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

LATE ARRIVAL: Chris Bennett arrived at 6:35 P.M.

STAFF: Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs
Susan Barden, Principal Planner, 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:

Approval of meeting minutes was deferred to the June 3, 2020 meeting.

B. POSSIBLE CONSENT AGENDA ITEMS:

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.

NONE AT THIS TIME

C. DRC APPLICATIONS UNDER CONSIDERATION

1. 20200208 STEWART’S SHOPS REDEVELOPMENT, 402 Lake Avenue, consideration of SEQRA Lead Agency (Architectural Review) for the redevelopment/expansion of this facility for a 4,130 sq. ft. convenience store with two self-serve gasoline canopies in the Rural Residential District.

Tamie Ehinger, Chairman stated this application is before the Commission this evening for consideration of SEQRA Lead Agency. After reviewing this application and not hearing any concerns voiced, typically with an application of this nature the Commission defers Lead Agency Status to the Planning Board.

Tamie Ehinger, Chairman made a motion in the matter of the application of the Stewarts Shops Redevelopment, 402 Lake Avenue, that the Design Review Commission defers Lead Agency Status for SEQRA to the Planning Board should they wish to seek it. Leslie DiCarlo seconded the motion.

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

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

MOTION PASSES: 7-0
2. **20200168 BETHESDA EPISCOPAL MIXED USED BUILDING**, 26 Washington Street, Architectural Review of a previously approved, 4-story, multi-purpose building within the Transect-6 Urban Core District.

Tamie Ehinger, Chairman stated this application appeared before the Commission on April 29, 2020. We have requested additional information which has been received.

Applicant: Bethesda Episcopal Church

Agent: Jack Waite, John G. Waite Associates, Shannon Brown, Architect, Kathryn Onufer, Architect,

Mr. Waite stated at our last appearance before the Commission it was requested that we review the west and south elevations of the new building and provide additional information specifically the nature of the drawings for those two elevations, the windows, the fenestrations and the brick pattern. The working drawings were presented and they are two dimensional drawings and were meant for the contractor. Neither drawing provided information that was needed to understand the nature of the building. A visual rendering of the elevations was provided. On the west elevation the window was returned to this elevation previously removed during the value analysis. These drawings did not convey the right hand portion of the building projecting out 3 feet from the left section. In response to the concern voiced over the brick pattern we have instituted a soldier course of brick to mark each floor definition, this adds a rhythm and defines the scale of the building. The south elevation which faces the parking lot, the working drawings did not reveal the chapel area and music center which is a separate mass from the four story building. Again the soldier course banding has been used on this elevation to mark each floor definition. The other change is in the chapel music center is the double gothic window has been replaced. These are the main points which were addressed and of concern voiced by the Commission.

Leslie Mechem stated she feels the fenestration has been done well and she understands the issues with bracing of the building. The building frontage and the variegated brick provide texture to the building. The soldier course of brick denoting the floor definition is an improvement.

Ellen Sheehan questioned if the lintel above the windows will be soldier courses of brick as well. She noted the soldier course of brick on the side elevations in a horizontal pattern surprised her since the building has such a vertical emphasis.

Mr. Waite stated the soldier course of brick will be in the lintels above the windows and extend a half brick on either side.

Leslie DiCarlo questioned if the south façade is one plane or is it stepped back, and does the top string course on the four story addition on the west and south facades have a detail to it? The brick soldier course does add to the building even though it was placed horizontally.

Mr. Waite stated it is one plane and we have placed a reveal so that it reads as a separate mass.

Shannon Brown stated the top string course is brick and it protrudes from the building. It is a corbel course of brick.

Karen Cavotta, Chairman agrees with her fellow Commission members. She was also surprised concerning the horizontal banding. She appreciates the addition of windows but did question how the soldier course turns the corner at the south elevation and becomes more of a vertical element.

Chris Bennett stated this is a vast improvement from the last. This project is looking quite nice.

Rob DuBoff questioned the rendering of the north façade being at an angle. His concern is with the four story structure behind. When this is not viewed straight on what you cannot see is the building is lacking a cornice. The building appears to be unfinished. You have put so much detail into the front façade yet this detail is lacking. Our guidelines dictate you should have a cornice on a building especially in such close proximity to Broadway.

Mr. Waite stated there is the corbel brick course on the west elevation and then the masonry cap. This design reflects the period when there weren’t heavy cornices.
Tamie Ehinger, Chairman stated it seems as if the soldier course banding has mitigated some concerns that the Commission members had expressed. Are there any further comments from the Commission regarding Rob DuBoff’s comments and concerns?

