



**Schenectady Historic District Commission**

**Meeting Minutes  
April 22, 2021**

**I. CALL TO ORDER**

Commissioner Yager called the meeting to order at 7:02 p.m.

*Due to the closure of City Hall because of the Covid-19 Virus, the meeting was conducted online via WebEx.*

**II. ROLL CALL**

**PRESENT:** Patricia Yager, Chair; Ben Wiles, Vice Chair; Shaun Andriano; Dr. Dean Bennett; Frank Gilmore; Christopher Marney; Matt Smith, Senior Planner; Jennifer Mills, Secretary

**III. CONFLICT OF INTEREST**

Commissioner Marney recused himself from the consideration of Item D, the application for 2 North Ferry Street, and Item G, the application for 205 Union Street.

**IV. ADOPTION OF MEETING MINUTES**

Motion by Commissioner Marney, seconded by Commissioner Gilmore, to approve the March 25, 2021 Meeting Minutes as submitted.

*Motion carried unanimously.*

**V. CALL FOR MEMBERS OF PUBLIC TO SPEAK ON AGENDA ITEMS**

None.

**VI. APPLICATIONS**

**A. Consideration for approval submitted by Clark and Cathy Darlington to paint the windows. The premises are located at 1176 Stratford Road in the GE Plot Historic District.**

Clark and Cathy Darlington presented the application.

The applicants briefly reviewed the application and explained that they had recently had a contractor working on their home who discovered that the former color of the windows was black. They stated that they would like to return the windows to that color either by removing the existing white paint and touching up the black or by

repainting them black if necessary. The Commissioners indicated that they had no objections to the black windows.

**RESOLUTION**

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

1. The project will be completed within one year.
2. The windows may be painted black to match the existing windows or if possible, the current white paint may be removed to expose the former black finish.

And with the following findings of fact:

1. This is a Type II SEQRA.
2. The applicants have provided sufficient evidence that the windows were formerly, and possibly originally, black.
3. The Commissioners cited Preservation Standards #2, #5, and #6 as the guidelines for their decision.

*Motion carried unanimously.*

**B. Consideration for approval submitted by Michael and Therese Howard to install gutters. The premises are located at 1135 Avon Road in the GE Plot Historic District.**

Michael and Therese Howard presented the application.

The applicants briefly reviewed their application and explained that they have had significant water problems in their basement as a result of missing or damaged gutters. The Commissioners indicated that they had no objections to the application.

**RESOLUTION**

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

1. The project will be completed within one year.
2. The gutters will be constructed of aluminum and painted to match the building trim.

And with the following finding of fact:

1. This is a Type II SEQRA.

2. The Commissioners cited Preservation Standards #9 and #10 as the guidelines for their decision.

*Motion carried unanimously.*

**C. Consideration for approval submitted by Maureen Van Duesen to paint the exterior of the property and repair the porch, including new handrails, roof shingles, and columns. The premises are located at 1348 Union Street in the Union Street Historic District.**

Ben DeAngelis presented the application on behalf of his wife.

Mr. DeAngelis briefly reviewed the application and highlighted the revisions that had been made to the proposal since the March 2021 HDC Meeting. He noted that the replacement columns would be constructed entirely of wood and that the shingles would be replaced in kind. He also reviewed the proposed paint colors. The Commissioners indicated that they had no objections to the revised application.

**RESOLUTION**

Motion by Commissioner Marney, seconded by Commissioner Bennett, to approve as submitted the application to paint the exterior of the property and repair the porch including new handrails, roof shingles, and columns with the following conditions:

1. The project will be completed within one year.
2. The approved columns and bases will be constructed of wood.
3. The shingles will be replaced in kind.
4. The exterior paint colors are approved as submitted. The body of the building will be Behr Starless Night, the trim will be Behr Ultra-Pure White, and the accent color will be Behr Laguna Blue.

And with the following finding of fact:

1. This is a Type II SEQRA.

*Motion carried unanimously.*

**D. Consideration for approval submitted by Senga World, LLC to replace windows, install a front door, paint the property, and to remove the basement windows and replace them with concrete. The premises are located at 2 North Ferry Street in the Stockade Historic District.**

Agnes Davis and Steven Cotch presented the application.

Ms. Davis reviewed the application by section. She noted that the proposed windows are aluminum-clad wood with trim and sills to match the existing windows. She stated that the proposed front door is fiberglass. The Commissioners indicated that they had not approved fiberglass doors in the past and they did not believe it to be an acceptable material for this application. The applicants stated that they would be willing to use a solid wood door of the same design. The Commissioners concurred that brass hardware would be more appropriate for the door than the proposed brushed nickel finish.

Ms. Davis stated that the basement windows had been replaced with vinyl prior to her purchasing the building. She explained that they had removed the windows and filled them in with concrete after having significant damage to the basement from water that leaked through the windows. She added that she did not believe that different windows would have corrected the problem as water run-off is a problem in that area of the property and water flows towards the building from the sidewalk. The Commissioners indicated that they would approve the window removal after the fact because the water damage could over time potentially threaten the foundation of the building and its structural integrity.

