



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, FEBRUARY 19, 2020

6:30 P.M.

RECREATION CENTER

PRESENT: Tamie Ehinger, Chairman; Chris Bennett; Leslie Mechem; Leslie DiCarlo; Ellen Sheehan

ABSENT: Karen Cavotta; Rob DuBoff

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

CALL TO ORDER: Tamie Ehinger, Chairman, called the meeting to order at 6:30 P.M.

Tamie Ehinger, 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:

Leslie Mechem made a motion to approve the minutes of the February 5, 2020 DRC meeting with minor corrections. Leslie DiCarlo seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Leslie DiCarlo, in favor; Ellen Sheehan, in favor

MOTION PASSES: 5-0

B. POSSIBLE CONSENT AGENDA ITEMS:

Tamie Ehinger, 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. **20200076 SPRING VALLEY APARTMENTS CHARGING STATIONS**, 108 High Rock Avenue, Architectural Review of the installation of 2 EV charging stations within the Urban Residential-4 District.
2. **20200082 56 MARION AVENUE CHARGING STATIONS**, 56 Marion Avenue, Architectural Review of the installation of 4 EV charging stations within the Transect-5 Neighborhood Center District.
3. **20190075 TOWAWAY SIGNAGE**, 2220 Route 50, Architectural Review of a sign panel change in an existing freestanding sign within the Highway General Business District.
4. **20200089 LOGAN WINDOW REMOVAL**, 133 Circular Street, Historic Review of the removal of 1 window within the Urban Residential-1 District.
5. **20191189 PET LODGE EXTERIOR GENERATOR**, 3320 Route 9, Architectural Review of the installation of an exterior generator within the Rural Residential District.

Tamie Ehinger, Chairman asked if anyone on the Commission had any questions or comments on Consent Agenda Items #1, #2, #3, #4, and #5. None heard.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on these applications. None heard.

Tamie Ehinger, Chairman made a motion in the matter of the Spring Valley Apartments Charging Stations, 108 High Rock Avenue; 56 Marion Avenue Charging Stations, 56 Marion Avenue; Towaway Signage, 2220 Route 50; Logan Window Removal, 133 Circular Street; and Pet Lodge Exterior Generator, 3320 Route 9, that these applications be approved as submitted. Leslie Mechem seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Leslie DiCarlo, in favor; Ellen Sheehan, in favor

MOTION PASSES: 5-0

C. DRC APPLICATIONS UNDER CONSIDERATION

1. **20200084 SIMPSON EXTERIOR MODIFICATION**, 74 Caroline Street, Historic Review of the removal of an existing block chimney and installation of furnace direct vent within the Urban Residential-4 District.

Applicant: Harold Simpson

Mr. Simpson stated there is a chimney on the east side of the building. Rather than repair the chimney they are proposing to change the furnace to a more efficient model with a direct vent.

Tamie Ehinger, Chairman stated the Commission is in receipt of a letter from the Saratoga Springs Preservation Foundation earlier this afternoon. The Chair read the following into the record. The Foundation does not object to the removal of the non-historic chimney and the replacement with a direct vent furnace. However, the Foundation objects to the exterior renovations that have been made to the significant architectural features of the building without the Design Review Commissions review and approval. This includes the replacement of the historic front door with an inappropriate aluminum door the replacement of historic windows with inappropriate vinyl windows and the replacement of the balustrade of the side porch as well as the addition of a balustrade and decorative detail to the front porch. The current owners who purchased the property in December 19, 1994 made these changes sometime after June 2001 as can be seen in the attached photo.

Mr. Simpson stated the photo is incorrect. The front porch balustrade was in place prior to their purchase of the property.

Tamie Ehinger, Chairman continued with comments from the Preservation Foundation correspondence. The Foundation respectfully requests the DRC review the inappropriate exterior renovations which were made without approval. The Preservation Foundation is requesting the Commission require the owner to adjust those items as well as the condition of the front porch prior to moving this application forward. There is further information available in the Design Review Guidelines with respect to window and door replacement.

Mr. Simpson stated he is not sure when the windows were replaced. It was done before they purchased the home. We did replace the railing. The bank required certain things to be done prior to receiving a mortgage. Painting the exterior trim and the balustrade. We did do all the trim work. We are proposing to replace the front porch and that is being discussed with Sue Davis. Mr. Simpson spoke regarding a new front door which is proposed to be installed and the dangerous condition which exists on the property.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Saratoga Springs Preservation Foundation provided photographs from 1992 and other dated property photographs dated which were provided to the Commission noting discrepancies in the modifications. There have been many changes to the building without the Commission's approval. The property is in decline and there are ways to address this building with the City's guidelines.

