: Community Preservation Committee

Mailing Address (if different):

Phone: 315 252 0339 E-mail address: same as Owner

Name of Business (if applicable): same as Owner

Name of Agent/Contractor (if applicable):

Address of Agent/Contractor (if applicable):

Indicate type of Project: (Please check all that apply)

- New Construction
- Addition to Structure
- General Exterior Renovation/Repair
- Window or Door Replacement
- Roof
- Siding
- Fence
- Sign
- Demolition
- Other

Please provide a brief description of the project, noting any and all proposed changes to the exterior of the property (see check list of required materials on reverse and attached information to the application):

The repair work at this property includes window rehabilitation, masonry restoration and roof repairs.

The detailed project work scopes are attached. All work described by these work scopes shall meet the Secretary of the Interior Standards and has been approved in advance by the New York State Historic Preservation Office.

This application cannot be processed for review unless all of the applicable items are submitted to the Office of Planning and Economic Development (OPED) by the application deadline – 4:00 p.m. on the Tuesday preceding the scheduled meeting. Unless otherwise notified, Regular meetings of the Historic Resources Review Board (HRRB) occur at 7:00 PM on the second Tuesday of each month at 24 South Street. Applicants are strongly encouraged to attend. Work on projects requiring HRRB approval shall not be started until the Owner or Agent/Contractor have obtained a Certificate of Appropriateness (C/A) and all required permits. It is the responsibility of the Owner to obtain all required permits. Changes to approved plans cannot be made without additional HRRB review. A request for changes to a previously approved C/A must be made in writing to the HRRB by the application deadline, along with any necessary plans. BY SIGNING BELOW YOU ACKNOWLEDGE AND AGREE TO THESE CONDITIONS.

Signature of Owner: Jonathan Carnes
Owner’s agent

For Office Use Only: Certificate of Appropriateness

- Approved as submitted
- Approved with changes/conditions
- Denied
PROJECT MANUAL
FOR THE
WILLARD CHAPEL / WELCH BUILDING
WINDOW RESTORATION
17 NELSON STREET • AUBURN, NEW YORK

OWNER:
COMMUNITY PRESERVATION COMMITTEE
17 NELSON STREET
AUBURN, NEW YORK 13021

ARCHITECTS:
CRAWFORD & STEARNS
ARCHITECTS AND PRESERVATION PLANNERS, PLLC
134 WALTON STREET / SYRACUSE, NEW YORK 13202

FUNDING:
NEW YORK STATE OFFICE OF PARKS,
RECREATION AND HISTORIC PRESERVATION
ENVIRONMENTAL PROTECTION FUND
#PRK01-16EPF-2016-00009

ARCHITECT’S PROJECT #1738

DATE: February 28, 2018
PROJECT WORK SCOPES

GENERAL

1. Carefully coordinate all scopes, drawings, specifications, and field conditions.
2. Note submittal requirements. Do not presume that a product is equivalent to that specified.
3. Refer to the drawings for designations of roof areas, features and extent of specific work scopes as described below.
4. Refer to definitions in Project Manual, especially with regard to the term "restore".
5. Refer to directive regarding the handling of hazardous materials within the Building Survey for Asbestos Containing Material (copy available by Owner).
6. Protect interior spaces including closed ceiling voids against dirt and debris from restoration processes and clean affected areas upon completion of the work.

SCOPE A – Welch Building Windows

Base Scope:

1. Refer to Window Restoration Specifications and related specifications.
2. Refer to Window Key Plans drawing for typical window types.
3. Refurbish all Welch Building first floor and attic (Not Chapel Windows) labeled/indicated on the drawings.
4. In addition to the refurbishing scopes, make repairs to specific windows as listed below to Welch Building first floor, and Attic windows.

Window Repair Schedule:

W13, W14, W15 – type B
Install new fixed MDO plywood panel at transom outboard of exterior stops. Make weathertight and paint.

W16 – type D
Conserve lower sash bottom rail with epoxy filler.

W21. W22 – type B
Conserve lower sash bottom rail with epoxy filler.

W30, W31, W32 – type C
Adjust sill to drain.

W34 – type F
Adjust sill to drain.
Conserve lower sash bottom rail with epoxy filler.

W35 – type B
Adjust sill to drain.
Conserve lower sash bottom rail with epoxy filler.

W36 – type B
Adjust sill to drain.

W37 – type B
Replace deformed meeting rail.
Adjust sill to drain.
Conserve lower sash bottom rail with epoxy filler.

W38, W39 – type B
Adjust sill to drain.

W42 – type F
Conserve lower sash bottom rail with epoxy filler.
W43, W44 – type B
Adjust sill to drain.

WA12 – type H
Resize lower sash to accommodate screen panel. Shorten by approximately 6” height and refit screen sash beneath. Repair screen sash or rebuild in kind.

WA13 – type G
Repair muntins in upper sash.

SCOPE B – Willard Chapel and Welch Building Basement Windows

Base Scope:
1. Refer to Window Restoration Specifications and related specifications.
2. Complete window refurbishing per the specifications.
3. Prep and paint all exterior woodwork. Due to the close proximity to grade extra care shall be taken to provide weather protection. Windows shall not be painted with damp conditions.

UNIT COSTS

Unit Cost 1 – Window Weatherization:
1. Install weatherstripping on single window type B unit. Scope shall be undertaken while window is removed for refurbishing (not separate removal and reinstallation procedure). Weatherstripping shall be formed metal type at lower sash (upper sash fixed in place), including meeting rail and lower rail to sill components.

Unit Cost 2 – Wood Storm Window:
1. Fabricate and install single full height wood storm similar to existing wood units found at window W29. Storm window shall be painted and include mounting hardware.

END
*   *   *   *   *
SECTION 08625 - WINDOW RESTORATION

Part 1 - General

1.01 General Conditions

A. The work of this Section is subject to all provisions of the General Conditions, all Division One requirements, and the requirements of all other documents included in the Contract Documents including the Project Work Scopes (and Alternates) if applicable. Contractors are advised to review these materials carefully.

1.02 Scope

A. Refurbish: Typical work includes refurbishing units to operable condition and refinishing per the Refurbishing Scopes below.
   1. Adjust for smooth operation, including adjustment of hardware
   2. Refinish sash and frame
   3. Glaze glass as necessary
   4. Replacing sash chord and pulleys as applicable.

B. Repair: Repair scopes that apply to specific windows are described the Window Repair Schedule. Not all windows require work beyond those described by the Refurbishing Scopes and may not be listed in the Repair Schedule. Refer also to drawings for details or related work.
   1. Repairing and/or replicating sash and frame
   2. Reglazing with new glass
   3. Repairing/replacing, and installing window hardware.

C. Weatherization: Improve energy efficiency of window assembly. and in some cases the installation of thermal panes. Newly integrated weatherstripping may require minor modifications to the sash and frame.
   1. Repair, replace or install new weatherstripping.
   2. Seal joints and seams for air infiltration (water infiltration shall be addressed in above scopes)
   3. Install thermal panes as applicable.
   4. Undertake minor modifications to sash and frame as necessary.

B. Related Work Specified Elsewhere:
   1. Finish Carpentry (Section 06200)
   2. Wood Restoration (Section 06250)
   3. Caulking & Sealants (Section 07900)
   4. Painting & Finishing (Section 09910)

1.03 Submittals

A. Product Data: Submit product manufacturer's specifications, installation instructions, and general recommendations for all materials provided.

B. Samples: On request provide samples of materials and products included in this Section.

C. Sample Installation:
   1. Provide repaired sample of existing window designated by Architect. Obtain the Architect's approval of the sample installation before progressing with the project. The approved sample installation will be the standard for comparison and approval of work under this section.
   2. Sample scope shall include complete reglazing, sash repair and reinstallation, weatherstripping, and all hardware.

1.04 Quality Assurance
A. Acceptable Work Standard: The work of this project involves the restoration of historic materials, some of which are damaged to varying degrees. An acceptable standard of work will be established prior to the start of window work. Some minor dings and scratches on existing windows and trim (not new work) may be acceptable. Common sense should be used in determining levels of window reconstruction or repair.

B. Installer: For the actual work of installing and/or repairing window trim employ carpenters who are thoroughly trained in the skills required, familiar with the materials and the manufacturer's recommended methods of procedure, and familiar with the requirements of the work.

1.05 Reference Standards: Work shall comply with the following reference standards:


B. Preservation Brief #37: "Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing", Technical Preservation Services, U.S. Department of the Interior, National Park Service [Note: This reference does not supersede lead treatment requirements mandated by HUD, EPA, or other agencies having jurisdiction.]

C. Glazing Standard: Comply with Flat Glass Marketing Association (FGMA) glazing and sealant manuals except where more stringent requirements are indicated.

1.06 Safety Precautions

A. Paint and other products associated with older windows may include lead, asbestos, or other hazardous materials. Refer to Instructions to Bidders and Division 1. Comply with all applicable safety precautions.

Part 2 - Products (Note: Not all products may apply to the work of this project.)

2.01 Window Repair & Reglazing

A. Sash & Trim

1. All materials to be suitable for exterior use.
2. Wood: Cyprus, Mahogany, or approved equal, kiln dried to moisture content of 6-12% for sash.
3. Primer: Oil-base house paint or as specifically directed by the paint specifications.

B. Glass:

1. Existing: Reuse existing (after cleaning) unless otherwise approved.
2. New: Clear double strength glazing quality glass, ± 1/8" thick, or as necessary to match existing glass and sash conditions.
3. Special clear laminated or tempered safety glass per scopes and in accordance with applicable codes and standards.

C. General Use Caulk:

1. Exterior use: Siliconized Acrylic Latex or butyl rubber, paintable (color to be selected). No generic painters caulk.
2. Interior use: Siliconized Acrylic Latex, paintable (color to be selected).

