

Staff Report # PB2004-0080h

Description: Historic District Landmark Advisory Review of a proposal to replace column pieces, rebuild the porch, and replace wood clapboard with vinyl siding on the north and south sides of a building in the local historic district. Project location is 164 Second Street, between Liberty and Washington. Applicant is John Mehan, 164 Second St. Troy, NY 12180.

Analysis: The submitted site plan and information, in the staff's opinion meets or exceeds the minimum standard for Site Plan Review for **Minor** projects and is recommended for review on the **Full Review** agenda.

Copies of the site plan have been circulated to other city staff for review. The following comments have been raised:

Planning Staff comments:

Proposal for work was prepared by the relatively new owner of the building and proposed contractors. Proposed work consists of two parts. One contractor has submitted a proposal for restoration of the front porch to match the materials and craftsmanship of the original construction. Second contractor proposes exterior vinyl siding work to the north and south sides of the building.

Issue:

Secretary of the Interior's Standards for Rehabilitation (SISR) No. 5: Distinctive materials, features, finishes, and construction techniques of examples of craftsmanship that characterize the property shall be preserved. Issue is applicable to work proposed by 2nd contractor.

Discussion:

1. Economic hardship argument requested to be presented. Not made available to staff, in writing, at the time of this review. Verbal discussion at the site visit indicated cost of vinyl siding work to be \$13-15,000, not including build-out of columns, starter board, window casings, and roof gutter fascia trim to accept additional thickness of vinyl siding and drop-in insulation. Vinyl siding sample presented does not match existing finish siding on the south side of the building and does not match the larger existing rough siding dimensions on the north side of the building. Contractor's rep. indicated that this contractor probably would not propose to do the work in wood siding to match. Contractor's rep. also indicated that the proposal price did not include replacement of the gutter system that has caused this severe deterioration to the building in the first place.
2. Other notes: The south side of the building is characterized by a finished 4" +/- beveled type wood siding, double hung windows, and includes projecting bay windows. The north side of the building is virtually window-less and is characterized by rough, 6"-8" siding. Conjecture: that there previously existed a building to the north, abutting this building, hence the lack of windows, workmanship and materials on the north side.
3. Context of proposal for this and with nearby buildings:
 - a. Severe drainage water deterioration on the north side of the building necessitated the reconstruction of the north side foundation (work is now completed).
 - b. Severe drainage water deterioration on the north side of the building also necessitated the removal of asphalt shingles that previously covered the original rough wood siding. Indicates a past pattern of not accepting the poor workmanship and quality of the rough original siding.

- c. Water deterioration on the south side of the building is occurring at a section of the original siding at the 2^{ndmost} bay toward the back of the building. Replacement of the existing drainage gutters and leaders to approximately match the original is mandatory!
- d. This building is one of (4) four unique early 19th century Greek Revival buildings set as a group on the north end of the east of 2nd Street and can be considered very significant components of the 2nd Street historic district. It should be noted that while all four buildings are similar in design and virtually identical on the front facade, they are not exactly the same and exhibit a variety of materials and ornamentation on the sides of the buildings.

Staff recommendation:

Approval of the proposed restoration work to the front porch is recommended.

Proposed north side wall work: Replacement of the existing drainage gutters and leaders to approximately match the original is mandatory! Not clear how this will affect the existing roofing. Installation of a vinyl siding (approximately matching the dimensions and finish of the south side wall siding), installed over the existing original siding could be considered, if it's installed with a built out column, starter board and gutter fascia trim to accept the additional thickness of materials.

Proposed south side wall work: Replacement of the existing drainage gutters and leaders to approximately match the original is mandatory! Not clear how this will affect the existing roofing. Replacement of existing damaged wood siding to match the original; and repair, caulking and painting of the remaining existing wood siding and trim is recommended.

Zoning Board of Appeals action: Pursuant to the Permit Denial Form issued by the Bureau of Code Enforcement, action by the Zoning Board of Appeals of the City of Troy is not required.

S.E.Q.R.A.: Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an UNLISTED action. The applicant has completed an Environmental Assessment Form (E.A.F.), which indicates that no significant impact to the environment is likely to occur as a result of the proposed action. Based upon this information, staff recommends that the Commission make the following determination:

The Commission finds this proposal to be subject to the S.E.Q.R.A.; no Federal agencies are involved, no other agencies are known to be involved, it is considered to be an UNLISTED action per 6 N.Y.C.R.R. Part 617; and based upon the submission of an Environmental Assessment Form, adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal.

Conclusion: Planning Staff recommends the site plan proposal be reviewed on the **Full Review** agenda at the December 9th, 2004 Planning Board meeting.

Prepared for the scheduled public hearing: 12/09/04
Prepared by: AP/ VZ
PB04-080