Chris Bennett stated he does not disagree with Rob. He does feel there is some practicality and purpose of cornices, the larger the better to protect the building from water running down the building and causing staining.

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated she does feel the banding does help. There were windows on the south and west elevations which were previously approved and is surprised that they can’t be added. Also, she voiced concerns regarding the blank four story wall behind the building. She does agree with the comment regarding the heavier cornice and the look of the storefront windows on the front façade.

Ms. Brown spoke regarding choosing the brick. We will be selecting the brick and providing samples to the Commission for their input and review.

Mr. Waite stated it will not just be samples; they will be putting up some test panels. The brick and stone should weather out to the same color and intensity as the church. This will entail more than just reviewing samples.

Tamie Ehinger, Chairman stated in the past we have granted partial approvals. If the Commission feels strongly above viewing the brick samples and approving administratively or having the applicant return before the Commission.

Discussion ensued among the Commission regarding moving this application forward.

Karen Cavotta, Vice Chairman made a motion in the matter of the Bethesda Episcopal Mixed Use Building Final Details except brick, 26 Washington Street involving the approval of a previously approved 4 story multipurpose building within the Transect-6 Urban Core District that the application be approved with the following condition – the applicant will return with final details and brick samples. Ellen Sheehan seconded the motion.

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

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

MOTION PASSES: 6-1

3. **20200216 ALVARO RESIDENCE RECONSTRUCTION/EXPANSION**, 206 Nelson Avenue, Historic Review of reconstruction and expansion of an existing state/national register property within the Urban Residential-3 District.

Applicant: Mike Alvaro

Agent: Sue Davis, SD Atelier Architecture

Ms. Davis provided a visual of the site and reviewed what was previously presented and what has transpired since that time. This was initially before the Commission for a sketch review. This is a contributing structure to the National Register of Historic Places listed in the East Side Historic District. We are proposing to maintain much of the south lawn while meeting the needs of the applicant. Ms. Davis provided views of all elevations noting the north wall of the structure is on the property line. This entails water management issues, zoning codes and building codes which have restrictions. There are challenges on the interior as well. The living room has structural sagging along with a low ceiling which by code is not compliant.
Since the last appearance before the Commission the client has experienced some water damage. Photographs were provided. There is a sense of moving this project forward to remediate these issues. View of the front elevation shows the proposed design which maintains the front identity of the home and add the addition to the back. We are attempting to keep the original portion of the home and create a link to the new addition. We are working with the original scale of the house being as sensitive as we can while keeping it code compliant. Ms. Davis reviewed the floor plan for the Commission’s review. What we are proposing is zoning compliant while being mindful of the site restrictions.

Ms. Davis provided a street view of the existing residence and the proposed design. We are trying to keep the street’s character knowing that is critical. We are trying to keep the scale in context to the adjacent properties. Information was received today from the Saratoga Springs Preservation Foundation. Ms. Davis stated she understands their position and knows what they do. We tried to address the concerns which deal with the fenestrations and the porch. Concerning the window we could consider one versus two, however the porch is challenging. We are trying to keep this simple and reasonably affordable. We are trying to avoid having to go through the zoning process. Some of the detailing on the porch we can continue to discuss as we need to the scale and appropriateness of the materials relative to what would be found on that streetscape. We are attempting to keep as much of the original as we can but the rear portion is going to have to be higher than the front since the ceiling in the front portion is not even code compliant. I don’t feel the addition is overwhelming. A hand drawing of the front elevation was also provided with a full front porch and with a small porch. The proposed windows are an Anderson 400 series Woodwright double hung window which is appropriate for the project.

Tamie Ehinger, Chairman stated she feels the revisions which were made especially the roof lines work much better. The addition does work, and agrees the separate double hung windows on the front façade read well. The small porch over the door helps to keep it simple which is appropriate. The window quality is outstanding and is appropriate for this historic home. The link is quite successful especially the use of the glass.

Chris Bennett stated he feels this works rather nicely. The little house still reads like a little house. The front porch keeps it simpler. This is a nice project and you have done a great job.

Rob DuBoff stated this is a nice job. He is advocating for a full front porch. He did question how water will be diverted from the front porch. Concern was also voiced regarding doors or windows on the addition and questioned what materials will be used for the porch.