D. Glazing Putty: Non-hardening, modified oil or elastomeric, UGL Glazol Elastic Glazing Compound, or approved equal.

E. Glazing Points: Zinc-coated steel, sized to fit installation.

F. Sash Cord: White braided cotton core with nylon cover, specifically made for hanging sash. Select appropriate size for pulley and sash weight. Samson Brand Spot Cord or equal, size #8, #9 or #10.
G. Glue:
   1. Two part epoxy: West Systems® Epoxy, Abatron or ConServEpoxy® LLC, PC Woody
   2. Polyurethane: "Gorilla®" glue
   3. Water resistant wood glue: Titebond® II or III.

2.02 Hardware
   A. Existing: Remove, remove all paint and coatings, clean, and reinstall.
   B. New: To match original: Harwick, Phelps, Strybuc, Stanley, Ives, or specialty source as necessary to match.

2.03 Weatherstripping:
   A. Refer to specific details or match existing per project window scopes.
      1. Jamb and Meeting Rail – Zero International Brand Series 6 Bronze
      2. Interlocking Type – Accurate Metal Weatherstripping Co, Inc.
      3. Kerf style Silicone bulb - Zero International Brand

Part 3 - Execution

3.01 Window Repair & Restoration
   A. Protection:
      1. Secure openings as necessary to prevent spread of dust and debris, to maintain interior in weathertight condition, and to control heat loss effectively.
   B. Typical Removals:
      1. Remove storms, stops, trim, weatherstripping, etc. as necessary for removal of sash. Label window sash and related components carefully. Do not assume that components are interchangeable. Labeling location shall be on concealed edge and shall endure the restoration process or be reapplied during restoration.
      2. Remove all miscellaneous hardware and label carefully, keying to specific window. Clean hardware carefully by hand and protect for re-installation.
      3. Remove existing finishes from tracks of operable sash, edges of sash, and related trim where necessary to allow smooth operation or as otherwise noted. Use chemicals or hand scraping only or as otherwise required by abatement plan.
   C. Typical Refurbishing and Finishing Scopes:
      1. Unless otherwise indicated, upper sash are to be secured in place and only lower sash are to be made operable. All required abatement shall precede reinstallation/securing of upper and lower sash.
      2. Glazing Repair:
         a. Where most glazing is sound and may be retained in place remove all loose or deteriorated putty and clean exposed glazing rabbets thoroughly.
         b. Prime rabbets (alkyd paint), install additional points as necessary to secure glass, and re-putty to match profile and texture of sound, adjacent putty.
         c. Allow new putty to cure per manufacturer’s recommendations before painting or finishing.
      3. Reglazing:
         a. Remove all glazing putty taking care not to break glass. Remove glass and save for reinstallation.
         b. Prime paint glazing rabbets.
         c. Reinstall salvaged glass or, where necessary, new glass to match using glazing points as necessary to secure, but not less than 6” on center.
         d. Use safety glass in doors and adjacent to doors, single double glass
elsewhere.

e. Re-putty fully to match profile and texture of sound, original putty.

4. Sash Reinstallation:

a. Fit sash to openings carefully. Adjust sash size as necessary for weathertight installation and to facilitate smooth operation of sash. In some cases sash may require slight trimming and in other cases additional material will need to be added to the sash to reestablish correct tolerances. Additional material must be fully adhered to rails and stiles and match dimension and grain direction in the original component. Once sash is finished, these size adjustments shall not be noticeable.

b. Restore lower sash balancing mechanism. Confirm counterweight is sufficiently weighted for restored sash and adjust accordingly. Install new sash cords per window schedule. Cut traditional access panels as necessary. Secure with screws sunk just below surface of jamb. Verify that trim covers all cuts.

c. Reinstall stops to limit infiltration without hindering sash movement.

d. Apply coating of clear candle wax to sash tracks, weatherstripping, and edges of sash stiles to facilitate smooth operation.

e. Apply thin, neat bead of paintable sealant around entire perimeter of inoperable sash at interior and exterior.

f. Reinstall sash, stops, trim, etc.

g. Prime paint all sash, stops, etc., plus one top coat prior to reinstallation. Paint shall neatly lap over putty onto glass +/- 1/16" to seal joint.

D. Repair Scopes:

1. General: Refer to the Window Schedule for a the specific repair scopes. Not all windows require all repairs described below. Inspect sash and frames carefully and repair to sound condition. Make note of non-square or unusual fit/shape of window sash.

2. Sash Repair:

a. Re-glue or dowel loose joints securely. Epoxy repair (or insert Dutchman) deteriorated portions per Section 06200. Patch holes from hardware. Insert hardwood dowels as necessary for secure installation. Replace missing and or damaged exterior, parting and interior stops.

b. Repair and/or replace damaged/missing muntins with new to match existing in dimension and profile. This includes those heavily damaged by sash lock during operation.

c. Replicate missing sash and related components where previously replaced with non-historic and or mismatched variations.

d. Repair all areas of exterior frame where storm window was attached including but not limited to screw holes and sill damage.

3. Wood Sill Repair:

a. Remove surface paint and rake out crevices fully. Enlarge small crevices to accommodate repairs. Remove loose pieces and splinters. Allow to dry. Apply penetrating consolidant, using drilled holes as necessary to achieve adequate depth of treatment. Allow to set per manufacturer’s recommendations.

b. Sand surface by hand. Fill voids with epoxy paste and fillers to slightly above surface in multiple treatments to minimize shrinkage. Allow to set.

c. Sand flush to surface. Apply two coats specified primer to protect surface prior to finish painting.

3.02. Window Hardware
A. Use sound salvaged hardware in original locations unless otherwise indicated. If salvaged hardware is damaged or missing provide new to match. Hardware in same space should match.

B. Install sash securely. Locate for effective access and operation. Do not damage molded profiles of sash. Field coordinate with Architect.

3.03 Weatherstripping: Install weatherstripping as specified

3.04 Adjustment: Upon completion test all windows and adjust as necessary to sound, air tight condition. Confirm effective operation with no operable parts painted shut or otherwise binding.

3.05 Cleanup
A. Clean all glass and windows in accordance with Section 01710.
B. Deliver leftover salvaged hardware, if any, to Owner.
C. Clean all glass and windows, including tracks, in accordance with Section 01710.
PROJECT MANUAL
FOR THE
WILLARD CHAPEL / WELCH BUILDING
MASONRY RESTORATION

17 NELSON STREET • AUBURN, NEW YORK

OWNER:
COMMUNITY PRESERVATION COMMITTEE
17 NELSON STREET
AUBURN, NEW YORK 13021

ARCHITECTS:
CRAWFORD & STEARNS
ARCHITECTS AND PRESERVATION PLANNERS, PLLC
134 WALTON STREET / SYRACUSE, NEW YORK 13202

FUNDING:
NEW YORK STATE OFFICE OF PARKS,
RECREATION AND HISTORIC PRESERVATION
ENVIRONMENTAL PROTECTION FUND
#PRK01-16EPF-2016-00009

ARCHITECT’S PROJECT #1738

DATE: February 28, 2018
PROJECT WORK SCOPES & ALTERNATES

GENERAL

1. Carefully coordinate all scopes, drawings, specifications, and field conditions.
2. Note submittal requirements. Do not presume that a product is equivalent to that specified.
3. Refer to the drawings for designations of roof areas, features and extent of specific work scopes as described below.
4. Provide protection against weather at all times.
5. Protect exterior of building (especially windows) and all site features.

Masonry Restoration Scope

1. Remove deteriorated red sandstone and replace with new units within the area described by the drawing/photo. Refer to Masonry Restoration specifications. New stone units shall be color matched cut stone equal to Red Quartz by Adam Ross Cut Stone Company (tel. 518 463 6674).

2. Repoint surrounding masonry area near work area where joints were affected by unit replacement. Note that masonry requires two color matched mortar types to match limestone and red sandstone mortar joints.

END

* * * * *
SECTION 04500 - MASONRY & MASONRY RESTORATION

Part 1 - General

1.01 General Conditions
   A. The work of this Section is subject to all provisions of the General Conditions, all Division One requirements, and the requirements of all other documents included in the Contract Documents. All Contractors are advised to review these materials carefully.

1.02 Scope
   A. Work Included: Per Drawings and Project Work Scopes & Alternates

1.03 Definitions
   A. Deteriorated mortar joint - Any which can be penetrated with a pen knife, is cracked (larger than hairline), has lost bond, is powdering, and/or has eroded deeper than 1/8”.
   B. Inappropriate mortar joint - Any mortar joint that does not match the agreed upon color, style, texture, and tooling of the in-place masonry samples.

1.04 Reference Standards

1.05 Quality Assurance
   A. Worker Qualifications
      1. All workers engaged in this work shall have a minimum of ten (10) years of experience in masonry restoration, preferably on historic buildings, must have appropriate tools, and must be skilled in their use.
      2. Upon request, submit a list of workers proposed for this project and their relevant experience, including projects they have worked on.
   B. Material Sources
      1. Obtain each material for masonry restoration from a single source to ensure match of quality, color, pattern, texture, and characteristics.
      2. Unless otherwise indicated, all materials shall be new and delivered in original, unopened packaging.

1.06 Preconstruction Testing
   A. Testing Services
      1. Stone Testing: Provide testing results undertaken by a qualified testing agency. As specifically required per the Project Work Scopes, test samples of stone as selected and approved for the following characteristics:
         a. ASTM C97 – absorption and bulk specific gravity
         b. ASTM C99 – modulus of rupture
         c. ASTM C170 – compressive strength
      2. Mortar Testing: Provide testing results undertaken by a qualified testing agency. As specifically required per the Project Work Scopes, test samples of mortar as selected and approved for the following characteristic:
         a. ASTM C91 - masonry cement
         b. ASTM C109 – compressive strength of hydraulic cement mortars
         c. ASTM C141/C141M - hydraulic lime for Structural purposes
1.07 Submittals

A. Product Data: Submit manufacturer's technical data and recommendations for installation or use for each product.

B. Samples: Submit samples as follows:
   1. General
      a. It is the Contractor's responsibility to provide samples in a timely manner and to anticipate the possibility of rejection of unacceptable samples. The Architect has no obligation to accept poor matches or to suit the Contractor's schedule, and the Contractor shall be responsible for any delays arising from the failure to prepare acceptable samples in accordance with the project schedule.
      b. Provide sufficient samples to represent the full range and types of proposed products and mixes accurately.
      c. Provide one of each type of anchor and/or masonry tie or anchor.

