



Schenectady Historic District Commission

**Meeting Minutes
February 28, 2019**

I. CALL TO ORDER

Commissioner Yager called the meeting to order at 7:04 PM.

II. ROLL CALL

PRESENT: Patricia Yager, Chair; Ben Wiles, Vice Chair; Frank Gilmore; Christopher Marney

STAFF: Avi Epstein, Zoning Officer; Jennifer Mills, Secretary

EXCUSED: Shaun Andriano; Dr. Dean Bennett

III. CONFLICT OF INTEREST

None.

IV. ADOPTION OF MEETING MINUTES

Motion by Commissioner Wiles, seconded by Commissioner Gilmore, to approve the January 24, 2019 Meeting Minutes with the following revision offered by Commissioner Yager:

- New Business - Applications, Item D, strike “Commissioner Yager stated that to her recollection the Commission had approved cement board siding in a case where it was not visible from the street and was also susceptible to water damage.”

Motion carried unanimously.

V. NEW BUSINESS - APPLICATIONS

A. Consideration for approval submitted by Andrew Martin to replace damaged/missing wooden shingles around the 3rd floor cupola with equivalent sized shingles. The premises are located at 852 Union Street in the Union Street Historic District.

Andrew Martin appeared before the Commission.

Mr. Martin explained that after removing the asbestos siding on the 3rd floor cupola (as approved by the Commission at the January 2019 meeting) it became evident that, as suggested by Commissioner Gilmore, the original cedar shingles were still in place under the siding. He stated that the upper shingles are in fairly good shape, but the bottom courses are partially rotted and will require the replacement of some

of the shingles. Mr. Martin stated that he visited Bellevue Builders Supply and found replacement cedar shingles that can be cut to size as necessary. He presented samples of the shingles to the Commissioners and noted that they plan to replicate the existing shingle pattern with the new shingles. Commissioner Gilmore commented that when painted cedar shingles can have an exceptionally long life span. He commended the applicant for taking the Commissions' advice and repairing the original shingles rather than trying to replace them with a new material.

Commissioner Yager expressed concerns regarding there being lead paint on the old shingles. Mr. Martin stated that his contractors are aware of the guidelines and restrictions of working with lead paint. Commissioner Yager gave Mr. Martin information regarding an encapsulation product which can be used over existing lead paint.

Commissioner Marney asked Mr. Martin if he was seeking to have a specific color scheme approved. Mr. Martin stated that he would be happy to consider suggestions from the Commission. He explained that he is currently deciding whether it will be economically feasible to remove the siding from all three stories of the cupola and repair the shingles underneath, assuming they still exist. He stated that once this is decided he would like to return to the Commission to have a paint color plan approved. The Commissioners agreed that this would be acceptable.

PUBLIC COMMENTS

None.

RESOLUTION

Motion by Commissioner Marney, seconded by Commissioner Wiles, to approve the application as submitted with the following conditions:

1. The project will be completed within one year.
2. The new shingles will match the size and pattern of the existing shingles.
3. The applicant will return to the Commission with a proposed color scheme for the house, which the Commission must approve prior to any painting of the exterior.

And with the following findings of fact:

1. This is a Type II SEQRA.

Motion carried unanimously.

VI. OTHER BUSINESS

Commissioner Yager stated that she had sent two letters to Zoning Officer Epstein regarding the January Robert Woods application in which she detailed available siding alternatives for the structure. She explained that she did not want Mr. Woods to feel that the Commission was making unreasonable financial demands when they did not approve the cement board siding that he had proposed. Commissioner Yager shared the letters with the other Commissioners. Mr. Epstein stated that he had shared one of the letters with Mr. Woods but had not yet received a response. Mr. Epstein explained that he had spoken to Mr. Woods prior to sending him the letter, and at that time Mr. Woods had stated that he plans to return to the Commission with a new application soon.

VII. ADJOURNMENT

Motion by Commissioner Marney, seconded by Commissioner Wiles, to adjourn the meeting.

Motion carried unanimously.

The meeting was adjourned at 7:40 pm.