Ms. Davis stated she is suggesting a metal roof and provided information on how this can be matched. As per the floor plans there will be two doors on either side of the fireplace. Materials for the front porch have not yet been decided. If the Commission wishes we can return when it is time to make these determinations. Since the porch is close to grade we may decide to use concrete with a type of masonry over it. Bluestone over concrete for the floor is my suggestion and for the columns we are showing custom style in the rendering but they will be either composite or wood some type of moisture resistant product.

Leslie DiCarlo stated she likes the changes which were made. She prefers on the front elevation windows be used rather than doors. She understands the idea behind them. It is more attractive to have the windows lined up as windows.

Ms. Davis stated there will be some landscaping details which could make these doors less visible.

Karen Cavotta, Vice Chairman stated she likes the changes. The smaller front porch is more appropriate. She prefers the single window on the main façade, because the roof is so low. She agrees considering windows versus doors near the fireplace. This is a beautiful addition to the house.

Leslie Mechem agrees with Karen and prefers on the west façade one window versus two. She likes the simplicity of the design and the porch is quite appropriate. This is a very nice project. It certainly appreciates the smallness of the original house.

Ellen Sheehan stated she agrees with everyone that this is a very successful project. She prefers the windows versus doors on the new addition. On the south addition, the kitchen windows and door the valance grid reads a little craftsman. Whereas everything else is two over two.

Ms. Davis stated we can look at doing that.
Tamie Ehinger, Chairman agrees with Ellen. The simpler the better. What we are looking at what is appropriate and what is not appropriate.

Leslie DiCarlo stated the windows in the kitchen viewed from the west do look craftsman.

Discussion ensued among the Commission regarding the doors/windows in the new addition.

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

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 new rendering which was provided addresses many of the concerns she had. The solution of the smaller, simpler front porch and one window on the addition and one door work. She is struggling on the south addition; the one small window does not align or relate to anything else. Thank you for taking our comments into consideration.

Tamie Ehinger, Chairman stated there are many final details that will need to come back to the Commission. Based on the conversation of the Commission this evening, everyone is in agreement that the small window on the front façade is the more appropriate window for this space. The Commission feels windows versus doors on the rear façade and they are comfortable with the smaller front porch.

Leslie DiCarlo stated she thinks the Commission feels the right hand door on the rear façade should become a window and the left door to the side porch could remain a door.

Tamie Ehinger, Chairman stated keeping in mind the applicant will need to return for final details. We can provide approval for mass and scale to allow the applicant to continue through the permitting process.

Ellen Sheehan made a motion in the matter of the Alvaro Residence Reconstruction/Expansion, 206 Nelson Avenue the DRC issues the following decision on May 13, 2020. The application is approved for mass and scale and footprint only to allow the applicant to move forward with the permitting process. The applicant will return with further details. Leslie Mechem seconded the motion.

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

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

**MOTION PASSES:** 7-0

4. **20200175 BOGER RESIDENCE EXTERIOR MODIFICATIONS**, 41 George Street, Historic Review of side porch removal/building expansion and new side entry porch within the Urban Residential-3 District.

**DISCLOSURE:**
Tamie Ehinger, Chairman disclosed that one of the architects working on this project is a tenant of hers.However, this will not affect her ability to oversee this application.(109,720),(892,887)

Applicant: Suzanne Bogers

Agent: Michael Tuck, Peter Irvin, Balzer & Tuck Architecture

Mr. Tuck stated they are proposing some alterations to their home at 41 George Street. A visual of the site was provided to the Commission. The applicant's are proposing the removal of the existing side porch and construction of a new side porch similar in details but closer to the garage in the rear. The introduction of two new windows and a new door into the existing home. Construction of a new office in a similar position as the current porch which is being removed. Replacement of the existing front door and new roofing. Mr. Tuck provided a site plan of the site along with review of all elevations with the proposed renovations as well as the utilization of the rear deck area for a mudroom addition. Mr. Tuck provided a visual of
what currently exists and what the building will look like with the proposed modifications. Mr. Tuck stated they have met with Samantha Bosshart, Saratoga Springs Preservation Foundation early on. One of the concerns was the replacement of the front door. The current owners recently purchased this home and engaged the services of a locksmith to attempt to install a new deadbolt. This door has been beaten up a bit over the years and they were not able to add the new deadbolt. A craftsman was then hired to try to repair the door. It is weather tight but not a fully functioning door. The applicants are requesting a new front door with a limited amount of glass for privacy mimicking that door on the rear mudroom in fiberglass. A sample was provided for the Commission’s review. The Preservation Foundation suggested that the applicants contact a historical salvage company for a duplicate front door. Another issue is the replacement of the slate roof. A home inspection prior to purchase revealed that the slate has come to the end of its life span. The windows we are proposing a double hung wood Marvin windows. The kitchen windows will be casement windows. The idea is to continue with a standing seam on the new side roof, porch and front porch in a charcoal grey color. The applicants would like to replace the current slate roof with asphalt shingles with the GAF Stateline shingles which mimic slate in the color slate. Wood siding is proposed on the addition. The existing stone foundation on the home has wide mortar joints and we are confident we can get local quarry stone to replicate that look. Mahogany decking is proposed and we will match the existing baluster on the new porch.