2. Mortar & Masonry Repair Samples
   a. The objective is to identify a precise mixture of the specified mortar that matches the designated historic material(s) as nearly as possible in color, texture, overall appearance, and compressive strength. Prior to the start of work, the Architect shall identify for the Contractor a field sample of historic material to be matched.
   b. The Contractor shall provide as many samples as necessary to match the designated material for Architect approval. Contractor shall also provide samples of aggregate used and an accurate written description of each mix by ingredients and proportions.
   c. The Contractor shall identify and provide aggregate suitable for producing matching mortar, and aggregate options shall not be limited to readily available local materials.
   d. The Contractor has the option of preparing matching mixes or of having them prepared by a firm specializing in such work (Virginia Limeworks, Cathedral Stone Products, Inc., etc.), subject to Architect approval of samples.
   e. Unless required by unusual circumstances and specifically approved in advance, the use of manufactured tinting products is prohibited.
   f. Samples shall be fully cured to allow accurate comparison with existing.
   g. Samples shall be provided for all colors, textures, strengths, and mixes required by the work of this project.

3. Masonry Materials: Provide sufficient samples representative of range of size, colors, textures, and other visual characteristics.

C. Mock-ups
   1. Repointing: After mortar has been approved, prepare two sample areas of approximately 1' high by 2' wide. One shall demonstrate methods and quality of workmanship expected in removal of mortar from joints, and the other to demonstrate repointing techniques and surface finishing standard.

1.07 Delivery, Storage and Handling

A. Carefully pack, handle, and ship products, masonry units, and accessories in suitable packs or pallets or in heavy cartons. Handle carefully to prevent damage.

B. Deliver other materials to site in manufacturer's original and unopened containers and packaging, bearing labels as to type and names of products and manufacturers.

C. Protect all materials during storage and construction from deterioration by moisture or temperature, wetting, staining, or intermixture with earth or other materials. Comply with manufacturer's recommendations for storage conditions.

Store stone, old and new, off ground and stickered with air circulating around perimeter to the greatest extent possible.
Project Conditions

A. Maintain awareness of current and approaching weather conditions. Maintain accurate Fahrenheit thermometers in neutral areas near masonry work, not more than 30’ apart, and monitor regularly. Upon request, record time and temperatures at start of workday, at noon, at the end of workday, and overnight extremes, and submit written records to Architect daily.

B. No mortar work shall be performed at temperatures lower than 45°F, or if the work area temperature is to fall below that point in the following 48 hours, without adequate and approved protection against freezing.

C. No work shall be performed at temperatures above 85° F without Architect approval of Contractor's procedures to control excessive evaporation of water from mortar.

D. Prevent grout or mortar used in repointing and other work from adhering to or staining the face of any surrounding masonry or other surfaces. Immediately remove grout and mortar in contact with exposed masonry and other surfaces.

Part 2 - Products  (Note: Not all materials may apply to the work of this project. See Scopes.)

Masonry

A. Stone: New to match existing by type, general size, coloring, and overall appearance.

Mortar (note that specified premixed mortar products may have alternative content)

A. Mortar Materials
   1. Hydraulic Lime: Building Lime BL 150 or BL 200, blended mixture of hydraulic lime and pozzolans from Graymont (previously from Virginia Limeworks) per ASTM C207.
   2. Sand: Per ASTM C-144, clean and free of impurities. Size, color, and composition must equal existing mortar to ensure correct mortar color and texture match.
   3. Special Aggregate: Finely ground sandstone, granite, "Black Beauty" or other clean, compatible aggregate of size and color to provide proper match.
   4. Tinting Products: Commercial grade dry powder.
   5. Water: Clean, potable and free of deleterious materials.
   6. Portland Cement: Per ASTM C-150, Type I, white as required to match mortar. Bedding and backup mortar not exposed to view may be gray.
   7. Hydrated Lime: Per ASTM C-207, Type S.

B. Mortar Mixes:
   1. Mortar Mix Types
      a. Mix #1 (750 psi): General repair and repointing of historic masonry above grade.
         • 1 part BL 200 Hydraulic Lime to 2.5 parts sand / aggregate
         • Ecologic premixed Type G NHL Mortar by deGruchy
      b. Mix #2: To match existing mortar based on required testing.
         • To be determined
   2. Mixing:
      a. Mortar mix shall be freshly prepared and uniformly mixed in a clean container in proportions by volume conforming to ASTM C270 as indicated. Measure cementitious and aggregate material in a dry condition in equal parts. Do not measure by weight, shovels, or bag. Aggregate shall be pre-wetted and measured in damp condition.
      b. Materials shall be mixed to produce mortar of color and texture equal to undisturbed adjacent mortar as defined and identified during an on-site inspection meeting.
      c. Allow mixed mortar to sit for 20 minutes before using to allow for initial shrinkage. Mortar shall be used within 60 minutes of mixing (30 minutes if temperature is above 80°F). No retempering is allowed.
C. Prohibited Materials
   1. Common Portland cement based pre-mixed "bag" mortar shall not be used unless specifically formulated for this particular project based on approved samples.
   2. Additives including anti-freeze, calcium chloride, non-chloride accelerators, or artificial colorants (unless otherwise specifically approved) is prohibited.

2.03 Mortar Residue Cleaning Materials
A. Approved Materials
   2. General Detergent: Ivory Liquid" dishwashing detergent
   3. Bristle Brushes: Natural fiber, masonry type "Tampico" brush. (Not metal)
   4. Scrapers: Hardwood, paddle type scraper. (Not metal)
   5. Mortar Cleaner: Field test required to determine least aggressive product necessary.
      a. First Test: ProSoCo Vana Trol
      b. Second Test: ProSoCo 600 Detergent

B. Prohibited Materials
   1. No abrasive cleaning methods of any sort will be allowed including, but not limited to, any grit blasters, grinders, sanding discs or high pressure water blasting.
   2. No harsh cleaning products not specifically approved will be allowed.

2.04 Tools
A. Hand-held, small-diameter grinders and saws will be allowed only upon written approval of the Architect based on individual workers' demonstrated expertise in the use of such devices. Subsequent damage due to improper or inappropriate use of these tools may be grounds for dismissal of the Contractor from the project.

B. Hand chisels and/or masonry drills will still be necessary to achieve correct depths at ends of grinder cuts so as to avoid overcutting and damage to masonry.

C. All blades, chisels, bits, etc. shall be no larger than 1/2 the width of any joint to which they are being applied. Lengths and diameters shall be as appropriate for the work.

D. Brass wire brushes may be used provided they do not abrade or otherwise damage the stone surfaces. Steel wire brushes shall not be permitted. No metal scraping tools are allowed without the written approval of the Architect.

2.05 Joint Treatments
A. Sealant:
   1. Multi-part, non-sag urethane sealant per ASTM C290, type M, Grade NS, Class 25. Color to match masonry and be selected by Architect from Contractor samples.
   2. Silicone: Non-staining, ultra-low mod, Dow 790 or approved equal.

B. Joint Primer: Provide joint primer recommended by sealant manufacturer for specific application and location.

C. Backer Rod: Round, closed cell, polyethylene foam backer rod or tape as recommended by sealant manufacturer for specific application and compatibility with sealant.


2.06 Breathable Water Repellant: (Only if included in scopes) Jahn R97 by Cathedral Stone (800/684-0901)

2.07 Stone Patch: Equal to Jahn M70 by Cathedral Stone (800/684-0901), Mimic by Conproco, or approved equal, custom color matched to existing materials.
2.08 **Reinforcing & Accessories**

A. Masonry

1. **Helical Wall Ties:** Stainless steel Type 304 by Blok-Lok or equal. Size as indicated or otherwise necessary for field conditions.
2. **Threaded Rod:** 304 stainless steel threaded rod (1/2" dia. typ, other as called for)
3. **Adhesive Anchors:** Proprietary anchor with threaded wire mesh sleeve set with two-part epoxy adhesive by Hilti Fastening Systems or equal.
4. **Others:** Per drawings or as recommended by masonry product manufacturers

**Part 3 - Execution**

3.01 **General**

A. **Inspection:** Report to the Architect, in writing, conditions in other work or in environment that will adversely affect the execution, permanence, or quality of the work of this Section. Starting work constitutes acceptance of all conditions.

B. **Matching New Work to Old:** If necessary to blend new mortar work to old, new joints shall be brushed with a mixture of dirt or similar materials subject to prior approval of the Architect. When dry, excess shall be removed using low-pressure water (150 psi) spray.

3.02 **Raking & Removals**

A. **Pre-drill joints** as necessary to relieve possible pressure on adjacent masonry by processes of removing mortar.

B. **Begin by cutting down center of joint.** Do not cut sides of joints, do not overcut joints, and do not damage adjacent masonry. Hand tools and/or drills will still be needed to achieve correct depths and faces at ends of grinder cuts.

C. **Rake mortar from joints** to depths not less than 2 1/2 times the joint width, but not less than 1/2" nor less than that required to expose sound, unweathered mortar. All deteriorated mortar shall be removed full depth. Provide support and coordinate repairs as necessary if such removals compromise bearing or bond of the masonry assembly. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar.

D. **Carefully remove residual mortar** (from previous masonry work) from face of masonry adjacent to joints prior to repointing.

E. **Where stones have shifted** such that there is stone-on-stone contact at joints, in consultation with Architect carefully grind away minimal amount of stone to allow adequate mortar joint.

F. **Brush, vacuum, or flush joints** with low pressure air/water to remove dirt and loose debris.

3.03 **Replacement or Reconstruction of Deteriorated or Damaged Masonry**

A. **Removal**

1. Carefully disassemble damaged areas using hand tools, hand held grinders, drills, or pneumatic chisels as described above. Do not damage surrounding areas.
2. **Remove mortar,** loose material, etc. from salvaged masonry units and store these units carefully for reuse.

