



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, JANUARY 3, 2018

7:00 P.M.

CITY COUNCIL ROOM

RECEIVED

MAR 30 2018

ACCOUNTS DEPARTMENT

PRESENT: Steven Rowland, Chairman; Tamie Ehinger, Vice Chairman;
Chris Bennett; Cynthia Corbett; Leslie Mechem

ABSENT: Richard Martin

LATE ARRIVAL: Leslie DiCarlo arrived at 7:18 P.M.

STAFF: Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs

CALL TO ORDER: Steven Rowland, Chairman called the meeting to order at 7:00 P.M.

Steven Rowland, Chairman stated the proceedings of this meeting are being recorded for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript of the recording.

A. APPROVAL OF MEETING MINUTES:

Steven Rowland, Chairman made a motion to accept the minutes of the 11-01-2017 Design Review Commission with corrections as submitted. Tamie Ehinger, Vice Chairman seconded the motion.

VOTE:

Steven Rowland, Chairman in favor; Tamie Ehinger, Vice Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor

MOTION PASSES: 4-0

Leslie Mechem made a motion to accept the minutes of the 11-15-2017 Design Review Commission with corrections as submitted. Cynthia Corbett seconded the motion.

VOTE:

Steven Rowland, Chairman in favor; Tamie Ehinger, Vice Chairman, in favor; Chris Bennett, in favor;
Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 5-0

Cynthia Corbett made a motion to accept the minutes of the 12-06-2017 Design Review Commission with Corrections as submitted. Leslie Mechem seconded the motion.

VOTE:

Steven Rowland, Chairman in favor; Tamie Ehinger, Vice Chairman, in favor; Chris Bennett, in favor;
Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 5-0

B. POSSIBLE CONSENT AGENDA ITEMS:

Steven Rowland, Chairman stated the intent of a consent agenda is to identify any application that appears to be "approvable" without need for further evaluation or discussion. If anyone wishes to further discuss any proposed consent agenda item, then that item would be pulled from the "consent agenda" and dealt with individually.

1. **2017.121 MERLIN SOLAR INSTALLATION**, 260 Broadway, Historic Review of a rooftop solar installation within the Transect-6 Urban Core District.

Steven Rowland, Chairman asked if anyone on the Design Review Commission has any questions or comments on this application. None heard.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on this application. None heard.

Steven Rowland, Chairman made a motion in the matter of Merlin Solar Installation application, 260 Broadway that we approve this application as submitted. Tamie Ehinger, Vice Chairman seconded the motion.

Steven Rowland, Chairman asked if there was any further discussion. None heard.

VOTE:

Steven Rowland, Chairman in favor; Tamie Ehinger, Vice Chairman, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 5-0

C. DRC APPLICATIONS UNDER CONSIDERATION:

1. **2017.114 CLEARY RESIDENCE WINDOWS REPLACEMENT**, 127 Van Dam Street, Architectural Review of proposed windows replacements within the Urban Residential-3 District.

Applicant: Kathleen and Robert Cleary

Steven Rowland, Chairman stated at the applicants last appearance before the Commission, we were attempting to have simulated divided lights on the main façade of the home on the second floor four front windows.

Bradley Birge, Administrator, Planning and Economic Development stated that is correct and the Commission approved the remainder of the application.

Mrs. Cleary stated they spoke with Pella and they are able to comply with this request. Specs for these windows were provided to the Commission.

Steven Rowland, Chairman asked if there were any further questions or comments from the Commission. None heard.

Steven Rowland, Chairman informed the applicants that the Board is missing a Board Member. Four votes are needed to pass an application. The applicant has the ability to table the application this evening and postpone the voting until the next meeting awaiting a full Board.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on this application. None heard.

Steven Rowland, Chairman stated with the addition of the muntins on the windows they will look much more accurate in appearance.

Mr. & Mrs. Cleary decided to proceed with the voting this evening.

Leslie Mechem made a motion in the matter of the Cleary Residence Window Replacement – final front windows 127 Van Dam Street that the application be approved as submitted. Chris Bennett seconded the motion.