Tamie Ehinger, Chairman stated in terms of moving forward. I do feel that the removal of the chimney and the new venting system do seem appropriate. Before we can do that, what would be helpful for the Commission since you are planning on replacing the door with an appropriate door, replacing the vinyl siding with a natural product, repairing the porch and the balustrades, is for the applicant to submit a timeline noting the existing conditions of the home with the products on the home currently, when they were replaced, and when these renovations will be completed. This is all very encouraging and would be the appropriate thing to do for a beautiful historic home such as this.

Discussion ensued regarding the current request for the chimney removal as well as other repairs on the house. The Commission has requested more information from the applicant as the Chair has noted. The Commission discussed a site visit with the Building Inspector and noted the safety concerns regarding the property. It was the consensus of the Commission and the applicant to table this application this evening and return with further information.

Tamie Ehinger, Chairman stated there are steps the Commission needs to take prior to issuing a determination.

- 2. 2020069 THORNBURN GARAGE DEMO & CARRIAGE HOUSE CONSTRUCTION, 91 Union Avenue, Historic Review of the demolition of an existing garage and construction of a new 2-story carriage house dwelling unit within the Urban Residential-3 District.**

Applicant: JoAnn Thornburn

Agent: Bob Flansburg, Dreamscapes Unlimited

Mr. Flansburg provided a visual of the existing site with a detached garage on George Street. Photographs were provided. The applicant is looking to demolish the unusable garage and construct a new two-story carriage house dwelling unit. Cues have been taken from the main house and incorporated into the carriage house. Colors were submitted. Schematic drawings were also provided along with all elevations. Off street parking will be available. We are proposing fiber cement siding with colors to match, a standing seam apron roof and Anderson simulated divided light windows.

Tamie Ehinger, Chairman stated this is a two part application. The first part is demolition and the second is the proposed new construction. The Chair questioned if the structure has any historical significance.

Mr. Flansburg stated there is no historical significance to the garage.

Tamie Ehinger, Chairman stated the Commission will move forward with the required SEQRA review and determination.

SEQRA:

The Commission reviewed Part II of the SEQRA Short Environmental Form which has been submitted by the applicant and it is accurate and correct. The Commission is Lead Agent for the Project and reviewed Part II of the SEQRA Short Environmental Form. No large or important areas of concern were noted.

SEQRA DECISION:

Tamie Ehinger made a motion that based on the information provided by the applicant in Part I of the SEQR Short Environmental Assessment Form, and analysis of the information provided and presented in Part II of the SEQR Short Environmental Assessment Form, I make a motion for a SEQR negative declaration since the project will not result in any large and important impacts and, therefore, is one that will not have a significant adverse impact on the environment. Leslie DiCarlo seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Leslie DiCarlo, in favor; Ellen Sheehan, in favor

MOTION PASSES: 5-0

Tamie Ehinger, Chairman stated we will now move onto reviewing the proposed carriage house. How does the roof height of the current garage compare to the proposed carriage house. Any construction on a historic lot cannot compete with the main structure; it must be smaller in mass and scale.

Mr. Flansburg provided a visual of the site plan, noting they are 25 feet to the ridge and a bit large of a footprint. The main house is quite large. A photograph of the current home was also provided to the Commission. We want to match the proposed structure to the current home as much as possible.

Discussion ensued among the Commission regarding the scale of the project and it was noted it is an improvement over what currently exists. The sides seem lacking in fenestration and rhythm. There was concern noted about the height of the structure and the east and west elevations, and the windows seem awkward. It was noted that the front of the structure reads as the back and the back reads as the front. Concern was voiced regarding sidewalk continuity in this area especially since there is asphalt in the walkway. It is lacking in the streetscape. Discussion ensued regarding appropriate products for this new construction in a Historic District.

Mr. Flansburg stated the west side of the structure is 5 feet from the property line. On the east side, the driveway side, we have more fenestrations.

JoAnn Thornburn, applicant stated there is a concrete driveway on George Street leading into the detached garage. There is a brick sidewalk on George Street and we will continue the sidewalk for continuity.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated our comments are pretty simple just echoing some comments which were already stated. The Foundation has some concerns regarding the east and west window fenestrations particularly the first floor of both sides. We need to evaluate this as an individual building. Regarding the south elevation we would recommend that the paired windows with the paired doors not be trim to trim and that there be some clapboard between. The gable of the main house is clad in shingles; there is not a band. I would consider that the cedar shingles continue up through the full gable. An overall detail that is not shown is a drip edge cap below the siding termination. We do not have an objection to the removal of the two-car garage. It is not a historic structure nor is it historically significant. We also recommend that the brick sidewalk be continued on the property.

