

**Schenectady Historic District Commission
Meeting Minutes
July 27, 2023**

I. Call to Order: 7:02 p.m.

II. Roll Call

PRESENT: Patricia Yager, Chair; Richard Unger, Zakar Berkovich, Austin Erickson, Christopher Marney, City Counsel, and Sylvia Jimison, Development Staff

WebEx: Shaun Andriano

Excused: Dr. Dean Bennett

III. Conflicts of Interest – none.

IV. Adoption of Prior Meeting's Minutes – June 22, 2023

During the discussion of adopting prior meeting minutes for June 22, 2023 Commissioner Berkovich noted that the last page of the minutes said they needed a temporary chair to do the vice chair. Vice Chair being Commissioner Unger.

VI. New Applications

- A. **Consideration for approval submitted by Nancy Baum Delain to paint the window trim, two front doors, and two sets of front steps. To replace underlying rotting wood trim. To repair an awning on the southwest corner, to remove current aluminum storm doors, install deadbolt lock on French doors, to remove current aluminum storm door located at the center of the building and add deadbolt lock. To paint railing on center stoop. The premises is located in Stockade Historic District at 107 N College St.**

Ms. Nancy Braun appeared before the commission via WebEx due to a recent knee surgery. She requested to paint the steps the same color because of the difference in cement makes the steps not to match in color.

The application to paint the window trim, doors, and steps at 107 N College Street in the Stockade Historic District was approved. The commission did not object to her painting the steps gray concrete color.

Regarding the deadbolt locks, the commissioners informed Ms. Braun that if she installed keyless deadbolt locks, she should place them in a location where the glass doors could not be easily broken to unlock the doors, as a safety concern. Ms. Braun agreed to install the deadbolt locks in a secure location.

Commissioner Unger made a motion to approve, the motion was seconded by Commissioner Berkovich and approved unanimously with the following conditions:

- Painting the window trim, two front doors, and two sets of front steps. Front steps to be gray concrete color.
- Replacing underlying rotting wood trim
- Repairing the awning on the southwest corner
- Removing the current aluminum storm doors and installing deadbolt locks
- Painting the railing on the center steps

Type 2 SEQR, Standards 2,5,6, 9 and10

B. Consideration for approval submitted by Mark Strzalkowski to replace existing asphalt driveway and walkway. The premises is located in the GE Realty Plot Historic District at 1280 Stratford Rd.

Mr. Mark Strzalkowski appeared before the commission to replace the existing asphalt driveway and walkway. HE said the existing asphalt driveway and walkway were in bad shape, with large crevices. He wanted to replace them for safety and durability.

When asked about the sidewalk crossing, he clarified that the driveway apron connecting to the street was also paved with asphalt and there was no curb. He initially proposed replacing the entire driveway and walkway with asphalt, but the commission required the public sidewalk to be concrete to match the neighboring properties.

He disagreed with replacing the walkway to the house with concrete, preferring asphalt to match the aesthetic of the house.

Commissioner Berkovich made a motion to approve, the motion was seconded by Commissioner Unger and approved unanimously.

- Approve the application to replace the asphalt driveway from the garage to the public sidewalk and from the street to the property line with asphalt
- Require the public sidewalk to be replaced with concrete to match the sidewalks on either side of the property
- Require the walkway to the house to be either concrete or asphalt, matching the public sidewalk color

C. Consideration for approval submitted by Charles Padula DDS to replace existing parking lot and driveway. The premises is located in the Union Triangle Historic District at 30 Union Ave.

Mr. Charles Padula, DDS, came before the commission to replace the asphalt driveway and back parking lot at his dental office located at 30 Union Avenue. He said, the asphalt was starting to

fail, and his contractor recommended completely replacing it properly. He initially thought the roof replacement would require more historical consideration than repaving the parking lot.

Commissioner Berkovich asked if the concrete portion of the driveway from the street to the sidewalk would remain. Mr. Padula said he wanted to replace that concrete portion as well.

After some discussion, the commission conditionally approved the application to replace the driveway and parking lot with asphalt, requiring the concrete portion of the driveway to remain.

Commissioner Berkovich made a motion to approve, the motion was seconded by Commissioner Unger and approved unanimously with the following conditions:

- Replace the driveway and back parking lot with asphalt, as requested
- Require that the concrete portion of the driveway from the street to the sidewalk remain

The motion specified that Standards 5, 9 and 10 for rehabilitation apply.

D. Consideration for approval submitted by David Whitbeck to replace driveway asphalt. The premises is located in the GE Realty Plot Historic District at 1424 Wendell Ave.

