

Addition and Alterations to  
**7 Madison Avenue**

Saratoga Springs, New York

Applicant :

Roy and Shirley Lerman

Architect / Agent :

balzer + tuck | architecture . pllc

468 Broadway, Saratoga Springs, New York 12866

October 21, 2016



Prepared by:

bta

balzer + tuck | architecture pllc

468 broadway - saratoga springs - new york - 12866 - [REDACTED] - www.balzertuck.com

# Addition and Alterations to

7 Madison Avenue  
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

## Table Of Contents

	<u>Page No.</u>	<u>Description</u>
	1	Project Information Sheet
	2-4	Architectural Review Application
	5-11	Existing Conditions and Context Photos
Drawings	12	Site Plan
	13	First Floor Plan
	14	North Elevation
	15	East Elevation
	16	South (Madison Ave) Elevation
	17	West Elevation
	18	Perspective
	19	Perspective
Product Data	20	Windows and Doors
	21	Mudroom Entry Door
	22	Roof
	23	Stone
	24	Lighting
	25	Reclaimed Iron Gate

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Historic Review Commission / Final Approval Submission

## Project Information Sheet

Owner: Roy and Shirley Lerman

Architect: Balzer + Tuck Architecture PLLC  
Brett Balzer AIA LEED AP, Partner

Zone: UR-1 (Urban Residential – 1)

Project Address: 7 Madison Avenue, Saratoga Springs, New York 12866

Project Description: The construction of a 1-story +/- 23'w x 14'd addition to the rear of the home, to provide for an enlarged kitchen, dining area, and sunroom, as well as a raised patio and a 1-story +/- 9'w x 6'-8"d mudroom addition on the west elevation of the home. **These additions differ from the additions originally approved on January 20, 2016 in that this proposed addition to the rear of the home has reduced in size from the previously proposed +/- 40'w x 17'd addition, and the proposed mudroom addition has been relocated to the west side of the home.** The south elevation of the home, facing Madison Ave, will maintain its character. The additions will speak to the character of the existing home in their exterior materials and details. The project also includes a new stone privacy wall set back from Madison Ave, and landscape beds in the front and rear yards.

Application Scope: By submission of this application, it is the intent of Roy and Shirley Lerman to seek final approval from the Historic Review Commission for these single story additions to 7 Madison Ave.



# 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

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	ROY AND SHIRLEY LERMAN		BALZER + TUCK ARCHITECTURE
Address	[REDACTED]		468 BROADWAY
Phone	[REDACTED]	/	[REDACTED]
Email	[REDACTED]		[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: 7 MADISON AVENUE Tax Parcel #: 166 . 61 - 2 - 33  
(for example: 165.52 - 4 - 37)

Current Zoning District: UR-1 Property use:  Residential  Non-residential/mixed-use

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

Summary description of proposed action: \_\_\_\_\_  
THE CONSTRUCTION OF A 1-STORY +/- 23'W x 14'D REAR ADDITION AND 1-STORY +/- 9'W x 6'-8"D SIDE  
ADDITION TO THE EXISTING RESIDENCE.

Has a previous application been filed with the DRC for this property?  No  Yes - date(s)? 12/17/15

- App. No.(s)? 2015.108

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 2 hard copies (1 original) , 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](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.

\_\_\_\_\_  
(applicant signature)

Date: 10.28/16

\_\_\_\_\_  
(applicant signature)

Date: \_\_\_\_\_

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

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## Existing Site Conditions



**Existing Residence**  
Looking North  
as viewed from Madison Ave  
(South elevation)



**Existing Residence**  
Looking Northwest  
as viewed from Madison Ave  
(partial East elevation)

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Historic Review Commission / Final Approval Submission



**Existing Residence**  
Looking Southwest  
as viewed from backyard  
(partial East and North elevations)



**Existing Residence**  
Looking South  
as viewed from backyard  
(North elevation)

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7 Madison Avenue  
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

