



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, APRIL 4, 2018

7:00 P.M.

CITY COUNCIL ROOM

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

ABSENT: Richard Martin, Leslie DiCarlo

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. **ELECTION OF OFFICERS:**

Chris Bennett made a motion for Steven Rowland for the Office of Chairman of the Design Review Commission, and Tamie Ehinger for the Office of Vice Chairman of the Design Review Commission.

Leslie Mechem seconded the motion.

VOTE:

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

MOTION PASSES: 6-0

B. **APPROVAL OF MEETING MINUTES:**

Approval of meeting minutes was deferred to the April 18, 2018 Design Review Commission meeting.

C. **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. **2017.120 CONGRESS PLAZA SIGN**, 66 Congress Street, Architectural Review of replacement freestanding Sign within the Congress Plaza Planned Unit Development.
2. **2018.025 WASABI RESTAURANT SIGN**, 63 Putnam Street, Historic Review of a replacement wall sign within the Transect-4 Urban Core District.

Steven Rowland, Chairman asked if anyone on the Commission had any questions or comments on Items #1 and #2 on the Consent Agenda. None heard.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on the consent agenda items. None heard.

Steven Rowland, Chairman made a motion in the matter of the Congress Plaza Sign, 66 Congress Street, and Wasabi Restaurant Sign, 63 Putnam Street, that these two applications be approved 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; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 6-0

D. DRC APPLICATIONS UNDER CONSIDERATION:

1. **2018.024 BOLEN REAR PORCH**, 108 Circular Street, Historic Review of a rear porch enclosure within the Urban Residential-3 District.

Applicant: Robert Bolen

Mr. Bolen stated they are proposing to enclose the rear patio to allow for additional living space. This rear patio is not original to the home.

Steven Rowland, Chairman stated we have received information from the Saratoga Springs Preservation Foundation concerning this application. It states that this is a circa 1845 Greek Revival Italianate style home which is a contributing building to the East Side Historic District listed on the National Register of Historic Places. Per the Porch and Deck historic District Design Guidelines, it states "if unavoidable, a porch enclosure should be reversible. The new enclosure should be designed to minimize any adverse visual impact and should be made of complimentary materials. Screens should be set behind the columns and railings to preserve the original appearance of the porch. The use of retractable screens may be appropriate provided that the storage and mechanisms are concealed from view." The applicant proposed to enclose the rear, screened in porch. The existing porch roof, columns and entablature above the columns will remain in place. The Foundation recommends that the balustrade be retained to allow for a future owner to restore the porch. The application illustrates two different window types: double hung and casement. Due to the visibility of the porch from Circular Street, the Foundation recommends double hung windows be used. A copy of this correspondence was provided to the applicant.

Tamie Ehinger, Vice Chairman stated she has no concerns regarding the proposed renovation. She does encourage the applicant to store the current balustrades as well as suggested the lattice work be installed square versus diagonal.

Discussion ensued among the Commission concerning the proposed renovation and the storing of the current balustrades for future reuse. Also, double hung windows should be used versus casement to match those currently on the home.

Steven Rowland, 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 Bolen Rear Porch renovation, 108 Circular Street that the application be approved with the following conditions – double hung windows be used versus casement and the lattice is to be installed in a square pattern versus diagonal and current balusters be saved for future reuse. 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; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 6-0

2. **2018.018 269 BROADWAY DEMOLITION**, 269 Broadway, Historic Review of a building demolition within the Transect-6 Urban Core District.

Applicant: Tom Roohan, 519 Broadway LLC

Agent: Dave Carr, LA Group

Mr. Carr stated basically the application before the Commission this evening at 269 Broadway is to demolish the existing building and replace it with lawn to prepare it for sale.

Bradley Birge, Administrator, Planning and Economic Development stated the first question for the Commission is does this property have any historical or architectural significance. If it does, then you have an additional set of questions and opportunities and alternatives to explore. If it does not then you can actually approve the demolition of the structure without a post demolition plan. However, you do need to proceed through SEQRA. This would normally be an unlisted action in most areas, but because this is in a historic district this converts to a Type I action which requires the use of a SEQRA Long Form.

Steven Rowland, Chairman stated the property has been deemed not to have any historical significance.

Steven Rowland, Chairman stated the EAF Part I was submitted by the applicant and reviewed by the Design Review Commission and deemed complete. The Commission reviewed Part II of the SEQRA Long Form. No large or important areas of concern were noted.

Steven Rowland, Chairman made a motion in the matter of 269 Broadway Demolition, 269 Broadway that the Design Review Commission as Lead Agent for SEQRA Review and Determination in this Type I action. The Commission has reviewed Part I of the SEQRA Full Environmental Assessment Form, and determined that Part I is complete and accurate. The Commission has reviewed the Part II of the SEQRA Full Environmental Assessment form, and note that it is accurate and will not result in any large and important impacts and therefore, due the information and analysis is not one that will have a significant impact I move for the issuance of a SEQRA Negative Declaration for this action. 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; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 6-0

Steven Rowland, Chairman made a motion in the matter of 269 Broadway Demolition, 269 Broadway that the application be approved as submitted. Robert West, alternate 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; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 6-0

3. 2015.106 LERMAN EXTERIOR, 7 Madison Avenue, Architectural Review of exterior modifications within the Urban Residential-1 District.