Mr. David Whitbeck came before the commission to replace the asphalt driveway at 1424 Wendell Avenue in the G Realty Plat Historic District. The commission clarified that the replacement would include the area from the public sidewalk to the street, which was currently blacktop. Mr. Whitbeck did not provide any additional comments during the discussion.

Commissioner Unger made a motion to approve, the motion was seconded by Commissioner Andriano and approved unanimously with the following conditions:

- The project must be completed within one year
- All necessary permits must be obtained

The application meets Standards 5, 9 and 10 - The application is a Type 2 SEQR.

E. Consideration for approval submitted by Brendan Hathaway & Heather Maffei to install stone pave walkway on north side of house and to install gutter and downspout. The premises is located in the GE Realty Plot at 1454 Lowell Rd.

Brendan Hathaway and Heather Maffei came before the commission to install a bluestone pave walkway and gutters/downspout at 1454 Laurel Road in the G Realty Plat Historic District.

For the walkway, they proposed installing pavers from the edge of the driveway, curving around the back door and through a fence gate. Currently there is uneven dirt and remnants of a buried walkway in that area. The gutters, they wanted to install gutters and a downspout on the inside L

of the northwest alley side of the house, where there are currently no gutters. Water currently runs off the roof and leaves a stain on the ground.

They clarified that the downspout drain would be directed away from the neighbors' property and into a pop-up drain in their own yard. The commission initially had no objections but then required the gutters and downspout to be metal instead of the proposed PVC to be more appropriate for a historic property. Brendan Hathaway and Heather Maffei agreed to use metal gutters in an off-white color.

Commissioner Unger made a motion to approve, the motion was seconded by Commissioner Berkovich and approved unanimously with the following conditions:

- The gutters and downspout will be metal material in a white or off-white color
- The project will be completed within one year

The motion specified that with these conditions, and standards 9 and 10, Type 2 SEQR.

F. Consideration for approval submitted by Mike Ippolito to replace rubber roof on front porch, replace sections of rotted fascia, eaves, and crown molding, repaint white trim, preserve existing drip edge, and to restore balcony railing. The premises is located in the GE Realty Plot Historic District at 1173 Wendell Rd.

Mike Ippolito came before the commission to replace the rubber roof on the front porch at 1173 Winslow Road. He explained that the current rubber roof was separating with small pieces put together and had been leaking, damaging the fascia and crown molding. The original cast iron railing was also very rusty and in poor condition.

He proposed replacing the rubber roof with polyglass roof material, repainting the trim white, sandblasting and repainting the cast iron railing black, and replacing sections of rotten fascia and crown molding as needed.

Commissioner Unger made a motion to approve the application, The motion was seconded by Commissioner Berkovich and approved unanimously with the following conditions:

Commissioner Berkovich asked Mike Ippolito to confirm that the black paint for the railing would match what was previously submitted.

Commissioner Berkovich made a friendly amendment to the motion to specify that the white trim color should be Benjamin Moore Ultra White satin and the black color for the railing should match what was previously submitted in the application.

- Replace the rubber roof on the porch, noted as not visible from the street
- Replace sections of rotten fascia and crown molding and repaint the trim white
- Reserve the existing drip edge
- Restore the balcony railing

The motion specified that the project must be completed within one year and meets standards 2,5, and 6. Type 2 SEQR.

G. Consideration for approval submitted by Ken Larsen to change the pitch of the roof and the windows on the dormers to be reframed and moved up. The premises is located in the GE Realty Plot at 1166 Avon Rd.

Mr. Ken Larsen's contractor came before the commission to change the pitch of the roof and move the windows on the dormers at 1166 Avon Road in the GE Realty Plat Historic District.

A contractor for Mr. Larsen spoke at the meeting and explained that there had been a fire on the third floor that charred framing. They had received a building permit to move forward with repairs but were then told to stop work by the historic commission.

The commissioners explained that the proposed new roof pitch was too low and did not meet historic standards. The dormers also went up to the peak of the roof, which was incorrect historically.

The contractor representative said they were following the plans and approvals from the architect and structural engineer. However, the commission's structural engineers did not see a need to change the roof pitch for structural reasons.

After some discussion, the commission ultimately denied the application because the proposed changes did not match the original approval, which was to replace the roof exactly as it appeared originally.

The contractor representative was advised to work with the architect and structural engineer to find a way to restore the original roof pitch, height and details.

Commissioner Unger made a motion to deny the application, the motion was seconded by Commissioner Andriano and approved unanimously.

