PRESENT: Tamie Ehinger, Chairman; Karen Cavotta, Vice Chairman; Cynthia Corbett; Leslie DiCarlo; Chris Bennett; Leslie Mechem; 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 7:00 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:

Approval of meeting minutes was deferred to the March 20, 2019 meeting.

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. 20190162 HENRY STREET CONDOS EXTENSION, 126 Henry Street, extension of Architectural Review approval originally granted September 20, 2017 for a condominium building within the Transect-5 Neighborhood Center District.

2. 20190163 WIRTH RESIDENCE PORCH SHADE, 38 High Rock Avenue, Unit 4E, Architectural Review of a retractable porch screen within the Transect-6 Urban Core District.

3. 20190153 WESLEY AT&T ANTENNA UPGRADES, 131 Lawrence Street, Architectural Review of a telecommunications facility upgrade within the Wesley Planned Unit Development District.

4. 20190174 BRANT FENCING, 695 North Broadway, Historic Review of new fencing within the Urban Residential-1 District.

Tamie Ehinger, Chairman asked if anyone on the Commission had any questions, comments or concerns. None heard.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on the consent agenda items #1, #2, #3 and #4. None heard.

Tamie Ehinger, Chairman made a motion in the matter of the Henry Street Condos Extension, 126 Henry Street, Wirth Residence Porch Shade, 38 High Rock Avenue, Unit 4E, Wesley AT&T Antenna Upgrades, 131 Lawrence Street, and Brant Fencing, 695 North Broadway, that these applications be approved as submitted. Leslie Mechem seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.
C. DRC APPLICATIONS UNDER CONSIDERATION

RECUSAL:

Commission member Chris Bennett recused from the following agenda item.
Commission member Leslie DiCarlo recused from the following agenda item.


   Agent: John Muse, Architect

   Mr. Muse provided some additional sketch views of the project to the Commission members. The applicants are proposing the addition of a new garage carriage house. The Mass and Scale of the project is similar to what is currently on the street. The new project will be connected to the historic home. We did review several options; however, the applicant would like to have this accessible from the current home. We propose access off of Philia Street. In reviewing homes on Philia Street, 14 of the 16 homes have access off of Philia Street. Mr. Muse provided views from all elevations for the Commission’s review noting the future location of a pool and patio. New fencing is also proposed which will camouflage the cars from the street. There will be one driveway to the home, keeping as many trees in this area as possible. The floor plans provide a view of the carriage house garage and the breezeway connector to the house. The new carriage house will be painted to match the home being respectful of the architecture of the home. The 12 x 12 shack will be removed during this project. There is a basement area between the house and carriage house that will house the mechanicals for the pool. Mr. Muse stated he would like to use old cobblestones for the driveway. Examples of the garage doors which will be painted to the doors to the home. Window choices were also provided to the Commission, all wood trim. Roofing materials will be matched as well. All wood trim will be used for the project and painted to match as well. A survey was also provided to the Commission. The applicant is willing to commit the resources to make this a respectful beautiful project.

   Tamie Ehinger, Chairman thanked the applicants agent for the presentation. This one of the City’s shining properties. It is a contributing structure to the East Side Historic District. The Chair reviewed two specific historic guidelines which are based on the Secretary of the Interior Standards. Additions should be smaller in scale than the original building so that it does not overshadow the existing building. It should complement the original building’s roof form, massing, floor heights, proportions and window and door fenestrations. Additions should be located where it is least visible in design to minimally affect the perception of the original structure. With those two guidelines front and center this is where the discussion this evening will be focused. We have received some letters voicing those concerns from neighbors and the Saratoga Springs Preservation Foundation.

   Rob DuBoff stated he likes the design. One of the issues is how this is connected to the home.

   Mr. Muse provided information to the Commission concerning the addition connecting to the home.

   Cynthia Corbett stated she is having problems with the prominence. It seems like it needs to be back. It is almost saying that the pool takes precedence over everything else.

   Leslie Mechem stated it seems that the main house is tall and fairly narrow. The carriage house addition is as wide as the house. Almost too wide. What will the view look like coming down Nelson Avenue. Will the carriage house obscure the view of the house.