Tamie Ehinger, Chairman stated it is always wonderful to see historic properties maintained such as this. We will break this down into two discussions. The door and the addition and secondly the roof. The qualities of materials are great and exactly appropriate. My concern are the doors, in a historic home with an addition such as this a wood door is appropriate.

Chris Bennett spoke with regard to the front door. He does not see any reason to replace it. Anything can be fixed. This is boiler plate for a seasoned carpenter dealing with historic homes. The door makes up a significant portion of this historic home, especially the façade and how it reads. A new door would not be appropriate for this home. The idea is to reuse, recycle and repair. The porch is great. Overall it is a great project.

Rob DuBoff stated the front door can be repaired even the trim itself. The rear fiberglass door should also be wood.

Leslie DiCarlo agrees about the doors. The door can be repaired and reused and the rear door should be wood.

Karen Cavotta, Vice Chairman stated the porch is great. She agrees with her fellow Commission members concerning the doors. It is a great project.

Leslie Mechem stated she likes the bumped out nature of the study area. She agrees with her fellow Commission members regarding the doors. Fiberglass is not appropriate. The original door can be repaired or replaced with a salvaged historic door.

Ellen Sheehan stated she agrees with what has been said about the doors. She feels the corbels on the study area be removed and keep the lines cleaner. She feels this detracts from the porches which are pretty.

Tamie Ehinger, Chairman stated concerning the porches and the doors. She feels there is a consistent message which is being sent to the applicant. Repair the front door. Referencing the DRC guidelines which slate repair rather than replace. The appropriate materials for the rear door would be a natural wood material. Compliments on the porch and material choices.

Tamie Ehinger, Chairman stated we will now move onto the roof replacement for this historic home. The first question is can the roof be repaired rather than replaced. If it is determined that the roof cannot be repaired we can then move onto discussing replacement materials. In this case, looking at this roof the Chair believes it can be repaired and it does not appear that a full scale replacement is necessary at this time.

Rob DuBoff spoke regarding the notation concerning the slate roof. It is difficult to tell the lifespan of the roof and how long it lasts. After reviewing the materials and a visit to the site it does appear to be in decent shape with some areas needing repair. It is difficult to make that determination. Is the home inspector an expert on slate roofing? If not perhaps a review by an expert would be in order.

Tamie Ehinger, Chairman stated Mr. Martin is a very well respected contractor in Saratoga Springs. He is a contractor who does know slate. Referencing his note that several slate are missing and slide down, this will be a yearly maintenance issue for the homeowners. That is part of owning an historic home. Slate roofs are such an important character of historic homes.
Chris Bennett stated this slate roof is very unique to this home. The patterns and scallop work on this beautiful slate roof should be repaired and retained at all costs. It has a heavy visual impact on the building and it appears to be able to be repaired.

Leslie Mechern stated she feels the applicant should try to repair the roof as much as possible because it is a beautiful roof and must do appear to be in pretty good shape.

Ellen Sheehan stated it would be great to save the slate roof. It would be the best thing to do. I hope it is saved.

Leslie DiCarlo stated she agrees with everyone. The slate roof should be repaired not replaced with an asphalt roof.

Karen Cavotta, Vice Chairman stated just as everyone stated this pattern on this home is a very unique pattern and definitely a characteristic specific to this home. Repairing it would a priority. The applicant will need to produce more documentation noting the condition of this roof. She recommended if necessary the removal of some slate from lower non visible sections to repair the higher main roof.

Mr. Tuck spoke regarding the condition of the roof. Perhaps contacting a slate roof expert to evaluate the roof condition would be in order.

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation, spoke regarding the primary concerns noted in their correspondence, the front door and also the slate roof. If it needs to replaced it should be replaced in kind. It is a character defining feature of this home. Concerning the former side porch, it is proposed to be removed and an addition added in its place negates the porch and the corbels should be removed in this area.

Tamie Ehinger, Chairman stated the Commission is fine with the current proposed materials. We are asking the door in the rear be of natural materials. The front door should be repaired rather than replaced. The applicant will take a closer look at the slate roof and what can be done in terms of preserving it.