Steven Rowland, Chairman asked if there was any further discussion. None heard.

VOTE:

Steven Rowland, Chairman, in favor; Tamie Ehinger, Vice Chairman, in favor; Chris Bennett, in favor; Cynthia Corbett, opposed; Leslie Mechem, in favor

MOTION PASSES: 4-1

Mr. Cleary questioned why Cynthia Corbett was opposed to the application.

Cynthia Corbett stated in her estimation this is not a historic building but it is in a state and federal register district. She feels the replacement of the windows is not the right thing.

2. **2017.105.1 ROSENCRANS REAR ADDITION**, 748 North Broadway, modification of Historic Review approval for exterior modifications within the Urban Residential-1 District.

Applicant: Peter and Larissa Rosencrans

Agent: Tom Frost, Architect

Mr. Frost stated basically the project is a large addition to the back of this house. A visual presentation was provided to the Commission. The applicants are requesting a gazebo on the top of the covered porch area to match the porch on the front of the home.

Steven Rowland, Chairman stated that also included in this packet was information on the garage doors.

Steven Rowland, Chairman asked if there was any questions or comments from the Commission. None heard.

Steven Rowland, Chairman asked if there was anyone in the audience who wished to comment on this application. None heard.

Cynthia Corbett made a motion in the matter of the Rosencrans Rear Addition, 748 North Broadway that the application be approved with the revised drawings and details on the garage doors as submitted. Leslie Mechem seconded the motion.

Steven Rowland, Chairman asked if there was any further discussion. None heard.

VOTE:

Steven Rowland, Chairman, in favor; Tamie Ehinger, Vice Chairman, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 5-0

3. **2014.025.2 79 HENRY STREET MIXED USE BUILDING**, 79 Henry Street, Architectural Review of Mixed use building within the Transect-6 Urban Core District.

Agent: Michael Tuck, Balzer Tuck Architectures; Tony Bonacio, Larry Novik, Bonacio Construction

Mr. Tuck stated we are before the Commission this evening to obtain approval for some material changes on the exterior of the building. Also, we will clarify the selective removals at the time of the original approval. Mr. Tuck provided a walkthrough timeline of the project for the Commission's review.

-2008 the proposal was to renovate the building for a sales and business offices. The partnership dissolved and the project failed to move forward.

-2008 the building was up for sale. Stayed on the market until 2013.

- 2013 owner took the building off the market and came up with a plan to basically double the square footage of the building. At that time Balzer Tuck became involved in the project. At that time it was thought to have a full basement. A new first floor and then reassemble the building on top of that adding a second and third floor, with a mezzanine.

-2014 Land Use Board approval process and site plan approval with conditions and DRC approval with some conditions.

-2014-2015 We continued to develop the design and the structural systems. It went out for bid and after some preliminary cost estimates the project was redesigned which created a loss in the amount of leasable square footage. While this was in process we did manage to get signed Mylar's in 2015. We redesigned the design documents and filed for a building permit in 2016. At the time we received notice from the Building Inspector's Office that the building permit was ready with a few outstanding items the current partnership at that time fell apart for financial reasons.

-2016 the building was put up for sale again. It remained on the market until September of 2017. At that time the owner received a Notice of Complaint from Public Safety. There were occupants in the building, it was open. The owner boarded up and secured the building. Mr. Tuck stated the concern for the safety of building prompted a conversation with Bonacio Construction to see how this project could work.

NOTE:

Leslie DiCarlo assumed her position on the Board at 7:18 P.M.

Mr. Tuck provided a building review of the current condition of the exterior and interior of the building.

Mr. Bonacio spoke concerning the building and the state of disrepair it is in. Mr. Bonacio stated he toured the interior with Samantha Bosshart, Executive Director of the Saratoga Springs Preservation Foundation.

Mr. Tuck noted on the prior application before the Commission our goal was use the interior beams and disassemble and reuse the beams to hold the building up. Following our approval we engineered the roof system. One by one these pieces have been tested against current loading requirements. Not a single one of these beams passed. At that time we had an owner occupied space on the third floor. They were going to skin the tube steel with the reclaimed pieces salvaged from the building. The difference here is now we are no longer in a position for an owner occupied third floor. These pieces will be removed and saved. These beams are not intended to go back in the building for support but instead to be used for decorative use. Mr. Tuck stated currently we have a 17% loss of usable leasable space.

