



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, OCTOBER 16, 2019

7:00 P.M.

RECREATION CENTER

PRESENT: Tamie Ehinger, Chairman; Karen Cavotta, Vice Chairman; Chris Bennett; Leslie DiCarlo; Leslie Mechem; Rob DuBoff; Ellen Sheehan

STAFF: Amanda Tucker, Senior Planner, Planning and Economic Development, City of Saratoga Springs

CALL TO ORDER: Tamie Ehinger, Chairman, called the meeting to order at 7:01 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 October 2, 2019 DRC meeting as submitted. Leslie DiCarlo seconded the motion.

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

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, Leslie DiCarlo, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

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. **20190963 FAT PAULIE'S DELICATESSEN**, 92 Congress Street, Architectural Review of a new wall sign within the Transect-6 Urban Core District.
2. **20190989 KINGS TAVERN EXTERIOR MODIFICATION**, 241 Union Avenue, Architectural Review of a exterior exhaust system with the Urban Residential-3 District.

Tamie Ehinger, Chairman asked if anyone on the Commission had any questions or comments on Consent Agenda Items #1 & #2. 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 Fat Paulie's Delicatessen, 92 Congress Street, and Kings Tavern Exterior Modifications, 241 Union Avenue, that these applications be approved as submitted. Ellen Sheehan seconded the motion.

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

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, Leslie DiCarlo, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

C. DRC APPLICATIONS UNDER CONSIDERATION

1. **20190913 FRANCO PORCH**, 171 Church Street, Architectural Review of porch repair and material modifications within the Urban Residential-3 District.

Applicant: Jim Franco, owner

Mr. Franco provided views of his home for the Commission's review. The roof will remain as is as will the footprint of the wraparound porch. We are proposing to replace the posts, the structural deck, the decking, the piers and the footers. We are also proposing to repair the façade. The porch at the rear of the home will receive some repairs to the structural decking underneath, the footings and piers. Handrails will be added on all the stairs to bring them up to code. A vinyl material will be used for the railing. The porch posts will be PVC, the structural frame underneath will be pressure treated wood. The balustrades and the railings will be a PVC product as well as vinyl underneath the soffit.

Tamie Ehinger, Chairman stated this application is before the Commission Architectural Review. This is a historic home circa 1900. Our city's design guidelines for the Architectural review district encourages repair rather than replace. In the event materials need to be replaced, we encourage replacement in kind. If the material cannot be replaced in kind it should be replaced with the highest quality material. Vinyl products, PVC products, and any unnatural products are not appropriate. The Commission is in receipt of a letter from the Saratoga Springs Preservation Foundation. The Chair read the following into the record.

"The Saratoga Springs Preservation Foundation reviewed the application for porch rehabilitation at 171 Church Street. The circa 1900 Queen Anne is a contributing structure in the west side historic district listed on the National Register of Historic Places. It is also in an Architectural Review District. The wraparound porch is a significant designing feature of the house and changes to the porch should be in keeping with its Architectural style. The Foundation recommends the use of natural materials rather than the synthetic materials which are being proposed. The Foundation appreciates the effort and investment the applicant is making to this very prominent character defining feature of this historic property".

Tamie Ehinger, Chairman stated the Foundation is echoing the same concerns she has.

Chris Bennett questioned the applicant regarding why the entire porch, decking, etc are being removed.

Mr. Franco stated the floors and the rim joist are rotted.

Chris Bennett spoke regarding the materials being proposed. The use of synthetic materials is not appropriate for this house along with the vinyl lattice. I question taking the entire porch down, and why the framing cannot be repaired. It would be better to simply repair and replace what is needed. This porch appears to be able to be salvaged versus a total replacement.

Rob DuBoff echoed the sentiments of Commission member Chris Bennett. I think you will be much happier with the natural materials and the look you will achieve.

Karen Cavotta, Vice Chairman agrees with the other Commission members concerning the use of natural materials.

Tamie Ehinger, Chairman stated all materials should be natural materials and replaced in kind for your beautiful historic home. We are appreciative of your efforts to invest in your historic home.