   Mr. Muse stated perhaps from some viewpoints.
Karen Cavotta, Vice Chairman stated I honestly feel that this should be a separate structure. The home should exist the way it is. She appreciates the detail and it is right on target for interpreting the concept and ideals of the home. I am struggling with the width of the building as well. Also, the main home has three main bays. The carriage house is fighting with the main house. It should be a separate identity from the home and smaller. It seems awkward that it cuts the bay window in half.

Tamie Ehinger, Chairman concurs with Karen as well. In a historic district it is appropriate for a carriage house or a garage to be a separate building. The mass in and of itself although smaller than the existing structure it is still way too large.

Mr. Muse cited some carriage houses in the area which are much larger than the proposed Kovachick addition.

The Commission discussed possibly relocating the carriage house garage structure on the site.

Tamie Ehinger, Chairman provided a copy of the City’s Historic Standards for the applicants information. In keeping with the historic neighborhood it should be built ideally as a smaller structure in scale and moved further back on the property in the least visible location. Access to it should be off of an alley. That is what the City of Saratoga is looking for when owners are building carriage houses on their historic properties. The Chair suggested the applicant work within those guidelines to mitigate the mass and scale of this addition.

David Leman stated the setback from Phila Street is significant.

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

**Samantha Bosshart**, Executive Director, Saratoga Springs Preservation Foundation. The Commission has received my letter. There is only attached garage on over 59 properties. That is a character designing feature of the context of the neighborhood. The Foundation does not object to new construction. This is mimicking a carriage house but the carriage house would be detached. Ms. Bosshart spoke regarding the obstructed bay window and noted it is part of the evolution of this property. The bay and gable are the only remaining features of that extension. That is an important aspect. We do appreciate the thought and detail taken from the historic building incorporating them into a contemporary design. We appreciate that but we also are echoing some comments from the Commission such as the connection between the two buildings as well as it being attached.

**Jim Gold** 199 Woodlawn. The approach to this structure should have its access off of Nelson Avenue as it has historically. The front corner yard will be altered irreversibly if it is paved or cobblestoned.

Tamie Ehinger, Chairman stated the applicant take into consideration all the feedback provided by the Commission this evening and return with other alternatives.

Rob DuBoff questioned if the city on allows one curb cut would that be advisable to be obtained first and the design created around that.

Bradley Birge, Administrator, Planning and Economic Development stated only one curb cut is allowed. The applicant could obtain this information prior to the redesigning of the site and the application moving forward.

**NOTE:**

Commission member Chris Bennett resumed his position on the Board.
Commission member Leslie DiCarlo resumed her position on the Board.

2. **20190026 WILLARD RESIDENCE DEMOLITION/CONSTRUCTION**, 832 North Broadway, sketch plan Review (Historic Review) of the demolition of an existing residence and construction of a new residence Within the Urban Residential-1 District.
Applicant: William Willard

Mr. Willard stated his current home is a non-conforming home built in 1963. A visual of the site was provided for the Commission. The applicant is looking for guidance as they are proposing to construct a new home on the site. The applicant has provided information to the Commission concerning the architectural style that works as a transition in this area. Neighboring properties are a mix of styles and we have incorporated some of that in our proposal. We have been in contact with the Preservation Foundation and received some information and guidance from them. We are looking for guidance from the Commission so we can advance the concept.

Tamie Ehinger, Chairman stated our guidelines tell us that new construction should reflect the era in which it is built. This design would be appropriate and a great addition to the neighborhood. There are in fact three things which jump out to me to help this property conform to the neighborhood. The property should have a distinct front entrance and a front porch. There is also something to consider and that is the consistency of the setback. That would speak to the adjacent neighbors.

Chris Bennett stated street presence is important. The design is worth pursuing. I do like the glass and some type of street frontage is important. Rob DuBoff stated he would echo what Chris and Tamie have stated in regard to the street presence on Broadway. The idea of having a net zero house is great. With some work this would be compatible with the neighborhood.