Mr. Tuck asked if the Commission would table the roof portion of the application until the applicants can locate an expert for advice.

Rob DuBoff made a motion in the matter of the Boger Residence Exterior Modifications, 41 George Street, involving Historic Review of side porch removal/building expansion and new side entry porch within the Urban Residential-3 District be approved with the following conditions – the slate roof requires further evaluation. The applicant will repair rather than replace the front door. The rear door is to be of natural materials. Leslie Mechern seconded the motion.

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

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

MOTION PASSES: 7-0

5. 20200213 LaTERRA RESIDENCE EXTERIOR MODIFICATIONS, 62 Van Dam Street, Architectural Review of exterior reconstruction of an existing national/state register structure within the Urban Residential-3 District.

Tamie Ehinger, Chairman stated this property has changed hands since its last appearance before the Commission. This application tonight is from the new owners.

Applicant: Vincent & Ellen LaTerra Jr.

Mr. LaTerra provided a visual of the property location at 62 Van Dam Street, and the proposed rendering of all elevations. This application is to review the change in exterior materials. What we are proposing is to remove the current siding which currently is not fire rated. We are proposing to add the fire rated siding on the east and west exterior and replace with fiber...
cement siding. The porch and two rear roofs will have reclaimed metal roof panels installed to match the main metal roof. Replacement of the front and rear doors with wood mahogany four panel doors. Anderson 400 series wood two over two windows with black aluminum cladding over the wood for the exterior finish. The front porch will remain as is. Everything that can be salvaged will be. The corbels will be matched and reinstalled. The posts will have wood chamfered columns. The existing structure will have no changes to the exterior. A visual of the neighborhood context were provided for the Commission’s review. Mr. LaTerra provided a visual of all elevations. The site plan was provided. A gas fireplace is proposed to be vented outside and will not be seen from the front elevation or the road. Floor plans were provided. Mr. LaTerra noted on the rear elevation the large window viewed in the rendering will be decreased in size to one that is more proportionate to the building.

Tamie Ehinger, Chairman stated we have seen this property many times before. It has been a difficult situation and unfortunately significant damage has been done to the property. We are delighted to see it in new hands. The materials are perfectly appropriate for this property which one of three unique homes on Van Dam Street.

Leslie Mechem stated she appreciates the materials and changes to the windows. The porch is a concern with little detailing as you mentioned. The columns see a little light. Perhaps if you could use a heavier column it would help.

Karen Cavotta, Vice Chairman agrees with Leslie concerning the column size. She question window locations being retained and if the two over two configuration is appropriate for this home.

Mr. LaTerra stated the windows will remain where they were originally located.

Bradley Birge, Administrator, Planning and Economic Development stated the previous owners did begin some work on this home which was not authorized. The front façade windows were not changed. Certainly on the sides and rear did have new window openings. Portions of the building were built up and above and into the required setbacks. Much of that has been returned to its proper state.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated the windows on the primary façade they were historically two over two. Some of the window openings were changed she believes.

Ellen Sheehan agrees with the front façade column size. She is happy to see it being improved.

Leslie DiCarlo stated she is so glad the home is not going to be demolished. The façade keeps the same scale as the houses along side it. She also feels the posts on the porch are too slim for the pediment over the porch.

Rob DuBoff stated this is a great project. This will look fantastic. The neighbor has concern about the windows on the east elevation have been added. Are there window openings under the asbestos siding or have additional windows been added.

Mr. LaTerra stated he is not yet sure. They do meet the minimum lighting and ventilation regulations. There are some windows which were boarded up under the siding which have been that way for some time. I have spoken to the neighbor regarding the window which is of concern and we will work it out to everyone’s satisfaction while meeting building regulations.

Chris Bennett lost connection.

Discussion ensued among the Commission concerning additional window openings being added or under the current siding.

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated she is very happy to see this property being renovated since it was approved for demolition. She lives across the street from this property. I can’t wait to see this house get the attention it deserves.

Rob DuBoff made a motion in the matter of the LaTerra Residence Exterior Modifications, 62 Van Dam Street Involving Architectural Review of exterior reconstruction that the application be approved with the following conditions – the applicant will submit details for the front porch columns to be approved administratively. Leslie DiCarlo seconded the motion.
VOTE:
Tamie Ehinger, Chairman, Karen Cavotta, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, absent connection lost; Rob DuBoff, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor

MOTION PASSES: 6-0

The Board recessed at 9:28 P.M.
The Board reconvened at 9:30 P.M.