B. **Reinstallation**

1. Install new or salvaged masonry to replace removed portions. Fit masonry into original (or otherwise designated) bonding and coursing pattern.
2. **Coordinate with related work.** Incorporate all necessary flashing and accessories.
3. **Use wetting methods** that ensure that units are nearly saturated but surface dry when laid. Refer to repointing requirements for joints and curing.
4. **Allow sufficient time** for setting up before placing next batch of mortar.
3.04 Repointing

A. Repointing

1. Wet surfaces to near saturation to reduce absorption and improve bond without allowing free water to remain.
2. Apply mortar firmly in layers 3/4" maximum and allow to set to thumbnail hardness before applying next layer.
3. Unless otherwise indicated, and in accordance with pre-approved samples, all joints shall be recessed slightly to expose arris at weathered edges of the masonry and to produce generally uniform joint widths equal to the original joint widths.
4. When final mortar application sets to thumbnail hardness, tool joints to match designated standard, whether original or adjacent, to provide visual continuity.
5. Remove excess mortar from edge of joint and match texture of new joint to old by brushing lightly with stiff bristle brush. Refer to Mortar Residue Removal below.
6. Damp cure by covering with burlap (or polyethylene braced off face of masonry) and misting regularly for not less than 72 hours.

B. Clean up as specified.

3.05 Stone Repair: Repair and patch stone per product manufacturer’s recommendations to match original materials in shape, color, texture, and overall appearance.

3.06 Stone & Masonry Strengthener: Pre-test and consult with Architect. Apply 3 cycles of three applications each in strict accordance with product manufacturer’s directions.

3.07 Mortar Residue Removal

A. Remove excess surface mortar with stiff fibrous bristle brush and low-pressure water wash (250 psi max at 6-8 gpm). No wire brushing, metal scrapers, or harsh chemicals will be allowed. Rinse thoroughly, but do not streak or erode mortar joints.

3.08 Joint Treatments

A. Rake or repoint joints to depth recommended by sealant manufacturer for joint width. Allow to cure fully. Brush or blow dry.

B. Prime joint surfaces as recommended by sealant manufacturer even if manufacturer says that primer is not necessary for particular application.

C. Install backer rod and apply sealant in accordance with manufacturer recommendations. Set slightly below surface of the stone to ensure full bond. Tool joint per instructions and allow sufficient time for initial set. Protect from water and wind while setting.

D. Sprinkle sand onto surface of sealant to match adjacent surfaces or install lead cap per details, scopes, and manufacturer’s requirements.

E. Inspect set sealant to verify complete seal at all contact points. Remove residual sealant, if any, from face of stone but do not break joint seal.

3.09 Clean-Up

A. Comply with Section 01700.

END
Replace units within dashed border with new stone units.

Repoint surrounding masonry where affected by the unit replacement.

Refer to drawing 2 (schematic plan) for masonry work area location. Northeast corner of pinnacle pilaster at southeast corner of chapel.
PROJECT MANUAL
FOR THE
WILLARD CHAPEL / WELCH BUILDING
ROOF RESTORATION
17 NELSON STREET • AUBURN, NEW YORK

OWNER:
COMMUNITY PRESERVATION COMMITTEE
17 NELSON STREET
AUBURN, NEW YORK 13021

ARCHITECTS:
CRAWFORD & STEARNS
ARCHITECTS AND PRESERVATION PLANNERS, PLLC
134 WALTON STREET / SYRACUSE, NEW YORK 13202

FUNDING:
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RECREATION AND HISTORIC PRESERVATION
ENVIRONMENTAL PROTECTION FUND
#PRK01-16EPF-2016-00009

ARCHITECT'S PROJECT #1738

DATE: February 28, 2018
PROJECT WORK SCOPES & ALTERNATES

GENERAL

1. Carefully coordinate all scopes, drawings, specifications, and field conditions.
2. Note submittal requirements. Do not presume that a product is equivalent to that specified.
3. Refer to the drawings for designations of roof areas, features and extent of specific work scopes as described below.
4. Refer to definitions in Project Manual, especially with regard to the term "restore".
5. Refer to directive regarding the handling of hazardous materials within the Building Survey for Asbestos Containing Material (copy available by Owner).
6. Note requirement for Pre-Roofing conference with Architect/Owner to review submittals, products, details, and procedures.
7. Only cold roofing procedures are permitted. No torches.
8. Provide protection against weather at all times.
9. Protect interior spaces including closed ceiling voids against dirt and debris from demolition and roofing processes and clean affected areas upon completion of the work.
10. Protect exterior of building (especially windows) and all site features.
11. Isolate dissimilar roofing materials as indicated by the documents or as otherwise required by the manufacturers.

ROOF INSPECTION

1. Contractor shall incorporate within the work of this project provisions for roof and masonry inspection to be conducted with the Architect. At a minimum, a full 8 hour day use of lift with operator shall be coordinated to verify scopes of work and to provide access to areas for project planning.

SLATE

1. Slate roofing shall be removed to the minimum extent possible to obtain satisfactory work within the described work areas and shall be restored to new condition upon completion of the work outlined below.
2. All slate removed during the work of this project shall be salvaged for reuse unless otherwise noted. Extent of damage shall be reviewed with the Architect before any disposal is approved. All disposal fees to be included within the terms of the construction contract.
3. Typical slate sizes shall be used for all field slate. At locations, such as valleys and end-wall conditions where slate trimming is required, replacement slates shall be sourced in wider widths. These wider slates shall allow for trimming while retaining closer to standard slate width at narrowest section.
4. All slate and related flashing work shall include the repair or replacement of damaged underlayment with new high temperature self-adhering type.

SCOPE A - General Roof Scopes

Scopes:

1. Adjust all leaderboxes, downspouts including connections to sub-surface drainage to full working order. Replace any missing or deteriorated components with new to match.
2. Replace missing or compromised slate with new slate. Scope shall include no less than 200 slates located at various roof locations. Contractor shall undertake survey and record slate repair areas. Slate repairs shall be undertaken on a priority basis. Utilize stainless steel shingle hook or the nail and copper bib techniques for slate replacement where unit blind nailing cannot be completed.
3. Refer to unit scopes for replacement of units beyond allowances.
4. Install new snow guards systems per the drawings. Provide manufacturers layout drawing and full product submittal.
SCOPE B – North Wing Valleys and Gutter Restoration

Base Scope:
1. Remove sections of gutter assembly flanking the valleys. Retain valley flashing gutter brackets and downspouts.
2. Install new sections of gutter system, isolate from ferrous bracket with compatible self adhered flashing tape. Join new section to existing gutter with pop-riveted slip joint and fully soldered seam.
3. Completely restore slate to either side of valley a minimum of three courses to either side. Restore slate at roof edge a minimum of three courses.

Alternate B.1 - Ice Melt System:
1. Install complete ice melt system within the valley and extending through new adjacent gutter sections and into nearest downspout locations. Refer to Ice Melt System description on drawings.

Alternate B.2 - North Wing Gutter Replacement:
1. In addition to base scope, replace balance of gutters at north wing. Retain gutter brackets and downspouts.
2. Restore slate at roof edge a minimum of three courses.

SCOPE C - South Valley Restoration

Base Scope:
1. Completely restore slate to either side of valley a minimum of three courses to either side. Restore slate at roof edge a minimum of three courses.

Alternate C.1 - Ice Melt System:
1. Install complete ice melt system within the valley and extending through the entire gutter sections and into nearest downspouts. Refer to Ice Melt System description on drawings.

SCOPE D - West Chapel Roof Gutter Restoration

Base Scope:
1. Install new sections of gutter system including missing outer metal cover, isolate from ferrous bracket with compatible self adhered flashing tape.
2. Restore slate at roof edge a minimum of three courses.

Alternate D.1 - Ice Melt System:
1. Install complete ice melt system within the southern most section of gutter and into nearest downspout. Refer to Ice Melt System description on drawings.

SCOPE E - West Entry Roof Restoration

Base Scope:
1. Remove north and south gutter assemblies and all roofing slates. Retain endwall flashings, metal coping covers, gutter brackets and downspouts.
2. Install new gutter systems, isolate from ferrous bracket with compatible self adhered flashing tape. Join new gutters to existing leader boxes.
3. Completely restore slate roof with new slate.

Alternate E.1 - Flashing Reuse:
1. Retain existing end-wall flashings and counter flashing for reuse.

Alternate E.2 - Ice Melt System:
1. Install complete ice melt system within north and south sections of gutter and into nearest downspout. Refer to Ice Melt System description on drawings.
SCOPE F - Chapel Apse Roof

Base Scope:
1. Remove gutter assembly, roofing slates and flashings. Retain gutter brackets and downspouts.
2. Install new gutter systems, isolate from ferrous bracket with compatible self adhered flashing tape. Join new gutters to existing leader boxes.
3. Completely restore slate roof with new slate. Replace all hip ridge covers with new to match existing.

Alternate F.1 - Flashing Reuse:
1. Retain existing end-wall flashings, counter flashing and hip ridge covers for reuse.

SCOPE G - Hyphen Roof Restoration

Base Scope:
1. Remove north facing gutter assembly and all roofing slates. Retain brackets and downspouts.
2. Install new gutter systems, isolate from ferrous bracket with compatible self adhered flashing tape. Join new gutters to existing leader boxes.
3. Completely restore slate roof with new slate.
4. Replace existing membrane roof with new 90 mil EPDM roof at flat section. Ensure positive slope to south. Salvage and reuse perimeter decorative roof cresting. Do not damage.

Alternate G.1 - Ice Melt System:
1. Install complete ice melt system within both the north and south gutter sections and into downspouts. Extend southern ice melt loop up into adjacent southeast chapel roof downspout and gutter section. Extend north loop up into valley. Refer to Ice Melt System description on drawings.

SCOPE H - Main Roof Dormer Restoration (4 total)

Base Scope:
2. Install new metal valley, metal window casings, metal profiled window sill and dormer sidewall flashings to match existing.
3. Completely restore roof with new slate. Completely restore slate to either side of valley a minimum of three courses to either side. Replace all hip ridge covers with new to match existing. Restore sidewall slate with new.

Alternate H.1 - Decorative Metal:
1. Replace balance of decorative metal with new to match existing. Provide shop drawings for review.