- The applicant may come back with revised plans if they can show a way to construct the building so that it has the same appearance, roof pitch, ridge height and fascia trim details as previously approved

- The application does not meet the standards for rehabilitation because the proposed changes do not match the original approval

The motion specified that the original approval still stands and Ken Larsen can move forward with work that matches the original approval.

H. Consideration for approval submitted by Erich Bachmeyer to remove existing roof to substrate and install new shingle roof, flashing, caulk pipes, add ice and

water shields, and synthetic felt elsewhere. The premises is located in the Stockade Historic District at 103 Front St.

Mr. Erich Bachmeyer came before the commission to remove the existing roof to the substrate - install a new shingle roof with flashing, caulk pipes, ice and water shield, and synthetic felt elsewhere.

The commissioners did not have any questions. Commissioner Berkovich's only concern was that the new shingle color may be different than the original, but it was hard to tell from the photos. The roof is also difficult to see due to trees.

Commissioner Andriano, the architect on the commission, agreed with the assessment but noted that typically in the past the commission had required that three-tab shingles be replaced with architectural shingles.

Commissioner Berkovich made a motion to approve the application, the motion was seconded Commissioner Unger and approved unanimously with following conditions:

- to replace the roof with antique slate gray colored shingles
- meeting standards 2, 6 and 9.

I. Consideration for approval submitted by Christopher Marney to reside rear elevations consistent with prior approvals, replace rotting cladding and trim, and installation of two single pane, nine over nine, wood windows. The premises is located in the Stockade Historic District at 205 Union St.

Mr. Christopher Marney came before the commission to resurface rear elevations, replace rotting cladding and trim, and install two single pane wood windows at 205 Union Street in the Stockade Historic District.

He explained that the rear elevations were not originally included in his prior applications because they were not visible from the public right of way. However, he realized after taking photos that a portion of the rear of the house could be seen across the street.

The work would include replacing rotting cladding on the rear addition with cladding up to 10 inches in width, replacing trim, and installing two single pane 12 over 12 wood windows. This would match the previously approved east elevation windows.

He clarified that only a small portion of the rear addition could be seen from the public right of way. The rest of the work on the rear elevations is not visible.

Christopher Marney requested approval to use cladding up to 10 inches in width due to the availability of materials.

He also stated, the two new windows would be single pane 9 over 9 wood windows. - However, he then clarified that it was a typo and the windows would actually be single pane 12 over 12 wood windows to match the previously approved east elevation windows. The commission approved the application with the correction, specifying that the two new windows in the rear would be single pane 12 over 12 wood windows.

According to the transcript, Christopher Marney mentioned that as part of previously approved work, he had approval to remove the existing cornice on the rear addition and replace it with a simple drip edge since the cornice would not be on the main structure.

He said some of the existing cornice was in poor condition and might need to be replaced. He also indicated that he might want to use narrower cladding on the rear addition to match the narrower cladding he planned to use on the damaged rear wall. However, he did not formally apply to make those changes and they were not included in the approved motion.

Commissioner Unger made a motion to approve application, the motion was seconded by Commissioner Berkovich and approved unanimously with the following conditions:

- Resurface rear elevations consistent with prior approvals
- Use siding up to 10 inches in width to replace rotting cladding
- Install two single pane 12 over 12 wood windows in the rear, consistent with previously approved east elevation windows
- Replace rear elevation cladding and trim up to 10 inches in width to match previous approvals

The motion specified the following additions:

- The project must be completed by May 2024
- With the conditions of approval, the application meets standards 2, 5 & 6
- The application is a Type 2 SEQR

VII. Miscellaneous

Commissioner Berkovich had a question about a property on Stratford Road where the homeowner had replaced the chimney and siding. Commissioner Berkovich could not remember if the blacked-out siding was there before the work or if it made the house look more institutional now.

Austin said they should do onsite visits for some of the applications to avoid issues like going from slate to asphalt roofing.

Commissioner Berkovich mentioned that some homeowners do work without permits and the process helps trickle down information, so people learn they need approvals.

Commissioner Yager said they had answered all his questions about the staff proposals during their discussion, so he did not have any additional comments.

Commissioner Berkovich was only concerned about one property where the new shingle color may be different than the original, but it was hard to tell from the photos.

The commissioners discussed that the city's permitting system now has triggers to flag historic properties and manually codes all historic properties to ensure applications are reviewed properly. However, homeowners still do work without permits.

VIII. Adjourn -notetaking ended at 8:33 p.m. commissioners continued discussion.