Applicant: Roohan

Agent: Jessie Boucher, Kodiak Construction

Mr. Boucher stated this property is located in the Rural Residential District. A visual of the proposed site was provided. This is a 22 acre rural parcel with no surrounding homes. The home will constructed approximately 480 feet from the road. The applicants are proposing a Dutch Colonial home with a gambrel style roof for both the home and the barn. Board and Batten siding on the gables of the home will tie into the Board and Batten siding on the entire barn. White lap siding is proposed for the home with black shutters, black window and black standing seam metal accent roofs on the home with a slate stone grey architectural shingles. The front porch has 7 ¾ inch vertical posts with exposed rafters and a poly cherry front entry door. The rear of the home will face the outdoor living space maximizing light and access. The barn color scheme will be a russet red color with white trim and white overhead doors with a charcoal grey metal roof. Color samples were provided. To make the driveway entrance more inviting, they are proposing a barn/farm style entrance fence sloping back from the road. It will be light with lighting attached to the vertical posts.

Tamie Ehinger, Chairman stated this property is very far out Lake Avenue next to Saratoga Independent School and very much off the street. I think this project is absolutely fine. It is a pretty impressive looking structure.

Chris Bennett questioned the siding material for the project.

Mr. Boucher stated both the house and the barn will be a vinyl product and Boral will be used for the corners and trim.

Karen Cavotta, Vice Chairman there are some neat details and appropriate style for the area.

Leslie Mechem stated it looks quite nice. It will be a nice project.

Ellen Sheehan stated it will be better with no shutters. The front door looks like a prairie front door with the grid pattern and does not seem consistent with a Dutch Colonial.

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

Chris Bennett voiced concern regarding the use of vinyl for building and construction

Rob DuBoff agrees with Chris concerning the use of vinyl.

Ellen Sheehan agrees with both Chris and Rob.

Leslie DiCarlo made a motion in the matter of the Roohan Residence New Construction, 551 Lake Avenue, involving the Architectural Review of a new single-family residence and detached barn be approved as submitted or shown on the attached plans. Leslie Mechem seconded the motion.

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

VOTE:
Tamie Ehinger, Chairman, Karen Cavotta, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, opposed; Rob DuBoff, opposed; Leslie Mechem, in favor; Ellen Sheehan, opposed
MOTION PASSES: 7-0

7. 20200154 JENKS ACCESSORY STRUCTURE NEW CONSTRUCTION, 11 Ballston Avenue, Architectural Review of a new 24'x26' detached accessory structure with carport within the Transect-5 Neighborhood Center District.

Applicant: DeWitt Jenks

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated she is representing Mr. Jenks who has his business and home on this property. He likes living at this location; however, he does not have any kind of structure to park his vehicle or motorcycle in. What we are proposing is a detached accessory structure which is big enough to house a car or motorcycle. Since this is a corner lot, he would like to access this rear of his property. So we have added a carport with some storage above. It is a 24 by 24 detached accessory structure.

We are proposing this 12" from the property line, so we are specifying a Hardie Board siding with the use fire rated materials on the north side of the building. Shakes are proposed on the gable and the dormer. We have a 9'x 8' overhead door on the front of the garage. We are suggesting a transom over it to fill in the height.

Tamie Ehinger, Chairman stated this seems very straightforward. Use of materials is appropriate.

Karen Cavotta, Vice Chairman suggested the possibility of the transom and the garage door unit appear as a single unit.

Rob DuBoff questioned if the garage door would be wood.

Ms. Yasenchak stated due to the location the garage door will need to be wood.

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 Jenks Accessory Structure New Construction, 11 Ballston Avenue, Involving Architectural Review of a new 24 x 26 detached accessory structure with carport in the Transect-5 Neighborhood Center District be approved with the following condition – the transom and garage door are to be trimmed as a unit. Ellen Sheehan seconded the motion.

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

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

MOTION PASSES: 7-0

8. 20200078 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.

Applicant: Caruso Builders

Agent: AJ Alvarez, Architect, Plan Builders

Mr. Alvarez provided a visual of the interior floor plans to describe how this influenced the exterior design. The proposed home’s height and the shingle style design fits in nicely with the surrounding neighborhood. A review of the exterior building elevations was provided to the Commission. The applicant is proposing a new two family home which does not read as a two family home. A review of materials was also provided.
Tamie Ehinger, Chairman stated the revisions work very well and the project has come a long way. The new details present more consistently. Concerns were voiced regarding the façade and the gable peak. Vinyl would not be appropriate exterior material for this home in this location.