SCOPE I - Secondary Dormer Restoration (4 total)

Base Scope:
2. Install new metal valley, metal window casings, metal profiled window sill, and dormer sidewall flashings to match existing.
3. Completely restore roof with new slate. Completely restore slate to either side of valley a minimum of three courses to either side. Replace all hip ridge covers with new to match
existing. Restore sidewall slate with new.

**Alternate I.1 - Decorative Metal:**

1. Replace balance of decorative metal with new to match existing. Provide shop drawings for review.

**SCOPE J - Turret Roofs**

**Base Scope:**

1. Remove gutter assembly and all roofing slates. Retain gutter brackets and downspouts.
2. Install new gutter systems, isolate from ferrous bracket with compatible self adhered flashing tape. Join new gutters to existing leader boxes.
3. Completely restore slate roof with new slate, hip ridge covers and flashings with new to match existing.

**SCOPE K - Ridge Repair**

1. Provide cost to repair ridge by restoring all metal nail covers. Covers are approximately 6” x 2” convex covers positioned perpendicular to the ridge approximately 16” o.c.

**UNIT COSTS**

**Objective:** To establish a unit cost for potential repairs from which a total cost can be determined once the extent of work is defined during construction. Access to Unit Scope work area shall be during the course of the base contract for the purposes of understanding costs associated with access.

UC 1 - Metal Coping Cover Replacement: Provide cost to replace single coping cover.

UC 2 - Slate Replacement: Provide cost to replace 100 square feet of slate roofing.

**END**

* * * * *
SECTION 07300 - SLATE ROOFING

Part 1 - General

1.01 General Conditions
A. The work of this Section is subject to all provisions of the General Conditions, all Division 1 requirements, and the requirements of all other documents included in the Contract Documents. All Contractors are advised to review these materials carefully.

1.02 Scope
A. Work Included: New slate roofing with related products per drawings, specs, and Project Work Scopes & Alternates
B. Related Work: Ice Melt Systems. Refer to Project Work Scopes and Alternates.

1.03 Reference Standards: The work of this Section shall comply with the standards and published guidelines of the following professional or trade associations. Where these requirements vary consult with Architect for determination.

3. Slate Roofs, Vermont Structural Slate Co. Inc. / Fair Haven, VT 19254.
5. Copper & Common Sense. Revere Copper Products, Inc./ Rome, NY 13440 (315/338-2022)

1.04 Job Conditions
A. Field Verification: Field verify all related conditions before proceeding. Provide written outline of conditions found that contrast the project work scopes. Provide annotated drawings with locations and specific conditions.
B. Weather: Work must be executed in dry weather and must cease if it begins to rain or snow. Refer to temporary protection requirements.
C. Traffic & Damage: Avoid traffic on completed portions of roof. Refer to requirements relating to damage and protection.
D. Coordinate to ensure that all other work affecting the work area, particularly masonry, has been completed prior to start of roofing.

1.05 Submittals
A. Contractor shall anticipate lead times for materials, including time to re-order in the event that materials are rejected, to ensure that the project schedule is not adversely affected.
B. Submit two (2) each of the following items in accordance with Section 01300.

1. Contractor and worker qualifications required under Quality Assurance below.
2. 3” x 4” samples of all felts, slip sheets, and ice and water membrane.
3. Samples of each type of fastener to be used for each detail
4. Sample of each type of proposed accessory or roofing system component.
5. Manufacturer's product literature, material safety data sheets, and installation recommendations for all materials proposed for use. Where these differ from the
contract documents consult with the Architect before proceeding.

C. Slate Samples & Documentation
   1. Submit five (5) randomly selected representative samples of each slate type and
color proposed for use. Additional samples may be required if these slates do not
meet the standards established in Part 2 below. Only slates equal to or better
than the approved samples will be allowed to be installed. If inferior slates are
installed the Contractor may be required to replace them along with all surrounding
slates as necessary for a sound, weathertight installation.
   2. Identify the source quarry(s) by name, location, and ownership.
   3. Submit written certification from the slate company that the proposed slate meets
or exceeds all of the requirements established for slate in Part 2 of this
specification.

1.06 Quality Assurance
A. The Contractor and all workers engaged in this work shall have a minimum of ten (10)
years’ experience in the successful installation of slate roofing and related metalwork,
preferably on historic buildings. Upon request submit a list of not less than three (3)
comparable completed projects; include names, addresses, and names of architects and
owners. Also include names of key craftspeople who will work on this specific job and
their relevant experience, including projects they have worked on.
B. All workers must have appropriate tools for roofing installation as recommended by the
reference standards and must be skilled in their use.
C. Note that slate from suppliers who procure slate from one or more separate secondary
sources may not be consistent from one batch to the other. Contractor should secure all
slate from a single quarry source and will be responsible for consistency of product.

1.07 Pre-Roofing Conference
A. Prior to the beginning of the roofing work, a pre-roofing conference shall be held at the
project site attended by the Architect, Roofing Contractor and additional parties as
warranted to review specifications, details, installation, submittals, storage areas,
Contractor’s roofing tools and equipment, temporary protection, and related issues.

1.08 Safety
A. Comply with all portions of Section 01525, with roofing material manufacturer's
recommendations, and with all applicable standards of safety. Refer to Part 3 for specific
concerns relating to heat-generating processes.
B. Refer to Section 01040 regarding Owner and Architect access to the work and provide
appropriate, legal, safe means of access as necessary.

1.09 Maintenance & Warranty Obligations
A. Upon completion of this work a separate written guarantee shall be furnished using the
form included in the Project Manual in accordance with Section 01700.
   This warranty shall verify that the materials used for this work are in strict accordance
with the contract documents, and that for new roofing work repairs required due to
defective materials or workmanship furnished under this contract shall be made by the
Contractor, without additional cost to the Owner, for a period of two (2) years from the
date of substantial completion as determined by the Architect.
B. During the warranty period any damage whatsoever to other portions of the building,
exclusive of contents, or related property due to the failure of these roofing materials or
their installation under this contract shall be repaired, corrected, or replaced promptly by
the Contractor at no extra expense to the Owner.

D. These warranties shall be in addition to and shall run concurrently with the roofing material manufacturer's standard specified warranty.

1.10 Product Handling, Storage and Delivery

A. Store, handle and protect all materials, whether existing in place or to be installed, against damage per Section 01600. Do not allow roofing materials to become dirty or wet prior to installation.

B. Take particular care not to cause structural damage due to overloading of materials stored prior to installation or removal from the site. Distribute all loads carefully. Should potential damage become apparent, the Owner may require that the Contractor submit a written statement from a licensed structural engineer to confirm that the conditions do not threaten the building or other affected areas.

PART 2 PRODUCTS

2.01 Materials

A. Slip Sheet: 6# red rosin paper

B. Eave Cant Strip: Formed metal as detailed to match the thickness of the field slate and ensure proper bedding of succeeding slate courses.

C. Ice & Water Membrane: High temperature rated, non-mineral surface, self-adhering, self-healing bituminous membrane, 40 mils thick, tensile strength 250 psi minimum (ASTM D 412), minimum elongation 250 (ASTM D 412): W.R. Grace & Co. or approved equal

D. Slate (To match Existing)

1. Slate shall be equal to product by the Greenstone Slate Company, Inc., P.O. Box 134, Poultney, Vermont 05764 800/619-4333 to match existing slate. Standard slate shall closely match existing size, color, exposure and headlap.

Refer carefully to Project Work Scopes for information where non-standard slate sizes are required.

2. All slate shall be Grade S1 per ASTM C406-89 "Commercial Standard"
   a. Projected Service Life (ASTM C120-90): 75 years min.
   b. Modulus of Rupture Across the Grain (ASTM C120-90): 9,000 psi min.
   c. Absorption (ASTM C121-90): 0.25% max.
   e. All testing shall be in strict accordance with ASTM test methods.
   f. Vernacular/traditional references such as "Grade A" or "firsts" do not apply.
   g. Material Warranty Period: 75 years

3. All slate shall be smooth textured, hard, dense, sound rock and shall be confirmed by manual field testing.

4. Unless otherwise specified, all slate shall be machine-punched for two (2) nails located as appropriate for slate installation. Hand-punching will be allowed as necessary for hips, valleys, and other field-fit conditions. Drilling holes will be permitted only if holes are countersunk for proper setting of heads.

Excessive flaking of slate around the holes or between the holes and the edges of the slate will not be permitted. Holes must not be so large so as to compromise nailing or so small as to put stresses on the slate when being nailed.

5. Slates must be rectangular with 90° corners. Length and width may not deviate more than 1/8" from specified dimensions.

6. Individual slates shall be reasonably consistent in thickness, may not deviate more
than 1/16" from specified thickness, and in no case be thinner than 3/16".

7. Edges must be neatly beveled without being excessively thin or sharp, and without excessive, irregular flaking especially at the back face. Sawn or ground edges are not acceptable except with approval as necessary to fit specific conditions.

8. Exposed corners must be practically full, with no losses greater than 3/16" from the corner in any direction. Covered corners may not have losses more than 3/4" from the corner or which might otherwise sacrifice the soundness of the installation.

9. Minor knots and knurls in not more than 10% of the slates will be allowed only when they do not affect the stability and weathering of the individual slate and when they do not prevent overlapping courses from lying flat on one another. Knots, knurls, and other projections or raised surfaces shall not exceed 1/16" in height above the face of slate to be covered by courses above.

10. Ribbons, pyrite bands, or pronounced inconsistencies will not be permitted.

11. Slates may not warp more than 1/8" over 16" or in any way which would prevent them from lying flat on one another with full bearing.

E. Sealant
1. Elastic Slater's Cement (ASTM D-4586) Type II asbestos-free or approved equal, colored to match color of slate being installed. Approval required.

F. Nails
1. Fasten all slate with two large-head 11 ga. hard copper diamond point slating nails.

2. Length: 1 1/2" for standard 3/16"-1/4" thickness field slate, 2" nails for hip and ridge slate. In consultation with the Architect, use longer nails for slate thicker than 1/4 inch or special conditions.