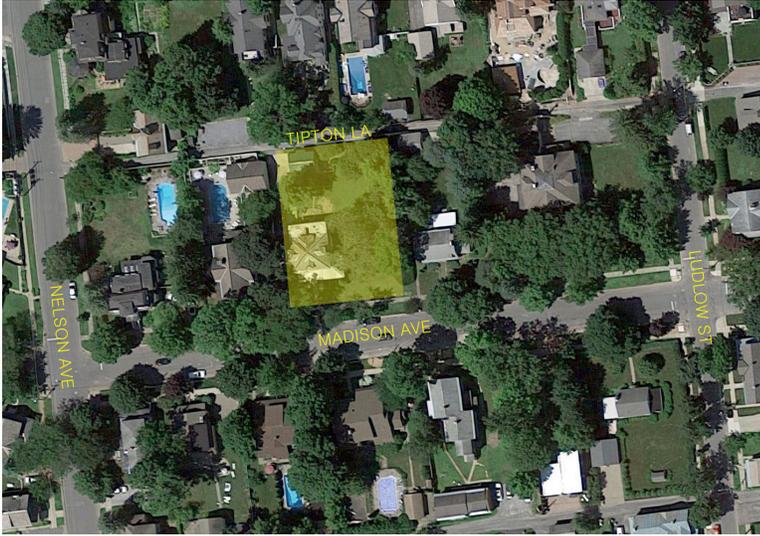


**Existing Residence**  
Looking Southeast  
as viewed from existing driveway  
(partial West elevation)

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Neighborhood Context Aerial  
Image



Neighborhood Context Photo  
1 Madison Avenue

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Saratoga Springs, New York

Historic Review Commission / Final Approval Submission



**Neighborhood Context Photo**  
5 Madison Avenue



**Neighborhood Context Photo**  
11 Madison Avenue

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7 Madison Avenue  
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission



**Neighborhood Context Photo**  
21 Madison Avenue



**Neighborhood Context Photo**  
10 Madison Avenue

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7 Madison Avenue  
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission



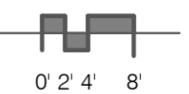
**Neighborhood Context Photo**  
8 Madison Avenue

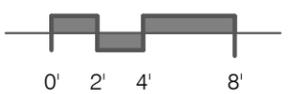


**Neighborhood Context Photo**  
4 Madison Avenue



MADISON AVENUE







FEISS TERRACE COLLECTION  
POST/PIER LANTERN

NEW STONE WALL WITH CAP; CLAD WITH  
GRANITE THIN STONE VENEER

LOW SLOPE STANDING SEAM  
METAL ROOF

CEDAR SIDING PAINTED TO  
MATCH EXISTING  
SIMPSON MAHOGANY  
WOOD 3/4 LITE DOOR

ORNAMENTAL IRON GATE

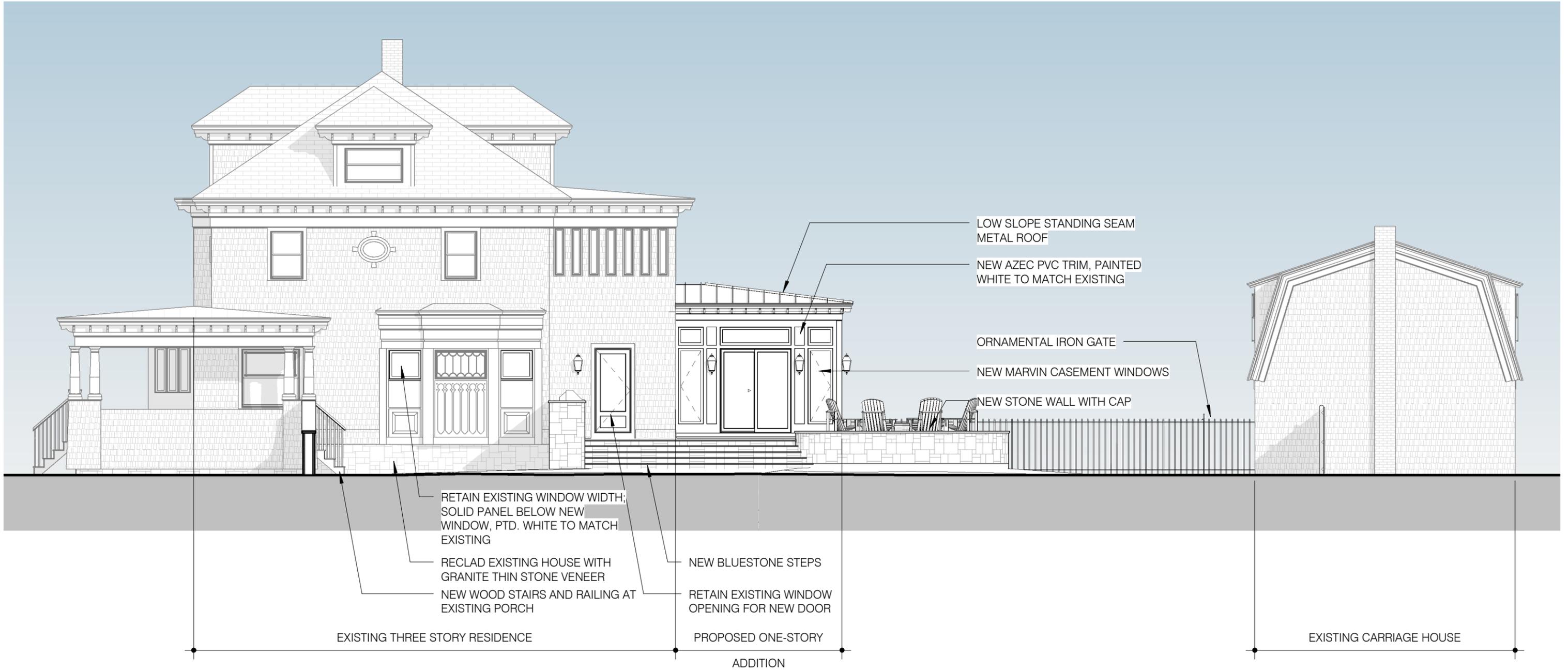
NEW AZEK PVC PANEL AND TRIM,  
PAINTED WHITE TO MATCH EXISTING