Leslie Mechem stated she loves the Lake Avenue view. On the Warren Street elevation, the windows on the southwest corner come across as dark and very solid and heavy. The sidewalk should go all the way through the property.

Mr. Alverez provided information concerning the windows and the view of the rendering and how the lighting impacts how the windows are portrayed at different times of the day. The sidewalk continuation is an easy fix.

Leslie DiCarlo stated she likes it. This is a vast improvement. She agrees with Tamie and the vinyl siding being inappropriate.

Karen Cavotta, Vice Chairman stated the change in style is more appropriate. She is struggling with the gables. Each gable is treated a little differently and she wished there more consistency. More emphasis on the main elevation does make sense. She wished some of the details became simplified and more consistent around the house.

Mr. Alverez spoke regarding the shingle style and the gable detail elements, and why they are placed in their location.

Ellen Sheehan stated this design is much better than the previous design.

Chris Bennett stated vinyl is inappropriate. The design is very appealing. He voiced concern regarding the placement of the garage doors facing a street. Also, the distance from the sidewalk to the face of the garage door is a concern.

Mr. Alvarez spoke regarding the placement and the location of the garage doors in the design as well as the placement of additional parking space in the rear of the site. The garage is placed 9.56 feet from the roadway.

Rob DuBoff spoke regarding additional homes in this area have driveways facing the street. This is a great design. He does have an issue with the vinyl. The wall of windows is a suburban look in a rural area and inappropriate for this neighborhood.

Mr. Caruso stated he will speak with Mr. Alverez and move forward with the Hardie Board product for the siding and shakes and Boral for the trim. They will continue the sidewalk through the driveway and he will do everything he can to preserve the brick.

Bradley Birge, Administrator, Planning and Economic Development encouraged the applicant and his team to should contact the Department of Public Works to determine if they have any concern with regard to the curb cut.

Ellen Sheehan questioned the Pella Windows material.

Mr. Alverez stated they are proposing to use Pella Wood Windows black on the outside, white on the inside, simulated divided glass.

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 changes are improvements to the design. The arch in the gable while an interesting feature appears a bit too heavy weighing down those windows. Perhaps a bit lighter or thinner. The gable over the entry of the porch seems to be too small or the columns appear too big.

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

Discussion ensued among the Commission regarding the comments from the Saratoga Springs Preservation Foundation.
Mr. Alvarez stated the window in the gable can be reduced.

Karen Cavotta, Vice Chairman questioned the possibility of moving the guttering to the side of the home or removing the guttering completely.

Leslie DiCarlo stated she feels the windows in the gable are sized appropriately. Perhaps they could be lowered a bit.

Ellen Sheehan spoke regarding the size of the front columns and perhaps moving the porch gable a bit wider.

Rob DuBoff questioned the materials for the doors.

Mr. Alvarez spoke about the garage doors being insulated fiberglass with a wood finish and the doors on the home are proposed to be fiberglass as well. Wood could be used. The front porch will be wood framed with composite materials and decking. The rear porch will be masonry and the floor would be concrete or bluestone. Columns will be Boral.

Tamie Ehinger, Chairman stated based on the discussions this evening the applicant is willing to revise the proposal to reflect the following – the sidewalk will extend through the driveway, the exterior will be Hardie Board siding with Boral trim. The applicant will be preserving the brick of the sidewalk to the best of their ability. The secondary gable on the front façade will be adjusted slightly onto those columns. The small windows in the gable will be adjusted to mitigate the heaviness of the arch without reducing the mass of the arch. Douglas fir Tung and groove on the front porch with the ceiling to match.

Tamie Ehinger, Chairman asked if there was any further discussion.

Karen Cavotta, Vice Chairman questioned if the applicant could possibly review the style of garage doors and perhaps choose one that would be less imposing.

Mr. Alvarez stated cut sheets were provided for the garage doors. He noted they do provide an arched top which might be more appropriate for that elevation.

It was the consensus of the Commission to condition the approval for mass and scale only.

Tamie Ehinger, Chairman stated again in reviewing a project we stay the course and note if it is appropriate or not. We are not here to design the project for the applicant. We can move on this project in several ways. The applicant has agreed too many of the suggested changes made by the Commission. We can request the applicant return with the final details or we can give mass and scale approval to allow the applicant to move forward with the permitting process.

Leslie DiCarlo made a motion in the matter of the Caruso Market Demo and 2-Family Residence Construction, 173 Lake Avenue that the application be approved with the following conditions – approval for mass and scale only to allow the applicant to move forward with the permitting process. The applicant will return for final approval. Ellen Sheehan seconded the motion.