PART 3   EXECUTION

3.01 Preparation
A. Inspect all surfaces prepared for slating and notify the Architect in writing of all defects or conditions detrimental to the proper installation of slate, and shall not proceed with the laying of felt, flashings, or slate until the necessary corrections have been made.

B. The roofing contractor shall be responsible for ensuring that all sheathing, substrates, and related surfaces are sound, secure, and suitable for installation of the roofing. Remove loose fasteners entirely. Do not attempt to drive them back into the sheathing.

C. Before starting slate work, sweep the sheathing carefully to remove all loose nails and other debris. Clean up sweepings and dispose of in accordance with Section 01710.

3.02 Installation
A. Underlayment
1. Ice and Water Shield
   a. Install ice and water shield over entire roof surface, extending up sidewalls per drawings. Apply membrane starting at the low point and working upwards in accordance with manufacturer's recommendations.
   b. Side laps shall be minimum of 4" and end laps 6 inches, overlapped in direction of flow from above.

2. Slip Sheet
   a. Install in horizontal layers with joints lapped toward eaves 4 in. minimum and at ends 6 in. minimum, well secured along laps and at ends as necessary to hold the felt in place properly and protect the structure until covered by the
slate. If slip sheet becomes damaged before being covered by slate, remove and replace it with new.
b. Slip sheet shall lap over all hips and ridges at least 12 inches.

B. General Precautions

1. Galvanic Action
   a. Contractor shall take care to avoid installing dissimilar metals in contact with one another (including penetrating fasteners) in such a way as to encourage deterioration of the less noble metal through galvanic action.
   b. Where installation of dissimilar metals cannot be avoided, in consultation with Architect they must be separated by an isolation membrane or butyl tape and secured with non-reactive fasteners to the maximum extent possible.

2. Sound Fastening
   a. All fasteners must be securely anchored into sound substrates.
   b. When fasteners do not anchor securely they must be removed and the surface patched as necessary to minimize damage due to fastener heads working their way upwards, or "popping", and damaging roofing materials. As necessary, punch new holes to ensure sound anchorage.

3. Install all metals evenly without surface "oil-canning".

C. Slate Installation / General

1. The entire surface of the roof, as indicated by the drawings, shall be covered with slate in a proper and watertight manner in accordance with referenced standards.
2. Slate shall be installed with nails sufficient to penetrate the roof sheathing. Care shall be taken to avoid exposing nails by nailing through cornice, soffits, eaves, or other architectural features.
3. Nails shall not be driven in so far or tight as to produce strain on the slate. Slates should be hung rather than secured. Nail heads must not project above surface of slate such the slate above rests on the nail heads rather than the slate surface.
4. Slate at eaves shall be installed with a cant strip to ensure correct bedding. All courses must rest fully on the course below with no point loading, edge loading, or unsupported uplift at the edges of slates.
5. Unless otherwise indicated, slate shall project 1 1/2" at the eaves and 1" at all gable ends, shall be laid in horizontal courses with the standard 3" head lap, and each course shall break joints with the preceding one. Slates at the eaves or the cornice line shall be installed with a proper starter slate and cant strip.
6. Hip slates shall be laid in sealant spread evenly over unexposed surface of under courses of slate and nailed securely in place.
7. Exposed nails shall be permissible only in top courses where unavoidable and nail heads shall be covered with approved sealant. Color to be selected.
8. Neatly cut and fit slate around any pipes and other roof projections with suitable provisions for runoff. Avoid configurations, which might trap ice and snow.
9. Build-in and place all flashing pieces required for proper performance of the roof. Slates overlapping sheet metal work shall have nails placed so as to avoid puncturing the sheet metal or integral membrane flashings unless specifically approved by the product manufacturer.
10. Any nail holes that must be field punched are to be punched from the back of the slate so as to provide the proper countersink of the fastener head. The only exception to this rule is holes in starter slate.

D. Field Cutting Slate
1. All field slate shall be cut from the back side for correct edge bevel.
2. All slate for open valleys shall be cut from the back side for correct edge bevel.
3. All slate for closed valleys shall be cut from the front to create a mitered joint.
4. All slate for a mitered, Boston and fantail hip shall be cut from the front of the slate to create a mitered joint.
5. All slate for a saddle hip shall be cut from the back side for correct edge bevel.
6. All slate to be cut to fit around penetrations shall be cut from the back side for correct edge bevel.

E. Hips
   1. Install hips with slates cut accurately to form tight joints.
   2. Nail holes of each slate shall fall under the succeeding hip slate or hip cap.

3.03 Completion & Cleanup
A. The Contractor shall coordinate with the Architect for final inspection of the work in place in accordance with the Project Manual.
B. Prior to the final inspection, the Contractor shall carefully review all work included in this Section as installed and verify that all work has been completed in accordance with the specifications and applicable reference standards. Do not schedule the final inspection until all work has been completed and verified.
C. Maintenance Recommendations:
   1. Upon completion of the work, the Contractor shall provide the Owner with two (2) copies of specific, written recommendations for proper maintenance of the roof and related materials and products provided or installed under this Section.
   2. These recommendations shall include, without being limited to, suitable methods of removing accumulated snow and ice from eaves, cleaning of gutters and downspouts, emergency repair procedures, discussion of changes to anticipate (such as color changes that occur with copper and slate), and similar information.

D. Cleanup
   1. Upon completion of the work remove all debris and unused materials relating to the work of this Section from the site and dispose of properly.
   2. Clean up in accordance with Section 01710.

END
SECTION 07600 - FLASHING & SHEET METAL

Part 1 - General

1.01 General Conditions
A. The work of this Section is subject to all provisions of the General Conditions, all Division One requirements, and the requirements of all other documents included in the Contract Documents. All Contractors are advised to review these materials carefully.

1.02 Scope
A. Work Included:
   1. Flashing and Miscellaneous Sheet Metal
   2. See also Project Work Scopes & Alternates

1.03 Reference Standards
A. The work of this Section shall comply with the standards and published guidelines of the following professional or trade associations:
   2. National Roofing Contractor's Association (NRCA)

1.04 Submittals
A. Submit one (1) each of the following items in accordance with Section 01300.
   1. 6" x 6" samples of all sheet materials
   2. 12" samples of all formed metal products
   3. Samples of each type of fastener to be used for each detail
B. Manufacturer's Data: Submit 2 copies of manufacturer's specifications for each different material specified.

1.05 Product Delivery Storage and Handling
A. Materials furnished by this Section which are to be built-in by other trades shall be delivered to the site in time to avoid delays in construction schedule.

1.06 Job Conditions
A. Surfaces to which flashing and sheet metal is applied shall be even, smooth, sound, thoroughly clean and dry and free from all defects that might affect the application. Report any unsatisfactory surfaces. Proceeding with work will indicate acceptance by installer and subsequent replacement at no cost to Owner if rejected.
B. Do not proceed with installation of sheet metal work until construction to receive the work is completed.

Part 2 - Materials  (Not all apply to the work of this project. Refer to drawings and PWS&A.)

2.01 General Materials
A. Copper:
   1. Cold rolled copper sheet per ASTM B370.
   2. Z/T Alloy-coated Sheet Copper conforming to ASTM specification B 370. Copper shall be coated both sides with alloy approx. 0.5 mils thick. Composition of alloy shall be approx. 50% zinc and 50% tin with trace elements for durability, corrosion resistance and color. Freedom Gray by Revere.
B. Drip Edge & Trim: Formed 20 oz.copper. Size and profile as detailed.
C. Miscellaneous Materials:
   1. Provide solder, fasteners, primers, sealants, adhesives, etc. recommended by the producer of the flashing and sheet metal for fabrication and installation.
   2. Pop rivets shall be non-corroding types, typically stainless steel.

2.02 Soldering
A. Solder: 50:50 lead:tin per ASTM B32 for copper
B. Flux: Muriatic acid type neutralized with zinc for copper

Part 3 - Execution

3.01 Inspection & Coordination
A. Field verify conditions that might affect installation and functioning of work under this section. Notify Architect accordingly and do not proceed until such conditions have been addressed. Start of work indicates acceptance of field conditions.

3.02 Fabrication
A. Fabricate flashing, trim, and similar items per drawings to comply with profiles and sizes shown and specific field conditions.
B. Form pieces in longest possible lengths to reduce joints.
C. Hem exposed edges on underside 1/2". Provide 1/4" outward drip hem at bottom of vertical pieces unless otherwise noted.
D. Comply with product or material manufacturer's recommendations for tinning, soldering, and cleaning flux from metal. Unless otherwise noted, clean and wash soldered surfaces thoroughly with baking soda to remove residue, rinse with warm water, and dry.
E. Clean all surfaces to be soldered to bright metal. Pre-tin 1 1/2" of edges (both sides) of copper sheet to be soldered. Pre-tinning is not required for lead coated copper. Solder carefully and neatly with soldering coppers. Heat seams thoroughly and sweat solder through full width. Excessive puddling is not acceptable.

3.03 Installation
A. Provide for thermal expansion of all metal work. Lap joints 4" minimum and seal neatly.
B. Miter and seam corners. Form with flat lock seams
C. Conceal fasteners and expansion provisions wherever possible. Fold back edges on concealed side of exposed edges to form a hem.
D. Insert flashings into reglets or joints as shown. Anchor by mechanical means, including driven wedges of lead or other compatible metal, spaced 12" o.c.
E. Provide suitable separation between all dissimilar metals including fasteners to avoid galvanic reaction.

END
SECTION 07625 - METAL GUTTERS & DOWNSPOUT SYSTEM

Part 1 - General

1.01 General Conditions
A. The work of this Section is subject to all provisions of the General Conditions, all Division One requirements, and the requirements of all other materials included in the Contract Documents. All Contractors are advised to review these materials carefully.

1.02 Scope
A. Work Included:
   1. New gutters, downspouts, and accessories
B. Related work specified elsewhere.
   1. See Project Work Scopes & Alternates

1.03 Reference Standards
A. Except as otherwise shown or specified, work shall comply with applicable details and recommendations of latest edition of Architectural Sheet Metal Manual of the Sheet Metal and Air Conditioning Contractors National Association (SMACNA) (619/460-5362)
D. Common practices or "industry standards" that differ from these may not be acceptable and must be approved in advance by the Architect.