FEISS TERRACE COLLECTION  
WALL LANTERN

PROPOSED ONE-STORY ADDITION

PROPOSED ONE-STORY  
MUDROOM

ADDITION  
BEYOND



LOW SLOPE STANDING SEAM METAL ROOF

NEW AZEC PVC TRIM, PAINTED WHITE TO MATCH EXISTING

ORNAMENTAL IRON GATE

NEW MARVIN CASEMENT WINDOWS

NEW STONE WALL WITH CAP

RETAIN EXISTING WINDOW WIDTH; SOLID PANEL BELOW NEW WINDOW, PTD. WHITE TO MATCH EXISTING

RECLAD EXISTING HOUSE WITH GRANITE THIN STONE VENEER

NEW WOOD STAIRS AND RAILING AT EXISTING PORCH

NEW BLUESTONE STEPS

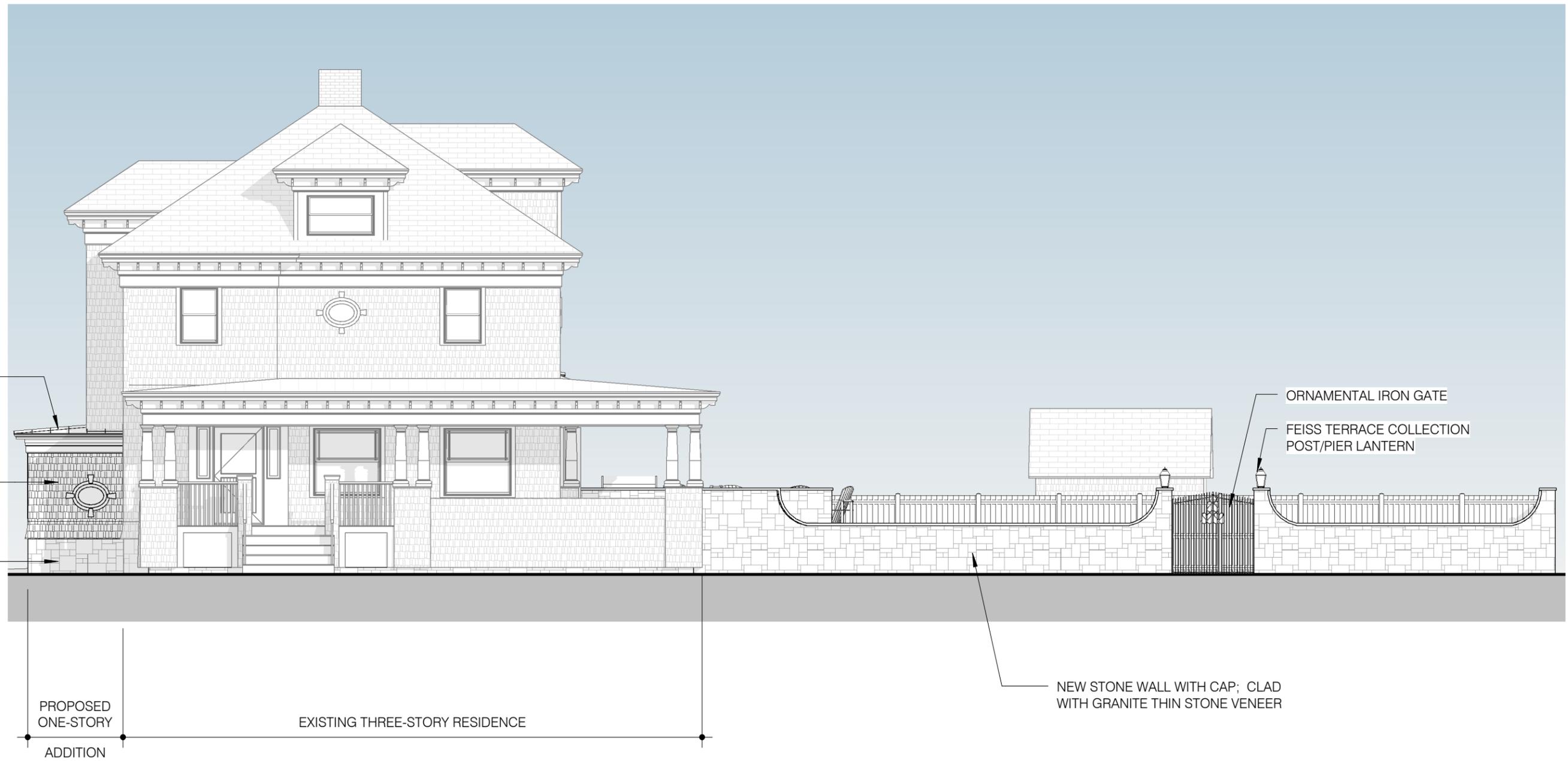
RETAIN EXISTING WINDOW OPENING FOR NEW DOOR