Tamie Ehinger, Chairman stated it is wonderful to see the homeowner invest in the property. This will be a great addition along George Street. The Commission is asking the applicant to revisit the fenestration on the east and west sides of the structure and propose some options, look at another window product versus the one with exterior cladding and lastly the trim to trim of the paired windows was a great comment from the Preservation Foundation. This will be a great project and look forward to seeing you in a couple of weeks.

3. **2020067 SANSON RESIDENCE EXPANSION**, 39 York Avenue, Historic Review of a 2-story expansion of an existing register-listed structure within the Urban Residential-3 District.

Applicant: Robert Sanson & Cynthia Wright

Agent: David D'Amour, CT Male & Associates

Mr. D'Amour stated he has been working on this project with the homeowners who have owned and lived in this property for over 20 years. They would like to commit to this home and property as their long term residence. This property dates back to Circa 1865. The details are simple and focus on the porch and corner and side up front. This is a red brick structure and most of the original windows still exist. Some windows may have been replaced before the current owners purchased the property, however they are still wood windows. There is a 1980's garage structure which was built. The current owners have tried to utilize the space over the years unsuccessfully. A visual of the proposed neighborhood was provided to the Commission as well as a site plan noting their current needs, wants and how the design evolved. We have appeared before this Commission with a prior design and have also appeared before the ZBA for relief which was successful. The current design is more responsive to the historic context. We have tried to create a structure which embraces the parent structure. We are slightly lowering the lot coverage under 40%. We are adding a second floor which will not exceed the height of the existing structure. We are proposing removing the existing garage structure and the side porch and rebuild in a slightly different configuration and footprint. The floor plans were provided reconfiguring the interior as well as redeveloping and excavating the basement space to a full basement to provide for a bedroom, bath and storage space. This will be a four bedroom home. Porches are proposed for both upper and lower levels of the home. Elevation drawings were provided as well as stormwater management practices and review of the fenestration. They are proposing to remove and restore the windows. We intend to remove aluminum storms and find the original wood frame windows and repurpose those to become operable. The window style will be changed in the new addition to a casement window versus a double hung but keeping the window size. The larger windows will be fixed, and non-operable. A darker grey brick is proposed for a portion of the new addition with a vertical grey standing seam siding. Additional renderings of the site were also provided to the Commission. A neutral palate of grays is proposed for most of the addition with a cranberry color for accent.

Tamie Ehinger, Chairman read the correspondence from the Saratoga Springs Preservation Foundation. "The Saratoga Springs Preservation Foundation reviewed the application to construct an addition to 39 York Avenue. This Italianate Style Residence built circa 1865, is a contributing building in the East Side Historic District listed on the National Register of Historic Places. The Foundation appreciates that the applicant's architect met with Samantha multiple times to discuss the project and incorporate the feedback received. The Foundation is pleased that the architect took design cues from the existing primary structure, yet made the addition a statement of its own time. The Foundation supports the proposed addition to the historic residence and appreciates the investment the homeowners are making to their historic property." The Chair concurs that this is a wonderful example of a proper addition to a historic property. The scale works very well and it distinguishes itself from the historic aspects of the property. The color choice is to be commended and helps to define the addition as an addition. It is a great project.

Discussion ensued among the Commission regarding the proposed addition.

Leslie Mechem likes how the project maintains the simplicity of the original structure yet gives the addition a contemporary look as well.

Ellen Sheehan stated when you view the project from the Nelson Avenue side, the grey brick addition looks almost like an apartment building. An example was provided to the applicant. She offered the suggestion regarding the fixed windows perhaps adding some type of mullion, panel, trim or a detail, or perhaps a soldier course to the bricks and the applicant consider regular lighting, not up-lighting in this area.

Leslie DiCarlo loves the project and the different color brick to the addition and can't wait to see it.

Chris Bennett stated he agrees with Ellen regarding the windows. A concern was the use of the standing seam metal siding and how it would look aesthetically. A sample would be helpful for the Commission to see. The bump-out bay towards the front is a great design but there is something about this single story sunroom is a concern and seems that it is encroaching on the old building. Instead of casement windows, perhaps a more historic window so it would read more in line with the original structure. Products are a concern and the windows as Ellen mentioned and the bump out bay.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated we have no documentation concerning the current windows in the historic home. In previous applications prior to approval there was a window survey provided concerning whether the windows could be restored and reused. Concern was voiced regarding the privacy fencing.