Leslie DiCarlo stated she agrees with Rob. This reads more like a ranch as a suburban home or more agricultural but it is on a residential street. If you could incorporate a few details which will bring it into context with North Broadway.

Karen Cavetta, Vice Chairman, stated she feels this is an interesting and creative design. Some design change to address the street with a front porch would be appropriate.

Leslie Mechem stated she likes the design and how the siding relates to the home two doors down. Wraparound porch is something to consider giving it more of a presence. Perhaps not having the fireplace be so prominent.

Cynthia Corbett stated everyone has stated what she wanted to say.

Mr. Willard stated they will return when they are ready to move this project on.

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated the Commission has stated the concerns the Foundation has such as the street presence on Broadway, setbacks are important in keeping with the home on North Broadway, and an identifiable front entrance.

3. 20190173 GRANT RESIDENCE ADDITION, 149 Spring Street, Historic Review of a new 2nd story addition to an existing structure within the Urban Residential-3 District.

Applicant: Jamie & Owen Grant

Agent: Brett Balzer, Balzer Tuck Architects

Mr. Balzer stated this is in the UR-3 District. The lot is a tight lot with no room to expand and we are at lot coverage right now. The ability to expand does not exist without a variance. They are requesting an addition to their home for a guest bedroom and an office space. This is currently a three bedroom home. It currently has off street parking along with a great backyard. There was an addition to this home in 2013 which was a two story rear addition with a great room on the first floor and a master bedroom suite on the second floor. Along with this addition a mudroom and powder room. A floor plan was provided for the Commission's review. What the applicants are proposing is to expand the mudroom and add a second floor
above the mudroom to place a guest bedroom/office. There is an issue with the roof with snow, ice and rain. We do not believe the second story addition was an original portion of this historical home. A visual of the proposed site was provided along with reviewing all the elevations. No changes are proposed to the east side of the home. Mr. Balzer stated they have been in contact with the Saratoga Springs Preservation Foundation and we are in receipt of correspondence from them and would like to address their concerns. We feel we have done a good job in tying in this addition and we are not looking to pull this addition any further to the street. Also we would like to address the concern over the second floor doors.

Tamie Ehinger, Chairman stated you have made reference to the Preservation Foundations letter and we have similar concerns. Those being additions to historic properties should be smaller in scale and not detract from the existing historic structure. The depth is not enough to mitigate that. The scale seems off and should be smaller.

Mr. Balzer referred to the 2013 addition which we are matching up and not exceeding the height of the rear addition.

Tamie Ehinger, Chairman stated what would be helpful is to see these side by side, the old versus new. Also, the sliding door is not appropriate it is much too suburban of a feature for this fenestration.

Chris Bennett stated a window and a door would be more appropriate. The original addition was too large and dwarfs the home. This actually seems to help the 2013 addition. Also, perhaps the addition of a column would finish off the area.

Rob DuBoff questioned the appropriateness of the balcony in this area, facing Spring Street.

Leslie DiCarlo stated this new addition does clean up the older addition from 2013. There are two outdoor lights on either side of the French doors and this makes it look like an entrance.

Karen Cavotta, Vice Chairman, stated it does clean up the other addition. She is struggling with two gables. Some of the details the Commission spoke about could clean this up with the doors and the lights and the balcony. Is there any consideration of a different type of material on the addition to give it a secondary structure and break up the height and mass.

Cynthia Corbett stated whatever the architect can do to lessen the visual impact of the balcony and the French doors and perhaps the column on the mudroom porch would anchor the balcony.

Tamie Ehinger, Chairman stated visually the mass and scale seems too large. The more we can do to mitigate and ground the balcony on the new addition might work.

Mr. Owen Grant stated the house next door is a three story home and is substantially larger than his home.

Discussion ensued among the Commission regarding the new addition and provided guidance to the applicant.

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

Correspondence was received from Patricia Lane and Eric Tepper, 144 Spring Street, dated February 28, 2019.

**Samantha Bosshart**, Executive Director, Saratoga Springs Preservation Foundation stated what she is struggling with is when the addition was made in the past you can tell it was an addition and it is significant and far back. This back end of this building is bigger and larger than the original building. It is competing with the original historic structure and it is losing its prominence.