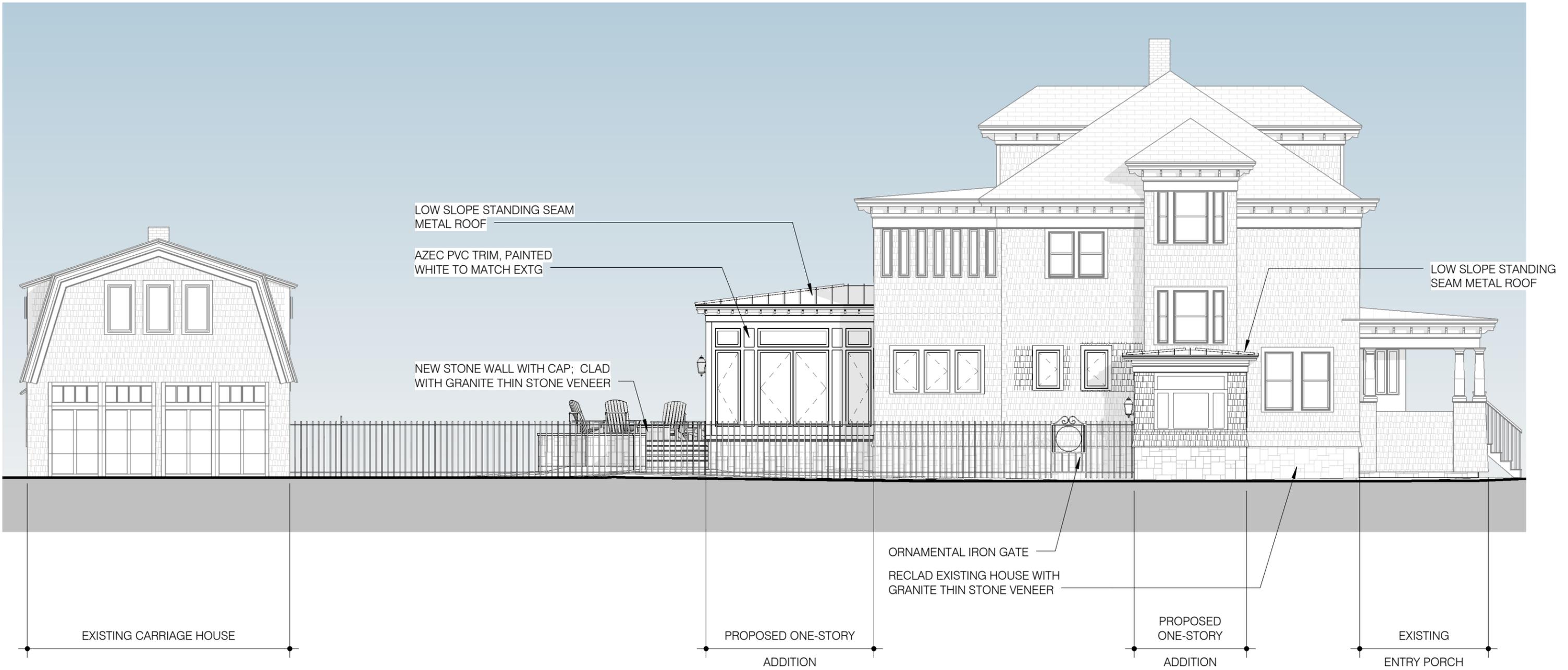
PROPOSED ONE-STORY

EXISTING THREE STORY RESIDENCE

ADDITION

EXISTING CARRIAGE HOUSE









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Historic Review Commission / Final Approval Submission

**Windows and Doors:** Marvin Aluminum Clad Wood Ultimate Casement, Awning, and Sliding Patio Door  
**Size:** As scheduled  
**Color:** Stone White (match existing)



Sliding Patio Door



Ultimate Push Out Awning



Ultimate Push Out Casement



## Cladding Colors | Wood Options



Copper (Pearlescent)



Bright Silver



Cashmere



Stone White



Desert Beige



French Vanilla



Sierra White



Coconut Cream



Pebble Gray



Arctic White



Cumulus Gray



Cadet Gray



Cascade Blue



Hampton Sage



Evergreen



Bronze



Bahama Brown



Wineberry



Ebony

**ANY COLOR YOU WANT**

Custom Color

## Cladding Colors

Marvin's low maintenance, clad-wood products feature an extruded aluminum exterior with high performance 70% Kynar finish as a standard that offers superior resistance to fading and chalking and meets the toughest AAMA 2605 standard. Marvin's palette of nineteen durable colors includes a spectrum of rich colors and two fresh, pearlescent finishes backed by a twenty year warranty.

## Custom Colors

Any color. Any window or door. You name it.

No matter what your inspiration for a custom window or door color, Marvin® will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty.

See your Marvin dealer for details and ask about special pricing.