Mr. D'Amour spoke regarding some concerns voiced by the Commission, his concerns with the design and the bump-out area as well. Mr. D'Amour spoke about the proposed materials.

Discussion ensued among the Commission regarding proposed materials and requests for some examples of the proposed products or options.

Mr. D'Amour stated he would like to suggest he meet with the contractor, discuss constructability issues and then produce the black and white elevations so the Commission can better see how the siding pattern interfaces. We can provide a wall section sample for the Commission's benefit.

Tamie Ehinger, Chairman stated if the applicant's agent can provide the information discussed it would be very helpful. We will table the application for this evening. We are awaiting information on the window options, lighting fixtures, vertical standing seam siding, window survey and documentation, photographs and what will the applicant use in the event the windows are irreparable. The applicant will return as soon as this information has been provided.

4. **2020078 CARUSO 2-FAMILY DWELLING**, 173 Lake Avenue, Architectural Review of the demolition of an existing structure (formerly Pepper's) and the construction of a new 2-family dwelling within the Urban Residential-3 District.

Agent: Anthony Caruso, Caruso Homes

Mr. Caruso of Caruso Homes stated they are proposing a demolition and rebuild of a new two-family residence in the current location of Moby Rick's. A visual of the proposing project was provided to the Commission. We are proposing new construction with the structure facing Lake Avenue. We are taking cues from the characteristics of the surrounding neighborhood, using cedar shakes, no exposed foundation, natural products, Hardie-siding, lattice and stone for the front porch. This will be a significant improvement over what currently exists. What the architect has designed is a two family home which presents as a single family. A video was provided to the Commission.

Mr. Caruso stated the sidewalk on Warren Street is at times under water. The sidewalk on the front of the structure needs attention. What we are proposing is to completely replace all the sidewalks along the front and the side of the property. Landscaping is proposed. Stormwater management will be handled on site. Off street parking is provided on the site, which was a concern of the neighbors. The height of the proposed home is somewhat taller than the structure to the right but it is lower than the structure across the street. Along Warren Street the roofline was lowered so the surrounding homes do not feel dwarfed. The video was provided for the Commission. We have appeared before the ZBA and received approvals for relief required.

Tamie Ehinger, Chairman stated since the application includes the demolition of an existing structure in an Architectural Review District we will review this as a two step process. The first task before the Commission this evening before we move forward with demolition is to consider if the existing structure has historical or architectural significance. If it does we will continue down one path, if it does not we can move forward with SEQRA this evening. The Chair stated she does not believe the existing structure has any historic significance and based on its condition is ripe for demolition.

It was the consensus of the Commission that the building has no historic or architectural significance and the Commission moved forward with demolition approval. The Commission noted the loss of another neighborhood store.

Tamie Ehinger, Chairman stated the Commission can now move forward with the required SEQRA determination and decision.

SEQRA:

The Commission reviewed Part II of the SEQRA Short Environmental Form which has been submitted by the applicant and it is accurate and correct. The Commission is Lead Agent for the Project and reviewed Part II of the SEQRA Short Environmental Form. No large or important areas of concern were noted.

SEQRA DECISION:

Tamie Ehinger made a motion that based on the information provided by the applicant in Part I of the SEQR Short Environmental Assessment Form, and analysis of the information provided and presented in Part II of the SEQR Short Environmental Assessment Form, I make a motion for a SEQR negative declaration since the project will not result in any large and important impacts and, therefore, is one that will not have a significant adverse impact on the environment. Leslie Mechem seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Leslie DiCarlo, in favor; Ellen Sheehan, in favor

MOTION PASSES: 5-0

Tamie Ehinger, Chairman stated the Commission now has an opportunity to discuss the new proposed project. It is advantageous for the Commission to have input from the audience prior to the Commission's discussion. The Chair stated in terms of mass and scale on the front façade in looks and feels like it belongs in the neighborhood. It's a great project. It has a modern bungalow feature and would have been appropriate back in the day and is nicely done. The Chair's concern was the massing as it goes down the side street. Some additional details might be helpful.

Chris Bennett stated you seem to have two styles – an arts and crafts style with Victorian brackets. Simplify the brackets and make them more of an arts and crafts style theme. The front of the building the windows should be separated to look more like two units than a picture window style. They look more rectangular than vertical and you would see more verticality if they were broken up. The fenestration does not seem right. The same size windows on the first and second floor might do it. The biggest concern is we have two garage doors facing an urban street. Also, the distance between the garage door and the street does not accommodate a vehicle. Windows do not seem to be lined up.

