

The City of Auburn
Historic Resources Review Board
c/o Office of Planning and Economic Development
Memorial City Hall - 24 South Street
Auburn, New York 13021
(315) 255-4115 Fax 253-0282

Meeting Minutes

March 11, 2014

7:00pm

Present: Michael Deming, Paul McDonald, Ed Onori, Richard Stankus, Jim Hutchinson, Betty Lewis

Staff Present: Christina Selvek

Meeting opened by Chair, Michael Deming.

Motion to approve the minutes of February 11, 2014 meeting made by Richard Stankus, seconded by Ed Onori. All members vote approval. Motion carried.

Meeting is taking place in City Hall Council Chambers. Christina Selvek welcomes everyone.

Certificates of Appropriateness

1. 102 South Street- Mr. William Kelly

Application proposes to remove existing deteriorated three-tab asphalt shingle roof on all building sides and to replace with GAF Timberline architectural shingles. Installation of 7/16 OSB underlayment and ice & water barrier along all eaves, valley and penetrations.

William Kelly- Presents the roof replacement application. The original cedar roof is under three layers of asphalt shingles. The roof needs to be completely redone and then shingled.

Cristina Selvek- So you are looking at taking it down to the tongue and groove, leaving that and then putting the plywood over that. Suggests plywood rather than OSB because of the valleys and areas for penetration on the roof. Also inquires if the 50-year architectural shingles and what will be used in the valleys of the roof.

William Kelly- Yes, taking it down to the tongue and groove but we are leaving that. Originally it was supposed to be plywood. Rolled roofing will be used in the valleys. Is there a preference with copper or shingles?

Jim Hutchinson does not think OSB will be a problem and the board has seen both, either interlacing the shingles or using copper in the valleys. Either is acceptable.

Ed Onori states that either copper or shingles is acceptable. Copper would be nice to see but understands the cost associated with that. Also agrees that using OSB board is acceptable stating that it will have all new backs so it will be supported.

Jim Hutchinson questions the color of the shingles.

Color sample from the application is passed around to board members.

William Kelly- The house has been repainted from pink to slate and tan so the slate color roof on the sample sheet would be the best match with the house color.

Christina Selvek questions if there will be any soffit repair.

William Kelly- Not sure if they are needed now.

Christina Selvek- Come back if repairs are needed. Staff approval can be done for this matter if it is between meetings.

This project is eligible for the tax credit program and Christina urges the homeowner to take advantage of the program.

Michael Deming- If there are any changes please see staff for approval.

Motion to accept application for 102 South Street made by Jim Hutchinson, seconded by Richard Stankus. All members vote approval. Motion carried.

2. 16 South Street- Cayuga County Arts Council

Application proposes to provide general maintenance, select demolition and restoration of seven (7) exterior areas associated with the marquee and front (South Street) façade. Proposed scope of work is consistent with previously approved 2003 NYSOPRHP project.

Todd Coleman- Presents the Schines Theater project scope of work. The project was approved by NYS SHPO in the early 2000's when Dan Mossien was the architect. The application includes the following elements:

1. North and South side poster display cases.

- Currently have a reversed black trim around the poster boards and doors that are painted aluminum. These were replaced in the 2003-2005 timeframe. The paint colors were approved for the North and South side displays. As part of this project the trim and doors will be striped, primed and repainted.

- In 2003-2005 the shielding's and soffits were replaced. We would like to confirm that the light fixtures still work.

Michael Deming questions if the lights were replaced and is they working.

Todd Coleman- The trim metal, the underside aluminum, the shielding was replaced and the sockets themselves. But were not working because they did not have electrical power at that time. We are engaging Beardsley Design to assess.

2. Underside of the marquee

- Drop in ceiling panel system that is a transit panel with a steel grid system

- Strip, prim, repaint metal grid system

- Replace roof drain leader (in-kind) and bring it back to historic value

- Electrical exploration under the marquee. Access panels on the north and south side need to be replaced.

- Two 50-Watt recessed lights underside marquee would like to see if they can be relit.

- Use plywood and replace the panels (in-kind) is a one day project and will monitor onsite and would ask for a variance so we would not have to shut down South Street.

Displays original drawing with original coloring scheme. Will be using same material that was previously approved by SHPO. The Arts Council is looking at temporary lighting the underside marquee.

Christina Selvek questions if the lighting under the marquee is the only lighting component of the application.

Todd Coleman – The only lighting we would like to do is behind the Lexon panels. We just want to explore these light fixtures.

3. Ticket Booth

- Elements replaced in 2003-2005: Marble and granite base
- Work is needed on the wood trim at the top, above the glass. Colors will be green & red, Currently it is white and baby blue. Existing glass and marble shelves will remain
- Reinstallation of wood wings above ticket booth and will be an aluminum color

4. Main doors, Auburn Schine 1951 (displays picture)

- Proposes a restoration project and will paint following elements:
The shadow box inset (green) and frame used for signage in 1951
- Existing wood astragal between the main doors painted green, as it was in the past

5. Marquee

- Displays original drawings, proposed drawings and today's condition.
- Addresses today's disrepairs:
 - a. Replace plywood, where Art Council's name is located)
 - b. Copy Board (letters and signage) clean and use.
 - c. White Opaque Lexon glass
- Notes that both sides of the Marquee have been hit by traffic.
- Opal glass replaced in 1963, will replace with Lexon panel.
- In moving forward: remove yellow 11-watt light bulbs and see (out of the thousands that are there) how many are still viable. Also is it viable to use the yellow light bulbs that are there or should there be an alternative option. This will be brought back for future discussion.

Christina Selvek questions back lighting the marquee. Right now there is only exploratory work being done so is the lighting temporary until more lighting can be looked at?

Todd Coleman- I would like to propose that we do a consistent temporary back light until the exploratory work is done but that will be another application.

6. The original Schines sign has been located and the Arts Council is looking to restore the sign.

Christina Selvek- Will the new glass be poly carbonate material?

Todd Coleman- In the marquee the curved glass is poly carbonate material. The Opaque glass that we have (4 panels) is in the lobby but will not fit due to the impacts. It is a similar product as to what was there.

Christina Selvek- Wants confirm that the reflectivity of the product is consistent with marquee.

Christina Selvek- The 2003-2005 application to the State was approved. They are looking for local re-approval. The Schines is under a covenant with the state so they do need to have State approval for this project so we are doing a concurrent review with the State. Tonight we are taking a look at the application; we can discuss but need to table until the State reviews and approves the application.

Motion to table the application for 16 South Street made by Richard Stankus and second by Paul McDonald.

Chair opens Public to be Heard.

Laurel Auchampaugh- Town of Owasco Historian and is concerned with the temporary work being done. Band aid affects and temporary construction does not mean restoration.

Todd Gaglianase- Hearing inconsistencies tonight and a lot of things that are not true. The marquee study said that it needed to be pulled off and removed. They are doing a band aid. They are doing a poor job at fundraising and the funds that they do have are being used for short time fixes. I do not know how the State Historic Preservation office is going to approve this. I caution you and ask you to look into this. Make sure that the State is on board with this project because as far as I am concerned some of the proposals are not things that the State will allow. I want to see that things are going to be done historically correct. The reason why the building was saved is to return it to some type of performing arts center, not a store front for art displays. Short term fixes are not the solution. They need to have transparency here and they are not showing that.

Chair closes Public to be Heard.

Other Matters:

a. Upcoming COA Items: 24 Market Street-Window Replacement

Christina Selvek- Looking at full window replacement where needed and where caulking, glazing, and replacement of panels where needed as well. COA application may be submitted for next meeting.

b. Reminder Letter to Historic District Residents

Christina Selvek is drafting a letter to residents in the Historic District.

c. Board Vacancy

Chair Michael Deming received a resume and letter from Chris Mack stating that he is interested in serving on the Board. The letter and resume will be e-mailed to HRRB members for review and at the next meeting a recommendation will be sent, along with the letter to the Mayor, as he appoints Board Members.

Motion to adjourn made by Jim Hutchinson and seconded by Paul McDonald. Motion carried.

Next meeting scheduled for **Tuesday, April 8, 2014** at 7:00 pm at Memorial City Hall- Council Caucus room.

Respectively submitted by Renee Jensen