# Addition and Alterations to

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Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

**Exterior Mudroom Door:** Simpson Mahogany Wood Door  
**Size:** As scheduled  
**Color:** Mahogany Wood

[Back to Search Results](#)



## 7501 THERMAL SASH (TDL)

**SERIES:** [Exterior French & Sash Doors](#)

**TYPE:** Exterior French & Sash

**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

### MATCHING COMPONENTS

[Thermal Sash Sidelight \(TDL\) \(7801\)](#)

**Construction Type:** Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Panels:** 1-7/16" Innerbond® Double Hip-Raised Panel

**Glass:** 3/4" Insulated Glazing

### GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

*Rough opening needs to be 2" wider and 2 1/2" taller than your door.*

**WIDTH**  **HEIGHT**

**WOOD SPECIES**

**GLASS**

#### UPGRADES

- UltraBlock Technology
- WaterBarrier Technology

**REQUEST DEALER QUOTE**

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Roofing: ASP Standing Seam Metal  
Color: Charcoal Gray

## Color Chart



Aged Copper



Bright Silver



Brilliance



Burgundy



Champagne



Charcoal Gray



Colonial Red



Dark Bronze



Deep Sea Blue



Dove Gray



Forest Green



Galvalume



Hartford  
Green



Mansard  
Brown



Matte Black



Medium  
Bronze



Metallic  
Copper



Pacific Blue



Patina Green



Regal White



Sandstone



Sierra Tan



Slate Blue



Surrey Beige



Teal Blue



Terra Cotta

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**Lighting:** Feiss Hanging Lantern, Pier Lantern, and Wall Lantern  
**Color:** Oil Rubbed Bronze

