

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

April 8, 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 March 11, 2014 meeting made by Jim Hutchinson, seconded by Richard Stankus. All members vote approval. Motion carried.

Meeting is taking place in City Hall Council Chambers.

Chair requests to discuss tabled item, 16 South Street, first.

Certificates of Appropriateness

2. 16 South Street- Cayuga County Arts Council- TABLED

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.

Christina Selvek- we have not received formal correspondence from the State Historic Preservation Office regarding their approval or their changes they would like to make to that application. At this point Staff recommendation is that the application stays tabled. If and when we get correspondence, if we need to make a special meeting, I can request a special meeting; otherwise it will be on for discussion for the May meeting.

Board members agree to leave the item tabled.

Michael Deming- There is nothing new that we have to act on tonight. We cannot give much of an opinion until we hear from the State.

Todd Gaglianase- I reviewed the proposal and 75% of these fixes are temporary and not to the original design. I express caution and if anyone has questions I would be happy to talk with you and I do have the original blueprints and photographs if anyone is interested in seeing those. I was building manager for 5 years and would be happy to offer any assistance regarding what was there originally.

Richard Stankus- Do we know who owns the theater?

Todd Gaglianase- The Cayuga County Arts Council owns the theater. They are supposedly a 501 C3 not for profit organization but are currently claiming that their operation is a private entity. That is one of the things that is under dispute right now. They are under a State investigation.

2. 46 North Street

Application proposes to replace four picture windows in the command center and repair as needed the historic cottage style windows on the second floor and double hung windows on the first floor. New storm windows are proposed to replace the existing triple-track system.

Christina Selvek- this is a City owned public facility and as such there are public funds going into this project so it does require our review. At this point the police chief has asked us to review the repair and replacement of certain windows.

1. Command center

That section of the building is a single story structure with 4 picture windows. There are 2 fixed panes and two awning windows that are all together on top of the picture windows. After this past rainstorm, Chief had leaks in the command center windows. Staff is recommending to replace the windows completely. They are a metal frame window and there is significant damage to the frames and are leaking.

Jim Hutchinson- Are those the original window design? Do we have any photographs of what was there originally? It would be nice to get back to what was there originally. If more security is needed something could be done from the inside.

Christina Selvek- I would need to do some more research and dig a little deeper.

Jim Hutchinson proposes a book by Divitro which has many historic pictures of the police station.

Ed Onori- They can put a film on the window to prevent it from shattering.

Christina Selvek will look for pictures to see if they were double hung windows. They would like to have air flow in the command center.

Jim Hutchinson mentions that they can open from the top.

Ed Onori asks if SHPO has to review the project.

Christina mentions no review needed by SHPO because there are not State or Federal funds being used for the project.

Michael Deming asks if we (Historic resources Review Board) should recommend the building to be put on the Historic Registrar. It is part of our job according to the ordinance to recommend buildings to be listed on the historic registrar.

Christina Selvek- You can recommend but I do not have funding for the application.

Michael Deming suggests someone/student from Cornell might be interested.

Christina Selvek will return to the May meeting with more information on the command center windows.

2. Other windows

Remaining windows are double hung windows that are still intact. 12 over 12 windows are on the first floor, the second floor is cottage style. Main issue is that many of the sash cords are broken, windows are painted shut, lack of ventilation and operability and a few panes of glass are broken. Generally they are in good shape and are not deteriorating. Staff is recommending repair in-kind with scraping and painting. Repair sash cords and broken glass if needed and repair hardware if needed.

3. Storm windows

Many of them are missing screen or panes of glass. They are old style triple track and are no longer operable or square to the structure so they are leaking. Staff would like to update the storms at this point.

Jim Hutchinson questions if the storm windows in the packet were thermal storm windows.

Christina Selvek- Yes, they are a thermal pane option.

Jim Hutchinson- That should solve the problem and if anything needs to be replaced in the future this is not something that they are going to have to tear out. Are the existing double hung windows metal or wood?

Christina Selvek- They are wood. This is going to be under the Energy Performance grant. Once we have the approved work here we will get a quote for the work to be completed.

Motion to accept application for window repairs of 46 South Street made by Jim Hutchinson, seconded by Richard Stankus. All members vote approval. Motion carried.

Motion to table the application for window replacement of 46 South Street made by Jim Hutchinson, seconded by Richard Stankus. All members vote approval. Motion carried.

Other Matters:

a. 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 was e-mailed to HRRB members for review and recommendation to the Mayor for appointment.

Motion to adjourn made by Richard Stankus and seconded by Paul McDonald. Motion carried.

b. Board Training Opportunity- Rochester NY April 24th and April 26th

Christina Selvek passed out information for an upcoming board training opportunity in Rochester. The Landmark Society of Western New York is offering preservation training that would be eligible as required board and staff training. Information packets were handed out to board members.

c. Preservation Month- May 2014 Theme “New Age of Preservation: Embark, Inspire, Engage”. Christina Selvek reminded the board that next month is national preservation month and is seeking nominations for local preservation awards. The board made the following nominations:

- Phoenix Building- 2 State Street
- St. Alphonsus Church- Genesee Street
- Orchard Street Revitalization Project- Housing Visions
- Walt Aikman- Landscape Preservation

City staff will send out letters to the nominated persons and projects in anticipation of the upcoming local preservation awards program on May 29th at City Council meeting.

Next meeting scheduled for **Tuesday, May 13, 2014** at 7:00 pm at Memorial City Hall- Council Caucus room.