Bradley Birge, Administrator, Planning and Economic Development stated you have design guidelines that have been adopted. You should be reviewing this application within those parameters to see if the current proposal meets those standards and how best to move forward.

**Jim Gold**, 199 Woodlawn Avenue. Mr. Gold spoke about the ridge height of the new addition.
Tamie Ehinger, Chairman stated the applicant will review the proposal and will return before the Commission.


Agent: Dominick Ranieri, Dominic Ranieri Architecture; Elsa Parks, Dominick Ranieri Architecture

Mr. Ranieri stated they took the comments and suggestions from the last appearance before the Commission. A visual presentation of the project was provided to the Commission noting the front façade, the gardens, and the stone house. The stone house takes precedent on the street. The scale of the building is lower than the Rip Van Dam, lower than the church and is behind the stone mansion. We feel we are preserving the historic character of the stone house. Mr. Ranieri provided a 3-D presentation of the project. The front porch, the glass connector, the ballroom in the rear of the building and the courtyard in the rear is shared with the Adelphi. Mr. Ranieri reviewed the floor plans noting the location of service entrances, the trash receptacles and compactor and access and egress to the hotel. Materials were reviewed as well as the color pallet and stone color choice keeping within the tonality of the stone house.

Tamie Ehinger, Chairman stated you have taken all our comments into consideration and addressed them. This has come a long way.

Leslie Mechem stated she likes the layered quality of the view from the street. It is visually interesting. The façade is broken up effectively and is quite an improvement. It sets off the stone building nicely.

Karen Cavotta, Vice Chairman stated she is very impressed. All the minute changes made a beautiful backdrop to the structure. The stepping of the upper level changes gives the building texture. The pocket park is a great element. Very unique feature and nice gem in that area.

Leslie DiCarlo stated this gives a far better presentation to the street. My concern was the shape of the entryway was almost the same as the house and it felt that they were fighting each. In the new rendering it is much improved.

Rob DuBoff stated he is sorry that he missed the last meeting, but he stated he has reviewed the notes and stated this is fairly similar to the projects were reviewing earlier. He feels this building looms over the stone building and the church in an inappropriate way. As it is presented I am opposed to it since the church is one of the most important buildings in town architecturally. My concern is the way that the buildings presents to it and this very similar to earlier discussions today that this is potentially overuse of the property and also an addition that is way larger than it should be. Have there been any light studies and shadow studies completed as far as the sanctuary.

Mr. Ranieri stated they have determined from 12 noon on the church shadows its own alley. So the steeple of the church is casting a shadow by noon. Our building is shadowing the alley from morning until about 11:00 AM and from 11:00 AM until noon all the way down the alley. Our building does not really affect them for events at night. Concerning the size and scale the church and the Van Dam already create an ominous presence around that house. It is two story house in the middle of an urban block.

Rob DuBoff stated his concern is the proximity to the church and the stone building and how it presents. That is a concern but also the lack of architectural detail on the building. The iron balconies are lacking a prominent cornice and the windows seem to be undersized. Architecturally there seems to be a lack of thought put into the presentation and the noting that the building will not be seen.

Mr. Ranieri stated the windows behind the house are the same size as the windows on the Van Dam and the Adelphi and most historic buildings downtown in the rear. This was done intentionally and we did not want to take away from the stone house.
Rob DuBoff questioned the L portion to be removed from the Stone House. Has historical documentation been completed prior to demolition.

Mr. Ranieri stated we looked at this with the Preservation Foundation some time ago. On the rear of the building there were additions and the exact date cannot be determined in reviewing the Sanborn Maps. The back building is in severe disrepair. There is no documentation.

Chris Bennett stated this is a handsome building. It will be interesting to see the materials the stone choice and wrought iron and how the details are worked out.

Discussion ensued among the Commission concerning railings and extending them around the corner as well as the stairway.