Leslie DiCarlo requested the applicant return with a listing of all proposed materials to be used. This can be submitted for Administrative Approval.

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

Rob DuBoff made a motion in the matter of the of the Franco Porch, 171 Church Street, that the application be approved with the following conditions – the applicant will use all natural materials and submit cut sheets and details on framing and decking materials for Administrative Approval. Leslie Mechem seconded the motion.

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

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, Leslie DiCarlo, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

2. **20190962 HOLCOMB RESIDENCE ROOF REPLACEMENT**, 192 Circular Street, Historic Review of a proposed slate roof replacement with asphalt shingles within the Urban Residential-3 District.

Applicant: Joy Holcomb

Ms. Holcomb stated they purchased this home approximately one year ago. A visual of the home was provided to the Commission. Initially, they thought they could replace some of the roof shingles on the current slate roof since the roof is leaking. We have tried unsuccessfully to have the slate roof repaired after much research for a roof repair service that deals with slate roofing. The main house is slate shingle, the add on's to the home are asphalt shingle and rolled asphalt. We did have a local roofer assess the roof and provide us with an estimate. The overall assessment of the roofers we spoke with to redo the roof in the same roofing material in the same style would be \$50,000. That is a huge financial burden. We are trying to do our best to restore this house to at least some functional, serviceable condition. We are asking the Commission to allow us to replace the roof with modern materials.

Tamie Ehinger, Chairman stated this is a historic home in a historic district. Our guidelines tell us roofs like this should be repaired or replaced in kind. If its evident that the roof needs to be replaced perhaps in can be replaced in part. Can a portion of the roof be replaced leaving the current roof as it is.

Ms. Holcomb stated the entire slate roof is leaking, and all the metal flashing is rusted as well and that needs to be painted or replaced. We have submitted a sample of the material we are proposing for the roof replacement.

Chris Bennett questioned what the specifically the roofer cited as problems with the current roof, is the roof failing.

Ms. Holcomb stated the roofer stated the roof has not been maintained over the years. Temporary repairs to limp this roof along would still be costly and only temporary. When you are in the attic you can see light though the roof. We could not even get roofers to return our calls.

Discussion ensued among the Commission concerning the slate roof, repair, and replacement with a new roof.

Karen Cavotta, Vice Chairman stated it appears the applicants have made every effort to salvage the roof. I don't think replacing this roof will negatively impact the quality of the home.

Leslie Mechem stated she agrees with the Vice Chairman.

Ellen Sheehan stated it appears they have done everything that they could do.

Tamie Ehinger, Chairman stated it appears they have demonstrated why it cannot be repaired but needs to be replaced. The applicant has done a great deal of research and provided us with all that documentation which puts the Commission in a position where we can now discuss replacement materials. There are a multitude of synthetic products available that mimic slate.

Tamie Ehinger, Chairman stated the Commission can move the application forward with a condition that the applicant provide cut sheets and more details on the materials to be approved administratively.

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

Leslie DiCarlo made a motion in the matter of the Holcomb Residence Roof Replacement, 192 Circular Street, that the application be approved with the following conditions – Replace the metal snow slides and valleys. Replace the metal ridge cap and use shingles of a high quality asphalt “slate looking” product to replace existing slate. Cut sheets to be submitted for Administrative Approval. Leslie Mechem seconded the motion.

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

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, Leslie DiCarlo, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

3. **20190942 GROSSMAN EXTERIOR MODIFICATIONS**, 169 Union Avenue, Historic Review of exterior modifications (new shingles window replacements) within the Urban Residential-4 District.

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated the applicants were before the DRC several years ago when they were in the process of renovating the exterior of the house and adding an exterior rear porch which was approved and completed. At this time the applicants would like to renovate the interior of the house. As part of those renovations a few window changes will need to be made for egress and safety purposes. I will review the renovations elevation by elevation. On the south side of the house facing Union Avenue, they are requesting to change out and put a new roof on the house, new architectural shingles in black. Cut sheets have been provided with the application. A new copper roof is proposed on the front porch as well as the use of copper on the valleys on the entire house. One new wood casement window is proposed in the dormer maintaining the same size and grid pattern.