Larry Novik, Bonacio Construction stated he has done the majority of the proformatic work for Bonacio Construction for about 20 years. Mr. Novik stated the review of the history of this project notes that there are a few difficult realities of this project. When Mr. Pintuck came to the group and created a pro-forma noting that it would be basically a break even project. Not a project a normal developer would undertake. Mr. Pintuck is a committed owner who has a lot of sweat equity and time invested into this project. We created a situation where he is not losing more money but can look forward to a future equity of the building. We created a detailed pro-forma putting in rents that we know well, detailed and responsible budgeting of the building in which we took some issues into account that we just could not afford. We came up with something he is willing to move forward with. Unfortunately, we got to the middle of the history of this approval and there is no room in this project for the complete removal of these materials and bring them back in again. That is financially where we are. That left us in a position where we are trying to pick the elements and approach that will be most valuable, to the preservation effort and find a compromise to move forward which what essentially is a great design for this area and get this moving.

Michael Tuck provided a visual presentation of the outside of the building showing all elevations. The left side of the building will be as approved. The right side will be as illustrated. What we have requested is a change from the proposed novelty siding on the two upper stories to a hardy-plank siding. We are requesting to change these five exterior light fixtures to the fixture which was submitted in the packet. Store front glazing on the left. We had proposed silicone glaze storefront. We are now requesting a more traditional surface applied to the exterior. We are adding some snow slides to the asphalt roof along with guttering to the building which is right on the property line. Give the height and the proximity to the sidewalk it is a good addition. The entry has been pushed back into the building to provide some cover. To the pavilion row side of the building previously was novelty siding and we are requesting a change to fiber cement siding. There are 3 exterior fixtures we are requesting a change. Two double hung windows were added to the third floor in an attempt to add more light. Store front glazing back into the commercial space. The mechanical screening was reviewed along with the internal ductwork. The commercial kitchen equipment on the roof will not be installed until a tenant is formalized. Two skylights were omitted from the west facing roof. The north elevations were also reviewed. Replacing the window with a decorative panel which looks like a loft door. On the south elevation the screening on the mechanical room is really it. Some perspectives were also provided to the Commission. The lifting arm will remain and will not be operable just for aesthetics.

Cynthia Corbett questioned the character defining features and what is the intention to either reproduce or use what is currently there.

Mr. Tuck stated for the most part it will be replacing what was there. The cupola will be restored and reinstalled. Up in the gable there is latticework which is directly applied to the face of the building and we will be using PVC or Azak material or possibly wood.

Cynthia Corbett questioned the windows and the muntin pattern.

Mr. Tuck stated regarding the windows are 4 over 4. We matched what was on the building originally. Mr. Tuck continued with stating that we have an owner who is motivated to do something special. He is saddled with a project that is financially tough and he is stepping up and that is very exciting to us. We have a general contractor who has a history of getting difficult projects completed and a design team that is really passionate about this specific project. We are proud of what the solution has become and we are interested in maintaining the history and the story as best we can. We will continue the dialogue to keep this project in the right spirit.

Larry Novik stated this afternoon a discussion ensued concerning the hayloft doors. They are in decent enough shape and the owner is agreeable to the idea of mounting them to the face of the building on either side of the picture window on a track the way they are mounted now. They would be mounted in a fixed position but it would be an original piece of the building. That is one thing which takes a piece of the old and put on the new.

Tamie Ehinger, Vice Chairman stated regarding the changes from the old to the new. On the front none of the changes presented would not be appropriate. The one thing that is inappropriate for a building redesign of this type is the use of fiber cement siding. It should be replaced with wood. Just based on the historic nature of the existing property, where it is located and how it looks.