1.04 Quality Assurance
A. Installer: Workers with 3 years of prior successful experience with installation of gutters and downspouts of type and scope equivalent to work of this Section.
B. Tools and Equipment: Contractor must have appropriate installation tools as recommended by material manufacturer and must be skilled in their use.

1.05 Submittals
A. Product Data: Submit metal manufacturer's and fabricator's specifications, installation instructions and general recommendations. Include certification to substantiate that materials comply with requirements.
B. Samples: Upon request submit as follows in accordance with Division One:
   1. One (each) of all fasteners to be used
   2. One each of standard and offset downspout straps
   3. One 6" length of downspout, gutter, and strainer
   4. One gutter hanger assembly

Part 2 - Products (Not all products may be used. See scopes and drawings.)

2.01 Copper System:
A. Gutters: Refer to drawings
B. Downspouts: Refer to drawings. Corrugated round with all elbows necessary for complete installation.
C. Outlets: Refer to drawings
D. Accessories:
   1. Solder and Flux: Best grade and type of compatible solder and flux as recommended by gutter manufacturer.
2. Gutter Hangers: Refer to drawings
3. Downspout Straps: Refer to drawings
5. Fasteners: Stainless steel pop rivets and/or slotted round head sheet metal screws (not hex head or Phillips). Fasteners shall not project at interior face of downspouts more than 3/16”.
6. Diverters: 20 oz. copper raised diverters pop riveted and soldered to interior rim face of gutter at inside corners below valleys and as otherwise indicated.

2.02. Splash Stones: Generally flat local stone, +/- 12” x 18” surface, installed level with grade and pitched to drain away from building.

Part 3 - Execution

3.01 Installation
A. Install new gutters and downspouts at roofs per drawings, specs, and manufacturer's recommendations. Do not install gutters at dormers unless specifically indicated.
B. Verify hanger spacing for gutters in heavy ice locations with gutter manufacturer and install closer together ( +/- 12") as recommended.
C. Verify roof edge and conditions which might affect installation or functioning of gutter system. Notify Architect accordingly and do not proceed until such conditions have been addressed. Commencement of work under this Section indicates acceptance of field conditions. The installation of gutter systems shall be coordinated with Architect well in advance of roofing installation.

D. Gutters
1. Hang gutters as shown on drawings and per established standards. Do not twist gutter edge to induce pitch.
2. Slope to downspouts at 1/16” per foot for K-Style and 3/32” per foot for half round (or as otherwise noted by drawings) to drain fully. Standing water will not be acceptable. Coordinate in advance with framing and trim to ensure adequate support for hangers.
3. Provide sealed end caps at all gutter ends.
4. Lap joints 1” minimum, pop rivet on 2” centers, and seal all except expansion joints.
5. Support system securely, but allow for thermal movement. Provide expansion joints per applicable standards and coordinate in advance with Architect.
6. Install gutter hangers per PWS&A and drawings.

E. Downspouts
1. Install downspouts per drawings.
2. Install downspout straps at 6'-0 o.c. maximum vertically.

3.02 Completion and Cleanup
A. Upon completion of work, coordinate with Architect for inspection and provide necessary means to allow close hand inspection of all work per Section 01040. Final inspection shall include water testing in presence of Architect to verify complete drainage of gutters.
B. Provide Owner with manufacturer’s written instructions for maintenance of installed work.
C. Clean up and remove all excess material from the site in accordance with Section 01710.
ICE MELT SYSTEM INFORMATION

GENERAL:
• Ice Melt System shall be equal to Raychem (tel: 800-945-6258). Provide product submittal for review.

• Owner shall make provisions for power supply to general location of system installation within the building. Contractor shall be responsible for final connection and shall coordinate all weather tight penetrations of building wiring.

Ice Melt System shall include all fasteners and accessories required for complete system, including items not specifically listed below.

SYSTEM COMPONENTS:
Heating Element: KT Lightweight electric heat trace cable with end seal caps and omni-Make hanger brackets.

Gutter Sensor: dIT-1 moisture sensor
Aerial Sensor: GIT-1 overhead snow sensor
Automatic Controllers: APS-4C

INSTALLATION NOTES:
Valley cable to extend up into valley 1/2 length and return to gutter.

Gutter cable to be double run within gutter bottom.

Downspout cable shall be single run and shall terminate at downspout base.

Soldered copper tabs with hole shall be installed for securing of cable in valleys

SNOW GUARD INFORMATION

GENERAL:
• System shall be equal to Alpine Snowguards (tel: 661-765-4273). Provide product submittal and manufacturer’s layout drawing for review.

Snow guard system shall include all fasteners, couplings, endcaps and collars required for complete system, including items not specifically listed below.

SYSTEM COMPONENTS:
Bracket: Two pipe type PP125H2ALSS
Pipe: PP15 -AL-06

INSTALLATION NOTES:
Confirm adequacy of all attachment points.
Restore slate roofing around all attachment locations.

CRAWFORD & STEARNS
ARCHITECTS AND PRESERVATION PLANNERS
11 VALLEY VENDED • STEARNS • NEW YORK City, NY 10056 (212) 872-9811 • Fax (212) 872-9820

WILLARD CHAPEL / WELCH BUILDING
ROOF AND MASONRY RESTORATION PROJECT
AUBURN • NEW YORK

ICE MELT SYSTEM INFORMATION

GENERAL:
• Ice Melt System shall be equal to Raychem (tel: 800-945-6258). Provide product submittal for review.

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Heating Element: KT Lightweight electric heat trace cable with end seal caps and omni-Make hanger brackets.

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INSTALLATION NOTES:
Valley cable to extend up into valley 1/2 length and return to gutter.

Gutter cable to be double run within gutter bottom.

Downspout cable shall be single run and shall terminate at downspout base.

Soldered copper tabs with hole shall be installed for securing of cable in valleys

SNOW GUARD INFORMATION

GENERAL:
• System shall be equal to Alpine Snowguards (tel: 661-765-4273). Provide product submittal and manufacturer’s layout drawing for review.

Snow guard system shall include all fasteners, couplings, endcaps and collars required for complete system, including items not specifically listed below.

SYSTEM COMPONENTS:
Bracket: Two pipe type PP125H2ALSS
Pipe: PP15 -AL-06

INSTALLATION NOTES:
Confirm adequacy of all attachment points.
Restore slate roofing around all attachment locations.
CITY OF AUBURN HISTORIC DISTRICT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Return completed application and all required materials to:
Office of Planning and Economic Development, 24 South Street, Auburn, NY 13020

Date: 3/6/2019

Property Address: 5-7 Hamilton Ave Auburn, NY 13021
Name of Owner: N.P. Structures LLC
Mailing Address (if different): 5713 South St. Rd. Auburn, NY 13021

Phone: (315) 725-6417, (315) 406-2623 E-mail address:

Name of Business (if applicable):
Name of Agent/Contractor (if applicable): Owner (N.P. Structures)
Address of Agent/Contractor (if applicable):

Indicate type of Project: (Please check all that apply)
☐ New Construction
☐ Addition to Structure
☐ Window or Door Replacement
☐ Roof
☐ General Exterior
☐ Siding
☐ Renovation/Repair
☐ Fence
☐ Sign
☐ Demolition
☐ Other

Please provide a brief description of the project, noting any and all proposed changes to the exterior of the property (see check list of required materials on reverse and attached information to the application):

Re-build front porch radius to original design using 4 existing columns & painted wood trim w/ asphalt foot matching main house & wood trim will be painted white. Front steps will be reconstructed with brick, mortar, and concrete to replicate original steps.

This application cannot be processed for review unless all of the applicable items are submitted to the Office of Planning and Economic Development (OPED) by the application deadline – 4:00 p.m. on the Tuesday preceding the scheduled meeting. Unless otherwise notified, Regular meetings of the Historic Resources Review Board (HRRB) occur at 7:00 PM on the second Tuesday of each month at 24 South Street. Applicants are strongly encouraged to attend. Work on projects requiring HRRB approval shall not be started until the Owner or Agent/Contractor have obtained a Certificate of Appropriateness (C/A) and all required permits. It is the responsibility of the Owner to obtain all required permits. Changes to approved plans cannot be made without additional HRRB review. A request for changes to a previously approved C/A must be made in writing to the HRRB by the application deadline, along with any necessary plans. BY SIGNING BELOW YOU ACKNOWLEDGE AND AGREE TO THESE CONDITIONS.

Signature of Owner:

For Office Use Only: Certificate of Appropriateness
☐ Approved as submitted
☐ Approved with changes/conditions
☐ Denied
Checklist of required information for projects before your application can be reviewed – Please refer to your type of project and attach the required information to this application. Applications are due no later than one week (4:00 p.m. on Tuesday) before the scheduled meeting. For assistance call (315) 255-4115

New Construction

- Map or survey of property indicating the location of the proposed structure
- Drawings, to scale, of all elevations; sizes and styles of windows and doors must be indicated on drawings
- Exterior specifications – list and described all visible materials, siding, roofing, etc. on or attached to drawings
- Colors to be used w/ placement
- Lighting and signage details (if applicable)

Addition to a structure

- Map or survey of property indicating the location of the proposed addition
- Drawings, to scale, of addition including the existing building;
- Photographs of the building, all elevations affected by the addition
- Sizes and styles of windows and doors must be indicated on drawings; indicate which are proposed, original, and replacement
- Materials and colors to be used must be listed on drawings

General Exterior Renovations/Repairs

- Provide a detailed description of project with drawings and photographs of elevations
- List of any and all building elements affected
- Existing and proposed colors and material
- Include samples and/or manufacturer's product information sheet where applicable

Replacement of Windows or Doors

- Size and style of existing and proposed window(s) or door(s); indicate width and height
- Scaled drawings or photographs of affected elevations
- Materials and colors; include the manufacturer's product information sheet

Roof

- Existing roof type, materials and colors
- Proposed materials and colors, provide manufacturer's product information sheet or sample
- Photographs of building
- If emergency situation, photographs of roof or evidence of damage

Siding

- Type of siding, smooth or textured, provide sample of siding
- Reveal of existing and proposed siding
- How will the building be prepared for siding? How will the trim be treated?
- Photographs of building

Fence

- Include map of property indicating existing fence, if any, and location of proposed fence
- Style (picket, board on board, etc.) – include drawing or picture of style with dimensions
- Height, material, and color
- Photographs of area showing where the fence is to be installed

Signs

- Detailed drawings of sign, drawn to scale – include dimensions, letter style and any graphics
- Include map of property indicating existing signage and placement of proposed signage
- Colors, materials, and any lighting to be used
- Photographs showing where the sign is to be placed

Demolition

- Photographs of existing building; include all elevations and wide shots showing building relationship to neighboring structures
- Detailed description of what will replace demolished structure, in anything (see New Construction above)
- Reasons for demolition, including emergency/health/safety issues or court orders

Other

- Provide details of project (e.g. installation of pool, alterations to landscape/site, etc.) – call to ask which details will be required for individual projects
Make it your own.
When does a house become a home? When the place you live in begins to reflect the life you’re living. When every change, both big and small, makes it more and more your own. Choosing a new roof is your opportunity to make a major impact on the look of your home — and we’re here to help. Owens Corning has been a leader in the building materials industry for over 75 years. So you can be confident that your new roof will enhance and help protect your home for years to come.