Agent: Paul Young, Prime Construction

Mr. Young stated this project was initially presented before the Commission by Brett Balzer of Balzer Tuck Architects. Charcoal grey roofing was approved for all lower roofs on the house. An inspection of the slate roofing revealed the slate is has failed. There is nothing which can be done to repair it and it must all be removed. The owner obtained a second opinion regarding the roof and does not want to have the expense for the slate roofing. I am currently remodeling the interior of the home. The damage was far worse under the slate than was originally thought and much of the wood is need of replacement. It is in ruff shape, the roof leaks and the flashing are also shot where they meet at the intersections. Many of the slates are missing and falling off. The slate roof is over 110 years old. The owner who has lived in this home for over 30 years spoke with the roofer directly and made arrangements for all the upper roofs to be replaced. Brett Balzer informed the applicant that this project needs to be reviewed by the Design Review Commission. Steve Shaw inspected the site and informed the applicant the project cannot move forward until approved by the DRC.

Steven Rowland, Chairman stated when this project was before the Commission approval was granted for all the lower roofs. The slate roof is without a doubt failing and in need of replacement. The difficulty which the Commission is facing and the precedent it sets if we allow this to move forward is problematic. It puts the Commission in a very awkward position. We were hopeful that the slate would be either repaired or replaced with slate. We are unsure how to proceed with this application without putting ourselves in an awkward position for future applications. We are also in receipt of the communication from the Saratoga Springs Preservation Foundation, which the applicant is in receipt of, which states their preference for the use of slate in this roof replacement. The bigger issue is for the roof to be more aesthetically correct for the building. It certainly should not be standing seam.

Mr. Young stated the standing seam roofing is currently in the back yard of this home on site.

Steven Rowland, Chairman stated given the geometry of the roof the standing seam roof would not look appropriate for this home.

Discussion ensued among the Commission members concerning the material for the proposed roofing.

Tamie Ehinger, Vice Chairman stated she has concerns as well. The first concern is that of what Mr. Rowland spoke concerning the precedent the Commission would be setting if it approved roofing other than slate. The second precedent is this roof is clearly at the end of its life and we will be seeing homes all across Saratoga getting to this stage with their roofing as well. Our entire job we are tasked with assuring that historic homes and properties materials remain as what was original to the home. Repair rather than replace. The precedent we will be setting with the roof replacement using asphalt shingles or anything other than slate will open a can of worms and personally she will not approve such an application.

Steven Rowland, Chairman stated an asphalt shingle roof would be more appropriate than what the applicant is proposing. We have in the past allowed historic homes to use a high quality asphalt shingle for replacement. We are very selective with the type of asphalt shingle but we have allowed it. There are shingles out there which present a very close slate look. I do not think it is appropriate to place a standing seam roof on this home. It would be better to replace it with a good quality asphalt shingle roof.

Cynthia Corbett stated she is of the opinion that the roof should be slate. Replacement of the roof should be made in kind. The applicant has invested a lot of money in this home and to put a fake roof on it does not do the house and its investment any benefits.

Tamie Ehinger, Vice Chairman stated her concern is that the Commission will see house after house with this issue. If we begin letting them replace with asphalt what will happen is we will lose every single slate roof. Our job is to prevent this from happening.

Chris Bennett stated he is in agreement with Steve. A quality asphalt shingle would be a better choice than a standing seam roof. I realize these slate roofs are at the end of their lives.

Discussion ensued among the Commission concerning slate roofing.

Robert West stated the Commission has seen many roof replacements all over town. The Commission has allowed for a high quality asphalt shingle to be used. We know slate is coming to the end of its life's cycle and we will be seeing many applications for roof replacements. Will we be requiring slate to be used on all these applications.

Chris Bennett stated the Commission has allowed for high quality asphalt shingles which would have looked better on this home than what the applicant is proposing.

Steven Rowland, Chairman reiterated an asphalt shingle roof would be more appropriate than what the applicant is proposing. We have in the past allowed historic homes to use a high quality asphalt shingle for replacement. I do not think it is appropriate to place a standing seam roof on this home. It would be better to replace it with a good quality asphalt shingle roof. Also we are down one person on the Commission this evening. You will need 4 votes to pass this application. I don't know if you would like to have another discussion with your client since it appears the standing seam roof proposed is not going to be approved tonight. Perhaps tabling this application is in order.

Discussion ensued among the Commission concerning the proposed roofing.

Steven Rowland, Chairman stated the Commission is in receipt of a letter from the Saratoga Springs Preservation Foundation concerning this property. This letter states the Foundation recommends that the existing slate roof be replaced in-kind. However, if that is not possible, a composition shingle roof would be the preferable alternative as it more closely resembles a slate material.

Mr. Young stated he would like to table the application and have the applicant and his agent appear before the Commission in two weeks. I will propose to him the cost of the different type of roofing. Any information will be provided to the Commission as soon as possible.

UPCOMING WORKSHOPS/MEETINGS:

Design Review Caravan, Tuesday, April 10, 2018 at 4:00 P.M.

Design Review Meeting, Wednesday, April 18, 2018 at 7:00 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Steven Rowland, Chairman adjourned the meeting at 8:15 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 5-16-18