On the east side the existing porch roof will be replaced with a copper roof. New architectural shingles are proposed along the main roof in black with copper flashing in the valleys. On the third floor new windows are proposed for egress. These will be wood casement windows keeping with the same size and grid pattern and will meet egress requirements. The other windows to be replaced are on the back portion of the home in the dining area now. There are three double hung windows with transoms over them which were replaced in the 80's. We are proposing three double hung windows that will fill the entire window opening. This will be more consistent with the remainder of the home. A new window is proposed for a powder room. The rear or north elevation which faces the alley has a single door which we would like to replace with an atrium door. There is an existing window along the rear portion which we would like to move to be placed over the kitchen sink.

The second floor we would like to replace two windows one which is being replaced for egress the other just for consistency in this elevation. In the attic area we would like to replace the window for egress since it is a sleeping area. On the west side we are proposing removal of door. Along the west side there is a bump out with stained glass windows which we would like to remove and replace with double hung windows. Several other windows on this side of the home will be removed as well to allow for a pantry and wall space. Floor plans were provided. On the blank outside wall of the home we are proposing adding a window and removal of a door.

Tamie Ehinger, Chairman stated input was received from the Saratoga Springs Preservation Foundation concerning this application. The Foundation noted it found it difficult to review this application since there were no elevation drawings showing the size and placement of the proposed new windows. The Foundation does not object the new copper roof on the front porch or the proposed change on the north façade. The Foundation appreciates the retention of the historic wood windows and the replacement of the third floor windows for fire safety and egress. However, the Foundation recommends that the replacement windows match the size and the pane configuration of the current windows. Due to the lack of elevation drawings the Foundation is unable to make a full evaluation of the east and west façade. At this time the Foundation objects to the new window proposed on the first story of the east façade. The Foundation does not object to the removal of the stained glass windows of the one story non historic addition; however it remains concerned about the lack of window fenestration on that non historic addition. Due to the lack of detailed information regarding the size and location of the proposed new window at the second story of the west façade the Foundation currently objects to that however, if additional information is provided the Foundation may change its position.

Tamie Ehinger, Chairman noted as Rob DuBoff previously stated, it is difficult to make some judgements on this without proper elevations. What we would like is to have you return before the Commission with more detailed elevations so we can determine what would be appropriate and what might not. I applaud the owner for the use of copper roofing; it is wonderful that they are investing in their historic home. Also, maintaining the size and shape of the windows to be replaced is also appreciated.

Tamie Ehinger, Chairman asked if there were any further comments from the Commission.

Ellen Sheehan stated she lives near this home and what they have proposed is great. Elevation drawings would be very helpful.

Discussion ensued among the Commission concerning the porch window and its usefulness, as well as the need for elevation drawings.

Rob DuBoff stated he agrees with the other Commission members but his other concern is the west elevation. Five windows will be removed on that side but it is difficult to see what is being proposed in their place. Elevation drawings would be helpful.

Ms. Yasenchak stated the windows proposed to be removed are on the non-historic side of the home.

Chris Bennett stated he agrees with Rob and fellow Commission members.

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

Tamie Ehinger, Chairman stated the applicant will return before the Commission with elevation drawings and additional information requested.

- 4. 20190944 MOUZON HOUSE EXTERIOR MODIFICATIONS, 1 York Street, Architectural Review of exterior modifications (south façade porch extension, new east façade porch) within the Transect-6 Urban Core District. Tamie Ehinger, Chairman asked if there were any further questions or comments from the Commission. None heard.**

Applicant: Diane and David Pedinotti, owners Mouzon House

Agent: Jonathan Haynes, Phinney Design Group

Mr. Haynes provided a visual presentation of the primary street elevation of the Mouzon House. The applicants are proposing taking the outdoor patio dining which faces the street on the lower level and raise it up to the primary dining level and provide cover with a roof to match the existing standing seam roof. They have created an architectural element which faces out toward the park and create some storage and prep space below. This will provide more street presence since the parking garage will be constructed to the south of it. The materials proposed for the project are a natural stone veneer, a Champlain stone product in a grey blue color in a square and hex pattern. The fireplace will be a double walled insert fireplace surrounded by stone. All of the paint and panel and trim colors will match the existing. The change to the front

façade is the double hung windows will be changed to casement windows. They will be wood casement out swing. An aluminum clad wood window is something the owners have requested and would be color matched for longer durability.