The Right Choice.
Oakridge® Shingles are The Right Choice® for long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer:
- Limited Lifetime Warranty*‡ (for as long as you own your home)
- 110/130** MPH Wind Resistance Limited Warranty*
- StreakGuard™ Protection with a 10-year Algae Resistance Limited Warranty.*

Home sweet home.
Home is where you want to feel the most comfortable and protected. It can be a source of pride and an expression of your personality. But when the time comes to purchase a new roof, it’s easy to feel overwhelmed. Don’t worry. Owens Corning Roofing and your contractor are here to help. We’ll make it easy for you to select the right shingle for your type of home and sense of style. You can feel confident about choosing our roofing products. After all, we take pride in being America’s most trusted Roofing Brand.§
Estate Gray†

Onyx Black†

Williamsburg Gray†
(Not available in service area 8)

Colors availability by Service Areas.

Product Attributes

| Warranty Length* | Limited Lifetime† (for as long as you own your home) |
| Wind Resistance Limited Warranty* | 110/130** MPH |
| Algae Resistance Limited Warranty* | 10 Years |
| Tru PROtection® Non-Prorated Limited Warranty† Period | 10 Years |

Product Specifications

| Nominal Size | 13 ¼" x 39 ½"
| Exposure | 5 5/8"
| Shingles per Square | 64
| Bundles per Square | 3
| Coverage per Square | 98.4 sq. ft. |

Applicable Standards and Codes

- ASTM D228
- ASTM D3018 (Type 1)
- ASTM D3161 (Class F Wind Resistance)
- ASTM D3462
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- ICC-ES AC438#
- UL ER2453-01##
- UL ER2453-02##

Owens Corning® Roofing Hip & Ridge Shingles do more than just deliver added protection to the most vulnerable areas of your roof— they enhance the roofline and help define the character of your entire home.

Don’t accept a generic substitute. Be sure to choose the right Owens Corning® Roofing Hip & Ridge style and specially matched color to provide the perfect finishing touch to your new roof.

* See actual warranty for complete details, limitations and requirements.

** 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application and Owens Corning® Starter Shingle products application along eaves and rakes in accordance with installation instructions.

† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

‡ 40-year Limited Warranty on commercial projects.

§ 2016 Roofing Homeowner Brand Awareness Survey by Owens Corning Roofing and Asphalt, LLC.


^ Excludes non-Owens Corning® roofing products such as flashing, fasteners and wood decking.

Shingles are algae resistant to help control the growth of algae and discoloration.
Owens Corning® Total Protection Roofing System® integrates engineered Owens Corning® components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. With Owens Corning, it’s easy to confidently deliver total protection, beauty and peace of mind.

**Total Protection Roofing System®**

- **SEAL.**
  - Helps create a water-proof barrier
    - Ice & Water Barrier
    - Synthetic Underlayment

- **DEFEND.**
  - Helps protect against nature’s elements
    - Starter Shingles
    - Shingles
    - Hip & Ridge Shingles

- **BREATHE.**
  - For balanced attic ventilation
    - Intake Vents
    - Exhaust Vents

**COMFORT.**
Add comfort and energy performance with proper attic insulation.
STATE OF NEW YORK
CITY OF AUBURN

COUNTY OF CAYUGA

VIOLATION ORDER

IN THE MATTER OF

PURSUANT TO CHAPTERS 125,182,230,305 OF THE MUNICIPAL CODE OF THE CITY OF AUBURN, NEW YORK

5-7 HAMILTON AV

TO: OWNER: NP STRUCTURES, LLC
ADDRESS: 5713 SOUTH STREET RD
AUBURN, NY 13021

PLEASE TAKE NOTICE, THAT YOU ARE IN VIOLATION OF CHAPTERS 125,182,230,305 OF THE MUNICIPAL CODE OF THE CITY OF AUBURN, AND THAT YOU ARE HEREBY ORDERED TO CORRECT THE FOLLOWING DESIGNATED VIOLATIONS AT 5-7 HAMILTON AV BY THIS DATE MARCH 8, 2019.

INSPECTION FEES -
1. INSPECTION PER COMPLAINT --- NO CHARGE
2. INSPECTION FOLLOWING EXPIRATION OF TIME PERIOD IN VIOLATION ORDER --- $25.00
3. ANY FURTHER INSPECTIONS IF VIOLATIONS NOT CORRECTED OR MISSED INSPECTION APPOINTMENT --- $50.00 EACH

PLEASE TAKE FURTHER NOTICE THAT IN THE EVENT YOU FAIL TO CORRECT THE ATTACHED DESIGNATED VIOLATIONS WITHIN THE TIME PERIOD SPECIFIED ABOVE, AN APPEARANCE TICKET SHALL BE ISSUED REQUIRING YOU TO APPEAR IN CITY COURT, CITY OF AUBURN, TO ANSWER THE CHARGE OF VIOLATING THE MUNICIPAL CODE OF THE CITY OF AUBURN, NEW YORK.

PLEASE BE FURTHER ADVISED THAT ANY EXTENSIONS OF TIME TO CORRECT SAID VIOLATIONS, AND/OR AGREEMENTS AFFECTING SAID VIOLATIONS, WILL BE IN WRITING.

CODE ENFORCEMENT OFFICER
BUILDING INSPECTION DEPARTMENT
CITY OF AUBURN, NEW YORK
PHONE NUMBER 315-255-4111
MUNICIPAL CODE, CITY OF AUBURN, NY  CHAPTERS 125,182,230,305  PAGE 1

VIOLATION NOTICE #: 198201  INSPECTED BY: BH  FEBRUARY 15, 2019

TO: NP STRUCTURES, LLC
5713 SOUTH STREET RD
AUBURN, NY 13021

REGARDING PROPERTY AT: 5-7 HAMILTON AV

178-17  HISTORIC PRESERVATION: ENFORCEMENT; VIOLATIONS & PENALTIES

178-17A, B
**IMMEDIATELY** REPAIR RECONSTRUCTION OF FRONT ENTRANCEWAY TO
COMPLY WITH HISTORIC RESOURCES REVIEW BOARD APPROVAL.
FAILURE TO COMPLY BY MARCH 8, 2019 WILL RESULT IN A $350.00 PER
DAY FINE UNTIL PROJECT IS PROPERLY COMPLETED.
FAILURE TO COMPLY MAY ALSO RESULT IN THE ISSUANCE OF COURT
APPEARANCE TICKET.

*** END OF DOCUMENT ***
C PRINTED: 2/15/19 14:16

CODE ENFORCEMENT OFFICER
Certificate of Appropriateness

To: N.P. Structures LLC
5-7 Hamilton Ave.
Auburn, NY 13021

cc: Code Enforcement Office, file

From: Holly Glor, Planning Assistant

Subject: Exterior Repairs & Replacements – 5-7 Hamilton Ave.

Date: October 10, 2018

The Historic Resources Review Board has reviewed your request for a Certificate of Appropriateness for exterior work proposed within the Grover Street Local Historic District and or the South Street Area National Register Historic Overlay District with the following actions:

- Approve changes as submitted.
- Deny the application as submitted.

X Approved the application with the following modifications:

**Project Description:** The proposal includes repair of the foundation of the main house, roof replacement, and replacement of original wood windows with vinyl windows. The approved application with modifications is to:

- Repair a 30’ x 9’ section of the foundation on the north-west side of the house. The 8” concrete masonry units will be replaced with 10” concrete masonry units.
- Roof will be replaced on the main house and the carriage house by carrying out a complete tear off and installing new plywood sheathing, ice and water barriers, flashing, and 30-year asphalt architectural shingles. The Yankee Gutters shall be retained. The Eyebrow window shall remain.
- The covered-entry shall be reconstructed in-kind to replicate the original. See attached historical documents for reference.
- Replace all presented windows of the home and carriage house with the approved Pella 250 series vinyl replacements; sizes of window openings are to remain the same, wood trim shall be kept intact, and grid patterns shall match the originals. The windows on the façades facing the street (Hamilton Ave.) shall have raised exterior mullions. Restoration of other windows is to be done where appropriate.
- Original wood windows must be saved and stored on site.
- Original shutters are to be put back on the front façade of the main house.
- Roof of car port on carriage barn is to be replaced with metal roof with color matching the rest of the roof.
Certificate of Appropriateness is in effect for six (6) months from the date of issuance. A building permit will be required and may be obtained from the City Codes Enforcement Office.

**Notice:** This Certificate of Appropriateness may be withdrawn at any time if and when substantive changes have been made without the knowledge of the Historic Resources Review Board other than the actions approved by this request as submitted or approved with modifications based upon the Application for Certificate of Appropriateness dated 09/28/18 and approved by HRRB on 10/09/18.

**Prepared by:** Holly Glor