Leslie DiCarlo stated she agrees with a lot of what Chris stated. Eliminate some of the brackets. This is a nicer garage and design than what we have seen. The windows not lining up are an issue and the windows over the garages are too large and seem to touch the gable. It is very busy.

Leslie Mechem agrees with some fenestration issues and you do have several architectural styles. Stay with the craftsman. She also has trouble with the shakes; they seem too high. She is concerned regarding the garages and traffic on the side street. She also voiced concern regarding the brick sidewalk.

Mr. Caruso stated all the sidewalks will be replaced with a brushed concrete, regraded which will help with the water issues in this area.

Discussion ensued among the Commission with regard to the driveway and exiting the driveway onto Warren Street.

Tamie Ehinger, Chairman stated typically we would encourage the homeowner to repair the brick and replace.

Ellen Sheehan stated it is sized nicely for the lot. The design seems to be a craftsman but the roof pitch is steep and the windows are a concern with the mullion details. A concern is the depth of the front porch. At 6 feet it seems small.

The detailing should be consistent with craftsman. It is a good solution for a two family home.

Tamie Ehinger, Chairman stated the squatty nature of the home speaks to the craftsman design.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated many of the comments offered by the Commission are good comments. We are speaking about a contemporary structure. The direction you are giving the applicant's agent is to make it more Craftsmen like and I caution the Commission in this regard. There has to be a balance between a statement of its own time and taking cues from a Craftsman. There is a fine line here. There is concern regarding the proportions and weight of the gable and columns and balustrade and what that looks like needs to be further defined. The porch needs a little help. Ms. Bosshart recommended a resource for the applicant to assist with further detail definition.

Tamie Ehinger, Chairman stated the Commission did express that we appreciated the applicant agent taking cues from the Craftsman style home while keeping it unique and different. So we have provided some additional information to the applicant's agent. The overall feeling is that this will be a great addition to the neighborhood. The neighbors are happy as well. The group's consensus is and what we are asking the applicants agent is to re-look at the styles you are mixing and simplifying what is happening there. Looking at the window configurations. There were some comments with regard to the weight under the roof on the front porch, putting more heft there. Some discussion ensued regarding splitting the pairs of windows on the front. Lowering the front porch gable shake area. Take this feedback and return with other options. There was conversation regarding the garage area. With this addition on the back perhaps the porch locations can be reviewed and given more thought. Better renditions with more shadowing will be helpful.

9:20 P.M. The Board Recessed.

9:25 P.M. The Board Reconvened.

5. 2020 0088 BANK OF AMERICA WINDOW REPLACEMENTS, 27 Division Street, Architectural Review of window replacements within the Transect-6 Urban Core District.

Agent: Coral Silsby, Bank of America

Ms. Silsby stated Bank of America is looking to replace the windows. Existing windows are white. They are all double hung windows in an 8 over 8 pattern with a grill interior to the glass. We are proposing replacement with a Pella Architect Series 8 over 8 vinyl interior grill window. They are a pine window with endure clad, aluminum cladding on the exterior and will be factory painted white on the interior. There is a bay window on the side of the window and this will be replaced with a custom Pella window as well in two 10 over 10 interior grill pattern with 3 clear panels.

Chris Bennett questioned if the applicant considered using a simulation divided light window.

Ms. Silsby stated this was discussed and the cost was prohibitive between a true divided light and a simulated divided light.

Chris Bennett questioned if it would be better to have no mullions at all simply a one over one window, or a simulated divided light window.

Leslie DiCarlo stated she also thought the same about no mullions at all.

Tamie Ehinger, Chairman agreed no mullions – one over one rather than something that is not real.

Ms. Silsby stated the bank is looking for more energy efficiency.

Leslie Mechem agreed no mullions.

Ellen Sheehan no mullions, perhaps down the road real shutters on the bank.

Tamie Ehinger, Chairman stated we have a consensus here. The Chair questioned the applicant's agent regarding the feeling of the Board.

Ms. Silsby stated if the Commission could provide some leeway with their motion, perhaps the bank would be agreeable to a simulated divided light window. If not the one over one option would be acceptable.

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

Leslie Mechem made a motion in the matter of the Bank of America Window Replacements, 27 Division Street that the application be approved with the following conditions; the windows will be either a simulated divided light window or one over one window. Ellen Sheehan seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Leslie DiCarlo, in favor; Ellen Sheehan, in favor

MOTION PASSES: 5-0

UPCOMING WORKSHOPS/MEETINGS:

Design Review Commission Caravan, Wednesday, February 26, 2020 at 4:00 P.M.
Design Review Meeting, Wednesday, March 4, 2020 at 6:30 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 9:30 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 4-29-20