

**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**

May 13, 2014 7:00pm

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

Absent: Ed Onori

Staff Present: Christina Selvek

Meeting opened by Chair, Michael Deming.

Motion to approve the minutes of April 8, 2014 meeting made by Paul McDonald, seconded by Betty Lewis. All members vote approval. Motion carried.

**Certificates of Appropriateness**

**33 South St.** Application proposes to remove an 11 ft. section of existing metal chain link fence along the northern edge of the property adjacent to the City of Auburn municipal parking lot. A new 11 ft. wide metal gate will be installed to improve visitor access from the parking lot to the museum as well as site improvements.

Christina Selvek: The applicants have submitted a request concerning landscaping but are unable to attend this evening and request the item to be tabled. So moved by Betty Lewis, seconded by Paul McDonald. Motion carried.

**28 Grover St.** Application proposes to remove existing aluminum gutters on the rear porch and to install new aluminum gutters throughout the house except for the front porch and back porch roof. Application also proposes to regrade and pave existing driveway in front yard and to add additional paved driveway access and parking to rear of property.

Mike Deming: Straightforward application. Any comments? Motion for approval made by Paul McDonald, seconded by Richard Stankus. Motion carried.

**104 South St.** Application proposes to remove existing deteriorated three-tab asphalt shingles from entire roof except for front portion which was previously repaired. Install new Certainteed Landmark Shingles in Georgetown Grey. Removed existing metal valley and flashings and replace with new copper flashing. Application will also remove existing flat deck roof and install with new rubber roofing.

Motion to approve made by Jim Hutchinson, seconded by Richard Stankus. Motion carried.

**16 South St.** 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: They have received correspondence from the Preservation Office and would like this brought back for further discussion. Motion to table made by Jim Hutchinson, seconded by Paul McDonald. Motion carried.

Christina Selvek: Response to CCAC rehab of the front façade recommends only carpentry on wood work of façade. Exploratory electrical service work but not actual work or repairs. Staff met with Council to review and this needs to be completed as holistic comprehensive project enterprise and not piece meal. We are able to move forward with the four elements of the letter.

Paul McDonald: Questions the roof material.

Christina Selvek: EPDM – rubber membrane.

Mike Deming: It is clear what staff is recommending. Any comment?

Todd Colemon, Bouley Enterprises: The environmental engineer did a comprehensive study of testings of the interior conditions of the building and is applying for a grant for remediation of the building. Looking to put together an application for a complete fix of the façade. Looking at this time for maintenance to stop further decay. Doing an inspection to determine scope of corrections needed. Marquee will be enclosed, cleaned, and made water tight.

Mike Deming: Opens the public hearing.

Todd Gaglianese: Has many concerns about the building. Had reported problems previously. SHPO has removed items of these problems. Would like to see the report. Colors are not true to the originals. SHPO does not do proper research. Can prove SHPO wrong. Has evidence of the original state of the building. The job has been done to some extent but some needs to be clarified.

Mike Deming: Is the color change pertinent?

Christina Selvek: I am just talking about the wood surrounding the display cases.

Mike Deming: It is just maintenance. We are not doing anything that can't be reversed.

Todd Colemon: No aluminum, no laminate doors.

Richard Stankus: If historical evidence is available it should be looked into.

Colin Sullivan, Vice Chair of CCAC: Understand the urge to bring interested parties together. Concerning the proposed colors submitted in the last application if there is evidence they are wrong why has it not been brought forward before? This has been an ongoing cycle. The marquee has suffered enough. We have taken a lot of heat for the

deterioration. We keep being made to delay and that hurts our image and the ability to get funding. We would like to see evidence of historical findings.

Richard Stankus: As a compromise, paint as in the application and change it when the historical proof is made available.

Colin Sullivan: We would be happy to. Right now it's about preventing more damage.

Todd Colemon: If approved now we will make a new application to conform to historical evidentiary finding. We would like to get paint on the raw wood, check under the marquee for water infiltration and structural integrity.

Colin Sullivan: We should have a copy of any documentation and not have it held over our heads each time a change is recommended.

Todd Colemon: We value and solicit any input.

Richard Stankus: Thinks everyone has sincere effort to do the right thing.

Laura Lockingpaw: Is pleased to see SHPO has given approval to hold back deterioration of marquee. Research is not a delay tactic but it is no accurate.

Todd Gaglianese: Maintenance of the poster cases is not properly prepped. I have submitted complaints to SHPO for years. The mill work has been cracked and separated, it can't be fixed with paint. It needs to be properly primed and painted. A number of things need to be fixed and researched more carefully.

Mike Deming: It is our job to look at the project, not the financing.

Christina Selvek: Approval is for replacement in kind of any damaged wood work. Painting is done in concert with the State. Paint chips have been analyzed and approved for period of significance. The color recommendations are the best we have. More rehabilitation than restoration. We need to halt further deterioration. We will work with the public on color scheme evidence.

Todd Gaglianese: Will be happy to supply evidence as needed.

Christina Selvek: Staff is happy to work with you and help moderate as needed.

Paul McDonald: It is important to do restoration work and worry about colors later. Paint can be changed.

Todd Gaglianese: Report done previously by Wagner Signs.

Christina Selvek: The State has provided some guidance. It is up to us at the local level to approved or edit.

Motion to move ahead with short term repair to preserve marquee made by Jim Htuchinson, seconded by Paul McDonald. Motion carried.

Christina Selvek: Application packets are public information and can be FOILED.

**Other Matters:**

a. Board Vacancy

Christina Selvek: Recommendations have been forwarded to the Mayor. He is in process of interviewing and approval. We are looking for someone with a construction background also. Have any other candidates submit a résumé to the Mayor.

b. Preservation Awards Program- May 29<sup>th</sup> at 6pm

Letters to awardees have been sent. I have had only one response and will follow up with the other three. I urge the board members to attend.

Mike Deming: Questions 80 Hamilton St.

Christina Selvek: It is vacant right now. I will check to see if it is in foreclosure.

Jim Hutchinson: Other houses are in slight disrepair but that is the worst.

Christine Selvek: Bids came in for South St. repaving. Water line work to be replaced and repaved.

Allowance for signage if gateway entrance signs are desired.

Mike Deming: Previously recommended signs in the park explain the district instead of signs up and down the street.

Richard Stankus: Recommends something in Freedom Park.

General discussion:

- Informational sign on South St. lawns of significant buildings.
- No clutter of street with signs.
- Look for funding for Freedom Park.
- Walking maps in City Hall lobby and tourism office.

Christina Selvek: We have to conform to Federal guidelines for signs. Will bring this back as an agenda item next month.

Next meeting scheduled for **Tuesday, June 10, 2014** at 7:00 pm at Memorial City Hall- Council Caucus room.