Mr. Novik stated on the north elevation, we have a fire issue, because it is on the property line with a parking lot. We are really not allowed to use a wood product there. Our other concern is if the parking lot property is ever built on there would be a space issue there. We have discussed internally that the front of the property the novelty beveled siding is very important and we are looking a product which would be a better maintenance product than wood. We are proposing a product called Borel for the front elevation keeping the fiber cement siding on the other elevations because of the fire code issues.

Discussion ensued among the Commission concerning the Borel product and use and repurposing of building materials.

Mr. Tony Bonacio spoke regarding the current siding and roofing materials containing asbestos.

Mr. Novik stated the interiors of the building will be designed to the specifics of each tenant.

Steven Rowland, Chairman stated procedurally this is a modification of a previously approved application. Aesthetically there is almost no difference in what is currently proposed to what was initially proposed. There are some minor changes the general feel and perception of the building is unchanged. This is not an inappropriate look. It is listed as a contributing building. I do not have a problem with any of the changes proposed. We really do not know what is being salvaged and reused. We do want that to happen, it is great.

Steven Rowland, Chairman asked if there were any questions or comments from the Commission. None heard.

Cynthia Corbett stated the use of the beveled siding on the front and fiber cement on the non primary facades should be in the motion.

Tamie Ehinger, Vice Chairman stated also the notation of the hayloft doors being repurposed alongside the picture window.

Leslie DiCarlo stated also a notation concerning the cupola being restored and reinstalled.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation thanked Mike and Tony for a tour of the building it was helpful to see the condition of the building which is more challenging than what the photos demonstrate. This is a building we obviously want to see preserved. We are happy there will be the use of the hayloft doors and the cupola and it would be appropriate for the novelty siding on the primary facade of the building. It is important for the Foundation to go on record stating this is unique project and circumstance where this was approved as a reconstruction, with the historic materials. Now what is being proposed do to very unique circumstances since it is an approved project, is a reconstruction and that is not something that would be typically considered best preservation practices. This is not or should not be considered a standard solution or precedent for going forward with demolitions. I feel strongly that this needed to be said. That is where we are using as much as we can to give the sense of it but not a false impression. The windows should be saved. I think they could be.

Tamie Ehinger, Vice Chairman stated the applicants should be attempting to save whatever is possible.

Steven Rowland, Chairman stated the end result will be a much more contributing building rather than the derelict building. It is appropriate.

Steven Rowland, Chairman made a motion in the matter of the matter of the 79 Henry Street Mixed Use Building Modification, 79 Henry Street that the application be approved as submitted with the following conditions:

- Repurpose the hayloft doors with sliding hardware, each flanking the new center picture window in the east façade, and that they will retain the hoist beam.
- Reuse and/or restore the existing cupola at the roof.
- Use novelty style Boral siding on the East Façade.
- Encourage adaptive re-use of as much of original materials on new interiors, including beams, windows, etc.

Tamie Ehinger, Vice Chairman seconded the motion.

Steven Rowland, Chairman asked if there was any further discussion. None heard.

VOTE:

Steven Rowland, Chairman, in favor; Tamie Ehinger, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 6-0

4. 2017.067 INTRADA SARATOGA MIXED-USE DEVELOPMENT, Station Lane, Architectural Review of a mixed-use workforce housing development within the Transect-5 Neighborhood Center District.

Agent: Molly Cheng, Architect, representing the Vecino Group

Ms. Cheng stated on the last appearance before the Commission on September 6, 2017 we received preliminary approval for Mass and Scale for the site. Since that time we have been working on developing the materiality and the details of the site. We have since received approval from the Planning Board for site plan and also provided a sense of the timing of the project scheduled for April construction start. We are currently on the schedule for a January 25, 2018 hearing for funding approval. We are hoping that we can move toward some approval. We have decided to go with fiber cement paneling. Copies of the choices of materials were provided to the Commission. Also reflected on the updated elevation drawings submitted. We will be using a large format panel system with reveals. Very similar to what is on the BowTie Cinema as well as the apartments on West Avenue. We have added fiber cement lap siding to some portions of the building to provide a more finished look. We also moved the brick course down below the windows. Washington Street façade was reworked to keep in more in line with the T-5 District. Our intention is to make it a more active streetscape on this corner of our building. There is some commercial in this area as well as residential amenities. A review of the rooftop mechanicals and their locations were provided to the Commission as well as noting the rooftop drainage has been changed to an internal drainage system. Material samples were provided for the Commission's review along with the color palette which was chosen for the site. Currently we are awaiting bid proposals from subcontractors maintain the budget allowed in this affordable housing project. We are looking at a dark metal fascia along the rooftops and a cornice on the taller portions. We have added aluminum canopies over the entrances. Site lighting is yet to be chosen.