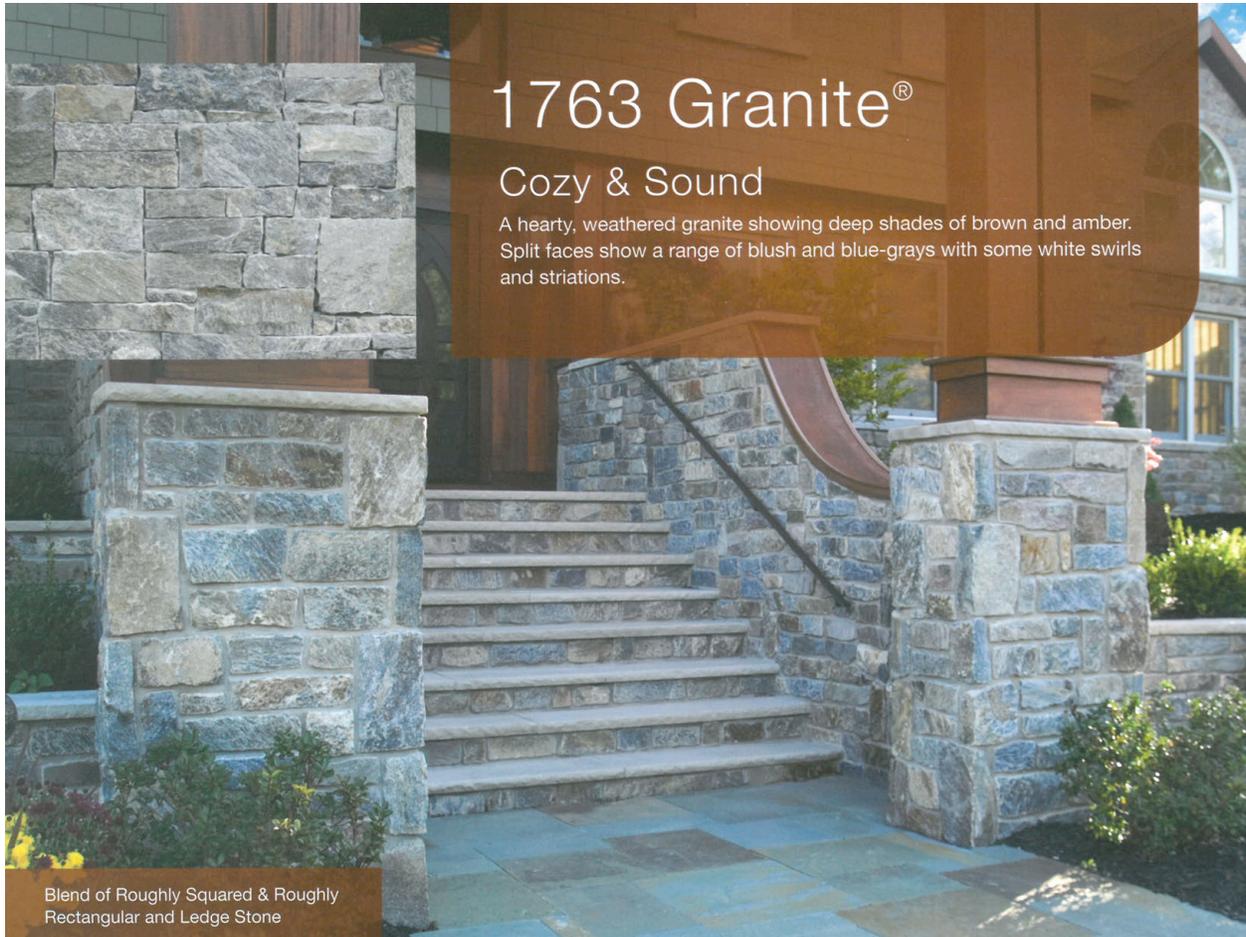


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**Stone:** Granite Thin Stone Veneer from Champlain Stone  
**Color:** 1763 Granite, roughly squared and roughly rectangular



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Reclaimed Iron Gate