Tamie Ehinger, Chairman stated this is a wonderful plan with the introduction of a streetscape along this corridor goes along with evolution of the street.

Discussion ensued among the Commission concerning the addition of the streetscape along this corridor.

Karen Cavotta, Vice Chairman spoke regarding the new porch. The house seems to be disappearing among all of the new details which surround it. It is difficult to find the entrance, it is not defined and seems to be lacking. I feel there is a missing element. The porch is beautiful but there has to be definition to the entry. The other issue she has is the fireplace and the turret seem to be fighting with each other and she is not sure she is in love with both of them. I love the idea of the interaction with the street. She would like more details concerning the panels which make up the railings.

Mr. Haines provided information on the panels to the Commission.

Leslie DiCarlo stated she feels it is a great use of space. She feels like the fireplace is awkward. Perhaps if the turret and the fireplace could be switched in location so the fireplace would be backed by the two story addition. The turret would be more a feature along with the door.

Mr. Haynes stated the turret needs to stay in this location due to the sidewalk and entrance on that side.

Rob DuBoff questioned why the fireplace on the porch.

Mr. Haynes stated this is a dual purpose down below would be a wood fired oven with the fireplace on the porch for venting.

Rob DuBoff stated he feels if the applicant could move the chimney and the fireplace someplace different on the footprint of the structure rather than the front porch. Why the metal roof.

Mr. Haynes stated we have an existing metal roof and this would just continue this roof the same.

Rob DuBoff stated if you keep the existing flat roof you would not have to remove the windows and ruin the look of the building by decreasing the size of the windows. In my view I will not support this because of that reason. I like the gazebo or turret. Use of the metal roof changes the window openings and is a non-starter.

Chris Bennett stated he agrees with Rob regarding the roof and keeping the windows. He agrees the turret and the fireplace due fight each other and do not seem to mesh.

Tamie Ehinger, Chairman stated what she is hearing from the Commission is they would like the applicant to review the plans and possibly revisit the lack of an entrance, the metal roofing and the losing of the current windows. The chimney as whole seems to be out of place and perhaps something could be done to mitigate that so it does not dominate that façade. Also, could the applicant's agent provide more information on the concrete panels?

Karen Cavotta, Vice Chairman suggested the creation of a stone element in the fireplace location might help mitigate the size and location.

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

Tamie Ehinger, Chairman stated the next DRC Meeting is scheduled for November 6, 2019 if the applicant's agent can meet the information deadline.

5. **CITIZENS BANK EXTERIOR**, 1 Ballston Avenue, Architectural Review of exterior façade modifications within the Transect-5 Neighborhood Center District.

Applicant: Citizens Bank

Agent: Matt Silva, Bisbano and Associates; Bruce Bisbano, Principal, Bisbano and Associates

Mr. Silva stated they will be relocating to the existing vacant Limoncello Restaurant. We are trying to stay with the fabric of the neighborhood with the existing commercial areas over to the south. A visual presentation of the site was provided for the Commission. Each side of the building is a prominent façade due to its site location, therefore signage is proposed for the south and east sides of the building. We have opted to maintain a better portion of the existing materials and replace what has been water damaged. Additional landscaping is proposed. The current EFIS systems will be repaired and maintained. Decorative elements will be removed. The water table has damaged portions of the building which will be replaced with AZAK panels. All fenestrations will remain. The door will be ADA compliant and the doors on the east façade will be removed and replaced with windows to match the existing style and sill height. The light fixtures will be changed and replaced including the wall sconces. Copies of the proposed fixtures have been provided. Colors are to match the existing metal roof and canopy with the addition of a green band to wrap around the building to solidify the branding colors of the bank. All visual of all elevations was provided for the Commission's review. The largest change to the site is the removal of the framing and canopies as well as the footings for the seating area. In order to engage the space, Citizens Banks is proposing to provide civic space on this prominent corner.

