

V. Roycroft Campus Corporation – Power House Roof Construction (X055)

September 14, 2010

- Grantee:** Roycroft Campus Corporation (the “RCC”)
- ESD Investment:** A grant of up to \$100,000 to be used for a portion of the cost of roof construction for the Roycroft Power House (the “Power House”).
- Project Location:** East Aurora, Erie County
- NYS Empire Zone (or equivalent):** N/A
- Project Completion:** November 2010
- Grantee Contact:** Christine A. Peters, Executive Director
31 South Grove Street
East Aurora, NY 14052
Phone: (716) 655-0261 Fax: (716) 655-8498
- Project Team:**
- | | |
|--------------------|---------------|
| Project Management | Jim Seymour |
| Affirmative Action | Helen Daniels |
| Environmental | Soo Kang |

Project Description:

Background

The Roycroft Campus (the “Campus”) is a five-acre community founded in East Aurora, by writer-philosopher Elbert Hubbard during the late 1800s. The Campus supported hundreds of craftspeople and was largely responsible for promoting the Arts and Crafts Movement in America. The Roycroft Campus Corporation, a not-for-profit corporation formed in 1989 as the Roycroft Revitalization Corporation, seeks to preserve and promote the historic Campus and the ideals of the Arts and Crafts movement through the acquisition and restoration of the Campus buildings and grounds in a manner consistent with its National Historic Landmark status. The RCC fosters educational programs, encourages and supports artisans, attracts tourists, and provides economic benefits to the community.

As part of a ten-year, \$50 million master plan to create more capacity on the Campus through the eventual acquisition and restoration and/or reconstruction of all the original Campus buildings, the RCC purchased the Roycroft Power House in 2005. Built in 1909, the Power House was ruined as the result of a fire in 1997 and severe winter storms. The \$3 million Power House reconstruction effort will recall the original exterior of the building and will function as a space for classes/workshops, events, meetings, a tourist center, and offices. In November 2008, the ESD Directors approved a \$1.5 million capital grant for reconstruction of the Power House; work is underway, and funds are being disbursed. In 2007, the ESD Directors approved \$250,000 of funding for the RCC through a Community Capital Assistance Program Grant to be used toward the cost of improving another Campus building’s drainage system.

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The Project

The project focuses on roof construction. Without reconstruction of the roof, the Power House cannot be restored fully to its Roycroft-period significance. Based on the remaining physical evidence and the available photographic record, it is possible to re-create the exterior form with a high degree of accuracy. Therefore, custom concrete masonry walls, stucco and half-timbered gables, and terra cotta tile roofing will be developed to match original forms.

Resetarits Construction Corporation has been selected for the project, and Mammoth Construction Services of Gainesville, New York, was chosen as the roofing subcontractor for installing the terra cotta tile roofing. Boston Valley Terra Cotta is manufacturing the roofing tiles. The roof project began in June 2010 and will be completed in November 2010.

Upon completion of the project, the Grantee will furnish a final report describing the impact and effectiveness of the project.

Financing Uses	Amount	Financing Sources	Amount	Percent
Roof Construction	\$150,000	ESD Grant	\$100,000	67%
		Capital Campaign	50,000	33%
Total Project Costs	\$150,000	Total Project Financing	\$150,000	100%

Environmental Review:

ESD staff has determined that the project constitutes a Type II action as defined by the New York State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation. No further environmental review is required in connection with the project.

Due to the site’s inclusion on the National Register of Historic Places, ESD has confirmed that the project sponsor consulted with the New York State Office of Parks, Recreation and Historic Preservation pursuant to the requirements of Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. No further consultation is required.

Statutory Basis – Community Capital Assistance Program:

The project was authorized in accordance with Chapter 84 of the Laws of 2002 and reappropriated in the 2010-2011 New York State budget.

Disclosure and Accountability Certifications:

The Grantee has provided ESDC with the required Disclosure and Accountability Certifications. Grantee’s certifications indicate that Grantee has no conflict of interest or good standing violations and, therefore, staff recommends that the Corporation authorize the grant to the Grantee as described in these materials.