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated they have submitted a letter to the Commission. We continue to struggle with how the Commission is addressing your guidelines in addressing additions and overshadowing buildings. It is significantly large in mass and scale and overwhelms the building it is an addition to. Consistency is where I am going. Other than the 2 over 2 windows and the red brick I don’t see how the rest of the building including the iron balconies the entrance the double door, I don’t understand how it relates to the neighboring concept of that area. How does this building meet some of the guidelines you are set forth with.

Tamie Ehinger, Chairman stated we are still discussing this project and how it continues to move along in the right direction. This is an application for new construction and not an addition to a historic structure. There is a difference.

Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs stated it is new construction, significant new construction which is attached to the stone building. In reviewing the design guidelines and these are residential guidelines does this present itself as an addition to the original structure or is it a new building that connects to the original structure. In looking at the characteristics of either of those perspectives is what distinguishes it. Is it intended to be an addition to a primary structure or is it establishing a new structure that attaches to another historic structure.

Tamie Ehinger, Chairman stated I am looking at a new hotel that attaches to a beautiful historic structure.

Mr. Ranieri questioned what the applicant’s next step would be.

Bradley Birge, Administrator, Planning and Economic Development state the applicant’s next step would be to submit a formal application. You have received a lot of input and comments from the Commission. You can submit for Mass and Scale or for Final Approval.

Mr. Ranieri stated he will contact staff and they will return before the Commission.

5. **2018.083 THE FIVE THREE MIXED-USE BUILDING, 53 Putnam Street, SEQRA review and determination for demolition of an existing building within the Transect-6 Urban Core District.**

Agent: David D’Amour, A&D Architecture and Design

Mr. D’Amour stated this project has appeared before the Commission previously. The plan for demolition was advancing more quickly than anticipated. We have a scheduled date for demolition of March 12, 2019. Bradley Birge graciously allowed us to appear tonight and we thank him. The existing structure that is standing has little or no historic significance to the neighborhood. It is vital that it comes down so that we can begin the process of remediation of contaminates on the site. The remediation includes the removal of the building, excavation of a certain amount of contaminated soil and the injection of chemicals to neutralize any remaining organic compounds from the dry cleaning business that was there. There is also a little of oil contamination that needs to be extracted as well. Our hope is that we can get this started this month.
so the building will be demolished, the remediation will occur and then we segue into obtaining all approvals from the City and the DEC to begin construction.

Tamie Ehinger, Chairman stated when we are presented with demolition in a historic review district our first question is Does the property scheduled to be demolished have any historical significance. I feel very strongly that it does not.

It was the consensus of the Commission that this property does not have any historical significance.

Discussion ensued among the Commission concerning the project moving forward and not an eyesore.

Mr. D’Amour provided information to the Commission on how the project will progress and what will be done with the site if construction is stalled.

Tamie Ehinger, Chairman stated we will now move forward with our SEQRA determination for demolition. The applicant has provided Part I of the EAF and it has been reviewed and it is accurate. Part II is our responsibility. The Design Review Commission reviewed Part II of the EAF.

Discussion ensued regarding spraying the building down during demolition.

Dave Brennan, Attorney spoke regarding the plan and how this was written and presented to the DEC.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated the foundation does not object to the demolition of this building and questioned if the project would be phased.

Bradley Birge, Administrator, Planning and Economic Development stated demolition and remediation is the project as opposed to a multi-year phasing of a project.

Tamie Ehinger, Chairman made a motion in the matter of the application for the demolition of 53 Putnam Street stated we have reviewed the SEQRA Environmental Form and determined that one is complete and have reviewed Part II of the SEQR Environmental Assessment Form. I make a motion for a SEQR negative declaration of environmental significance 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. This SEQRA determination and approval is for demolition only. The applicant is required to seek approval for the post demolition of a replacement. 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, in favor; Leslie DiCarlo, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 7-0

UPCOMING WORKSHOPS/MEETINGS:

Design Review Caravan, Tuesday, March 12, 2019 at 5:00 P.M.
Design Review Meeting, Wednesday, March 20, 2019 at 7:00 P.M.
Joint Meeting with Planning Board, March 21, 2019 at 5:30 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 10:40 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary