CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 x.515 fax: 518-580-9480
www.saratoga-springs.org

[FOR OFFICE USE]

_____ (Application #)

_____ (Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Robert Klein (owner)		Teakwood Builders (Agent) Thad Smith
Address			
Phone	[redacted]	/	[redacted]
Email	[redacted]		

Identify primary contact person: ☐ Applicant ☐ Owner ☑ Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: ☑ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 49-51 Bryan St, SS NY 12866 Tax Parcel #: _____ . _____ - _____ - _____
(for example: 165.52 – 4 – 37)

Current Zoning District: _____ Property use: ☐ Residential ☐ Non-residential/mixed-use

Type of Review: ☑ Architectural ☑ Historic ☐ Extension/modification (of current approval)

Summary description of proposed action: See attached document "Summary Description of Proposed Action"

Has a previous application been filed with the DRC for this property? ☐ No ☑ Yes – date(s)? _____

- App. No.(s)? _____

Revised 06/03/16

4. DESIGN GUIDELINES:

The Design Review Commission will evaluate whether the proposed action (construction, alteration or demolition) is compatible with existing structures and surrounding properties using the following criteria:

- Height – consistent with historic form and context of site and surrounding properties
- Scale – relationship of structure and its architectural elements to human size, form, perception
- Proportion – relationship among building elements including front façade, windows, and doors
- Rhythm – pattern resulting from repeating building elements such as door/window openings, columns, arches, and other façade elements
- Directional Expression – compatibility with horizontal & vertical expression of surrounding structures
- Massing & Open Space – relationship of structure to open space between it and adjoining buildings
- Setback – compatibility with surrounding structures
- Compatibility of the following with surrounding structures/properties:
  - Major building elements (storefronts, doors, windows, roof)
  - Building materials
  - Color – (in non-residential zoning districts only)

5. DECISIONS: The Design Review Commission may approve, approve with conditions, or disapprove an application. The DRC may impose appropriate conditions and safeguards in connection with its approval including nature/quality of materials, manner of construction, and design. An applicant may appeal a denied DRC application on the grounds of hardship.

Application approvals shall expire within 18 months of approval unless the project has sufficiently commenced (i.e. building/demolition permits obtained and construction/alteration begun). Applicants may request up to 2 extensions if requested before expiration date of prior approval.

6. SUBMISSION DEADLINE: Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

7. APPLICATION FEE: Make checks payable to the "Commissioner of Finance" and attach to top of original application. Fees are non-refundable.

Residential Structures (principal, accessory)	$25
Residential approval – extension	$25
Residential - administrative action	$25
Non-residential / mixed-use structures (principal)	$300
Non-residential signs, awnings, accessory structures	$100
Non-residential approval – extension	$100
Non-residential - administrative action	$100

ADDITIONAL INFORMATION:

More detailed information on Architectural Review, Historic Review and the Design Review Commission responsibilities may be found in the City's Zoning Ordinance available in City Hall and on the City's web site at http://www.saratoga-springs.org/544/Zoning-Ordinance.

APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	$25	Non-residential / mixed-use structures (principal)	$300
Residential approval – extension	$25	Non-residential signs, awnings, accessory structures	$100
Residential - administrative action	$25	Non-residential approval – extension	$100
		Non-residential - administrative action	$100

A "complete" application consists of **1 original, 9 hard copies, and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

- ☐ Color photographs showing site/exterior details of existing structures and adjacent properties
- ☐ Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- ☐ Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☐ Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- ☑ Color photographs showing site/exterior details of existing structures and that illustrate affected features
- ☑ Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☑ Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCUD-1=10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- ☐ Color photographs showing site/exterior details of existing structures, and adjacent properties
- ☐ Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- ☐ Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- ☐ Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- ☐ Product literature, specifications and samples of proposed materials and colors

Demolition

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Written description of reasons for demolition and, in addition:
  - ☐ For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
  - ☐ For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- ☐ Color photographs showing site/existing structures, and of adjacent properties
- ☐ Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- ☐ Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

☐ Identify date of original DRC approval: _____ Current expiration date: _____ Org. App. No. _____

☐ Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

☐ Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

☑ No ☐ Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

Thad Smith, Teakwood Builders — Date: 9/8/16
(applicant signature)

_____ Date: _____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date: 9/12/16

Owner Signature: Margaret Boyd Date: 9/12/16

Revised 06/03/16

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____ Date: _____

Additional Comments: _____

_____

_____

_____

_____

_____

_____

_____

_____

Teakwood
BUILDERS INCORPORATED
8 Butler Place • Saratoga Springs • New York • 12866 • [redacted]

September 8, 2016

Design Review Commission
City of Saratoga Springs, NY

Re: SUMMARY DESCRIPTION OF PROPOSED ACTION
49-51 Bryan Street
Saratoga Springs, NY 12866

Commission Members:

Thank you for your consideration of the Design Review Application for the carriage house structure located at 49-51 Bryan Street. The structure is owned by Dr. Robert Klein and Dr. Margreth Brontoli and is located on the same property as the main home, 722 North Broadway. The building interior is currently a 2-unit apartment.

Dr.'s Klein and Brontoli purchased the main home and carriage house in 2015, with the intention of continuing the carriage house's use as a rental property. Upon investigating cosmetic enhancements to the interior and exterior of the building the owners were informed that there were significant structural concerns. They employed the services of a Professional Engineer to assess the structural integrity of the building, and in consideration of their desire to maintain the architectural and historic character of the building immediately sought consultation from the Saratoga Springs Preservation Foundation.

The Professional Engineer's assessment determined significant structural deficiencies, to the extent that a permit was secured for demolition of all interior finishes to sub-floor, wall studs, joists and rafters in order to complete a thorough assessment of all structural components and remedial structural requirements. Interior demolition has been completed (there were no historic elements to the interior of the building). Professional engineering of the remedial structural work is in progress and nearing completion.

In regards to the architectural history of the carriage house neither the Owner nor Preservation Foundation was able to locate any photos or information of relevance. The Preservation Foundation discussed primary considerations and informed the Owner of the Design Review process.

The Owner has employed Teakwood Builders to work with them in designing and planning, and subsequently crafting a complete remodel project of the interior and exterior. The primary objectives of the design and planning process are to maintain the architectural and historic character of the building in compliance with the requirements of the Design Review Commission

while maintaining the viability of an income generating 2-unit apartment (as the property was purchased), fully compliant with all governing building code requirements.

Teakwood Builders has employed local architect Charlie Hoffman to provide architectural guidance and consulted with the Preservation Foundation in the course of developing the proposed design.

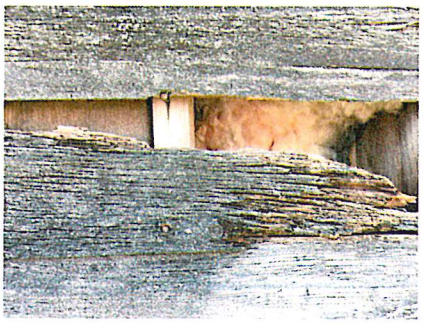
The accompanying Summary Description of Proposed Action pertains to the proposed exterior remodel, with consideration for interior design requirements that will affect the exterior appearance of the structure – namely light and ventilation requirements and egress requirements.

No additions or extensions to the building are proposed.

Summary Description of Proposed Action

Demolition and Removals –

1. Remove all windows
    - None of the exterior windows are original to the building
2. Remove all exterior doors
    - None of the exterior doors are original to the building
3. Remove all exterior siding and trim with the exception of eave and fascia detail which will remain
    - Novelty-style siding and shake-style siding are substantially deteriorated beyond repair on all sides and surfaces of the exterior
    - There is no sheathing under the siding making the existing siding and integral structural component. The deteriorated siding is therefore contributing to the structural failure of the building



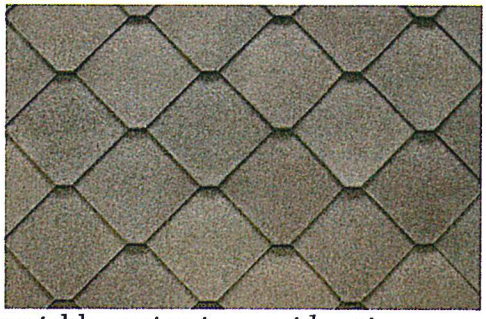
4. Remove all asphalt shingles and underlayment
    - Asphalt shingles are substantially deteriorated and failing, with numerous roof leaks throughout the structure
    - Existing asphalt shingles are not original to the building

New Elements –

1. New thin stone veneer at the foundation
    - Matching as best possible or complimenting the stone foundation on the main home
2. New novelty-style siding and trims, same locations existing, over plywood sheathing
    - Profile, size and finish texture matching existing
    - Boral TruExterior Cove/Dutch lap Siding and Exterior Trim Boards

        - http://www.boralamerica.com/TruExterior/products
        - Composite poly-ash material with the same texture and detailed milling/profiling capabilities as wood

3. New cedar shake-style siding, same locations as existing, over plywood sheathing and manufacturer required moisture barrier system
4. New asphalt shingle roof system, all main roof surfaces, over plywood sheathing and manufacturer specified moisture barrier
    - New asphalt shingle roof matching existing in kind
      or...
    - Diamond pattern



        - Recognizing that asphalt shingles are not likely original to the building, they are proposed as the most viable option in consideration of metal (deflection in the roof plane), slate (structural limitations relative to supporting the load of the roofing material), or wood shakes (structural limitations in supporting snow load requirements)
        - GAF Sienna or equal
        - http://www.gaf.com/roofing/residential/products/shingles/designer/sienna/features
5. (2) new operable skylights in the roof at the south elevation, matching existing skylights (in size and location) at the north elevation
    - To meet code requirements for light and ventilation requirements and egress requirements

North Elevation with Existing Skylights

6. New copper, standing seam roof at cupola, front porch, and rear hip roof, over plywood sheathing and manufacturer specified moisture barrier
    - Proposed to incorporate appropriate architectural accent existing on the main home
7. New windows, some sized and located same as existing, some in new locations to accommodate egress, light and ventilation requirements and modified floor plans - see elevations for locations and sizes
    - Pella, Architect Series, ILT grid style (simulated divided light with applied grilles interior and exterior)
    - Grid pattern/locations to be 6 or 9 lite pattern top sash, single pane bottom sash
    - Aluminum clad exterior
    - http://www.pella.com/windows/architect-series/
8. New front entrance (2) and rear entrance (1) doors, same locations as existing
    - Wood entry doors at the covered front entrance – Rogue Valley or equal
    - https://www.roguevalleydoor.com/products
    - Fiberglass insulated entry door at the back entrance (not covered)
9. Enhance existing front porch (see east elevation)
    - Existing concrete porch deck and stair
    - Stone veneer matching the new foundation stone veneer at porch perimeter
    - Modify porch roof support with timber-style columns and brackets
    - New copper roof (see item 6 above)

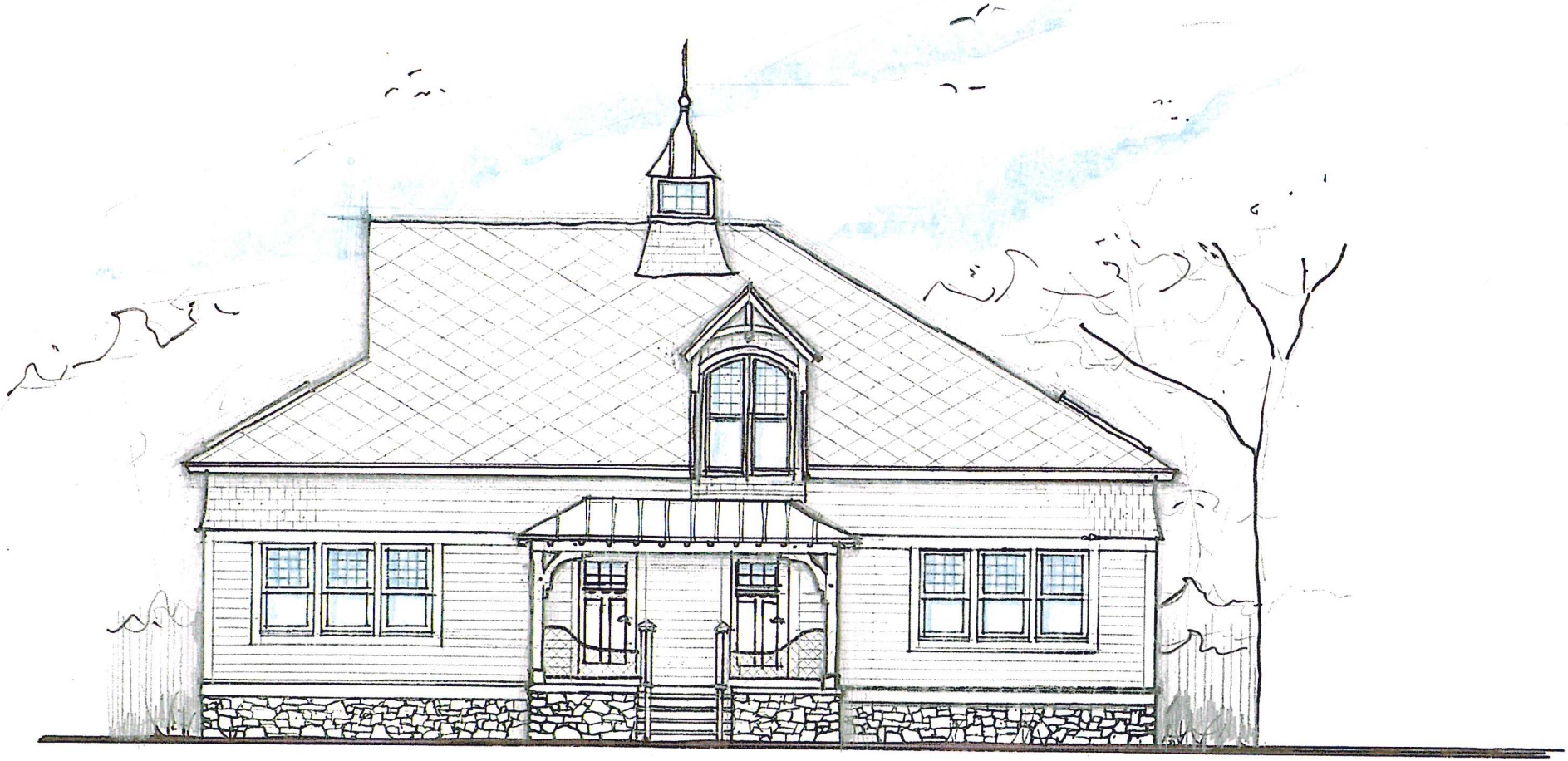
Photos of the Existing Structure –

EAST (BRYAN STREET) ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION



BRYAN ST. ELEVATION. (EAST) ±3/16" = 1'-0"

PRELIMINARY CONCEPTS - 49 BRYAN ST.

WEST ELEVATION ±3/16" = 1'-0"

PRELIMINARY CONCEPTS 49 BRYANT ST.