Tamie Ehinger, Chairman stated this application seems fairly straightforward.

Leslie DiCarlo questioned the west elevation and the proposed civic space. She also questioned the mechanicals and their location.

Mr. Silva stated the signage will be brought to the Commission in a separate application. There is currently one dumpster on the site which currently exists and will be maintained in the same location. All mechanicals will be housed on the roof.

Mr. Bisbano, provided information to the Commission on the proposed location of the mechanicals.

Chris Bennett spoke regarding his concern of the repair of the EFIS as well as color matching which can be difficult. He also questioned the removal of trees on the site.

Mr. Silva spoke regarding what is being proposed to enhance the landscape as well as what trees will remain.

Mr. DuBoff questioned where on the roof the air handling unit is located.

Mr. Bisbano stated it will be placed on the Circular Street side of the building.

Karen Cavotta, Vice Chairman questioned the height of the parapet?

Mr. Bisbano stated if necessary they can provide additional screening for the mechanical unit. A three foot high panel screening system will be used.

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

Ellen Sheehan made a motion in the matter of Citizen's Bank Exterior, 1 Ballston Avenue that the application be approved with the following conditions – the applicant will provide details on the roof penetrations and the screening details to be approved via Administrative Action. Applicant will return for signage. Chris Bennett seconded the motion.

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

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, Leslie DiCarlo, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

6. **20190713 116 WEST AVENUE MIXED-USE BUILDING MODIFICATIONS.** 116 West Avenue, review of Requested changes to an original Architectural Review approval within the Transect-5 Neighborhood Center District.

Applicant: John DiCipio, owner

Agent: Steve Matzen, Project Manager

Mr. Matzen stated at the last meeting we discussed the horizontal railings and we presented a vertical railing design to the Commission. We were asked to coordinate the under decking cover material and the privacy screening. What we have done is something custom fabricated in powder coated aluminum. A sample was provided for the Commission's review. Secondly, we have a concern regarding the privacy screening is there a need and what type of look the Commission is looking for. A sample was provided for the Commission review. This was also fabricated and matches the under decking cover.

Tamie Ehinger, Chairman spoke regarding the privacy screening and the original approval for the project which added a design element on the building and the Commission voted in favor of. The Chair reiterated how the process for an application is approved and the expectations of the Commission that the approved plan will be executed by the applicant. The applicant has appeared before the Commission this evening with three items to be reviewed the under deck covering, the railing system and the privacy screens.

Mr. DiCipio spoke regarding the privacy screening and questioned the necessity for the screening.

Amanda Tucker, Senior Planner stated she spoke with Patrick Cogan, Building Inspector. He made a clear indication that a ladder effect is not considered as part of the building code. At one time it was part of the ICC language and then transferred into the IBC now and that language has been taken out. The ladder effect is not something the building code looks at. That being said the building department would not have any objection to putting the cable railing in this building. Whether the attorney general stated something different it may be they are concerned about the ladder effect. The deficiency list stated this was to provide information onto whether how this cable railing system creates a ladder effect and describe protection.

The applicant's agent is concerned about liability.

Tamie Ehinger, Chairman stated again this project was approved with the horizontal railings, they are found all around Saratoga Springs. There are no issues from a code perspective. I do not want to revisit changing the horizontal cables.

Karen Cavotta, Vice Chairman spoke about the architectural elements on the building, the railings, and the privacy screening all add to the building. Removing them does take away from the building and the design.

Discussion ensued among the Board regarding the railings, privacy screening and under deck covering.

It was the consensus of the Commission to plan a site visit to the property. The applicant will provide a mock up of the privacy screening for the Commission's review.

UPCOMING WORKSHOPS/MEETINGS:

Design Review Commission Caravan, Tuesday, October 29, 2019 at 4:00 P.M.

Design Review Meeting, Wednesday, November 6, 2019 at 7:00 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 10:00 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 11-6-19