### **RESOLUTION**

Motion by Commissioner Andriano, seconded by Commissioner Bennett, to approve as submitted the application to replace windows, install a front door, paint the property, and remove the basement windows and replace them with concrete with the following conditions:

1. The fiberglass door is not approved. The door will be a solid wood six-panel door with two windows.
2. The door hardware will be brass.
3. The one over one aluminum-clad wood windows approved as submitted.
4. The removal of the basement windows is approved.
5. The applicant will submit the final door and hardware design details to City staff for final approval.

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The prior basement windows were allowing water to leak into the basement. The windows were vinyl and had been installed by a prior owner without HDC approval. They did not contribute to the historic nature of the building and the water they allowed to infiltrate the basement could have eventually endangered the structural integrity of the building.

***Motion carried unanimously, with Commissioner Marney recusing himself from the vote.***

**E. Consideration for approval submitted by Franca DiCrescenzo to replace an exterior wall. The premises are located at 22 North Church Street in the Stockade Historic District.**

Franca DiCrescenzo presented the application.

Ms. DiCrescenzo briefly reviewed her revised application and a letter from Joe Bianchine of ABD Engineers that she submitted with it. The Commissioners decided that she had fulfilled their request for evidence that the existing wall could not be repaired.

The Commissioners discussed the brick to be used for the exterior of the wall. The applicant indicated that she had not had time to thoroughly research the style of brick that she would like to use. It was determined that the applicant should return to the Commission at a future meeting with a sample of the brick she had chosen, but she could be granted conditional approval to allow her to remove the existing wall and begin construction of the replacement structure.

**RESOLUTION**

Motion by Commissioner Marney, seconded by Commissioner Bennett, to approve as submitted the application to replace an exterior wall with the following conditions:

1. The project will be completed within one year.
2. The new brick on the new wall will match the existing brick in the pattern and the row lock.
3. Prior to installing the brick, the applicant will return to a future Historic District Commission meeting with a sample of the chosen brick.
4. The top of the wall will be pitched a minimum of 1/8 inch to aid in shedding water from the wall.

And with the following finding of fact:

1. This is a Type II SEQRA.

*Motion carried unanimously.*

**F. Consideration for approval submitted by Colin Ridgeway to construct a garage. The premises are located at 1164 Wendell Avenue in the GE Plot Historic District.**

Colin Ridgeway presented the application.

Mr. Ridgeway reviewed the revisions that he had made to his proposal since the March 2021 HDC meeting. The Commissioners discussed the design of the garage

and whether it was historically appropriate for the property. It was determined that if a brick facade was to be used every effort should be made to give a sense that it is a true brick wall and not a brick veneer. The Commissioners discussed ways to achieve this end, such as wrapping the brick front around the sides of the garage, providing a soldier row of brick over the garage doors, and setting the doors back from the front plane of the garage.

The Commissioners also discussed the clapboard for the siding and the design of the proposed doors.

### **RESOLUTION**

Motion by Commissioner Marney, seconded by Commissioner Bennett, to approve as submitted the application to construct a garage with the following conditions:

1. The project will be completed within one year.
2. The modified design submitted with the revised application materials for the April 22 meeting is approved.
3. The wood siding will be a horizontal, beveled, overlapping clapboard with a 4-inch exposure.
4. The garage doors approved are steel doors in a brown color, shown as option A in the application. The doors will not have a faux wood grain or texture of any kind.
5. The brick will feature a soldier row over the garage door, and the brick face will wrap around the sides of the building a minimum of one foot.
6. The garage door will be set back at least one brick from the front plane of the garage.
7. Lighting fixtures for the garage are not part of this approval. The applicant will return to the Commission for approval of any lighting fixtures before they are installed.

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2 and #5 as the guidelines for their decision.

***Motion carried, with Commissioner Wiles opposed.***

**G. Consideration for approval submitted by Christopher Marney to conduct front entry, window, and façade restoration. The premises are located at 205 Union Street in the Stockade Historic District.**

Christopher Marney presented the application.

Mr. Marney reviewed the application and explained that this is the first phase of an extensive rehabilitation project. He noted that the existing front doors will be removed and restored, but because of their age and the lack of a vestibule in the home he is proposing to add glass storm doors to the front entry. He also reviewed the lighting and security plan.

The Commissioners indicated that they had no objections to the application.

### **RESOLUTION**

Motion by Commissioner Andriano, seconded by Commissioner Bennett, to approve as submitted the application to conduct front entry, window, and façade restoration with the following condition:

1. The project will be completed within one year.

And with the following finding of fact:

1. This is a Type II SEQRA.

*Motion carried unanimously, with Commissioner Marney recusing himself from the vote.*

### **H. Consideration for approval submitted by Renee Farley to install a fence. The premises are located at 122 North Ferry Street in the Stockade Historic District.**

Because the applicant was not present at the meeting the application was not considered.

### **VII. MISCELLANEOUS**

None.

### **VIII. ADJOURNMENT**

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

*Motion carried unanimously.*

The meeting was adjourned at 10:06 p.m.