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

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

**MOTION PASSES: 7-0**


Applicant: Richard Askew
Agent: Derek Gribulis, Cotler Architecture

Mr. Gribulis provided a visual presentation of the site for the Commissions review. The project is north of Station Lane, the Amtrak Station and West Avenue. Three buildings are proposed A-Building with 12 units; B-Building with 11 units; C-Building with 6 units. Mr. Gribulis provided a rendering of the previous presentation where the Commission requested the applicant to review the main entrance, explore some truss options at this location and the end gables as well as expand this design to the other buildings. The windows in the intermediate gable were reviewed and the proportion was adjusted. Mr. Gribulis noted they added some knee walls at the main entrance with stone cladding on them to the main stairs and ramps similar to the end porches along with railings. We added trim around the main entry doors for additional accent. We have added some minor truss details in the gables on the ends to mimic that of the main entrance arched truss. We also expanded the arched truss design to the B and C buildings. We have kept a common color throughout the project which is light grey and changed the accent color to differentiate them.

Tamie Ehinger, Chairman stated this project has come a long way. So much hard work has been put into this and it shows. The buildings each and everyone of them look great. Building A – the blue color does not seem complimentary to your color pallet the natural creams and greys are more appropriate for an Adirondack theme. Otherwise the pallet is amazing. Mr. Gribulis stated the rendering is not an accurate portrayal of the true color.

Tamie Ehinger, Chairman stated she feels the Commission would need to see a sample of the blue color used on the A building. Also her other concern was the banding that runs through Building A, and feels the vertical presents better.

Ellen Sheehan stated there are a lot of trusses, approximately 15 in total. At the last appearance before the Commission the ends had more of an overhang versus all the trusses. She agrees with Tamie regarding the blue color and feels it needs to be natural colors. Also she agrees regarding the banding.

Leslie Mechem she stated the blue maybe too strong but she does like the pop of color like the sky. The banding also provides visual interest and provides a contract to the more vertical of Building B. It is an improvement overall and they are pretty close.

Karen Cavotta, Vice Chairman agrees with some comments. She didn't mind the single truss on the main entry focal point. She still feels the two center gables should become more of a shed roof emphasizing the middle. She loves the treatment at the bottom with the addition of the kneewall. The glass at the entry helps the elevation. Regarding the banding she prefers it without. She also agrees with pursuing more natural colors, warmer colors maybe light green. She is not a fan of all the trusses. This has come a long way and she is very happy with it.

Rob DuBoff stated the front entry is welcoming and he likes it by creating an architectural feature. He spoke about the roof and the number of gables and how that will read in the front. It is really well done.

Chris Bennett stated this is a nice job in emphasizing the front entrances they are much stronger than they were. He agrees with the other Commission members on the number of gables and the redundancy. Nice job, it has come a long way.

Leslie DiCarlo stated she is confused by the end gables, they don't appear to fixed in the building and appear to be tacked on. They look like small pavilions. Also, she agrees with the color choice on Building A and feels the applicant should explore other colors.

Tamie Ehinger, Chairman spoke regarding the accent color choice and feels they need to see a sample. Perhaps other colors could be considered and these could be supplied for the Commissions review. Reduce the number of trusses to reduce the repetition.

Leslie DiCarlo stated the trusses work when they are a natural color not painted. There is a lot going on. The entrance needs to stand alone. The more natural wood the better. It looks spotty.

Tamie Ehinger, Chairman stated we are suggesting two things to the applicant. What is being suggested to reduce the number of trusses. The trusses that remain should be a natural wood and more simple. Accent blue color sample to be
provided to the Commission for review. Perhaps other color choices could be considered. The Chair suggested perhaps the Commission would be amendable to provide approval for Mass and Scale so the applicant can move forward to pursue the permitting process.

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

Tamie Ehinger, Chairman made a motion in the matter of the Station Lane Askew Apartments, Station Lane the application be approved with the following conditions – Approval for mass and scale only to allow for the applicant to pursue the permitting process. Applicant to return with final details. Rob DuBoff seconded the motion.

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

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

**MOTION PASSES:** 7-0

**UPCOMING WORKSHOPS/MEETINGS:**
Design Review Commission Caravan, Wednesday, May 27, 2020 at 5:00 P.M.
Design Review Meeting, Wednesday, June 3, 2020 at 6:30 P.M.

**MOTION TO ADJOURN:**
There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 11:45 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 6-3-20