Discussion ensued concerning the material choices and placement on the building. Concern was voiced over the lack of trim around the windows. The Commission discussed the size of the reveal on the building and the choice of the blue accent color on the entrances.

Steven Rowland, Chairman stated he has noted several items which the Commission will need more information. The signage where it is going and how it is going to be addressed. The lighting plan with cut sheets. Mechanical penetrations and the placement of HVAC equipment on the roof. Internal roof drainage system and placement of scuppers. The project does read more residential than previous iterations, and he does not have any issues with the material choices for the building. Regarding the trim work perhaps the applicant can explore more options.

Steven Rowland, Chairman questioned the status of the traffic issues and/or traffic study. It is not the purview of the Commission however it is a major issue.

Bradley Birge, Administrator, Planning and Economic Development stated the applicant has provided traffic studies to the Planning Board. This is one of four projects with a variety of magnitude in this area. The data has been included for all four projects. This project will have the bulk of the traffic impact in this area and that information has been submitted and reviewed for all projects and their impact on the traffic in this area.

Chris Bennett questioned the entrances to the Building and how they are being addressed. Perhaps more emphasis could be placed on the entrances.

Ms. Cheng provided a visual for the Commission's review noting the entrances to the building.

Leslie Mechem questioned the availability of outdoor/civic space.

Ms. Cheng stated there will be outdoor space provided in several areas outside the building.

Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs stated there a proposal by to provide a recreational area along with trails, and a more passive recreational area as well as a connection to the Green Belt Trail.

Chris Bennett questioned the penetrations which are not identified at this time. Central air equipment placed on the rooftop and their location on the roof. Parapet walls around the perimeter of the building will provide some elevation.

Ms. Cheng stated most of the equipment will be placed down the center of the building.

Steven Rowland, Chairman stated hopefully the Commission has provided the applicant with some good direction.

Ms. Cheng stated they can provide the Commission with updated studies addressing the trim and highlighting the entrances as well as the cut sheets for the lighting plan.

Steven Rowland, Chairman stated he would like to move the project forward. The materials are there.

Tamie Ehinger, Vice Chairman stated she believes there is a lengthy list provided to the applicant and would like to see the applicant return providing this information to us in two weeks.

Steven Rowland, Chairman stated just to recap some of these items will return before the Commission in the future such as signage, and lighting. The important things are all the penetrations in the walls, the equipment that we might see on the walls, a better idea of what we will be looking at on the roof. The overflow drains, some studies or proposals addressing the comments about the trim in the horizontal siding areas and the potential to return with some additional detail and view where the entrance canopies are and what they look like. The more important items to return before the Commission on January 17th are the all the penetrations, the equipment and some studies and proposals addressing the trim around the horizontal siding areas. The other items can return for some details. We can table this until the January 17th meeting and continue the discussion on that date.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on this application. None heard.

APPROVAL OF MEETING MINUTES:

Leslie Mechem made a motion to approve the minutes of the October 18, 2017 Design Review Commission with corrections as submitted. Leslie DiCarlo seconded the motion.

VOTE:

Steven Rowland, Chairman, in favor; Tamie Ehinger, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 6-0

COMMENTS FROM STAFF

Bradley Birge, Administrator, Planning and Economic Development discussed with the Commission upcoming workshop and meetings agendas.

UPCOMING WORKSHOPS/MEETINGS:

Design Review Caravan, Tuesday, January 9, 2018 at 4:00 P.M.
Design Review Meeting, Wednesday, January 17, 2018 at 7:00 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Steven Rowland, Chairman adjourned the meeting at 9:07 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 3-21-18